



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

SHORELINE EXEMPTION PERMITTING

(For projects located within 200 feet of a body of water and/or associated floodway and wetlands under the jurisdiction of the Shoreline Master Program)

REQUIRED INFORMATION /ATTACHMENTS

- A scaled site plan is required showing location of all structures, driveways, well, septic, fences, etc. and proposed uses and distances from property lines, river, and Horizontal distance from OHWM. To show the Horizontal distance a profile view from the OHWM to the edge of structure/activity shall also be shown.
- Include JARPA or HPA forms *if required* for your project by a state or federal agency.
- SEPA Checklist, if not exempt per WAC 197-11-800.

* JARPA and HPA are not required because no work is being done in the stream and the work is not being done by a state agency.

Please note a Shoreline Variance or Shoreline Conditional Use Permit may also be required. See Kittitas County Shoreline Master Program

* Neither is required because the proposed work, an addition to the side of the building opposite the river, does not increase the level of non-compliance of the existing building

APPLICATION FEES:

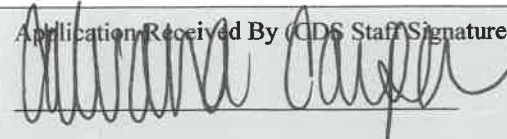

\$540.00 Kittitas County Community Development Services

\$550.00 Kittitas County Public Works

\$1,090.00 Fees due for this application when SEPA is not required

\$2,220.00 Fees due for this application when SEPA is required (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature) 	DATE: 7.30.18	RECEIPT # SX 18.00018	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

General Application Information

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name:	<u>Jerry Fulks</u>	<u>Jay Morris</u>
Mailing Address:	<u>1122 E Pike Street #1421</u>	<u>1518 8th Avenue W</u>
City/State/ZIP:	<u>Seattle, WA 98122</u>	<u>Seattle, WA 98119</u>
Day Time Phone:	<u>509-300-3006</u>	
Email Address:	<u>jerryfulks@gmail.com</u>	<u>jaymorris@aol.com</u>

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name:	<u>Stone River Engineering Co. - Craig Sill, P.E.</u>	
Mailing Address:	<u>111 N Wright Ave. Suite B</u>	
City/State/ZIP:	<u>Cle Elum, WA 98922</u>	
Day Time Phone:	<u>509-674-5080</u>	
Email Address:	<u>stoneriver@inlandwireless.com</u>	

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name:	<u>Jeff Slothower , Attorney</u>	
Mailing Address:	<u>201 West Seventh Ave.</u>	
City/State/ZIP:	<u>Ellensburg, WA 98926</u>	
Day Time Phone:	<u>509-925-6916</u>	
Email Address:	<u>office@LWHSD.com</u>	

4. Street address of property:

Address:	<u>150 North Fork Ranch Road</u>
City/State/ZIP:	<u>Cle Elum, WA 98922</u>

5. Legal description of property: (attach additional sheets as necessary)

ACRES 1.92, CD. 6960-A; SEC. 31; TWP. 21; RGE. 16; PTN N1/2 & PTN NW1/4 SE1/4 (LOT 4, B33/P98)

6. Tax parcel number(s): 707635

7. Property size: 1.92 acres (acres)

Project Description

1. Briefly summarize the purpose of the project:

Remodel portion of existing structure
Add laundry/utility room and covered entry on east side of existing building
demolish existing garage and portion of existing residence

2. What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?

recreation

3. What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?

single family home

4. Fair Market Value of the project, including materials, labor, machine rentals, etc. estimate \$30,000

5. Anticipated start and end dates of project construction: Start 2019 End 2019

Authorization

Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

Date:

X  _____

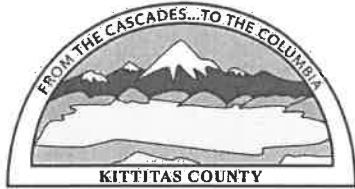
7-30-2019

**Signature of Land Owner of Record
(Required for application submittal):**

Date:

X  _____
JOSEPH N. MOKRIS MD

7/27/17



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD18-01851

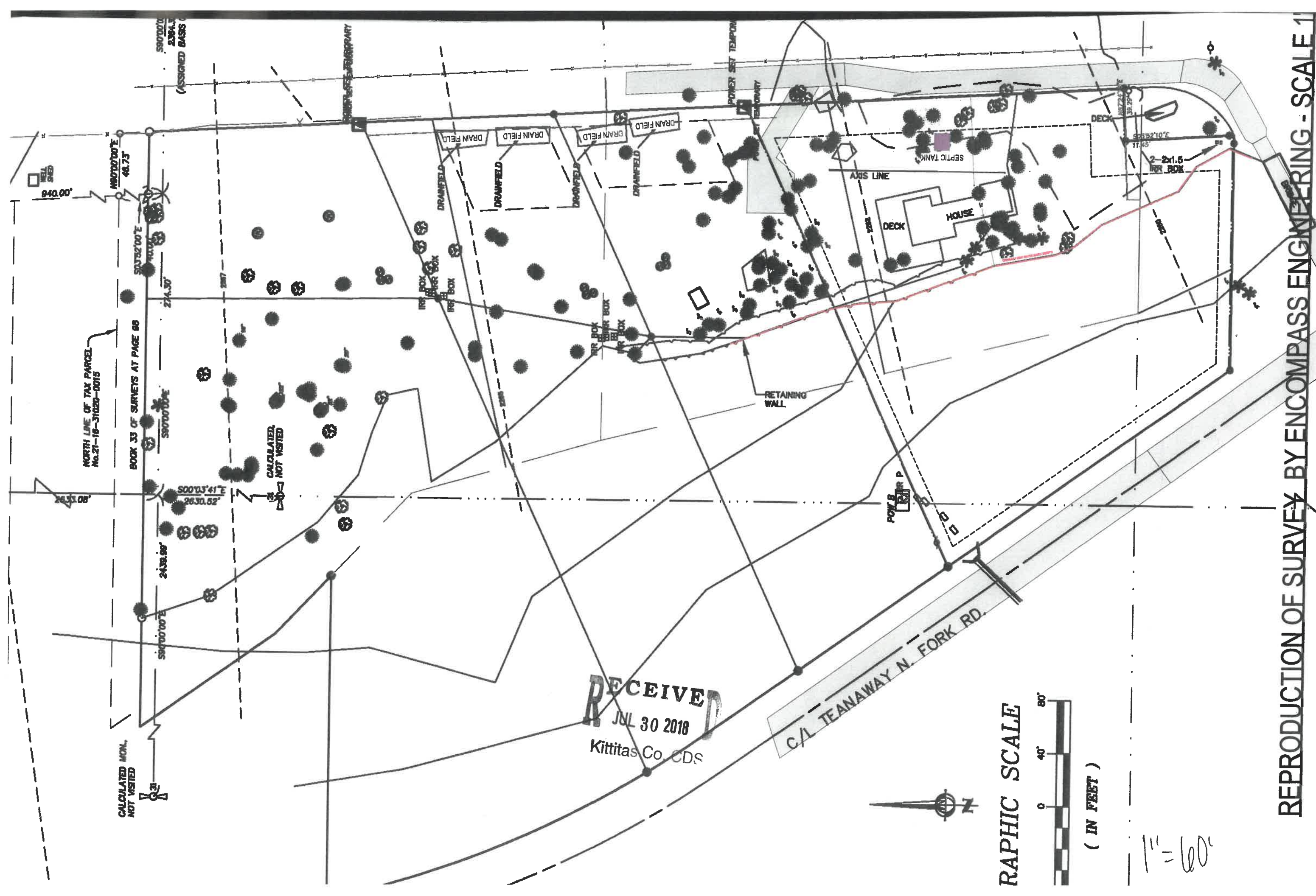
411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: TEANAWAY LLC
1518 8TH AVE W
SEATTLE WA 98119

Cashier: CALVANA CARPER
Payment Type: CHECK (1314)

Date: 07/30/2018

SX-18-00018 Shorelines Exemption		150 N FORK RANCH RD CLE ELUM		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
Public Works Shoreline Exemption	\$550.00	\$550.00	\$0.00	
Shoreline Exemption	\$540.00	\$540.00	\$0.00	
SX-18-00018 TOTALS:		\$1,090.00	\$1,090.00	\$0.00
TOTAL PAID:		\$1,090.00		



NORTH LINE OF TAX PARCEL
No. 27-18-31020-0015

BOOK 33 OF SURVEYS AT PAGE 88

CALCULATED,
NOT VISITED

CALCULATED MON.,
NOT VISITED

RECEIVED
JUL 30 2018
Kittitas Co. CDS

C/L TEANAWAY N. FORK RD.



GRAPHIC SCALE



(IN FEET)

1" = 60'

REPRODUCTION OF SURVEY BY ENCOMPASS ENGINEERING - SCALE 1"

DRIVEWAY

25' FRONT YARD SETBACK

25' FRONT YARD SETBACK



10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

ORDINARY HIGH WATER MARK (VERIFY)

1" = 20'

RECEIVED
JUL 30 2018
Kittitas Co. CD's



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"Building Partnerships – Building Communities"

August 9, 2018

Jerry Fulks
1122 E Pike Street #1421
Seattle, WA 98122

Jay Morris
1518 8th Avenue W
Seattle, WA 98119

Stone River Engineering Co.
Craig Sill
111 N Wright Ave. Suite B
Cle Elum, WA 98922

RE: SX-18-00018 Teanaway Shoreline Exemption – Request for additional information

Dear Applicant,

Kittitas County Community Development Services (CDS) received your application for a shoreline exemption for parcel 707635 submitted on July 30, 2018. Following an initial review CDS will require some additional information in order to continue processing your application.

- 1) Access to the property must be clearly represented on the site plan.
- 2) The site plan includes a "future structure under separate permit." This structure would not be permitted under current Kittitas County shoreline regulations and should be removed from the site plan.

Please submit an amended site plan demonstrating the items listed above. CDS will review and process your application once this is clarified.

If you have any questions regarding this matter, please feel free to contact me at (509)962- 7065 or by email at jeremy.johnston@co.kittitas.wa.us.

Sincerely,

Jeremy Johnston
Planner

GENERAL NOTES

GOVERNING CODE: The "2015 International Building Code" shall govern design and construction except the "2015 International Residential Code" may be used where applicable.

REFERENCE STANDARDS: Standards, referred to herein, shall be incorporated in these documents in their entirety. The latest edition of the standard shall be used unless a specific date is indicated.

NOTE PRIORITIES: Drawing notes shall govern over these requirements.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction, job related safety standards, and the strength and stability of the structure during construction. He shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. He shall be familiar with the work required in these documents and the requirements for executing it properly.

DISCREPANCIES: Discrepancies in these documents shall be brought to the attention of Stone River Engineering Co. prior to beginning the work in question.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the capacity of partially completed construction.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to excavation and drilling. In Washington call 1-800-424-5555 for locate services.

TEST & INSPECTIONS

INSPECTIONS: Construction is subject to inspection by the Building Official in accordance with IRC section R109 or IBC section 110 as applicable. The contractor shall make arrangements for these inspections.

REPORT SUBMITTALS: The contractor shall forward copies of inspection reports to Stone River Engineering Company.

STRUCTURAL OBSERVATION: When required by the building official, Structural Observation as defined by IBC chapter 2 shall be provided in accordance with IBC 1704.6. The owner shall employ Stone River Engineering Company to perform the structural observation.

SOILS, FOUNDATIONS, AND SLABS

REFERENCE STANDARDS: Design and construction shall conform to IBC Chapter 18 "Soils and Foundations"

SOILS INSPECTION: The Building Official or a licensed Geotechnical Engineer shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and shall verify the following DESIGN SOIL VALUES.

Allowable bearing pressure	1500PSF
Passive lateral pressure	250PCF e.f.p.
Active lateral pressure - unrestrained	35PCF e.f.p.
Active lateral pressure - restrained	50PCF e.f.p.
Coefficient of sliding friction	0.35

FOOTING DEPTH: Exterior footings shall bear at least (24") below finish grade. Interior footings shall bear at least (12") below grade.

FOOTING CONSTRUCTION: Concrete footings shall be constructed as follows: Footings shall be cast on firm, unfrozen soil. Footings shall be reinforced with #4 bars spaced at 8" oc located between the bottom third and mid-depth of footings. Strip (continuous) footings require reinforcement in the long direction only. Spread footing shall be reinforced in both directions. Reinforcement shall be supported to remain in place during construction and curing. Vertical reinforcement for stem walls shall be cast in place extending to within 3" of footing bottom. Cast-in-place hardware such as threaded rods with nuts and washer may be required in footings - see plans.

CONCRETE STEM WALLS: Concrete stem walls shall be 8" wide and reinforced with #4 bars spaced at 12" oc in the vertical and horizontal direction. One horizontal bar shall be located 4" from the top of wall with the hook end of anchor bolts held below this bar. Vertical reinforcement shall be cast into the footing below extending to 3" from bottom of footing. See plan for spacing of anchor bolts and other hardware to be cast in stem walls such as holdown anchors.

WALL ANCHORAGE: Sill plates shall be anchored to the concrete foundation with L-shaped, A-307 anchor bolts embedded at least 7" and spaced per the shearwall schedule but not less than 1/2" diameter at 60" oc with 3" square x 1/4" thick steel plate washers and hex nuts. Washers shall extend to within 1/2" of the wall sheathing. MASA or MASAP mudsill anchors by Simpson Strong Ties may be used in lieu of anchor bolts.

CONCRETE SLABS-ON-GRADE: Concrete floor slabs shall be no less than 4" thick and shall be reinforced with W1.4 x W1.4 6x6 welded wire fabric (or #3 bars spaced at 18" oc in each orthogonal direction) supported to remain in place between mid-depth of the slab and the upper third. Slabs shall be cast on a 6 mil polyethylene vapor retarder with lapped joints at least 6" wide, over a prepared compacted sub-base of 4" thick clean gravel, or crushed stone passing a 2" sieve but < 10% passing a #4 sieve. For insulated slabs the vapor retarder shall be placed between the rigid foam and the slab. (A vapor retarder is not required for exterior slabs or slabs in unheated structures. A base course is not required over well-drained gravel or gravel/sand mixtures having a percolation rate not less than 4" per hour. (Refer to IRC section R506.2.2 exception, and IRC Table R405.1 Group I and footnote "a".)

CONCRETE

REFERENCE STANDARDS:
· ACI 318-14 "Building Code Requirements for Concrete"
· IBC Chapter 19

MIX DESIGN:
2500 psi - concrete protected from weather
3000 psi - vertical concrete exposed to weather
3500 psi - flat concrete exposed to weather including garage floors

· Strength: 28-day strength - Fc' design strength (psi)
· Maximum Aggregate Size shall be 1"
· W/C: Water/Cement Ratio shall not exceed .48 based on the total weight of cementitious materials
· Air content of concrete exposed to weather shall be 6% measured at point of placement for severe exposure with 1" maximum aggregate size. See ACI for other conditions.
· Pozzolans may be used in accordance with ACI.
· Chloride content shall conform to ACI.

CONSTRUCTION JOINTS: See the plan for location and details.

SHRINKAGE: Concrete will shrink after initial placement. The contractor shall coordinate jointing and finishes to provide adequate tolerance for shrinkage.

TESTING FOR CONCRETE STRENGTH:

When required by the building official obtain samples and conduct tests in accordance with ACI. For each test mold and cure 3 cylinders. Test (1) at 7 days and (2) at 28 days. The strength is satisfactory if the averages of all sets of 3 consecutive tests equal or exceed the specified strength and no individual test falls below the specified strength by more than 500 psi.

REINFORCING STEEL:
Reinforcing Bars - deformed ASTM A615, Grade 40
Smooth Welded Wire Fabric ASTM A185
Deformed Welded Wire Fabric ASTM A497
Bar Supports CRSI MSP-1, Chapter 3
Tie Wire - black annealed 16.5 gage or heavier

CONCRETE COVER: Conform to ACI
Concrete cast against earth 3"
Concrete exposed to earth or weather 2"
Bars in slabs and walls 3/4"

BAR SPLICES: Conform to ACI for class "B" splices or 40 bar diameters, whichever is greater.

WOOD

GRADING: All sawn lumber products shall be identified by a grade mark or a certificate of inspection by an approved agency complying with DOC PS20 or equivalent.

LUMBER and TIMBER: Except where noted otherwise the species and grade of lumber and timber shall be as follows:
Hem Fir No. 2 - Preservative-treated lumber and timber
Douglas Fir No. 2 - All other lumber and timber

WOOD I-JOISTS: Conform to ASTM D 5055

STRUCTURAL GLUE-LAMINATED TIMBER:
Conform to AITC 190.1 & ASTM D3737
Glulam - simple span 2400F-V4
Glulam - cantilever or continuous 2400F-V8
Glulam - column 2 (DF-L2)
Camber simple span beams to 2000' radius unless noted otherwise.

RECTANGULAR ENGINEERED WOOD: Conform to ASTM 5456
PSL - parallel strand lumber 2.0 E
LSL - laminated strand lumber 1.5 E
LVL - laminated veneer lumber 1.8 E

WOOD STRUCTURAL PANELS (Sheathing): Conforming to DOC PS-1 or PS-2 according to type and shall be identified by the trademarks of an approved testing & inspection agency.

Exterior rating: for permanent exterior exposure (type CC).
Exposure 1 rating: for temporary exterior exposure (type CDX).
Exposure 2 rating: for areas subject to high humidity or short term leaks.
Interior rating: for continuously dry interior applications only.

Unless noted otherwise horizontal panels shall be installed with the long dimension perpendicular to supporting framing with panels continuous over two or more spans with adjacent rows of sheathing having staggered joints.

Floor - APA-rated Sturd-I-Floor
3/4" 24" span rating
7/8" 32" span rating
1-1/8" 48" span rating

Roof - APA-rated sheathing
3/8" 24/0 span rating 30 psf @ 24" oc 100 psf @ 16" oc
7/16" 24/16 span rating 40 psf @ 24" oc 100 psf @ 16" oc
15/32" 32/16 span rating 70 psf @ 24" oc 180 psf @ 16" oc
19/32" 40/20 span rating 130 psf @ 24" oc 305 psf @ 16" oc
23/32" 48/24 span rating 175 psf @ 24" oc
7/8" 60/32 span rating 305 psf @ 24" oc

Shearwall - APA-rated sheathing
7/16" minimum thickness

CONNECTORS: Prefabricated connectors shall be by the Simpson Strong-Tie Company as specified in their catalog No. C-C-2015. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place one-half of the nails or bolts in each member. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. Unless noted otherwise all nails shall be common. For exterior applications connectors shall be protected with Z-max coating per ASTM A653, hot dipped galvanized (HDG) per ASTM A123, or type 316L stainless steel and fastened with "double-barrier coating" SDS screws or HDG nails as required for that connector.

GALVANIZED FASTENERS: Conform to ASTM A653 designation G185.

FASTENERS MINIMUM REQUIREMENTS: The number and size of fasteners connecting wood members shall not be less than table 2304.10.1 IBC

LAG and MACHINE BOLTS: Conform to ASTM A307.

GENERAL WOOD CONSTRUCTION: Conform to IBC 2304. Unless noted otherwise, studs shall be spaced at 16" oc, exterior studs shall be 2x6, and interior studs shall be 2x4, interior headers shall be 4x8, exterior headers shall be 4x12. Provide two studs minimum at the end of all walls and at each side of all openings. Attach sill plates to concrete per "WALL ANCHORAGE" described under these general notes. Nail together individual members of built up posts with two rows of 16d @ 12" O.C. staggered. Refer to the plans and shearwall schedule for required sheathing and nailing. When not otherwise noted, provide 1/2" gypsum wallboard on interior surfaces.

PRESERVATIVE TREATMENT: Wood materials specified as "pressure treated" shall be "treated wood". "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Use hot dipped galvanized or stainless steel fasteners and connectors for preservative treated wood products.

NAILS: Conform to IBC 2304.10 "Connections and Fasteners". Unless noted otherwise all nails shall be common. Nails shall be driven flush and shall not fracture the surface of sheathing. Nail sizes specified on the drawings are based on the following specifications:
Size Length Common Sinker Box
6d 2" .113" .099
8d 2 1/2" .131" .113
10d 3" .148" .120 .128
12d 3 1/2" .148" .135
16d 3 1/2" .162" .148 .135
20d 4" .192" .177 .148
14g stpl = 14 gage staple with 7/16" minimum crown

SAFETY

EMERGENCY ESCAPE AND RESCUE OPENINGS: Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening with a sill height of no more than 44" above the floor. The opening size shall be at least 5.7 square feet (5.0 at grade floors) with minimum height of 24" and minimum width of 20" and shall be operable without keys or tools from the inside.

TEMPERED GLAZING: Except as noted in IRC R308.4 tempered glass shall be required when installed in doors, within 24" of a door, in windows panes having an exposed area of more than 9 s.f. with a bottom edge < 18" above the floor, a top edge more than 36" above the floor and within 36" horizontal of a walking surface, guards and railing, enclosures for tubs, showers, pools, etc., adjacent to stairs and ramps, and adjacent to bottom stair landings when the bottom edge is less than 36" from the floor and within 60" horizontal from the bottom stair tread.

STAIRWAYS: Stairways serving an occupant load of 50 or less shall be at least 36" wide. Stair riser heights shall be between 4" and 7" and stair tread widths shall be at least 11" except that for one and two-family dwellings and town homes not more than 3-stories, maximum riser height shall be 7.75" and minimum tread width shall be 10". The greatest riser height in a single flight shall not exceed the least by more than 3/8". A single flight of stairs shall not have a total vertical rise of more than 147". Landings shall occur at the top and bottom of each flight with the minimum length equal to the stair width. Note: landing length need not exceed 48" for a straight run. Headroom shall not be less than 6'-8" in all parts of the stairway measured vertically from a line connecting the edges of nosings. Nosings shall be 3/4" - 1-1/4" thick with a radius of curvature not exceeding 9/16" or a chamfer not exceeding 1/2". Nosings are not required when the tread depth is at least 11". Enclosed accessible under stair spaces shall be sheathed with 1/2" gypsum board.

STAIR HANDRAILS: At least one handrail shall be installed on every flight with 4 or more risers. The top of handrails shall be 34" - 38" above a line connecting tread nosings. Handrails shall be continuous for the entire flight and terminate in newel posts or safety terminals. Handrails with a circular cross-section shall be 1.25" minimum to 2" maximum diameter. Other cross-sectional shapes are permitted in accordance with R311.7.8.3.

GUARDS: Porches, balconies or raised floors located more than 30" above the adjacent floor or grade shall be fitted with guards at least 36" tall. Opening in guards shall be such that a 4" diameter sphere cannot pass through.

WINDOW FALL PROTECTION per R312.2: Required when operable window openings in dwelling units are located less than 24" above the finished floor and more than 6' above finished grade or surface below and when the lowest edge of the clear opening is less than 24" above the floor.

SMOKE ALARMS: Smoke alarms shall be listed in accordance with UL 217 and installed per IRC and NFPA 72 in dwelling units. Alarms shall be interconnected and shall be located in and just outside each bedroom, within 3' of bathroom doors when bathrooms contain a tub or shower, with no less than one on each dwelling story.

CARBON MONOXIDE ALARMS: In dwellings of new construction and where work requiring a permit occurs in existing buildings, when those buildings contain fuel-fired appliances or have an attached garage, carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and within bedrooms that contain a fuel-burning appliance. Single station carbon monoxide alarms shall comply with UL2034.

MECHANICAL EXHAUST SYSTEMS

Local Exhaust - Mechanical exhaust systems shall be installed in the following areas with the noted minimum exhaust rates.

Toilet, Laundry, Spa, Pool	50 cfm intermittent or 20 continuous
Kitchens	100 cfm intermittent or 25 continuous

Whole House Ventilation - Every dwelling unit or guest room shall be equipped with one of the following whole-house ventilation systems complying with the noted code section of the Washington State amendments to the 2015 IRC section 1507

1. exhaust fan
2. integrated with forced-air system
3. supply fan
4. heat recovery

FLOOR AREA [SQUARE FEET]	BEDROOMS				
	0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

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- 6 FLOOR PLAN, ROOF FRAMING, BUILDING SECTION
- 7 DETAILS
- 8 DETAILS

ROOF COVERINGS

METAL ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also IRC section R905 or IBC section 1507 for flashing and other requirements.

DECKING: Metal roofing material shall be applied over solid roof sheathing per plan

MINIMUM SLOPE:
25% for lapped, non-soldered seam without sealant
4% for lapped, non-soldered seams with sealant
2% for standing seam roof systems

MATERIALS: Materials shall be naturally corrosion-resistant or treated to be so per Table R905.10.3 (1)

ATTACHMENT: Attach to supports per manufacturer's instruction with galvanized fasteners for steel roofing and 300-series stainless steel for copper and other metal roofing

FLASHING: Install base, cap, valley, and sidewall flashing per manufacturer's written instructions.

CRICKETS AND SADDLES: Install on uphill side of chimneys and other similar protrusions.

ABBREVIATIONS

UNO	Unless Noted Otherwise
OC	center-to-center spacing or frequency
GLB	Glulam Beam
GLP	Glulam Post
PSL	Parallel Strand Lumber
LVL	Laminated Veneer Lumber
LSL	Laminated Strand Lumber
Typ	Typical

PROJECT SUMMARY

Description:	Remodel /Addition / Demo
Zoning:	unheated sleeping room and laundry R3
Municipality:	Kittitas County
Design Professional:	Stone River Engineering Co.
Deferred Submittals:	none
Special Inspections:	none
Heating:	none
Water:	existing private well
Sewage Disposal:	existing on site septic
Occupancy Class:	Residential R3
Type of Construction	V-B wood - not rated

BUILDING AREAS

Remodeled Bedroom:	327 sf
Entry Porch:	80 sf
Laundry addition:	91 sf

APPLICABLE CODES

Building:	2015 IBC and/or 2012 IRC
Mechanical:	2015 IMC (International Mech. Code)
Plumbing:	2015 UPC (Uniform Plumbing Code)
Fuel Gas:	2015 IFGC (International Fuel Gas Code)
Fire:	2015 IFC and NFPA 54 & 58
Energy:	2015 WSEC (Washington State Energy Code)

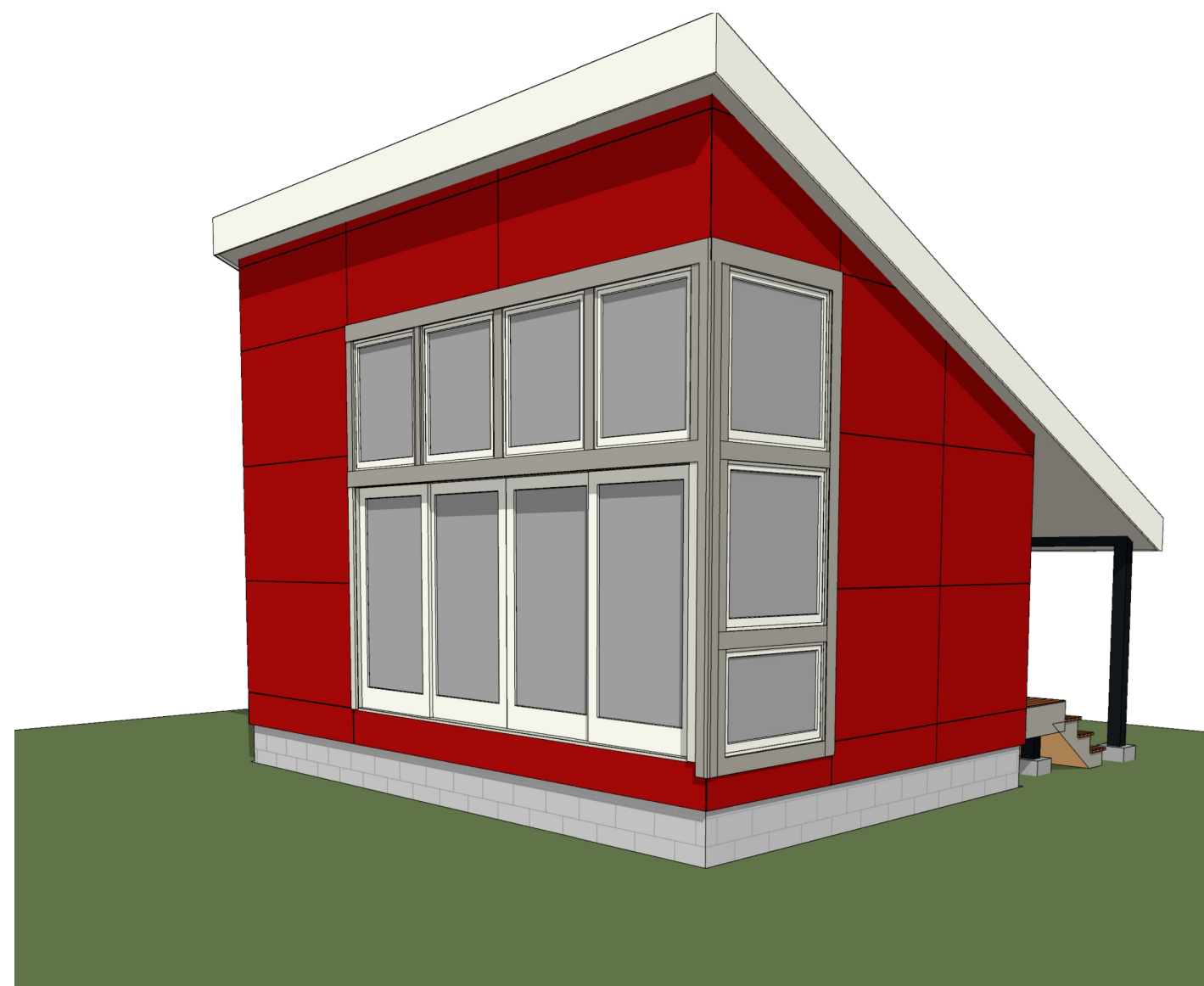
DESIGN PARAMETERS

LIVE LOADS:	
Snow - Pg	133 psf
Snow - Pf	123 psf - heated
Snow - Pf	134 psf - non heated
Snow - Pub	168 psf unbalanced load
Floor	40 psf

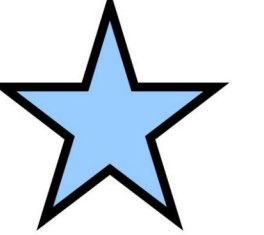
WIND DESIGN:	
Basic wind speed	110 mph
Exposure	B
Importance factor	1.0

SEISMIC DESIGN:	
Site classification	D
Ss	.650
S1	.260
Importance factor	1.0
Response modification	6.5

DEFLECTION LIMITS:	
Total load	L/240
Live	L/360



STONE RIVER
ENGINEERING CO.



BUILDING DESIGN SERVICES
CLE ELLUM, WA 98922
509 674 5080 PHONE



BLACKFORD REMODEL

150 North Fork Ranch Road, Washington 98922
Tax Parcel #707635 - Tax Map #21-16-31040-0001

Issue Date	Purpose
2018-05-08	Flood Permit Appl.
2018-07-19	Building Permit
2018-07-27	Building Permit
2018-08-11	removed future bldg

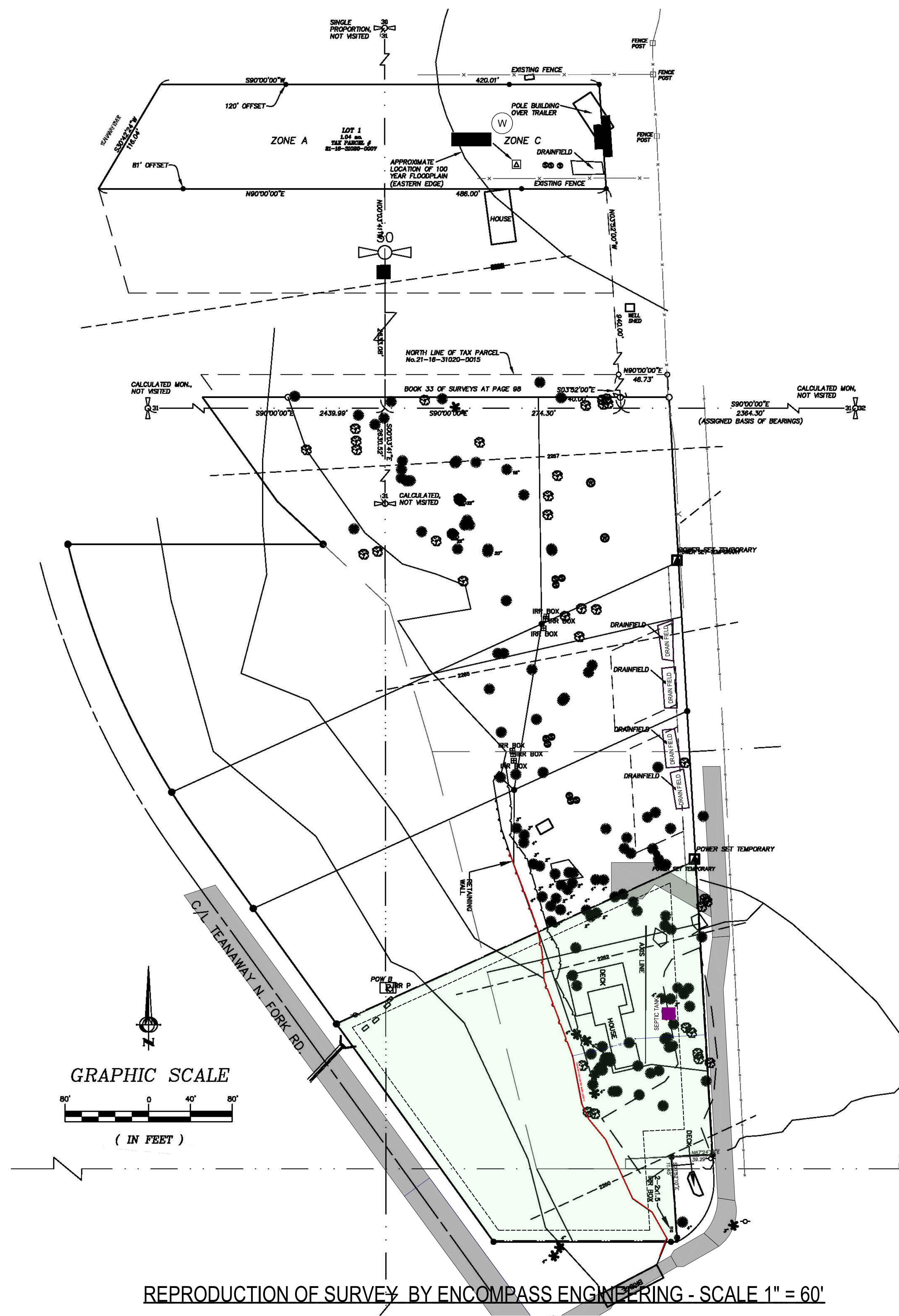
GENERAL NOTES
PERSPECTIVE VIEW

2017-031

1



AERIAL VIEW - SCALE 1" ~ 50'



BLACKFORD REMODEL

150 North Fork Ranch Road, Washington 98922
 Tax Parcel #707635 - Tax Map #21-16-31040-0001

Issue Date Purpose
 2018-05-08 Flood Permit Appl.
 2018-07-19 Building Permit
 2018-07-27 Building Permit
 2018-08-11 removed future bldg

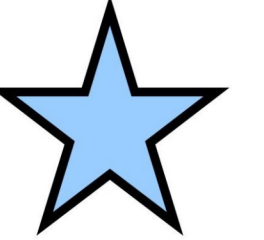
SITE PLAN

2017-031

2



SITE PLAN - SCALE 1" = 20'

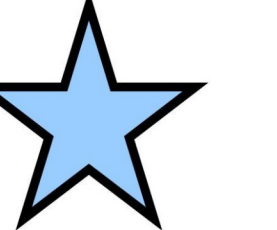


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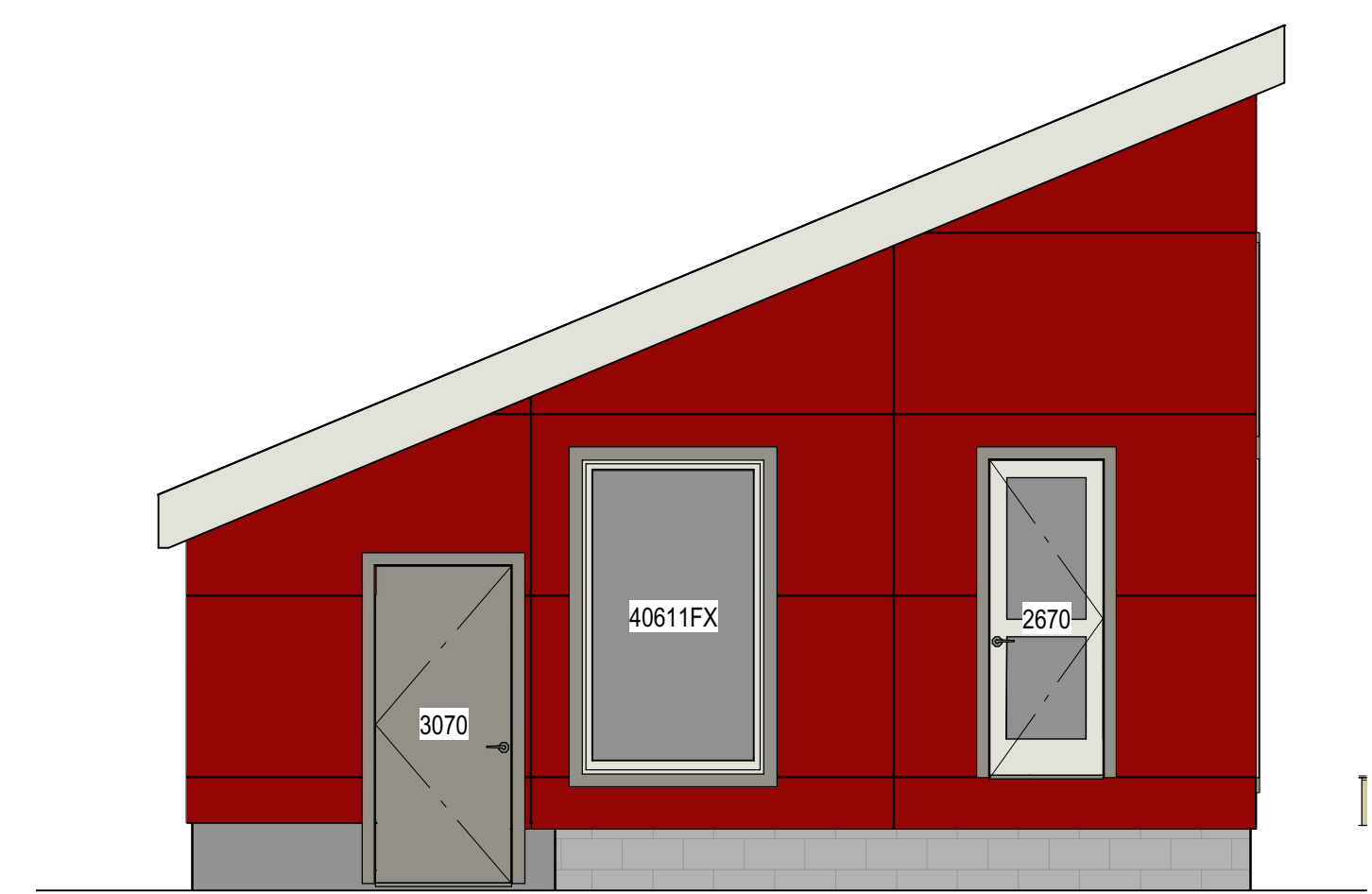
BLACKFORD REMODEL

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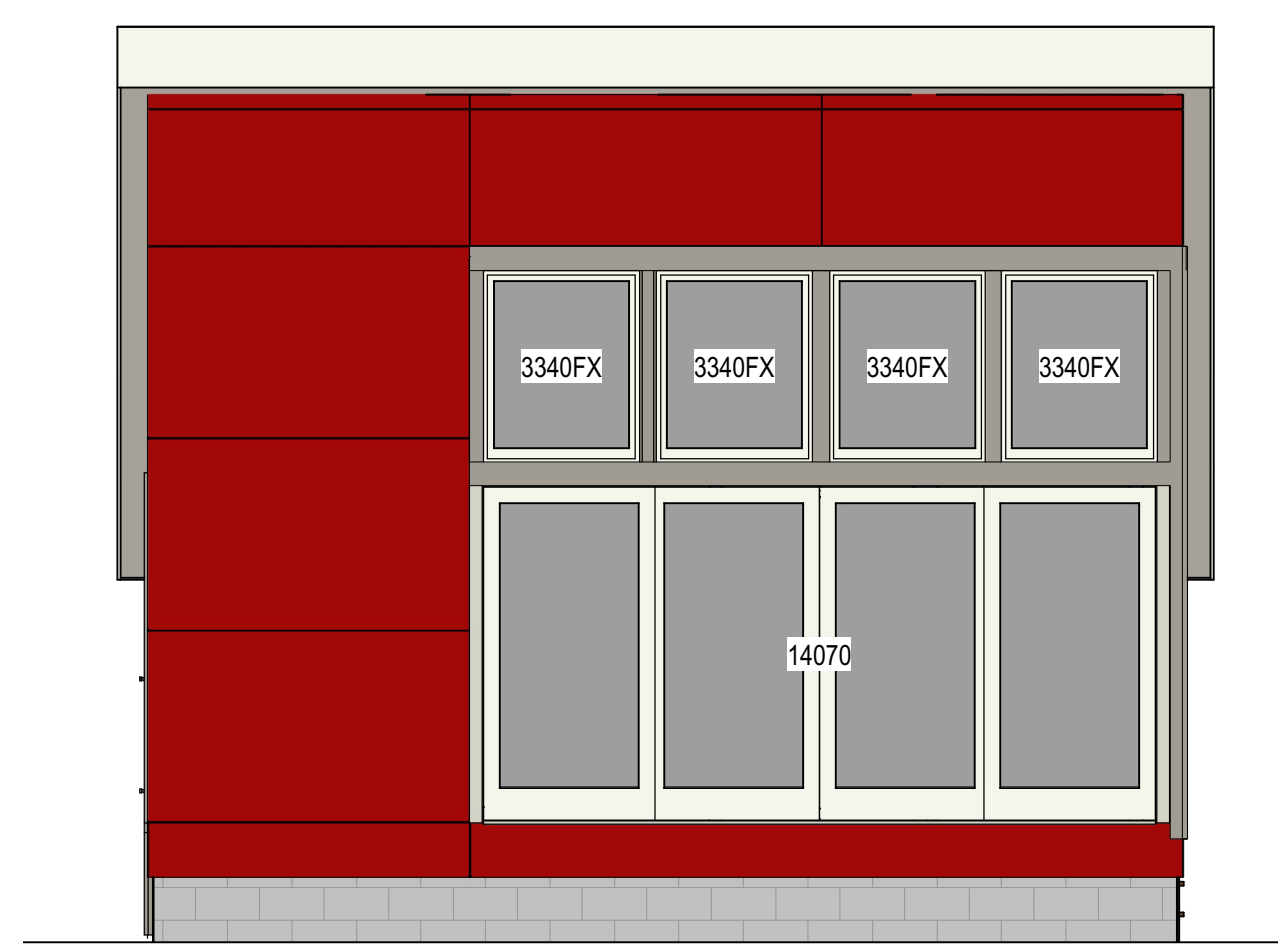
Issue Date Purpose
2018-05-08 Flood Permit Appl.
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ELEVATIONS

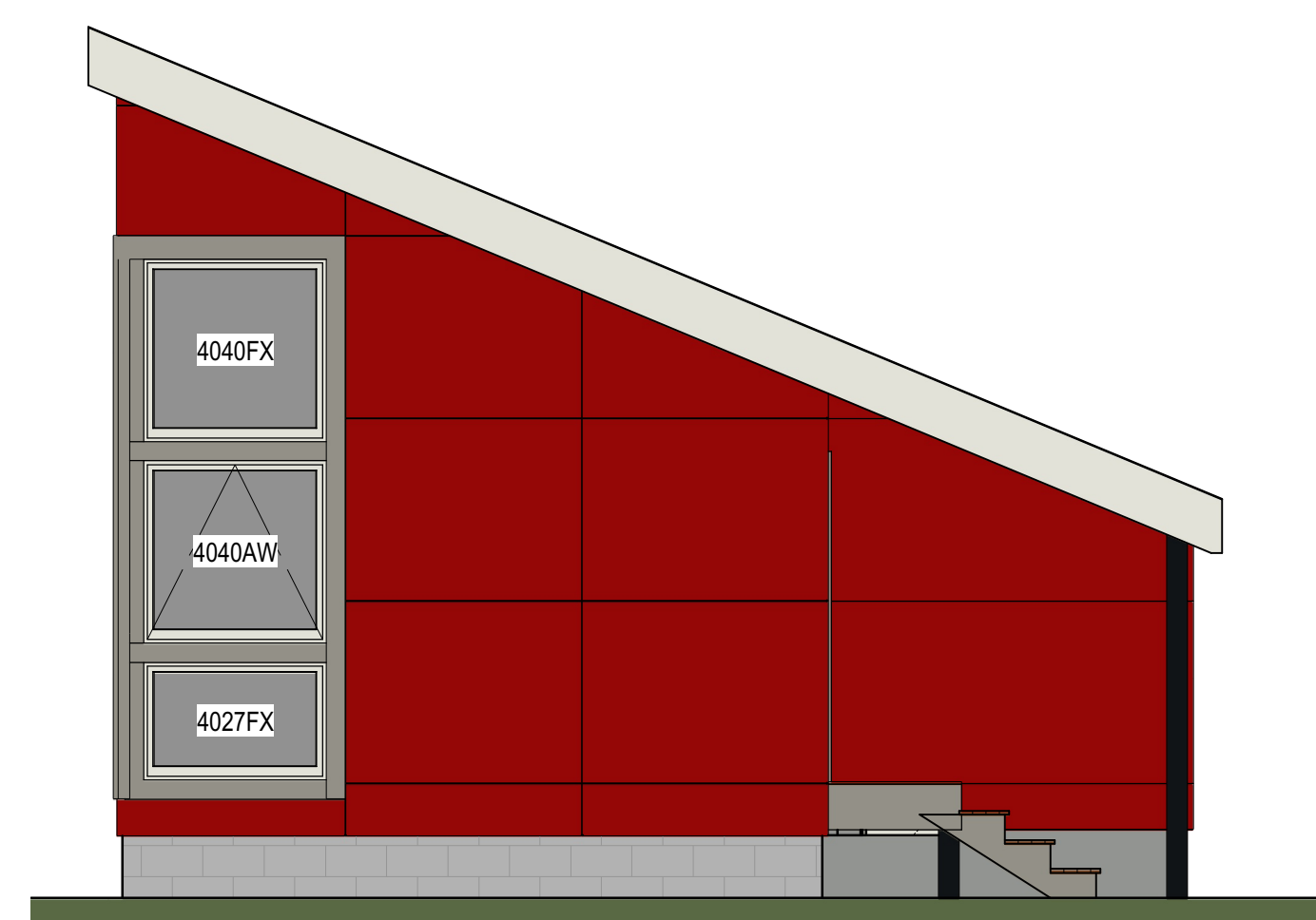
2017-031



NORTH ELEVATION - SCALE 1/4" = 1'-0"



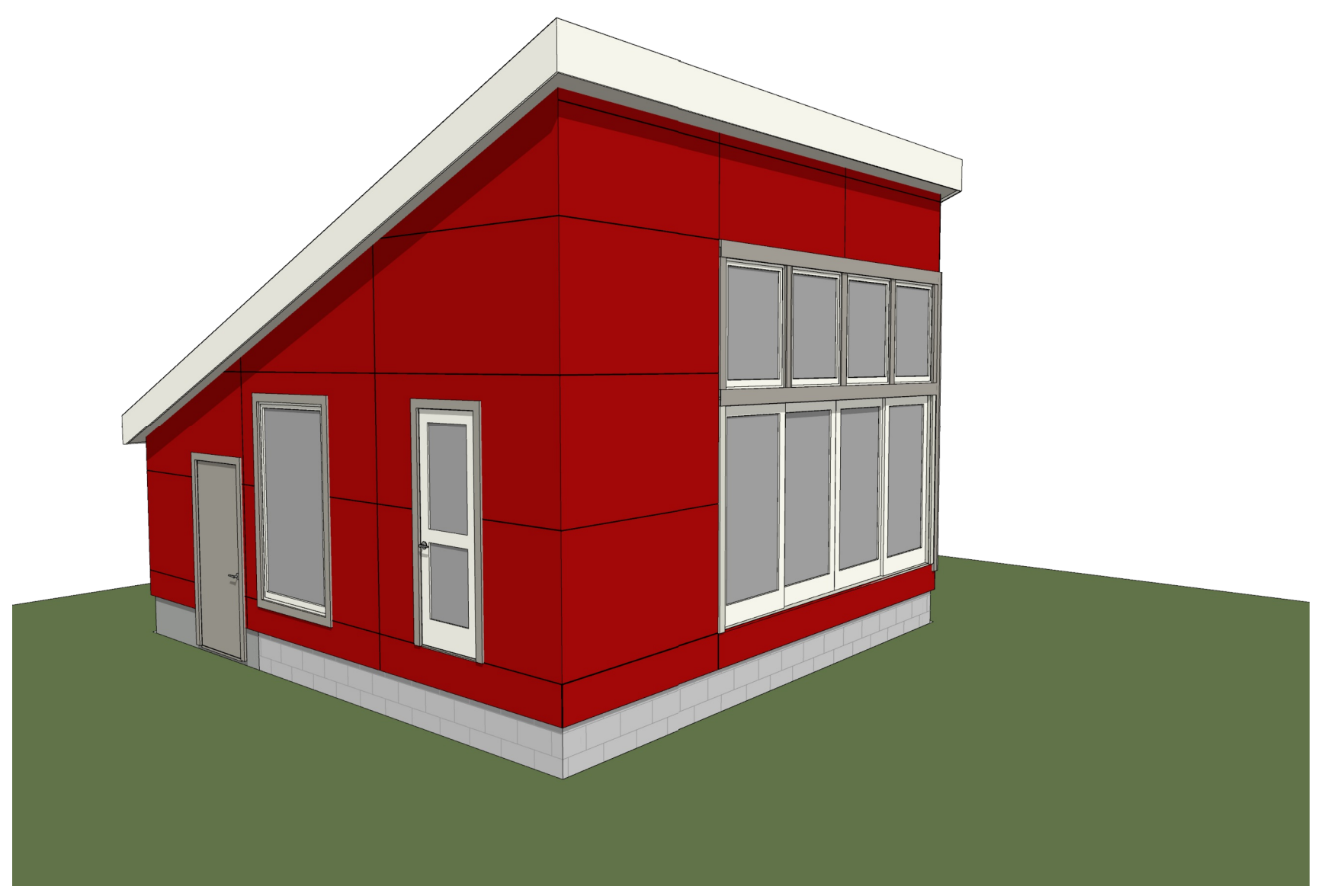
WEST ELEVATION - SCALE 1/4" = 1'-0"



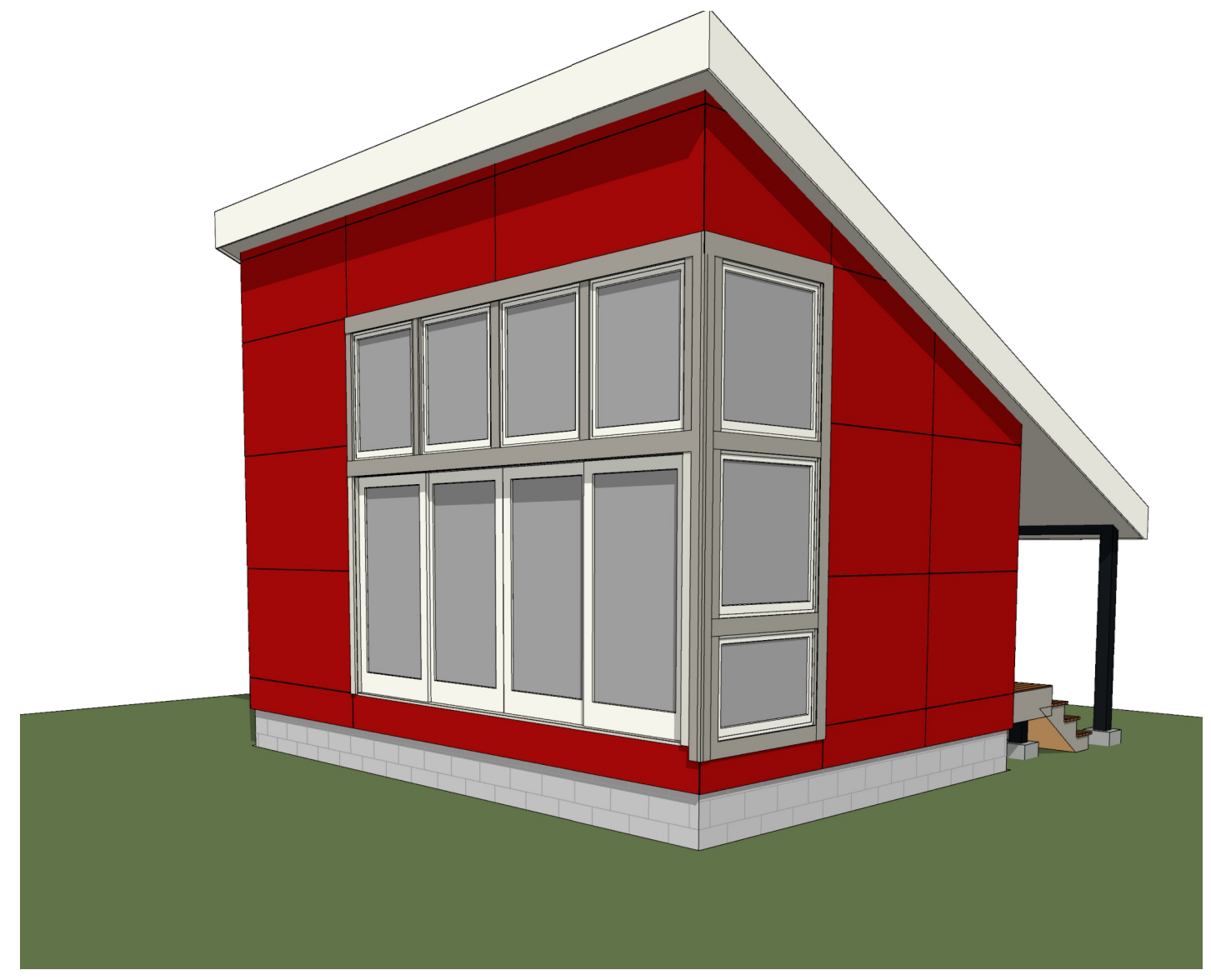
SOUTH ELEVATION - SCALE 1/4" = 1'-0"



EAST ELEVATION - SCALE 1/4" = 1'-0"



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

Class 1 Ignition-resistant construction requirements

Roof covering- Roofs shall have at least a Class A roof covering, or an approved noncombustible roof covering.

Roof valleys- When provided shall be not less than 26 gauge of corrosion resistive materials metal installed over a minimum 36 inches wide underlayment consisting of one layer of 72-pound mineral surfaced, non-perforated cap sheet complying with ASTM D 3909 running the full length of the valley.

Protection of eaves- Eaves and soffits shall be protected on the exposed underside by ignition resistant materials or by materials approved for a minimum of 1-hour fire-resistance-rated construction, 2-inch nominal dimension lumber, or 1-inch nominal fire-retardant-treated lumber or 3/4-inch nominal fire retardant-treated plywood, identified for exterior use and meeting the requirements of the International Building Code. Fascias are required and shall be protected on the backside by ignition resistant materials or by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.

Gutters and downspouts- Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

Exterior walls- Exterior walls of buildings or structures shall be constructed with one of the following methods and materials (Such material shall extend from the top of the foundation to the underside of the roof sheathing):

1. Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side.
2. Constructed with approved noncombustible materials.
3. Heavy timber or log wall construction.
4. Fire-retardant treated wood on the exterior side.
5. Ignition-resistant materials on the exterior side.

Unenclosed under-floor protection- Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

Appendages and projections- Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials.
2. Fire retardant-treated wood identified for exterior use and meeting the requirements of the International Building Code, or
3. Ignition-resistant building materials.

Exterior window glazing- Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes (many vinyl windows meet this requirement).

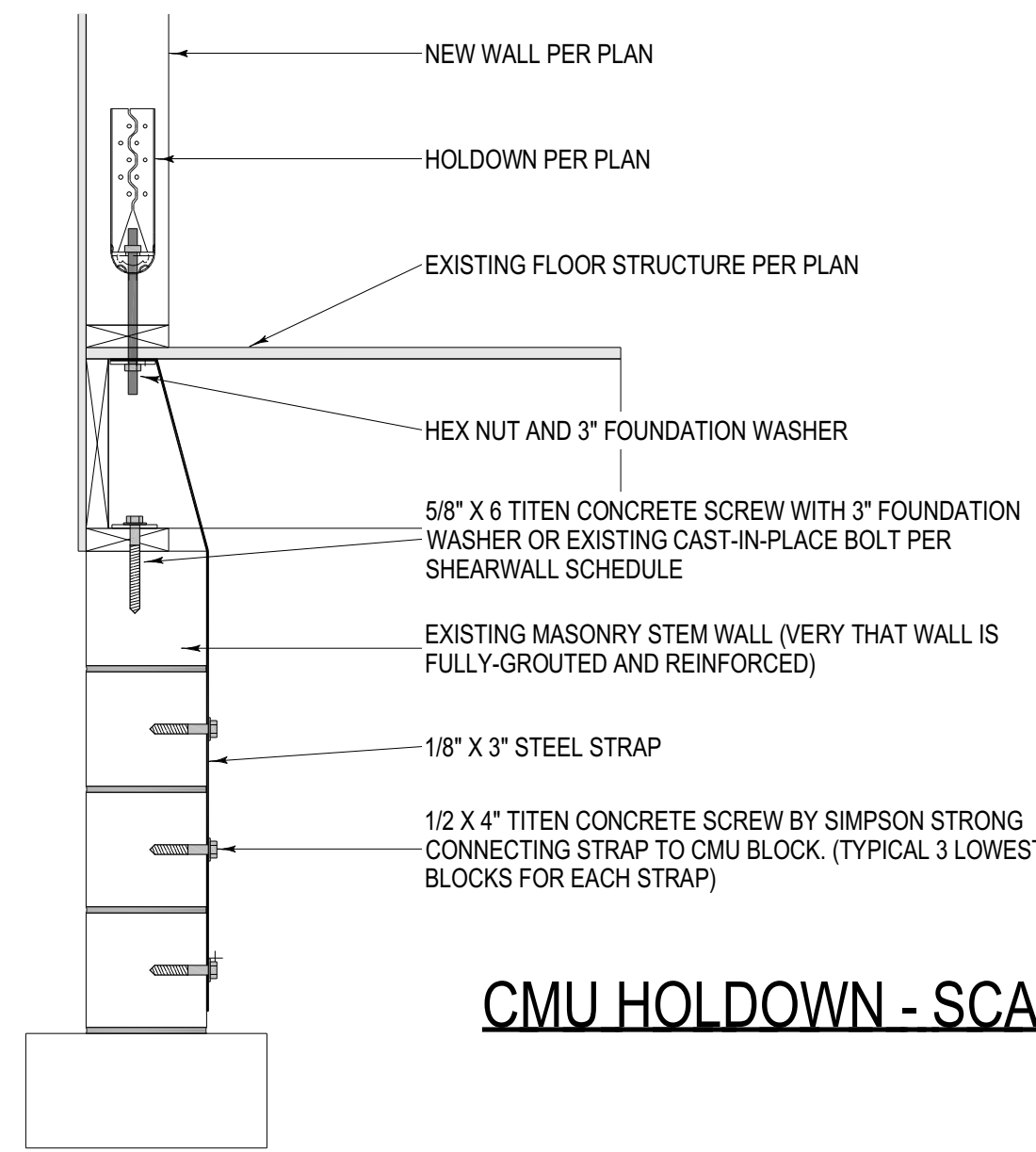
Exterior doors- Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with exterior window glazing listed above.

Exception: Vehicle access doors.

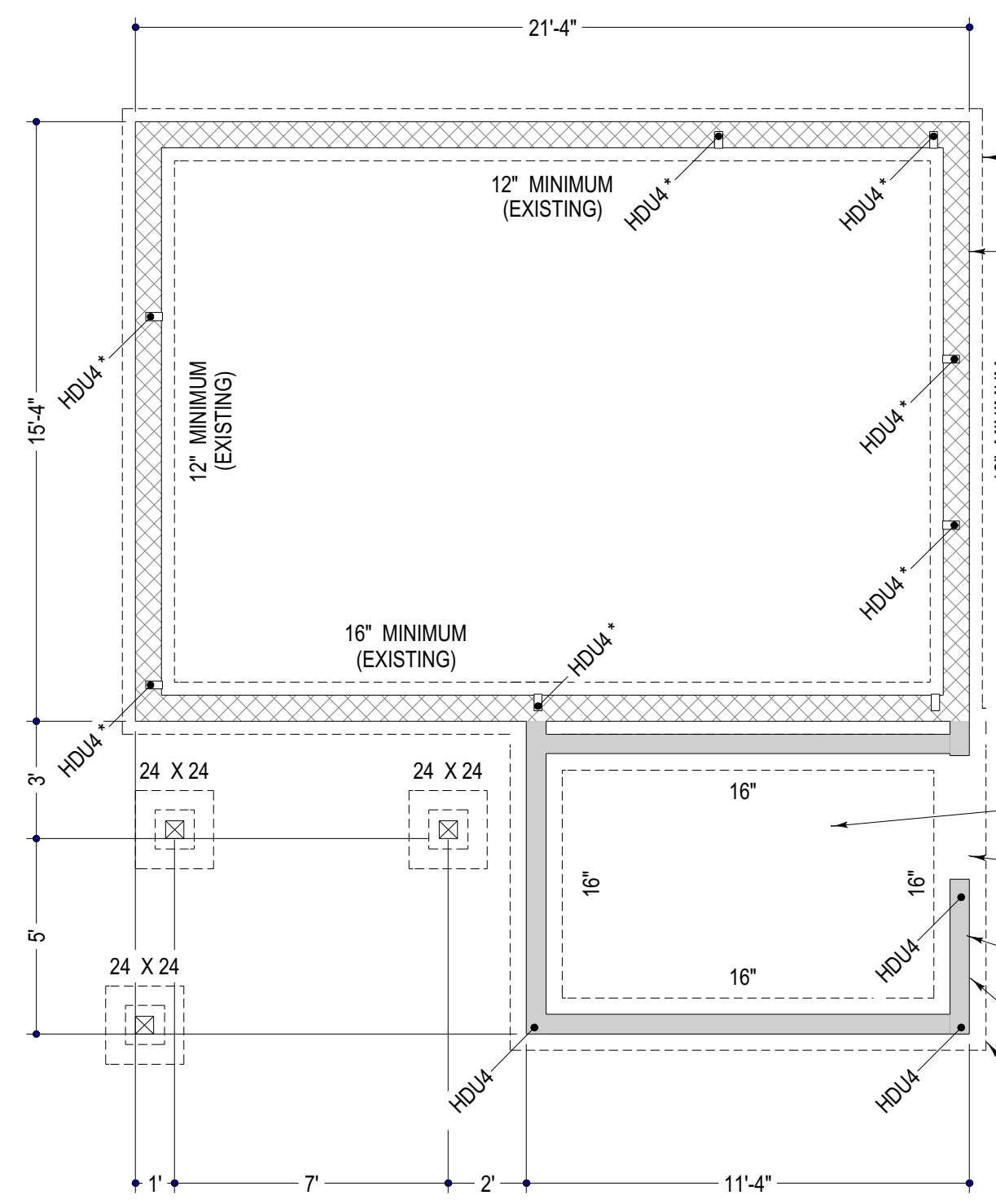
Vents- Attic ventilation openings, foundation or under-floor vents shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters or in other overhang areas unless approved by the Fire Code Official. Gable end and dormer vents shall be located at least 10 feet from property lines. Under-floor ventilation openings shall be located as close to grade as practical.

Detached accessory structures- Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side. When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under-floor areas enclosed to within 6 inches of the ground, with exterior wall construction. Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

Automatic sprinkler system- an approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 Ignition-Resistant Construction. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.



CMU HOLDOWN - SCALE 1" = 1'-0"



FOUNDATION PLAN - SCALE 1/4" = 1'-0"

EXISTING CONCRETE FOOTING. VERIFY MINIMUM WIDTH INDICATED BELOW EXISTING CMU STEM WALL.
EXISTING 8" CMU FOUNDATION AND STEM WALL. VERIFY THAT WALL IS FULLY GROUTED. (TYPICAL WHERE SHOWN AS CROSS-HATCHING)

HDU4 -(4565# DF / 3285# HF) HOLDOWN ALIGNED WITH DOUBLE STUD OR POST AT END OF SHEARWALL ABOVE AND CONNECTED TO FOUNDATION WITH SS1B20 EMBED 17". EXTEND ANCHOR THROUGH FLOOR CAVITY WITH CNW58 COUPLER NUT AND 5/8" DIAMETER ASTM A36 OR A307 THREADED ROD.

HDU4* - SAME AS HDU4 BUT FASTENED TO EXISTING CMU WALL AS DESCRIBED IN "CMU HOLDOWN DETAIL" ABOVE.

*** A NOTE ABOUT SHEARWALL NAILING ***
STUDS AND POSTS TO WHICH HOLDOWN ANCHORS OR STRAPS ARE CONNECTED SHALL RECEIVE PANEL EDGE NAILING THEIR FULL HEIGHT PER THE SHEARWALL SCHEDULE

4" CONCRETE SLAB ON GRADE OVER PREPARED SUBGRADE AND INSULATION PER GENERAL NOTES SHEET 1 (TYPICAL GARAGE AND BASEMENT FLOOR)

STEM WALL HEIGHT REDUCED AT DOORWAY PER DETAIL C003 (TYPICAL AT DOORWAYS ADJACENT TO SLABS)

CONNECT PRESERVATIVE-TREATED SILL PLATES TO TOP OF CONCRETE WALL WITH 5/8" DIAMETER BOLTS PER GENERAL NOTES, SHEARWALL SCHEDULE, AND DETAIL C022. MASA OR MASAP SILL PLATE ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

6" WIDE X 24" TALL CONCRETE STEM WALL REINFORCED WITH #4 BARS SPACED AT 24" OC VERTICAL AND HORIZONTAL WITH ONE #4 HORIZONTAL BAR LOCATED 3" FROM TOP OF WALL (TYPICAL)

EXTERIOR FOOTING BY DIMENSIONS SHOWN AT LEAST 24" BELOW FINISHED GRADE AND REINFORCED PER GENERAL NOTES AND FOOTING SCHEDULE (TYPICAL UNO)

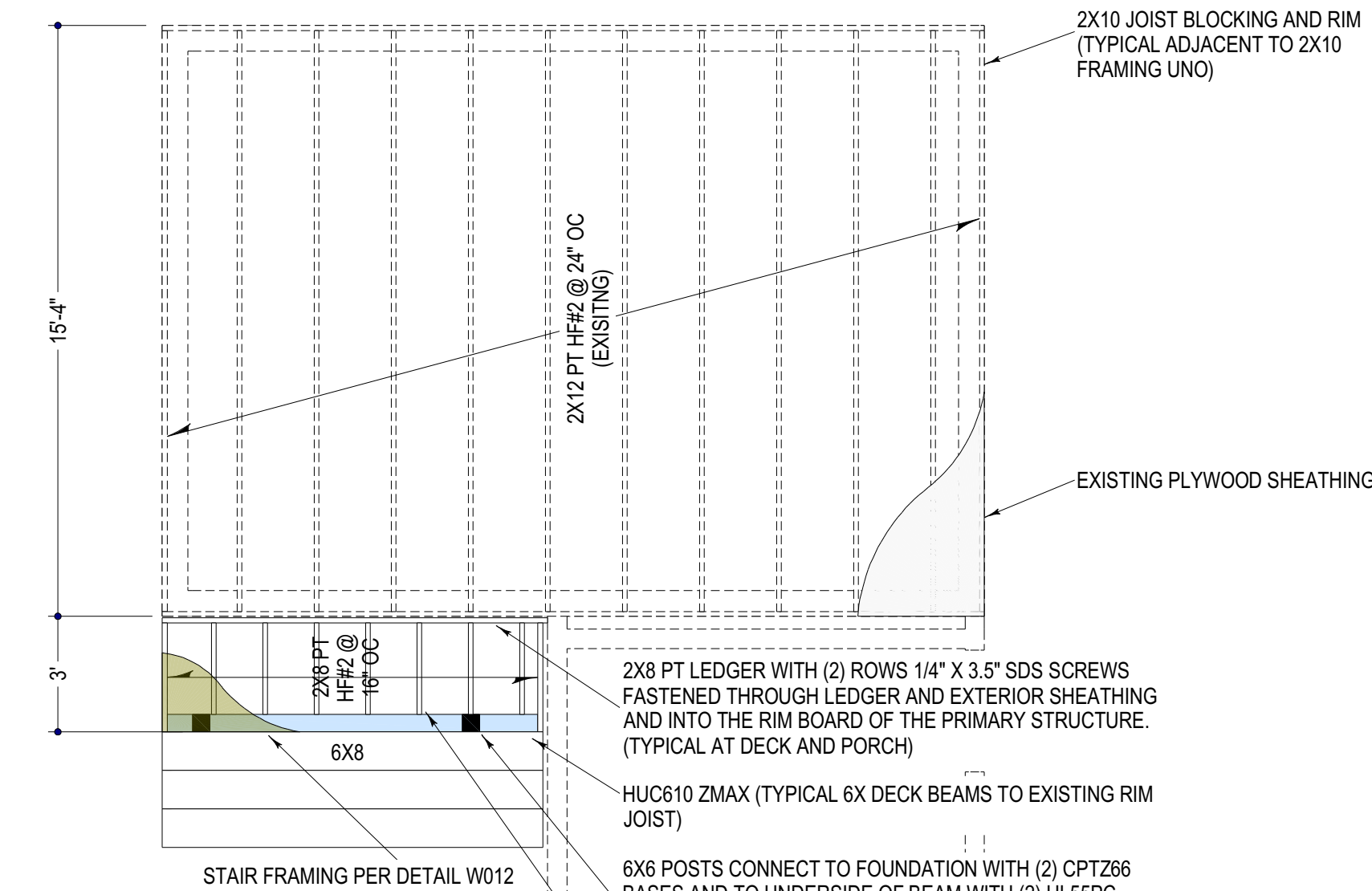
FOOTING SCHEDULE (TYPICAL REINFORCING UNLESS NOTED OTHERWISE). SEE GENERAL NOTES FOR SOILS PREPARATION, MINIMUM FOOTING DEPTHS, AND CONCRETE AND STEEL SPECIFICATIONS.

STRIP FOOTINGS - CONTINUOUS AT PERIMETER AND BELOW BEARING WALLS

WIDTH	DEPTH	LONG.	TRANSVERSE
16"	6"	(2) #4 @ 8"	-
20"	8"	(2) #4 @ 8"	-
24"	8"	(2) #4 @ 8"	-

SPREAD FOOTINGS - SUPPORTING POST AND COLUMN LOADS

SIZE	DEPTH	REINFORCING
24" X 24"	8"	(2) #4 @ 8" EACH DIRECTION
30" X 30"	8"	(3) #4 @ 8" EACH DIRECTION



STAIR FRAMING PER DETAIL W012

2X10 JOIST BLOCKING AND RIM (TYPICAL ADJACENT TO 2X10 FRAMING UNO)

EXISTING PLYWOOD SHEATHING

2X8 PT LEDGER WITH (2) ROWS 1/4" X 3.5" SDS SCREWS FASTENED THROUGH LEDGER AND EXTERIOR SHEATHING AND INTO THE RIM BOARD OF THE PRIMARY STRUCTURE. (TYPICAL AT DECK AND PORCH)

HUC610 ZMAX (TYPICAL 6X DECK BEAMS TO EXISTING RIM JOIST)

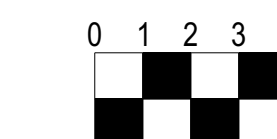
6X6 POSTS CONNECT TO FOUNDATION WITH (2) CPT266 BASES AND TO UNDERSIDE OF BEAM WITH (2) HL55PC HEAVY ANGLES AND 1/2" X 3" GALVANIZED LAGS (TYPICAL AT ENTRY PORCH)

U28 Z-MAX (TYPICAL EACH END OF DECK JOISTS UNO)

2X6 FIRE-RETARDANT DECKING OR OTHER APPROVED FIRE-RESISTIVE EXTERIOR GRADE DECKING MATERIAL AT OWNERS OPTION, FASTENED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

EXTERIOR DECKING, FLOOR JOISTS, POSTS, AND BEAMS SHALL BE TREATED WITH A FIRE-RESISTIVE COATING OR OTHERWISE MEET THE MINIMUM FIRE-RESISTIVE REQUIREMENTS OF THE KITTITAS COUNTY FIRE MARSHALL. CONTACT 509-962-7000 FOR A LIST OF APPROVED MATERIALS.

THE BEAMS MAY BE CONTINUOUS OVER INTERIOR SUPPORTS OR CUT AT CENTERLINE OF POST EXCEPT THAT BEAMS MUST BE CONTINUOUS AT END-OF-BEAM-LINE CANTILEVERS.



FLOOR FRAMING PLAN - SCALE 1/4" = 1'-0"



BLACKFORD REMODEL

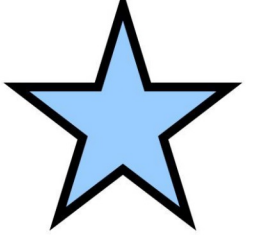
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Tax Parcel #707635 - Tax Map #21-16-31040-0001

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FOUNDATION PLAN
FLOOR FRAMING

2017-031





BLACKFORD REMODEL

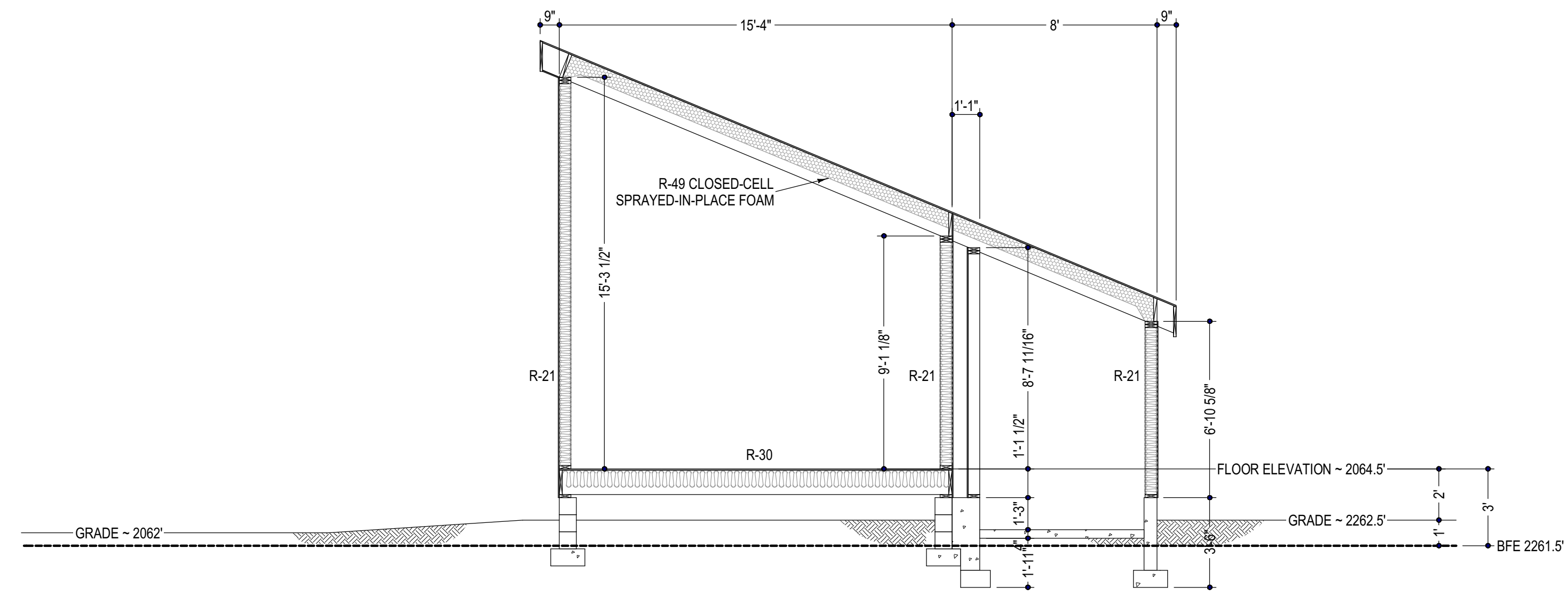
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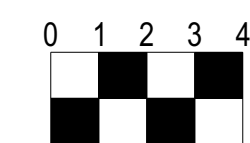
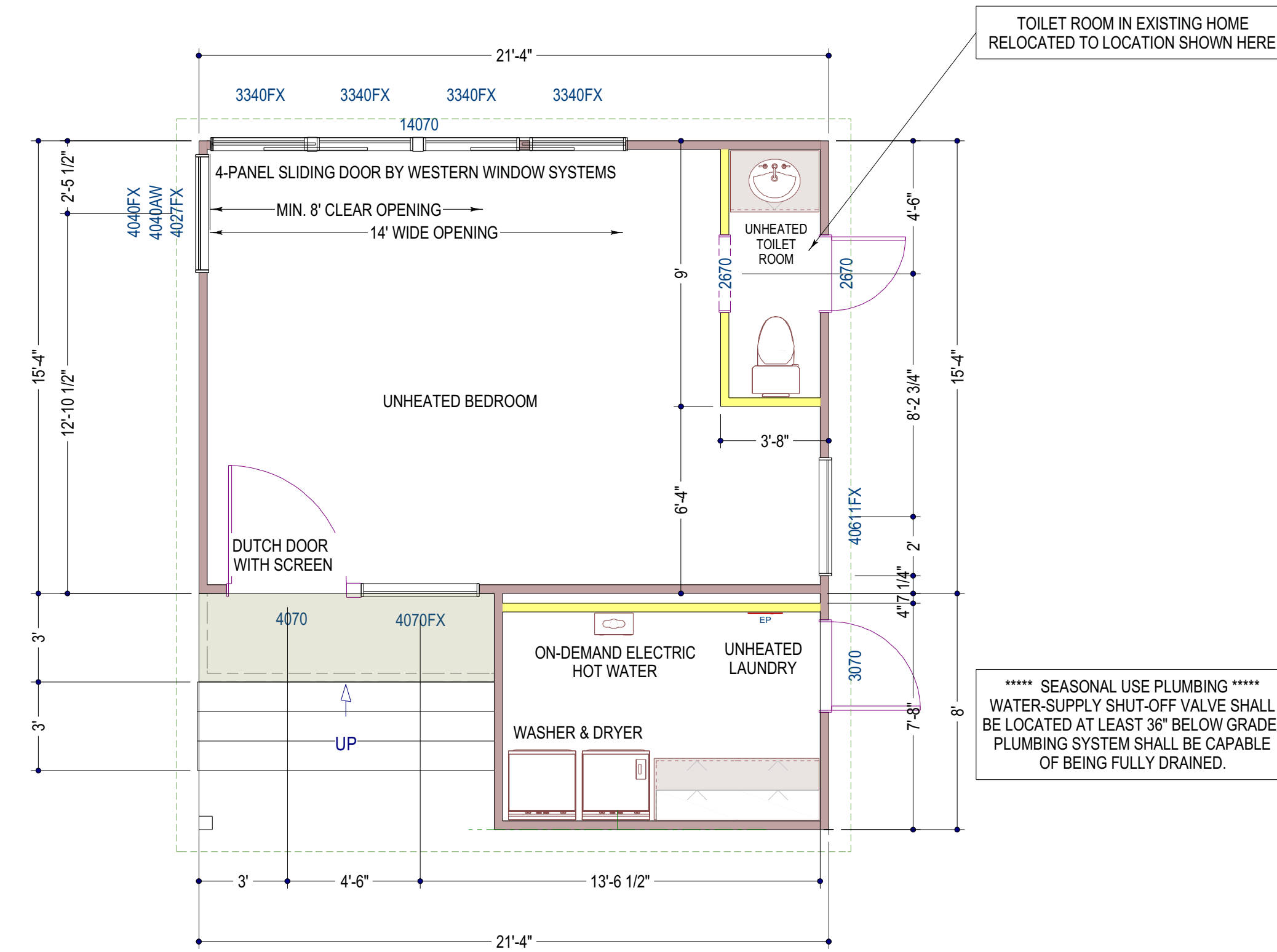
FLOOR PLAN
ROOF FRAMING
BUILDING SECTION

2017-031

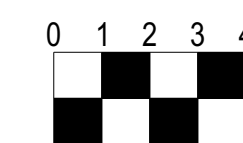
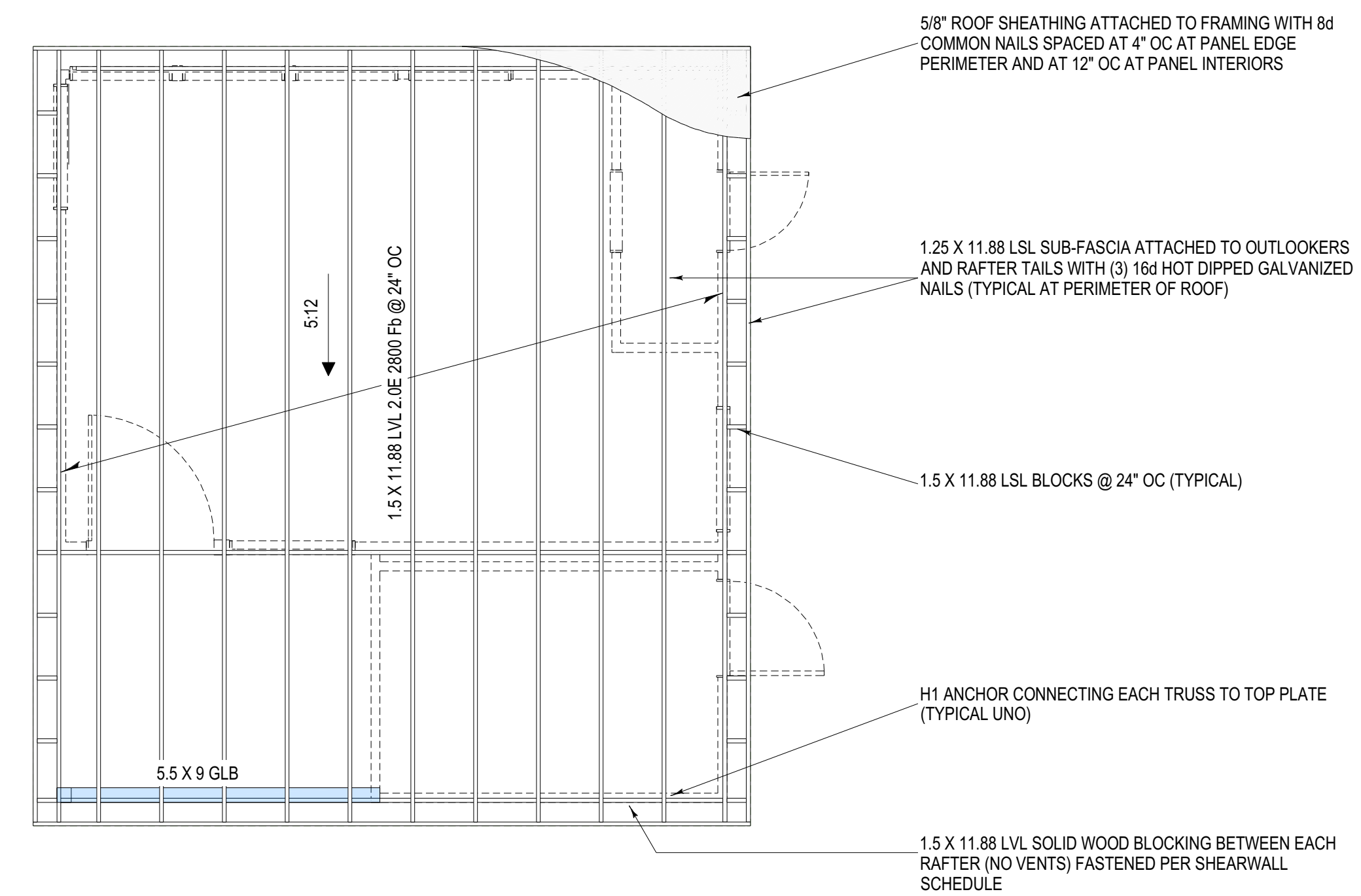
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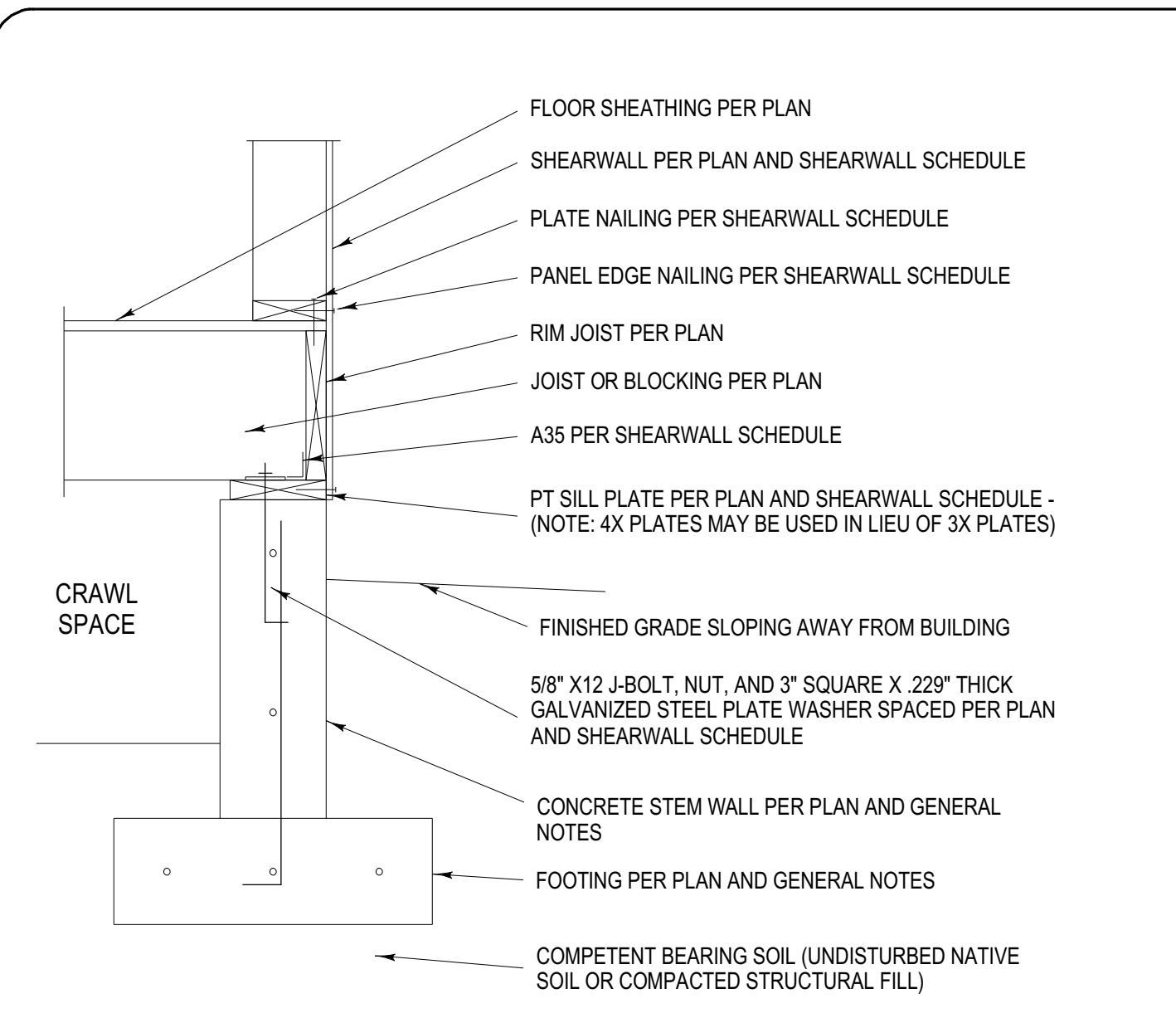
BUILDING SECTION - SCALE 1/4" = 1'-0"



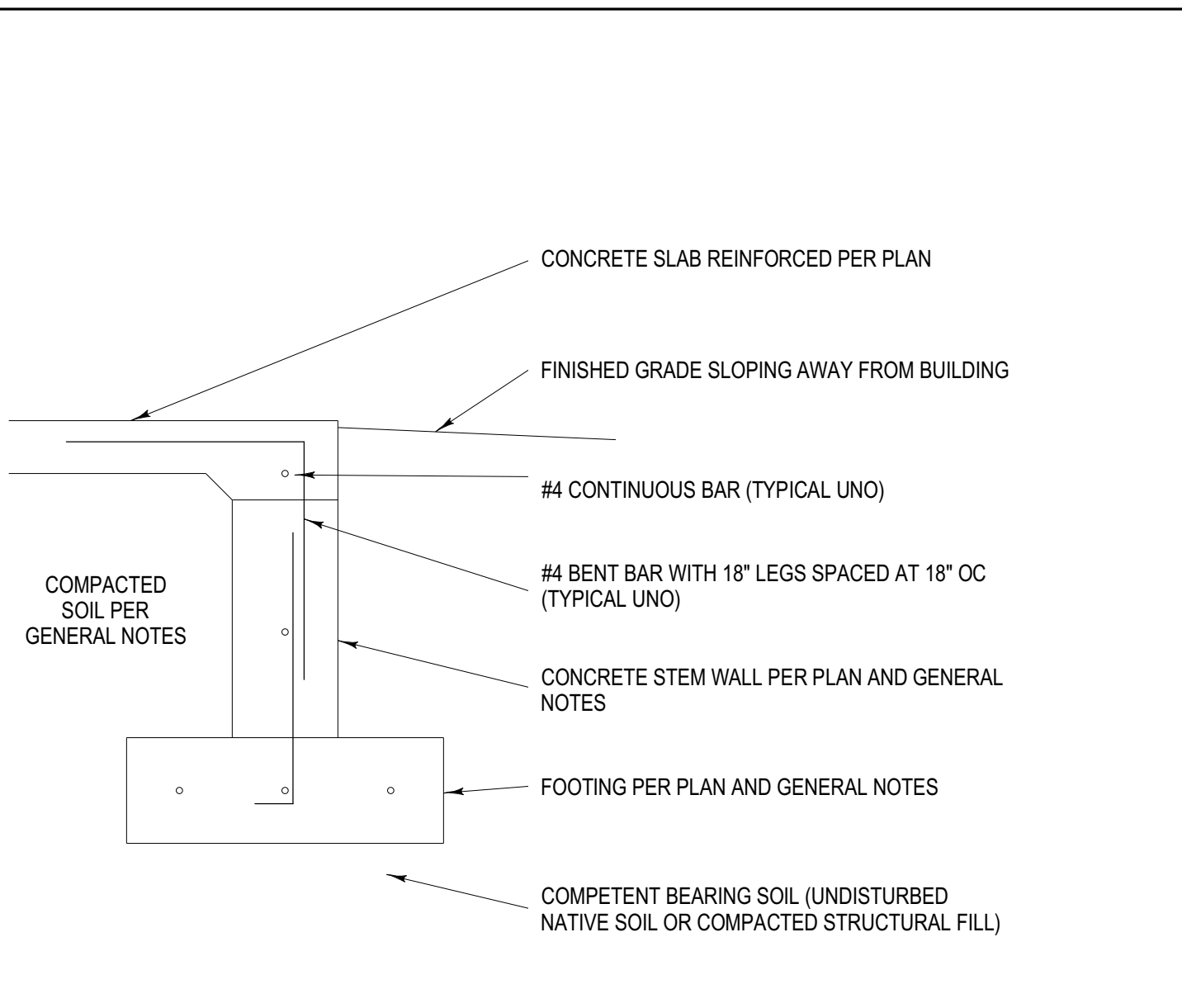
FLOOR PLAN - SCALE 1/4" = 1'-0"



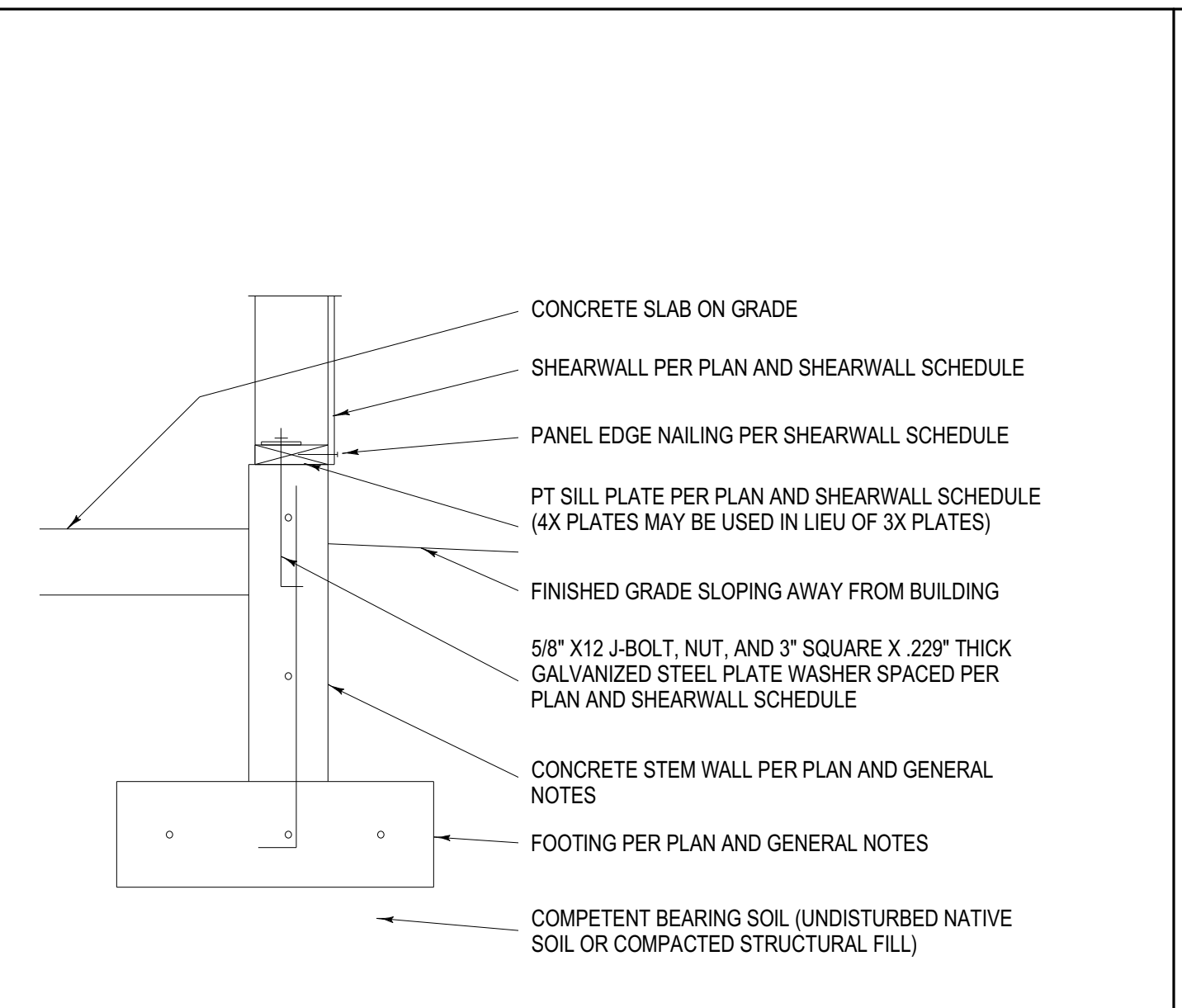
ROOF FRAMING PLAN - SCALE 1/4" = 1'-0"



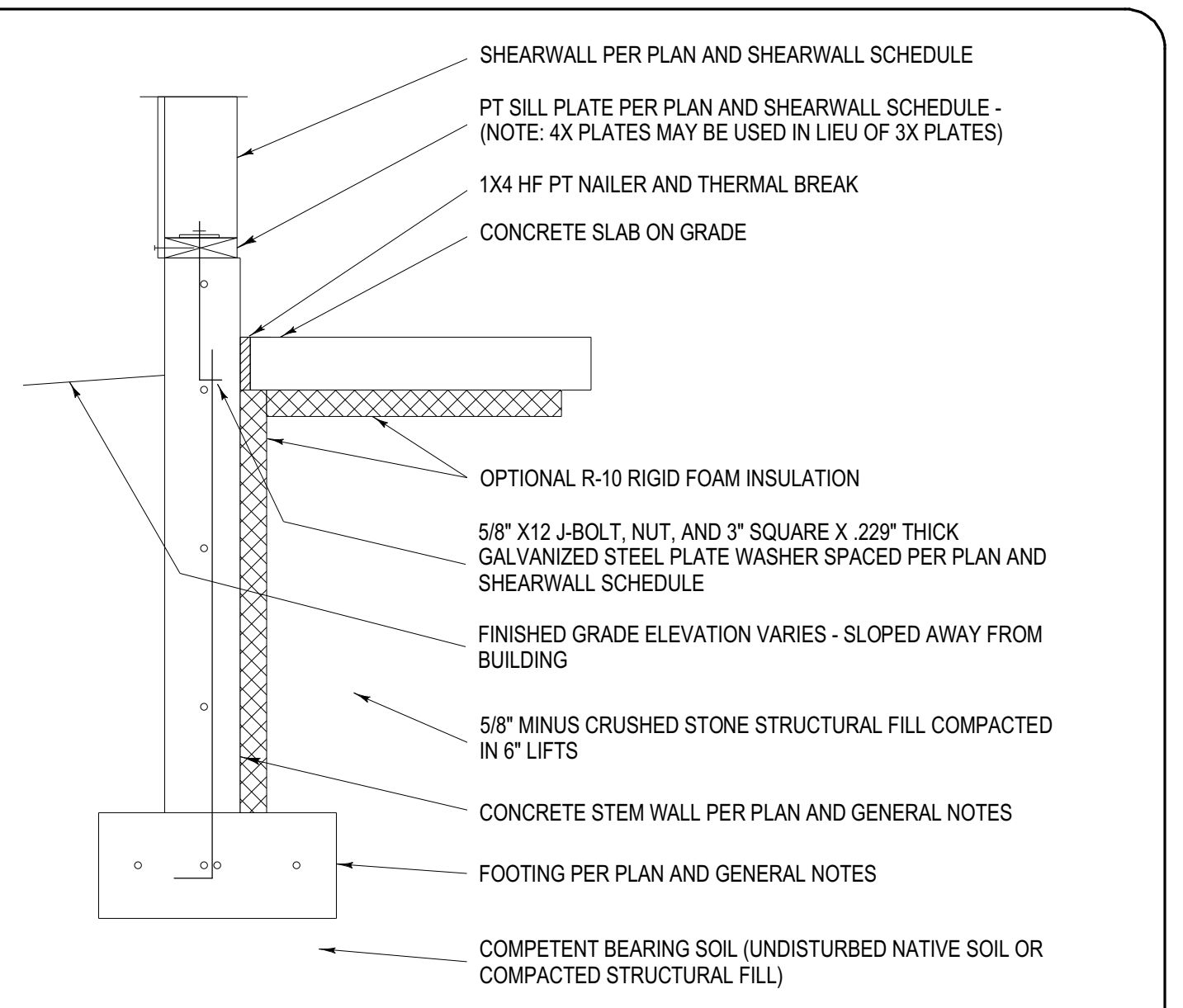
C001 - STEM WALL TO WOOD FLOOR



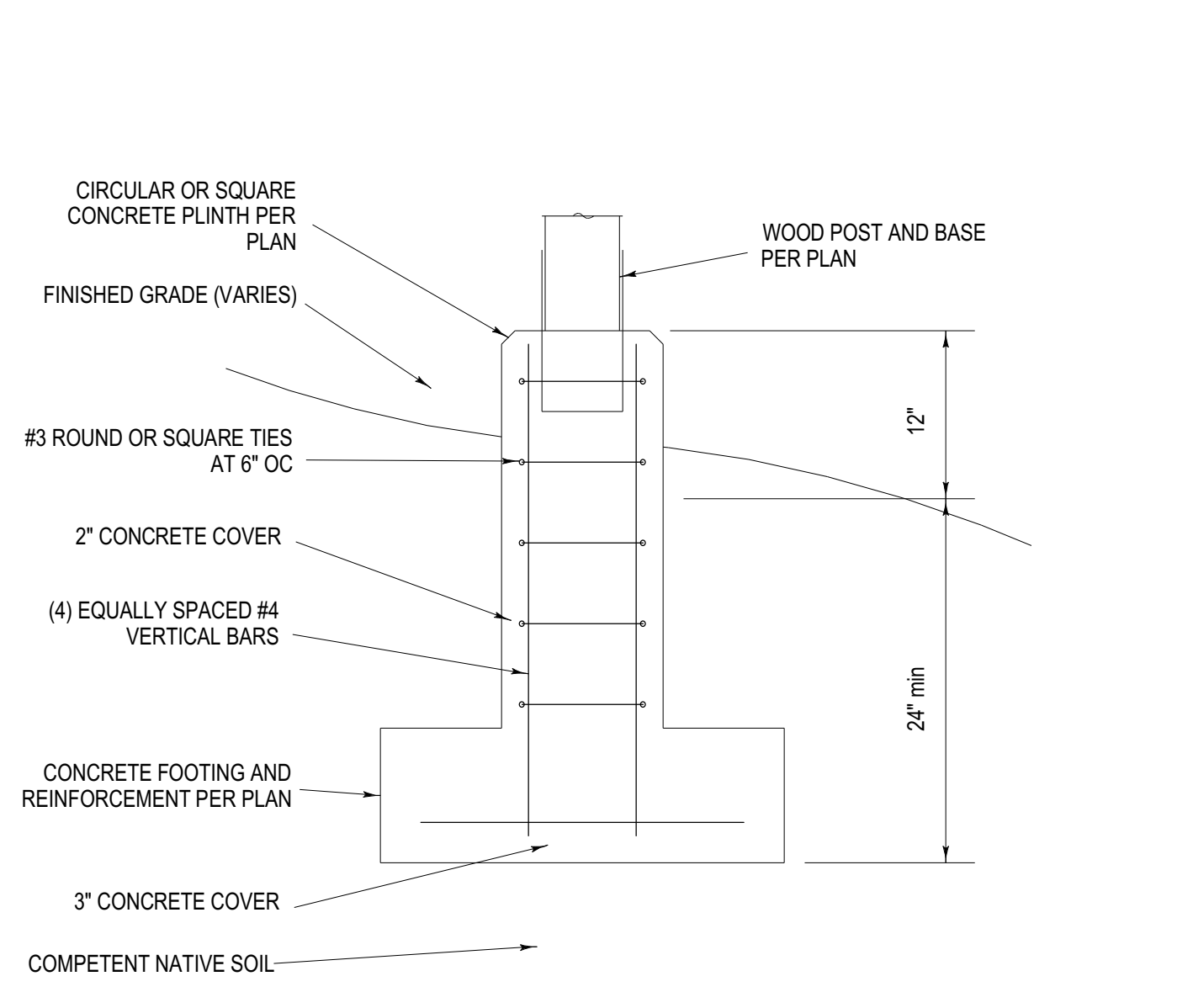
C003 - STEM TO SLAB AT DOOR



C005 - RAISED STEM AT SLAB



C006 b - INSULATED SLAB TO STEM



W002 - DOUBLE TOP PLATE SPLICE

PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM [IRC TABLE R405.1]

SOIL GROUP	USCS SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL
Group I	GW	Well-graded gravels, gravel sand mixtures, little or no fines	GOOD	LOW	LOW
	GP	Poorly-graded gravels or gravel sand mixtures, little or no fines	GOOD	LOW	LOW
	SW	Well-graded sands, gravelly sands, little or no fines	GOOD	LOW	LOW
	SP	Well-graded sands, gravel sand mixtures, little or no fines	GOOD	LOW	LOW
	GM	Silty gravels, gravel-sand-silt mixtures	GOOD	MEDIUM	LOW
Group II	SM	Silty sand, sand-silt mixtures	GOOD	MEDIUM	LOW
	GC	Clayey gravels, gravel-sand-clay mixtures	MEDIUM	MEDIUM	LOW
	SC	Clayey sands, sand-clay mixture	MEDIUM	MEDIUM	LOW
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	MEDIUM	HIGH	LOW
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	MEDIUM	MEDIUM	MEDIUM TO LOW
Group III	CH	Inorganic clays of high plasticity, fat clays	POOR	MEDIUM	HIGH
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	POOR	HIGH	HIGH
Group IV	OL	Organic silts and organic silty clays of low plasticity	POOR	MEDIUM	MEDIUM
	OH	Organic clays of medium to high plasticity, organic silts	unsatisfactory	MEDIUM	HIGH
	Pt	Peat and other highly organic soils	unsatisfactory	MEDIUM	HIGH

PRESUMPTIVE LOAD-BEARING VALUES [IBC TABLE 1608.2]

CLASS OF MATERIALS	S _v	S	mu	cohesion
Crystalline bedrock	12,000	1,200	.70	-
Sedimentary and foliated rock	4,000	400	.35	-
Sandy gravel and/or gravel (GW and GP)	3,000	200	.35	-
Sand, silty and clayey sand, silty and clayey gravels (SW, SP, SM, SC, GM and GC)	2,000	150	.25	-
Clay, sandy clay, silty clay, clayey silts, silt, and sandy silt (CL, ML, MH and CH)	1,500	100	-	130

S_v = vertical foundation pressure (psf)
 S = lateral bearing pressure (psf/ft below natural grade)
 mu = coefficient of friction

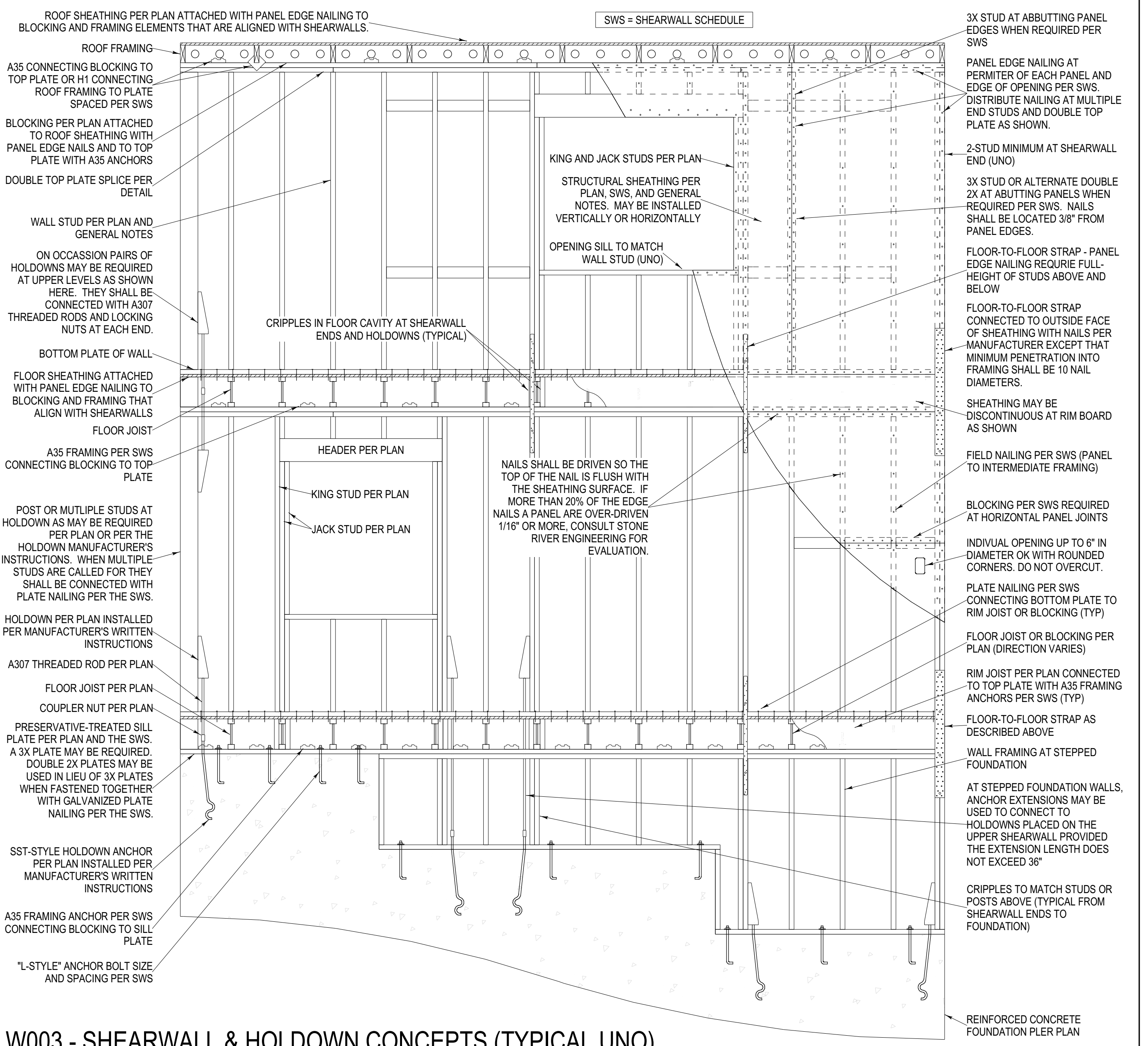
C023 - SOIL CHARACTERISTICS

SHEARWALL TYPE - refer to plans for locations

	1	2	3	4	5
PANEL THICKNESS (minimum conforming to DOC PS 1 or DOC PS 2 (note 1))	7/16" (note 2)	7/16" (note 2)	7/16" (note 2)	7/16" (note 2)	7/16" (note 14)
PANEL EDGE NAILING - to framing nail size and maximum spacing (notes 3, 13 & 15)	.131 x 2.5 = 8d .148 x 3.0 = 10d	8d @ 6"	8d @ 4"	8d @ 3"	8d @ 2"
PANEL FIELD NAILING - to intermediate framing nail size & spacing (notes 4 & 15)	.131 x 2.5 = 8d .148 x 3.0 = 10d	8d @ 6" staple @ 3" staple @ 1.5"	8d @ 6" staple @ 3" staple @ 1.5"	8d @ 6" 10d @ 6"	8d @ 6" 10d @ 6"
PLATE NAILING - to blocking nail options & spacing (note 5)	.162 x 3.5 = 16d .148 x 3.0 = 10d	16d @ 13" 10d @ 11"	16d @ 9" 10d @ 7"	16d @ 7" 10d @ 6"	16d @ 5" 10d @ 4"
DIAPHRAGM BOUNDARY CONNECTORS clip options and maximum spacing (note 6) or A35 600F ea.	H1 415F ea. 20"	24" 13"	16" 10"	12" 8"	6"
FRAMING THICKNESS - minimum nominal (notes 7 & 13) studs and panel edge blocking at abutting panel edges	2x	2x	2x	3x	3x
ANCHOR BOLTS maximum spacing in inches (notes 8, 9, 10, 11 & 12)	2x plate 1/2" Ø 3x plate 1/2" Ø 3x plate 3/8" Ø	51 60 60	35 51 43	27 39 33	21 30 26
CAPACITY (PLF)	223	326	419	544	716

- 1 Panels shall not be less than 4' x 8' except at boundaries and changes in framing. Framing or blocking is required at all panel edges.
- 2 3/8" Thick sheathing OK when studs are 16" or less or when the panels are placed with long direction perpendicular to studs.
- 3 Edge nails shall be located at least 3/8" from panel edges.
- 4 Interior panel nail spacing may be increased to 12" when studs are spaced < 24" or when panels are thicker than 7/16"
- 5 If 3x plates are used replace 16d plate nails with 6" spikes and increase spacing by 1.5x
- 6 Hardware by Simpson Strong Tie - see catalog C-C-2015
- 7 Sheathing shall not be used to splice boundary elements.
- 8 Anchor bolts shall be embedded in concrete at least 6" below any cold joint.
- 9 Preservative-treated sill plates shall fasten to the foundation with anchor bolts and 3" x 3" x 1/4" thick steel plate washers.
- 10 Plate washers shall extend to within 1/2" of the edge of the sill plate on the sheathed side.
- 11 Locate one anchor bolt between 6" and 12" from each end of each sill plate.
- 12 For double-sided shear walls, decrease spacing of anchor bolts and diaphragm boundary connectors by half.
- 13 2" Nominal or wider framing shall be used at all adjoining panels edges except that 3x nominal or wider framing and staggered nailing are required when edge nails are spaced at 2", where 10d edge nails penetrate framing more than 1.5" and are spaced 3" or less, or where the shear capacity exceeds 700 plf in seismic design category D,E,F.
- 14 At shearwall type 5 use (2) rows of blocking/parallel joists & distribute blocking nails evenly.
- 15 Staples crowns shall be 7/16" minimum and shall be installed parallel to framing members.

W001 HF/SPF - SHEARWALL SCHEDULE



W003 - SHEARWALL & HOLDOWN CONCEPTS (TYPICAL UNO)



BLACKFORD REMODEL

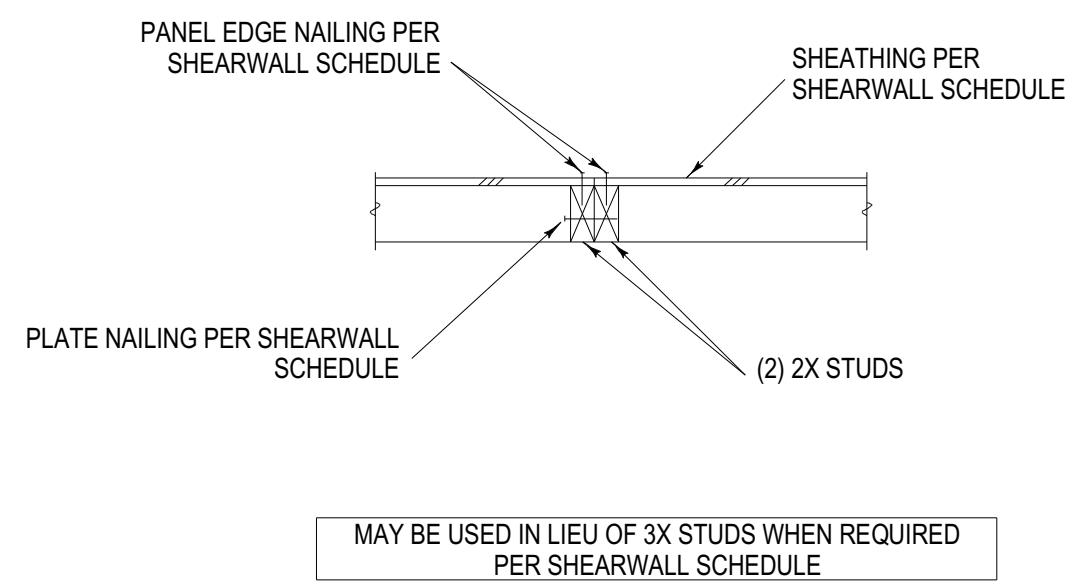
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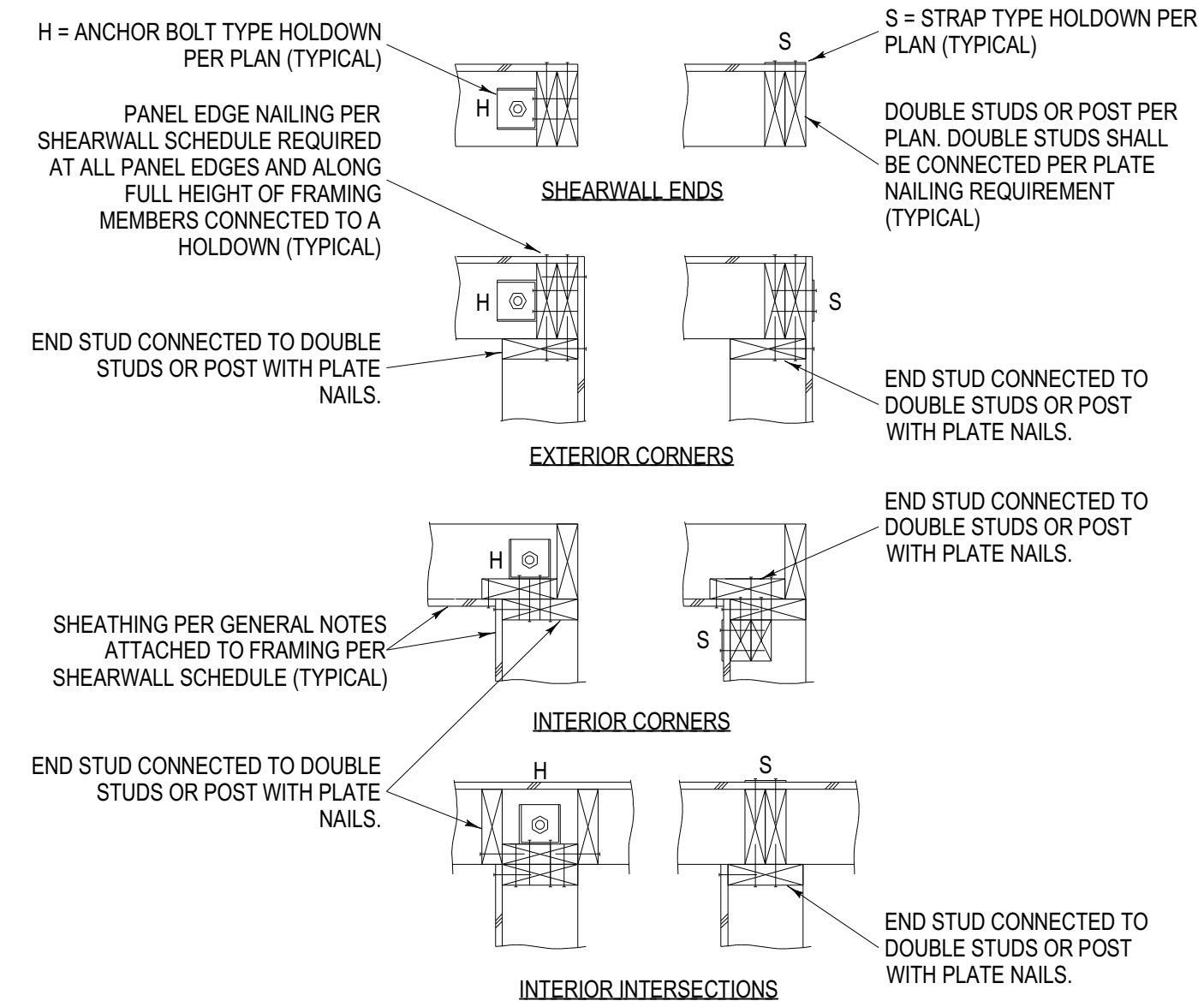
DETAILS

2017-031

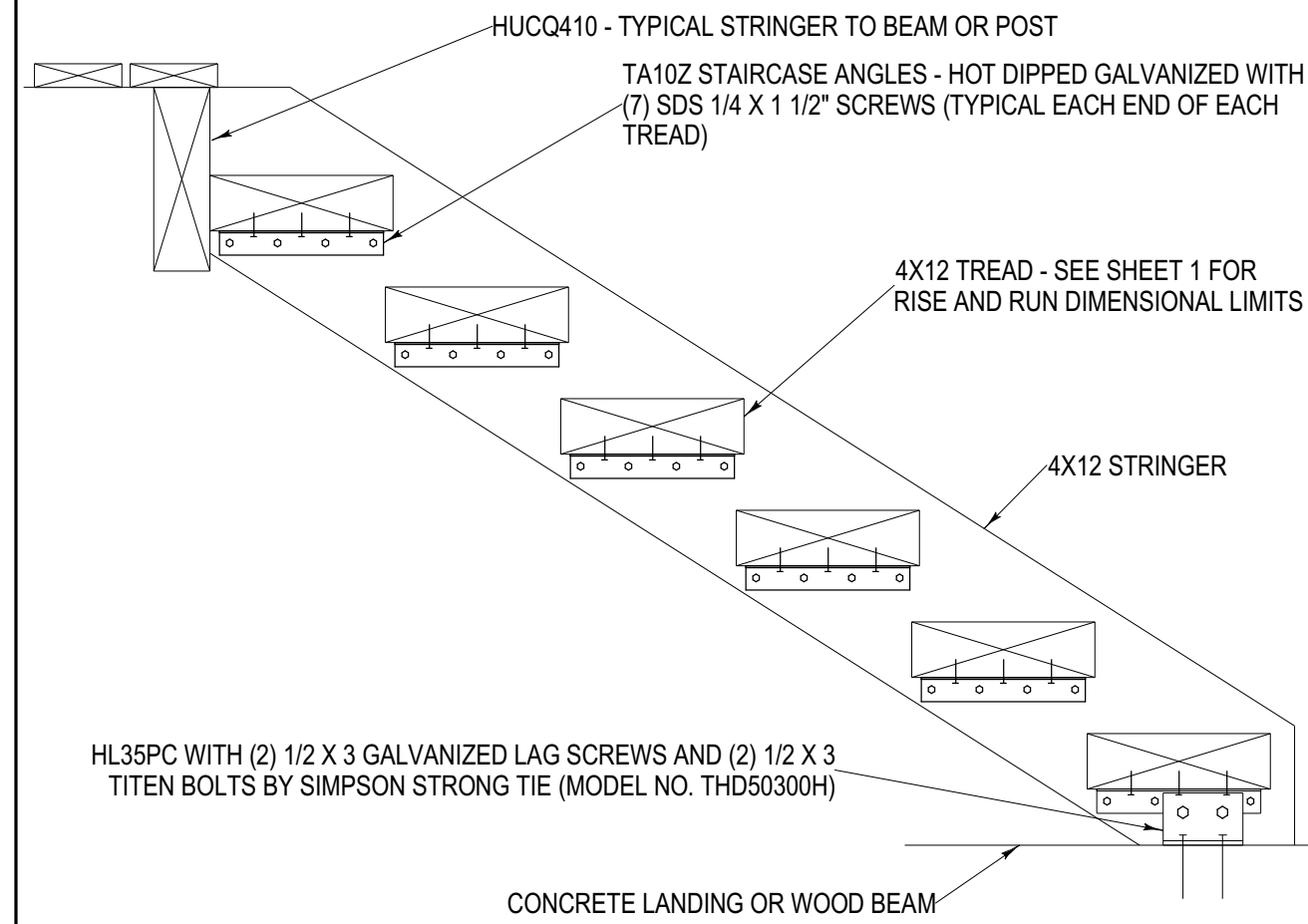
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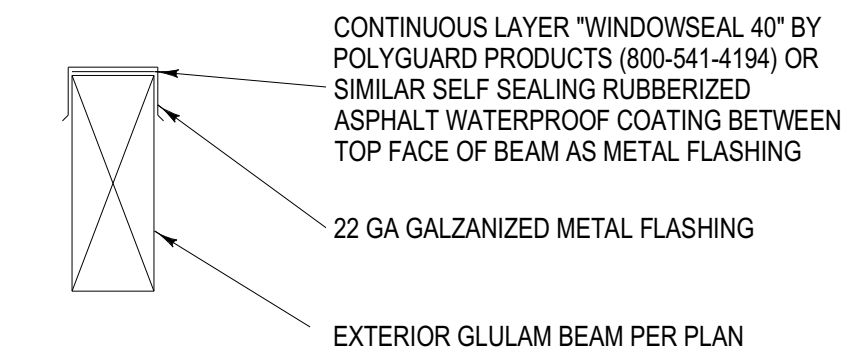
W004 - ALTERNATE TO 3X STUDS



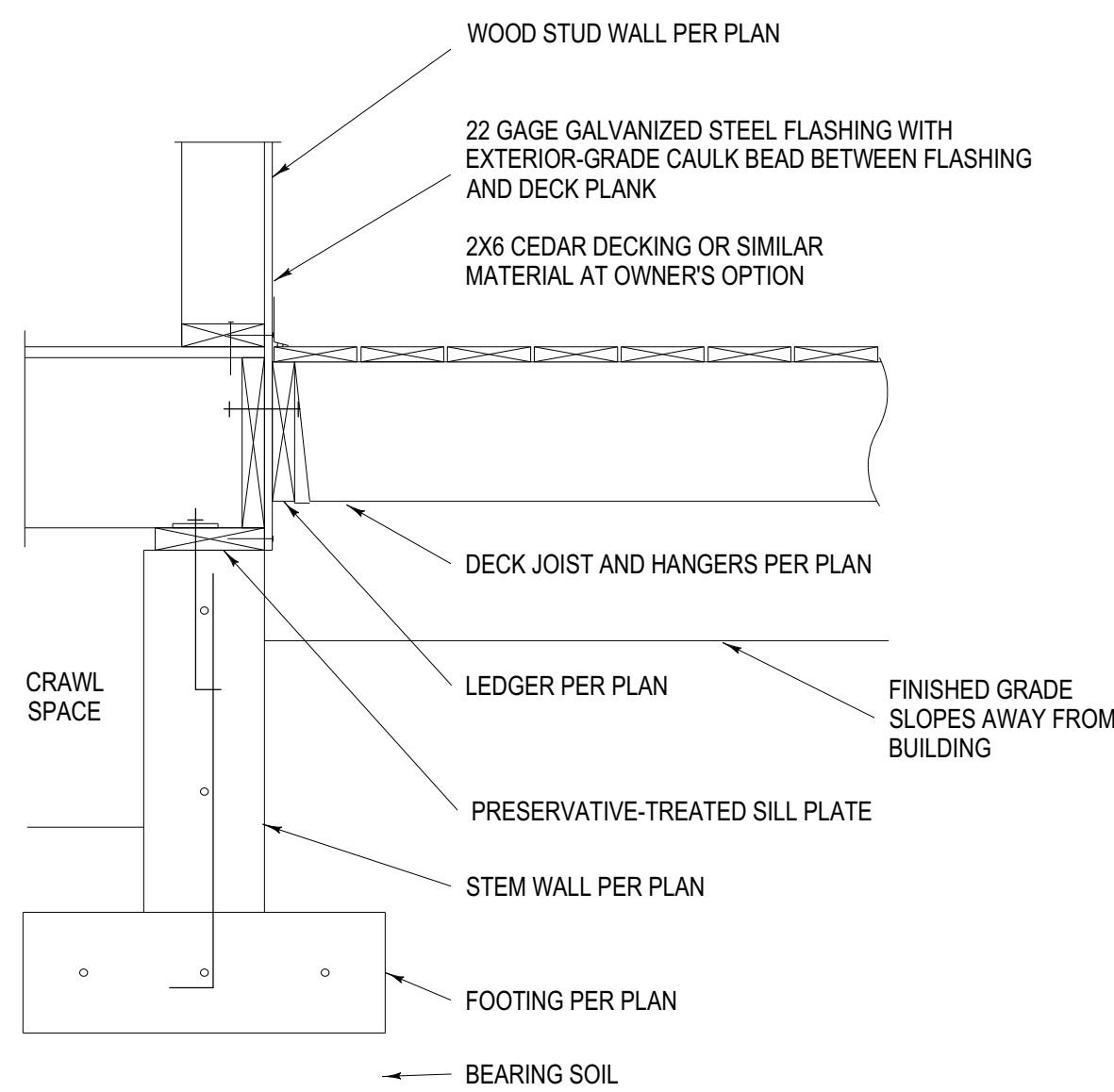
W006 SHEARWALL ENDS



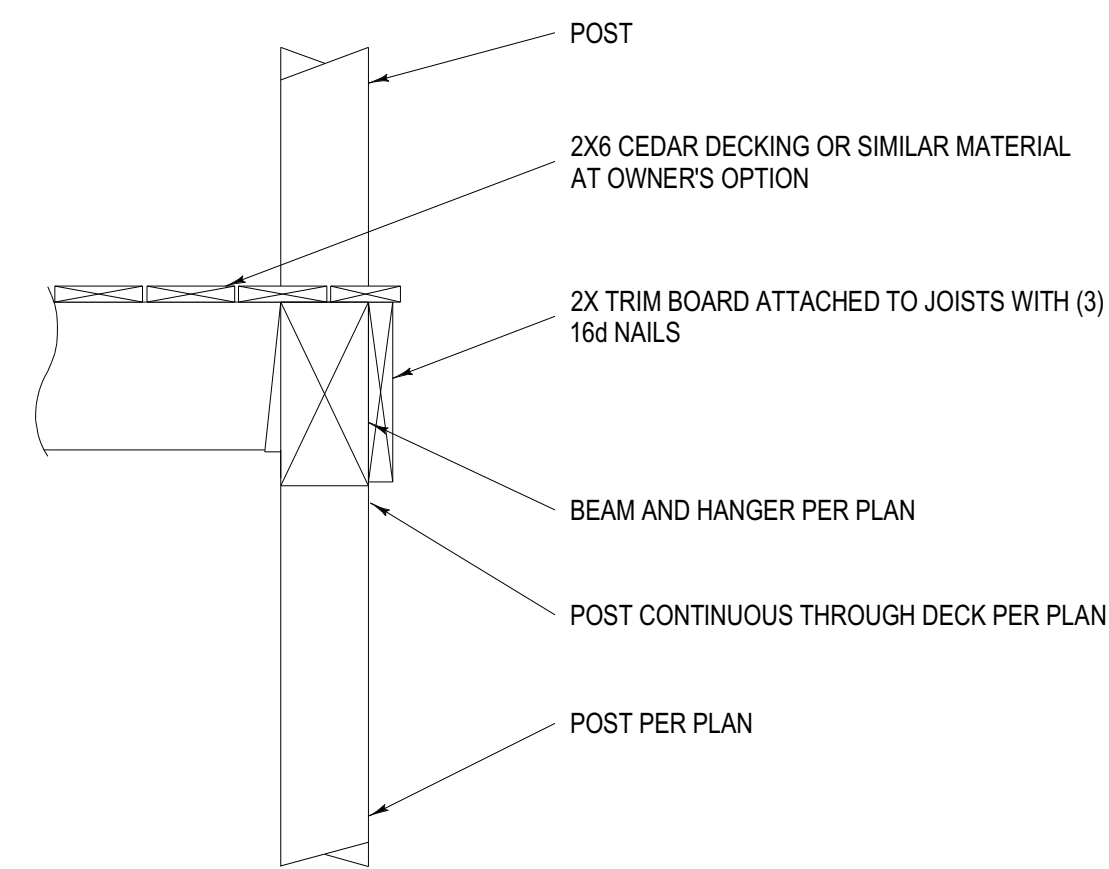
W012 - WOOD STAIR - HEAVY



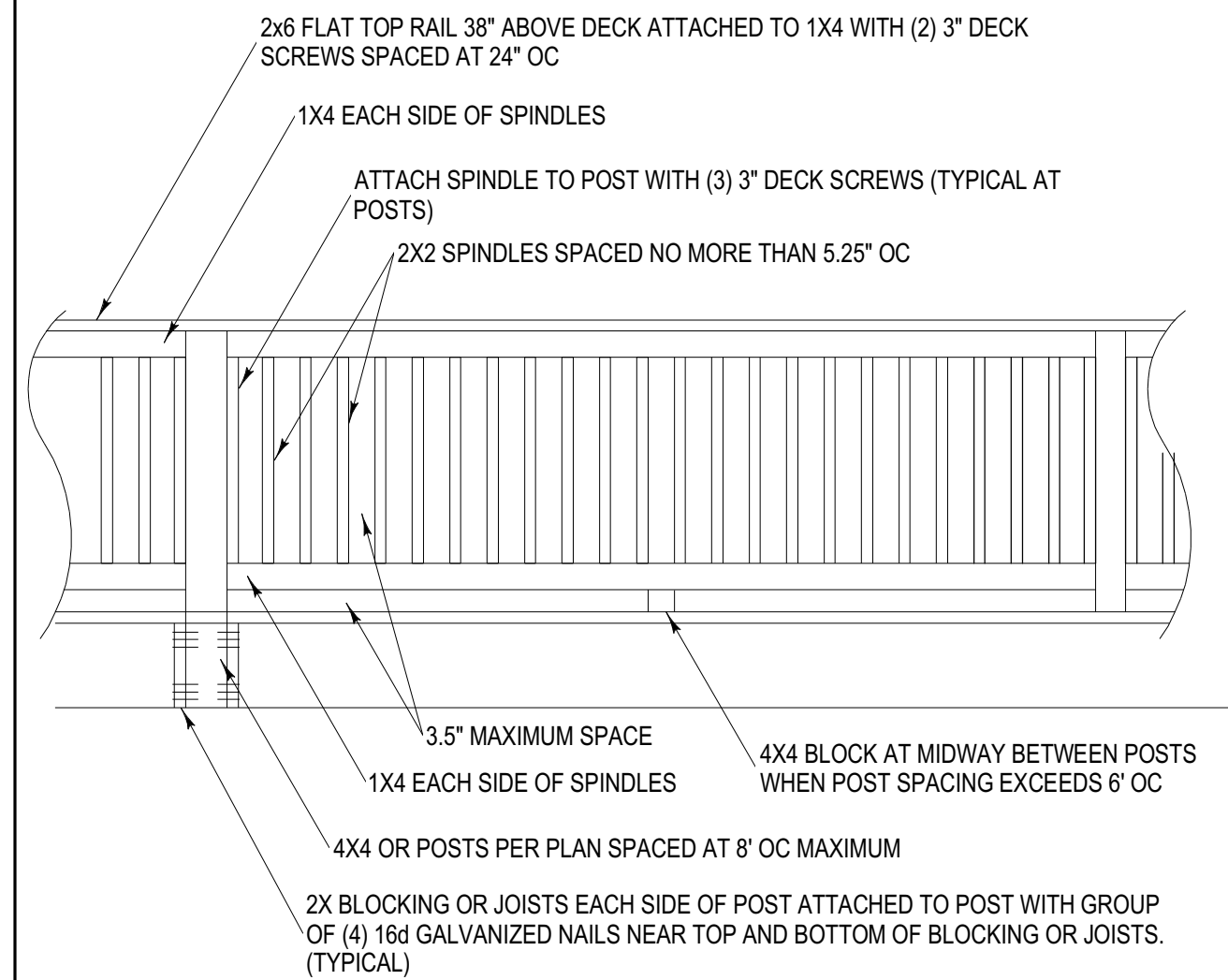
W015 - FLASHING EXTERIOR BEAMS



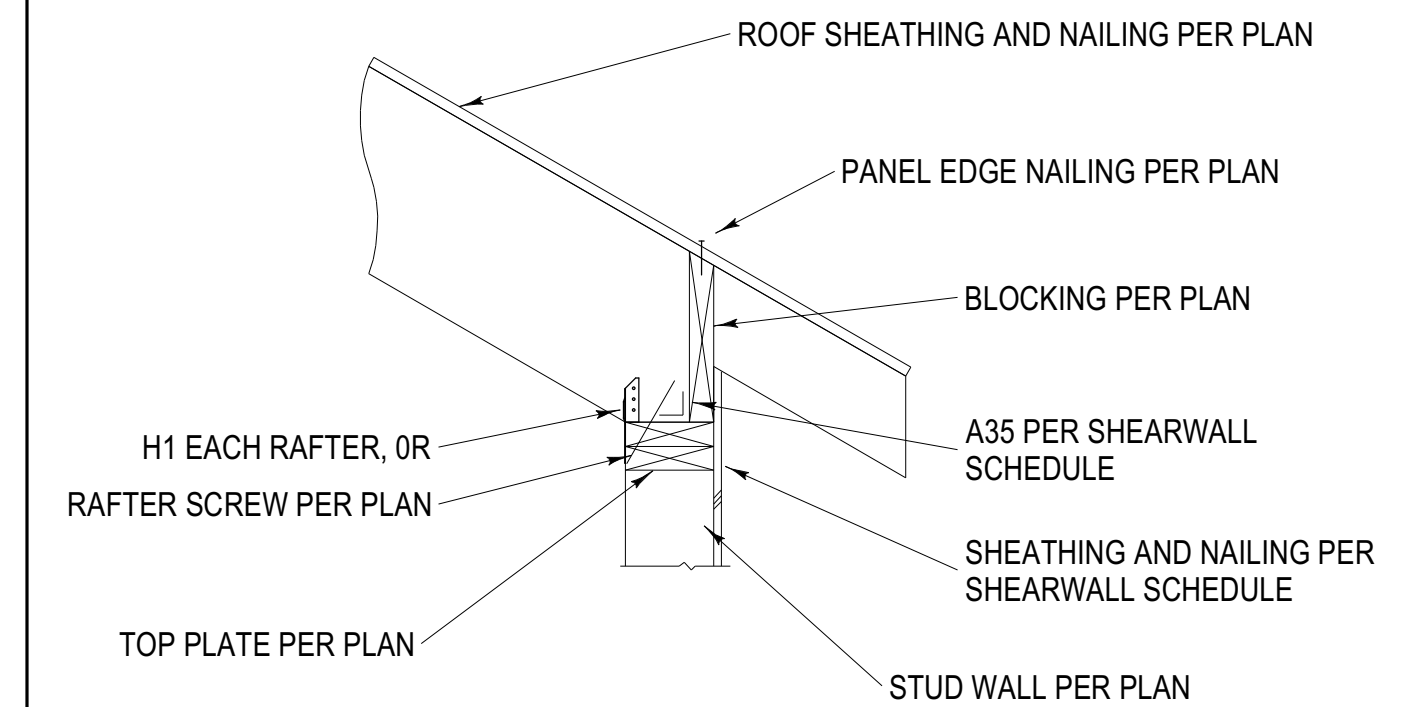
W017 - DECK LEDGER (SCALE 1" = 1'-0")



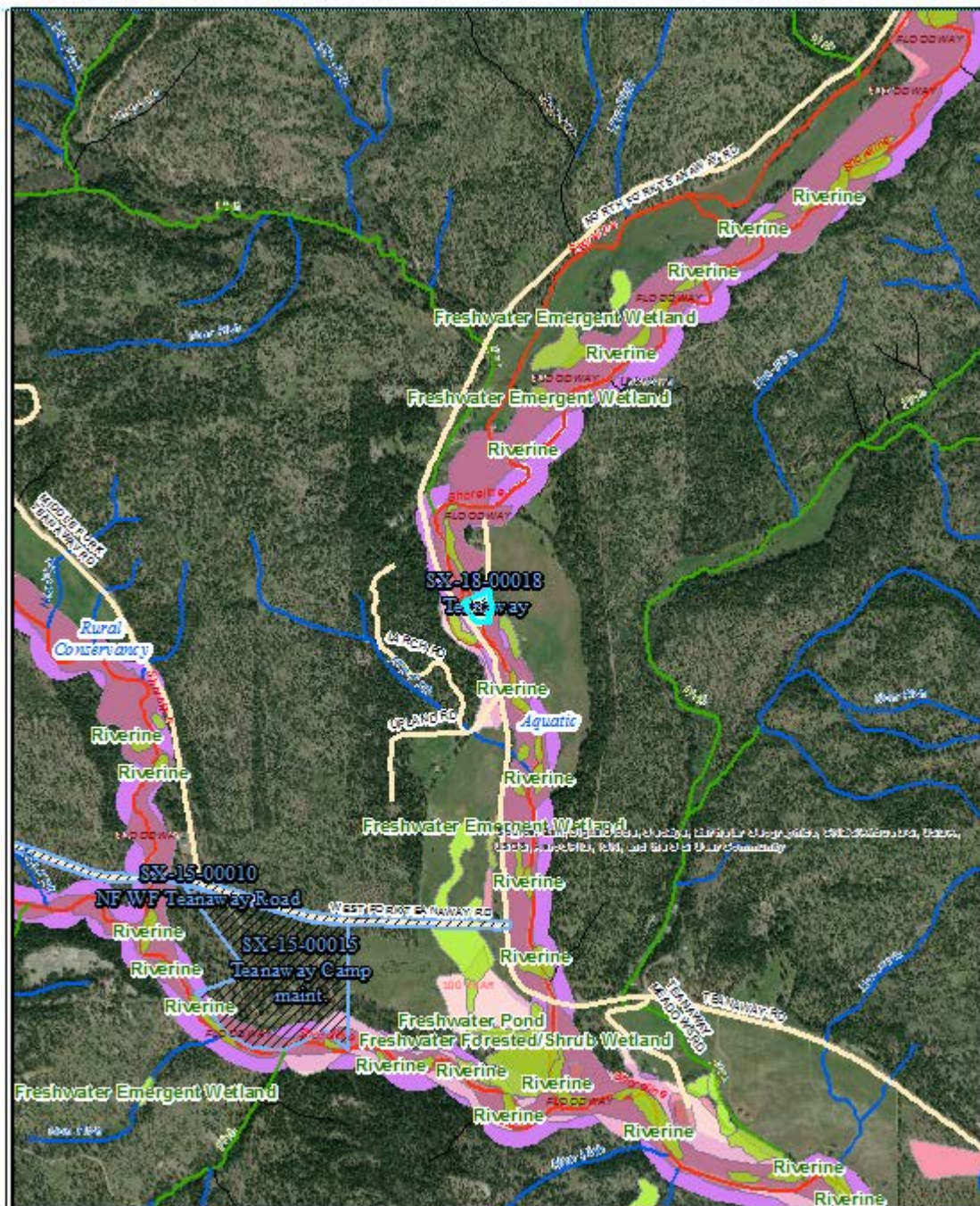
W018 - DECK TO BEAM 1 (SCALE 1" = 1'-0")



W019 - TYPICAL RAILING DETAIL



W029 - TYPICAL RAFTER TO WALL

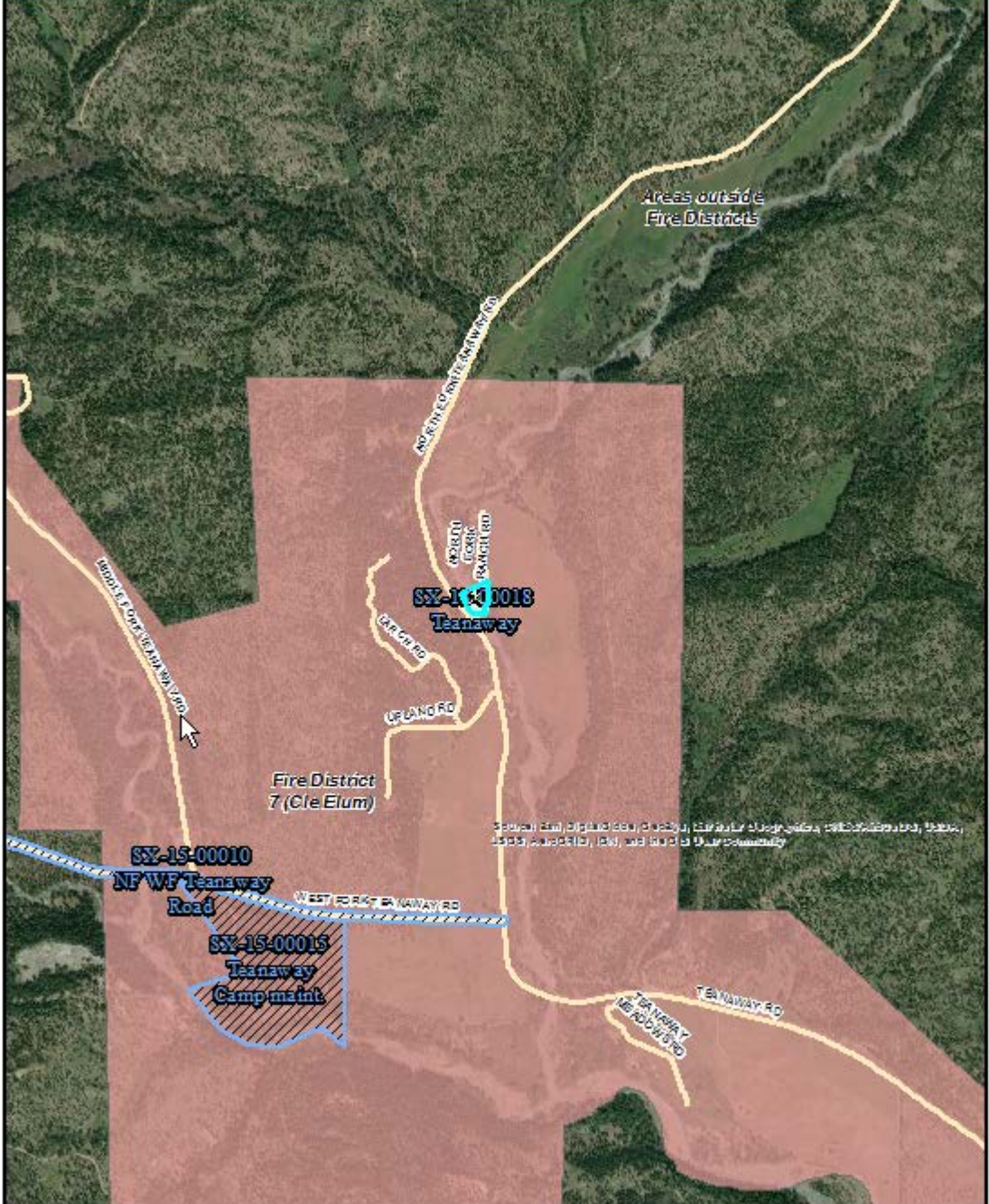


Map prepared by the Texas Department of Transportation, District 10, Houston, Texas, for the Texas Department of Transportation, District 10, Houston, Texas, and the Texas Department of Transportation, District 10, Houston, Texas.



SX-18-00018 Teanaway

Critical Area Map



SX-18-00018
Teanaway

Fire District
7 (Cle Elum)

SX-15-00010
NF WF Teanaway
Road

SX-15-00015
Teanaway
Camp maint

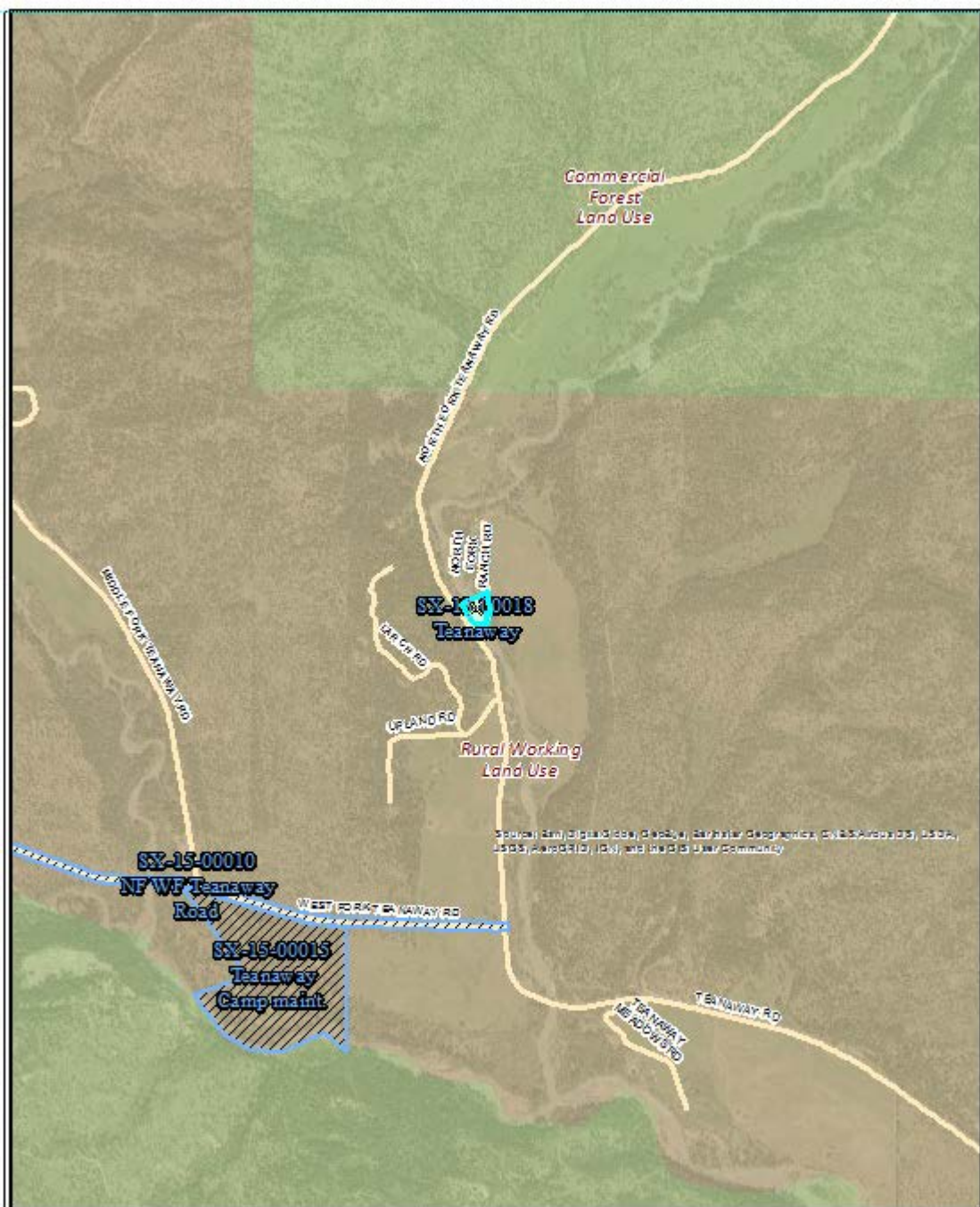
Areas outside
Fire Districts

Special Use, Right-of-Way, Easement, Eminent Domain, Public Utilities, Public Lands, Recreation, etc., and subject to their provisions.



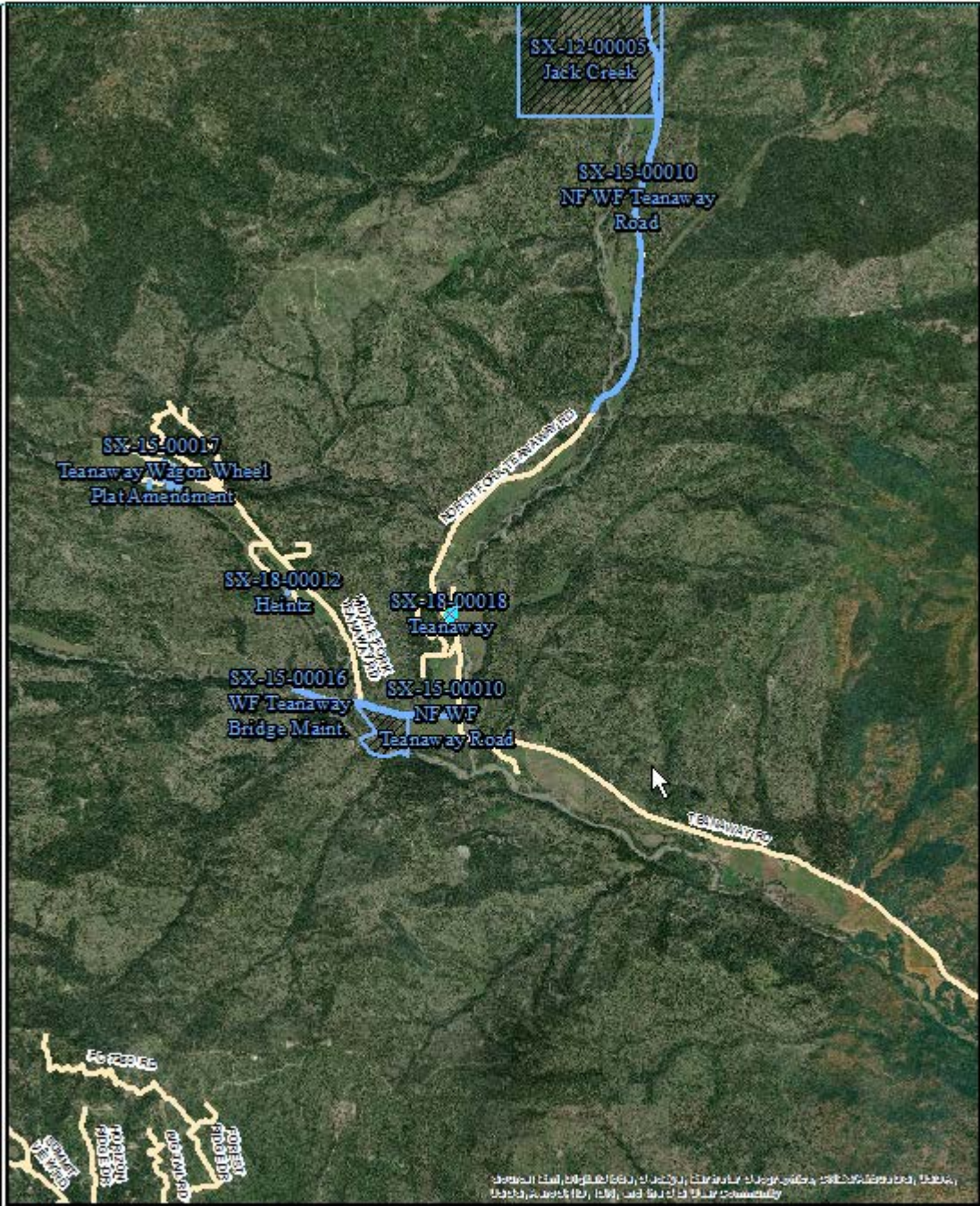
SX-18-00018 Teanaway

Fire District Map



SX-18-00018 Teanaway

Land Use Map



SX-12-00005
Jack Creek

SX-15-00010
NF WF Teanaway
Road

SX-15-00017
Teanaway Wagon Wheel
Plat Amendment

SX-18-00012
Heintz

SX-18-00018
Teanaway

SX-15-00016
WF Teanaway
Bridge Maint.

SX-15-00010
NFAWF
Teanaway Road

NORTH FOUNTAIN TEANAWAY RD

SOUTH FOUNTAIN TEANAWAY RD

TEANAWAY RD

FOUNTAINE

FOUNTAINE
FOUNTAINE
FOUNTAINE
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FOUNTAINE
FOUNTAINE

Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



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Vicinity Map



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Zoning Map