

Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us
planning.department@co.benton.wa.us
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisner Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2022-009

RECEIVED

JUN 15 2022

Benton Co. Planning Dept.

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Adam & Amy Evans
Mailing Address: 111512 E. Rubicon Pr SE City: Kennewick State: WA ZIP: 99338
Phone #1: 509-308-5449 Phone #2: 509-205-9680
Email Address(es): amyle03@live.com
Signature: Amy Evans Date: 5-18-22

Name of Property Owner(s) (if different): _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Phone #1: _____ Phone #2: _____
Email Address(es): _____
Signature: _____ Date: _____
Signature: _____ Date: _____

*If there are additional owners please copy this section, sign, and attach to the application

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: Adam Evans
Officer name: _____ Title: _____
Signature: Adam Evans Date: 5-18-22

THE ABOVE SIGNED OFFICER OF (name of entity) _____ WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) _____ TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

PARCEL INFORMATION

4. Subject property address including city: 111512 E. Rubicon Pr SE, Kennewick, 99338

5. Parcel #(s): 1-2381-401-3608-002 - - - - -

6. Acreage: 7

7. Access: County Road State Road/Highway Private Road

8. Utilities:

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots
 City System Provider: _____
 Private System Provider name and address: _____

Gas: No Yes Provider name: _____

Irrigation: No Yes Provider name: _____

9. Current use(s) on property: house

10. What are you proposing to do that requires a Conditional Use Permit? An accessory dwelling unit.

For the following proposed uses, please attach the appropriate addendum form:
Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

11. Additional comments or information: _____

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Application Complete: Y N
Critical Areas: N Y: _____ Zoning: _____
Reviewed by: _____ Date: _____

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CONDITIONAL USE PERMIT APPLICATION ADDENDUM DETACHED ACCESSORY DWELLING UNIT

RECEIVED

File No. CUP 2022-009

Applicant Name: Adam & Amy Evans

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1. Number of Accessory Dwelling Units currently on the property: 0
2. Is there a single family dwelling currently on the property? Yes No
3. What is the square footage of the main home? 3500
4. What is the square footage of the proposed accessory dwelling unit? 800
5. How many bedrooms will be in the Accessory Dwelling Unit? 1
6. Does the landowner currently have any other land use permits? No

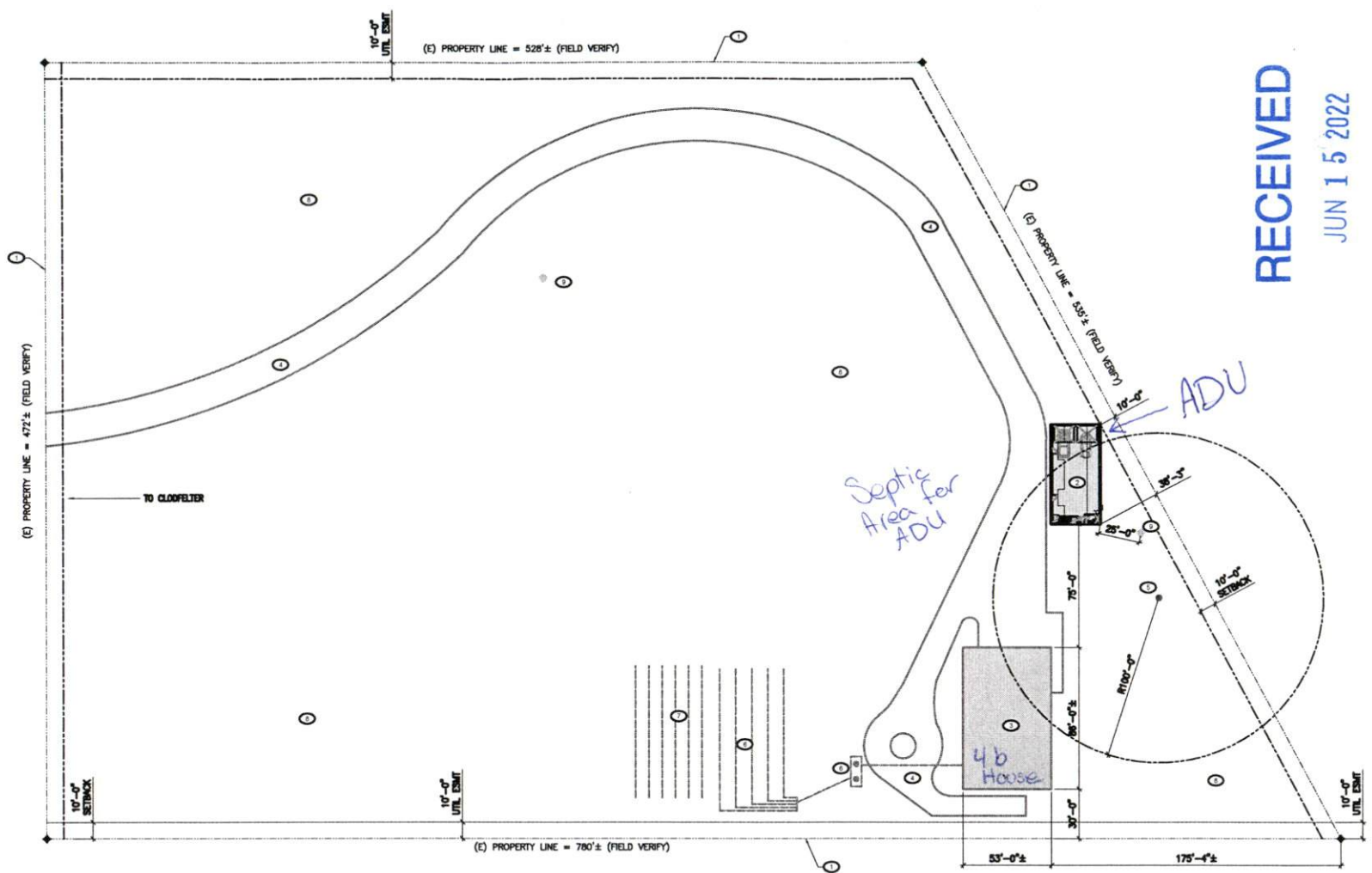
Please describe the purpose and reason for the Accessory Dwelling Unit:

Bonus space if needed.

Please provide a site plan that includes the following:

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septics, wells, drainfields, etc)
- Location of roads, easements, etc.
- Distance (in feet) from the ADU to the edges of the parcel and to the main house
- Where parking will be for the main home and the ADU
- All entries/exits for the ADU
- Dimensions and use of each room in the ADU

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APRIL 20, 2022

GENERAL NOTE: USE OF THESE PLANS SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

EVANS RESIDENCE
GARAGE ADU
 111512 E RUBICON PRSE
 PASCO, WA



PASCO REGIONAL ENGINEERS

NORTH

1 SITE PLAN
 SCALE: 1"=30'

GENERAL SITE LEGEND:	
	CITY WATER CONNECTION/ WELL (DOMESTIC WATER SUPPLY)
	CITY ELECTRICAL CONNECTION (CONTRACTOR TO VERIFY)
	CITY SEWER CONNECTION/ SEPTIC
	NATURAL GAS/PROPANE CONNECTION
CONTRACTOR TO VERIFY EXACT LOCATION OF UTILITIES PRIOR TO START OF PROJECT	

GENERAL SITE NOTES:	
1	CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR ANY CONSTRUCTION
2	CONTRACTOR TO FIELD VERIFY ALL SITE PLAN DIMENSIONS AND ACT ACCORDINGLY
3	(E) UTILITIES TO REMAIN, BEFORE DIGGING PLEASE CALL LICENSED COMPANY TO FIELD VERIFY ANY (E) ITEMS BELOW GROUND (CALL 811 BEFORE ANY DIGGING)

KEYED NOTES:	
1	PROPERTY LINE, VERIFY WITH OWNER/CONTRACTOR
2	PROPOSED DETACHED GARAGE/ADU, CONTRACTOR TO VERIFY EXACT LOCATION
3	EXISTING HOME TO REMAIN
4	EXISTING CONCRETE DRIVEWAY
5	EXISTING WELL, CONTRACTOR TO VERIFY EXACT LOCATION
6	EXISTING SEPTIC SYSTEM, CONTRACTOR TO VERIFY EXACT LOCATION
7	EXISTING SEPTIC RESERVE, CONTRACTOR TO VERIFY EXACT LOCATION
8	EXISTING LANDSCAPE
9	EXISTING POWER, CONTRACTOR TO VERIFY EXACT LOCATION

DATE:	BY:	CHKD:	JOB #:	LOT #:	BLK #:	SUBD:	APP:

SITE PLAN

SHEET NO.:
 A-101

RECEIVED
JUN 15 2022



BENTON-FRANKLIN HEALTH DISTRICT
7102 W OKANOGAN PLACE
KENNEWICK, WA 99336
Benton Co. Planning Dept.

Sewage Disposal System Construction
Permit

Owner: Evans, Adam
111506 E Rubicon PR SE
Kennewick, WA
99338

Permit Number: 26427
Date Permit Issued: June 14, 2022
Date Permit Expires: June 14, 2023
County: Benton

Location Information

Property Address 111512 E Rubicon PR SE **Subdivision/Legal:** Short Plat #3608
City: Kennewick **Lot:** 2
Parcel Number: 1-2388-401-3608-002

This system shall be installed by a licensed installer and be inspected and approved by the Benton-Franklin Health District before being covered. This permit shall expire one year from the date of issuance.

This permit has been issued based upon presently known site conditions and the information contained on the permit application. Any construction taking place on said property must be as indicated on the permit or revocation of this permit may result. This permit is subject to all applicable zoning laws and it is the permittee's responsibility to comply with said laws prior to system installation. All construction taking place shall be in compliance with Benton-Franklin Health District Rules and Regulations No. 2.

General Information

Type of Structure: ADU	Number of Bedrooms: 2
Designed by: Homeowner	Average Daily Flow: 180
Type of System: Conventional Gravity	Maximum Daily Flow: 240
Treatment Level: E	

Pretreatment Information

Septic Tank Size: 1000 gal.
Depth of Burial: 0-6 inches
Outlet Baffle Filter: No
Pump Chamber Size:
Dose Volume:
Reserve Volume:

Drainfield Information

Drainfield size: 600 sq ft
Drainlines length: 67 feet
Drainlines number: 3
Maximum trench depth: 36 inches
Aggregate depth: 12 inches
Distribution: Distribution Box

Conditions

- Follow approved plot plan, maintain all setbacks.
- A cleanout to surface grade is required every 50' on the sewer line to the septic tank.
- Sewer line must be sleeved underneath driveway.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain 50' minimum from septic tank to all wells.
- Maintain positive drainage away from the drainfield.
- Divert roof drains and surface water from drainfield area.
- Drainfield lines may be shifted slightly to follow the contours of the slope.
- The sewage disposal system must be installed by a septic installer licensed within the Benton-Franklin Health District.

This permit to install an on-site sewage system is granted in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2.



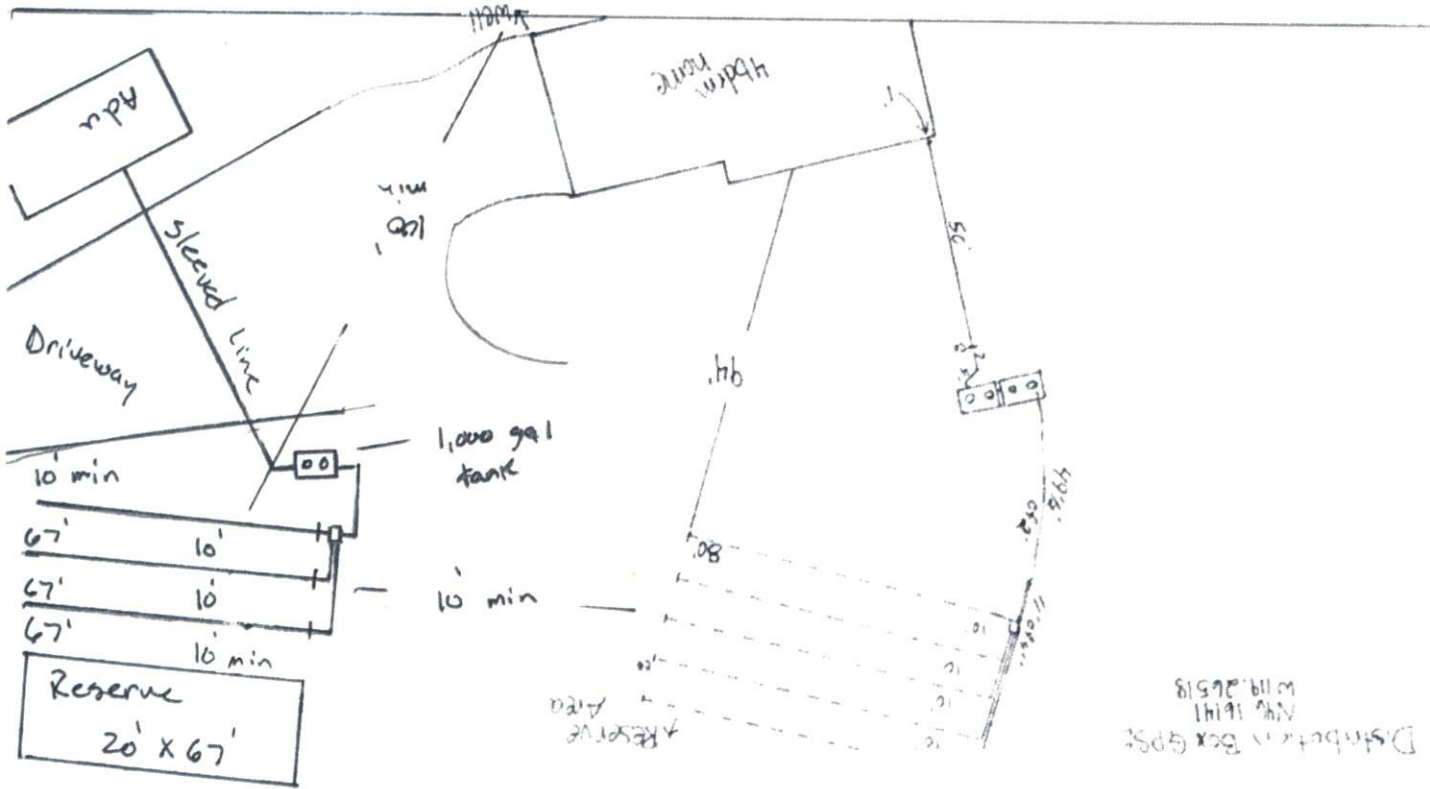
Justin Gerber
Environmental Health Specialist

Amy Person M.D.
District Health Officer



1-2388-401-3608-005

ADU



DISTRIBUTION BOX
APR 16/14
W19.26518

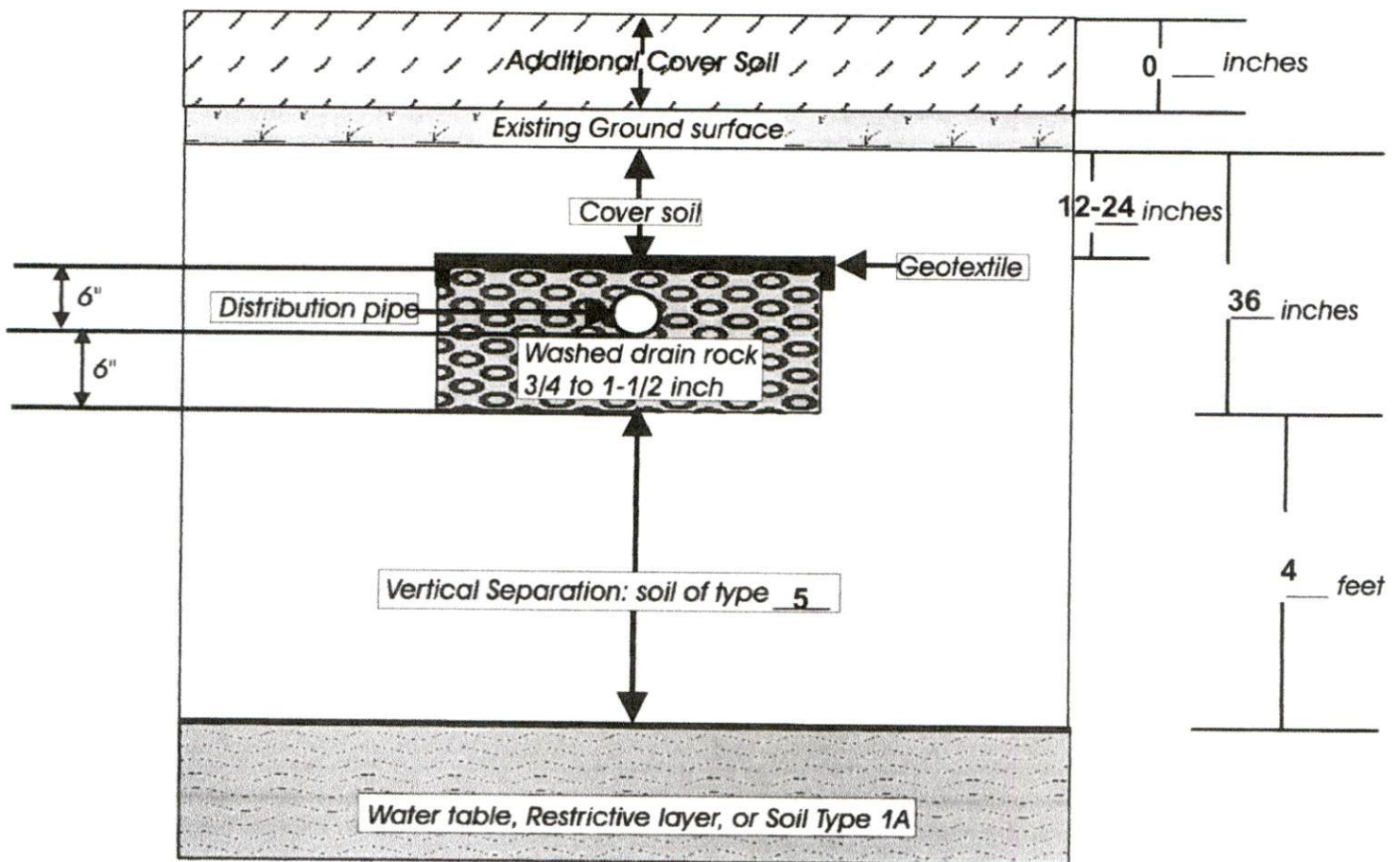


Benton Franklin Health District

7102 W. Okanogan Place
Kennewick WA 99336
(509)460-4205

Water Supply: Single Family Well
Parcel ID#: 1-2388-401-3608-002
Property Owner: Adam Evans
Permit #: 26427

DRAINFIELD CROSS-SECTION



Comments:

Environmental Health
7102 W. Okanogan Place
Kennewick, WA 99338
Phone: (509) 460-4205

Pasco Office
412 W. Clark Street
Pasco, WA 99301
Phone: (509) 547-9737

Verify all truss load locations and requirements

EVANS RESIDENCE - GARAGE/ADU

SHEET INDEX:

- G-000 COVER SHEET
- S-101 FOUNDATION PLAN
- S-102 ROOF FRAMING PLAN (SEE MFR DRAWINGS)
- S-103 SHEAR WALL PLAN
- S-501 CONCRETE DETAILS
- A-101 ARCHITECTURAL SITE PLAN
- A-111 FLOOR PLAN & DOOR/WINDOW SCHEDULES
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING SECTIONS
- A-301 ARCHITECTURAL DETAILS

PROPERTY REGULATIONS:

SEE PROPERTY REGULATIONS AND STRICTLY FOLLOW. NOT INCLUDED IN A DRAWING SET. PLEASE WORK WITH OWNER AND GET THE INFORMATION PROVIDED TO YOU.



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for CUP 2022-009

ABBREVIATIONS:

B	AT
A/C	AIR CONDITIONING
A.F.F	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASSEM	ASSEMBLY
BC	BOARD
BLDG	BUILDING
CL	CENTER LINE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
C.M.U.	CONCRETE MASONRY UNIT
D	DRYER FOR CLOTHES
Ø	DIAMETER
DM	DIMENSION
DN	DOWN
D.W.	DISH WASHER
EA	EACH
(E)	EXISTING
E.F.	EXHAUST FAN
EXT	EXTERIOR
ELEV	ELEVATIONS
EQUIP	EQUIPMENT
EXP	EXPANSION
F.H.	FIRE HYDRANT
FTC	FOOTING
GA	GARAGE FOR CAGE
GALV	GALVANIZED
G.F.I.	GROUND FAULT INTERRUPTER
G.W.B.	GYPSSUM WALL BOARD
HORIZ	HORIZONTAL
M	HOLLOW METAL
HVAC	HEATING VENTILATION & AIR CONDITIONING
INSUL	INSULATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JAN	JANITOR
LAV	LAVATORY

MARCH 2022



BUILDING INFO

Accessory Building
GARAGE SF 1800
TOTAL ROOM SF 800

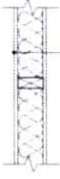
TOTAL SF 2600

WALL TYPES:



- WALL ASSEMBLY:**
- FINISH PAINT PER OWNER
 - (1) LAYER OF 3/8" GWB OR EQUAL
 - 5 MIL VAPOR BARRIER
 - 2x6 WOOD STUD FRAMING @ 16" O.C.
 - R-21 BATT INSULATION
 - 3/4" OSB SHEATHING OR EQUAL
 - WEATHER BARRIER
 - EXTERIOR FINISH SEE ELEVATIONS

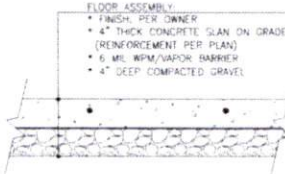
A EXTERIOR WALL ASSEMBLY
1-1/2" x 1-1/2"



- WALL ASSEMBLY:**
- FINISH PAINT PER OWNER
 - (1) LAYER OF 3/8" GWB OR EQUAL
 - 2x4 WOOD STUD WALL @ 16" O.C.
 - SOUND INSULATION (OPTIONAL)
 - (1) LAYER OF 3/8" GWB OR EQUAL
 - FINISH PAINT PER OWNER

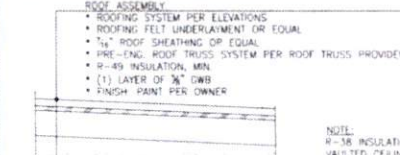
NOTE:
2x6 FRAMING @ PLUMBING WALLS
2x6 FRAMING @ BEARING WALLS

B INTERIOR WALL ASSEMBLY
1-1/2" x 1-1/2"



- FLOOR ASSEMBLY:**
- FINISH PER OWNER
 - 4" THICK CONCRETE SLAB ON GRADE (REINFORCEMENT PER PLAN)
 - 6 MIL WPM/VAPOR BARRIER
 - 4" DEEP COMPACTED GRAVEL

C FLOOR ASSEMBLY
1-1/2" x 1-1/2"



- ROOF ASSEMBLY:**
- ROOFING SYSTEM PER ELEVATIONS
 - ROOFING FELT UNDERLAYMENT OR EQUAL
 - 3/4" ROOF SHEATHING OR EQUAL
 - PRE-ENG. ROOF TRUSS SYSTEM PER ROOF TRUSS PROVIDER
 - R-49 INSULATION, MIN.
 - (1) LAYER OF 3/8" GWB
 - FINISH PAINT PER OWNER

NOTE:
R-58 INSULATION @ VAULTED CEILING

D ROOF TRUSS ASSEMBLY
1-1/2" x 1-1/2"

NO FILL ALLOWED WITHOUT
GEO TECH
REPORT

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS & TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. FOUNDATION, MECHANICAL, AND ELECTRICAL SHALL CONFORM TO ALL CITY AND STATE CODES AND LOCAL ORDINANCES. ALL APPLICABLE CITY AND STATE CODES, CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER CODES AS LISTED ARE APPLICABLE AND MANDATORY.
3. IN THE EVENT OF CONFLICT BETWEEN PERMITS CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS, THE MOST STRINGENT PROVISION SHALL CONTROL.
4. FOUNDATIONS AND SUBSTRUCTURES SHALL BE SET PRIOR TO BEARING AND SHALL VERIFY ALL JOB SITE CONDITIONS AND CONDITIONS REPORT TO THE DESIGNER IN WRITING ANY DISCREPANCIES BETWEEN JOB SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS INCLUDING SPECIFICATIONS PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
5. UNDER NO CIRCUMSTANCES SHALL ANY SHEETS, DRAWINGS, PRINTS, PLANS, ETC. BE REPRODUCED, REPRODUCED, COPIED, OR OTHERWISE PRINTED BE USED FOR ANY CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTORS WITH MARKED LATEST EDITIONS OF PERMITS.
6. APPROVALS BY BUILDING INSPECTOR SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS AND SPECIFICATIONS. FOUNDATION/CONSTRUCTION.
7. FOUNDATIONS IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE OF THE SAME CHARACTER AS SHOWN CONDITIONS THAT ARE SHOWN IF FEATURES ARE STILL UNCLEAR, CONTACT THE DESIGNER FOR CLARIFICATION.
8. THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL THROUGHOUT THE WORK. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. AND SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.
9. ALL MANUFACTURED MATERIALS, COMPONENTS, EQUIPMENT, ETC. SHALL BE MARKED AND IDENTIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE CODE REVISIONS/RECOMMENDATIONS WHERE SPECIFIC MANUFACTURER PRODUCTS ARE CALLED FOR. PRODUCTS OF EQUAL QUALITY WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED, BUT ONLY IF APPROVED BY THE DESIGNER. ANNOTATIONS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS WILL NOT BE OVERRIDDEN BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PERMITS, DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
10. SAMP DRAWINGS AND OTHER SUBMITTALS PROVIDED BY CONTRACTORS AT OWNERS RISK WHO USE PORTION OF THE WORK ARE TO BE SUBMITTED TO THE DESIGNER AND APPROVED PRIOR TO CONSTRUCTION OF ANYTHING. (SAMPLING CONSTRUCTION OF INSTALLATION).
11. CONTRACTOR SHALL CONSULT PRIOR TO THE START OF CONSTRUCTION, REPRESENTATIVES OF CITY AND LOCAL ELECTRICAL, WATER, TELEPHONE, AND CABLE COMPANIES CONCERNING UTILITY AVAILABILITY AND HOOK-UP, AS WELL AS CALL FOR LOCATIONS.
12. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTIGUOUS TO THE JOB SITE. NORMAL BEARING PERMITS, THE CONTRACTOR SHALL RETAIN NECESSARY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND ARCHITECT SHALL BE NAMED AS ADDRESSES NEEDED ON THE CONTRACTORS LIABILITY INSURANCE COVERAGE.
13. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

14. FOUNDATION DEPT. R-49 VAULTED CEILING: R-36 FLOORS: R-30 2x6 WALLS: P-21 2x4 WALLS: R-13 FOUNDATION/SLAB: R-10
15. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED.
16. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450. COVER AND FLOOR INSULATION MUST BE 3/8" THICK 1/2" OSB (SPRINKLER ROOM) OR 3/4" OSB.
17. ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS AS REQUIRED.
18. CONCRETE JOINTS SHALL HAVE 1/4" TOoled JOINTS AT 1' O.C. MINIMUM.
19. EXCAVATE THE SITE TO PROVIDE MINIMUM OF 18" CLEARANCE UNDER ALL ORDERS & JOISTS.
20. FLOOR FINISH: EXPOSED GRADE SPACE WITH 3-MIL POLYETHYLENE LIP PERMETER FOOTINGS 12" HIGH; LAP ALL BEAMS 12" HIGH; POLYETHYLENE TO EXTEND TO BOTTOM EDGE OF SUB-FLOOR. FLOOR WITH 1/2" CONC. SLAB ON EQUAL.
21. PROVIDE A MINIMUM OF TWO 8" x 16" SHAPED BEAMS INTO THE GRADE SPACE AREA. BEAMS ARE TO BE LOCATED WITH 1/4" SPACING COVERED BY CORROSIVE RESISTANT SCREEN. SEE FOUNDATION PLAN FOR SPECIFIC LOTS, SIZES AND CALCULATION OF BEAMS.
22. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVE-PRESERVATIVE-TREATED.
23. ALL EXTERIOR SPINDLES & BEARING WALL OPENINGS TO BE PER FLOOR PLAN OR OTHERWISE NOTED ON THE PLANS.
24. JOISTS THAT ARE ATTACHED TO FLOOR BEAMS ARE TO BE HUNG WITH SPAN JOIST HANGER THAT MATCHES JOIST SIZE.
25. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
26. PROVIDE FIBERGLASS, GYPSUM, & PRECASTORS AS PER THE I.R.C.
27. LEAD PIPING TO HAVE A MINIMUM SLOPE OF 1/8" PER FT. WITH A MIN. WITHIN OF 20" MINIMUM HEIGHT OF 3/4" x 1/2" x 1/2" IN A HOLE LESS THAN 4" OFF THE FLOOR.
28. ALL WINDOWS WITHIN 18" OF THE FLOOR OR WALLING SURFACES WITHIN 24" OF ANY DOOR OR 9" S.I. ARE TO HAVE SHATTERED GLASS.
29. WINDOWS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE & LAMINATED GLASS ON INSIDE (GLAZES). PLYGLASS GLASS TO HAVE MINIMUM CLEAR SPAN OF 20" SLIGHT FRAME IS TO BE ATTACHED TO A 2x4 CURB WITH A MINIMUM OF 4" HOOK ROOF PLANE. FRAME TO BE COVERED WITH ICE & WATER SHIELD WHICH SHALL EXTEND 2x2 INTO THE ROOF SEALING.
30. IF TUB OR SHOWER HAS AN ENCLOSURE SAFETY GLAZING IS REQUIRED.
31. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE INSULATED GLASS & ALL EXTERIOR DOORS ARE TO BE SOLID CORE WOOD OR INSULATED METAL WITH WEATHERSTRIPPING. PROVIDE 1/2" GLAZED GLASS ON ALL EXTERIOR DOORS & LOCKING DEVICES ON ALL DOORS OF WINDOWS WITHIN 10' (VERTICAL) OF GRADE. PROVIDE PEEK-HOLE 34" x 36" ABOVE DOOR FLOOR ON EXTERIOR DOORS.
32. PROVIDE SOUND SECTIONS ON ALL LEVELS. IN EVERY SLEEPING ROOM & ADJACENT HALLWAYS WIRE IN SERIES WITH BATTERY BACK-UP.
33. FORMED ALL SUNK DETECTORS (SEE PLAN FOR LOCATIONS) TO INSIDE ELECTRICAL SYSTEM & INTERCONNECT EACH ONE TO SHAL BEHIND ANY ONE IS SPREAD THEY WILL ALL SOUND. SUNK DETECTORS TO HAVE BATTERY BACK-UP.
34. ALL OUTLETS IN BATHROOM & GARAGE, EXCEPT TO EXTERIOR GRADE (INCLUDING HANGERS) HEATER OUTLETS) WITHIN A FEET OF SINK & NEAR JETTED TUBS SHALL BE GFI PROTECTED.
35. PROVIDE MECHANICAL AIR VENTS (REQUIRED FOR FIREPLACES, WOOD STOVES & ANY APPLIANCES WITH AN OPEN FLAME) PER MANUFACTURER'S SPECIFICATIONS.
36. BATHROOMS & UTILITY (LAUNDRY) ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS ARE ALSO TO VENT TO OUTSIDE. SCOPE ALL OUTSIDE VENTS & SEAL WITH DUCT TAPE OR GULCHING SEALANTS. USE 3 CURVES AT EACH JOINT. EXHAUST FROM OTHER SHALL BE VENTED TO EXTERIOR WITH DUCT WORK AS DESCRIBED ABOVE, BUT USE JOIST HANGERS INSTEAD OF TUBES.
37. PROVIDE 2 HOLES OF CLEAR VENT SPACE WITH APPROVED THROUGH-BATTLES AT EACH JOIST BETWEEN BATHROOM OR TRUSSES. ATTACH PER MANUFACTURER'S SPECIFICATIONS & REQUIRED WIND LOAD.
38. ALL TRUSSES TO HAVE 12" MIN DEEP ENERGY SEAL (MINIMUM).
39. STRAP WATER HEATERS TO WALL. INSTALL IN DOORING BETWEEN STUDS TO ACCEPT BOX FROM LEAKY TUB. INCLUDING TO STUDS WITH SAMPSON 120 REINFORCING ANGLE. PROVIDE COMBUSTIBLE AIR PER REQUIRED CODES.
40. DOOR BETWEEN GARAGE & LIVING AREAS TO BE 1-3/4" MIN THICK, SOLID CORE WITH AT LEAST 2" SELF-CLOSING HINGES & 3/4" MIN TOP-COMPING 20 MINUTE RATING.
41. FLOOR BOARD WALL COVERING IN GARAGE MUST EXTEND TO MASONRY FOUNDATION WALL OR CONCRETE SLAB WITH NO BREAKS BEHIND ALL PLATFORMS, STAIRS, ETC.
42. ALL GAS FIRED APPLIANCES IN GARAGE OR ADJACENT SPACES SHALL BE LOCATED 18" MIN ABOVE THE GARAGE FLOOR. PROVIDE ADEQUATE COMBUSTION AIR PER MFR SPECIFICATIONS & REQUIRED CODES.
43. IF THE SOLE FLOOR FOR THE SITE INDICATED SHALLOW WATER, FUNDATION IN AREA OF GROUND WATER SHALL BE WATER PROOFED IN ADDITION, A PERMETER FOUNDATION DRAIN SYSTEM MUST BE INSTALLED. THE SYSTEM DRAIN SHOULD EITHER DRAIN AT A SIDE SLOPE OR RUN TO A SUMP WITH A SUMP PUMP.
44. FLOOR BOARD LEAD FOR GARAGE WALLS & CEILING SHALL BE 5/8" THICK 1/4" x 1/4" ALL SHOULD BE FIRE TREATED & BURN CALKED.

45. ALL EXPOSED WOOD ON THE EXTERIOR OF THE HOUSE SHALL BE PROTECTED OR BE OF TREATED MATERIAL.
46. BRICKING FOR TILE ON EXTERIOR WALLS SHALL BE WATER RESISTANT OVERS BOARD.
47. TWO DEDICATED 20 AMP APPLIANCE CIRCUITS ARE REQUIRED ABOVE THE KITCHEN COUNTER TOP. TWO ADDITIONAL DEDICATED CIRCUITS, ONE FOR THE DISHWASHER & THE OTHER FOR THE GARAGE COMPACTOR. LOCATE A DUPLEX OUTLET BEHIND THE STOVE & REFRIGERATOR.
48. ALL EXTERIOR FAUCETS TO BE FROST-FREE WITH ANTI-SHOWN DEVICE.
49. PROVIDE A CROCKET ON THE OPPOSITE OF A FUSE INSULATING. THE CROCKET SHALL BE CONSTRUCTED OF 2x FRAMING & SHEATHING & SHALL ALLOW FOR NO DRAINAGE TO IMPACT HOUSING.
50. ALL GROUNDWATER SENSING (R-11) SHALL BE APPLIED WITH GROOVES VERTICAL ONLY (IF USED).
51. ALL EXTERIOR WALLS TO BE 2" x 4" @ 16" O.C. EXCEPT WHERE INDICATED.
52. ALL CHANGES TO BE OF THE CONSTRUCTION PER I.R.C.
53. HEADROOM CLEARANCE AT STAIRWAYS SHOULD BE A MINIMUM OF 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE HEAD RISING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY PER I.R.C.
54. 25" R/O FOR CLOTHING CLOSET DEPTHS (MIN).
55. ALL ELECTRICAL WORK TO COMPLY WITH STATE & MUNICIPAL CODES AS ADOPTED.
56. HANDRAILS SHALL HAVE A MAXIMUM HEIGHT OF 36" & A MINIMUM HEIGHT OF 34" MEASURED VERTICALLY FROM THE nosing OF THE TREADS. SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. FOUR OR MORE RISERS SHALL BE CONSIDERED THE FULL LENGTH OF THE FLIGHT & SHALL EXTEND 6" INCHES BEYOND THE TOP & BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN HOOKS, JOISTS OR SAFETY TERMINALS. OPEN SIZES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHOULD HAVE GUARDRAILS.
57. THE HANDRAIL PORTION OF THE HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES BUT NOT MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSIONS. OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE THE HANDRAIL PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
58. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL & THE HANDRAIL.
59. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.
60. REQUIRED GUARDRAILS IN OPEN AREAS OF STAIRWAYS, RAISED FLOOR, PORCHES, BALCONIES & PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
61. FRAMING CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL BREAKS & HOLDINGS WITH BRIGHT ORANGE PAINT PRIOR TO CROCKING STEM WALL. IF ALL-THROUGH EXTENDS INTO FOOTING, THE SAME APPLIES.

EVANS RESIDENCE
GARAGE/ADU
11512 E RUBICON PRAISE
KENNEWICK, WA

COVER SHEET

SHEET NO.
G-000



PORTAL FRAME

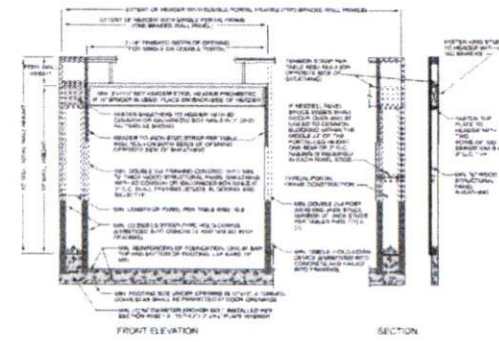
PORTAL FRAME

1 BRACE WALL FLOOR PLAN
SCALE 1/8"=1'-0"

FRAMING
23-57

PORTAL FRAME WITH HOLD DOWNS
(PFH)

Method (Table R602.10.4)	Minimum Length (in)			Contributing Length (in)
	6'-R	9'-R	10'-R	
PFH	16	16	16	48
Supporting roof only	24	24	24	48
Supporting one story and roof	24	24	24	48



- STRUCTURAL NOTES:**
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.
 - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2A FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
 - BLOCKING IS REQUIRED AT ALL WOOD SHEATHING PANEL EDGES. BLOCKING IS NOT REQUIRED ON CYPRESS BOARD SHEATHING PANEL EDGES.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLD-DOWN REQUIREMENTS.
 - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS.
 - INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. FIELD NAILING 12" OC FOR WOOD SHEATHING, CYPRESS BOARD NAILING TO BE AS SHOWN FOR ALL STUDS.

- IF CLIPS ARE USED INSTEAD OF 10E-NAILS, USE 8# x 1 1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 8# x 2 1/2" LONG NAILS WHERE INSTALLED OVER SHEATHING.
- IF CLIPS ARE USED, FRAMING CLIPS ARE TO BE ATTACHED TO FRAMING WITH 8# x 2 1/2" LONG NAILS WHERE INSTALLED OVER SHEATHING.
- WHERE PLATE ATTACHMENT SPECIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOINT, ROW OF EQUAL ATTACH PER DETAIL.
- IN SEISMIC DESIGN CATEGORIES D, E & F ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4" x 2" x 1/2" LMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
- PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.

PRESCRIPTIVE WALL BRACING SCHEDULE PER IRC

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	7/16"	8# COMMON (2 1/4" x 0.131 @ 6" SPACING EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) STABLE (16 GA 1-3/4" @ 6" SPACING EDGES) AND @ 6" SPACING (INTERMEDIATE SUPPORTS)
PFH	CONTINUOUS PORTAL FRAME	PER SECTION R602.10.4.2	SEE FIGURE R602.10.4.2 METHOD PFH PORTAL FRAME WITH HOLD-DOWNS
CS-GB	CYPRESS BOARD PANEL	1/2" OSB	NAILS AND SCREWS @ 7'-0" O.C. EDGES AND FIELD SPACING @ PANEL EDGES INCLUDING TOP AND BOTTOM PLATES FOR BRACED WALL PANEL LOCATIONS FOR INTERIOR CYPRESS BOARD NAIL OR SCREW SIZE, SEE IRC TABLE R702.3.5

TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (SEE TABLE R602.10.4)	MIN LENGTH (INCHES)				CONTRIBUTING LENGTH (INCHES)
	8'-R	10'-R	11'-R	12'-R	
GB	48	48	48	53	58
	DR. SEED=ACTUAL SINGLE SEED=0.5x ACTUAL				
PFH	SUPPORTING ROOF ONLY	16	16	16	20'
	SUPPORTING ONE STORY ONLY	24	24	24	29'
CS-PT	SDC A-B and C	16	18	20	24'
	SDC D-E and F	16	18	20	24'
CS-G					Actual ^b
					Actual ^b

TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED (EXPOSURE CATEGORY C)

ULTIMATE DESIGN WIND SPEED (MPH)	STORY LOCATION	BRACED WALL LINE SPACING (feet)	METHOD 2B	METHODS PFH	METHODS CS-WSP, CS-G, CS-PT
10	10'	3.5	2.0	1.5	3.0
		6.0	3.5	5.0	4.5
		8.5	5.0	6.5	5.5
		11.5	6.5	8.0	7.0
		14.0	8.0	9.5	8.0
		16.5	9.5	10.5	8.5
20	10'	6.0	3.5	5.5	8.0
		11.5	6.5	10.5	13.0
		16.5	9.5	15.5	18.0
		21.5	12.5	20.5	23.0
		26.5	15.5	25.5	28.0
		31.5	18.5	30.5	33.0
30	10'	9.5	5.5	4.5	8.5
		17.0	10.0	8.5	12.0
		24.5	14.0	12.0	15.5
		32.0	18.0	19.0	22.0
		39.5	22.5	26.0	29.0
		46.5	26.5	33.0	36.0

MARCH 2022



BUILDING INFO
Accom Building
GARAGE SF 1800
BONUS ROOM SF 800
TOTAL SF 2600

EVANS RESIDENCE
GARAGE/ADU
111512 E RUBICON PRSE
KENNEWICK, WA

SEE SHEET S-101 FOR THE WALL BRACING REQUIREMENTS. THIS DRAWING IS FOR INFORMATION ONLY. THE BRACING REQUIREMENTS ARE BASED ON THE DESIGN WIND SPEED AND EXPOSURE CATEGORY. THE BRACING REQUIREMENTS ARE BASED ON THE DESIGN WIND SPEED AND EXPOSURE CATEGORY.

BRACEWALL PLAN

SHEET NO.
S-103

GENERAL SITE LEGEND:

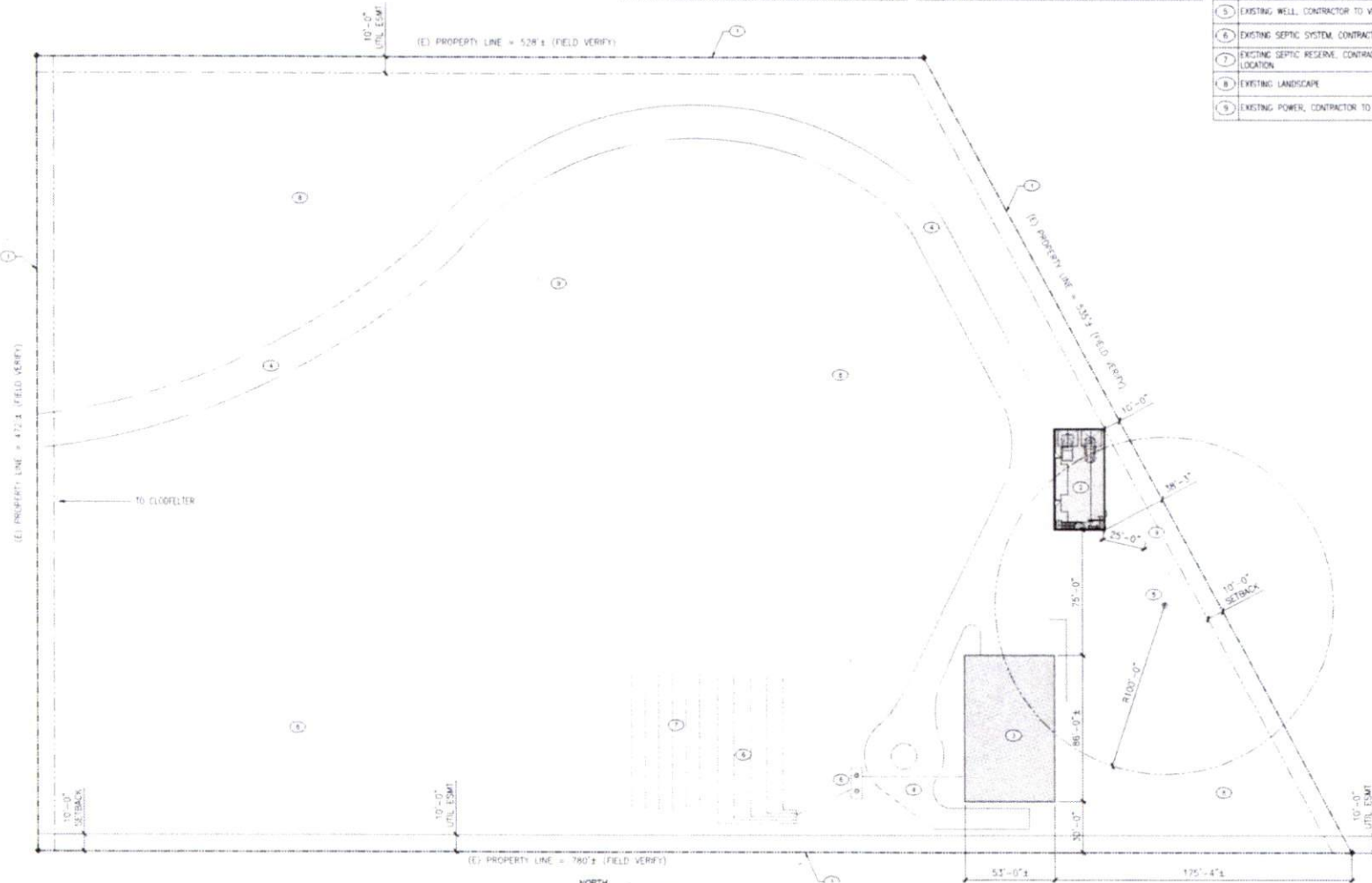
- (W) CITY WATER CONNECTION / WELL (DOMESTIC WATER SUPPLY)
 - (E) CITY ELECTRICAL CONNECTION (CONTRACTOR TO VERIFY)
 - (S) CITY SEWER CONNECTION / SEPTIC
 - (G) NATURAL GAS/PROPANE CONNECTION
- CONTRACTOR TO VERIFY EXACT LOCATION OF UTILITIES PRIOR TO START OF PROJECT

GENERAL SITE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR ANY CONSTRUCTION
2. CONTRACTOR TO FIELD VERIFY ALL SITE PLAN DIMENSIONS AND ACT ACCORDINGLY
3. (E) UTILITIES TO REMAIN, BEFORE DIGGING PLEASE CALL LICENSED COMPANY TO FIELD VERIFY ANY (E) ITEMS BELOW GROUND (CALL 811 BEFORE ANY DIGGING)

KEYED NOTES:

1. PROPERTY LINE, VERIFY WITH OWNER/CONTRACTOR
2. PROPOSED DETACHED GARAGE/ADU, CONTRACTOR TO VERIFY EXACT LOCATION
3. EXISTING HOME TO REMAIN
4. EXISTING CONCRETE DRIVEWAY
5. EXISTING WELL, CONTRACTOR TO VERIFY EXACT LOCATION
6. EXISTING SEPTIC SYSTEM, CONTRACTOR TO VERIFY EXACT LOCATION
7. EXISTING SEPTIC RESERVE, CONTRACTOR TO VERIFY EXACT LOCATION
8. EXISTING LANDSCAPE
9. EXISTING POWER, CONTRACTOR TO VERIFY EXACT LOCATION



NORTH
1 SITE PLAN
 SCALE: 1"=30'

MARCH 2022



BUILDING INFO

Accessory Building	
GARAGE SF	1800
BONUS ROOM SF	800
TOTAL SF	2600

EVANS RESIDENCE
 GARAGE/ADU
 111512 E RUBICON PRSE
 KENNEWICK, WA

FOR BEST USE OF ALL USE OF THIS PLAN SHEET/PROJECT INFORMATION TO INCLUDE: MEASUREMENTS, DIMENSIONS, AND/OR OTHER INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED.

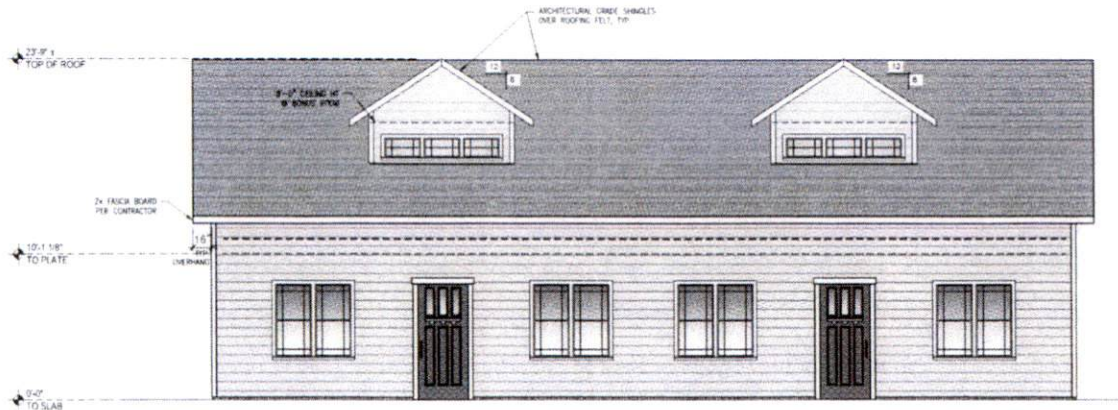
SITE PLAN

SHEET NO.
A-101



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

Surface water control required



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

MARCH, 2022



BUILDING INFO

Accessory Building	
GARAGE SF	1800
BONUS ROOM SF	800
TOTAL SF	2600

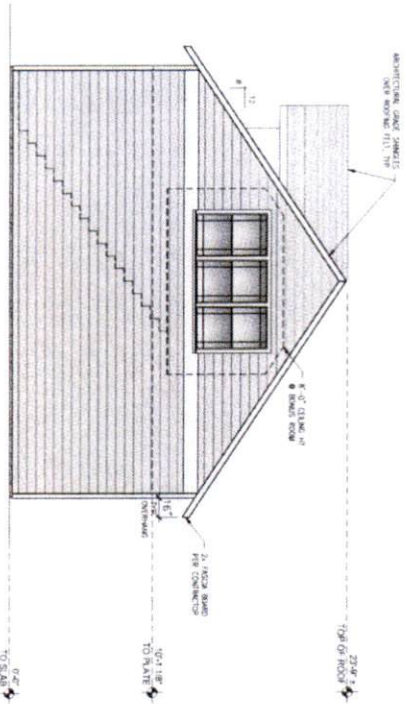
EVANS RESIDENCE

GARAGE/ADU
111512 E RUBICON PRSE
KENNEWICK, WA

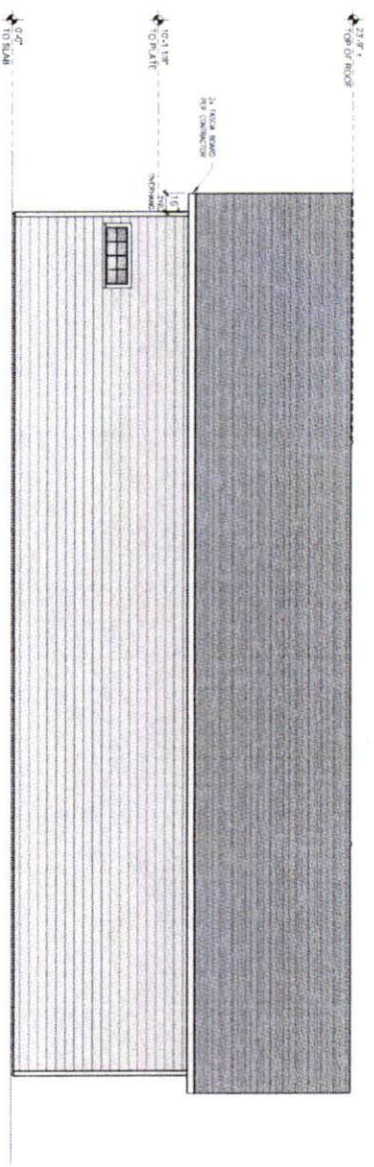
CONTRACTOR NOTE: USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PERMITS. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

BUILDING ELEVATIONS

SHEET NO:
A-201



1 BACK ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MARCH, 2022



BUILDING INFO	
AGENCY/OWNER	BANKING
CONTRACT NO.	NA02
SCHEDULE NUMBER	05
TOTAL SF	2800

EVANS RESIDENCE
GARAGE/ADU
111512 E RUBICON PRSE
KENNEWICK, WA

CONTRACTOR'S NOTICE: THIS SET OF PLANS IS THE PROPERTY OF HOME MADE CONSTRUCTION & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF HOME MADE CONSTRUCTION & DESIGN IS STRICTLY PROHIBITED. HOME MADE CONSTRUCTION & DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

BUILDING ELEVATIONS

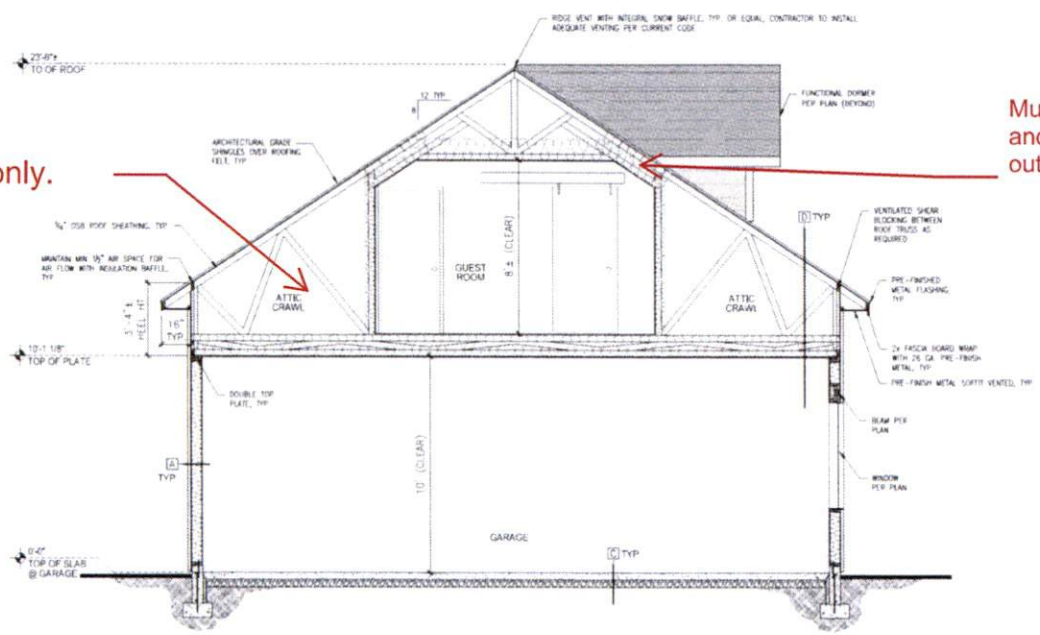
SHEET NO.
A-202

MARCH, 2022



Crawl access only.

Must accommodate ventilation and R38 in vaulted space. Fir out as needed.



BUILDING INFO
Accessory Building
GARAGE SF 1900
BONUS ROOM SF 800
TOTAL SF 2600

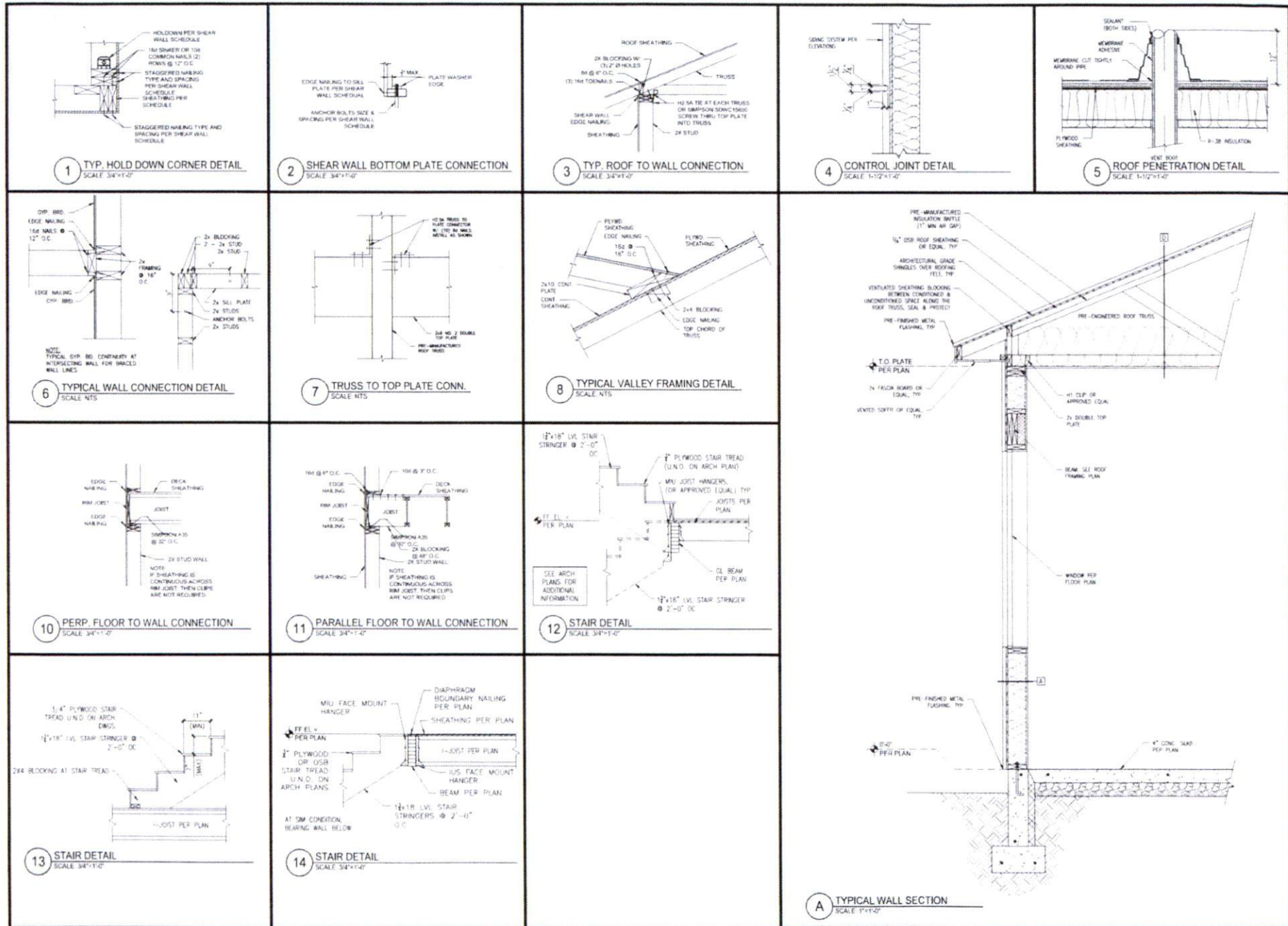
EVANS RESIDENCE
 GARAGE/ADU
 111512 E RUBICON PRSE
 KENNEWICK, WA

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

BUILDING SECTIONS

SHEET NO.
A-301

A BUILDING SECTION
 SCALE: 3/8"=1'-0"



MARCH 2022



BUILDING INFO	
Accessory Building	
GARAGE SF	1800
BONUS ROOM SF	800
TOTAL SF	2600

EVANS RESIDENCE
 GARAGE/ADU
 111512 E RUBICON PRSE
 KENNEWICK, WA

SEE ARCH PLANS FOR ALL DIMENSIONS AND MATERIALS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DETAILS

SHEET NO.
A-501

See energy code selections for upgrades to minimum requirements listed on this page

