

# TACOMA PERMITS

CITY OF TACOMA

Planning & Development Services Department  
747 Market St, Room 345 | Tacoma, WA 98402

## NOTICE OF DECISION

**Date of Decision:** 10/14/2016

**Appeal Period Ends:** 10/28/2016

**Decision Final:** 10/31/2016

**Decision:** Approved, subject to conditions

**Applicant:** JESSE SHERFEY-HINDS  
34 Salmon Beach  
Tacoma, WA 98407

**Location:** 5300 N Salmon Beach Parcel 0221221020

**Application No.:** LU16-0162

**Proposal:** A location variance to allow replacement of a detached garage in the North Salmon Beach parking lot.

For further information regarding the proposal, **log onto the website at [tacomapermits.org](http://tacomapermits.org) and select "Message Board"**. The case file may be viewed in Planning and Development Services, 77 Market Street, Rm 345.

**Reconsideration:** Any person having standing may request reconsideration of the Director's decision, based upon errors of procedure or fact, but submitting a request in writing to Planning and Development Services at the address below.

**Appeal to Hearing Examiner:** Any aggrieved person or entity may appeal to the Hearing Examiner by filing a written Notice of Appeal and submitting the filing fee of **\$325.26** to hearing Examiner Office (747 Market St., Room 720) which contains the following:

- A brief statement showing how the appelland is aggrieved or adversely affected.
- A statement of the grounds for the appeal, explaining why the appelland believes the administrative decision is wrong.
- The request of relief, such as reversal or modificatoin of the decision.
- The signature, mailing address and telephone number of the appelland and any representative of the appelland.

The fee shall be refunded to the appelland should the appelland prevail.

**Staff Contact:** Lisa Spadoni, Principal Planner, 747 Market St, Room 345, (253) 591-5281, [lspadoni@cityoftacoma.org](mailto:lspadoni@cityoftacoma.org)

**Environmental Review:** Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.



*To request this information in an alternative format, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services*



City of Tacoma  
Planning and Development Services Department  
747 market St. Room 345  
Tacoma, WA 98402

## **NOTICE OF DECISION**



**City of Tacoma**  
Office of the Director  
Report And Decision

**VARIANCE APPLICATION OF:**

Jesse Sherfey-Hinds  
5300 North Salmon Beach  
Tacoma, WA 98407

**FILE NO: LU16-0162**

**SUMMARY OF REQUEST:**

The applicant has requested a location variance to allow the construction of a detached garage. The garage will replace an existing garage located in the North Salmon Beach parking lot. The subject property is located in the "R-1" Single-Family Dwelling District and the "S-3" Shoreline District Western Slope North. *Tacoma Municipal Code* Section 13.06.100 requires detached structures to remain behind the front wall line of the main dwelling.

**LOCATION:**

The site is located at 5300 North Salmon Beach; Parcel Number 0221221020

**DECISION:**

**Approved with conditions**

**Notes:**

The appeal period on this decision closes October 28, 2016 and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

The Director has jurisdiction in this matter per *TMC* 13.05.030. The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the *TMC*, the applicable provisions and policies of the City's *Comprehensive Plan*, and other applicable ordinances of the City.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:**

Lisa Spadoni  
Planning and Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402  
253-591-5281  
Email: [lspadoni@cityoftacoma.org](mailto:lspadoni@cityoftacoma.org)

## SUMMARY OF RECORD

The following attachments and exhibits constitute the administrative record:

Attachments:

A – Site Plan, Elevations, & Floor Plans

Exhibits<sup>1</sup>:

A – Applicant’s Justification for the Request

The Director enters the following Findings of Fact and Conclusions of Law based upon the applicable criteria and standards set forth in the *Tacoma Municipal Code (TMC)*, the policies of the *Comprehensive Plan*, and the Attachment and Exhibit listed above.

## FINDINGS OF FACT<sup>2</sup>

### **Proposal:**

1. The applicant, Jesse Sherfey-Hinds, has requested a location variance to allow the construction of a detached garage.
2. An existing garage is proposed to be demolished and the subject garage constructed in the same location. The new garage would be similar in size with what currently exists. See Attachment “A”.
3. The garage will serve Salmon Beach Cabin Numbers 33 and 34. The completed garage would accommodate two enclosed parking spaces for each cabin. See Attachments “A”.
4. The garage would measure 44-feet, 6-inches deep with a width of 24 feet and contain 978 square feet in area. Additionally, the garage will contain 536 square feet of floor area on a second level mezzanine. The highest portion of the garage would measure approximately 19-feet, 4-inches and include a 3:12 pitch roof<sup>3</sup>. See Attachments “A”.

### **Project Site:**

5. The subject site is located approximately 1,320 feet west of North Mildred Street. The westerly property line runs along the Tacoma Narrows shoreline. The specific location of the project is commonly known as the Salmon Beach North parking lot, located on the far easterly portion of the subject parcel. The project site address is 5300 North Salmon Beach.
6. The irregular shaped property contains 497,019 square feet of lot area (11.41 acres).
7. The cabins/single-family dwellings are located over water on pilings. The only vehicular access to Salmon Beach is along a long driveway from North Mildred Street to the Salmon Beach North parking lot<sup>4</sup>. Access between the dwellings and the parking area is limited to a steep trail and stairway.

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<sup>1</sup> All Exhibits are contained in Planning and Development Services File No. LU16-0162. They are referenced and incorporated herein as though fully set forth.

<sup>2</sup> Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

<sup>3</sup> Per building code calculations, the proposed garage will be 15 feet in height or less.

<sup>4</sup> A second similar driveway provides access to a parking lot used to access cabins on the south end of Salmon Beach. However, the subject of this variance is limited to the northerly parking lot.

8. The Salmon Beach North parking lot contains multiple garages, many of which are shared by two or more cabins. The location of the parking lot is considered the front yard area for the Salmon Beach development. There is no location to construct a detached garage behind the front wall line of the existing dwellings/cabins on the site.
9. The site was developed prior to the establishment of the City's zoning code in 1953.
10. The parcel is located in the "R-1" Single-Family Dwelling District and the "S-3" Shoreline District Western Slope North. The proposed detached garage will be located entirely in the "R-1" portion of the site. *TMC 13.06.100.F* requires that detached structures in the "R-1" District be located behind the front wall line of the main dwelling.
11. The Land Use Designation for the site, as specified in the City's *Comprehensive Plan*, is "Shoreline" and "Parks and Open Space".

**Surrounding Area:**

12. The surrounding area is located in the "R-1" Single-Family Dwelling District and "S-3" Shoreline District Western Slope North. The area is heavily forested and, with the exception of Salmon Beach and associated parking, is relatively undeveloped.
13. Point Defiance Park borders the site to the north and east. Point Defiance Park is a public park with a wide array of outdoor recreational and educational uses.
14. Salmon Beach South (also known as the Salmon Beach Improvement Club – SBIC) is located south of the subject site and is also developed with cabins over the water and an up-hill parking area. To someone viewing the community from the water, there is no clear demarcation between Salmon Beach North and SBIC.
15. The Tacoma Narrows is located directly to the west of the subject site.
16. North Mildred Street, the closest public right-of-way, is located about 1,320 feet from the subject site's easterly side property line.

**Additional Information:**

17. The applicant has provided a written analysis of how they believe the proposal is consistent with the criteria required to be met for the approval of a variance. The Director understands the key points of the applicant's justification to be that all possible garages at the subject site would have to be located in their respective front yard, that the location of the proposed garage is the only spot that is accessible, that the site suffers from a hardship based on how the zoning code defines the front yard, that the request is the minimum necessary, that the garage that is to be replaced has existed since 1950, that the proposal is consistent with City of Tacoma Comprehensive Plan policies, that the existing parking lot suffers from a shortage of parking, that granting of the variance would be an improvement to the area, and that the variance is not the result of increased development costs. The applicant's justification for the variance request is marked as Exhibit "A" to this report and decision.
18. Similar variance requests have been granted to allow detached garages on the subject property. See Planning & Development Services File Numbers MLU98-00007, MLU2004-40000022799, MLU2005-40000043767, and MLU2012-40000179373.
19. Pursuant to *WAC 197-11-800*, Subsection (6)(b) and the City of Tacoma's *SEPA* Procedures, this proposed action is categorically exempt from the Threshold Determination and Environmental Impact Statement requirements of *SEPA*.
20. The application was filed and determined complete on August 5, 2016.

**Public Notice:**

- 21. Written notice of the application was mailed on August 5, 2016 to owners of property within 100 feet of the site as indicated by the Pierce County Assessor/Treasurer's records, the West End Neighborhood Council, and qualified neighborhood groups, allowing a 14-day comment period.
- 22. No comment letters were received in response to the public notice.

**Applicable Regulations:**

- 23. Construction of detached garages is a permitted activity in the "R-1" Single-Family Dwelling District subject to development regulations, including location. See *TMC* 13.06.100.F.
- 24. *TMC* Section 13.06.645.B.1.b includes the criteria required for approval of location variances.
- 25. The *Comprehensive Plan*, which sets forth policy regarding development in the City of Tacoma, provides the following policy guidance relative to residential development:

**GOAL DD-4 | Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.**

**Policy DD-4.1** *Preserve and enhance the quality, character and function of Tacoma's residential neighborhoods.*

**CONCLUSIONS OF LAW<sup>5</sup>**

**Analysis of Review Criteria:**

- 1. In order for the Director to authorize a variance, the request must be found consistent with all criteria set forth in Section 13.06.645.B.1 of the *TMC*.
  - a. *The restrictive effect of the specific zoning regulation construed literally as to the specific property is unreasonable due to unique conditions relating to the specific property, and which do not result from the actions of the applicant, such as: parcel size; parcel shape; topography; location; documentation of a public action, such as a street widening; proximity to a critical area; or character of surrounding uses.* The location of the site, the existing configuration of development, and the fact that the single family dwellings share parking garages are all very unique to Salmon Beach. Because of these unique characteristics, application of the accessory structure location regulation is unreasonable. See Exhibit "A"; Attachment "A"; Findings 3, 5-11, 17
  - b. *The requested variance does not go beyond the minimum necessary to afford relief from the specific hardship affecting the site.* The requested variance from the locational requirement is the minimum necessary to afford relief from the specific hardship affecting the site. See Exhibit "A"; Attachment "A"; Findings 2-11, 13-14, 17
  - c. *The grant of the variance would allow a reasonable use of the property and/or allow a more environmentally sensitive site and structure design to be achieved than would*

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<sup>5</sup> Any Finding of Fact later deemed to be a Conclusion of Law is hereby adopted as such.

*otherwise be permitted by strict application of the regulation, but would not constitute a grant of special privilege not enjoyed by other properties in the area* The construction of a detached garage is a reasonable use of property zoned to allow single-family development. In this instance, the garage would replace an existing garage in its current location. The location of the proposed garage is the only practical location to place such a structure on the site. If other properties presented similar facts, they could expect similar relief. Multiple variances have been granted to allow reconstruction and enlargement of existing garages in this same parking area. Thus, the proposal would not constitute a grant of special privilege. See Exhibit "A"; Attachment "A"; Findings 1-11, 17-19

- d. *The grant of the variance will not be materially detrimental or contrary to the Comprehensive Plan and will not adversely affect the character of the neighborhood and the rights of neighboring property owners.* The site has been developed in its current manner prior to the establishment of the zoning code. Given the isolation of the site, Salmon Beach creates its own character. The location and configuration of the garage is consistent with the character of Salmon Beach. Given that the project will enhance the existing parking area and is in character with the area, the proposal is not contrary to applicable policies within the *Comprehensive Plan*. Nothing in the record indicates the proposed garage will adversely affect the rights of neighboring property owners. See Exhibit "A"; Attachment "A"; Findings 5-11, 17-25
- e. *The grant of the variance will not cause a substantial detrimental effect to the public interest.* The granting of the variance to will not cause a substantial detrimental effect to the public interest. See Exhibit "A"; Attachment "A"; Findings 1-25
- f. *Standardized corporate design and/or increased development costs are not cause for variance.* No information has been submitted to the Director that would indicate that this project involves corporate design.

### **DECISION**

Based on the findings and conclusions, the requested lot area variances are **APPROVED**, subject to the following conditions:

#### **Conditions:**

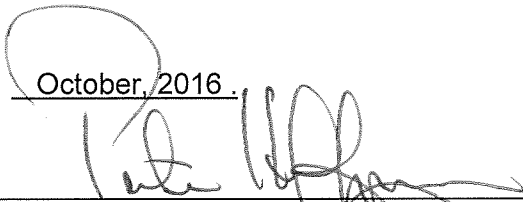
- 1. The detached garage shall be developed substantially consistent with the site plan and elevation drawing, included as Attachment "A".

#### **Advisory Notes:**

The below notes are meant to provide additional information to the applicant relative to the specific development proposal. These notes are not conditions of the permit nor do they constitute a complete review of the project.

- 1. The decision set forth herein is based upon representations made and information, including development plans and proposals, submitted to the Director. Any substantial change(s) or deviation(s) in such development plans, proposals, or conditions of approval imposed shall be subject to the approval of the Director, and may require additional permitting, public notification and comment.
- 2. The variance shall become void after a period of five (5) years has expired from the date of this decision or appeal decision in the event no substantial construction has taken place in accordance with plans for which the variance was authorized.

ORDERED this 14<sup>th</sup> day of October, 2016.



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Peter Huffman  
Director, Planning and Development Services

FULL DECISION TRANSMITTED by first class mail to:

Jesse Sherfey-Hinds, 5300 North Salmon Beach, Tacoma, WA 98407  
Salmon Beach North, 5300 North Salmon Beach, Tacoma, WA 98407  
Metropolitan Park District, 4702 S 19<sup>th</sup> Street, Tacoma, WA 98405  
Pierce County Office of the Assessor-Treasurer, Darci Brandvold, 2401 South 35<sup>th</sup> Street, Room  
142, Tacoma, WA 98409-7460

SUMMARY OF DECISION TRANSMITTED by first class mail and interoffice to:

All owners of property as indicated by the Pierce County Assessor/Treasurer's records within  
100 feet of the subject site.  
West End Neighborhood Council of Tacoma

**NOTE: Pursuant to RCW 36.70B.130, you are hereby notified that affected property owner(s) receiving this notice of decision may request a change in valuation for property tax purposes consistent with Pierce County's procedure for administrative appeal. To request a change in value for property tax purposes you must file with the Pierce County Board of Equalization on or before July 1st of the assessment year or within 30 days of the date of notice of value from the Assessor-Treasurer's Office. To contact the board, you may call 253-798-7415 or by e-mail at [www.co.pierce.wa.us/boe](http://www.co.pierce.wa.us/boe).**



## **RECONSIDERATION and APPEAL PROCEDURES**

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **October 28, 2016**.

### **RECONSIDERATION:**

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing to the staff contact listed on the first page of this document.

### **APPEAL TO HEARING EXAMINER:**

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the *Tacoma Municipal Code*, within fourteen (14) days of the issuance of this decision, or within seven (7) days of the date of issuance of the Director's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$325.26**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. **THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.** (Pursuant to Section 2.09.020 of the *Tacoma Municipal Code*, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

The Notice of Appeal must be submitted in writing to the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- (3) The requested relief, such as reversal or modification of the decision.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

### INDEX OF DRAWINGS

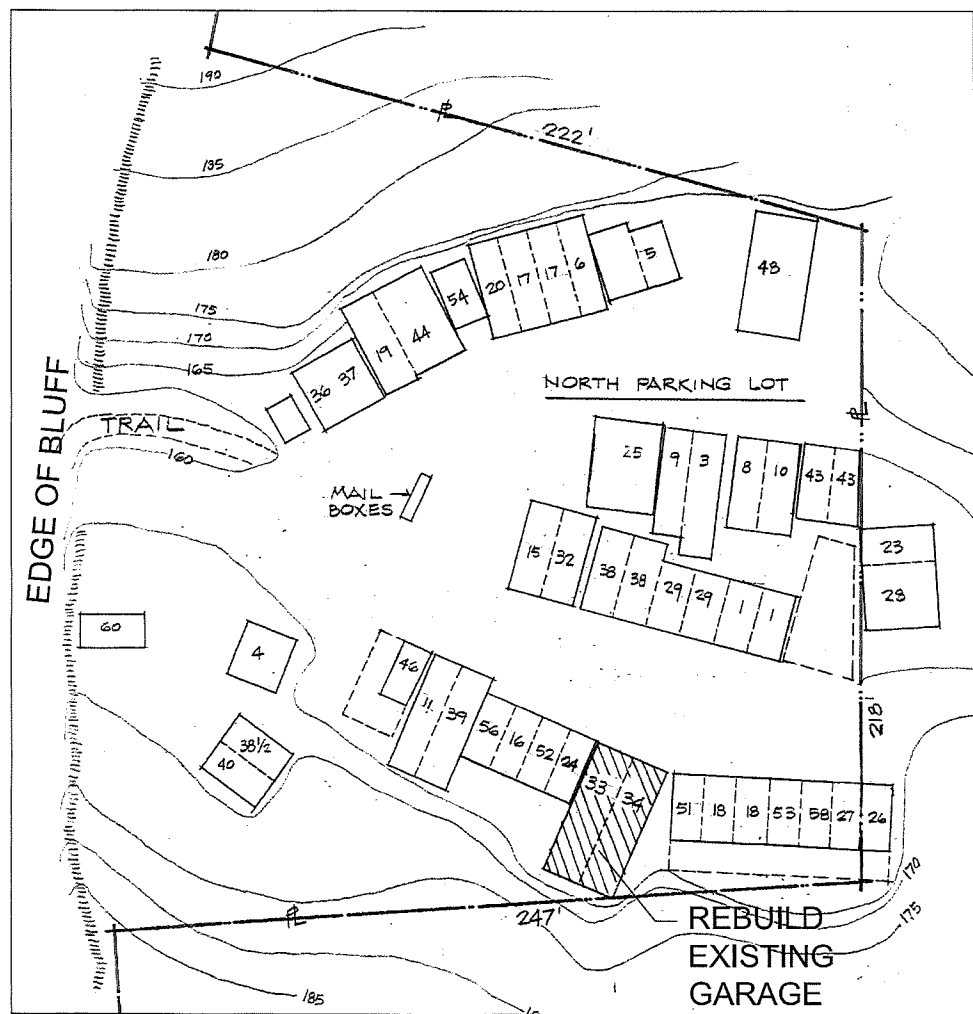
- 1 SITE PLAN, DESIGN DATA.
- 2 1ST FLOOR PLAN
- 3 2ND FLOOR PLAN, RETAINING WALL .
- 4 FOUNDATION PLAN, BRACED PANEL DETAIL.
- 5 EXTERIOR ELEVATIONS,
- 6 BUILDING SECTIONS, FRAMING ISOMETRIC.
- 7 TYPICAL WALL SECTIONS, FLOOR & ROOF FRAMING

**BUILDING DATA**  
 CODES: 2012 I.R.C.  
 SEISMIC: SDS = 0.83g  
 SEISMIC DESIGN CATEGORY D  
 R = 6.5 FOR WOOD SHEAR WALLS  
 R = 2 FOR GYP. SHTG. SHEAR WALLS

WIND: 85 MPH (3 SEC GUST)  
 EXPOSURE C

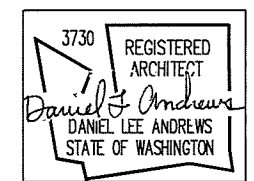
SNOW LOAD: 25 #/S.F.  
 LIVE LOAD: 40 #/S.F. FLOOR LOAD  
 DEAD LOADS: 10#/S.F. FRAMING AND  
 FINISH AT ROOF AND AT LOFT

ROAD  
 OUT / IN



**Site Plan 1" = 40'-0"**  
**Not A Survey**

PARCEL NUMBER: 0221221020



253-952-5282

**Garage for Hinds and Haslund**  
 Salmon Beach North  
 Tacoma, WA 98407

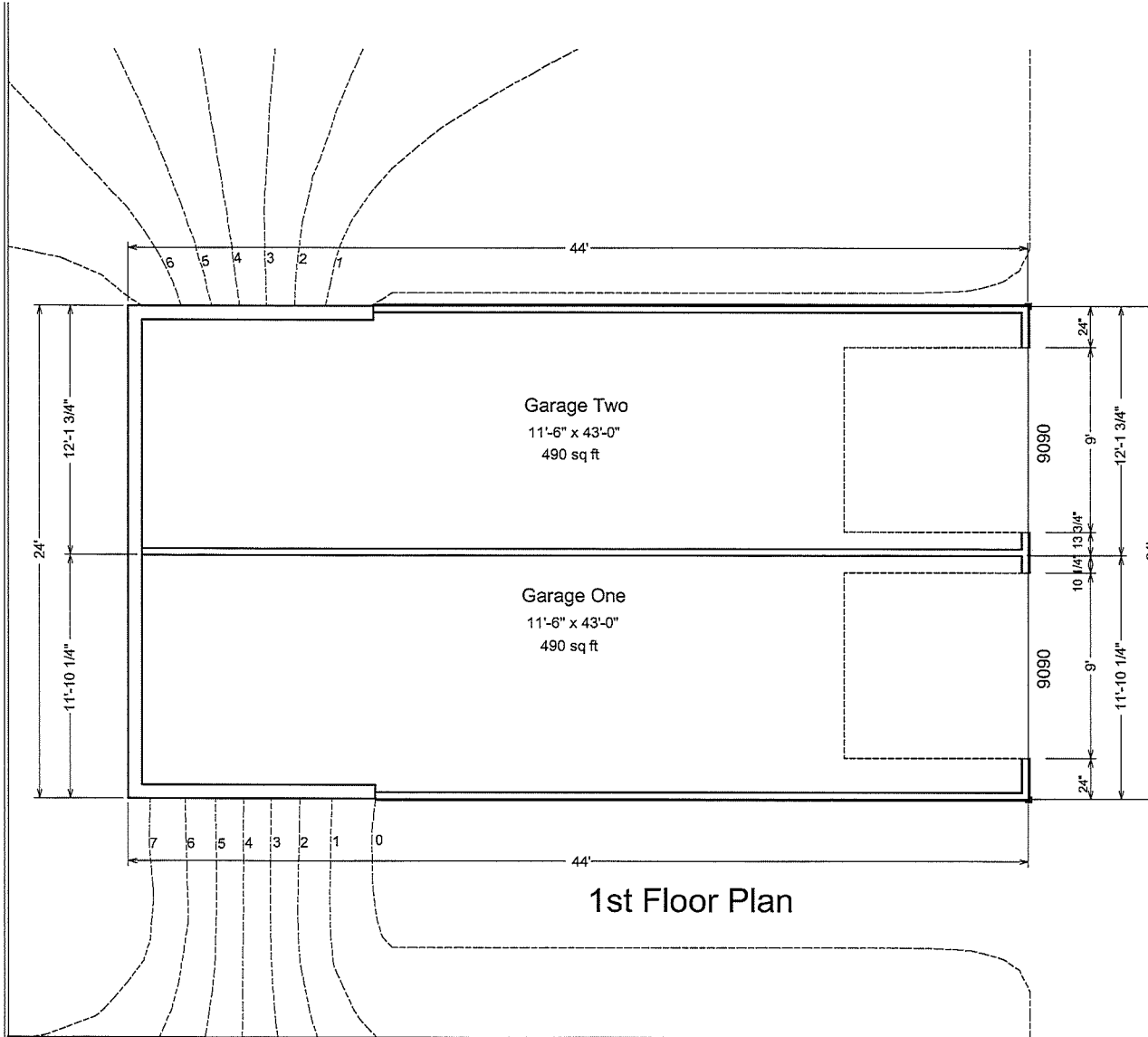
Drawn by: Daniel L. Andrews  
 Architect  
 37816 44th Ave. S.  
 Auburn, WA 98001  
 253 952 5283

Index of Drawings,  
 Site Plan, Design  
 Criteria

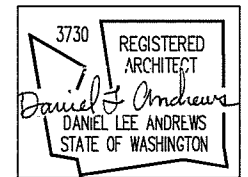


Scale  
 3/16" = 1'-0"  
 Date  
 6/16/16

1



1st Floor Plan



253-952-5282

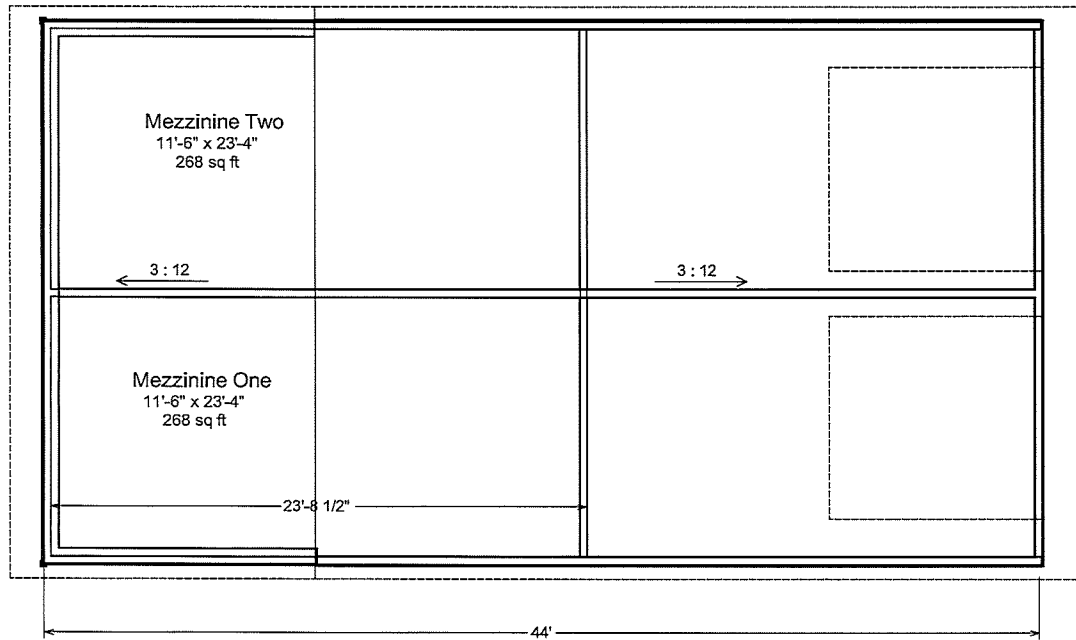
Garage for Hinds and  
 Haslund Salmon Beach North  
 Tacoma, WA 98407

Drawn by: Daniel L. Andrews  
 Architect  
 37816 44th Ave. S.  
 Auburn, WA 98001  
 253 952 5283

1st Floor Plan

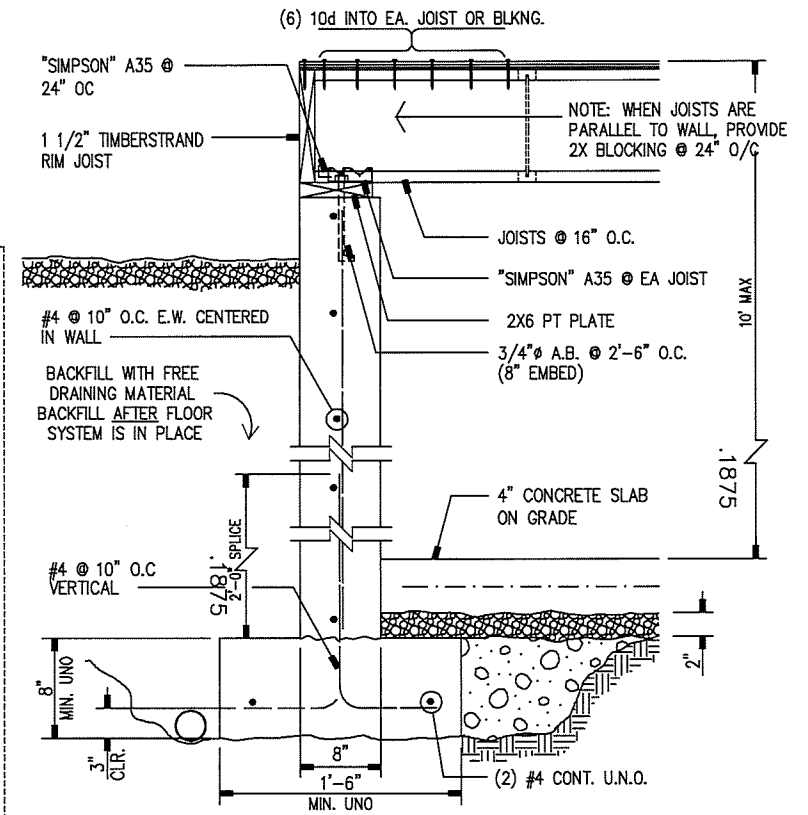

Scale  
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 Date  
 6/16/16

2

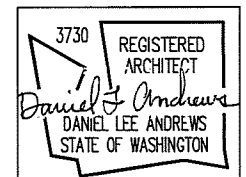


### 2nd Floor Plan

STORAGE AREA  
526 sq ft



1 RETAINING WALL DETAIL  
NTS



253-952-5282

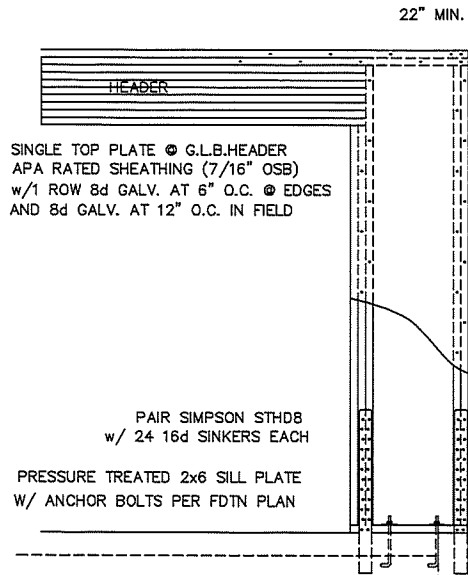
Garage for Hinds and Haslund  
Salmon Beach North  
Tacoma, WA 98407

Drawn by: Daniel L. Andrews  
Architect  
37816 44th Ave. S.  
Auburn, WA 98001  
253 952 5283

Floor Plan -  
Mezzanine Level,  
Retaining Wall Detail


Scale  
3/16" = 1'-0"  
Date  
6/16/16

3



### BRACED PANEL

SCALE : 1/2" = 1'-0"

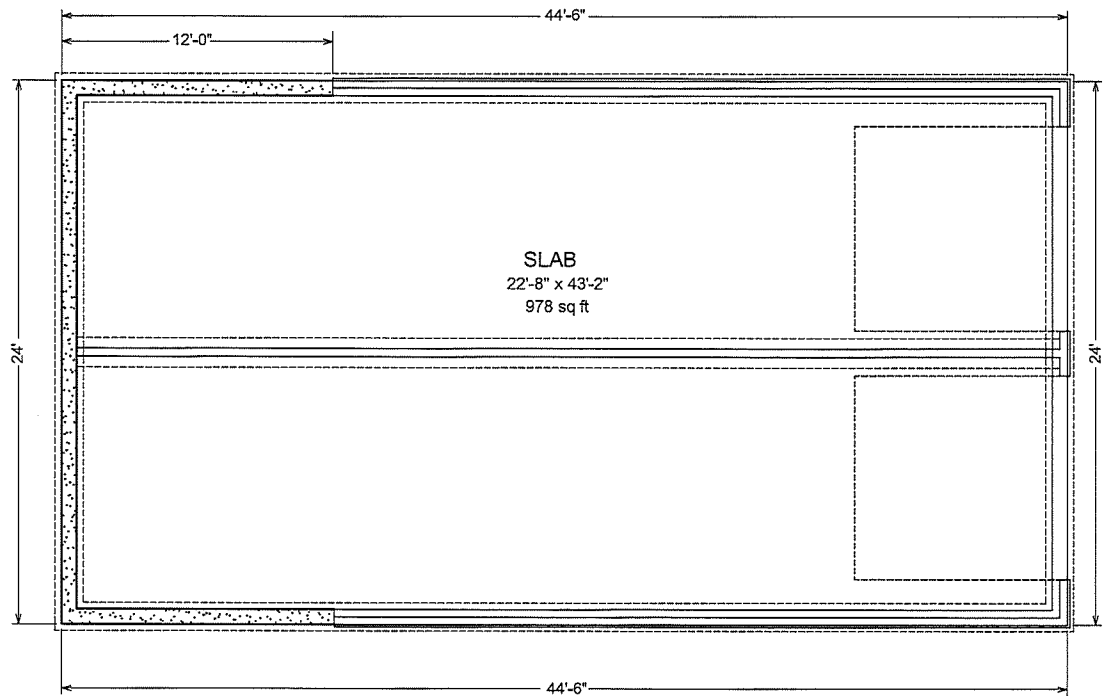
(TYP. 2 LOCATIONS)

SEE FOUNDATION PLAN FOR  
ANCHOR BOLT PLACEMENT

INDICATES BRACED PANEL LOCATION

BRACED WALL PANELS – SEE  
FLOOR PLAN FOR OPENING LOCATIONS

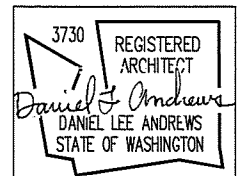
- (A) WOOD STRUCTURAL PANELING, 7/16" THICK,  
ON STUDS AT 24" O.C. INSTALLED PER  
TABLE R620.3(3) 2012 I.R.C.  
6d COMMON @ 6" O.C. ON EDGES, AND  
12" O.C. ON INTERMEDIATE SUPPORTS.  
USE 8d GALV. ON ROOF SHTG, SAME SPACING



### FOUNDATION PLAN

3/16"=1'-0"

USE 12" TALL x 6" WIDE CONC.  
FOUNDATION WALL ON 8"x16"  
CONC. FOOTING AT PORTION  
OF FOUNDATION WITHOUT  
RETAINING WALL. PLACE TOP  
OF WALL 6" ABOVE FIN. SLAB.



253-952-5282

Garage for Hinds and  
Haslund Salmon Beach North  
Tacoma, WA 98407

Drawn by: Daniel L. Andrews  
Architect

37816 44th Ave. S.  
Auburn, WA 98001  
253 952 5283

Foundation Plan,  
Braced Panel Detail

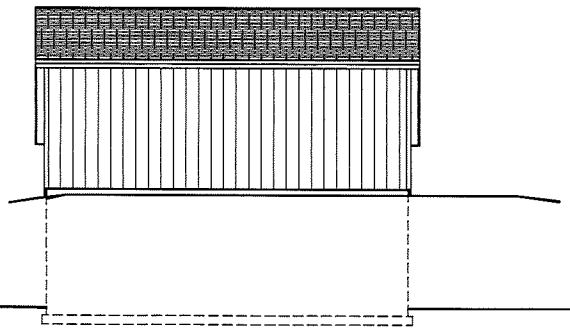
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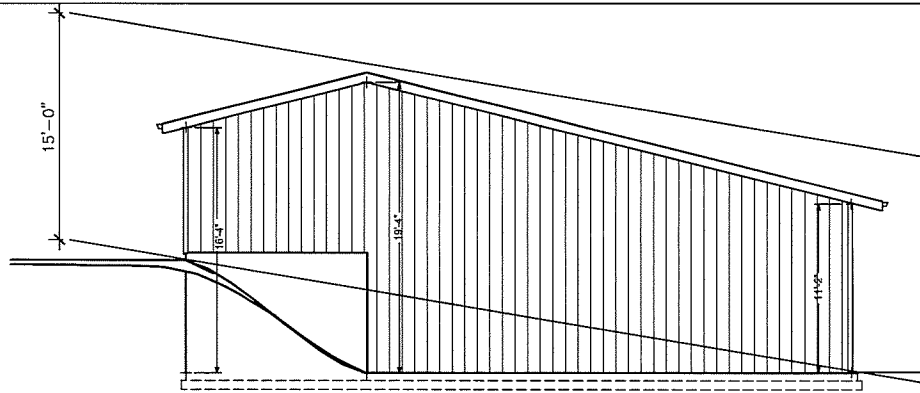
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6/16/16

4

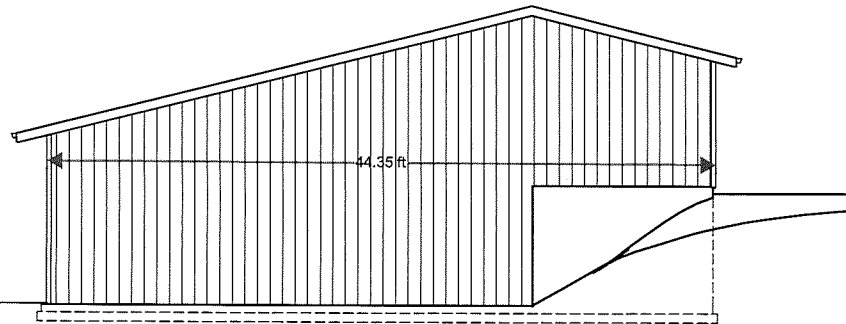


South Elevation

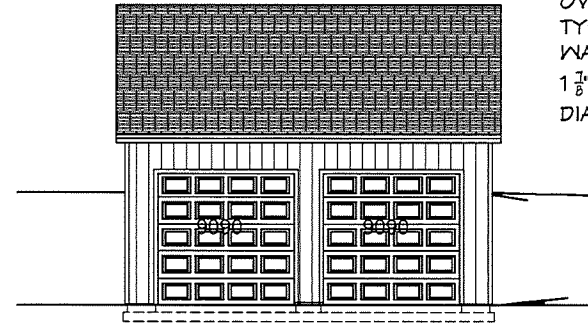


East Elevation

$\frac{5}{8}$ " T-11 PLYWD SIDING OVER  
 $\frac{5}{8}$ " DENS-GLASS GOLD FIREGUARD  
 w/ 8dX1  $\frac{5}{8}$ " SCREWS @ 6" O.C. INTO  
 FRAMING (GA FILE NO. W/P 8130)  
 OVER 2x4 STUDS @ 16" O.C. AND  $\frac{5}{8}$ "  
 TYPE X GLASS MAT GYPSUM  
 WALLBOARD w/ 6d COATED NAILS,  
 1  $\frac{7}{8}$ " LONG, 0.0915" SHANK  
 DIAMETER AND  $\frac{1}{4}$ " HEADS @ 7" O.C

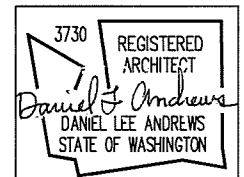


West Elevation



North Elevation

1X4 CORNER BOARDS AND 1X6  
 FASCIA AND BARGE BOARDS OF  
 WHITEWOOD, PRIMED & PAINTED.



253-952-5282

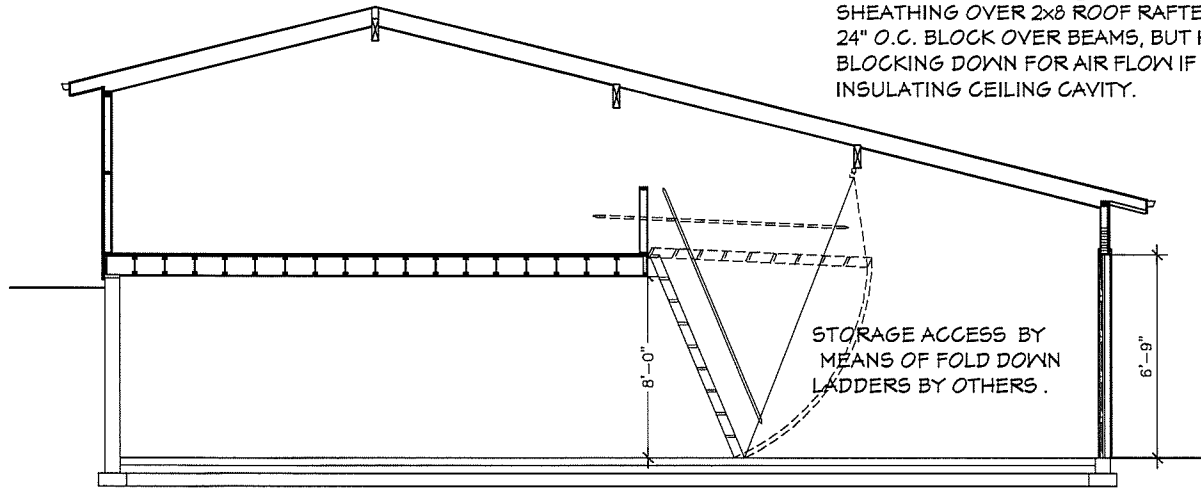
**Garage for Hinds and  
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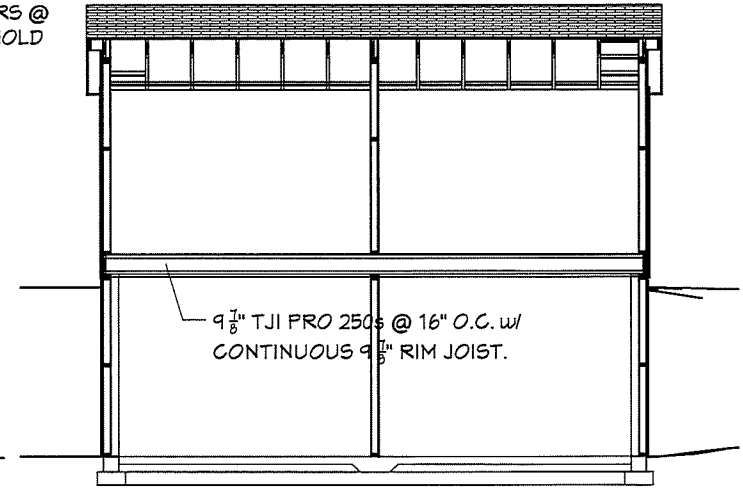
Exterior Elevations


Scale  
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 Date  
 6/16/16

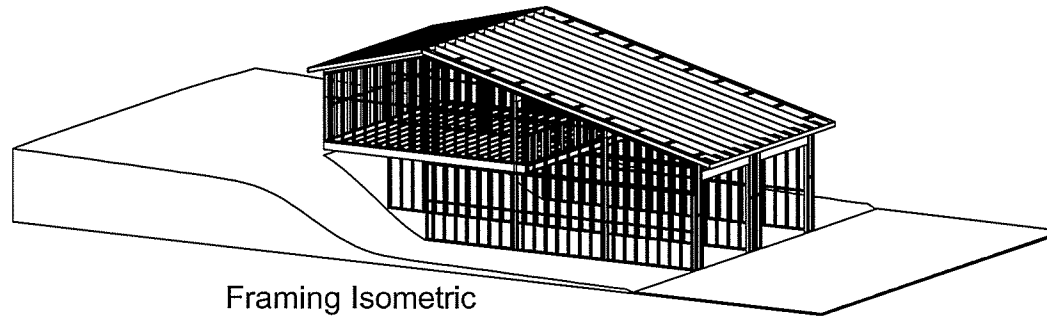
COMPOSITION ASPHALT SHINGLE OVER  
 30# ROOFING FELT ON  $\frac{1}{2}$ " CDX PLYWD.  
 SHEATHING OVER 2x8 ROOF RAFTERS @  
 24" O.C. BLOCK OVER BEAMS, BUT HOLD  
 BLOCKING DOWN FOR AIR FLOW IF  
 INSULATING CEILING CAVITY.



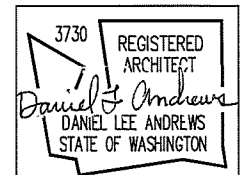
Cross Section 28



Cross Section 24



Framing Isometric



253-952-5282

Garage for Hinds and  
 Haslund Salmon Beach North  
 Tacoma, WA 98407

Drawn by: Daniel L. Andrews  
 Architect  
 37816 44th Ave. S.  
 Auburn, WA 98001  
 253 952 5283

Building Sections'  
 Framing Isometric


Scale  
 3/16" = 1'-0"  
 Date  
 6/16/16

ROOF PITCH = 3:12  
 30 YEAR ASPHALT COMP. SHINGLES.  
 INSTALL PER MANUF.  
 RECOMMENDATION OVER 15# ROOFING  
 FELT AND 1/2" CDX FIR PLYWOOD.  
 OVER 2x8 RAFTERS @ 24" O.C. w/  
 SIMPSON H-2.5 HOLDDOWN @ EACH  
 RAFTER END.

3 | 12

FLOOR DIAPHRAGM:  
 3/4" T&G PLND. SHTG. (48/24)  
 8d @ 6" O.C. @ PANEL EDGES  
 AND BOUNDARIES.  
 8d @ 10" O.C. IN THE FIELD.  
 GLUED AND NAILED.

5/8" TYPE "X" G.W.B. ON CLGS, 1/2" G.W.B. ON WALLS  
 ATTACHED PER 2012 IRC.

CONT. PRE FIN. METAL GUTTERS ALL  
 AROUND OVER 5/4 x 8 FASCIA BOARDS  
 WITH DOWNSPOUTS AT THE 4 CORNERS

HEADER SIZE = 3 3/8 x 13 1/2 GLULAM BEAM, w/ SINGLE  
 TOP PLATE. SPANNING THE FULL 24'-0" WIDTH,  
 STRAPPED TO SHEAR WALL PANELS ON EACH END.

2x4 STUDS AT 24" O.C. WITH 7/16" OSB SHTG.,

USE (2) 5/8" DIAMETER A.Bs. FOR  
 EACH OF THE THREE 24" WIDE  
 SHEAR WALLS .

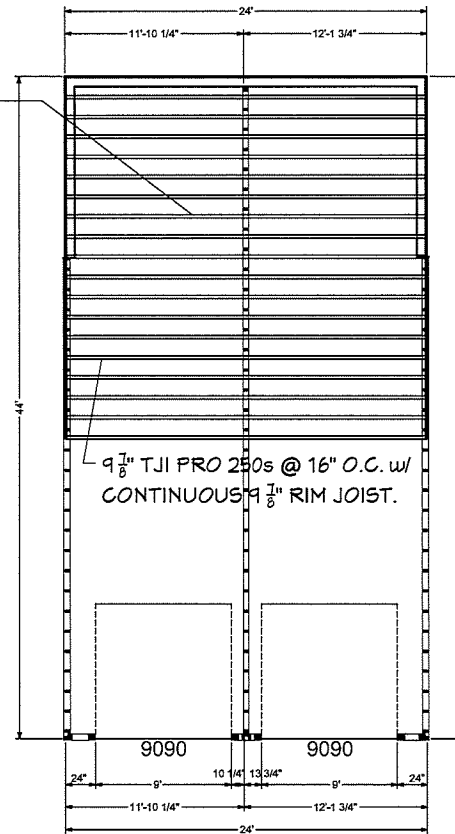
PLACE BOTTOM OF FOOTING  
 12" BELOW TOP OF SLAB.  
 POUR A 12" CONC. FDTN.  
 WALL ON TOP OF FOOTING.

4" CONC. SLAB OVER 4" GRAVEL  
 AND 6 MIL VAPOR BARRIER.

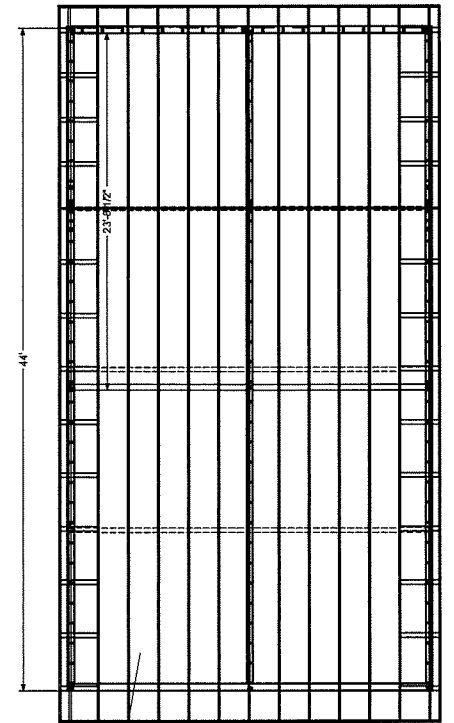
**TYPICAL  
 WALL SECTION**

1/2"=1'-0"

OPTIONAL BATT INSULATION  
 SCREENED BLOCKING w/ "V" NOTCHES CUT AT  
 TOPS TO PROVIDE AIR FLOW OVER INSULATION.

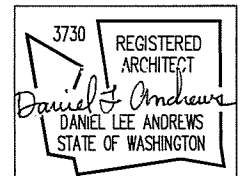


**1st Floor Framing**



**Roof Framing**

1/2" CDX FIR PLWD. w/ CLIPS  
 OVER 2x8 RAFTERS @ 24" O.C. w/  
 SIMPSON H-2.5 HOLDDOWN @  
 EACH RAFTER END.



253-952-5282

Garage for Hinds and  
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Roof Framing Plan,  
 2nd Floor Framing,  
 Typical Wall Section


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