3 Vicinity Map
1/2" = 1'-0"

This Is A Standard List Of Abbreviations Used By This Office. Items Listed May Or May Not Be Used On This Set Of Drawings.

A	A.b.	Anchor Bolts	G	Ga.	Gauge	R	R.	Riser
	Ac.	Acoustical		Galv.	Galvanized		Rad., R	Radius
	Add.	Addition		Glu-lam	Glue Laminated		R.d.	Roof Drain
	Adj.	Adjustable / Adjacent		GLB	Glue Lam Beam		Ref.	Reference
	A.f.f.	Above Finished Floor		Gr.	Grade		Reqd.	Required
	Alt.	Alternate		GWB	Gypsum Wallboard		Rm.	Room
			H	HB	Hose Bib		RO	Rough Opening
B	Bld.	Building		HC	Hollow Core	S	SC	Solid Core
	Blk	Block		Horiz.	Horizontal		Sect.	Section
	B.O.	By Owner		Hr.	Hour		SF	Square Feet
	Btm.	Bottom		Hdr.	Header		Shtg.	Sheathing
	B.U.C.	Built Up Column	I	Insul.	Insulation		Sim.	Similar
	BWP	Braced Wall Panel		Int.	Interior		Spec.	Specification
C	Cab.	Cabinet	J	Jt.	Joint		Sq.	Square
	Cdr.	Cedar		Jst.	Joist		SS	Stainless Steel
	C.j.	Control Joint	K	Kit.	Kitchen		Std.	Standard
	Clkg.	Caulking	L	Lav.	Lavatory		Stl.	Steel
	C.L.	Centerline		lvl	Microlam timber		Stor.	Storage
	CMU	Concrete Masonry Unit		lsl	Timberstrand timber		SS	Storm Sewer
	Col.	Column	M	Mat.	Material		Susp.	Suspended
	Conc.	Concrete		Max.	Maximum	T	T.	Tread
	Constr.	Construction		M.b.	Machine Bolt		TOF	Top of Footing
	Cont.	Continuous		Mech.	Mechanical		TOC	Top Of Curb
D	D.	Dryer		Memb.	Membrane		T&G	Tongue & Groove
	Dbl.	Double		Min.	Minimum		Thk.	Thick
	Df	Douglas Fir		Mir.	Mirror		TOS	Top Of Slab
	Dn.	Down		Mtl.	Metal		TOW	Top Of Wall
	DS	Downspout	N	(n)	New		Tv	Television
	Dtl.	Detail		NIC	Not In Contract		Typ.	Typical
	DW	Dishwasher Washer		NTS	Not To Scale	U	UNO	Unless Noted Otherwise
E	Ea.	Each	O	OC	On Center	V	Var.	Varies
	EL	Elevation		OFCI	Owner Furnish / Contractor Installed		VCT	Vinyl Composition Tile
	Elec.	Electrical		Opng.	Opening		Vert.	Vertical
	Elev.	Elevator		OSB	Oriented Strand Board		Vest.	Vestibule
	EQ	Equal	P	P-lam	Plastic Laminate	W	W.	Washer
	Equip.	Equipment		Ply	Plywood		W/	With
	(e)	Existing		PR	Pair		WC	Water Closet
	Exist.	Existing		PSL	Parallam timber		WD	Wood
	Ext.	Exterior		PT	Pressure Treated		W/O	Without
F	FD	Floor Drain					WP	Water Proof
	Fin.	Finish					WWF	Welded Wire Fabric
	F.f.	Finished Floor						
	FS	Finished Slab						
	FLR	Floor						
	Fnd.	Foundation						
	F.o.c.	Face Of Concrete						
	F.o.s.	Face Of Studs						
	Ft.	Foot Or Feet						
	Fur.	Furring						
	F.e.	Fire Extinguisher						

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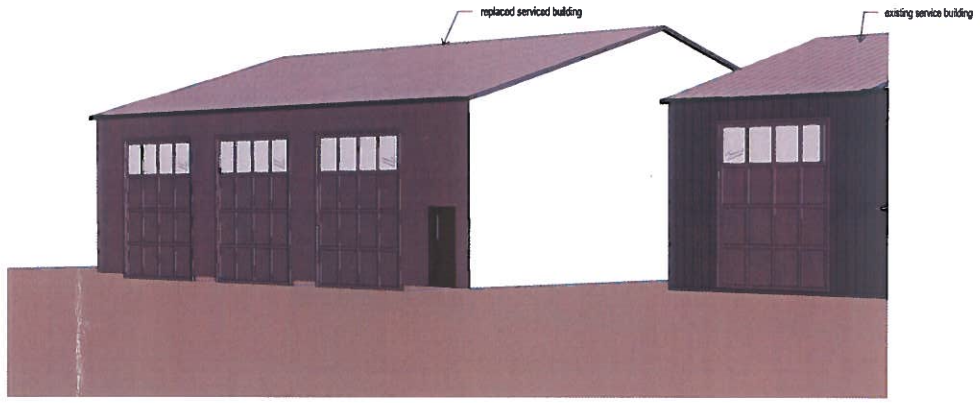
Blade RV

Mount Vernon, WA



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RECEIVED
CITY OF MOUNT VERNON
JAN 13 2016
C.E.D. DEPARTMENT
BY
16-137

General Notes

1. all Potential Contractors Shall Throughly Familiarize Themselves With Job Conditions Before Bidding To Ensure That They Understand The Scope Of The Work. These Notes Are General In Nature And Are Intended To Set The Minimum Standards For Construction. Any Conditions Which Are Not Clear Or Are Different Than Required By Code Or Site Conditions Shall Be Brought To The Attention Of The Designer Immediately. The Contractor Shall Verify All Dimensions And Conditions On All Sheet Drawings And In The Field, And Notify The Designer Of Any Discrepancies Before Proceeding.

2. specific Notes And Details Shall Take Precedence Over General Notes And Typical Details.

3. dimensions Shall Supersede Scale, And Are Measured From Edge Of Stud.

4. all Work Shall Conform To The Latest Approved Editions Of The Standards Listed In "codes".

Project Directory

Owner: 3M Finance & Leasing LLC
c/o Mike Blade
1100 Freeway Drive
Mount Vernon, WA 98273

Architect: Underwood & Associates, LLC
1005 4th Street
Anacortes, WA 98221
Mike Underwood, AIA
360-588-0471

Codes

1. building	2015 IRC
2. mechanical	2015 IRC
3. plumbing:	2015 UPC
4. energy And Ventilation:	2015 WSEC

Building Information

Site Address: 305 Freeway Drive
Mount Vernon, WA 98273

Parcel No: 26644

Building Areas:

Existing Retail Building:	5,030 sf
Existing Maintenance Building:	5,814 sf
Existing Pole Building:	2,400 sf
Repaced Building w/ extension:	2,700 sf
Covered Service Bay:	1,760 sf

Site Area: 2.32 acres or 101,059.2 sf

Lot Coverage by building: 15,304 sf / 101,059.2 = 15%

Building Code

1. City Zone: M-1 Zone Light Manufacturing and Commercial District
2. Allowable Uses: All Commercial businesses
3. Maximum Lot Coverage: 35%
   Impervious surfaces (driveway, walkways, deck): See A1.2
4. Setbacks:
   street: 25 Feet
   rear: none
   side yard: none

Project Description

1. Demolition of existing pole building and reconstruction with 5'-0" extension as a metal building. Concurrently, a service bay will be constructed with a shed style roof - see site sheet image.

Architectural Sheet List

Sheet Number	Sheet Name
A0.0	Title Sheet
A1.1	Site Plan
A3.1	Floor & Framing Plans
A3.2	Service Building Floor Plan
SP1	General Notes
Grand total: 5	

1 Project Info
1/4" = 1'-0"

9878 Registered ARCHITECT
Michael G. Underwood
State of Washington

Shoreline Permit

Project name:
Blade RV
Shoreline
Permit

Project: 2016-05
Issue Date: 9/30/16

Revisions

No.	Date	Description

Title Sheet

A0.0

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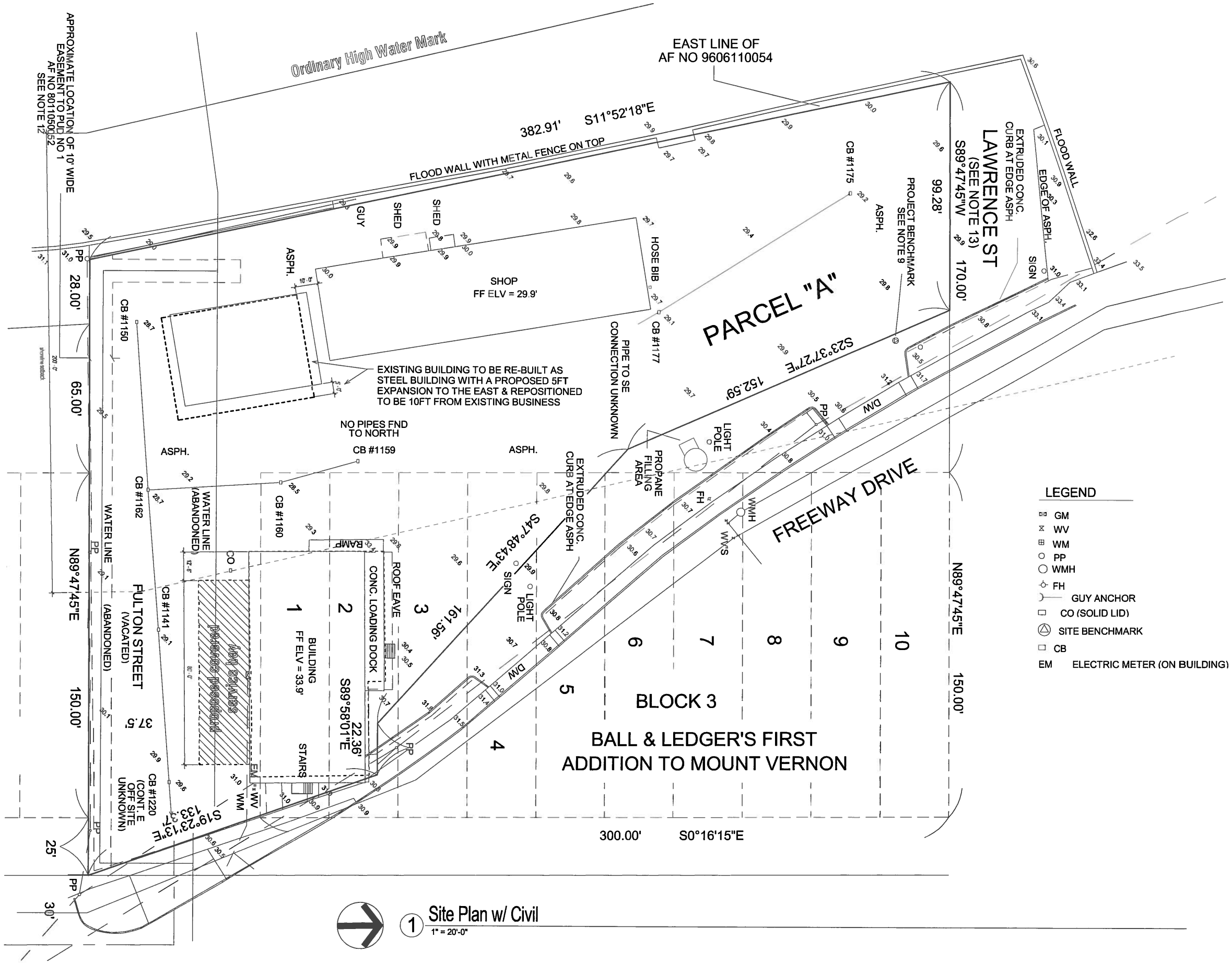

1 Site Plan w/ Civil
1" = 20'-0"

LEGEND

- GM
- WV
- WM
- PP
- WMH
- FH
- GUY ANCHOR
- CO (SOLID LID)
- SITE BENCHMARK
- CB
- EM ELECTRIC METER (ON BUILDING)

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Revisions		
No.	Date	Description

Site Plan

A1.1

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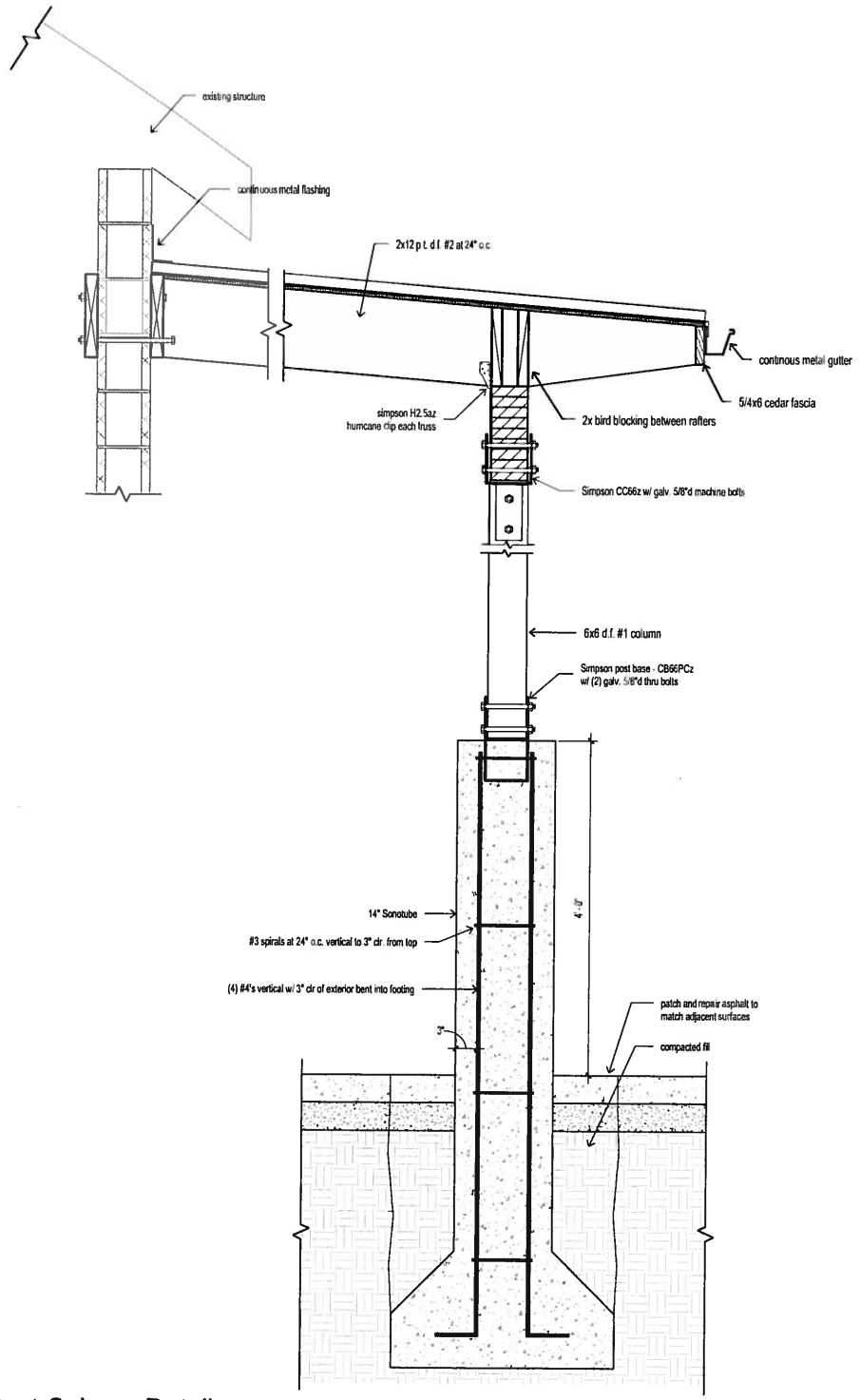
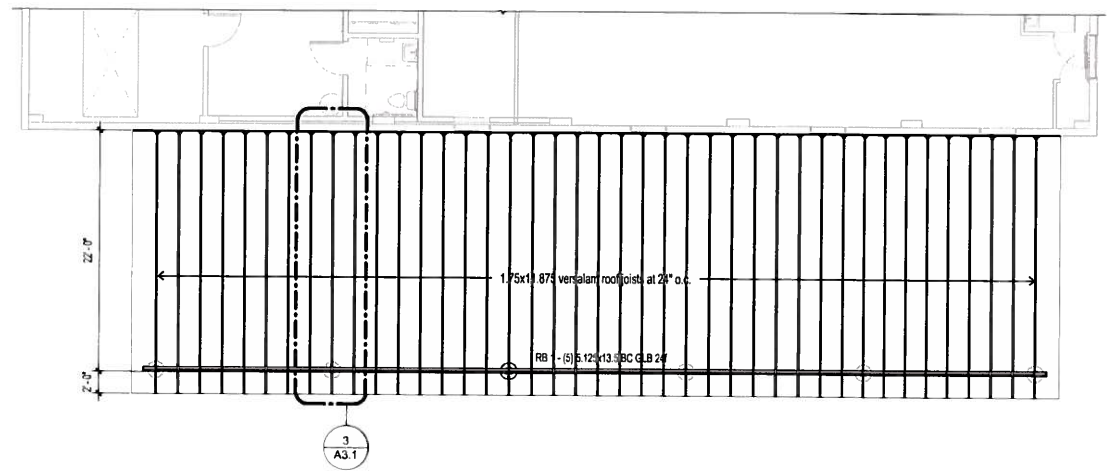
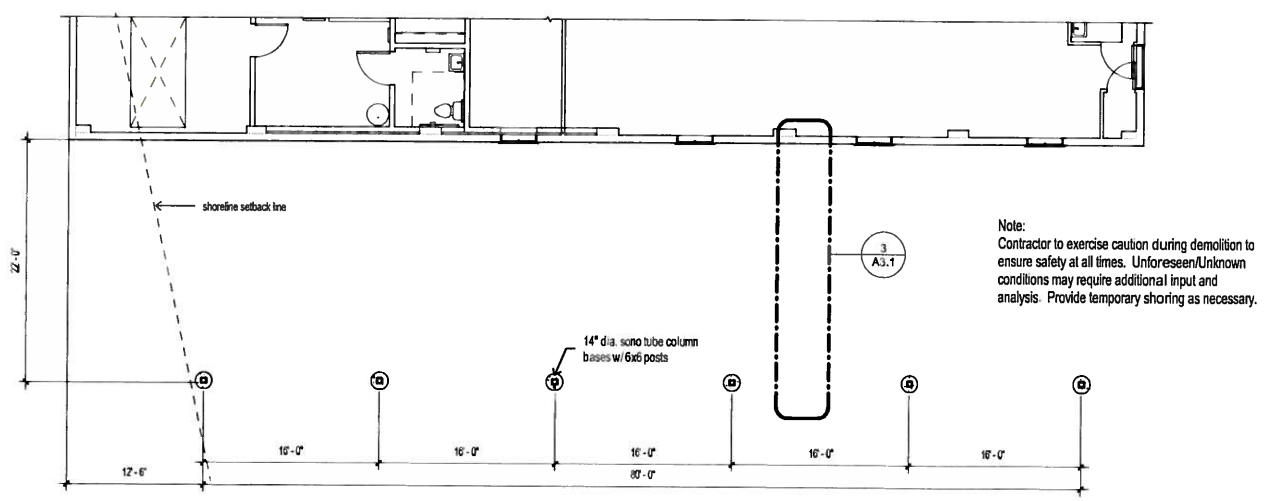


3 Post Column Detail
1" = 1'-0"



2 Service Bay Roof Framing Plan
1/8" = 1'-0"



Note:
Contractor to exercise caution during demolition to ensure safety at all times. Unforeseen/Unknown conditions may require additional input and analysis. Provide temporary shoring as necessary.

1 Service Bay Plan
1/8" = 1'-0"

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Revisions		
No.	Date	Description

Floor &
Framing Plans

A3.1

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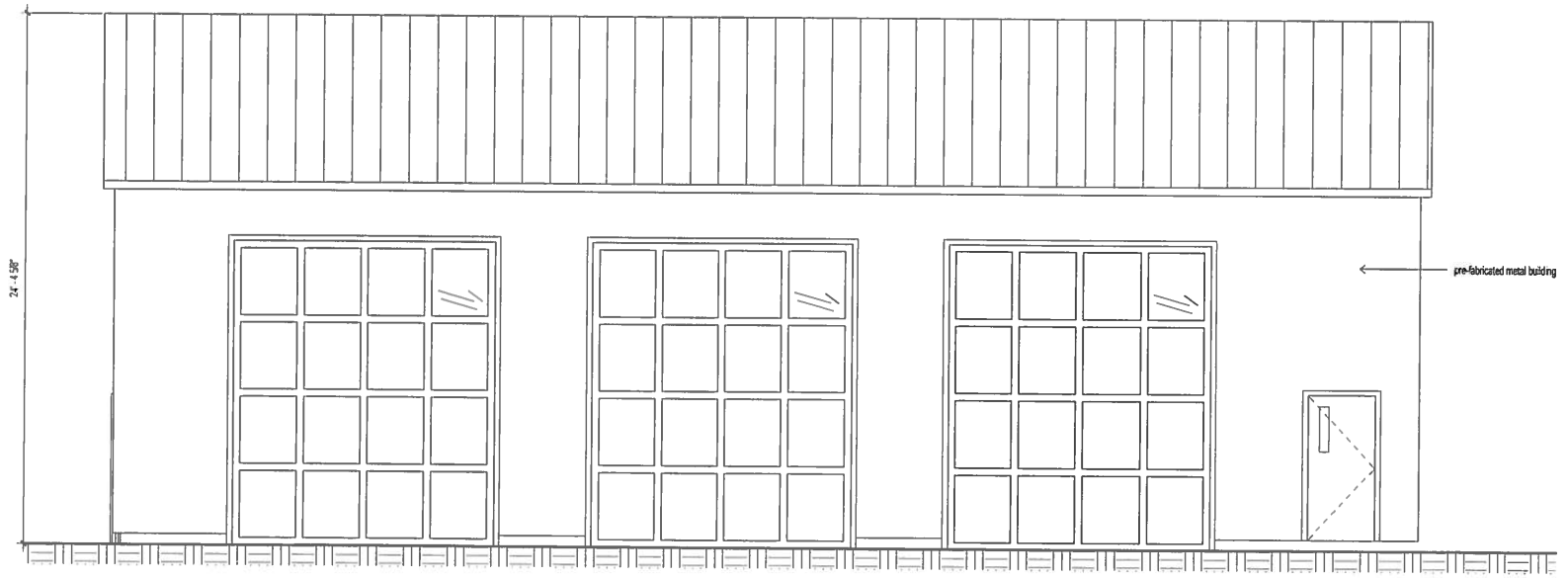
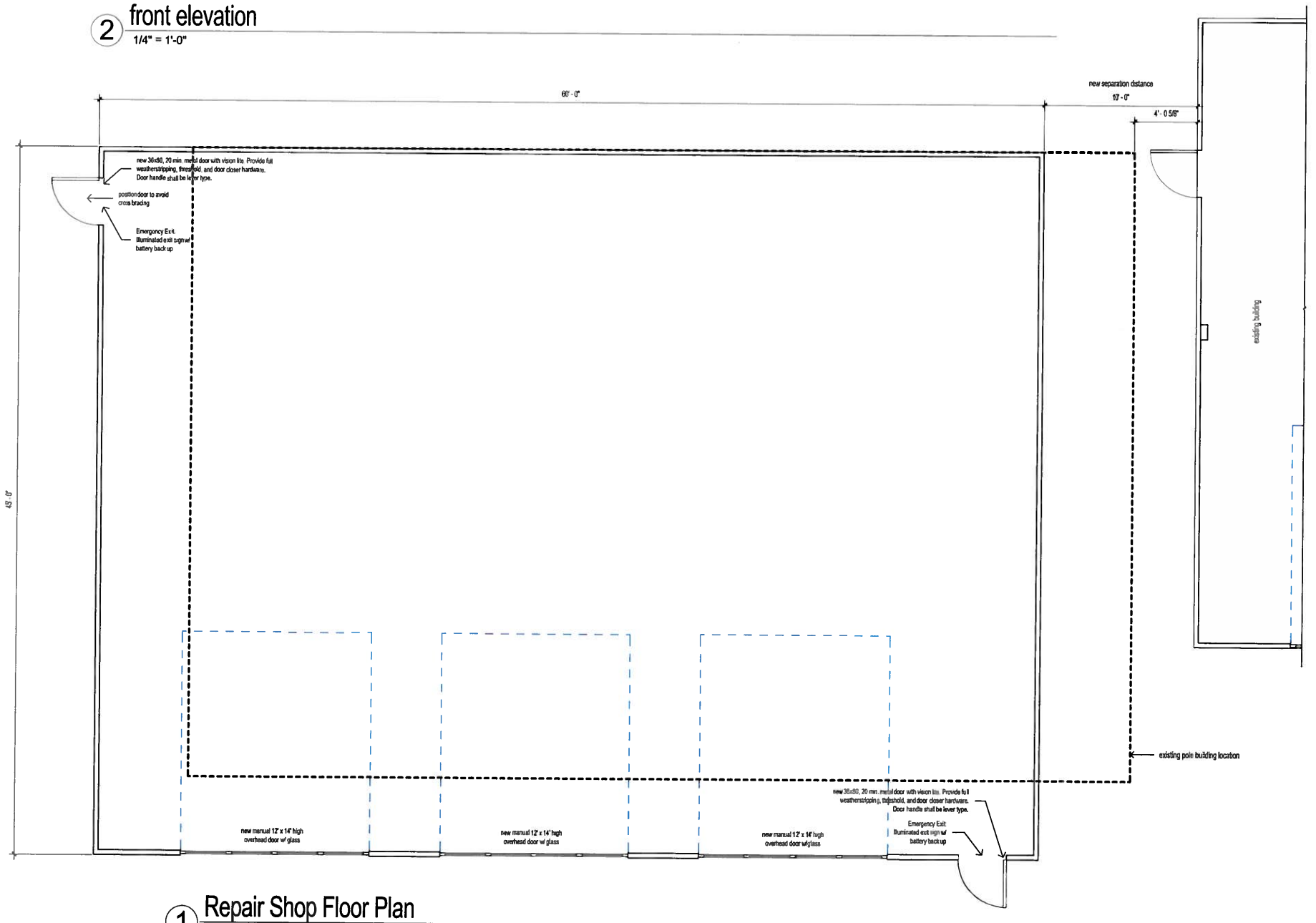


2 front elevation
1/4" = 1'-0"



1 Repair Shop Floor Plan
1/4" = 1'-0"

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State of Washington

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Blade RV Shoreline Permit

Project: 2016-05
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Revisions

No.	Date	Description

Service Building Floor Plan

A3.2

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Foundation And Site Preparation

General

1. Not all buried utilities located on this site are shown on these drawings so call UTILITIES UNDERGROUND LOCATION before doing any digging anywhere on this site of any depth 1-800-424-5555.

2. Verify all dimensions at site, all dimensions are to outside or center line of wood framing members and concrete unless noted otherwise.

Framing

32. All wood in contact with concrete, masonry or earth must be pressure treated wood or foundation grade cedar or redwood, and marked by an approved agency. Cut ends of treated posts must be re-treated or be provided with protection from contact with concrete. [2304.11]

33. Pressure treated wood shall be used for those portions of wood members which form the structural support of buildings, balconies, porches, etc., when such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering. Such members may include girders, joist and decking, posts, poles and columns. [2304.11]

35. Post Connection: Provide a positive connection between the post support & post and between the post and the beam sufficient to ensure against uplift and lateral displacement.

36. Post Material: Structural exterior posts, girders, joists and decking to be cedar or treated material. [2304.11.2.7]

37. Fasteners for pressure treated and fire-retardant wood must be of hot dipped galvanized steel, stainless steel or copper. [2304.9.5]

Walls

52. Wood columns must be restrained to prevent lateral displacement at the bottom.

55. Bearing: All trimmers and headers framing an opening shall be doubled or lumber of equivalent cross section, and each end supported with proper sized framing anchors, unless adequate bearing is provided through other means.

57. Top Plate: wood stud walls must be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints must be offset at least 48 inches. [2308.9.2.1]

58. Notches: Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in non bearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no greater than 40 percent of the stud width, the edge of the hole is no closer than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. [2308.9.10]
Exceptions:
1. A stud may be bored to a diameter not exceeding 60 percent of its width, provided that such studs located in exterior walls or bearing partitions are doubled and that not more than two successive studs are bored.
2. Approved stud shoes may be used when installed in accordance with the manufacturer's recommendations.
3. Provide metal nail plates in all locations where plumbing or wiring comes within 1 1/4" of the edge of any stud.

59. Fire Blocking shall be provided to cut of concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. [717.2]

Install fire blocking at:
1. Concealed spaces of stud walls and partitions, including furred spaces and parallel row of studs or staggered studs as follows:
   a. vertically at the ceiling and floor levels.
   b. horizontally at intervals not exceeding 10 feet.
2. All interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.
3. Concealed spaces between stair stringers at the top and bottom of the run.
4. Openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

61. Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joist underneath so spaced as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such partition shall be doubled and spaced to permit passage of such pipes and shall be bridged. Where plumbing, heating or other pipes are placed in or partly in a partition, necessitating the cutting of soles or plates, a metal tie not less than 1/8" thick & 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 4-16d nails.

Roof

81. Plywood roof sheathing, if exposed on underside, must be exterior grade.

82. Ventilation: Enclosed attic and rafter spaces must have cross ventilation for each separate space by vent openings protected against the entrance of rain and snow. The net free area may not be less than 1/300 of the space ventilated. The openings must be covered with a corrosion-resistant 1/4" screen, and have 50% of the openings be a minimum of 3 feet above the eave or cornice openings. [1203.2]

Exterior Shell

91. Flashing: Flash and counter flash all exterior openings as required to make them weatherproof.

93. Make all roof penetrations for venting etc. on non-conspicuous side of ridges.

Safety

General Requirements

101. Address: Every new and existing building must have its address plainly legible and visible from the street. Characters must be at least 4 inches high of contrasting color or material to its backing. [501.2]

105. Guards must be installed when a floor is 30 inches or more above grade. Guards must be a minimum of 42 inches in height and be able to withstand loads of 20 #'s laterally. Open guards must have intermediated rails or ornamental pattern such that a sphere 4 inches in diameter cannot pass through, except at the toe triangle where 6" is allowed.

Plumbing

121. Inspection: No plumbing or drainage system or building sewer may be covered, concealed or put into use until it has been tested, inspected, and approved. [UPC 103.5.1.3]

122. Supply Testing: Plumbing supply piping must be tested with working water pressure of 50 psi pressure. [UPC 609.4]

123. Drain Testing: Plumbing drains must be tested with water filled to the highest vent in system or 5 psi air pressure. [UPC 712.2, 3]

124. Protection: All piping passing under or through wall must be protected from breakage. Approved provisions must be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground must be appropriately sealed. [UPC 313.1]

125. Support: Horizontal piping must be supported at sufficiently close intervals to prevent sagging. Pipe supports for ABS may not exceed 4 feet on center. [UPC 314.5 /314.5.1]

127. Relief valves must be provided with a drain, not smaller than the relief valve outlet, extending to the outside of the building and discharging downward 6-24 inches above grade. [UPC 608.5] Relief valve piping may not discharge into a water heater. [UPC 508.5

129. Water heaters must be anchored or strapped in the upper and lower third of the tank to resist horizontal displacement due to earthquake motion. A distance of 4 inches must be provided between the lower strap and the controls. [UPC 508.2]

130. Water Heater Pan: When a water heater is located where water damage may occur from a leaking water heater, a watertight pan must be installed beneath with a minimum 3/4" drain to outside of building. [UPC 508.4]

131. Seal: All plumbing fixtures, including toilets, must be caulked or sealed at their base. [UPC 407.2]

132. Freeze Protection: All water lines to be protected from freezing. If water lines are not located completely between heated space and insulation provide insulation as required to assure pipes are protected from freezing.

Mechanical

General Requirements

141. Approval: No mechanical system or equipment regulated by this code may be connected to fuel source until approved by the building official. [NFPA 547.1.1.1]

142. Testing: Gas piping must be tested at a minimum pressure of 3 psi. Gauges used for testing must have an upper range of not more than 5 times the test pressure. [NFPA 54]

Energy Code Notes

163. All ceiling exhaust fan ducting to be insulated as per code & to have as few bends as possible & to terminate at the exterior of the building.

166. A one perm or less vapor retarder (ie: kraft paper, PVA paint etc.) is to be installed on the warm side of all insulation.

167. All recessed light fixtures in the thermal envelope to be certified under ASTM E-283 and so labeled, or sealed around the exterior in an approved manner to be air tight.

168. All water pipes in unheated spaces to be insulated to a min of R-3.

169. Exterior doors to be adjusted so weather-stripping, threshold, & door sweep are working properly & seal well.

174. Insulation shall be installed per the following:

Insulation Values Legend:

Walls		Ceiling			
Above Grade	Below Grade		attic		
R-21	R-10		R-49		

Installation:
a. Insulation baffles shall be placed in attics/ceilings to maintain at least 1" ventilation space and extend at least 6" vertically above the batts or 12" vertically above loose fill insulation.
b. Concealed insulation shall be placed behind the shower / tub and behind partition studcorners.
c. Attic hatch shall be insulated to adjacent R-value.
d. Insulate all service hot and cold water piping in unconditioned spaces.
e. Protect all foam insulation with metal or plastic at below grade conditions.

175. Energy standards: Provide the following energy features:
a. Windows: minimum u-value of glazing:

glazing	UVal	SHGC
non- north	0.30	0.40
north	0.30	0.40

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Revisions

No.	Date	Description

General Notes

SP1

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LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-1442

NO.	DATE	REVISION	BY	REV.

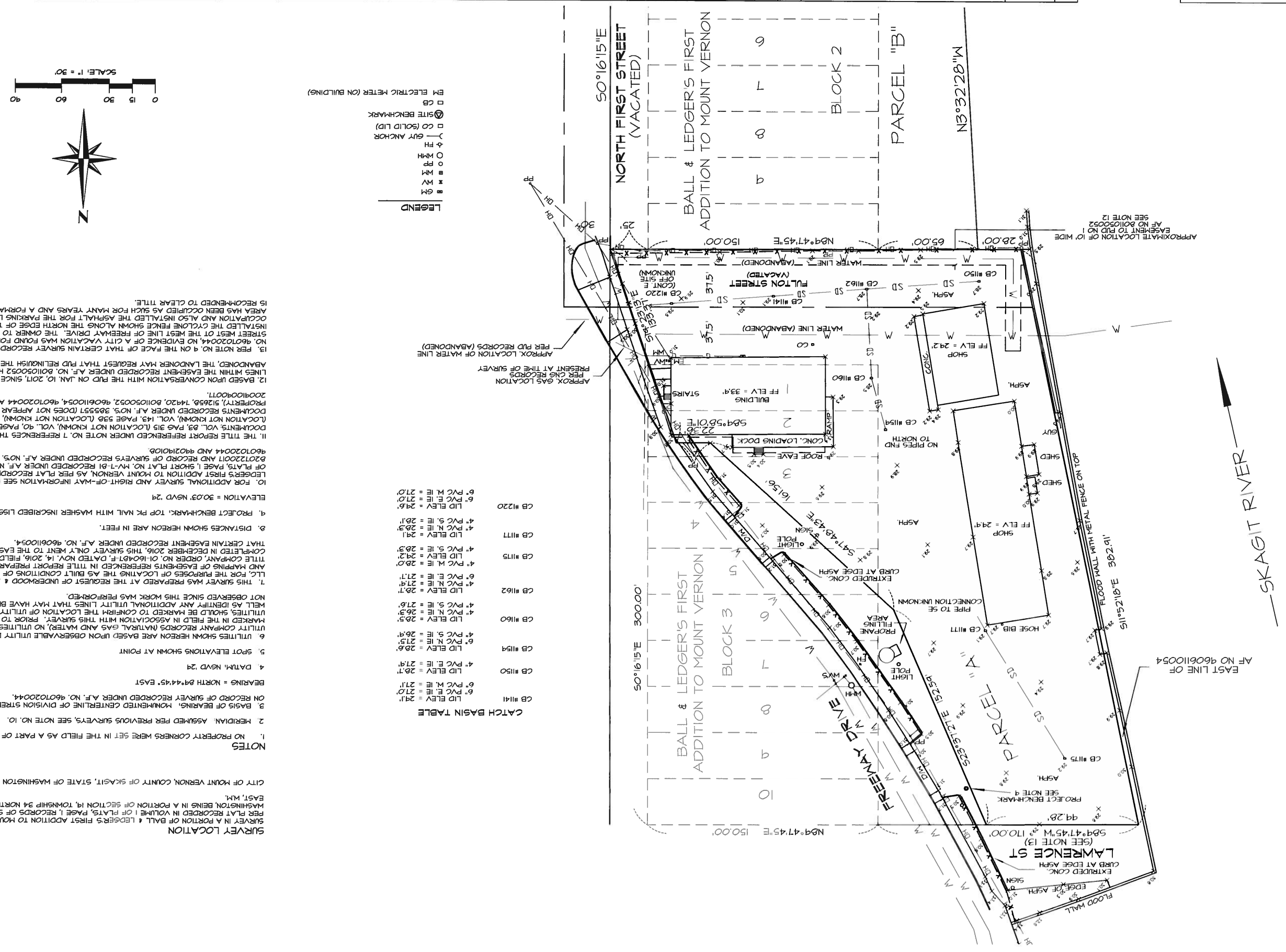
TOPOGRAPHIC SURVEY

SCALES
HORIZONTAL: 1" = 30'
VERTICAL: N/A

DESIGNED:
DRAWN: KGL
CHECKED: BGL

SURVEY IN A PORTION OF
SECTION 14, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: UNDERWOOD & ASSOCIATES, LLC

FB. 340 PG. 4
DATE: 1-10-17
DRAWING: 16-121 TOPO
JOB NO.: 16-121
SHEET: 1 OF 1



CATCH BASIN TABLE

CB #1141	LID ELEV = 24.1', 6" PVC E. IE = 21.0', 6" PVC W. IE = 21.1'
CB #1150	LID ELEV = 28.7', 4" PVC E. IE = 21.9'
CB #1194	LID ELEV = 28.6', 6" PVC N. IE = 21.5', 4" PVC S. IE = 26.9'
CB #1162	LID ELEV = 28.7', 4" PVC N. IE = 21.4', 6" PVC E. IE = 21.7'
CB #1160	LID ELEV = 28.5', 4" PVC N. IE = 26.3', 4" PVC S. IE = 21.6'
CB #1117	LID ELEV = 24.1', 4" PVC N. IE = 26.3', 4" PVC S. IE = 26.1'
CB #1175	LID ELEV = 24.2', 4" PVC N. IE = 26.0', 6" PVC E. IE = 21.7'
CB #1220	LID ELEV = 24.6', 6" PVC E. IE = 21.0', 6" PVC W. IE = 21.0'

ELEVATION = 30.03', NGVD '24

10. FOR ADDITIONAL SURVEY AND RIGHT-OF-WAY INFORMATION SEE BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, SHORT PLAT NO. MV-7-81 RECORDED UNDER A.F. NO 8701220011 AND RECORD OF SURVEYS RECORDED UNDER A.F. NO'S. 8612020044, 9601020044 AND 9402160108.

11. THE TITLE REPORT REFERENCED UNDER NOTE NO. 7 REFERENCES THE FOLLOWING DOCUMENTS, VOL. 83, PAG 315 (LOCATION NOT KNOWN), VOL. 40, PAGE 182 (LOCATION NOT KNOWN), VOL. 143, PAGE 538 (LOCATION NOT KNOWN), AND DOCUMENTS RECORDED UNDER A.F. NO'S. 385557 (DOES NOT APPEAR TO AFFECT PROPERTY), 512658, 144210, 8011050052, 4606110054, 4607020044 AND 2006160071.

12. BASED UPON CONVERSATION WITH THE PUD ON JAN. 10, 2017, SINCE THE WATER LINES WITHIN THE EASEMENT RECORDED UNDER A.F. NO. 8011050052 HAVE BEEN ABANDONED, THE LANDOWNER MAY REQUEST THAT PUD RELINQUISH THE EASEMENT.

13. PER NOTE NO. 9 ON THE FACE OF THAT CERTAIN SURVEY RECORDED UNDER A.F. NO. 9601020044, NO EVIDENCE OF A CITY VACATION WAS FOUND FOR LAWRENCE STREET WEST OF THE WEST LINE OF FREEWAY DRIVE. THE OWNER TO THE SOUTH INSTALLED THE CYCLONE FENCE SHOWN ALONG THE NORTH EDGE OF THE OCCUPATION AND ALSO INSTALLED THE ASPHALT FOR THE PARKING LOT. THE AREA HAS BEEN OCCUPIED AS SUCH FOR MANY YEARS AND A FORMAL VACATION IS RECOMMENDED TO CLEAR TITLE.

SURVEY LOCATION

SURVEY IN A PORTION OF BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

1. NO PROPERTY CORNERS WERE SET IN THE FIELD AS A PART OF THIS SURVEY.
2. MERIDIAN: ASSUMED PER PREVIOUS SURVEYS, SEE NOTE NO. 10.
3. BASIS OF BEARING: MONUMENTED CENTERLINE OF DIVISION STREET AS SHOWN ON RECORD OF SURVEY RECORDED UNDER A.F. NO. 4607020044.

BEARING = NORTH 84°44'45" EAST

4. DATUM: NGVD '24
5. SPOT ELEVATIONS SHOWN AT POINT
6. UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES AND UTILITY COMPANY RECORDS (NATURAL GAS AND WATER), NO UTILITIES WERE MARKED IN THE FIELD IN ASSOCIATION WITH THIS SURVEY. PRIOR TO CONSTRUCTION UTILITIES, SHOULD BE MARKED TO CONFIRM THE LOCATION OF UTILITY LINES AS WELL AS IDENTIFY ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.
7. THIS SURVEY WAS PREPARED AT THE REQUEST OF UNDERWOOD & ASSOCIATES LLC, FOR THE PURPOSES OF LOCATING THE AS BUILT CONDITIONS OF THE PROPERTY AND MAPPING OF EASEMENTS REFERENCED IN TITLE REPORT PREPARED BY LAND TITLE COMPANY, ORDER NO. 01-160497-F, DATED NOV. 14, 2016, FIELD WORK WAS COMPLETED IN DECEMBER 2016, THIS SURVEY ONLY WENT TO THE EAST LINE OF THAT CERTAIN EASEMENT RECORDED UNDER A.F. NO. 4606110054.
8. DISTANCES SHOWN HEREON ARE IN FEET.
9. PROJECT BENCHMARK: TOP PK NAIL WITH WASHER INSCRIBED LISSER 22460

ELEVATION = 30.03', NGVD '24

10. FOR ADDITIONAL SURVEY AND RIGHT-OF-WAY INFORMATION SEE BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, SHORT PLAT NO. MV-7-81 RECORDED UNDER A.F. NO 8701220011 AND RECORD OF SURVEYS RECORDED UNDER A.F. NO'S. 8612020044, 9601020044 AND 9402160108.