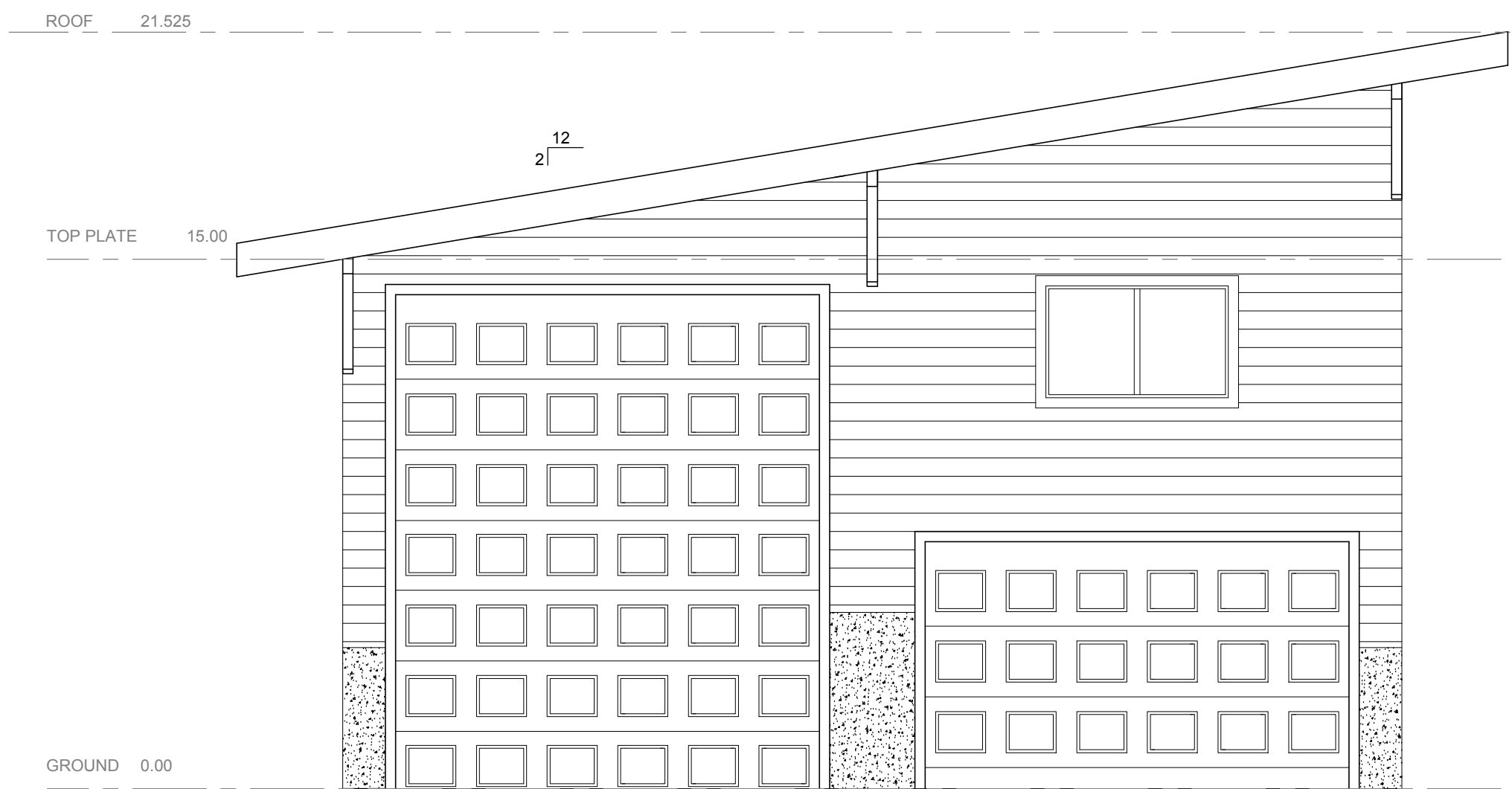
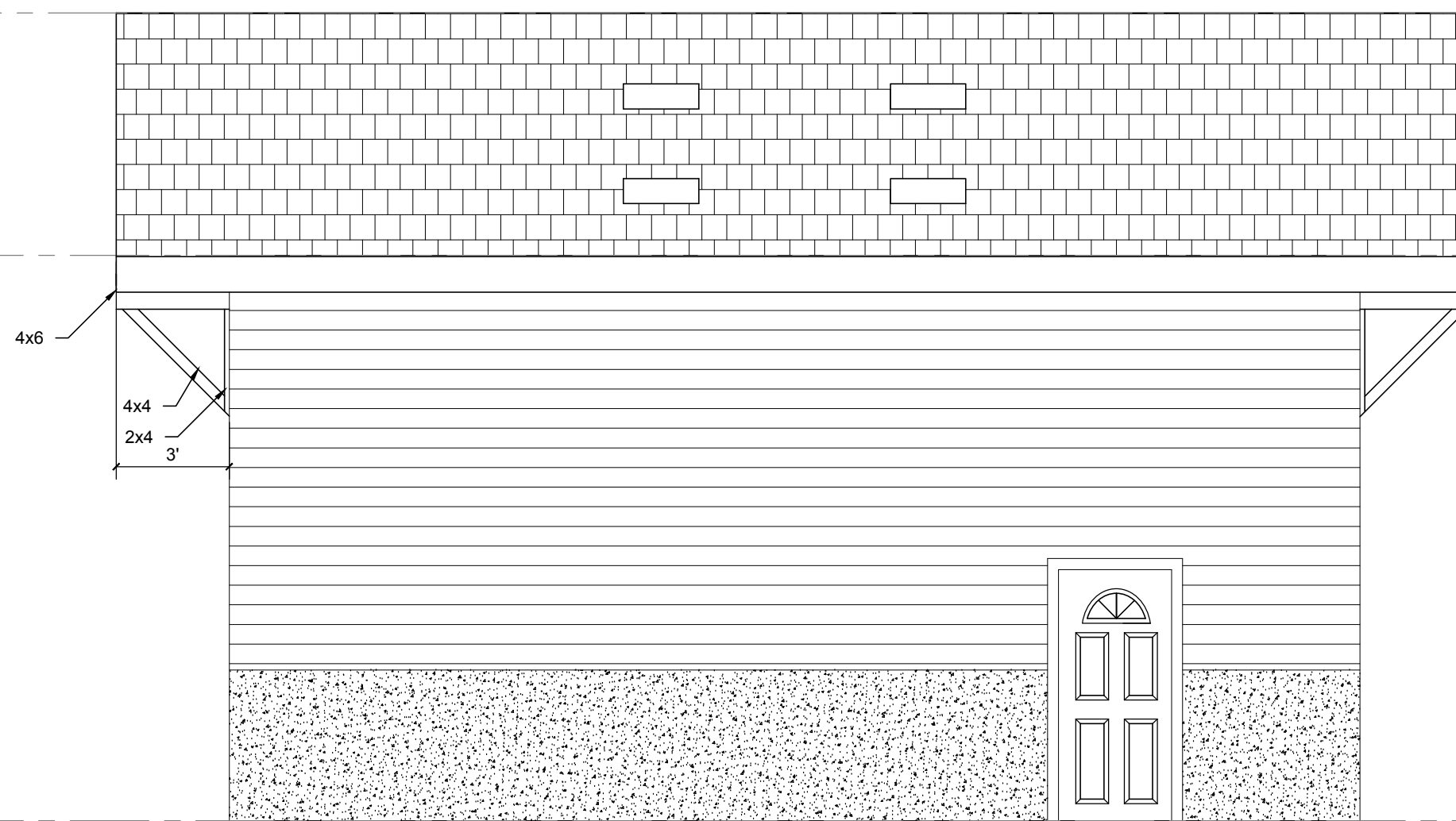


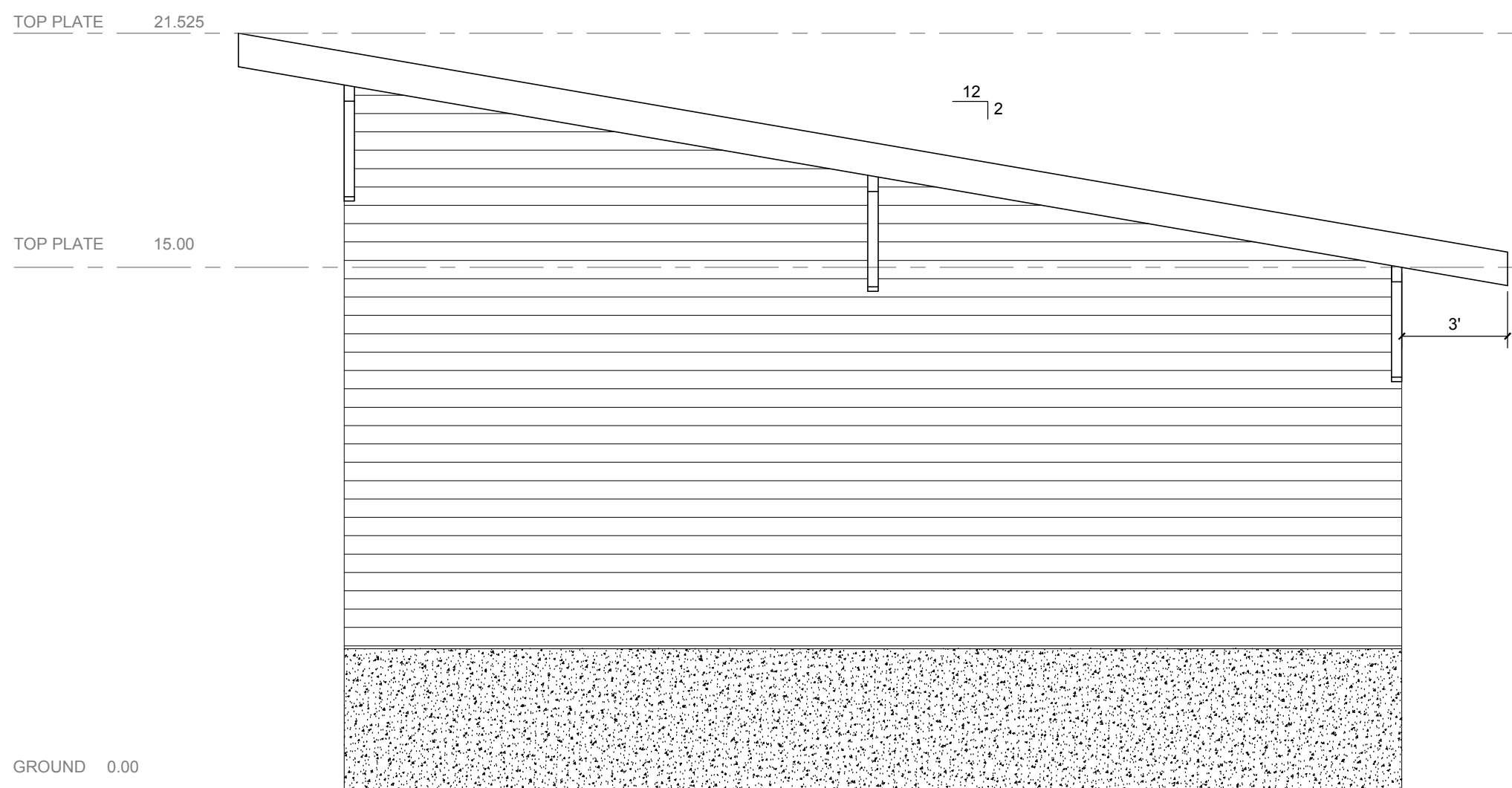
YEAGER GARAGE



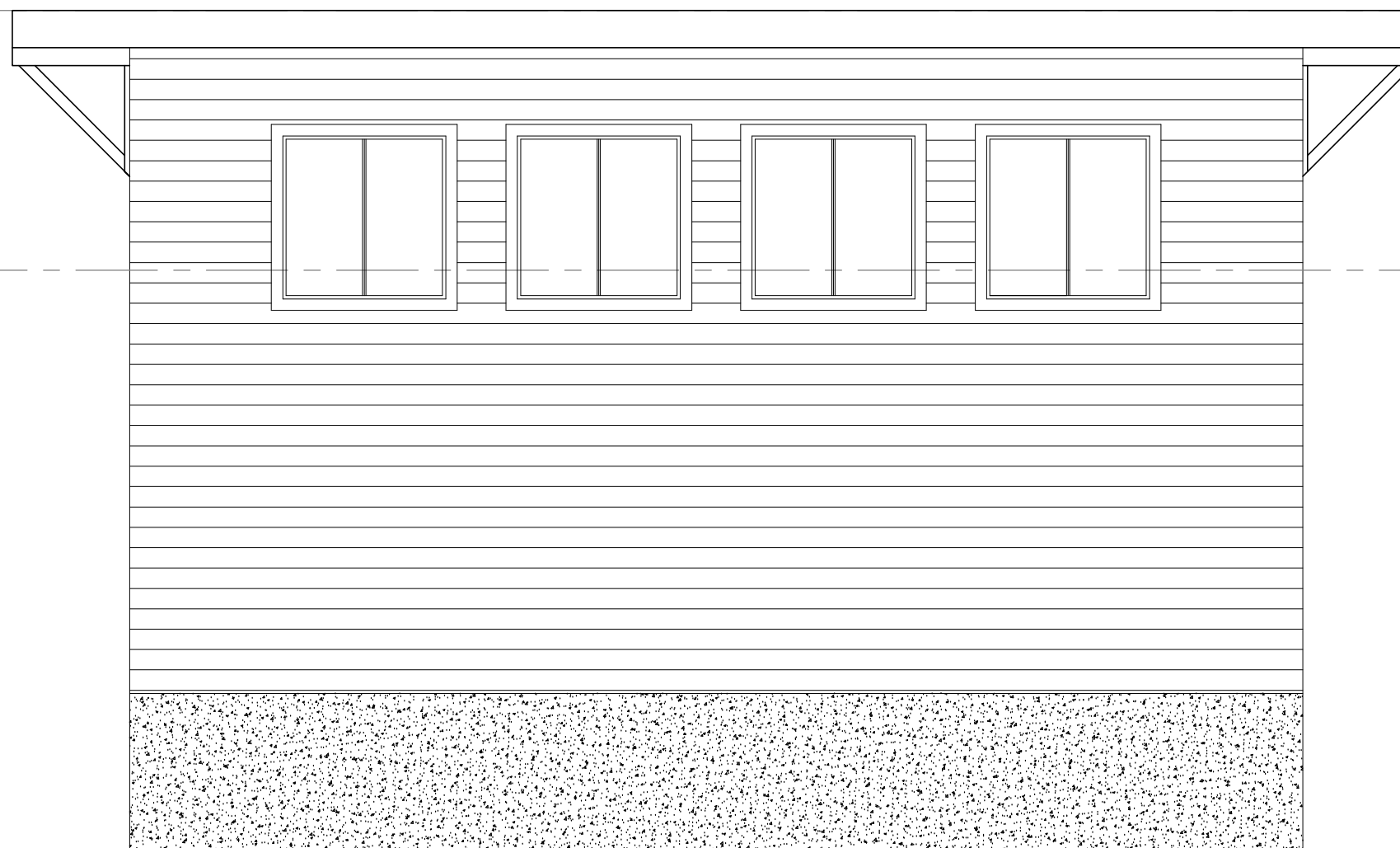
① FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



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



③ BACK ELEVATION
SCALE: 1/4" = 1' - 0"



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

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(360) 250-3973
E-MAIL: erik@thelanddeveloper.com



REVISIONS: _____
DATE: _____

YEAGER GARAGE

ELEVATIONS

PROJECT:
YEAGER GARAGE
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303

CLIENT:
SCOTT YEAGER
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303

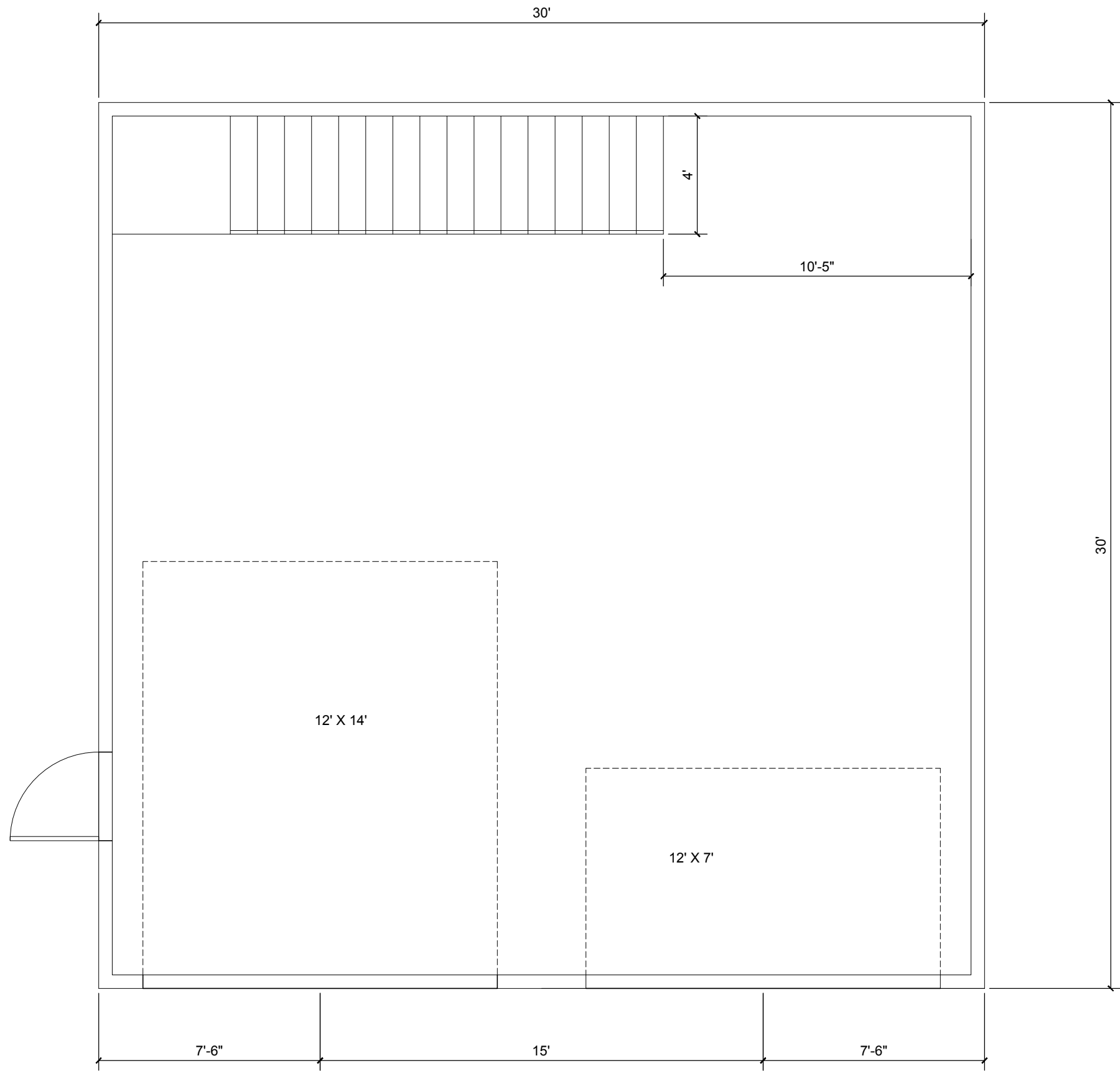
DRAWN BY: EBA

DATE: 03-09-2017

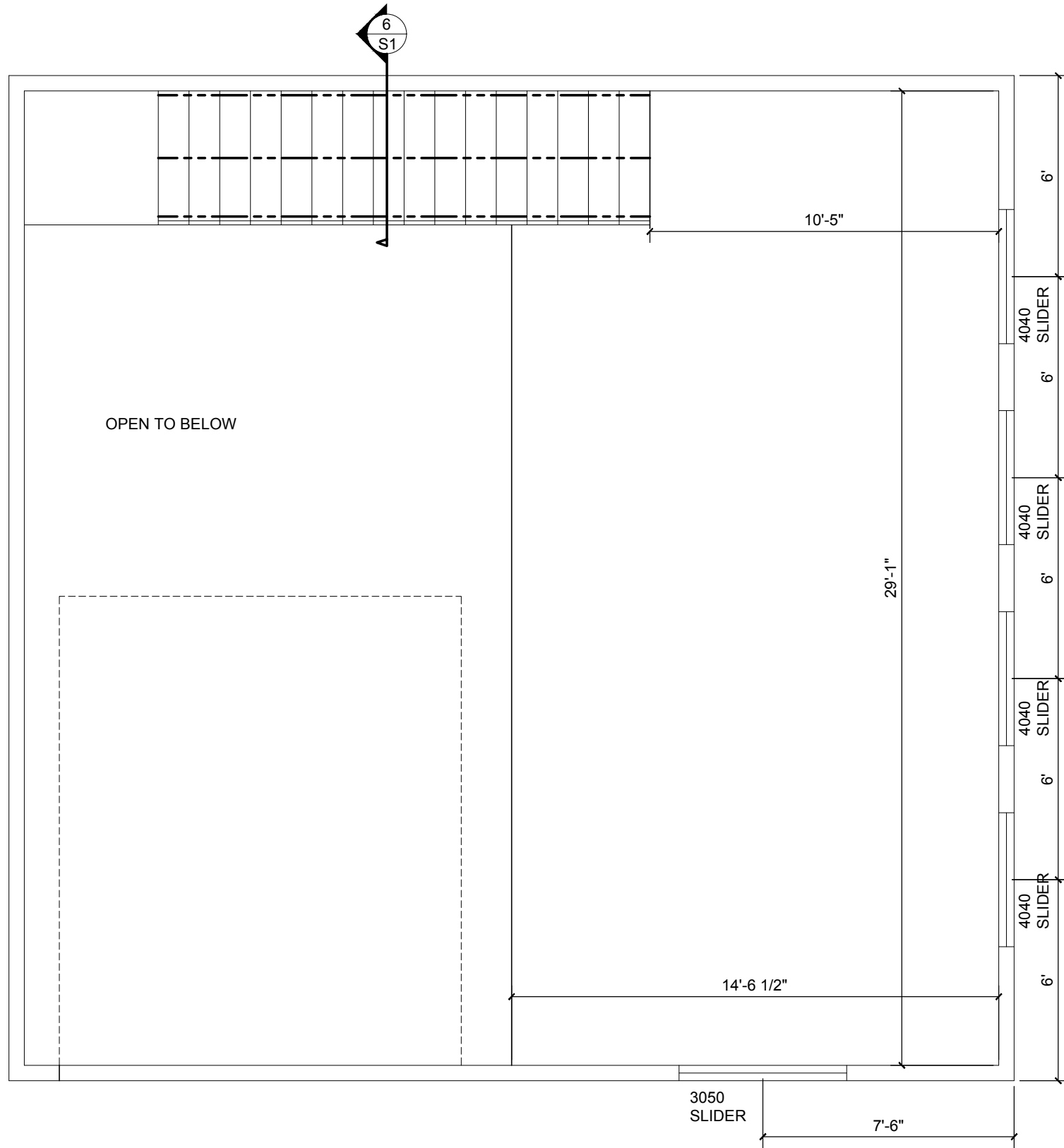
AGENCY NO.: _____

SHEET: A1 OF 4

JOB NO.: 17-036



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



2 2ND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTES & SPECIFICATIONS:

STRUCTURAL SPECIFICATIONS:

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY, CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
 - ALL GARAGE EXTERIOR WALL STUDS ARE 2x6 D.F.#2 @ 16" O.C. UNLESS NOTED OTHERWISE. (UNO).
- ALL EXTERIOR & INTERIOR BEARING WALL, HEADERS AND BEAMS TO BE 4x10 D.F.#2 UNO
- MAIN FLOOR CEILING HEIGHT IS 9'-0" SEE ELEVATION.
- ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM PLATES TO DBL. JOIST OR DBL. BLOCKING w/ (3) 16d NAILS @ 16" O.C.
- WINDOWS ARE VINYL FRAME WITH INSULATED DBL. GLAZING, LOW-E GLAZING & ARGON GAS.
- MAIN FLOOR HEADERS ARE AT 15' 0", (UNO).

DESIGN CRITERIA (2015 IRC)

- | | ROOF | FLOOR |
|---------------------------|-------------------------|--------|
| 1. VERTICAL LOADS | | |
| GROUND SNOW LOAD: | 25 PSF | 25 PSF |
| LIVE LOAD: | 25 PSF | 40 PSF |
| DEAD LOAD: | 15 PSF | 15 PSF |
| 2. LATERAL WIND LOAD: | 110 MPH EXPOSURE B | |
| 3. LATERAL SEISMIC LOADS: | ZONE D | |
| 4. SEISMIC: | Ss = 1.326 & S1 = 0.530 | |

FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS, (UNO).
- COMPACTION OF BACKFILL MATERIAL:
 - A. PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
 - B. FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
 - C. PLANTING BEDS, GRASS AREAS: 90% COMPACTION
- FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLDOWN LOCATIONS
- HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.229x 3x 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).

CONCRETE

- COMPRESSIVE STRENGTH:
 - A. CURBS, SIDEWALKS, FOOTINGS, SLABS: F'c= 3,000 PSI @ 28 DAYS - 6 SACK MIX, (PROJECT DESIGN w/ 1500PSI CONC. HOWEVER PROJECT IS SPEC'd w/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED.

STRUCTURAL AND MISCELLANEOUS STEEL

- SHAPES, PLATES AND BARS: ASTM A36, Fy = 36 KSI
- BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
 - A. MIN. EDGE DISTANCE: 1.5dBOLT
 - B. MIN. END DISTANCE: COMPRESSION: 4dBOLT TENSION: 7dBOLT
 - C. MIN. BOLT SPACING: 4dBOLT
- REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3

WOOD

- SAWN LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WWPA GRADING RULES.
- BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH
- POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, Fc = 1300 PSI
- SHEATHING: APA RATED SHEATHING
- CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS
- NAILING: PER IRC TABLE R602.3(1)
- GLULAMS: 24F-V4, Fb = 2400 PSI, MOE = 1.8x10⁶ PSI, Fv = 165 PSI
- PRESSURE TREATED LUMBER (PT): HEM-FIR, NO. 2 OR BETTER
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS
- ALL UPPER FLOOR JOIST ARE 2X8DF #2 OR BTR @ 16" O.C.
- PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
- PROVIDE DBL. BLOCKING UNDER ALL SHEAR WALL PANELS
- FLOOR SHEATHING IS 3/4" T&G PLYWOOD, GLUED AND NAILED
- PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS

PROPRIETARY PRODUCTS

- ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS LISTED UNDER "DESIGN CRITERIA". TRUSS LENGTH AS SHOWN ON THE PLANS MAY DIFFER SLIGHTLY FROM THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.
- SIDING AND ROOFING MATERIAL: SUBMIT TYPE AND COLOR TO OWNER FOR APPROVAL

GENERAL NOTES

- BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO).
- ALL EXTERIOR WALLS SHALL BE 2x6 FRAMED WALL WITH INSULATION.
- PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

ROOF

- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
 - A. 1/2" CDX PLYWOOD OR OSB WITH 8d COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
 - B. ALL PANEL EDGES SHALL BE EDGE CLIPPED.
 - C. CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5 CLIP W/ (5)8d TRUSS & (5) 8d PLATES.
- ROOF SLOPE IS 2 IN 12, SEE ELEVATION
- ALL NAILING PER 2015 IBC TABLE 2304.9.1
- PROVIDE STC CLIPS @ ALL TRUSS TO WALL CONNECTIONS, SEE DETAILS
- PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- ROOF SHEATHING IS 7/16" OSB SHEATHING w/ PSCL CLIPS, 1/2" CDX @ EXPOSED OVERHANGS
- ROOF SOFFIT TO BE OPEN w/ SCREENED VENT BLOCKING, [(3) 2" HOLES PER BLOCK]
- FACIA BOARD IS 5/4x8
- BARGE BOARD IS 1x2 TRIM OVER 5/4x8

FLOOR SHEATHING

- FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
 - A. 3/4" T&G CDX PLYWOOD WITH 10d COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL.

ENERGY CODE NOTES

- A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC C403.2.4.8.
- TO THE MAXIMUM EXTENT POSSIBLE, INSULATION SHALL EXTEND OVER THE FLUO COMPONENT

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(360) 250-3973
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DATE:

REVISIONS:

YEAGER GARAGE

1ST FLOOR AND 2ND
FLOOR PLAN

PROJECT:
YEAGER GARAGE
10709 LARSON RD,
ANDERSON ISLAND, WA. 98303

CLIENT:
SCOTT YEAGER
10709 LARSON RD,
ANDERSON ISLAND, WA. 98303

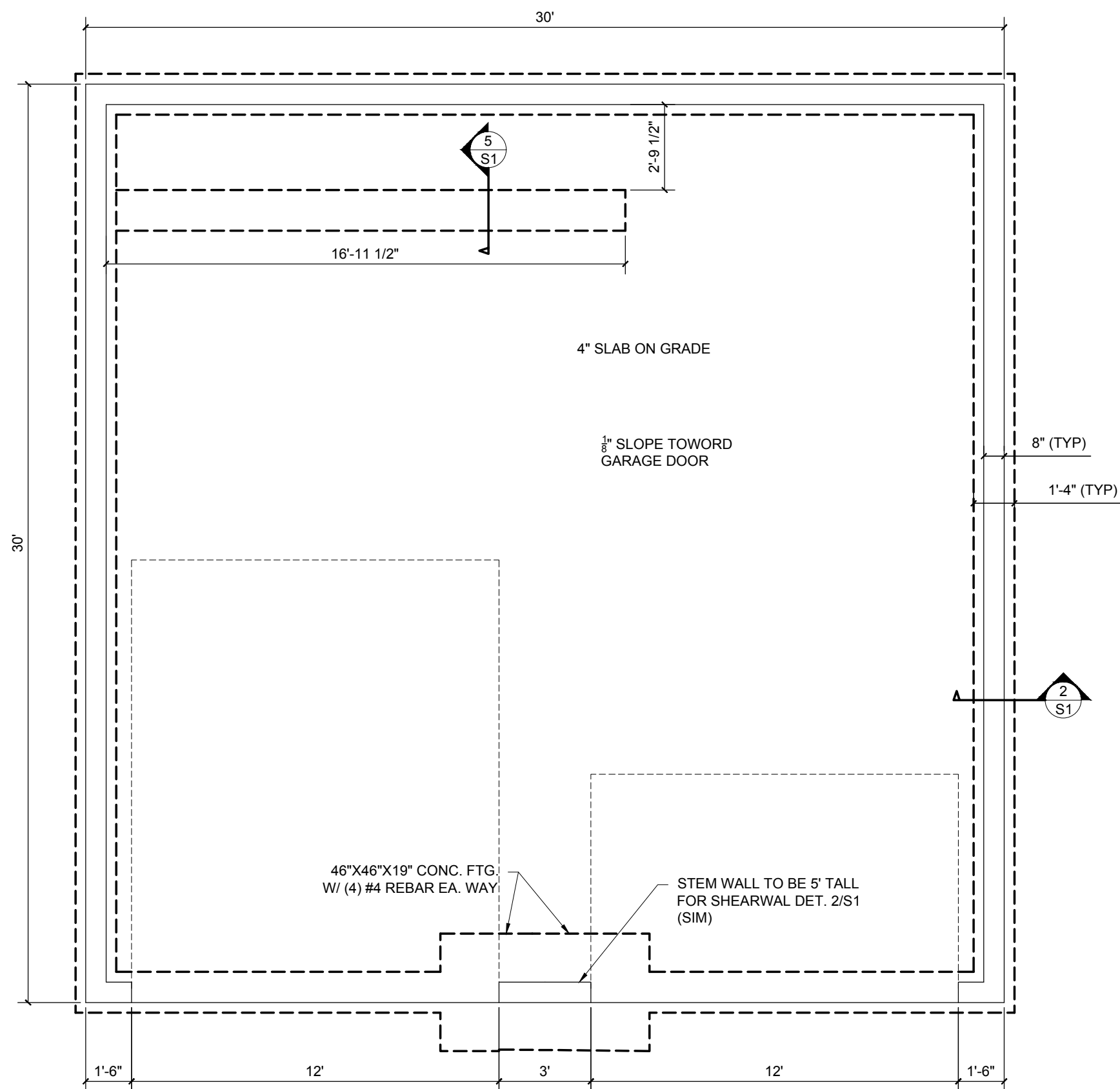
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DATE: 03-09-2017

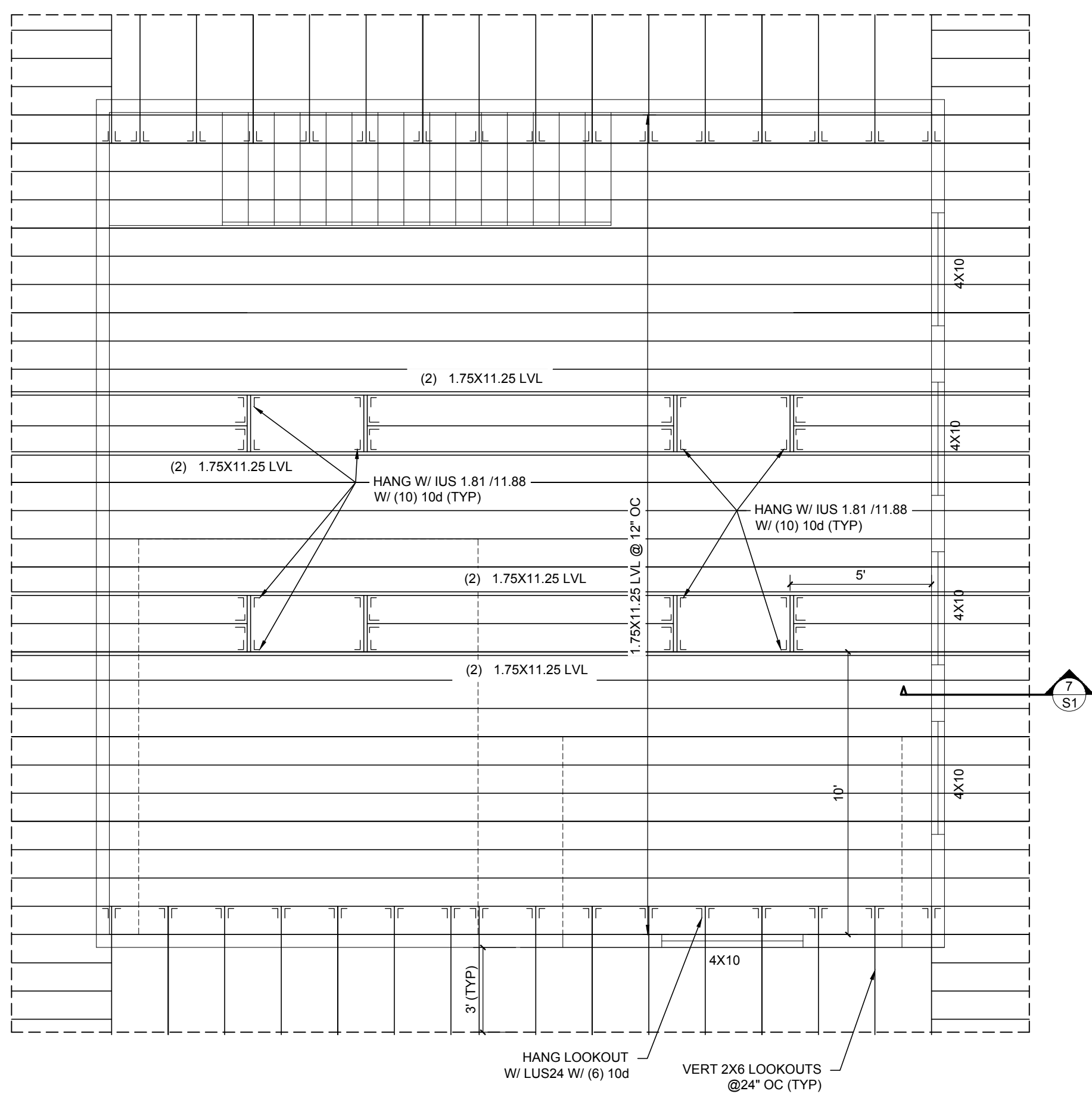
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SHEET: A2 OF 4

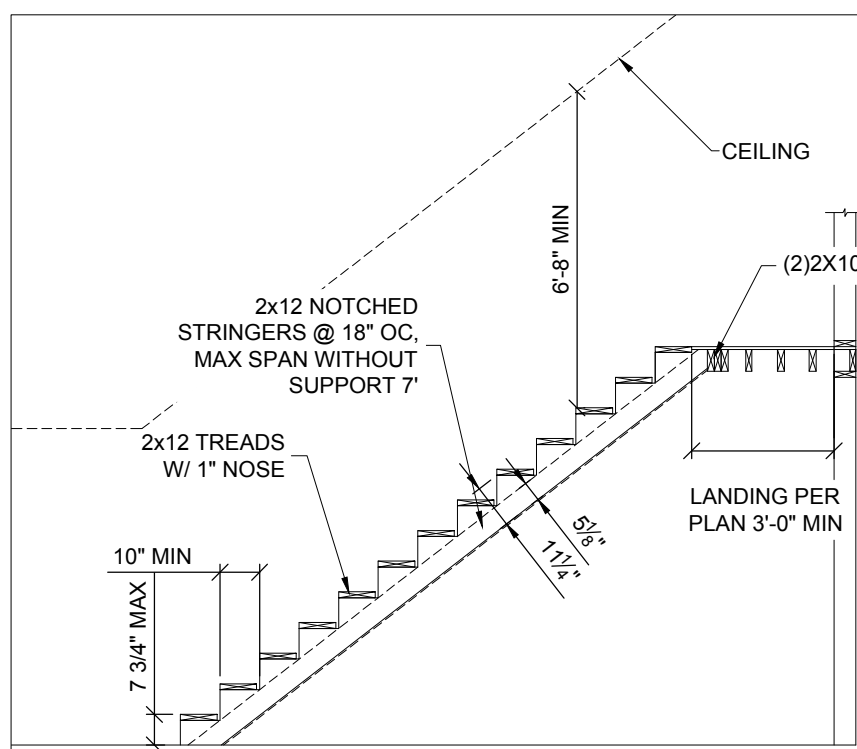
JOB NO.: 17-036



1 FOUNDATION & 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1' - 0"

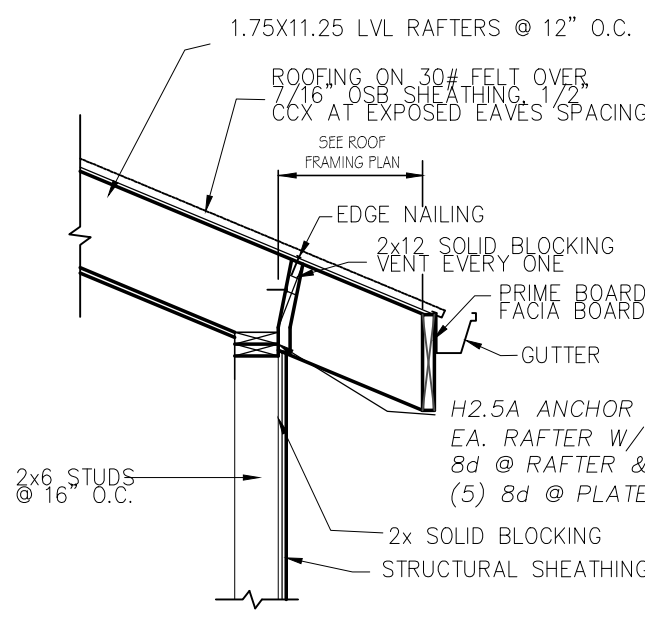


3 ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"

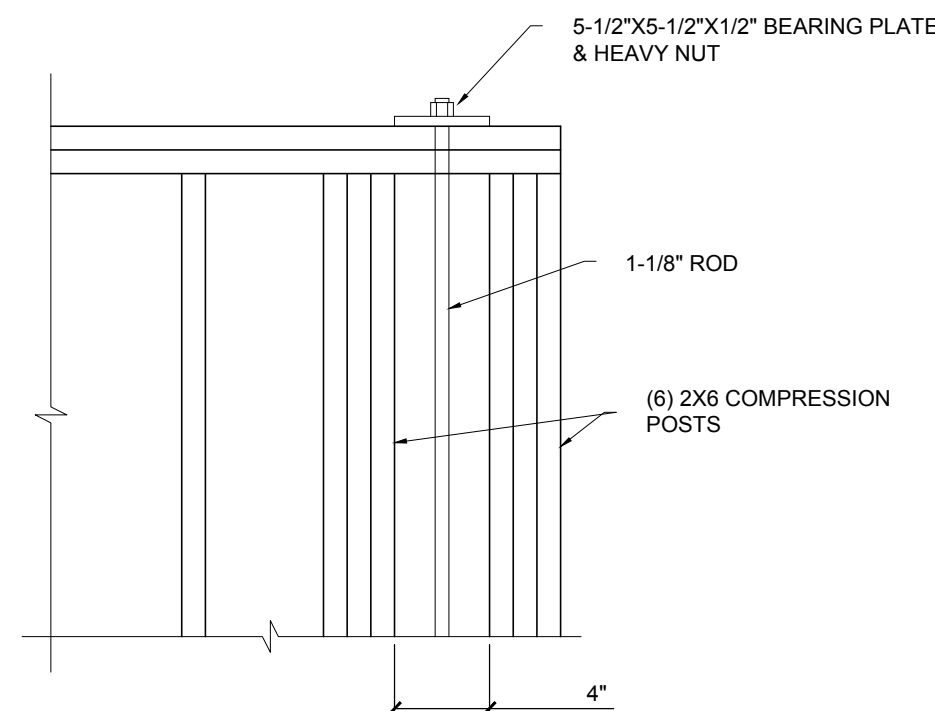


6 STAIR TYPICAL DETAIL
SCALE: 1/4" = 1' - 0"

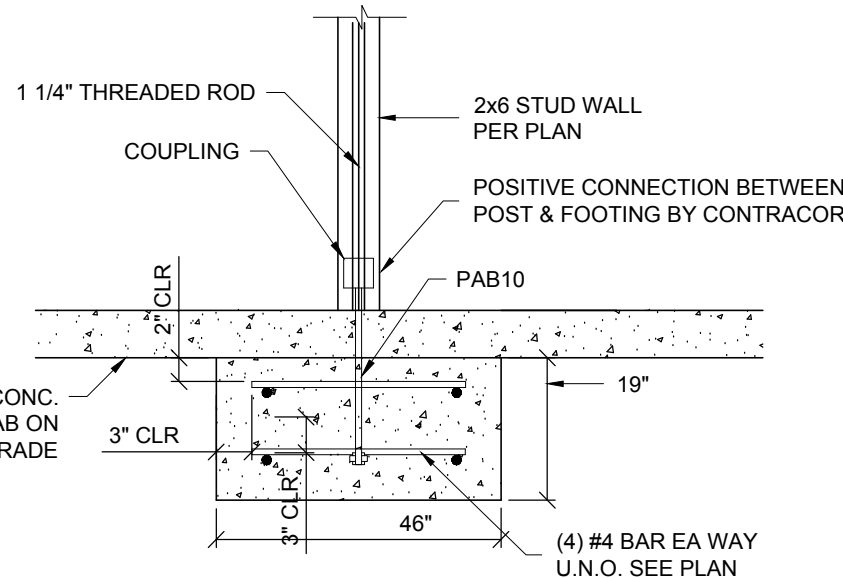
- NOTES:
1. STAIR WIDTH TO BE 36" OR GREATER
 2. HAND RAIL TO HANG 34-38" ABOVE THE STAIR NOSE
 3. GRASP DIMENSION TO BE 1 1/2" - 2"
 4. PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL



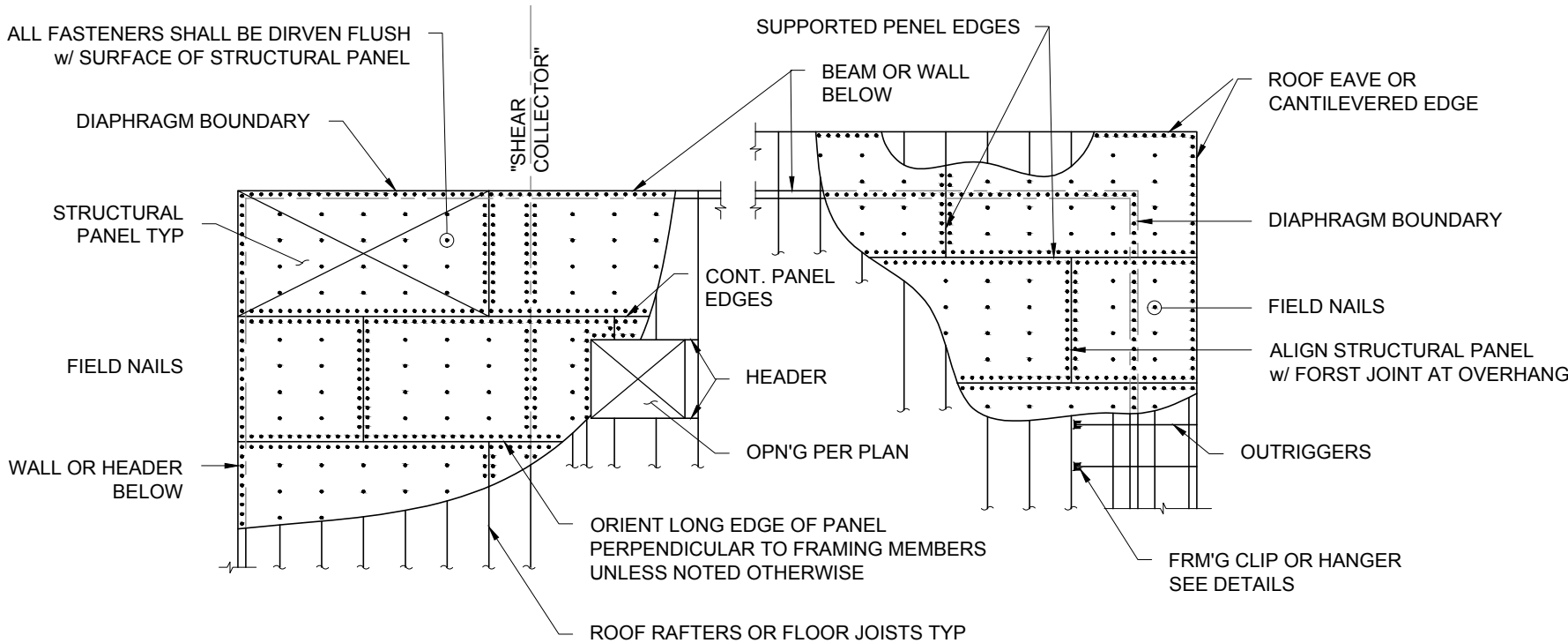
7 RAFTER EAVE DETAIL
SCALE: 1/2" = 1' - 0"



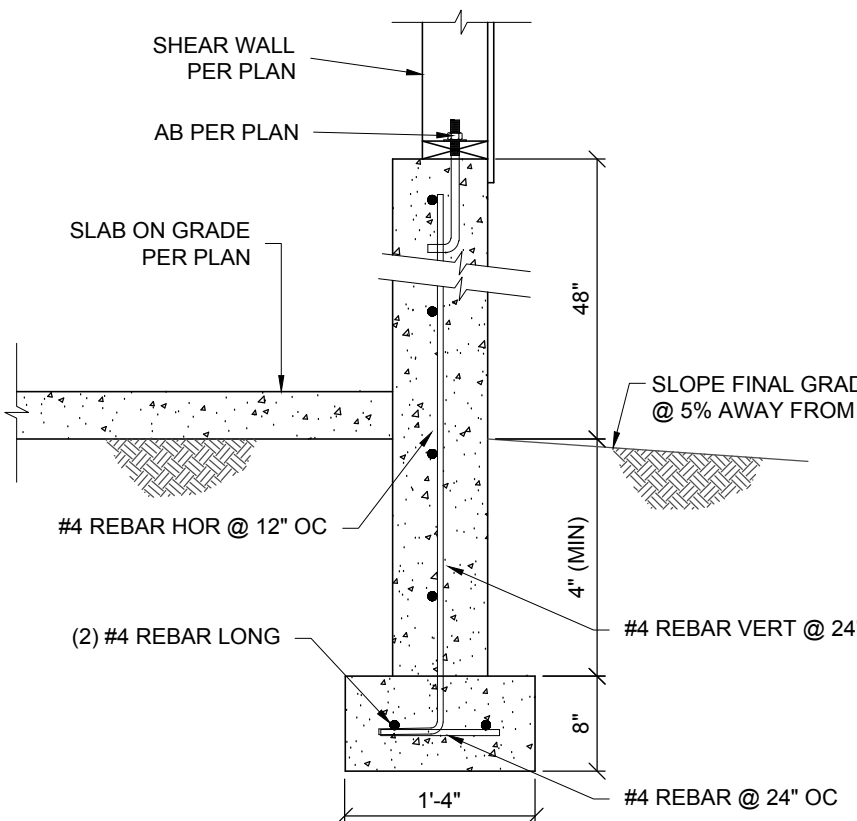
8 HD7 HOLDOWN TOP PLATE DETAIL $T_{ALL} = 26690 \text{ lb}$
SCALE: 1" = 1' - 0"



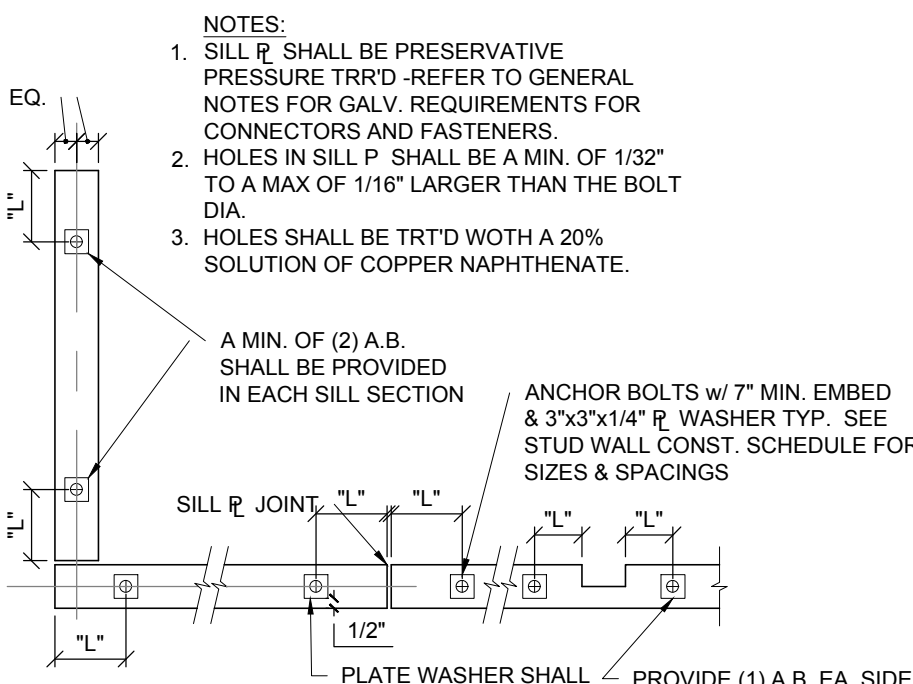
9 HD7 FOUNDATION ANCHOR DETAIL $T_{ALL} = 26690 \text{ lb}$
SCALE: 3/4" = 1' - 0"



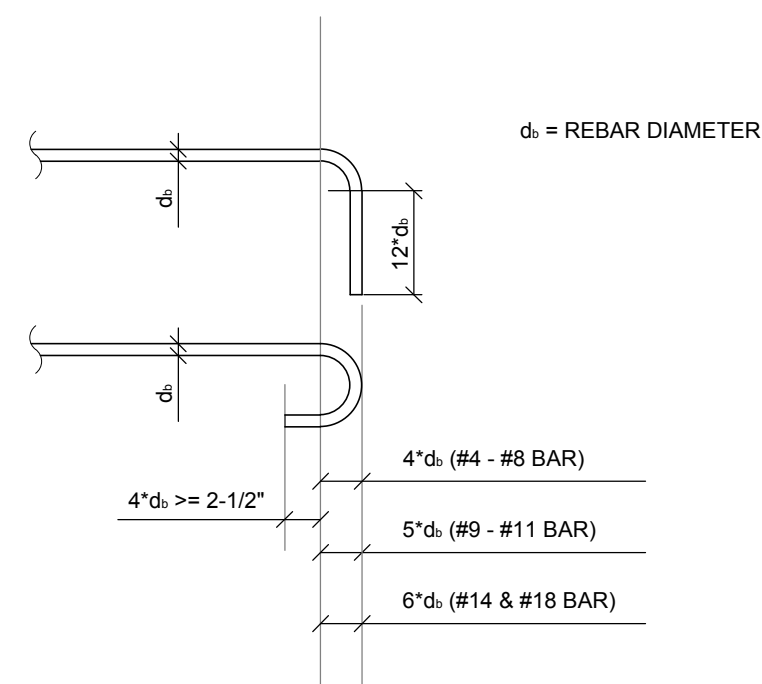
1 TYPICAL DIAPHRAGM NAILING
SCALE: 3/16" = 1' - 0"



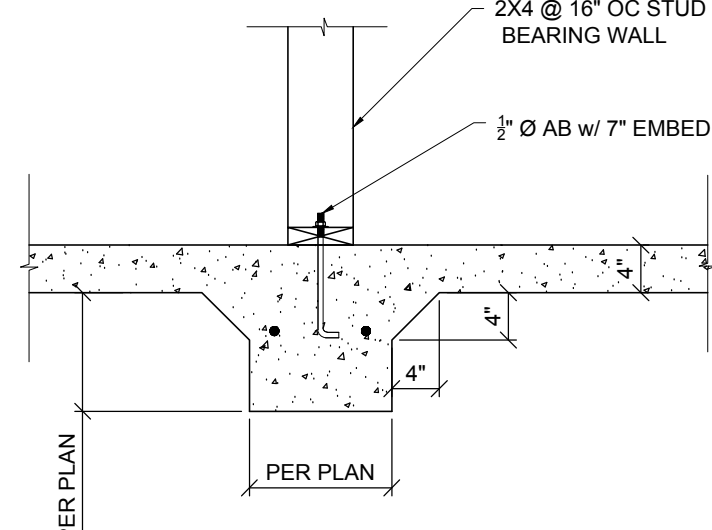
2 TYPICAL FOUNDATION DETAIL
SCALE: 3/4" = 1' - 0"



3 TYPICAL SILL R ANCHORAGE
SCALE: 1/2" = 1' - 0"



4 REBAR HOOK DETAIL
SCALE: 1-1/2" = 1' - 0"



5 INTERIOR FOUNDATION DETAIL
SCALE: 3/4" = 1' - 0"

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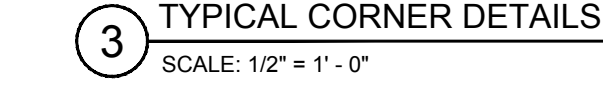
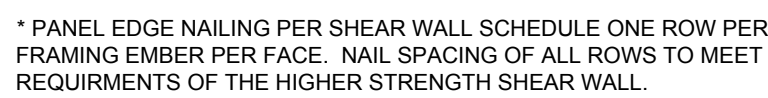
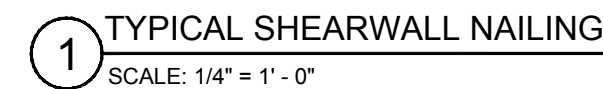
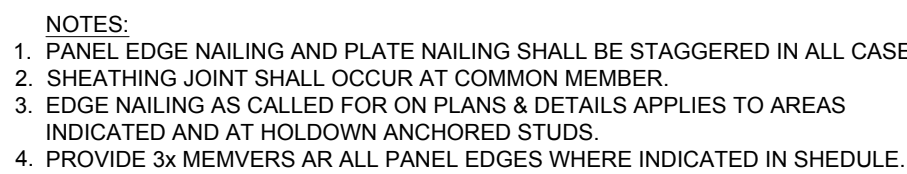
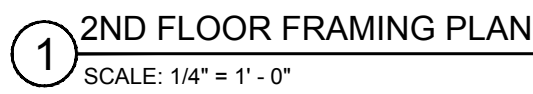


REVISIONS: _____
DATE: _____

YEAGER GARAGE
FOUNDATION, 1ST FLOOR, 2ND
FLOOR, & ROOF FRAMING PLAN

PROJECT:
YEAGER GARAGE
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303
CLIENT:
SCOTT YEAGER
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303

DRAWN BY: EBA
DATE: 03-09-2017
AGENCY NO.:
SHEET: S1 OF 4
JOB NO.: 17-036



(b) Reference applicable shearwall note below.

SHEAR WALL NOTES

1. THERE SHALL BE A CONTINUOUS FOOTING UNDER ALL BRACED PANELS
2. WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
3. PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEARWALL PLATES BELOW.
SDS SCREW SHALL BE 6" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 8" LONG FOR CONNECTING DOUBLE TOP PLATE TO BLOCKING
4. SHEAR CLIP CAN BE USED TO TRANSFER SHEARWALL SHEAR VALUE IN LIEU OF PLATE NAILING.
5. LTP4 W/ (12) 8dX1-1/2"
6. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH SHEAR CAPACITY OF 400 PLF FOR WIND OR SEISMIC.
7. WALL SHALL BE FRAMED WITH STUDS AT 8" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
8. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 4-INCH NOMINAL MEMBER FASTEN ACCORDANCE WITH 2015 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL.
9. JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ALL PANEL EDGES AND SHEATHING EDGES SHALL BE BLOCKED.
10. PLYWOOD SHALL BE RATED STRUCTURAL I, 32 OC AND BE 5-PLY.
11. LTP4 W/ (12) 8dX1-1/2"
12. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH SHEAR CAPACITY OF 400 PLF FOR WIND OR SEISMIC

(HD1) TALL=2,550 lb
 HDU2-SDS2.5 W/ (6) SDS ¼ x2½" INTO (2)2x W/
 SSTB16 A.B. W/ (13" MIN EMBED) or 1/2" TITEN HD
 W/ (4" MIN EMBED). OR STHD10 W/ (18) 16d
 SINKERS (FOLLOW MANUF.)

(HD7) TALL 26,690 lb
REF DET 11 & 12

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REVISIONS:

YEAGER GARAGE

2ND FLOOR FRAMING PLAN, SHEAR AND HOLDDOWN & SECTION

PROJECT:
YEAGER GARAGE
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303

CLIENT:
SCOTT YEAGER
10709 LARSON RD.
ANDERSON ISLAND, WA. 98303

DRAWN BY: EBA

DATE: 03-09-2017

AGENCY NO.:

SHEET: S2 OF 4

JOB NO.: 17-036