

GENERAL NOTES

PROPERTY OWNER: MARK AND COLLEEN LEVECK. MKLEVECK@GMAIL.COM. 206-735-1874.

PROPERTY DATA: PROJECT ADDRESS: 33711 S SHORE DR, MOUNT VERNON, WA, 98274.

LEGAL DESCRIPTION: LOTS 121, 122 AND 123, BLOCK I, LAKE CAVANAUGH DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCOPE OF WORK: REPAIR OF EXISTING BOAT HOUSE WITH THE FOLLOWING WORK:

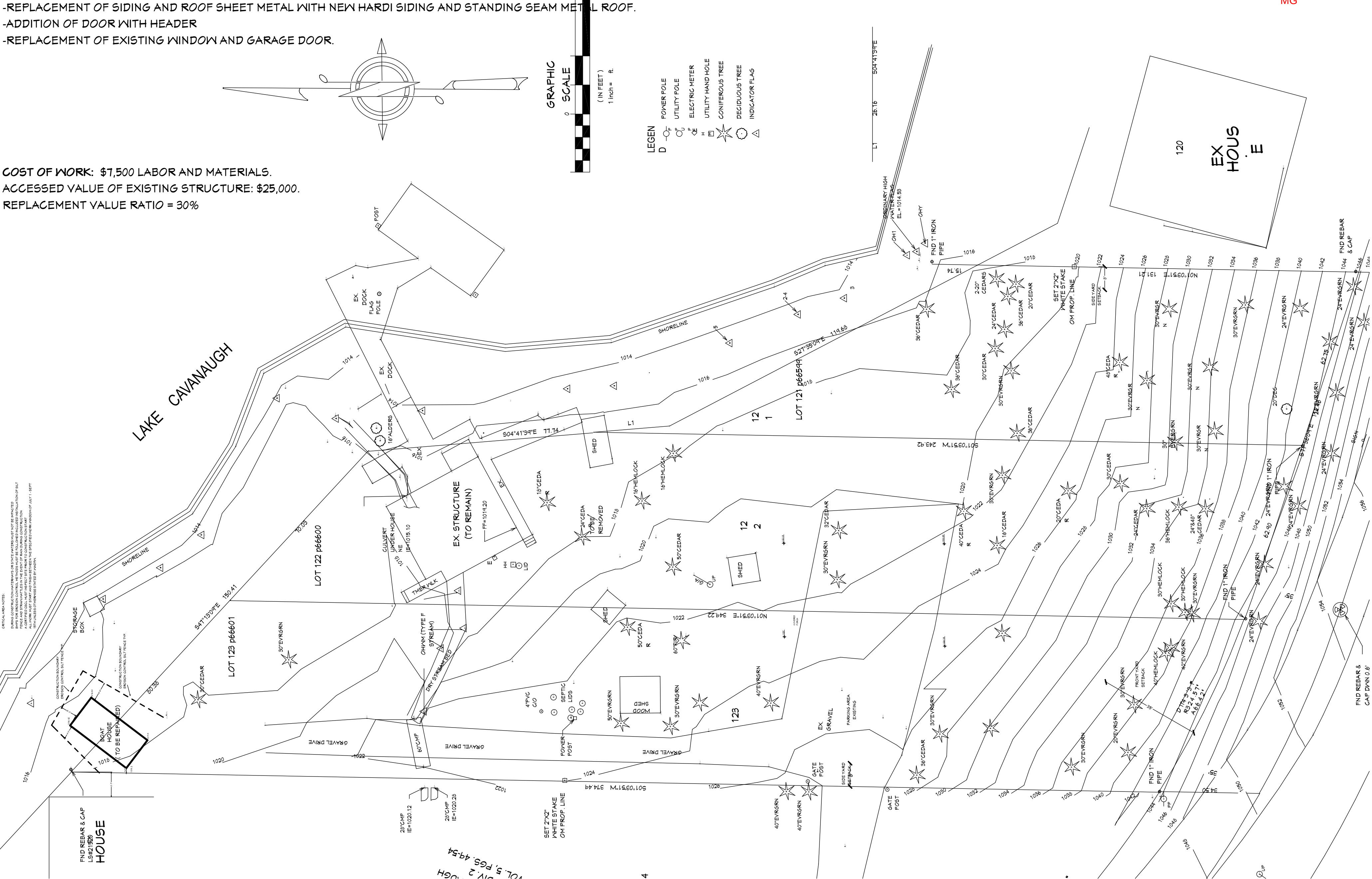
- REPLACEMENT OF SIDING AND ROOF SHEET METAL WITH NEW HARDI SIDING AND STANDING SEAM METAL ROOF.
- ADDITION OF DOOR WITH HEADER
- REPLACEMENT OF EXISTING WINDOW AND GARAGE DOOR.

COST OF WORK: \$7,500 LABOR AND MATERIALS.
ACCESSED VALUE OF EXISTING STRUCTURE: \$25,000.
REPLACEMENT VALUE RATIO = 30%

CRITICAL AREA NOTES:

- DURING CONSTRUCTION WATERWAYS OR STATE WATERS MUST NOT BE IMPACTED
- BMPS FOR EROSION CONTROL METHODS MUST BE FOLLOWED INCLUDED INSTALLATION OF SILT FENCE AND STRAW WATTLES IN THE EVENT OF RAIN DURING CONSTRUCTION
- A CERTIFIED CSCL MUST INSPECT SITE PRIOR TO CONSTRUCTION START
- ALL WORK MUST START AND FINISH BETWEEN THE SPECIFIED WORK WINDOW OF JULY 1 - SEPT 15TH UNLESS OTHERWISE STATED BY WADFW.

BP24-0083
01.19.2024
MG



SITE PLAN & CRITICAL AREAS

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN & CRITICAL AREA

PROJECT DESCRIPTION:
BOAT HOUSE REPAIR
33711 S SHORE DR

DRAWINGS PROVIDED BY:
LONE PINE
CONSTRUCTION

DATE:

SCALE:

SHEET:
A-0

GENERAL NOTES

PROPERTY OWNER

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PROJECT ADDRESS: 33711 S SHORE DR, MOUNT VERNON, WA, 98274.

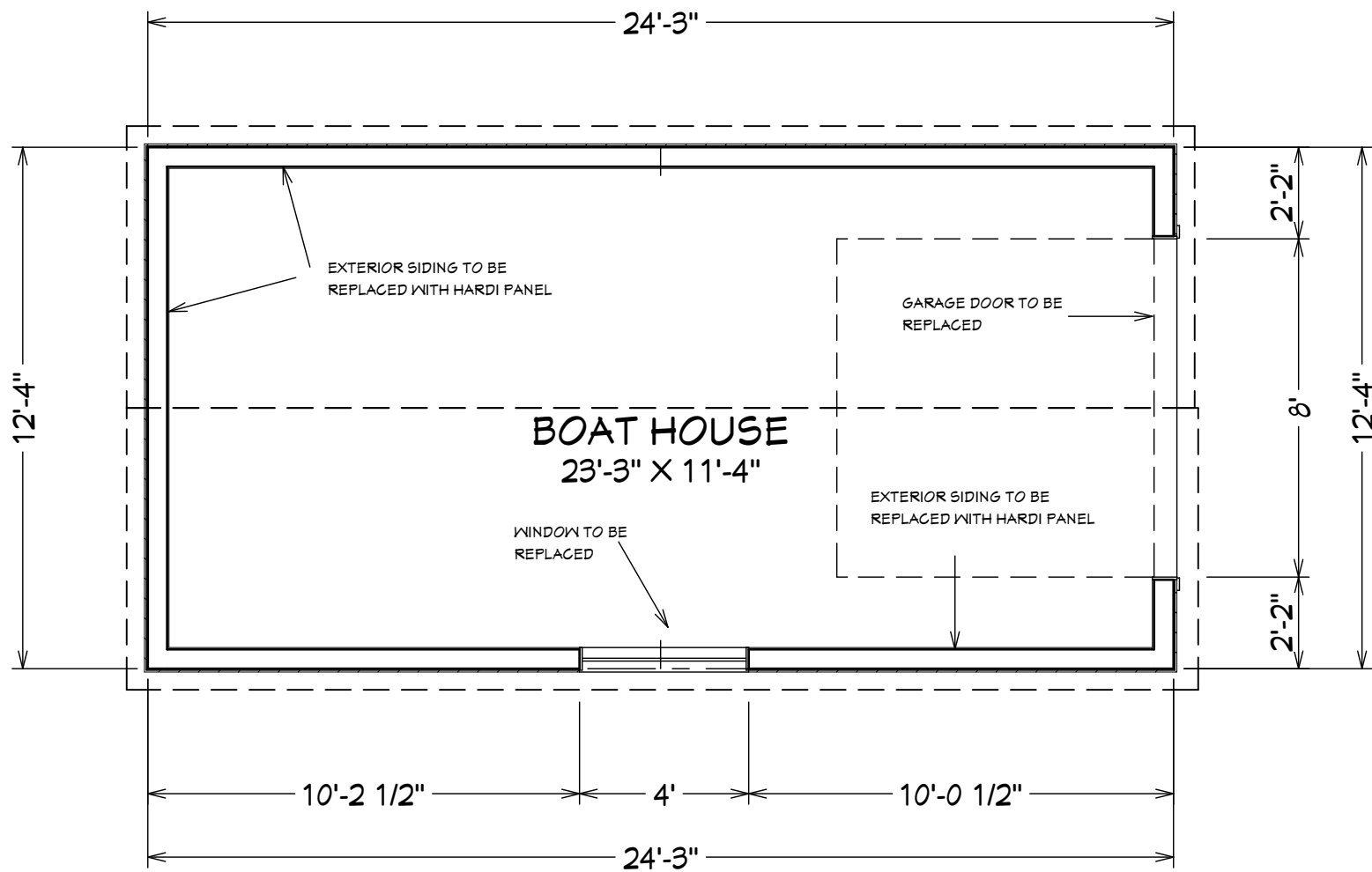
LEGAL DESCRIPTION:

LOTS 121, 122 AND 123, BLOCK I, LAKE CAVANAUGH DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCOPE OF WORK:

REPAIR OF EXISTING BOAT HOUSE INCLUDING REPLACEMENT OF SIDING AND ROOF MATERIALS AND ADDITION OF DOOR WITH HEADER

1. ALL ARCHITECTURAL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE, IMC, IFGC, UPS, IFC AND STRUCTURAL IN COMPLIANCE WITH 2018 INTERNATIONAL BUILDING CODE (IBC).
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS SHOWN BEFORE COMMENCING WORK.
3. DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF STUD WALL, TO CENTERLINE OF POST, TO CENTERLINE OF WINDOWS AND DOORS, TO FACE OF CONCRETE WALL UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE 2X4 STUDS UNLESS OTHERWISE NOTED OR EXISTING WALLS.
5. PROVIDE RIGID OR FLEXIBLE FLASHINGS AS NEEDED AT ALL EXTERIOR WALL AND ROOF OPENINGS TO MAINTAIN POSITIVE WATER DRAINAGE AWAY FROM STRUCTURE CAUSED BY WIND DRIVEN RAIN AND STORM WATER DRAINAGE. HEAD FLASH AND PAN FLASH ALL WINDOW AND DOOR OPENINGS.



EXISTING BOAT HOUSE PLAN & LOCATIONS OF REPAIR/ REPLACEMENT.

SCALE: 1/4" = 1'

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
GENERAL NOTES & EXISTING PLAN

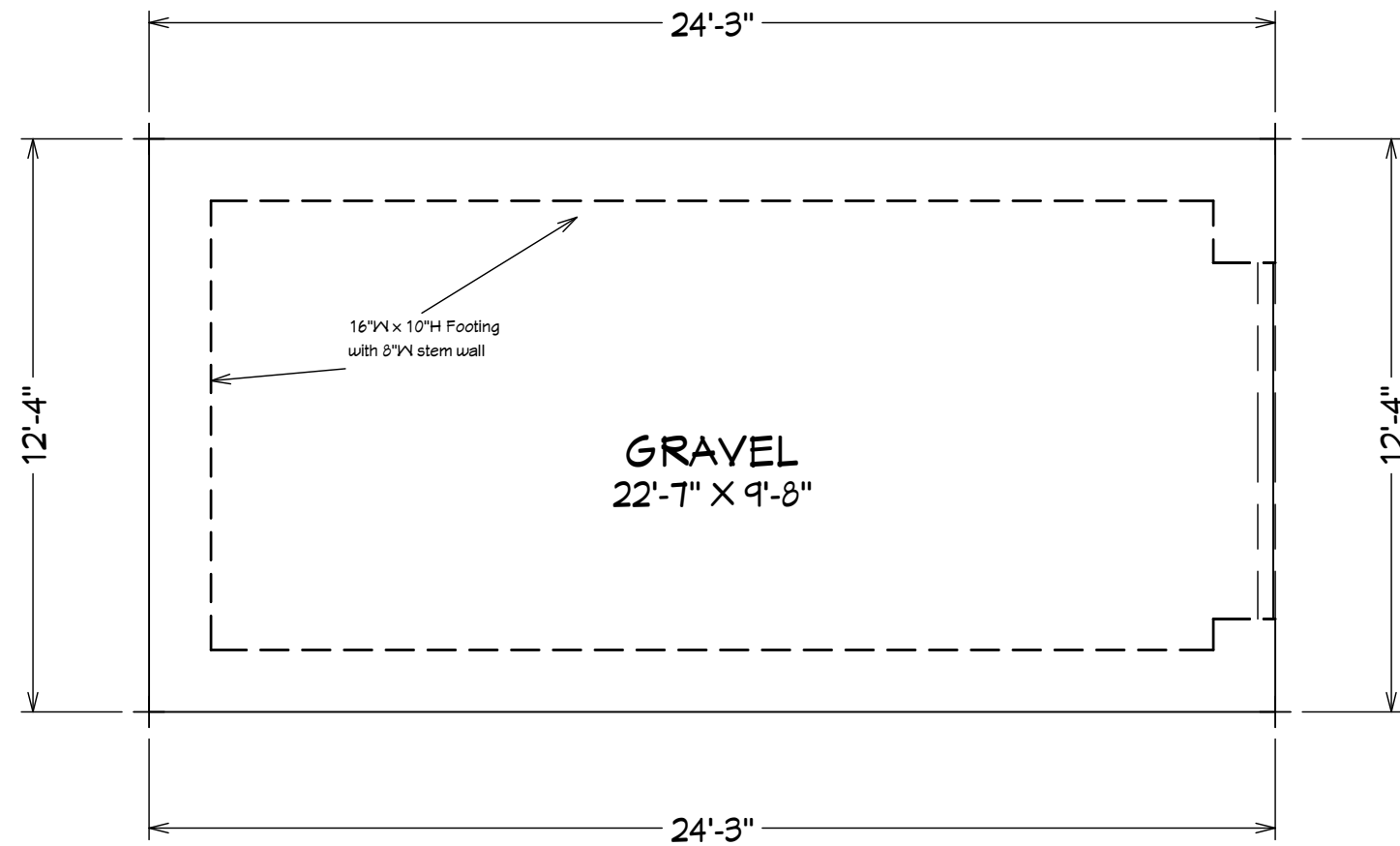
PROJECT DESCRIPTION:
BOAT HOUSE REPAIR 33711 S SHORE DR

DRAWINGS PROVIDED BY:
LONE PINE CONSTRUCTION, LLC

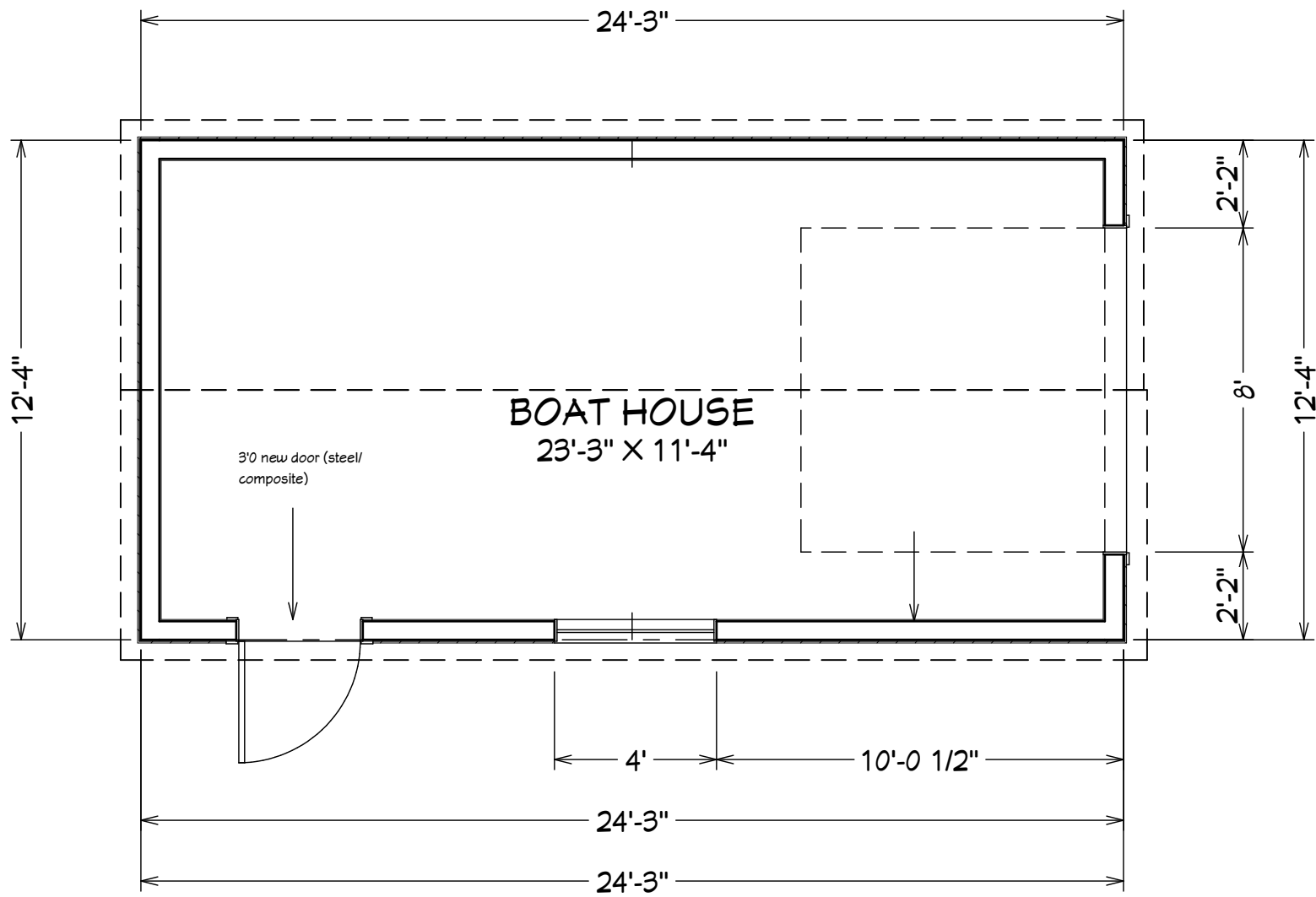
DATE:
1-15-2024

SCALE:

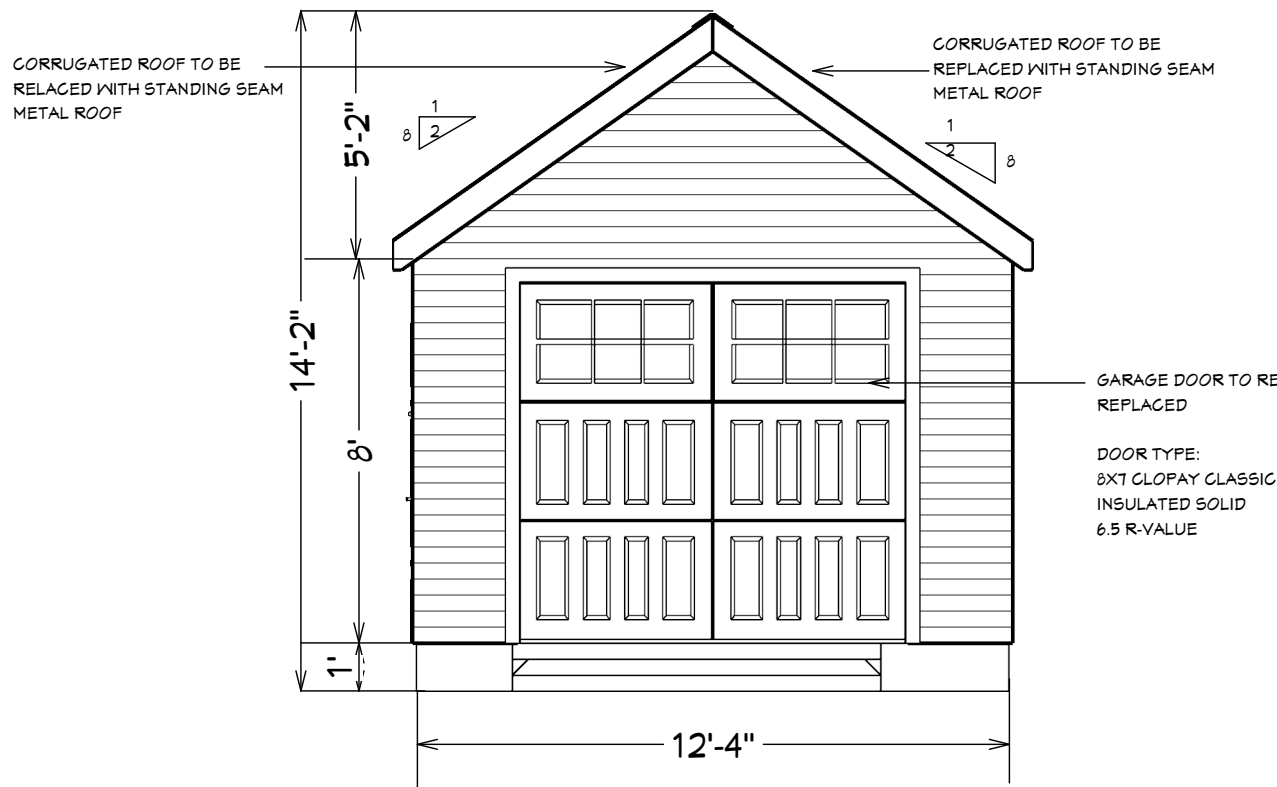
SHEET:
A-1



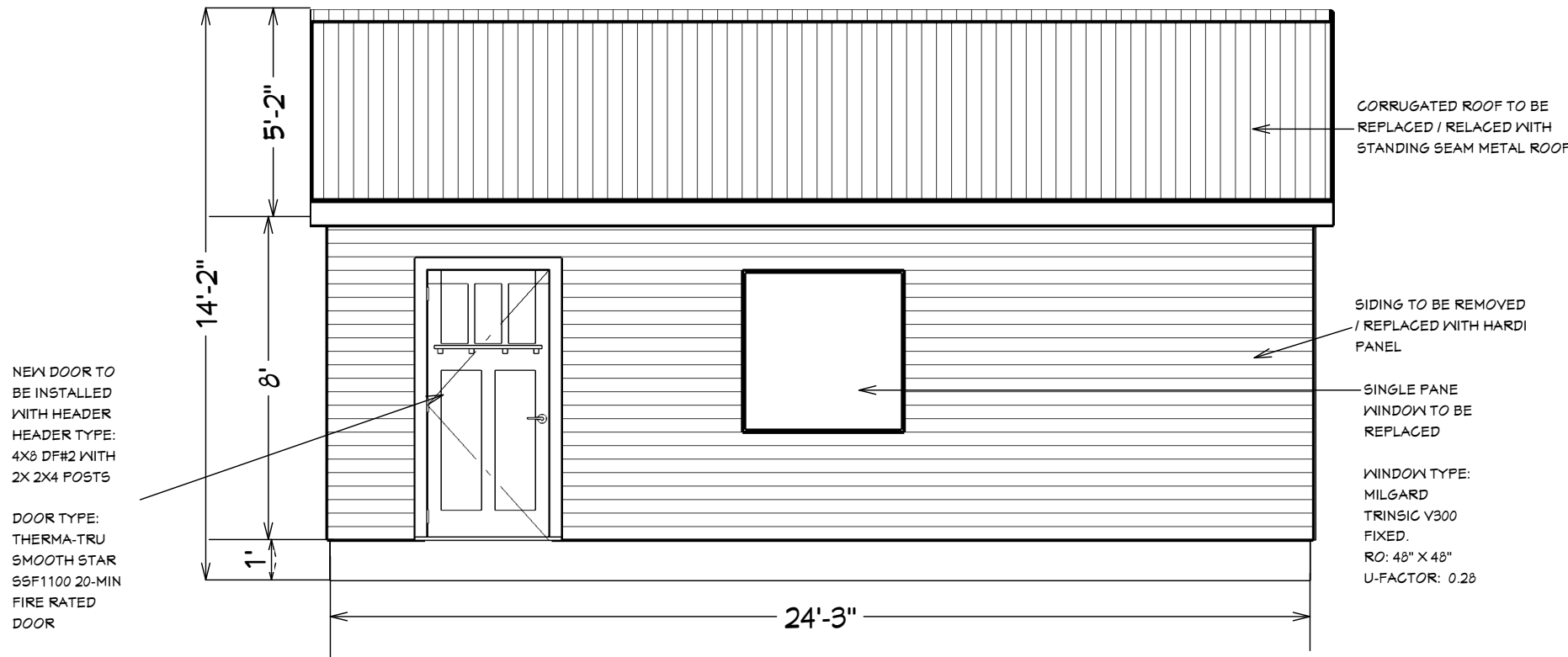
FOUNDATION



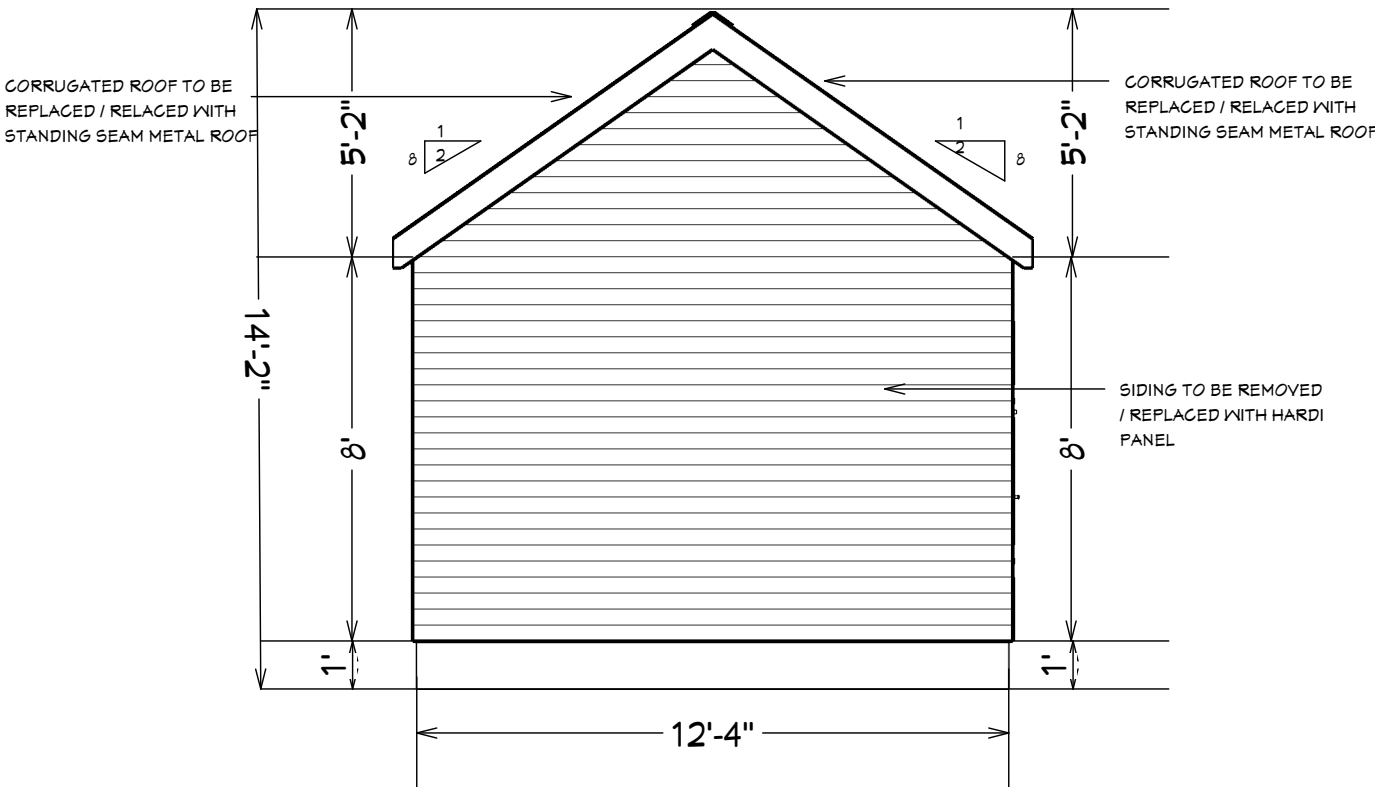
MAIN FLOOR



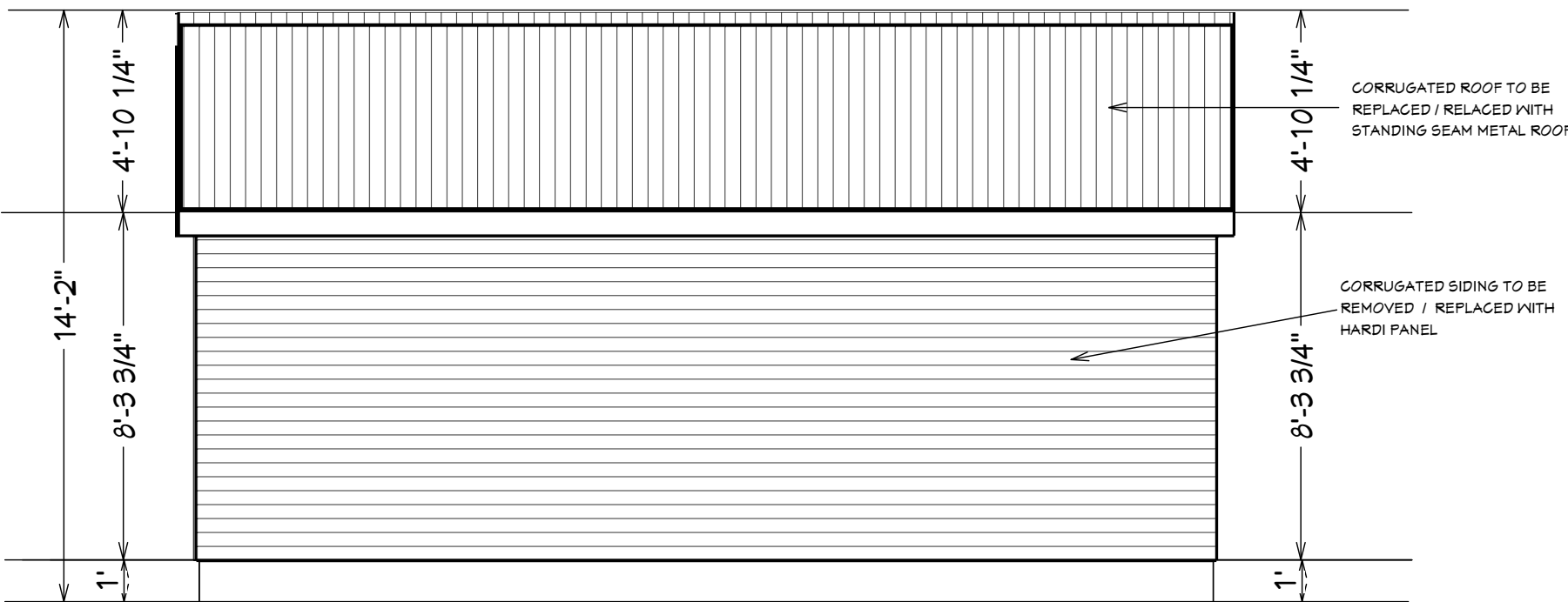
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	PLANS & ELEVATIONS
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PROJECT DESCRIPTION:	BOAT HOUSE REPAIR
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DRAWINGS PROVIDED BY:	LONE PINE CONSTRUCTION, LLC
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DATE:	1-15-2024
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SCALE:	1/4" = 1'
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SHEET:	A-2
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STRUCTURAL NOTES:

CODE: ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.

DESIGN LOADS

DEAD LOADS:

ROOF 12 PSF FLOOR 12 PSF LIVE LOADS: ROOF (SNOW LOAD) 50 PSF

FRAMING NOTES:

UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN= 4'-0". HEADERS TO BE SUPPORTED BY MINIMUM OF (1) CRIPPLE STUD & (1) FULL HEIGHT STUD. UNO

UNO., DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN= 4'-0", AND 4x10 HF#2 WHERE MAXIMUM SPAN= 7'-0".

STUD WALL FRAMING SHALL BE 2x HF STUDS@ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN

LUMBER

ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBER SHALL BE IN ACCORDANCE WITH WWPA GRADING RULES, KILN-DRIED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fc (PSI)
SLEEPERS	DOUG-FIR	STUD	700	-
LIGHT FRAMING (STUDS)	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
6x AND LARGER BEAMS AND STRINGERS	DOUG-FIR	#2	875	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS.

UNLESS NOTED OTHERWISE IN THE PLANS, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM-PRESSURE IMPREGNATION IN ACCORDANCE WITH AWWPA STANDARD U1.

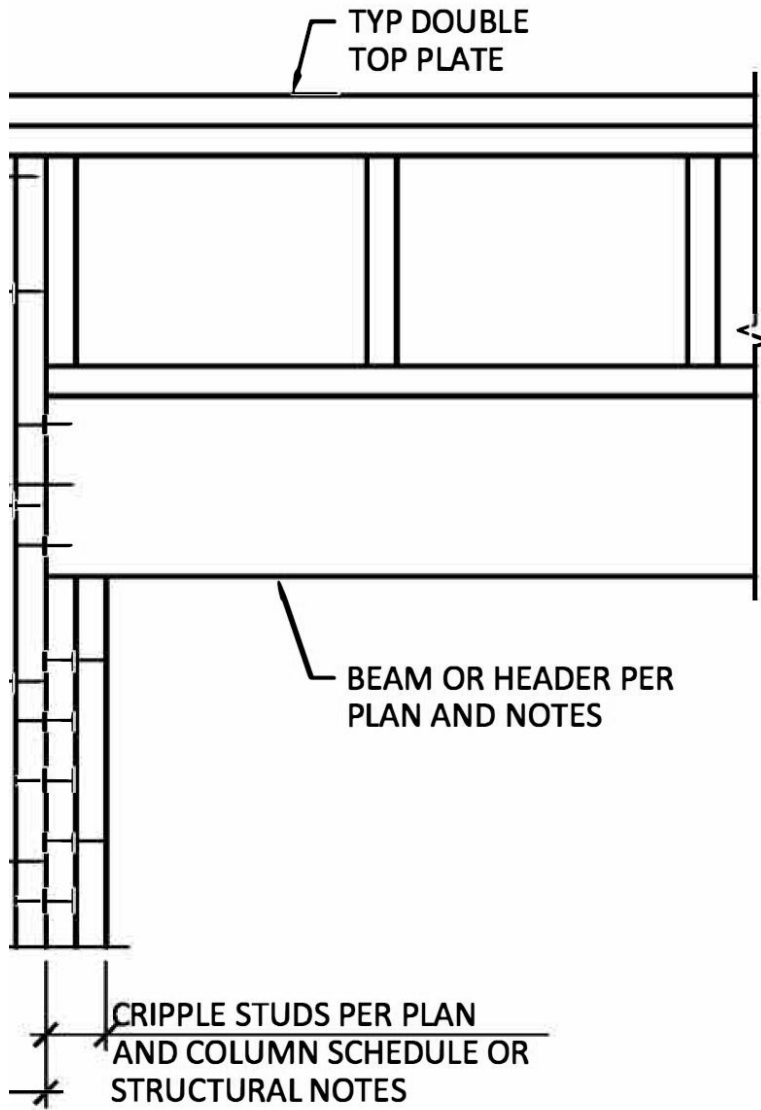
NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING NOT SPECIFIED SHALL BE PER IBC TABLE 2304.10.1 NAILING SCHEDULE. ALL NAILS CALLED OUT ON PLANS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM GUIDELINES:

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.131Ø	2 1/2" SHANK
10d COMMON	0.148Ø	3" SHANK
12d COMMON	0.148Ø	3 1/4" SHANK
16d COMMON	0.162Ø	3 1/2" SHANK

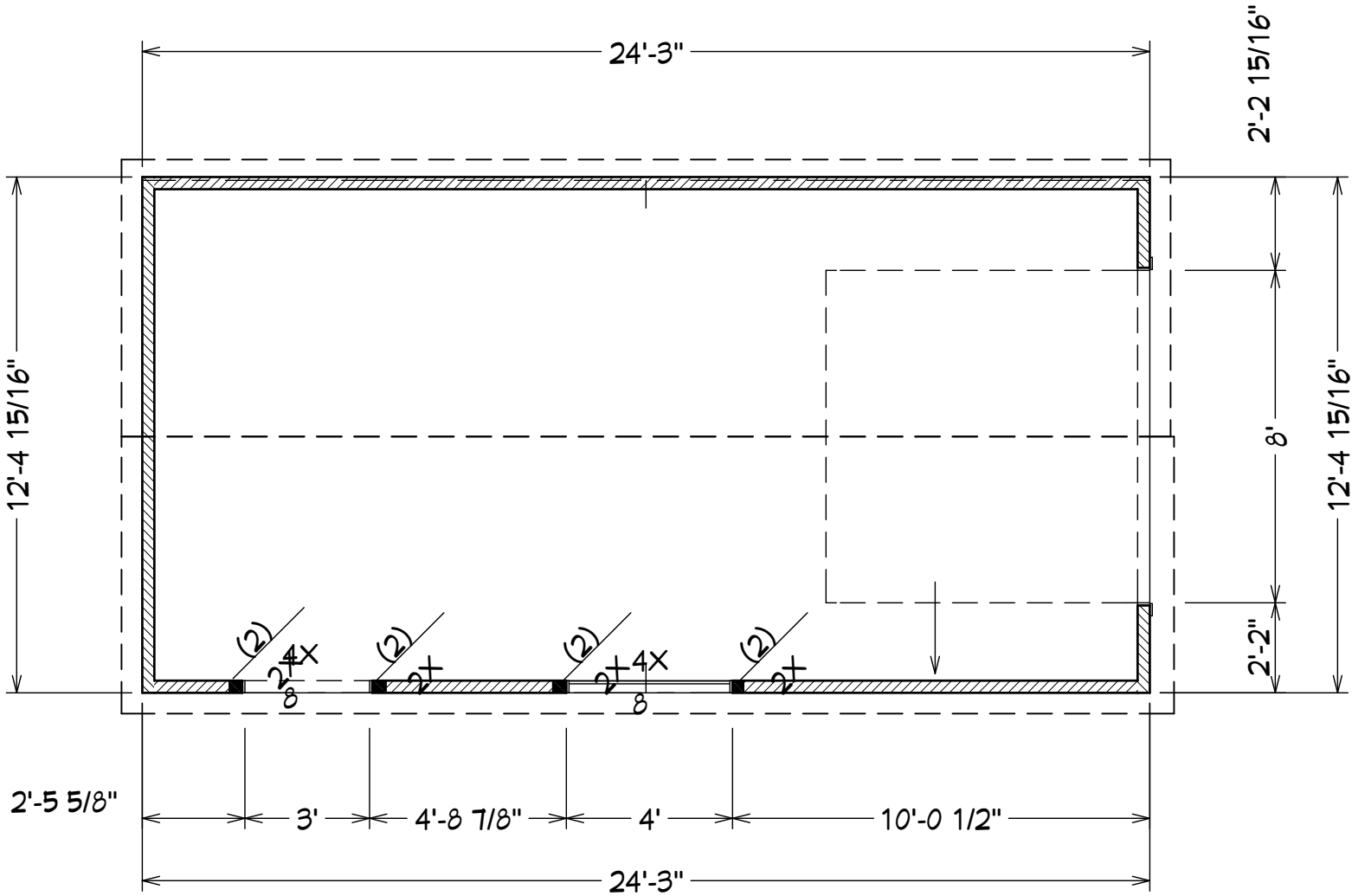
10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SINKERS (0.148"Ø x 3 1/4"), BUT ONLY 16d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

TYPICAL HEADER DETAIL



MAIN FLOOR FRAMING DOOR AND WINDOW

SCALE: 1/4" = 1'



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