

Critical Areas Checklist

Friday, January 22, 2016

Application File Number



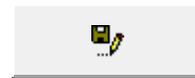
Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

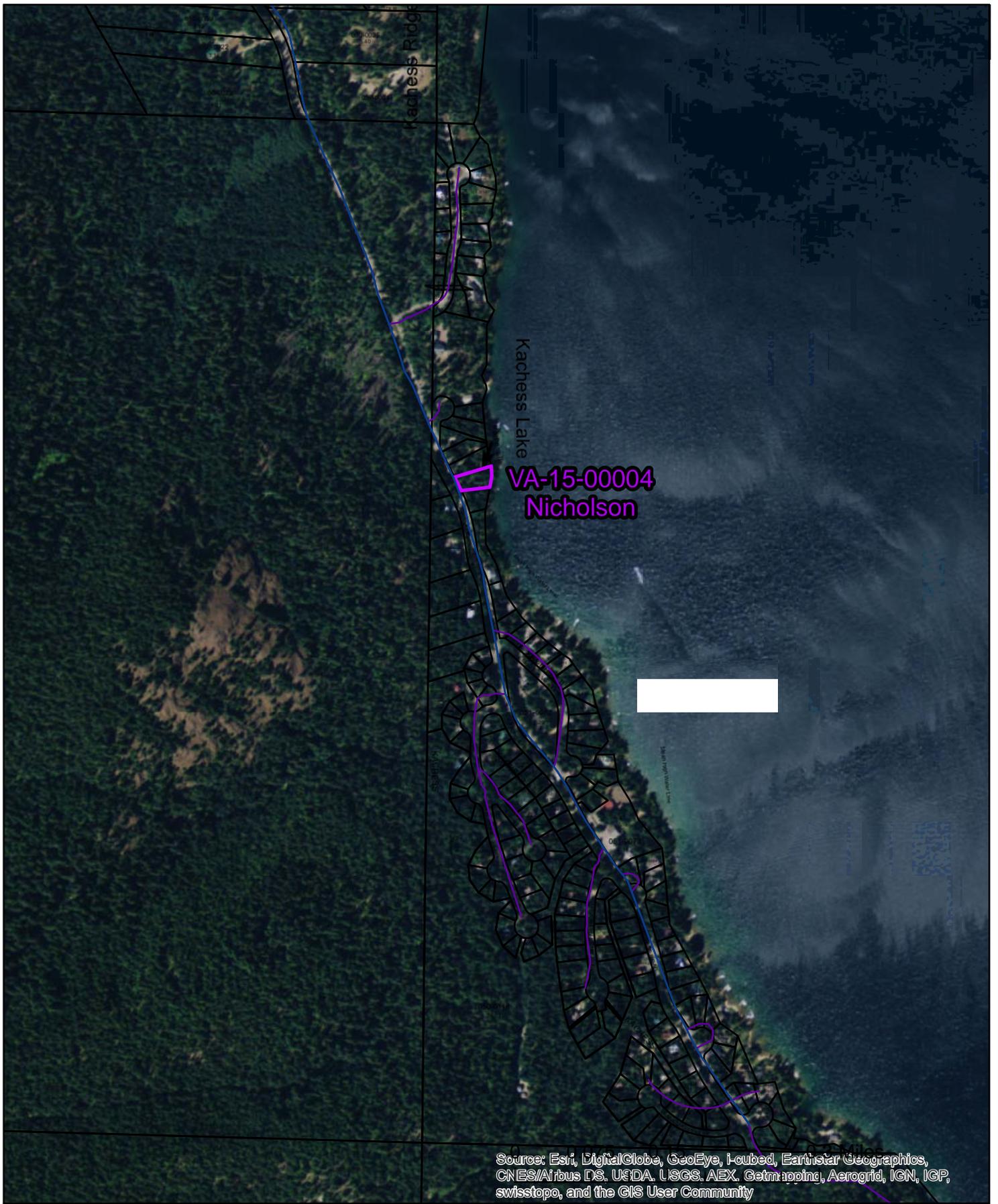
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VA-15-00004
Nicholson

1/22/2016

Air
Photo

kaycee.hathaway

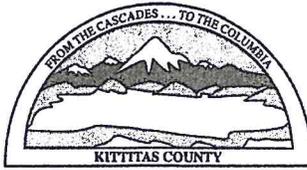


VA-15-00004
Nicholson

Zoning
Map

1/22/2016

kaycee.hathaway



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

VA-15-00004

ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

\$523.00	Kittitas County Community Development Services (KCCDS)
\$235.00	Kittitas County Environmental Health
\$50.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$873.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="color: blue; font-weight: bold; margin: 0;">RECEIVED</p> <p style="color: red; font-weight: bold; margin: 5px 0;">DEC 07 2015</p> <p style="color: blue; font-weight: bold; margin: 0;">KITTTITAS COUNTY CDS</p> </div> <p style="text-align: center; font-weight: bold; margin-top: 5px;">DATE STAMP IN BOX</p>
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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: J. SCOTT NICHOLSON
Mailing Address: P.O. Box 403
City/State/ZIP: EASTON, WA 98925
Day Time Phone: (206) 948-6326
Email Address: J_SCOTT_NICHOLSON @ MSN.COM

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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 2390 VIA KACHESS ROAD
City/State/ZIP: EASTON, WA 98925

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

KACHESS NO.2 LOT 23 SECTION 17, TWP 21, RGE 13
SITUS: 2390 VIA KACHESS ROAD, EASTON

6. Tax parcel number: 496835

7. Property size: 0.37 (acres)

8. **Land Use Information:**

Zoning: FOREST ? RANGE Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
 - B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. 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 _____

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

Date:

X  _____

12-5-15

Project Narrative
Proposed Construction of Garage
Zoning Variance - 17.16.060 Front Yard Setback



9. I am requesting a variance from the zoning development code (17.16.060 Yard Requirements - Front) to facilitate the construction of a two car 26' x 28' garage with ingress/egress off of Via Kachess Road. Specifically, I would like a variance from the front required setback of seven and one half feet to match that of the adjacent neighboring garage to the north which is set on the right-of-way property line. Please see attached plot plan and renditions of proposed garage and the attached photos of the area in question along with adjacent neighbor's garage.

10. A. Due to the extreme slope downward (+/- 12 feet) on this lot immediately adjacent to the county road right-of-way property line, moving the proposed garage east to comply with the setback code would necessitate that the construction be increased from the designed three stories to four stories. This would create an unnecessary visual eyesore to adjacent neighboring homes, increased engineering and construction costs, and difficult ingress/egress of autos in winter months. Compliance with the existing code would also require the moving of the septic tank and drain fields both the active and the reserve fields to comply with those required setbacks. Adjacent neighboring lot line setbacks can be complied with without variance.

B. I built my home in 1978 at which time it was not much of a problem making my way down to the house in winter months a distance of about 100 feet. Now that I am turning 71 and with frequent visits by my father-in-law who is 80 and other elderly guests we find it very difficult to park at the top of the lot, actually on the county right-of-way, and trudge up and down a slippery driveway to the house in deep snow and ice as well as removing the snow from the vehicles each time they are used. Having a garage would greatly improve the quality of life we currently now enjoy.

My adjacent neighbor to the north built his garage on the county right-of-way property line many years ago and his adjacent neighbor to the north has done the same. Having lived here for 37 years I am not aware of any complaints from any neighbor within our development ever of these garages or any others which have been granted variances with their locations. Owing to the fact these properties are in a mountainous terrain not all lots can feasibly comply with the desired setbacks.

C. I do not believe that granting this variance from the setback code will materially be detrimental to the public welfare or be at all injurious to the property in the same vicinity. The reason I say this is because having been a pioneer in this development and having been a community board member for over 25 years I do not know of any problems we have ever had with any setback variances granted by the county in this area. I do think that if I were required to build this garage further back on the lot thereby having to increase the designed height of the garage it would be an eyesore to both of my neighbors to the north and south as well as across the street. My neighbor of many years to the south has also been talking of building a garage and will be faced with the same problematic conditions when he embarks on the process.

D. Kachess Village has a reputation within the upper county of being a model community with well thought out covenants regarding design, construction materials, layout and amenities augmented by county services and building guidance.

Granting of this variance to the set back code 17.16.060 - Front conforms to past history, logical and economical practicalities, and will not deter from the development pattern envisioned by the county and enjoyed by our many residents. Further, the building of this garage will actually enhance the visual quality of the development by allowing me to park vehicles within the garage instead of being exposed to neighboring properties, especially during the winter months.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Scott Nicholson', written in a cursive style.

J. Scott Nicholson

27 26 25 30 29 28 27

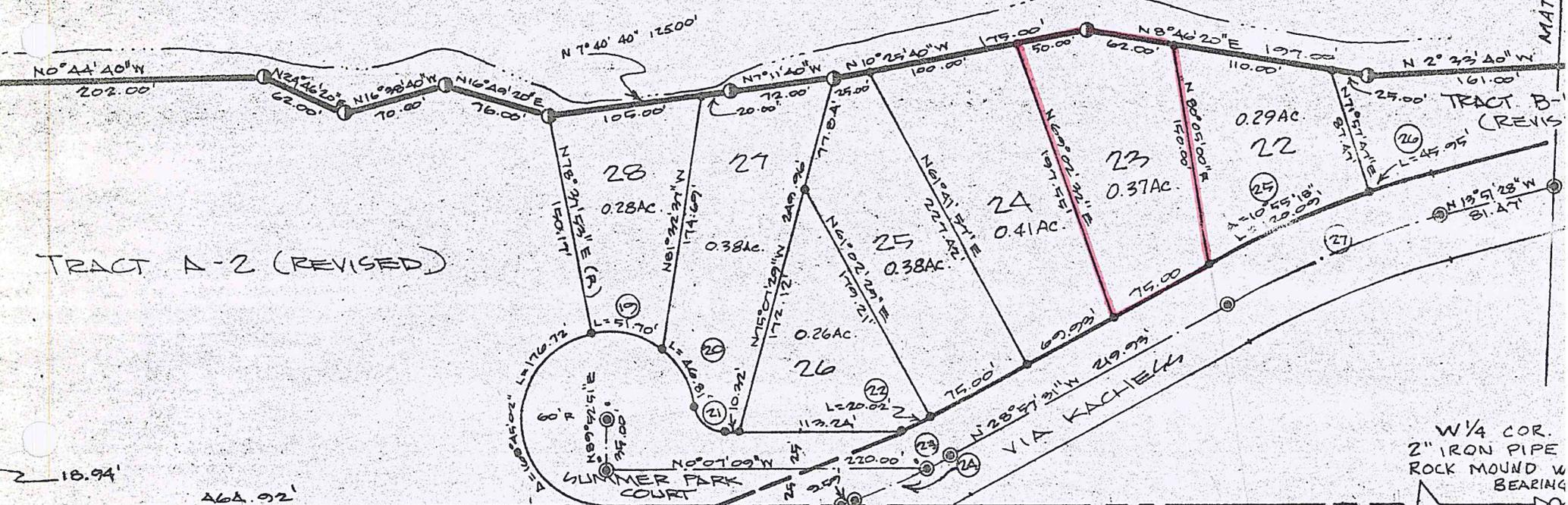
LAKE

T. 21 N.
T. 20 N.

TO CLEAR
13 MILES

SW 1/4 NW 1/4

MATCH



TRACT A-2 (REVISED)

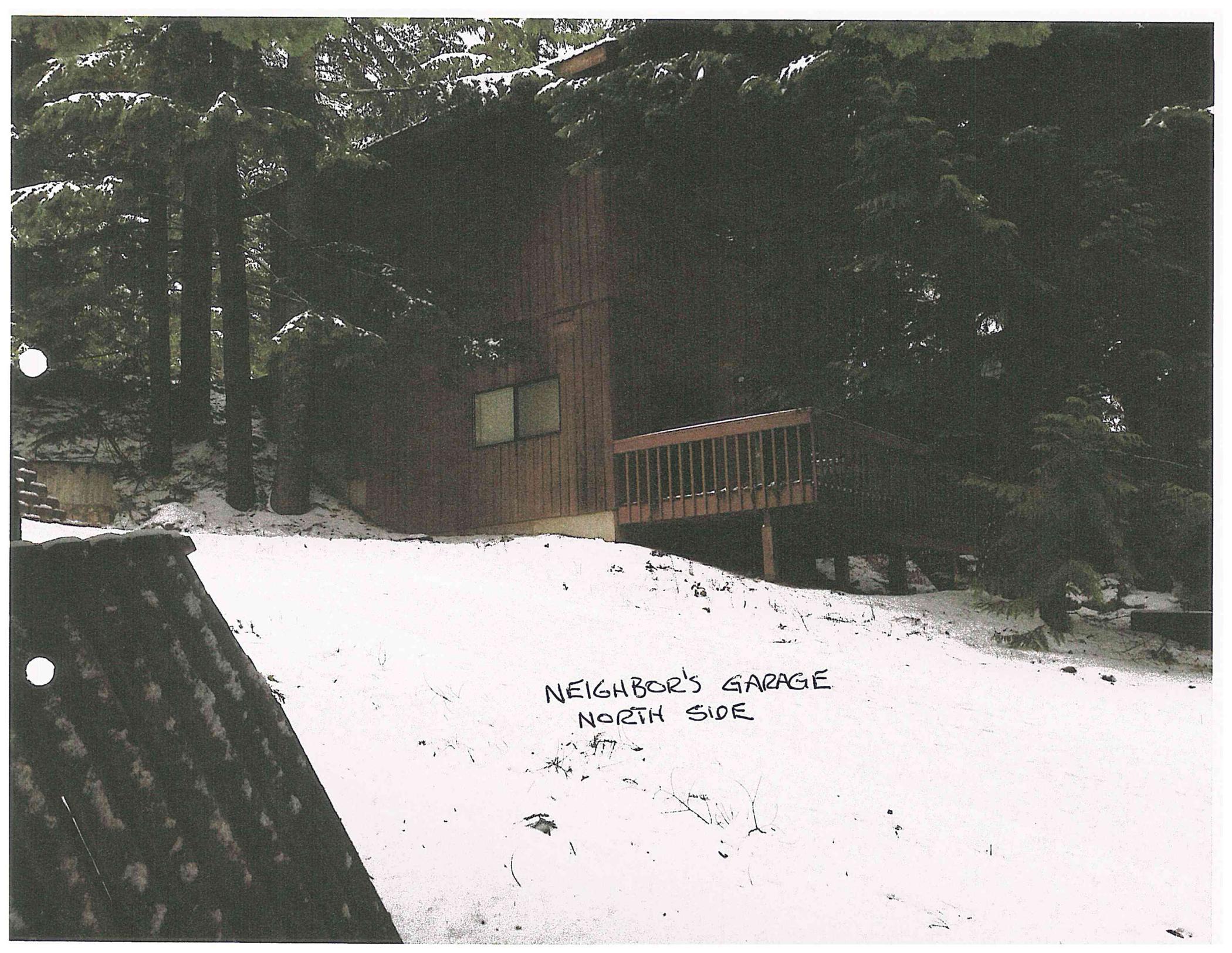
W 1/4 COR.
2" IRON PIPE
ROCK MOUND W
BEARING

CURVE DATA:

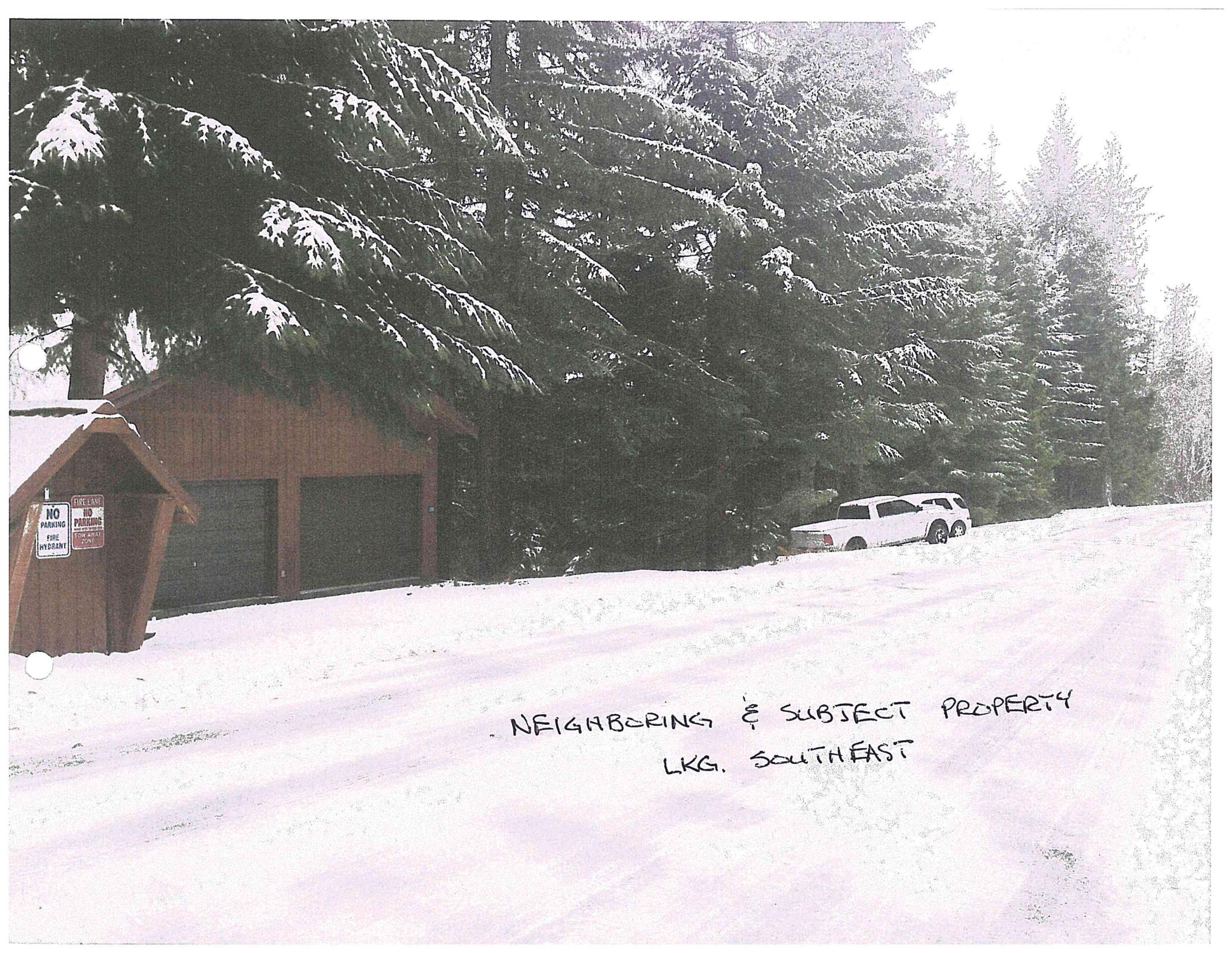
19	$\Delta = 49^{\circ}22'07''$	$R = 60.00'$	$L = 51.70'$	$T = 27$
20	$\Delta = 44^{\circ}42'01''$	$R = 60.00'$	$L = 46.81'$	$T = 20$
21	$\Delta = 82^{\circ}49'10''$	$R = 20.00'$	$L = 28.91'$	$T = 17$
22	$\Delta = 2^{\circ}26'25''$	$R = 470.00'$	$L = 20.02'$	$T = 16$
23	$\Delta = 1^{\circ}57'44''$	$R = 500.00'$	$L = 17.12'$	$T = 8.5$
24	$\Delta = 8^{\circ}05'52''$	$R = 500.00'$	$L = 70.67'$	$T = 35.1$
25	$\Delta = 10^{\circ}55'18''$	$R = 630.00'$	$L = 120.09'$	$T = 60$
26	$\Delta = 4^{\circ}10'45''$	$R = 630.00'$	$L = 45.95'$	$T = 22$



BUILDING SITE
OUR WEST



NEIGHBOR'S GARAGE
NORTH SIDE



NEIGHBORING & SUBJECT PROPERTY
LKG. SOUTHEAST

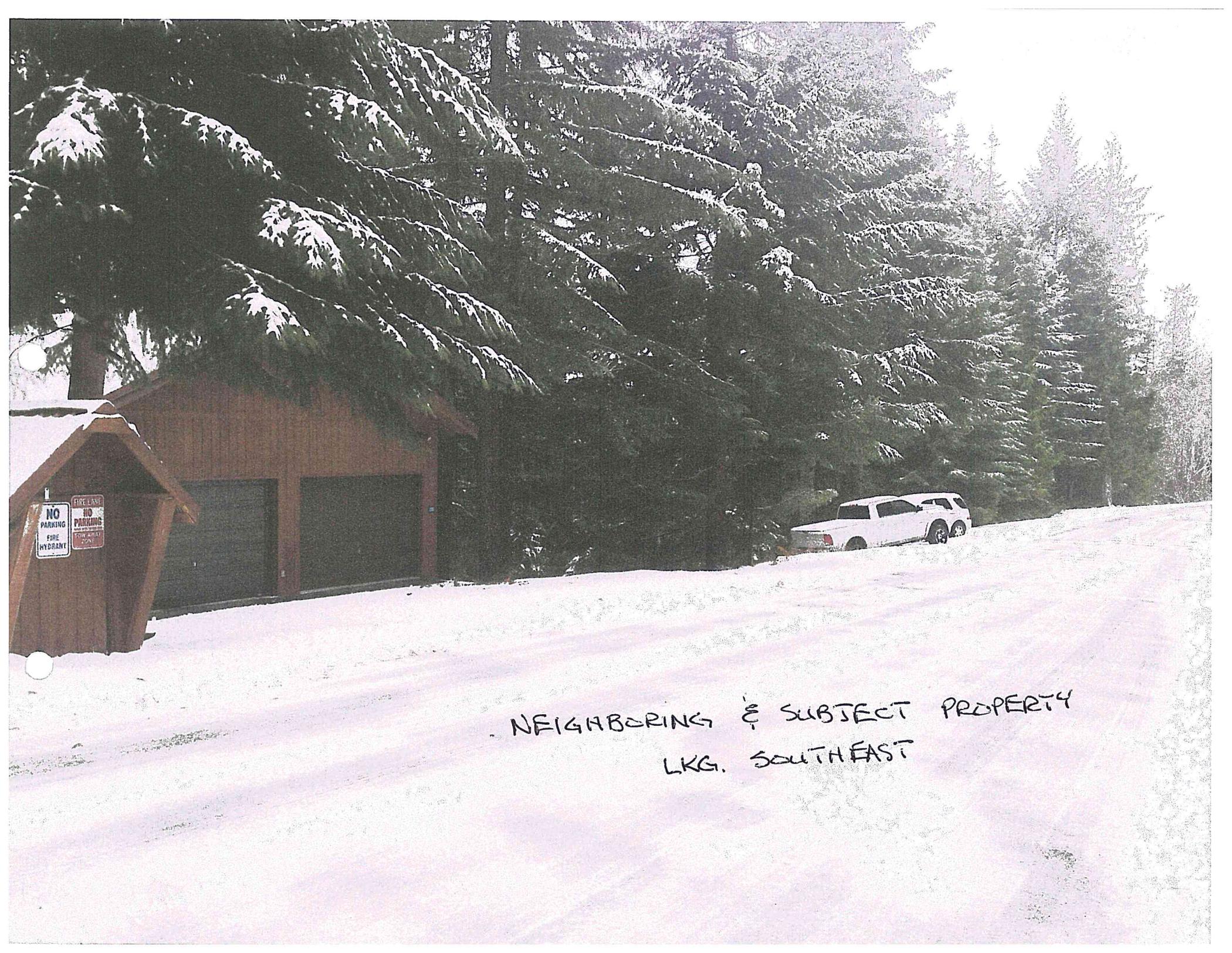


FIRE HYDRANT

NEIGHBORING
GARAGE ON
PROPERTY LINE

TRAVELED
PORTION OF
RIGHT OF WAY

PROPERTY LINE
LKS. NORTH TO
NEIGHBORING
GARAGE



NEIGHBORING & SUBJECT PROPERTY
LKG. SOUTHEAST

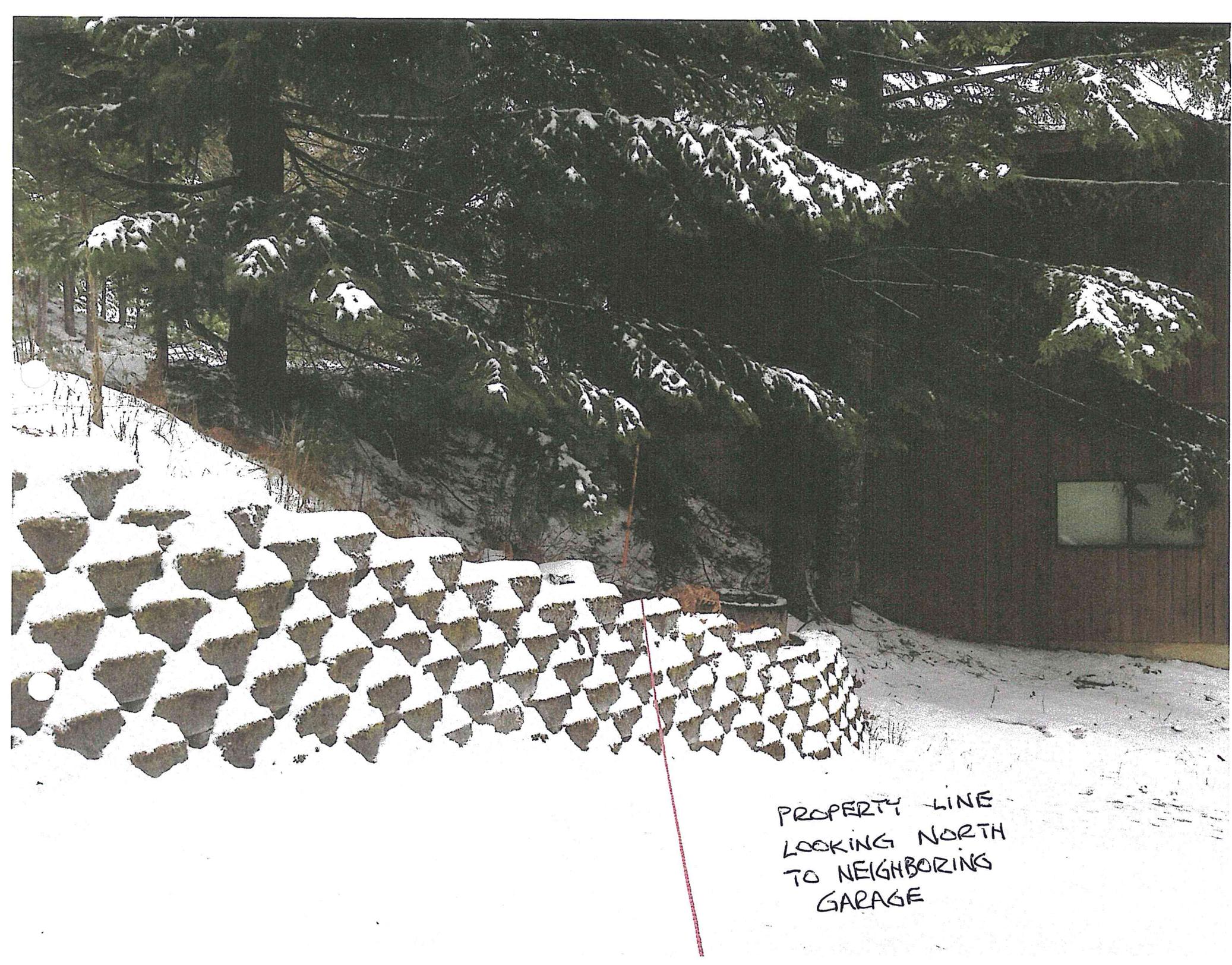


FIRE HYDRANT

NEIGHBORING
GARAGE ON
PROPERTY LINE

TRAVELED
PORTION OF
RIGHT OF WAY

PROPERTY LINE
LKS. NORTH TO
NEIGHBORING
GARAGE



PROPERTY LINE
LOOKING NORTH
TO NEIGHBORING
GARAGE

A photograph of a large tree trunk in a snowy landscape. The tree trunk is thick and textured, with a dark, hollowed-out section. The ground is covered in snow, and there are evergreen trees in the background. A red string is stretched across the snow, and a wooden post is visible on the right. A handwritten note in black ink is on the snow, with an arrow pointing to the red string.

PROPERTY LINE
LOOKING NORTH

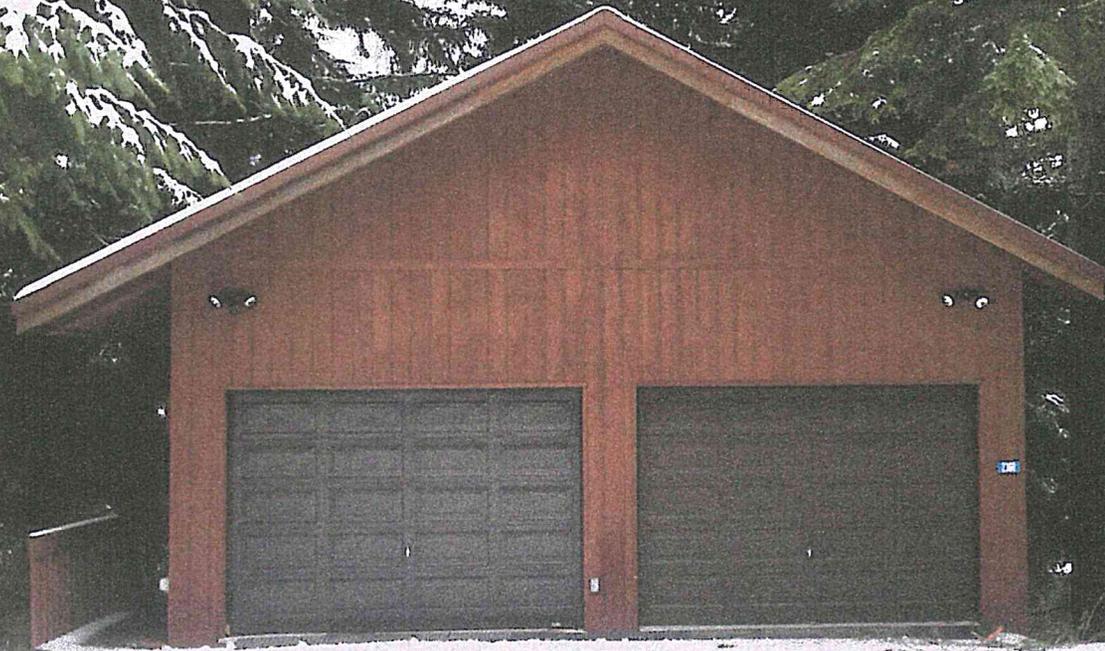


PROPERTY DRIVEWAY
SHOWING STEEP SLOPE

BUILDING SITE
LKG WEST



SUBJECT PROPERTY
LKG SOUTHEAST



NEIGHBORING GARAGE
LKG. EAST



**MONTGOMERY
BUILDING DESIGN**
PO BOX 237
SOUTH CLE ELUM
WASHINGTON 98943
al.montgomery@yahoo.com
509-674-5194
509-304-4265

ENGINEER OF RECORD
TAX ID #
21-13-17051-0023

**SCOTT NICHOLSON
NEW GARAGE AT LAKE KACHESS
EASTON WASHINGTON**

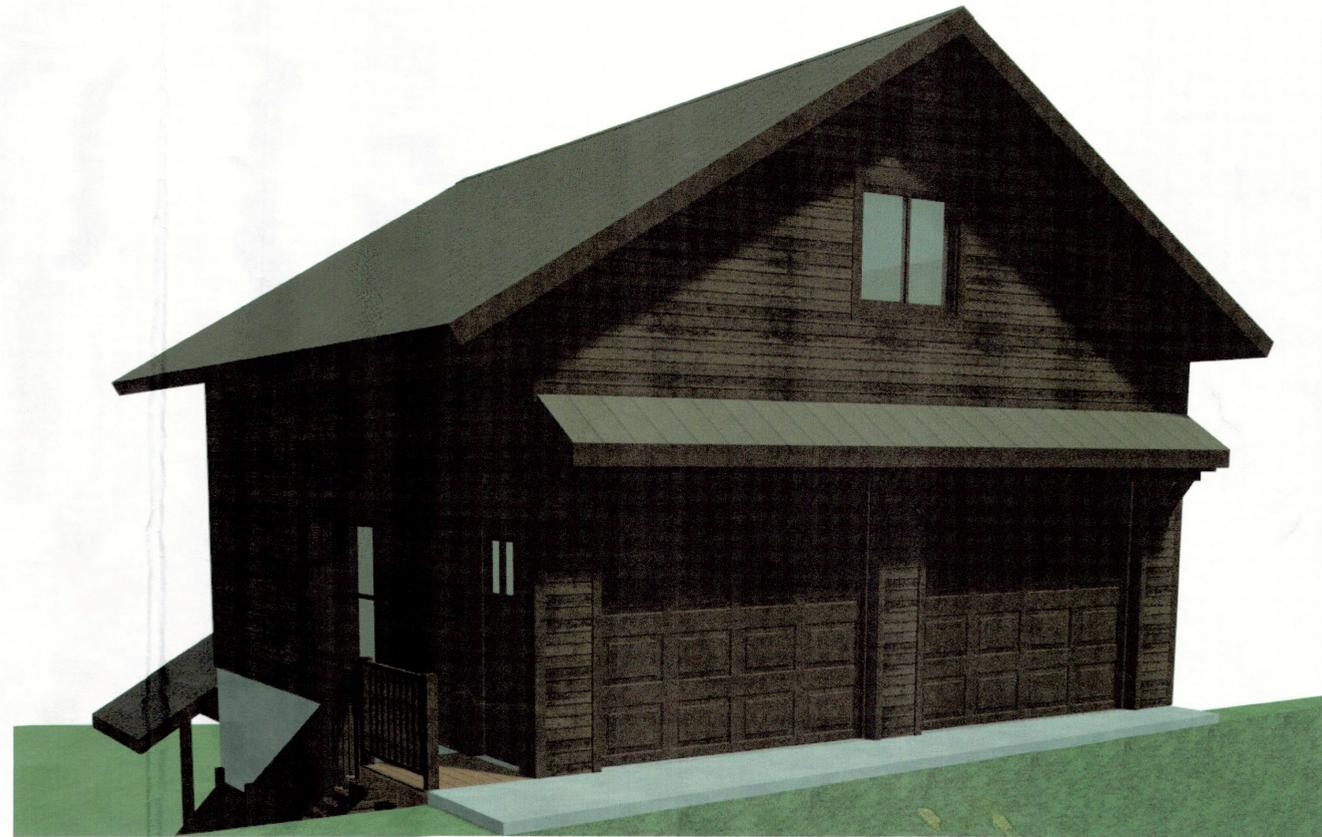
www.montgomerybuildingdesign.com

ISSUED	PURPOSE
12-1-2015	REVIEW

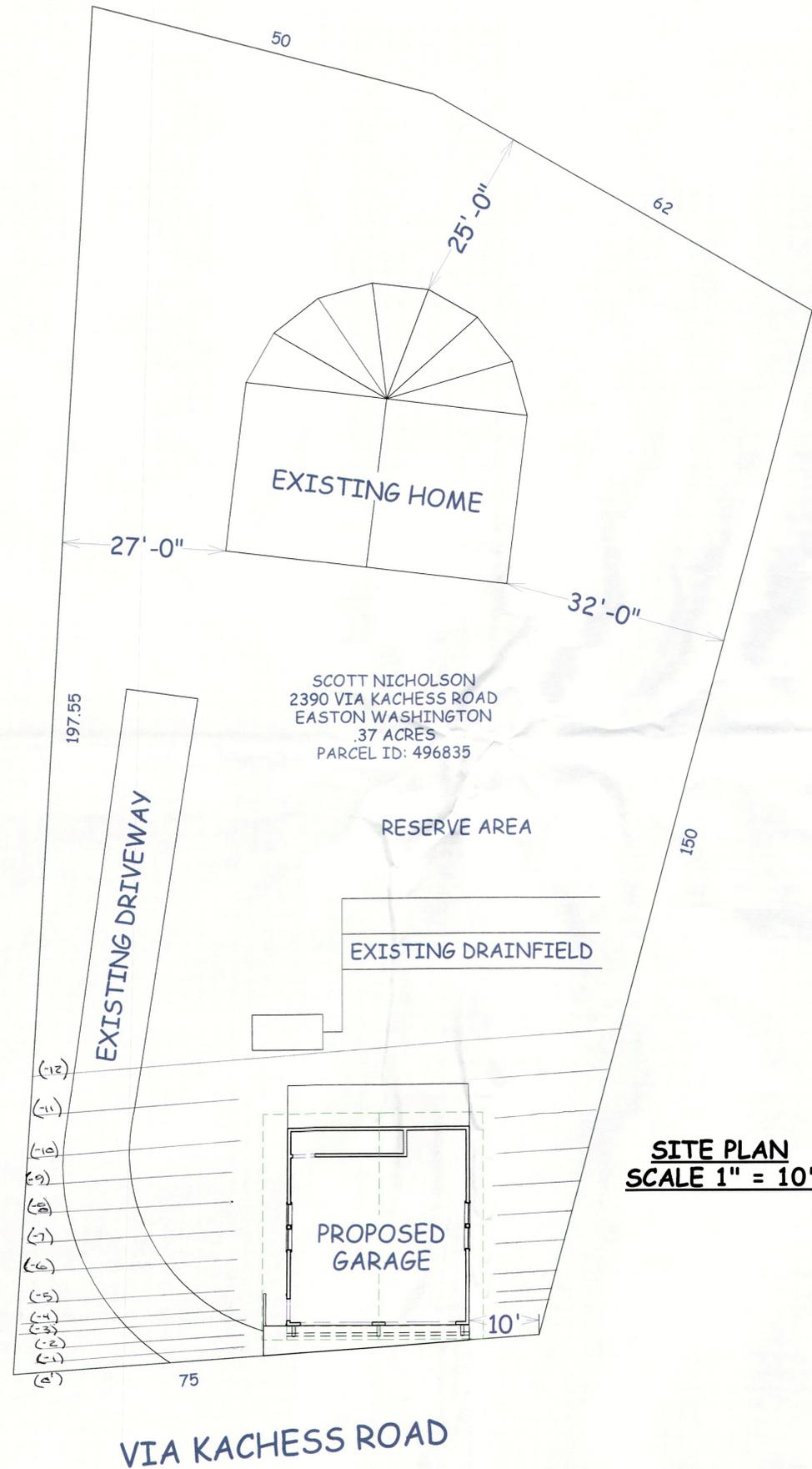
SITE PLAN

VIEW
2015-057

A1

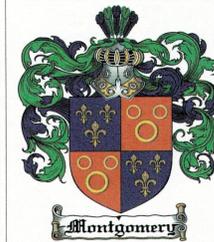


**FRONT PERSPECTIVE
NO SCALE**



**SITE PLAN
SCALE 1" = 10'**





**MONTGOMERY
BUILDING DESIGN**

PO BOX 237
SOUTH CLE ELUM
WASHINGTON 98943
al.montgomery@yahoo.com
509-674-5194
509-304-4265

ENGINEER OF RECORD

**TAX ID #
21-13-17051-0023**

**SCOTT NICHOLSON
NEW GARAGE AT LAKE KACHESS
EASTON WASHINGTON**

www.montgomerybuildingdesign.com

ISSUED	PURPOSE
12-1-2015	REVIEW

**GENERAL
NOTES**

VIEW

2015-057

S2

GENERAL NOTES

GOVERNING CODE: The 2012 International Building Code shall govern design and construction.

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. The contractor shall be familiar with the work required in these documents and the requirements for executing it properly.

DISCREPANCIES: Discrepancies in these drawings shall be brought to the attention of Montgomery Building Design, or Engineer of record prior to beginning the work in question.

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

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to excavation and drilling.

SOILS and FOUNDATIONS

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 (assumes silty soil w/ gravel & rock, contractor to notify engineer if otherwise)	2000psf
Passive lateral pressure	350PCF e.f.p.
Active lateral pressure - unrestrained	40PCF e.f.p.
Active lateral pressure - restrained	60PCF e.f.p.
Coefficient of sliding friction	0.35

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

FOOTING CONSTRUCTION: Except where noted otherwise in these plans, concrete footings shall be constructed as follows: Footing 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. Vertical reinforcement for stem walls shall be cast in place extending to within 3" of footing bottom.

CONCRETE STEM WALLS: Except where noted otherwise in the plans, concrete stem walls shall be 6" wide and shall be reinforced with #4 bars spaced at 12" oc in the vertical and horizontal direction. One 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 in place in the footing concrete extending to 3" from bottom of footing (except for 24" tall monolithic footing / stem walls which require only 1- #4 horizontal at 4" from top, footing same as above.)

CONCRETE SLABS-ON-GRADE: Except where noted otherwise in these plans, 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" e.w.) supported to remain in place between mid-depth of the slab and the upper third. Slabs shall be cast over a prepared compacted sub-base of 4" thick clean graded sand, gravel, or crushed stone passing a 2" sieve. A base course is not required over soils having a percolation rate greater than 4" per hour - Ref R506.2.2 exception and Table R405.1 Group I and footnote "a".

WOOD

GRADING: All sawn lumber and engineered wood 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

STRUCTURAL GLUE-LAMINATED TIMBER:
Conform to AITC I90.1 & ASTM D3737
Glulam - simple span DF/DF 24F-V4
Glulam - cantilever or continuous DF/DF 24F-V4
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 PS1 or PS2 according to type and shall be identified by the trademarks of an approved testing & inspection agency. 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.

Use	Roof	Floor	Walls
Thickness	5/8"	3/4"	7/16"
Span rating	40 / 20	24 / 16	24 / 16
Panel grade	C-D	C-D	C-D
Exposure	1	1	1

CONNECTORS: Prefabricated connectors shall be by the Simpson Strong-Tie Company as specified in their catalog No. C-2013. 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. All exterior Simpson connectors to have HDG or ZMAX coating.

GALVANIZED FASTENERS: Conform to ASTM A653 designation G185.

NAILS: Conform to IBC 2304.9 "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	Diameter
6d	2"	.113"
8d	2 1/2"	.131"
10d	3"	.148"
12d	3 1/2"	.148"
16d	3 3/4"	.162"

LAG and MACHINE BOLTS: Conform to ASTM A307.

STUD WALL 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 6x8. Provide two studs minimum at the end of all walls and at each side of all openings. Attach the lower plates of all stud walls to concrete with 5/8" diameter A307 anchor bolts x 7" embedment spaced per plan and shearwall schedule. All anchor bolts to have 1/4" x 3" square galvanized washers. Spacing shall not exceed 48" O.C. 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.

ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also section R905 for additional requirements and flashing requirements.

SHINGLES: Asphalt shingles shall be fiberglass-reinforced class A shingles with self-sealing strips or interlocking design conforming with ASTM D 225 or D 3462 and installed on slopes between 2:12 and 20:12 fastened over underlayment or ice-protection as indicated below.

FASTENERS: Shingles shall be fastened over underlayment to solid wood deck with 12 gage galvanized steel roofing nails with 3/8" diameter heads meeting ASTM F 1667 and penetrating the roof sheathing surface at least 3/4". Quantity of fasteners shall be per single manufacturer but no less than four per strip or 2 per shingle.

UNDERLAYMENT: 15lb felt paper or equivalent underlayment shall comply with ASTM D 226 type I or ASTM 4869 type I. Install 36" wide strips perpendicular to roof slope overlapping 2" except provide double layer with 19" overlaps at slopes of 4:12 or less.

ICE PROTECTION: Install of self-adhering polymer modified bitumen sheet, in lieu of underlayment, beginning at roof eaves and extending at least 24" inside the exterior wall line of the building per manufacturer's written instructions.

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

METAL ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also section R905 for additional requirements and flashing 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 instructions.

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

METAL-PLATE-CONNECTED WOOD TRUSSES

Reference IBC Section 2303.4. Trusses shall be designed by a qualified specialty engineer licensed to practice in the governing municipality. The designs shall account for the loads indicated under DESIGN PARAMETERS and any other specialty loads such as drifts, mechanical equipment, and axial drag loads that may be shown on the plans and details. Designs shall account for unbalanced loading, drifting, and wind loads as applicable in combination per the 2012 IBC. At a minimum, the designs shall consider 15 psf uniform dead load. Attic trusses shall be designed with an additional 10 psf uniform dead load on bottom chord. Roof designs shall consider at 10 psf uniform net uplift. The designs shall include all permanent and temporary bracing, and truss-to-truss and truss-to-bearing connections.

Calculations and shop drawings stamped by the specialty engineer shall be submitted to the contractor for review. The contractor and specialty engineer are responsible for details and accuracy including specific conformance to these documents.

Contractor is responsible to request additional details not shown on these plans if desired. Specialty engineer is not responsible for connections not specifically detailed on this set of plans.

CONCRETE

REFERENCE STANDARDS:
· ACTI 318-11 "Building Code Requirements for Concrete"
· IBC Chapter 19

MIX DESIGN:
2500 psi - footings 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 5% measured at point of placement.
· Pozzolans: may be used in accordance with ACI 318-11.
· Chloride content shall conform to ACI 318-11.

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 318-11. 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 60
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 318-11
Concrete cast against earth 3"
Concrete exposed to earth or weather 1 1/2"
Bars in slabs and walls 3/4"

BAR SPLICES: Conform to ACI 318-11 for class "B" splices or 40 bar diameters, whichever is greater.

DESIGN PARAMETERS

LIVE LOADS:	
Snow - Pg	185 psf
Snow - Pf	175 psf - heated
Snow - Pf	186 psf - non heated
Exposure factor	1.0
Floor Live	40 psf

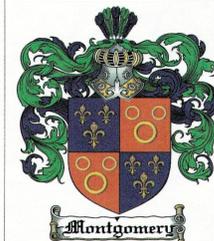
DEAD LOADS:	
Floor Dead	12 psf
Roof Dead	15 psf

WIND DESIGN:	
Basic wind speed	85 mph
Exposure	C

SEISMIC DESIGN:	
Site classification	C
Ss	0.63
S1	0.25
Importance factor	1.0
Response modification	6.5

DEFLECTION LIMITS:	
Total load	L/240
Live Roof	L/360
Live Floor	L/480





**MONTGOMERY
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PO BOX 237
SOUTH CLE ELUM
WASHINGTON 98943
al.montgomery@yahoo.com
509-674-5194
509-304-4265

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**TAX ID #
21-13-17051-0023**

**SCOTT NICHOLSON
NEW GARAGE AT LAKE KACHESS
EASTON WASHINGTON**

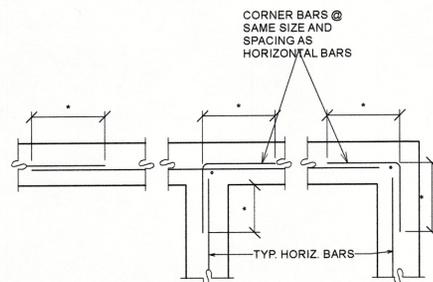
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ISSUED 12-1-2015 PURPOSE REVIEW

**TYPICAL
DETAILS**
VIEW

2015-057

S3

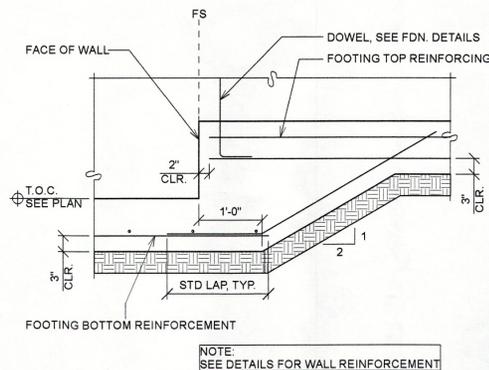


NOTE:
INDICATES LAP, SEE REBAR LAP SCHEDULE

1 TYP. REINFORCING @ CORNER

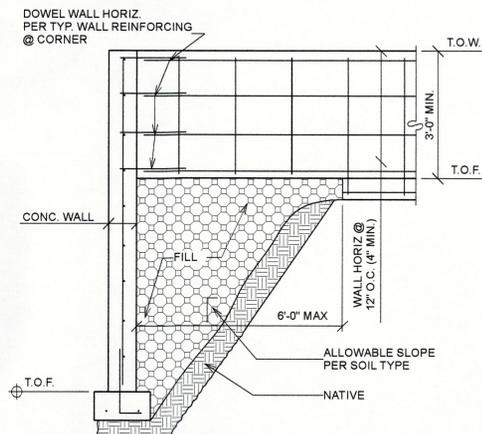
BAR #	CONCRETE			MASONRY
	3000 PSI	4000 PSI	5000 PSI	
#3	25"	21"	19"	15"
#4	33"	28"	25"	24"
#5	41"	36"	32"	30"
#6	49"	43"	38"	36"
#7	58"	50"	45"	42"
#8	66"	57"	51"	48"
#9	74"	64"	57"	54"
#10	82"	71"	64"	60"
#11	90"	78"	70"	66"

2

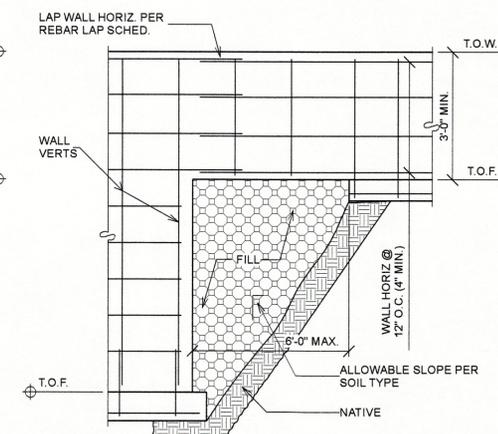


NOTE:
SEE DETAILS FOR WALL REINFORCEMENT

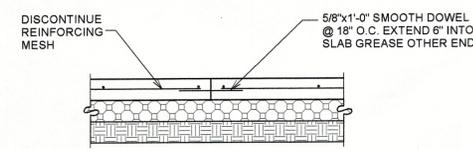
3 TYPICAL FOOTING STEP



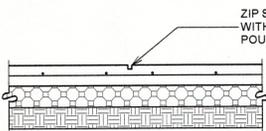
4 TYPICAL FOOTING STEP



5

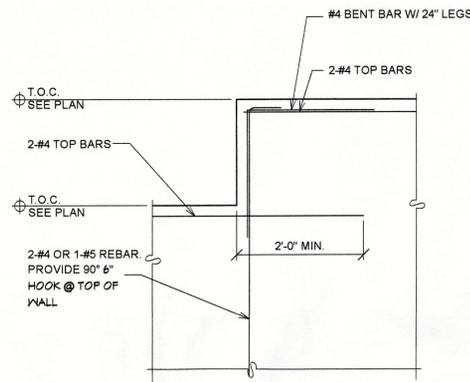


TYPICAL CONSTRUCTION JOINT
(PROVIDED AS REQ'D WHERE CONTROL JOINT SHOWN)

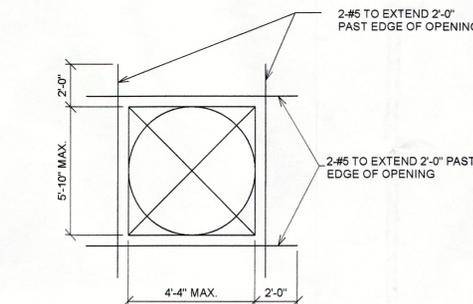


TYPICAL CONTROL JOINT

5 TYPICAL SLAB JOINTS



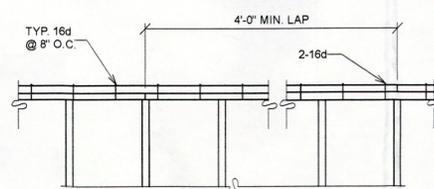
6 TYPICAL WALL STEP



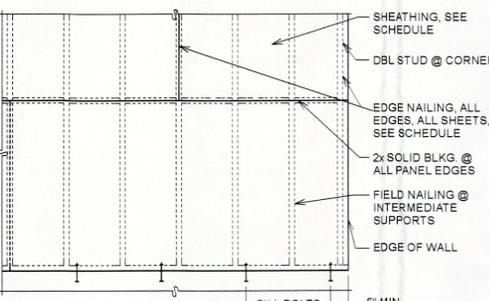
7 TYPICAL OPENING IN CONC. WALL

TABLE 2304.9.1 - FASTENING SCHEDULE			1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2-3/8x131" NAIL 2-3" 14 GAGE STAPLE	FACE NAIL
CONNECTION	FASTENING *#	LOCATION	1x8 SHEATHING TO EACH BEARING WALL	2-8d COMMON	FACE NAIL
JOIST TO SILL OR GIRDER	3-8d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL	WIDER THAN 1/8 SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
BRIDGING TO JOIST	2-8d COMMON 2-3/8x131" NAIL 2-3" 14 GAGE STAPLE	TOENAIL EACH END	BUILT-UP CORNER STUDS	16d COMMON 3-7/8x131" NAIL 3" 14 GAGE STAPLE	24" O.C. 18" O.C. 16" O.C.
1/8 SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL	BUILT-UP GIRDER AND BEAMS	20d COMMON @ 32" O.C. 3-7/8x131" NAIL @ 24" O.C. 3" 14 GAGE STAPLE @ 24" O.C.	FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPP. SIDES
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND & FACE NAIL	SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANELS	2-20d COMMON 3-7/8x131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL AT ENDS AND AT EACH SPLICE
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. 3-7/8x131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL	2" PLANKS	16d COMMON	@ EACH BEARING
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANELS	3-16d @ 16" O.C. 3-7/8x131" NAIL @ 16" O.C. 3" 14 GAGE STAPLE @ 16" O.C.	BRACED WALL PANELS	COLLAR TIE TO RAFTER	3-16d COMMON 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
TOP PLATE TO STUD	2-16d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	END NAIL	JACK RAFTER TO HIP	3-16d COMMON 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	TOENAIL
STUD TO SOLE PLATE	4-8d COMMON 4-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOE NAIL	ROOF RAFTER TO RIG. BEAM	2-16d COMMON 3-7/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
DOUBLE STUDS	2-16d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	END NAIL	DOUBLE TOP PLATES	2-16d COMMON 3-7/8x131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL
DOUBLE TOP PLATES	16d @ 24" O.C. 3-7/8x131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	FACE NAIL	DOUBLE TOP PLATES	16d @ 16" O.C. 3-7/8x131" NAIL @ 12" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	16d @ 16" O.C. 3-7/8x131" NAIL @ 12" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL	DOUBLE TOP PLATES	8-16d COMMON 12-3/8x131" NAIL 12-3" 14 GAGE STAPLE TYP. FACE NAIL	LAP SPLICE
RIM JOIST TO TOP PLATE	8-16d COMMON 8d @ 6" (152mm) O.C. 3-7/8x131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	TOENAIL	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
TOP PLATES, LAPS, AND INTERSECTIONS	2-16d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL	RIM JOIST TO TOP PLATE	8d @ 6" (152mm) O.C. 3-7/8x131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	TOENAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EDGE	TOP PLATES, LAPS, AND INTERSECTIONS	2-16d COMMON 5-3/8x131" NAIL 5-3" 14 GAGE STAPLE	TOENAIL
CEILING JOISTS TO PLATE	3-8d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL	CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL	CEILING JOISTS LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
CEILING JOISTS LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL	CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3/8x131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL	RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON 3-3/8x131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL	WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 6d D.L. 238x113" NAIL N 134" 16 GAGE O 8d OR 6d E 2-238x113" NAIL P 2" 18 GAGE P	
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 6d D.L. 238x113" NAIL N 134" 16 GAGE O 8d OR 6d E 2-238x113" NAIL P 2" 18 GAGE P		WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	7/8" TO 1" 8d C 10d DR 8d E 3/4" AND LESS 6d E 7/8" TO 1" 8d E 1-1/8" TO 1-1/4" 10d DR 8d E 3/4" AND LESS 6d E 7/8" TO 1" 8d E 1-1/8" TO 1-1/4" 10d DR 8d E	
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 6d D.L. 238x113" NAIL N 134" 16 GAGE O 8d OR 6d E 2-238x113" NAIL P 2" 18 GAGE P		SINGLE FLOOR (COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING):	1/2" AND LESS 6d F 8d F	
SINGLE FLOOR (COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING):	1/2" AND LESS 6d F 8d F		PANEL SIDING (TO FRAMING):	1/2" NO. 11 GAGE H ROOFING NAIL 8d COMMON NAIL NO. 16 GAGE STAPLE!	
PANEL SIDING (TO FRAMING):	1/2" NO. 11 GAGE H ROOFING NAIL 8d COMMON NAIL NO. 16 GAGE STAPLE!		FIBERBOARD SHEATHING:	25/32" NO. 11 GAGE H ROOFING NAIL 8d COMMON NAIL NO. 16 GAGE STAPLE!	
FIBERBOARD SHEATHING:	25/32" NO. 11 GAGE H ROOFING NAIL 8d COMMON NAIL NO. 16 GAGE STAPLE!		INTERIOR PANELING:	1/4" 3/8" 4d J 6d K	
INTERIOR PANELING:	1/4" 3/8" 4d J 6d K				

NOTES:
A. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
B. NAILS SPACED @ 6" O.C. @ EDGES, 12" @ INTERMEDIATE SUPPORTS EXCEPT 6" @ ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL & PARTICLEBOARD DIAPHRAGMS & SHEARWALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING
C. COMMON OR DEFORMED SHANK
D. COMMON
E. DEFORMED SHANK
F. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQ. OF SECTION 2304.3
G. FASTENERS SPACED 3" O.C. @ EXTERIOR EDGES & 6" O.C. @ INTERMEDIATE SUPPORTS
H. CORROSION-RESISTANT ROOFING NAILS W/ 7/16" HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING & 1-3/4" LENGTH FOR 25/32" SHEATHING.
I. CORROSION-RESISTANT STAPLES W/ MIN. 7/16" CROWN & 1-1/8" LENGTH FOR 1/2" SHEATHING AND 1-1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS @ 16" (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS
K. PANEL SUPPORTS @ 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS.
L. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
M. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. EDGES, 8" @ INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" @ INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" O.C. AT EDGES, 8" @ INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" @ INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.

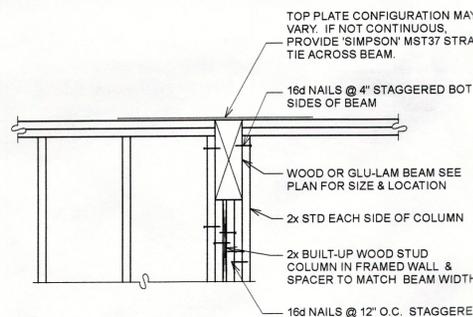


9 TYPICAL MIN. DBL PLATE & MIN. NAILING

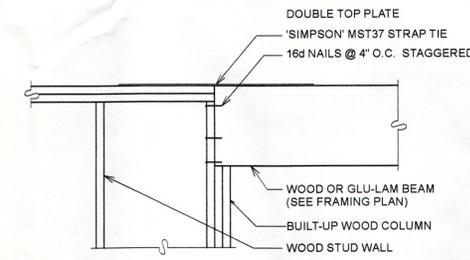


NOTES:
1. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8"
2. MIN. SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0"
3. NAILS SHALL NOT BE OVERDRIVEN.
4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.

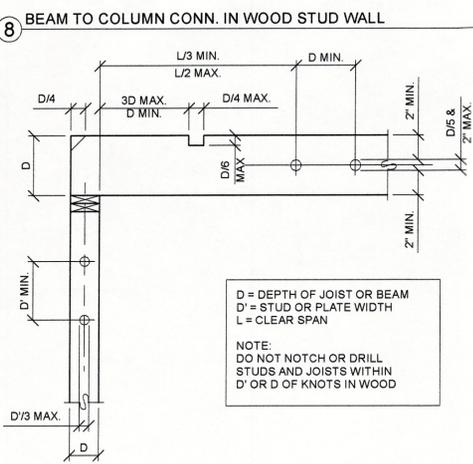
12 TYPICAL WALL SHEATHING



BEAM PERPENDICULAR TO WALL



BEAM PARALLEL TO WALL



10 HOLES & NOTCHES IN WOOD STUDS, JOISTS, BEAMS AND PLATES

COMMON NAIL SPACING	EQUIV. SPACING OF APPROX. FASTENER			
	GAUGE PENETRATION	STAPLES	NAILS	T-NAILS
6d @	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
8d @	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
10d @	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	1 1/2"	1 1/2"	1 1/2"	1 1/2"

NOTE: PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

11



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PO BOX 237
SOUTH CLE ELUM
WASHINGTON 98943
al.montgomery@yahoo.com
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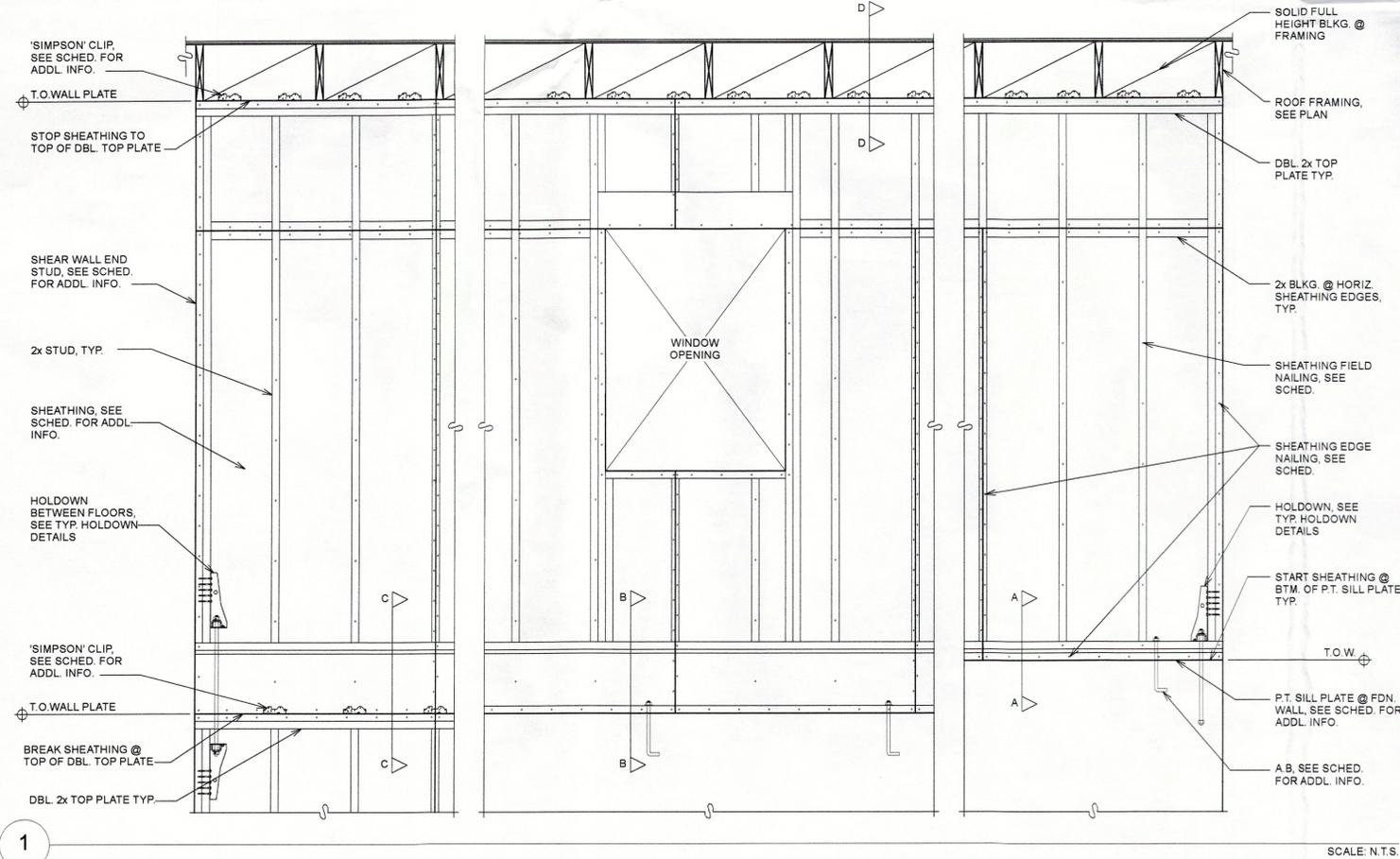
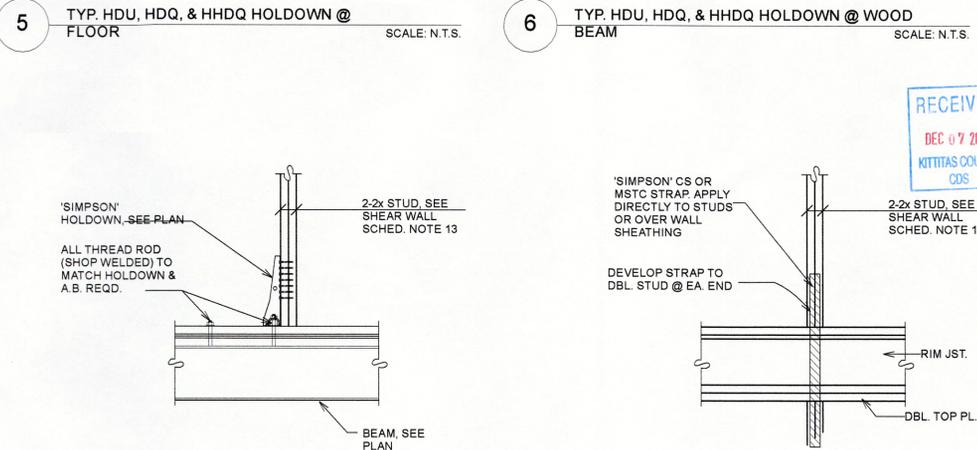
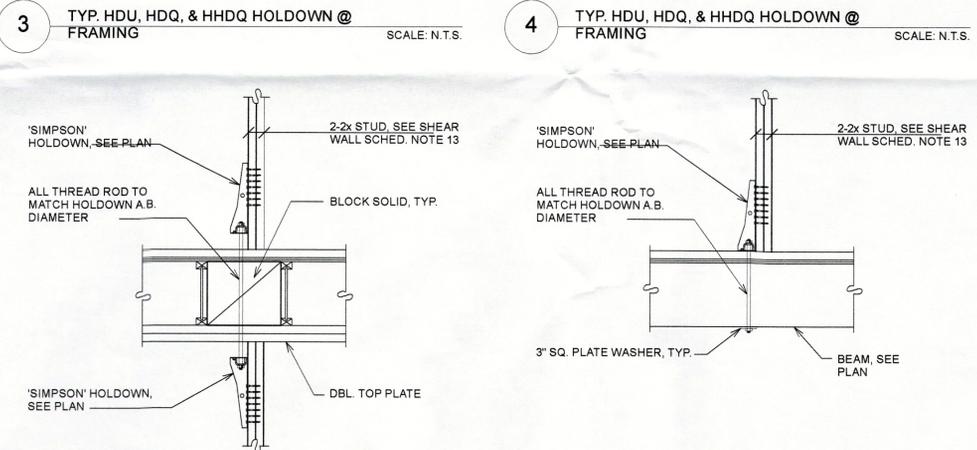
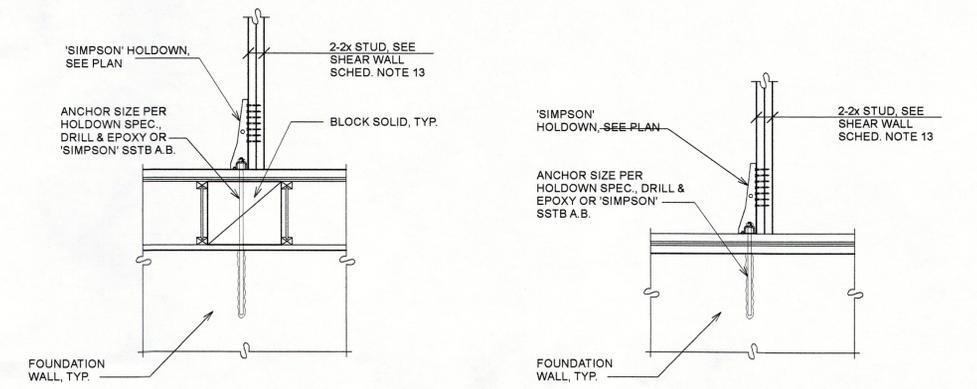
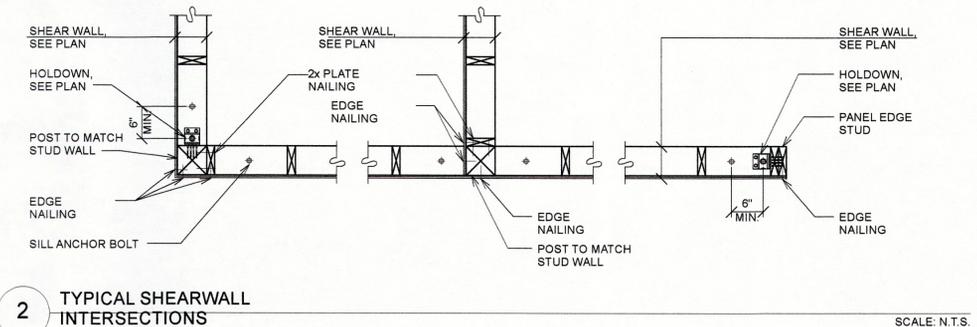
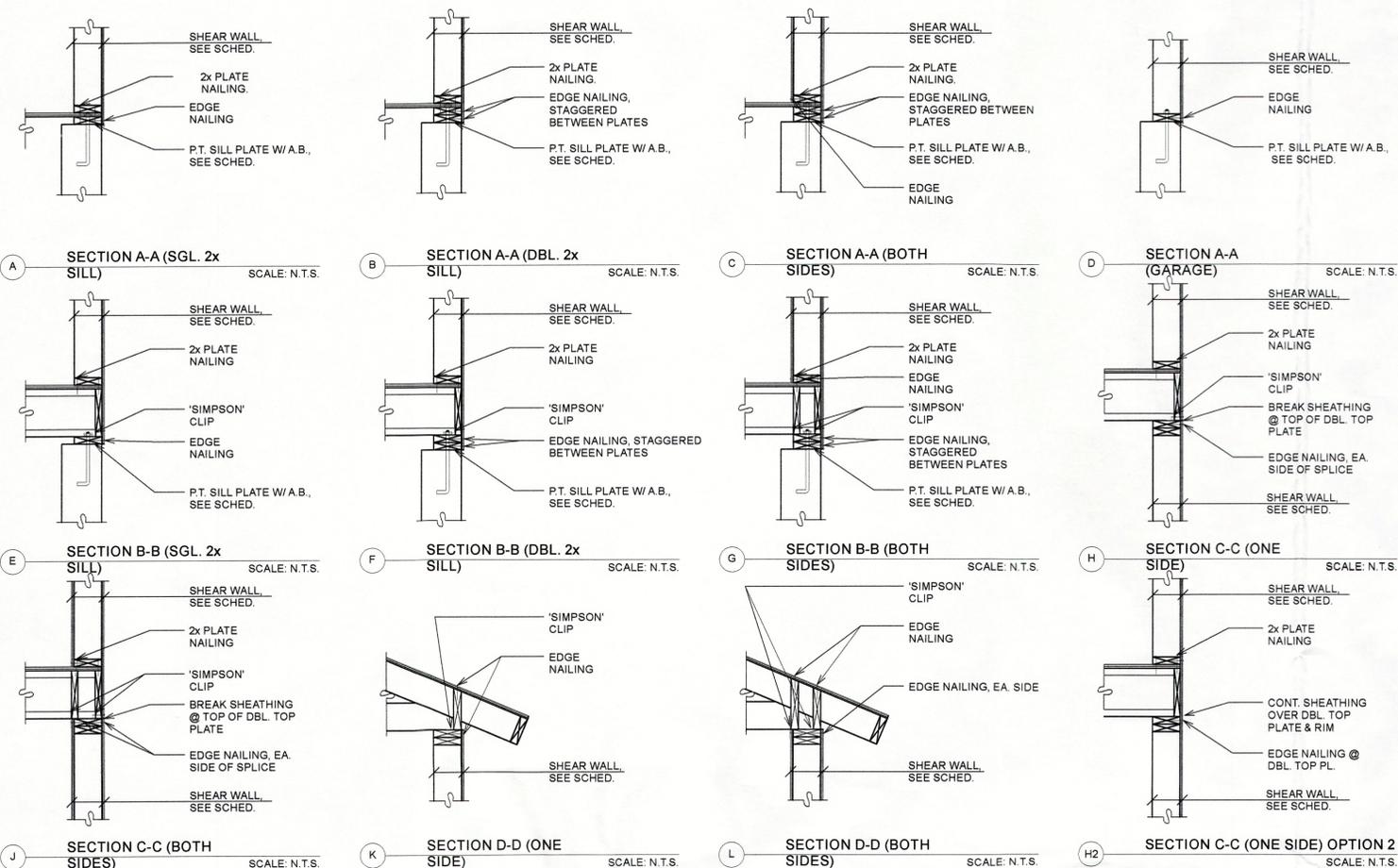
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12-1-2015	REVIEW

**TYP. SHEARWALL
DETAILS**

VIEW
2015-057

S4



1 TYP. HDU, HDQ, & HHDQ HOLDOWN @ STEEL BEAM SCALE: N.T.S.



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WASHINGTON 98943
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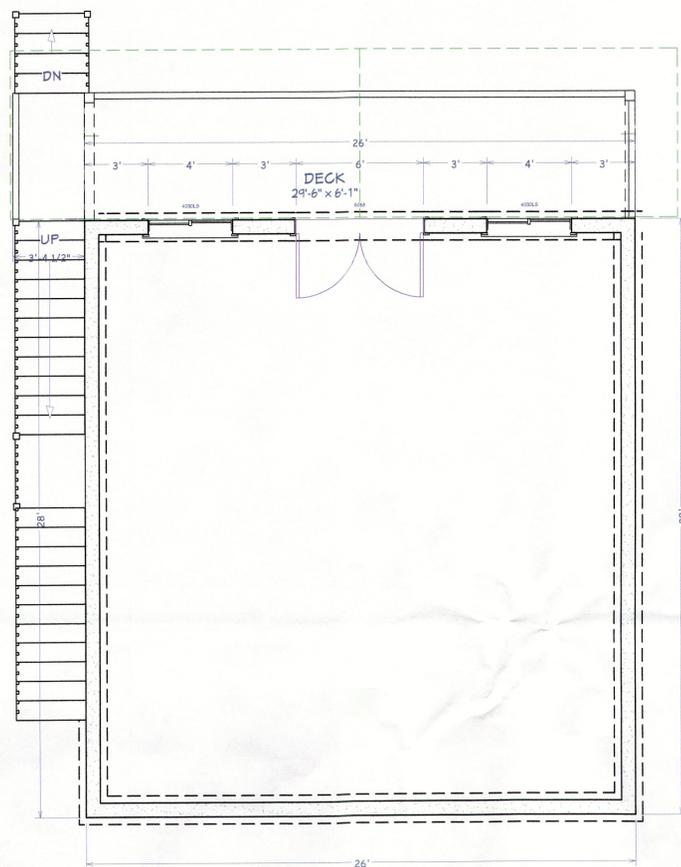
ISSUED	PURPOSE
12-1-2015	REVIEW

FLOOR PLANS

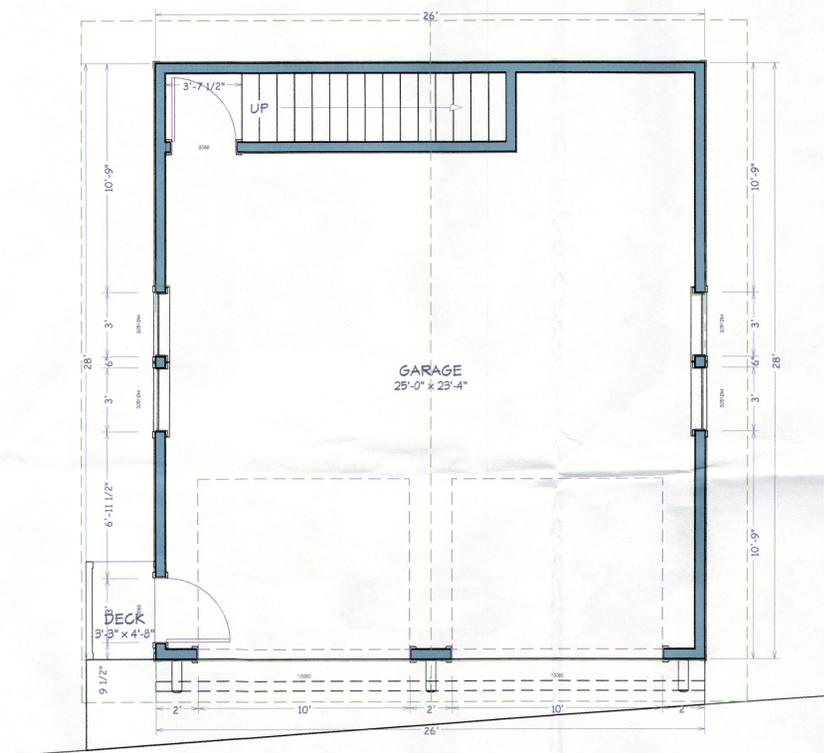
VIEW

2015-057

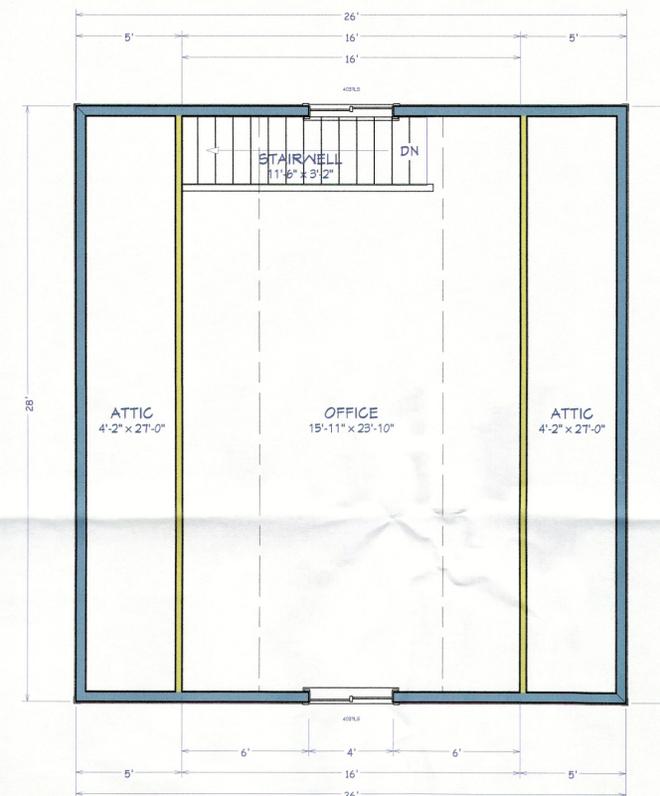
A5



LOWER FLOOR PLAN
SCALE 1/4" = 1'



MAIN FLOOR PLAN
SCALE 1/4" = 1'



UPPER FLOOR PLAN
SCALE 1/4" = 1'



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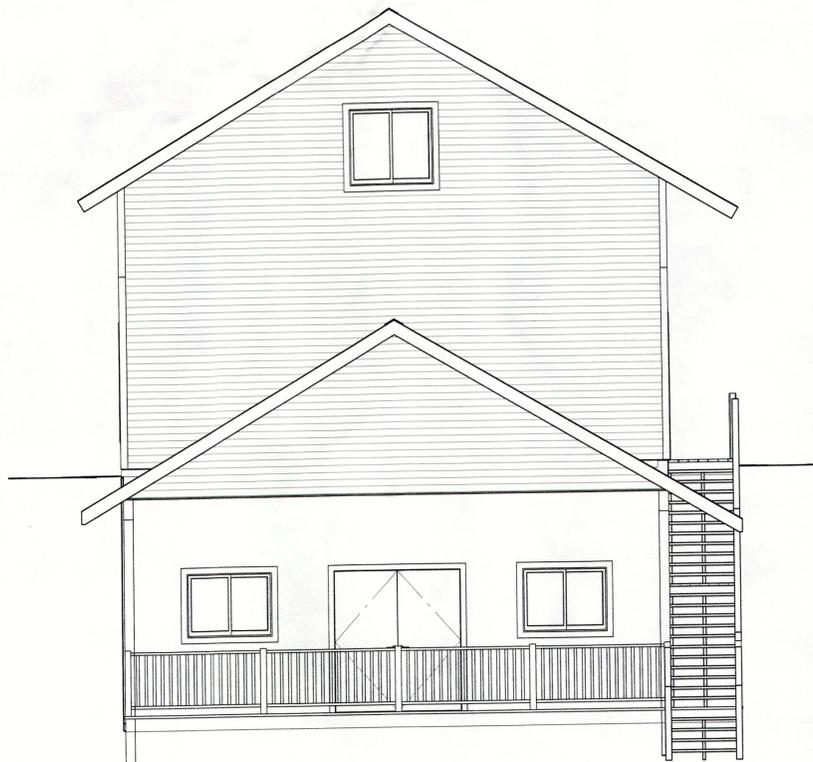
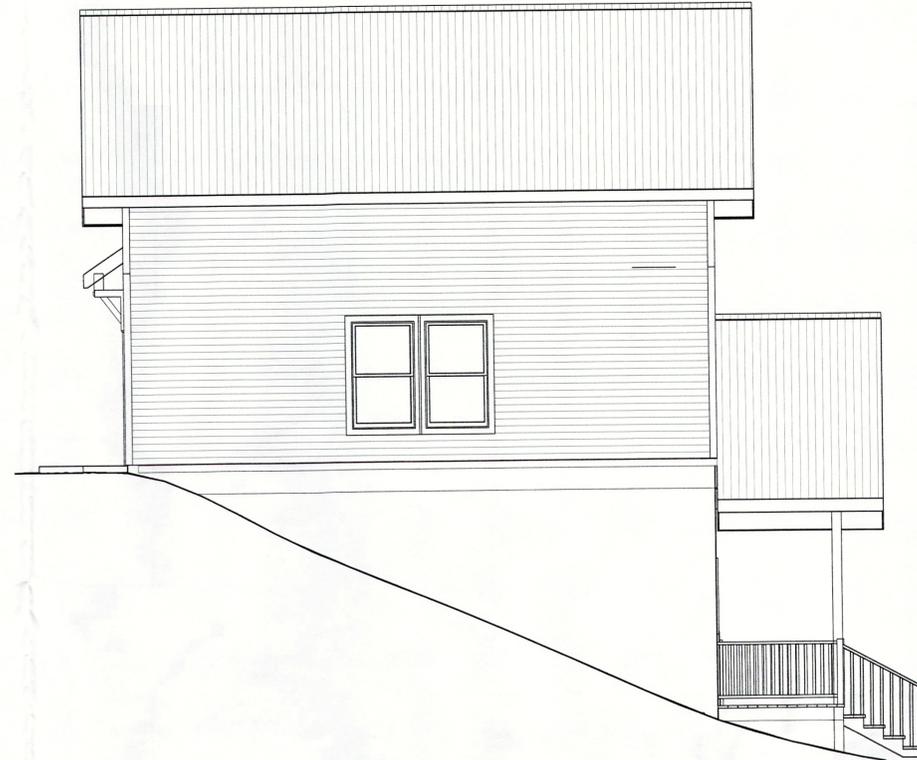
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12-1-2015	REVIEW

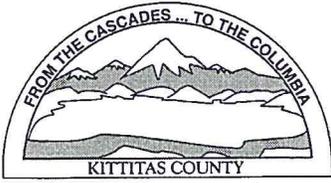
ELEVATIONS

VIEW

2015-057

A6





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00028497

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 030943

Date: 12/7/2015

Applicant: SCOTT NICHOLSON

Type: check # 1001

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-15-00004	ADMINISTRATIVE VARIANCE	523.00
VA-15-00004	ADMIN VARIANCE FM FEE	65.00
VA-15-00004	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-15-00004	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00