




TOWN OF RUSTON **PLANNING SERVICES**

5117 North Winnifred Street Ruston, Washington 98407-6597
 Phone (253)759-3544 Fax (253)752-3754

RECEIVED
 JUL 26 2016
 CITY OF RUSTON

Accessory Dwelling Conditional Use Permit Application and Submittal Checklist

Tax Parcel Number 735600-045-0	Permit Number (staff use only) CUP 16-03
Site Address 5211 North Highland Street Ruston, WA 98407-3208	Project Name (staff use only) Acct # 1619 345.81.00.01
Property Owner Name Thomas A. & Ginger L. Kryger	Applicant Name Thomas A. & Ginger L. Kryger
Property Owner Mailing Address 5211 North Highland Street Ruston, WA 98407-3208	Applicant Mailing Address 5211 North Highland Street Ruston, WA 98407-3208
Property Owner Phone 253-752-3041	Applicant Phone 253-752-3041 (home) or 253-988-7777 (Tom's cell)
Property Owner E-mail Address t.kryger@comcast.net OR gingerkryger@comcast.net	Applicant E-mail Address t.kryger@comcast.net OR gingerkryger@comcast.net

Zoning Designation <input checked="" type="checkbox"/> RES <input type="checkbox"/> COM <input type="checkbox"/> COM-P <input type="checkbox"/> MPD	I certify that I have read and examined this application and have completed it with information that I know to be true and correct. I also give permission for Town employees to enter the site to perform any necessary inspections.  _____ Property Owner Signature	July 25, 2016 _____ Date
---	---	--------------------------------

Applicant Checklist		Included?		
Yes	N/A	Yes	Need	N/A
<input checked="" type="checkbox"/>	Review Fee Deposit of \$2,912.50 (\$150 fee, plus \$2762.50 deposit per RMC 1.14.050(e)). Please attach a copy of proof of payment.	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Project Description (general description of the proposed use, including the existing/proposed sq/ft, amount of fill materials imported/exported, etc)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Statement of Justification Please provide a written statement that addresses all approval criteria for the proposed conditional use as specified in RMC 25.01.110(b)(1)(A), and also for any specific criteria applicable to the underlying zone.	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Site Plan - showing grade, the height, the lot coverage, the dimensions of all existing and proposed structures and the distance from property lines and all improvements to be added to the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Impervious Surface Calculations (Show impervious surface in sq/ft on Site Plan) no changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Critical Areas Documentation Provide documentation regarding the presence of any critical areas located on site. (wetlands, steep slopes, aquifer recharge, fish and wildlife, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Additional Information - additional written or graphic information necessary to enable the Planning Commission and Town Council to act on the application. <i>General data showing square footage from original architect plans.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DESCRIPTION

Conversion of 1,286.5 square feet of existing finished square footage within **5211 North Highland Street** to an **Accessory Dwelling Unit**.

Part of an addition completed, inspected and approved by the Town of Ruston in 1996 was designed by our architect to be a separate, self-contained living unit. It was our intent at that time to live in one part of the home and to have caregivers be able to live on-site in a separate unit when we got older.

Since we have lived on the property for 43 years now and our medical conditions still don't require attention from caregivers, we have decided to take advantage of the City of Ruston's intention to provide more affordable housing within the city limits by encouraging the use of Accessory Dwelling Units and even duplexes.

We have added an outside exit to the proposed ADU through an existing Permit with the City of Ruston. That Permit should have a FINAL this week. The deck and stairwell were finished to somewhat mirror the existing front porch of our Craftsman style home.

Under the above Permit Number RST16-1431, all site plans have been submitted and have been approved by the City. There are not changes to the plans already approved.

It has not been necessary to make any other additions to the existing, already Ruston-approved unit. We will simply need to lock the doors that lead from the unit into the rest of our home.

There is an approximate 200 square foot side yard at the bottom of and behind the new deck and stairs dedicated to the future occupants of the ADU.

The occupants will have exclusive use of an existing one-car attached garage. Additionally, they will have exclusive use of the driveway to the garage. With the garage and driveway, in tandem, the occupants will have 2 off-street parking stalls.

Additionally, if the occupants have visitors, we have 100 feet of frontage on Highland Street available. No one except temporary visitors has parked on the 100 feet during our 43 years of ownership.



Tom and Ginger Kryger

253-752-3041

t.kryger@comcast.net or gingerkryger@comcast.net

Submitted July 26, 2016

GENERAL DATA:

OCCUPANCY GROUP

R-3 (DWELLING), M-1 (GARAGE)

BUILDING AREA: NEW ADDITION ONLY

DWELLING (HEATED, INCL. LOFT) 1,286.5 SF
DWELLING (NOT HEATED) 659.5 SF
DWELLING (TOTAL) 1,946.0 SF

GARAGE 816.0 SF
BUILDING AREA (TOTAL) 2,762.0 SF

OCCUPANT LOAD

6 (DWELLING ADDITION ONLY)

CONSTRUCTION TYPE

V-N, V-1hr @ GARAGE

ZONE

NO USE CHANGE

OWNER:

TOM & GINA KRYGER
5211 NO. HIGHLAND
TACOMA, WA 98407

SITE ADDRESS:

5211 NO. HIGHLAND
TACOMA, WA 98407

PARCEL NUMBER:

735600-045-0 (LOTS 9, 10, 11 & 12)

GENERAL NOTES:

UNDER THIS CONTRACT SHALL CONFORM TO THE 1991 EDITION OF
UNIFORM BUILDING CODE (UBC) AS MODIFIED BY LOCAL
JURISDICTION AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES
AND REGULATIONS OF COUNTY, STATE AND FEDERAL JURISDICTIONS.

MECHANICAL WORK: EQUIPMENT AS NOTED. COMPLY WITH ALL
ELECTRICAL CODES, ORDINANCES AND STANDARDS. SYSTEM TO BE
APPLICABLE DESIGN.

BIDDER
MECHANICAL WORK: EQUIPMENT AS NOTED. COMPLY WITH ALL
ELECTRICAL CODES, ORDINANCES AND STANDARDS. SYSTEM TO BE
APPLICABLE DESIGN.
BIDDERS

KRYGER RESIDENCE ADDITION

PROJECT INFORMATION

Building Code Compliance

Type of Construction: _____ Type V
Occupancy Type: _____ R-1 R-3
Seismic Zone: _____ Zone 3 D₂
Number of Stories: _____ Two
BUILDING FLOOR AREA
Lower Level Existing: _____ Existing SF
Lower Level Added: _____ x.00 SF

GROSS FLOOR AREA: _____ Existing SF
ALLOWABLE GROSS FLOOR AREA: _____ Unlimited

Wood Deck Existing: _____ Existing SF
Wood Deck Added: _____ 86.00 SF
Concrete Patio Existing: _____ Existing SF
Concrete Patio Added: _____ 0.00 SF

Zoning Compliance

Zone: R-1 RES
Pierce County Tax Account No.: 7356000450
Lot Coverage:
Lot Coverage Calculated:
-Gross Lot Size: 12,500.00 SF = 0.29 Acres

Maximum Allowable Lot Coverage: 35%
-Maximum: 50%

Actual Lot Coverage:
-Buildings: No Change in SF
-Maximum: Building SF + Impervious Surfaces SF
No Change in SF

Sheet Index

ARCHITECTURAL
A-1.0 PROJECT DATA, SHEET INDEX, SITE PLAN
and VICINITY MAP
A-1.1 GENERAL NOTES and ABBREVIATIONS
A-2.1 REVISED EXTERIOR PLAN, BUILDING
SECTIONS AND ELEVATIONS
STAIR HANDRAIL DETAIL

Contact List

OWNER: Kryger Residence Addition
5211 N Highland St
Tacoma, WA 98407
(253) 752-3041
DESIGNER: AMBROSE LOBATO DESIGN/BUILD
3110 Judson Street, PMB #47
Gig Harbor, WA 98335
Contact: Ambrose Lobato
Tel (253) 303-1993
e-mail: ambrose@ambroselobatodesign.com

GENERAL CONTRACTOR: TO BE SELECTED

Project Data

Project Name: Kryger Residence Addition
Project Address: 5211 N Highland St
Tacoma, WA 98407

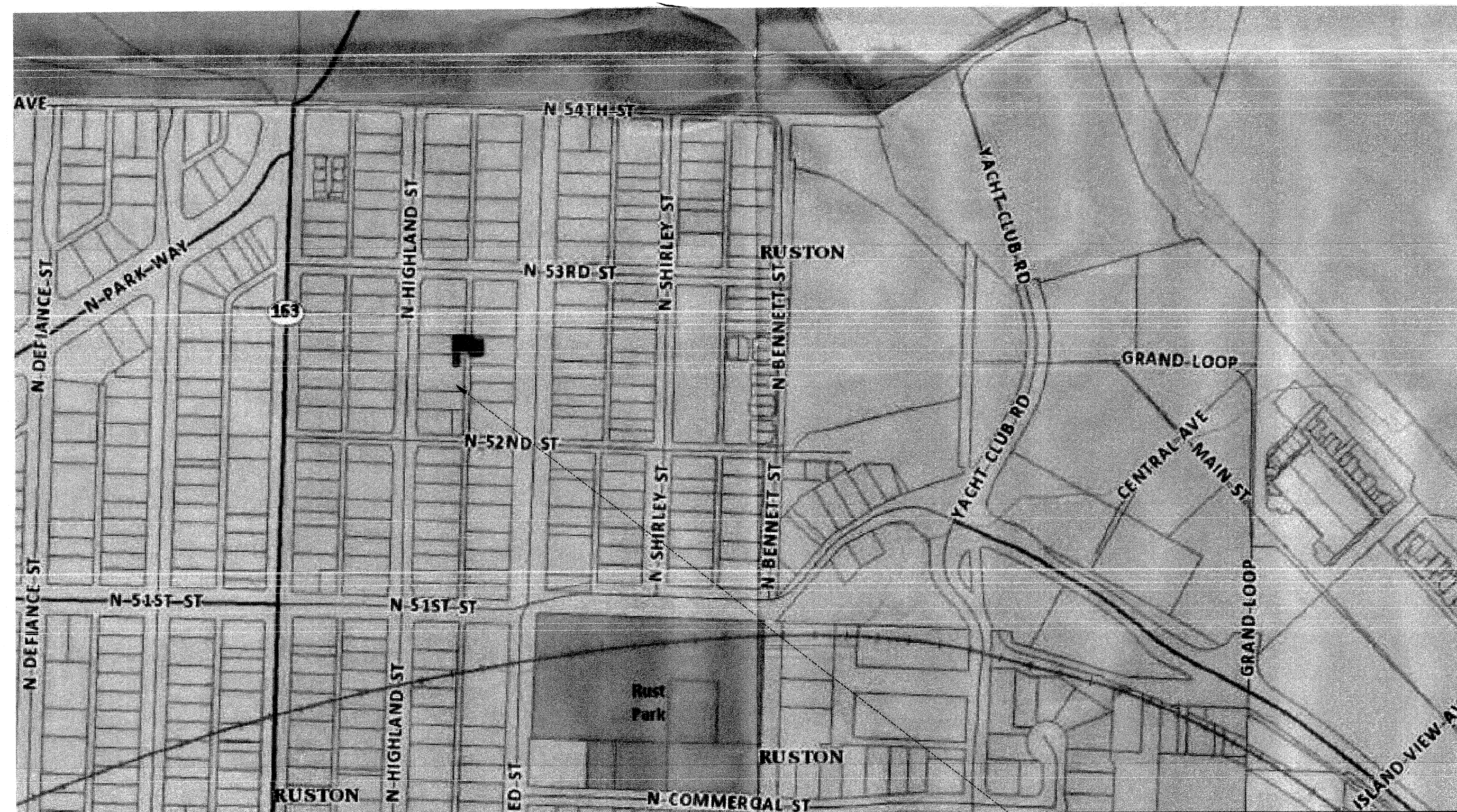
Project Type: Addition

Scope of Work

- TO Change Windows to All Exterior Doors And Deck/Landscaping And New Exterior Stairs.

ZONING INFORMATION:

- Zoning ID: R-1
- Setbacks:
 - Front yard: 20'-0"
 - Rear yard: 10'-0"
 - Side yard: 5'-0"
- MAX BUILDING HEIGHT: 35'-0"



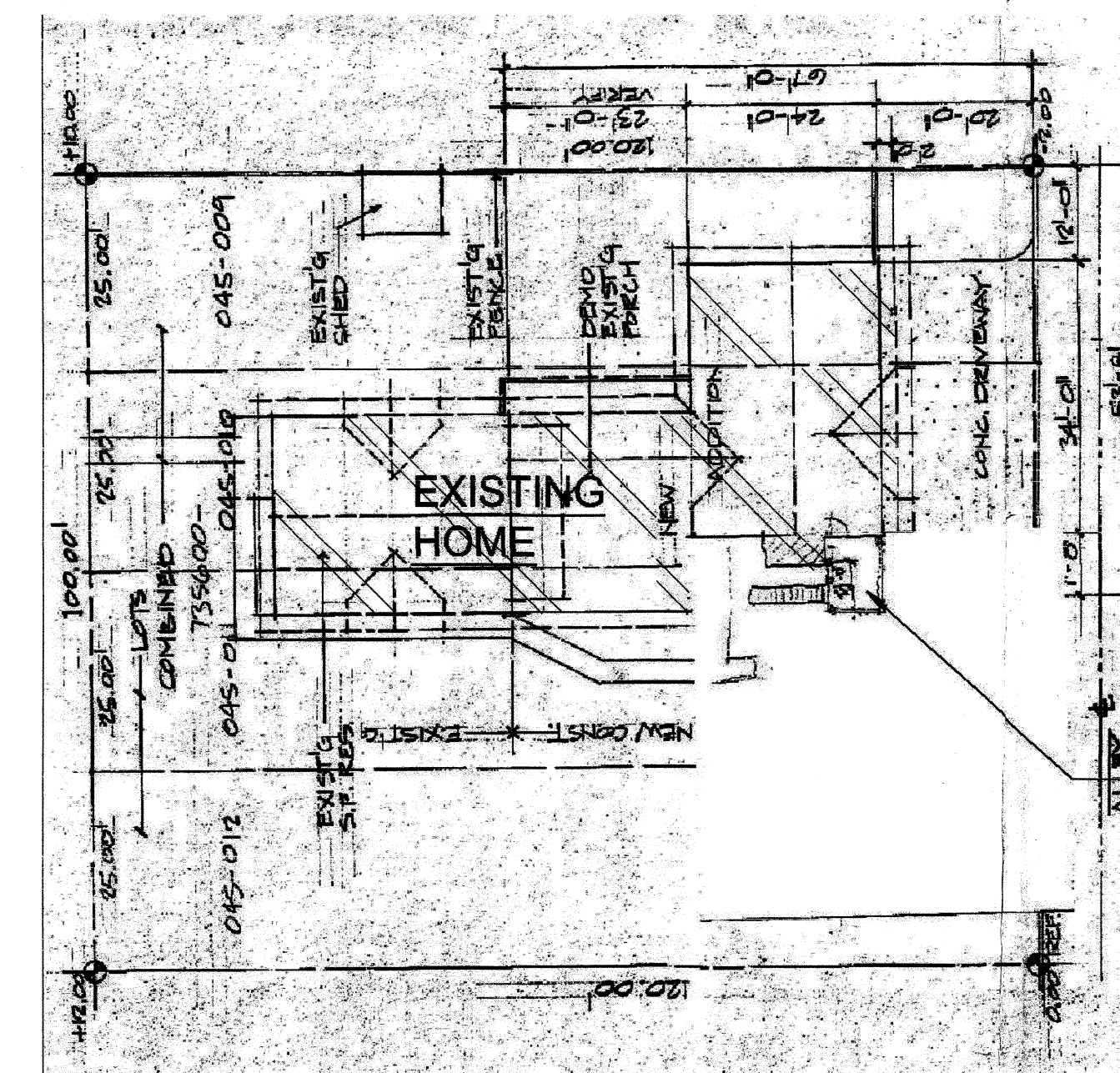
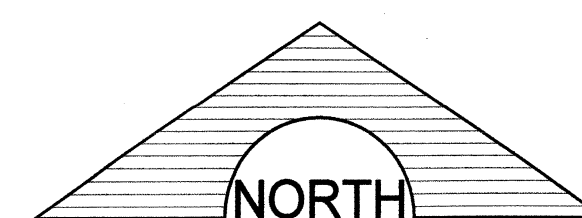
PROJECT
PROPERTY

LEGAL DESCRIPTION

Section 23 Township 21 Range 02 Quarter 12 RUST: RUST NWOF NE 23-21-02E L 9 THRU 12 B 7 TOG/W
E 5 FT VAC HIGHLAND ST ABUTT VAC BY TOWN OF RUSTON ORD NO 1116 AFN 2002-10-04-0661
APPROX 12,500 SQ FT DC/BL 06-02-03BL

VICINITY MAP

NO SCALE



NEW DECK ADDITION

Reviewed for Code Compliance
CODEPROS, LLC.
Michael J. Barth, M.C.P.
mbarth@codeproswa.com

Approved
MJB Date 5/29/16

PROPERTY INFORMATION

PARCEL NUMBER: 7356000450 LOT SIZE: 12,500.00 SF
PIERCE COUNTY ZONING: R-1
PROPERTY ADDRESS: 5211 N HIGHLAND ST
TACOMA, WA 98407

SITE PLAN

SCALE: 1" = 20'-0"

KRYGER RESIDENCE
DECK ADDITION
5211 N HIGHLAND STREET
TACOMA, WA 98407

OWNER: THOMAS and GINGER
KRYGER
5211 N HIGHLAND STREET
TACOMA, WA 98407
(253) 752-3041

REVISIONS:

DATE: APRIL 05, 2016
SHEET:

NUMBER:

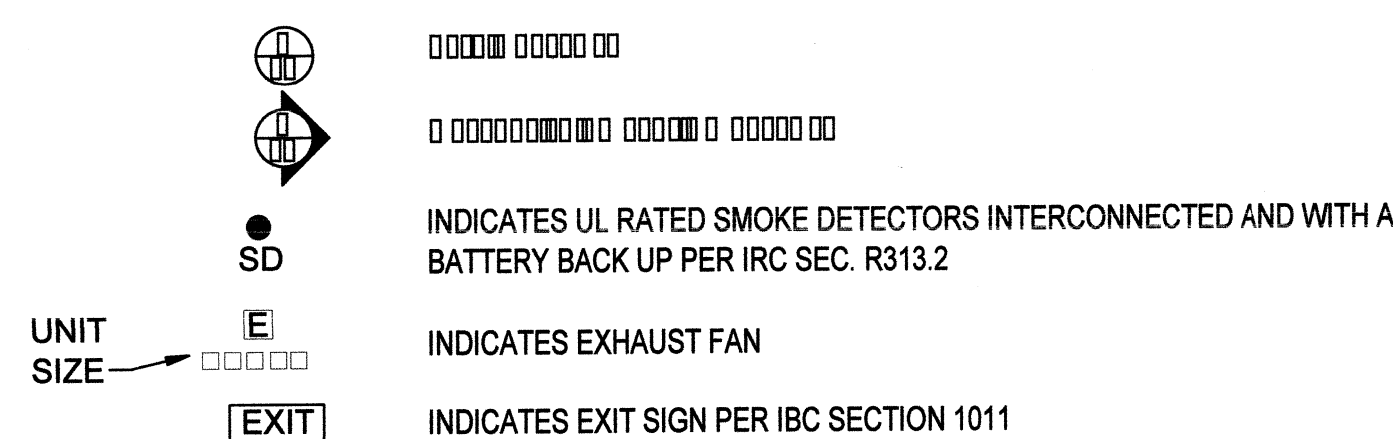
A-1.0

GENERAL NOTES

General Notes

1. This application is subject to the applicable requirements contained in the 2012 IBC and IRC, and the 2012 UMC and UPC, and any other local codes that may apply. 2012 WSEC and 2012 UFC. It is the responsibility of the contractor to ensure compliance with the various provisions contained in these ordinances.
2. Under-floor areas shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. such openings shall have a net area of not less than 1 sq. ft. for each 150 sq. ft. of under-floor area. openings shall be located as close to corners as practical and shall provide cross ventilation. the required area of such openings shall be approximately equally distributed along the length of at least two opposite sides.
Crawl space, unobstructed access, min. 18" x 24".
3. In rooms not provided with an operable window of 1.5 sq. ft. or greater, a mechanical ventilation system, capable of providing 5 air changes per hour, shall be provided.
4. Provide source specific and whole house ventilation as required by the Washington State Ventilation and Indoor Air Quality Code.
5. Vent dryer, exhaust fans, and cooktop/range/hoods to the outside.
6. Draftstops shall be provided for usable space above and below a concealed space of a floor-ceiling assembly and shall be installed so that the area of the concealed space does not exceed 1,000 square feet. draftstopping shall divide the concealed space into approximately equal areas.
7. Tile for shower shall be 6" above drain inlet with water resistant backing.
8. Install all prefabricated fireplaces, stoves and related assemblies in accordance with UL approved manufacturer's specifications.
9. HVAC units: When hvac or water heaters are placed in an area susceptible to moisture, all pilot lights, burners, switches or heating elements shall be located 18" above the floor or slab. provide seismic anchor straps for all water heaters.
10. Application and installation of insulation and vapor barriers shall comply with State of Washington Thermal Insulation Standards.
11. Glazing in compliance with the ~~2009~~²⁰¹² IBC. washington state safety glass law.
12. Safety glazing shall be installed in areas subject to human impact.
such hazardous locations include:
 - a. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc of either vertical edge of the door in a closed position and the bottom exposed edge of the glazing is less than 60 inches above the walking surface except when there is an intervening wall or other permanent barrier between door and glazing.
 - b. Glazing in ingress or egress doors, except jalousies.
 - c. Glazing in storm doors.
13. Egress windows in every sleeping room shall have a min. net clear opening of 5.7 sq. ft. the min. net clear opening height dimension shall be 24" min. net clear opening width dimension of 20", and a finished sill height not more than 44" above the floor.
14. All exterior wall glazing shall be double glazed and comply with 2012 Washington State Energy Code.
15. Provide fire blocking at all plumbing penetrations and at 10'-0" o.c. intervals (horizontal and vertical) in all walls. fire stop between all interconnections of concealed vertical and horizontal spaces. firestop in openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings which affords passage for fire at ceiling and floor levels with noncombustible materials.
16. ✓ One handrail shall be provided at every stairway having four or more risers. provide 2 handrails where indicated on plans. the top of handrails shall be placed not less than 34" nor more than 38" above the nosing of treads. handgrip portion of handrails shall be not less than 1 1/2" nor more than 2" in cross sectional dimension and shall terminate in walls or newel posts.
17. Provide 1/2" thick sound attenuation board and blankets at all bathroom, toilet room, and powder room walls and as noted on plans. provide sound attenuation blankets at all bathroom, toilet room, and powder room floors and ceilings when that room is above or below a habitable space.

SYMBOLS LEGEND



ABBREVIATIONS

<u>A</u>		<u>C</u>		<u>E</u>		<u>G</u>		<u>M</u>		<u>S</u>		
ABV	Above	CAB	Cabinet	ELEC	Electrical	GA	Gauge	MAX	Maximum	SCR	Structural Clay	
ACP	Acoustic Ceiling Panels (Suspended)	CB	Catch Basin	ELEV	Elevation	GALV	Galvanized	MDO	Medium Density Overlay	SD	Soap Dispenser or Storm Drain	
ACT	Acoustic Ceiling Tiled (Glued)	CJ	Control Joint	EXIST	Existing	GLB	Beam Gutter	MECH	Mechanical	SECT	Section	
ACOUST	Acoustical	CLG	Concrete Masonry Unit	(E)	Existing	GUT	Gypsum Wallboard	MFR	Manufacturer	SIM	Similar	
ADJ	Adjustable	CO	Cleanout	EXPN	Expansion	GWB	Glass	MTL	Metal	SAN	Sanitary Napkin	
ADMIN	Administration	COL	Column	EXT	Exterior	GL	Gypsum	MIN	Minimum	SNV	Sanitary Napkin/ Tampon Dispenser	
AFF	Above Finish Floor	CONC	Concrete	EXTN	Extinguisher	GYP	Gypsum	MISC	Miscellaneous	SQ	Square	
ARCH	Architect (ural)	CONST	Construction	<u>F</u>		<u>H</u>		<u>N</u>		STL	Steel	
®	At	CONT	Continue	FD	Floor Drain	HB	Hose Bibb	(N)	New	STRUCT	Structural	
&	And	CPT	Carpet	FX	Fire Extinguisher	HC	Hollow Core	NIC	Not in Contract Number	SUSP	Suspended	
		CT	Ceramic Tile	FEC	Fire Extinguisher Cabinet	HM	Hollow Metal	#		T		
				FF	Finish Face	HORIZ	Horizontal					
		<u>D</u>		FH	Fire Hydrant or Flat Head (Screws)	HT	Height	<u>Q</u>		T.O.	Top Of	
		D	Deep	F.F.L	Finish Floor					TP	Top Plate	
		DBL	Double	FIO	Furnished and Installed by Owner	<u>I</u>				TPD	Toilet Paper Disp.	
BD	Board	DEM	Demolition			INSUL	Insulation	OPH	Opposite Hand	TYP	Typical	
BLDG	Building	DET	Detail	FLR	Floor	INT	Interior			V		
BLK	Block	DIA	Diameter	FOIC	Furnished by Owner;	<u>J</u>		PB	Pen Board	VERT	Vertical	
BLKG	Blocking	DN	Down	FOS	Installed by Contractor	JAN	Janitor	PLAM	Plastic Laminate	VWC	Vinyl Wall Covering	
		DS	Downspout	FT	Face of Stud			PT	Pressure Treated	W		
		DWGS	Drawings	FTG	Feet or Foot			PTD	Paper Towel Disp.			
				FX/SR	Fire Extinguisher in Semi-Recessed Cabinet			<u>R</u>		W/WDW	With Window	
								REINF	Reinforcing	WR	Water Resistant	
											W/WR	With or Without Window

ENERGY NOTES:

THE BUILDING IN THIS PROJECT IS DESIGNED TO COMPLY WITH THE WASHINGTON
STATE ENERGY CODE, 2012 EDITION.

INSULATION PROVIDED:

INSULATION:	
RAUF/CEILING:	R-49
VAULTED CEILING:	R-38
EXTERIOR WALLS:	R-21
WALLS EXT. BELOW GRADE:	R-10
WALLS INT. BELOW GRADE:	R-21
FLOOR:	R-30
SLAB ON GRADE:	R-10
GLAZING U-VALUE = 0.34. HVAC EQUIPMENT	
PERIMETER INSULATION IS A WATER RESISTANT	
MANUFACTURERS SPECIFICATIONS. CAULK SE	
OPENINGS IN THE EXTERIOR WALLS AS APPROX	
ALL GLASS DOORS ARE INSULATED SAFETY GL	
WITH R-19 INSULATION WRAP SPECIFIC TO TH	

GLAZING U-VALUE = 0.34. HVAC EQUIPMENT EFFICIENCY RATING HIGH. SLAB PERIMETER INSULATION IS A WATER RESISTANT MATERIAL INSTALLED PER MANUFACTURERS SPECIFICATIONS. CAULK, SEAL OR WEATHER-STRIP ALL OPENINGS IN THE EXTERIOR WALLS AS APPROPRIATE TO LIMIT AIR LEAKAGE. ALL GLASS DOORS ARE INSULATED SAFETY GLASS. INSULATE WATER HEATERS WITH R-19 INSULATION WRAP SPECIFIC TO THAT PURPOSE.

Validity of Permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Codes as adopted by the State of Washington and the local jurisdiction. Permits presuming to give authority to violate or cancel the provisions of such codes and ordinances shall not be valid. IRC R105.4, IBC 105.4

DEFERRED SUBMITTAL:

- ~~ELECTRICAL DESIGN / BUILD~~
- ~~HVAC DESIGN / BUILD~~
- ~~PLUMBING DESIGN / BUILD~~

SCOPE DOES NOT INCLUDE ELECTRICAL, HVAC OR PLUMBING.

Reviewed for Code Compliance

CODEPROS. LLC.

Michael J. Barth, M.C.P.
mbarth@codeproswa.com

Approved

NJB Date 5/29/16

MANY ITEMS ON THIS PAGE ARE NOT
APPLICABLE TO THIS PROJECT, BUT OK.

KRYGER RESIDENCE DECK ADDITION

1 N HIGHLAND STREET
TACOMA, WA. 98407

PROJECT:

OWNER:
THOMAS and GINGER

KRYGER

REVISIONS:

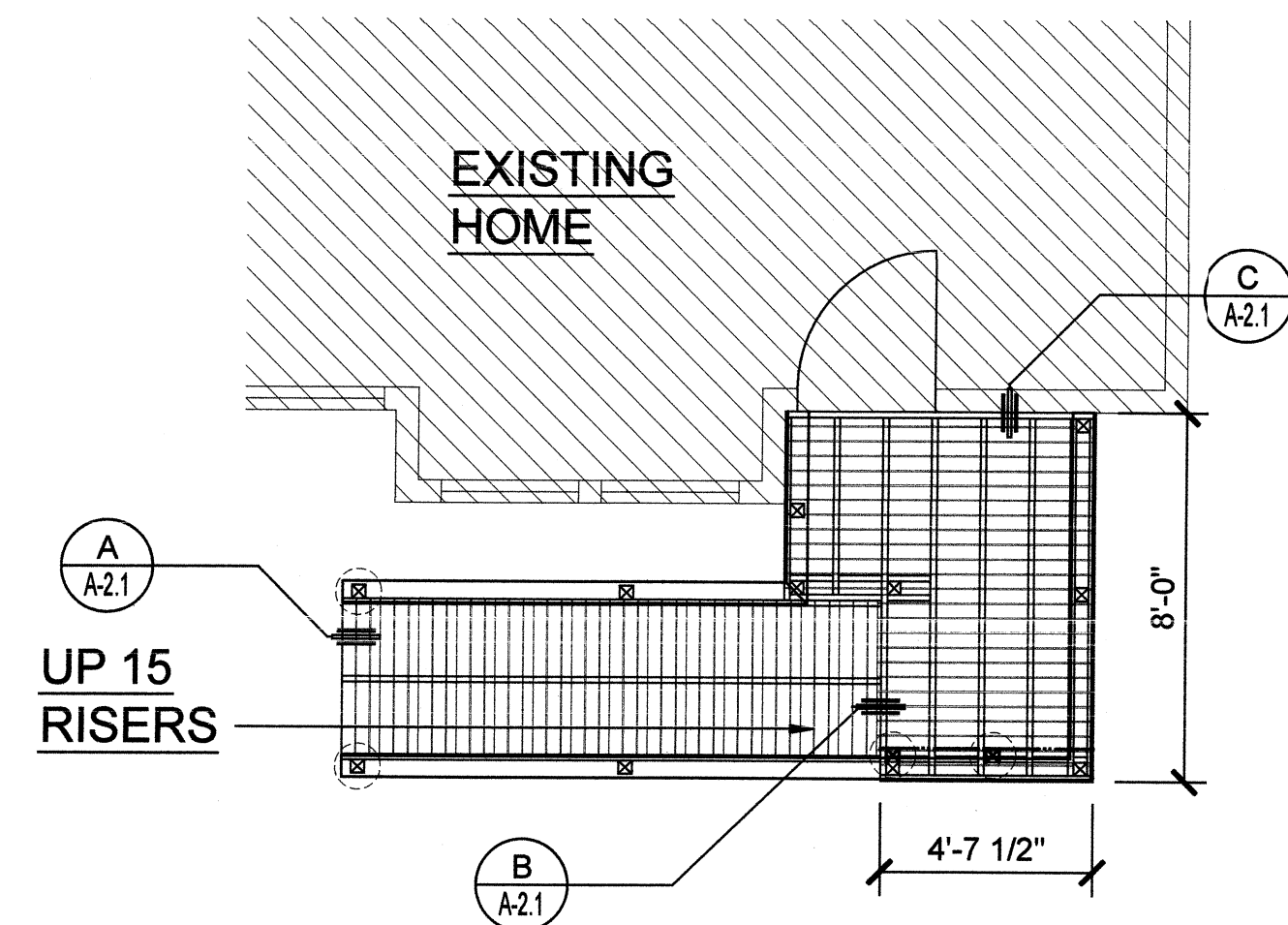
DATE: APRIL 05, 2016

SHEET:

NUMBER:

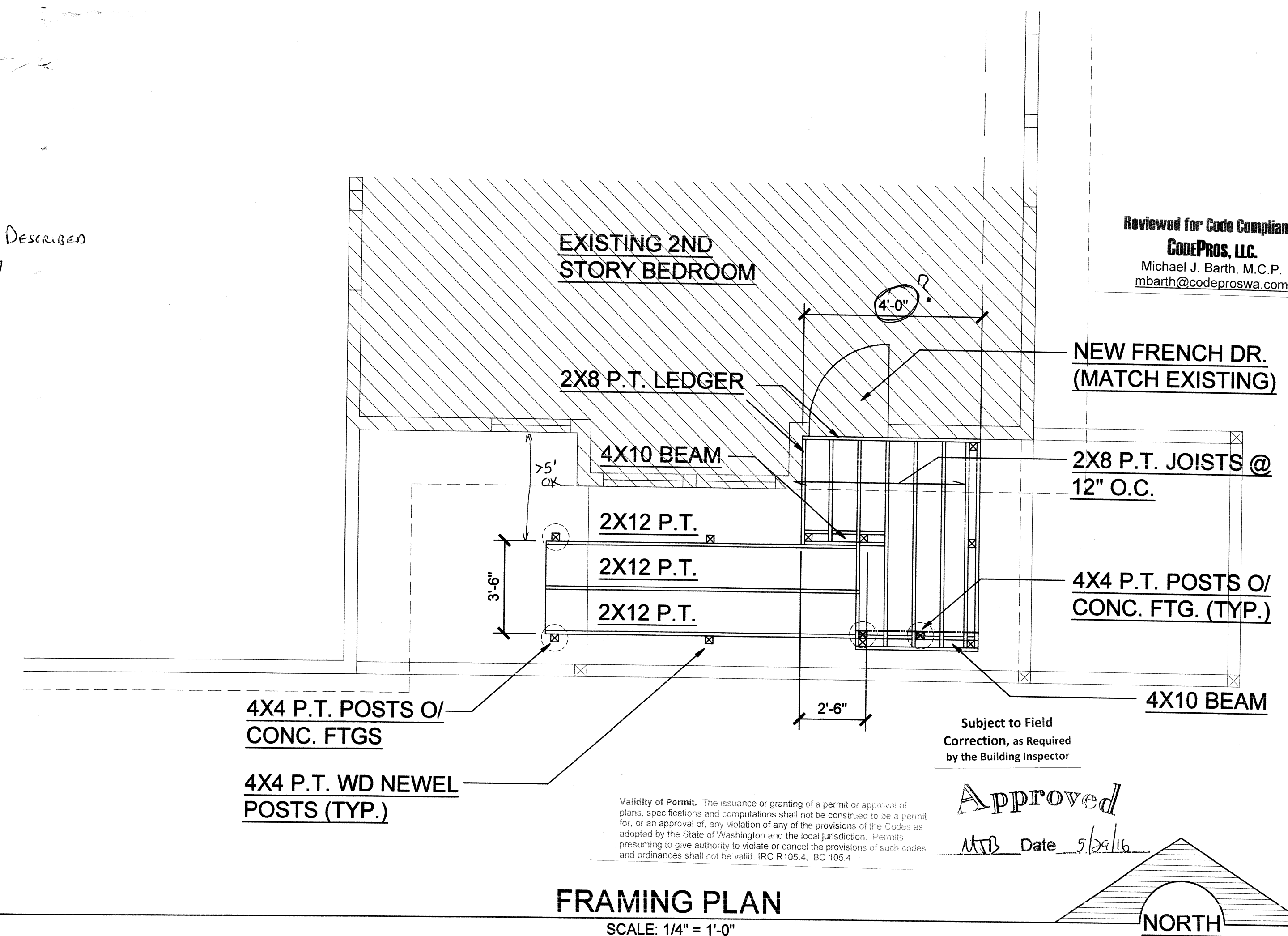
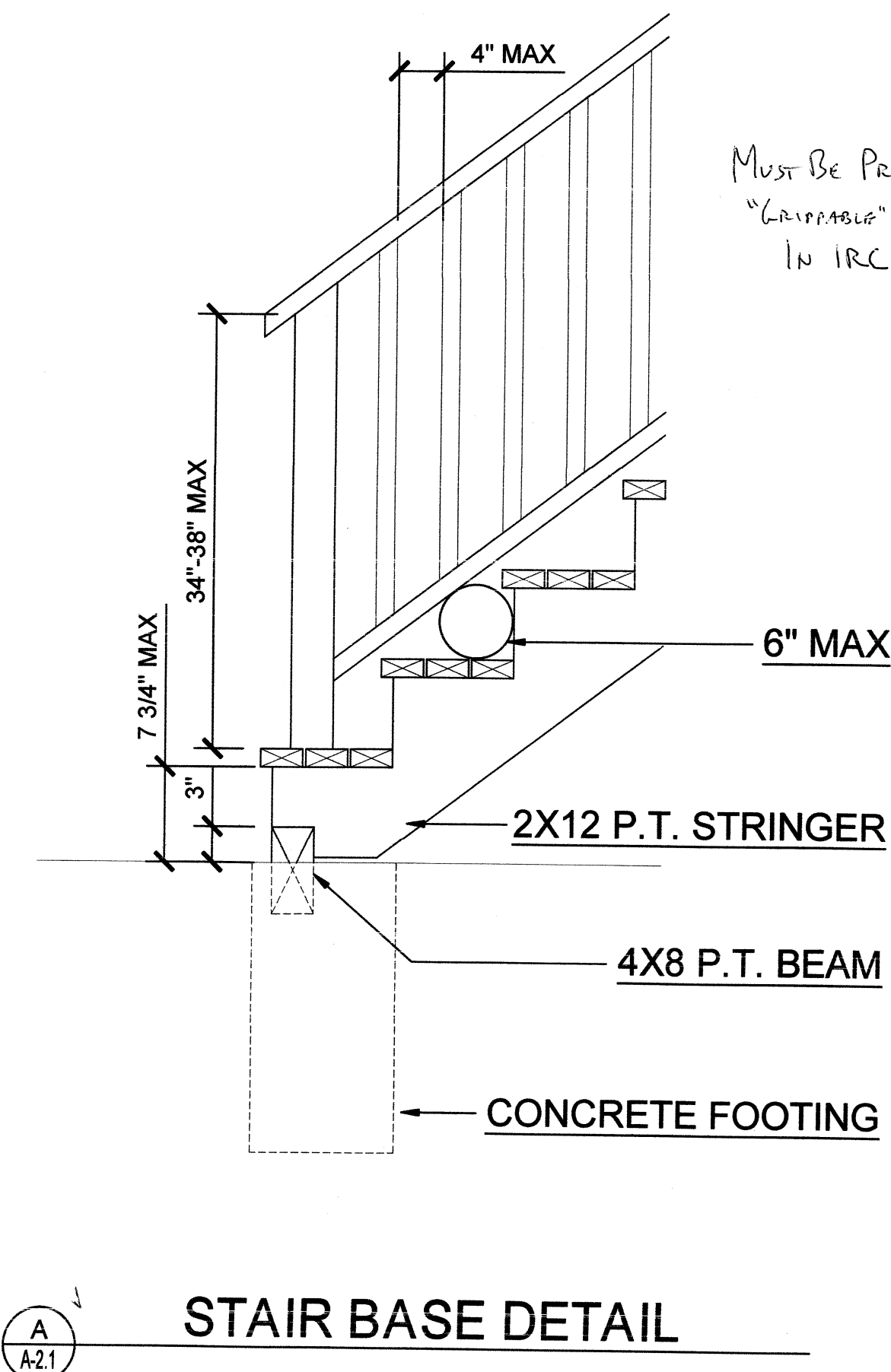
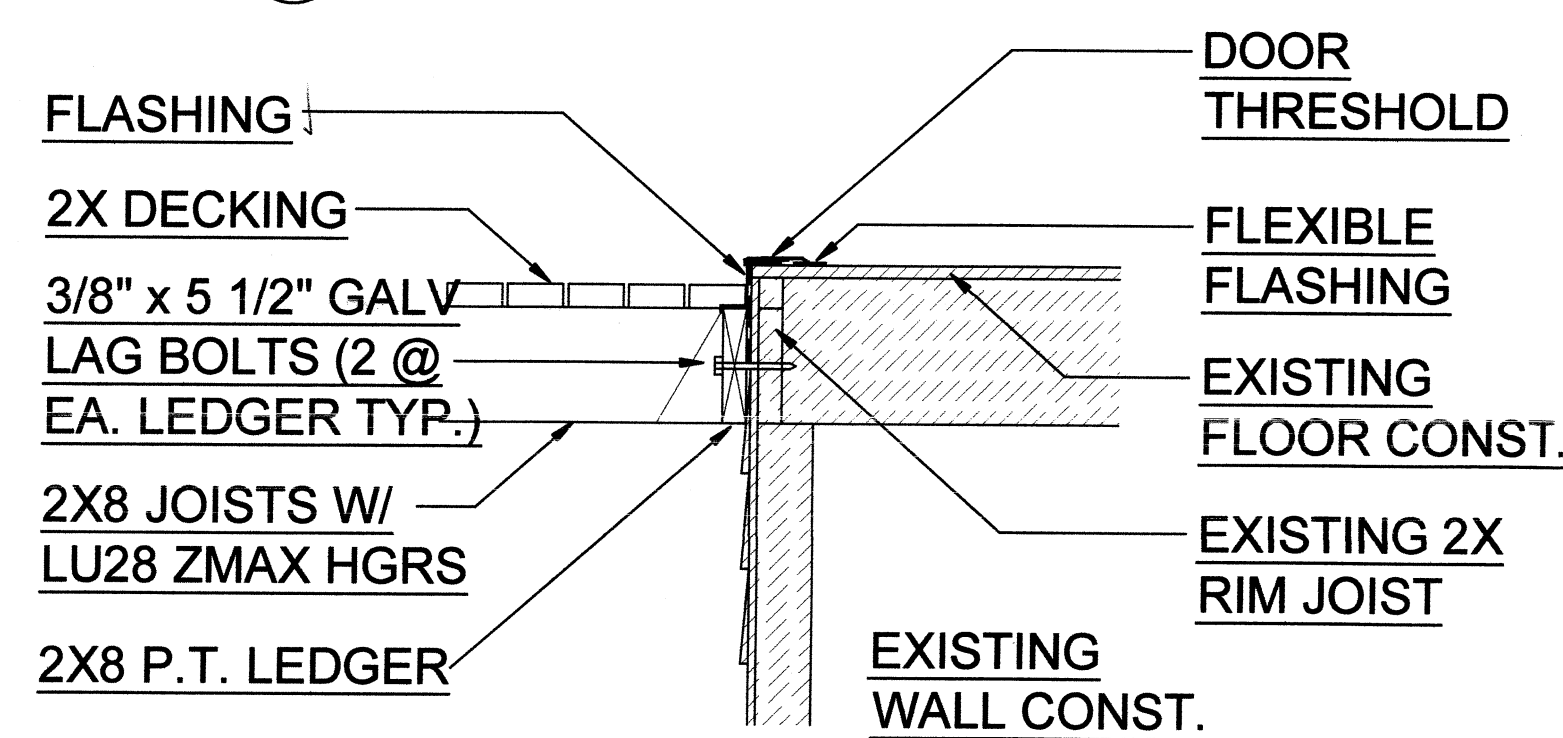
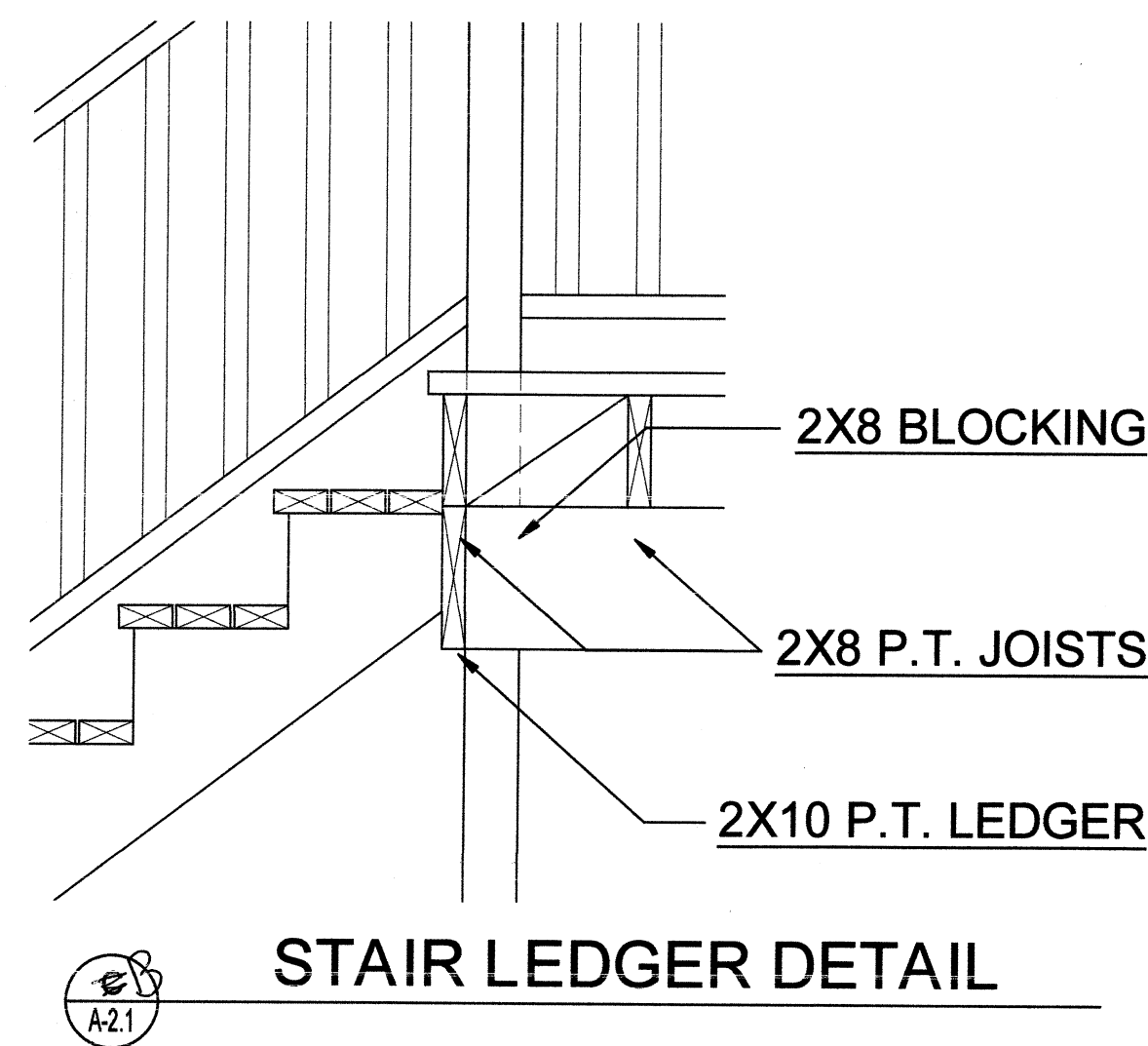
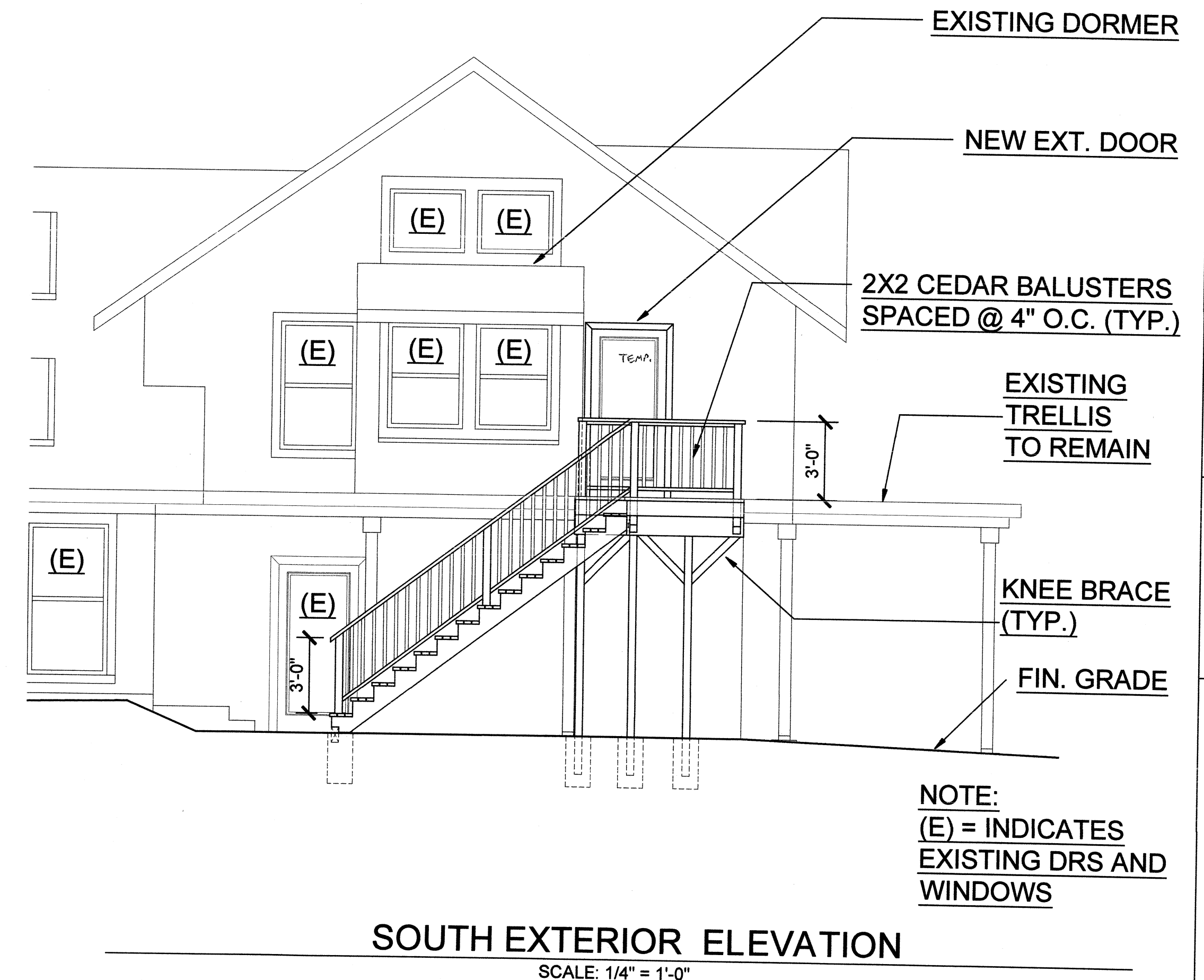
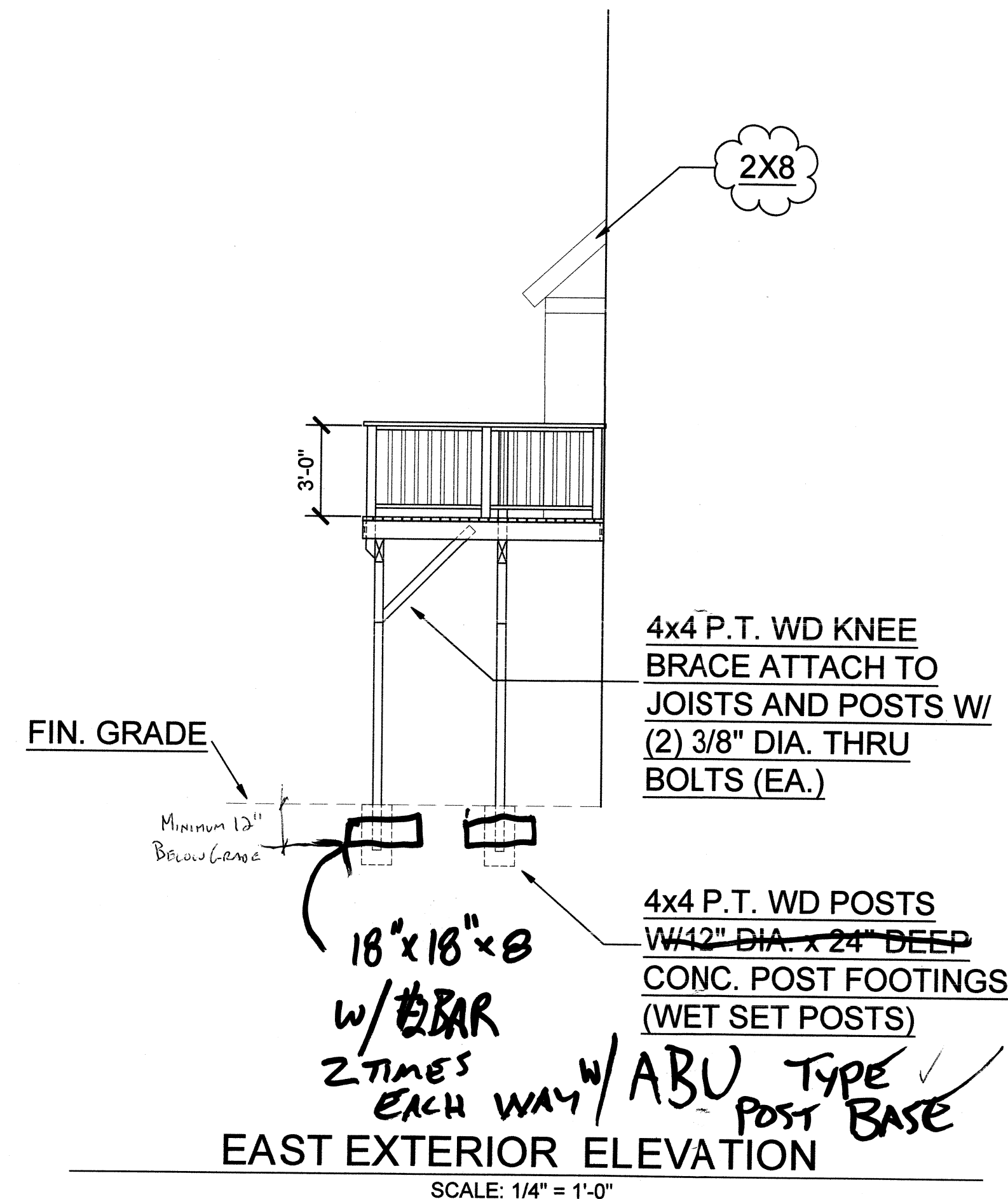
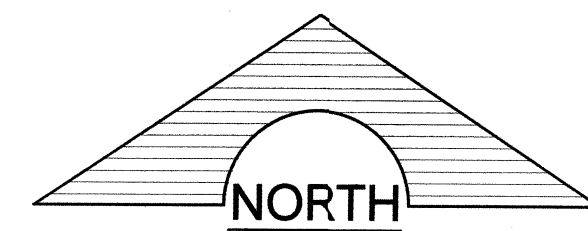
A-1.1

48321253
104-21125



DECK PLAN

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



PROJECT:
**KRYGER RESIDENCE
DECK ADDITION**
5211 N HIGHLAND STREET
TACOMA, WA 98407

OWNER:
**THOMAS and GINGER
KRYGER**
5211 N HIGHLAND STREET
TACOMA, WA 98407
(253) 752-3041

REVISIONS:

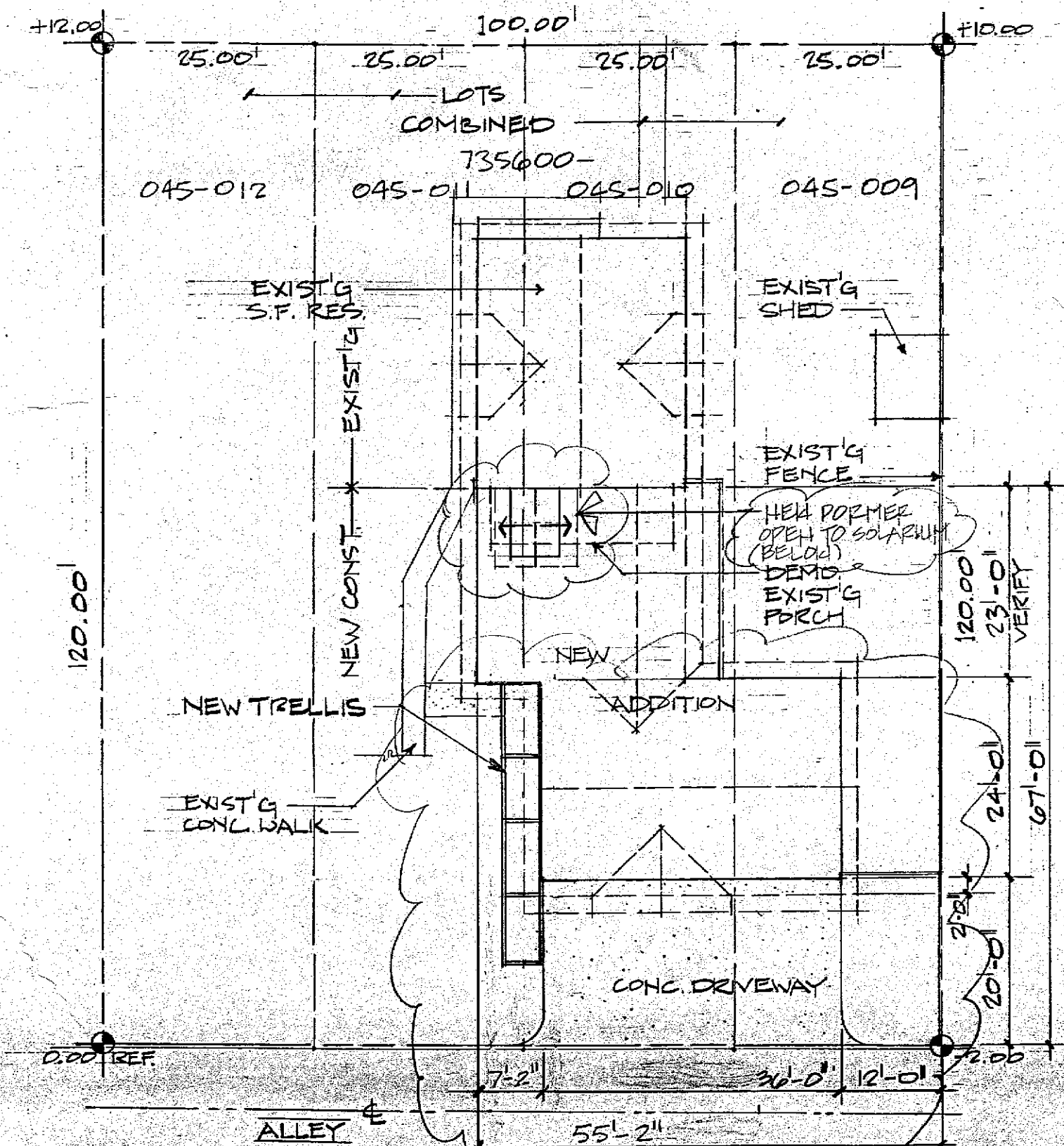
DATE:
APRIL 05, 2016

SHEET:

NUMBER:

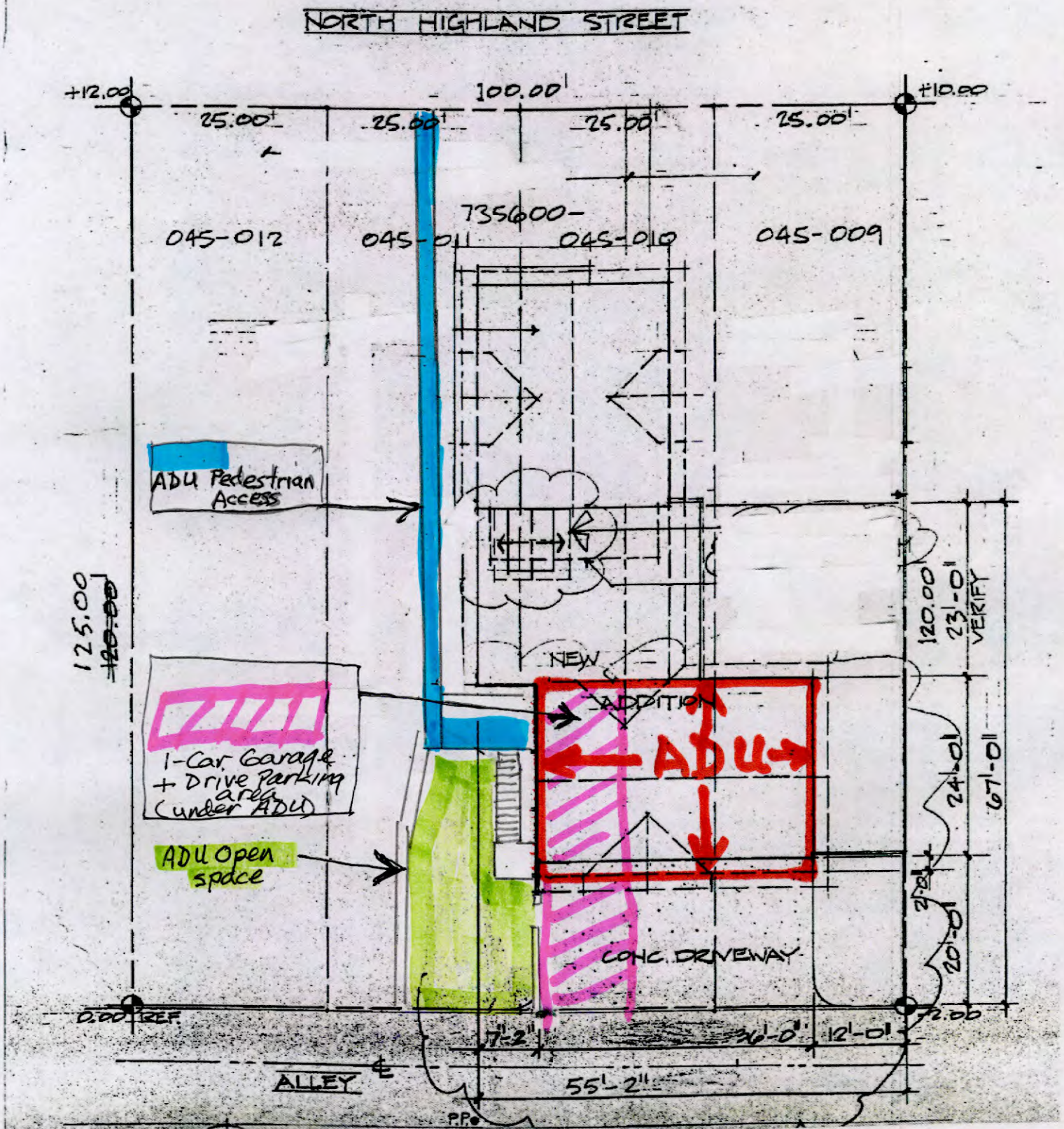
A-2.1

NORTH HIGHLAND STREET



SITE PLAN

1-10-56



SITE PLAN

5211 North Highland Street, Ruston, WA 98407-3208

Proposed ADU, projected address: 5211A North Highland Street, Ruston



Entry to ADU from outside





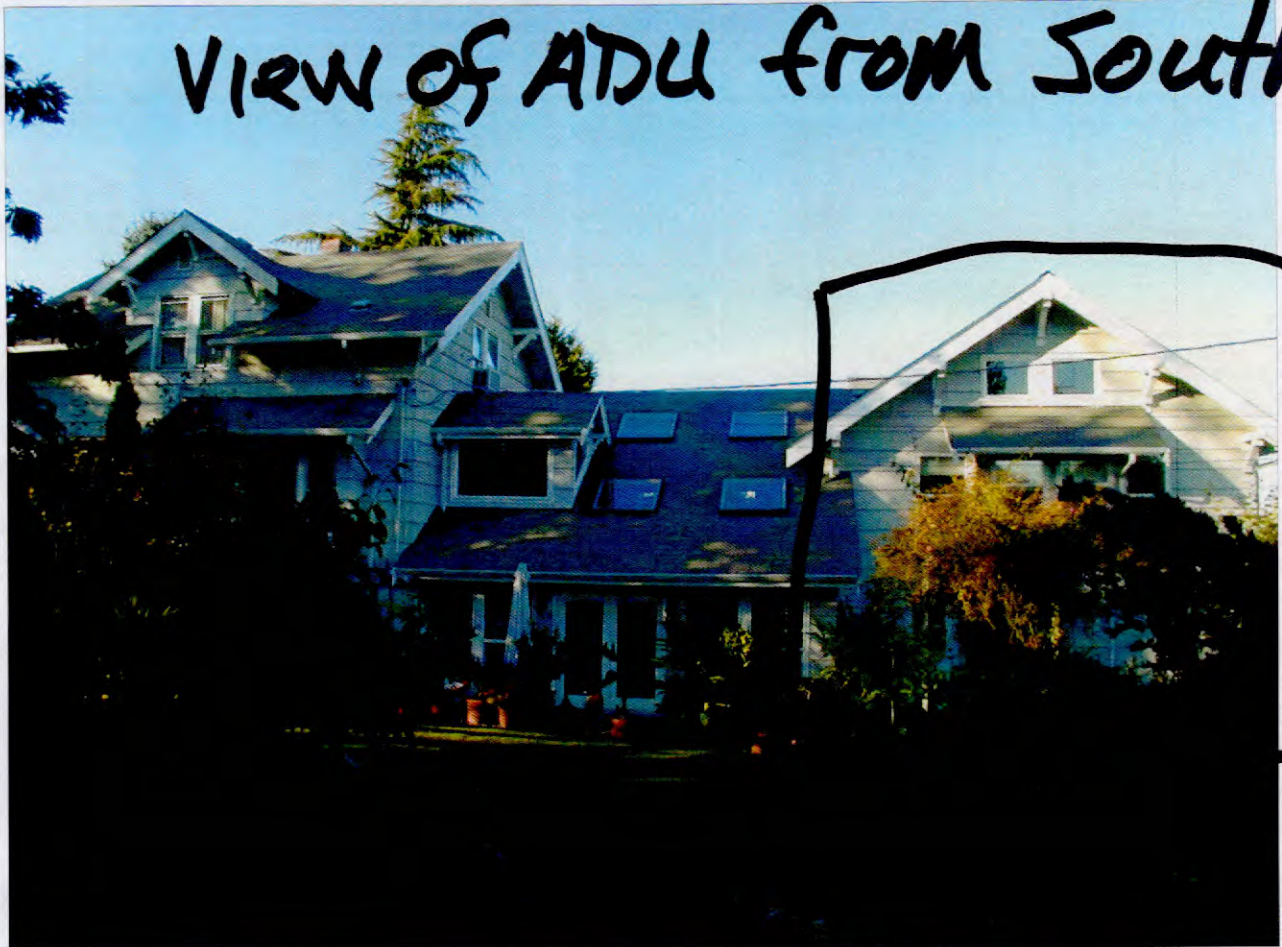
ADU Pedestrian Access



OPEN SPACE - APPROX 600 sq ft



VIEW OF ADU FROM South



View of ADU from East

