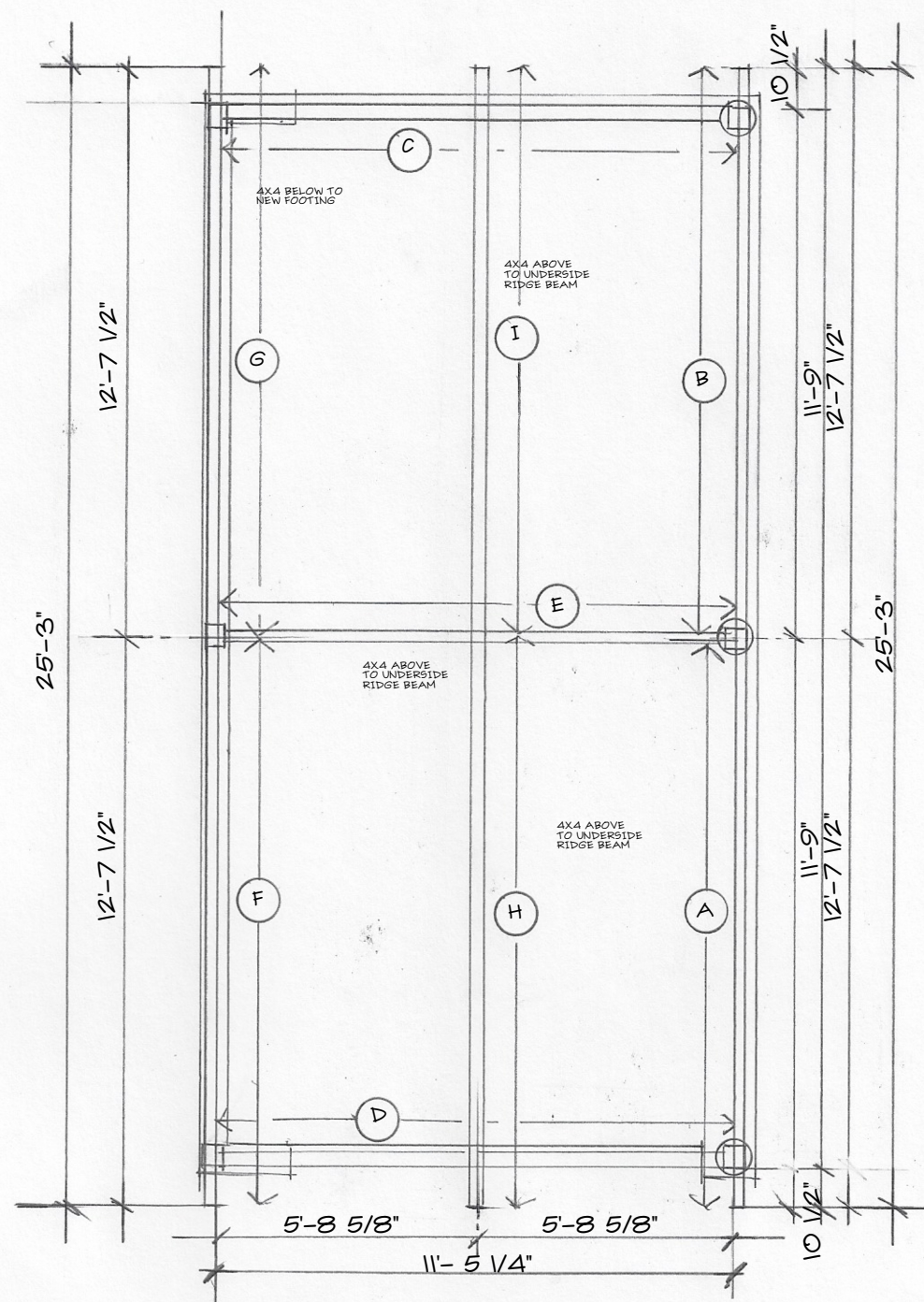
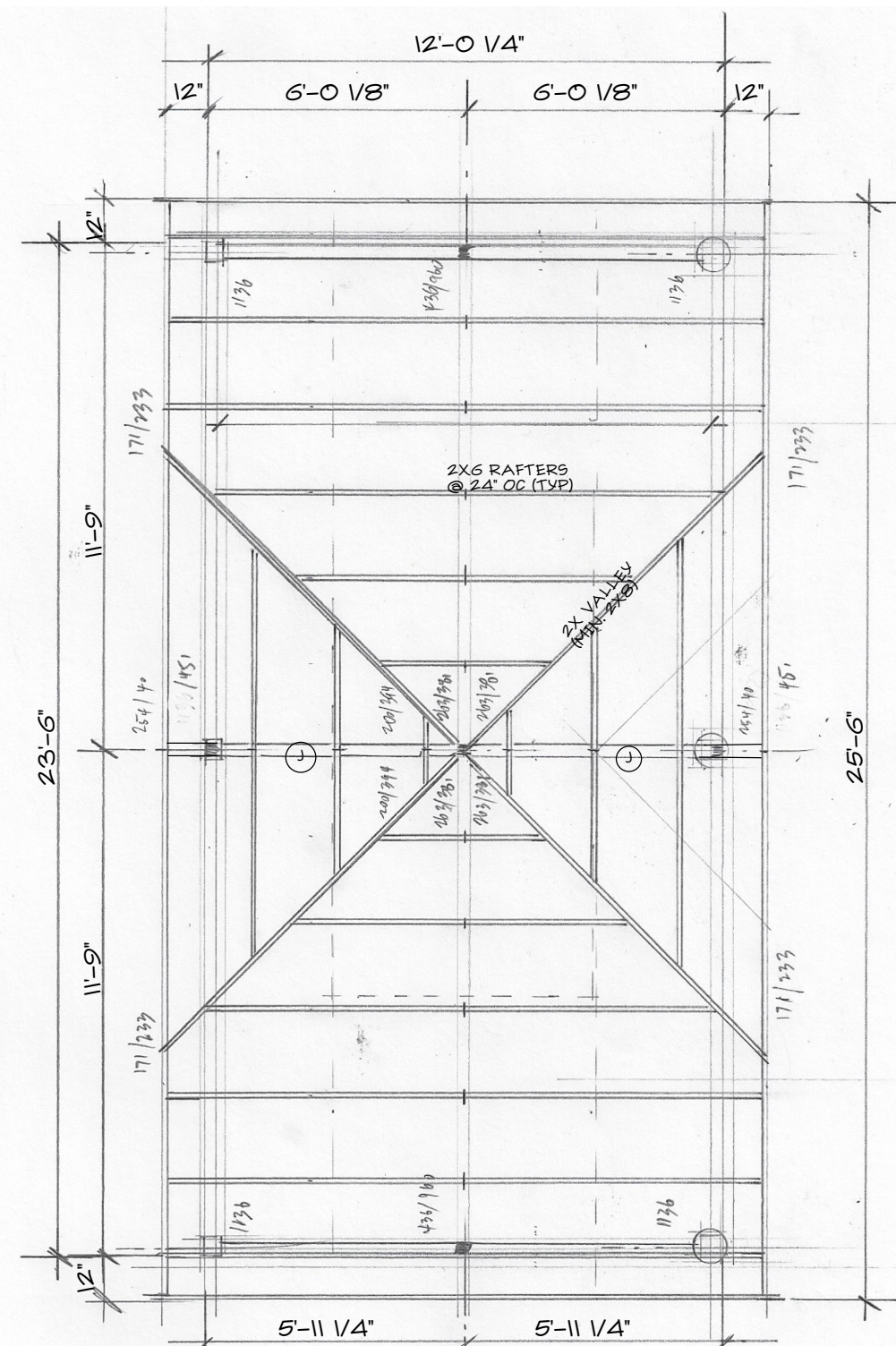


EXISTING PLAN  
1/4" = 1'-0"



NEW BEAM PLAN  
1/4" = 1'-0"



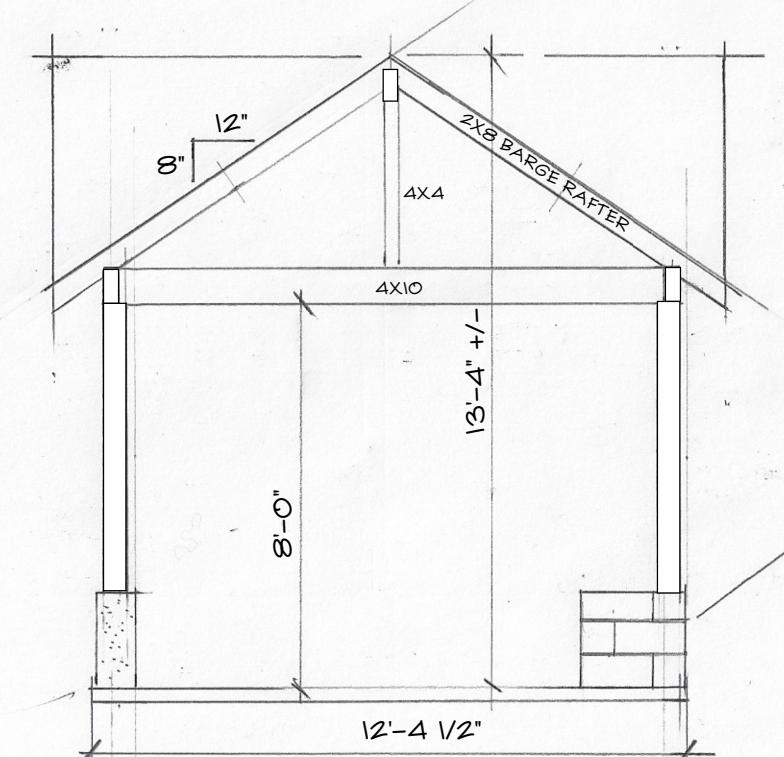
NEW ROOF FRAME PLAN  
1/4" = 1'-0"

**SCOPE OF WORK:**  
 REMOVE ALL EXISTING IMPROVEMENTS LEAVING ONLY THE EXISTING REINFORCED CMU PERIMETER WALL ALONG THE WEST PERIMETER OF THE EXISTING CONC. SLAB PAD, ALONG WITH THE SHORT CMU WINGS WHICH PROJECT TO THE EAST AT BOTH NORTH AND SOUTH ENDS OF THE STRUCTURE WHICH TURN TO THE EAST. RETAIN 2X6 PLATE AT TOP OF SHORT WALL. REMOVE ALL OF THE CMU FIREPLACE BLOCKING TO THE WEST OF THE BASIC WALL. DISPOSE OF CONSTRUCTION DEBRIS APPROPRIATELY. MODIFY EXISTING BUILT UP PROTRUSIONS EXISTING AT THE BASE OF EXISTING SUPPORT COLUMNS ALONG THE EAST PERIMETER OF THE SLAB IN A MANNER WHICH WILL ALLOW RETROFITTING 10" ROUND CREINFORCED COLUMNS AS SHOWN ON PLAN. DETERMINE THE MOST APPROPRIATE MEANS OF TIEING THE NEW ROUND CONCRETE PLINTH POST BASES TO THE EXISTING SLAB AND SUBSTRATE TO ALLOW A SUITABLE, STABLE ATTACHMENT TO THE EXISTING SLAB AND FOUNDATION ELEMENTS BELOW, IF THEY DO EXIST. A MINIMUM OF (4) #4 MILD STEEL DOWELS SHOULD BE ADVANCED INTO THE SLAB AND FOUNDATION AND EPOXIED IN PLACE TO ASSURE SECURE ATTACHMENT. DETERMINE IF THE EXISTING 2X6 PLATE WHICH IS ANCHOR BOLTED TO THE CMU WALL TOP IS SUITABLE TO ACCEPT RETROFITTED 6X6 POST BASE ANCHORS. PLANS SHOW AND DIMENSIONS PRESUME THAT THE NEW LPRESSURE TREATED 6X6 COLUMNS WHICH MEASURE 5 1/2" IN BOTH DIMENSIONS ARE OFFSET GENERALLY 1" FROM THE EXTERIOR FACE(S) OF CMU WALL. IF THE EXISTING 2X6 ANCHOR PLATE ATOP CMU APPEARS TO BE THE MOST SUITABLE MEANS OF ATTACHING NEW COLUMNS TO THE SUBSTRATE, DIMENSIONS OF THE FRAME WILL NEED TO BE ADJUSTED ACCORDINGLY (DIMENSIONS ARE DEVELOPED PRESUMING THAT 6X6 COLS. ARE SITUATED 1" IN FROM OPPOSING CMU EXTERIOR FACES, BASED ON FIELD MEASUREMENTS OF OTHER. VERIFY IN THE FIELD!) NEW 6" SUPPORT COLUMNS WERE LAID OUT PRESUMING THAT THE NEW 10" ROUND CONC. PLINTH COLUMNS WERE HELD 1" OF THE EDGE OF EXISTING SLAB AND THEN 5 1/2" COLUMNS CENTERED ON THE NEW 10" ROUND CONCRETE PLINTH COLUMNS. ALL DIMENSIONS PRESUME THE USE OF STANDARD DIMENSIONAL LUMBER IN THE NEW CONSTRUCTION AND ALL HARDWARE CALLED OUT FOR CONNECTIONS PRESUME THE SAME AND BY SIMPSON STRONG TIE. WHILE SUBSTITUTIONS MIGHT BE NECESSARY AND/OR BENEFICIAL RELATIVE TO ITEMS CALLED OUT AND DEPICTED IN THESE DRAWINGS, VERIFY ALL SUBSTITUTIONS WITH THE SUPERVISING OWNER/ASSOCIATION'S REPRESENTATIVE PRIOR TO ANY CHANGES.

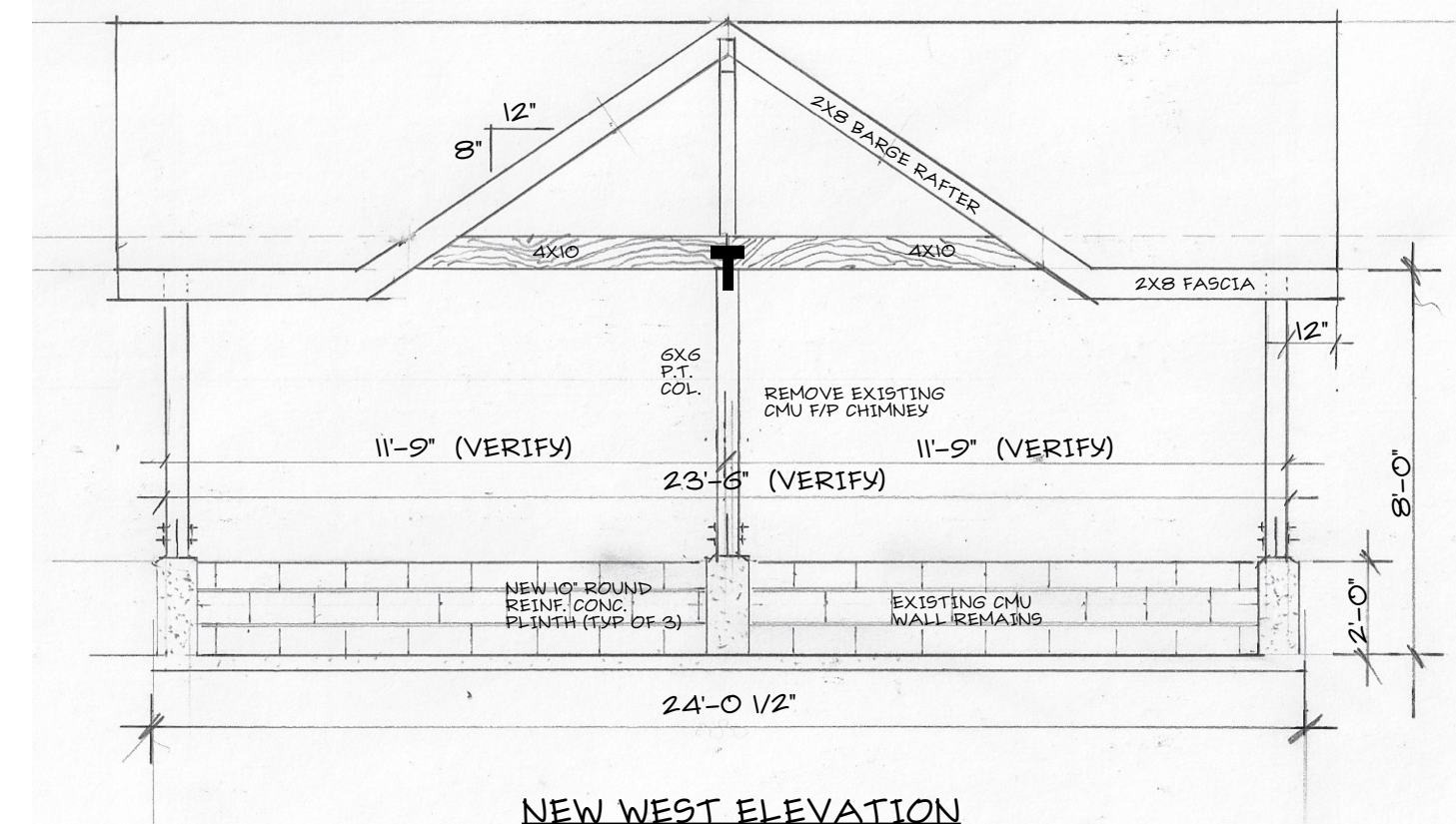
WHILE MASON COUNTY IS NOT REPORTEDLY REQUIRING PERMITTING AND INSPECTION OF THE WORK, ALL WORK PERFORMED AND BUILT IMPROVEMENTS PROVIDED SHOULD BE IN KEEPING WITH CODE STANDARDS SET FORTH IN THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, AND PROVIDED IN A WORKMANLIKE MANNER AND AT MINIMUM REFLECTANT OF ACCEPTED INDUSTRY STANDARDS.

USE APA RATED NOMINAL 1/2" PLYWOOD AT ROOF DIAPHRAGM, IN LIEU OF ORIENTED STRANDBOARD. PLY DIAPHRAGM SHOULD BE OVERLAIN WITH A MINIMUM OF 30# ROOFING FELT AND STANDARD 26 GA 2 5/8" CORRUGATED METAL IS INTENDED FOR ROOFING MATERIAL. VERIFY WITH ASSOCIATION REP. RELATIVE TO ANY PARTICULAR FINISH OR COLOR PREFERENCES IN DEVELOPING BID PRICING.

THINGS GET A BIT BUSY AT THE CENTRAL ROOF PEAK AREA SUCH THAT ATTACHING VALLEY RAFTERS WITH SIMPSON HARDWARE WOULD AT BEST BE A CHALLENGE. VALLEYS MIGHT THUS BE OFFSET marginally IN ORDER TO FACILITATE SECURING THEM TO THE MAIN ROOF BEAM(S). SIMPSON L59R28Z HANGERS MIGHT WORK IN A SLIGHTLY OFFSET CONFIGURATION.



NEW NORTH ELEVATION  
1/4" = 1'-0" (S. ELEV SIM)



NEW WEST ELEVATION  
1/4" = 1'-0" (E. ELEV. SIM)

BEAM SCHEDULE					
MARK	LOCATION	DESCRIPTION	BEARING	LENGTH	COMMENT
A	SOUTHEAST	4X10 DF #1	6X6	12'-7 1/2"	
B	NORTHEAST	4X10 DF #1	6X6	12'-7 1/2"	
C	NORTH SPANNING E/W	4X10 DF #1	GLU LAM/4X10 BM	11'-5 1/4"	
D	SOUTH SPANNING E/W	4X10 DF #1	GLU LAM/4X10 BM	11'-5 1/4"	
E	MIDDLE SPANNING E/W	3 1/2 X 12 GLULAM	HANGERS TO BM JOINT	11'-5 1/4"	
F	SOUTHWEST	4X10 DF #1	6X6	12'-7 1/2"	
G	NORTHWEST	4X10 DF #1	6X6	12'-7 1/2"	
H	SOUTH RIDGE	4X10 DF #1	4X4 TO BMS D&E	12'-7 1/2"	
I	NORTH RIDGE	4X10 DF #1	4X4 TO BMS C&E	12'-7 1/2"	
VALLEYS	(4) VALLEYS	MIN 2X8	CENTRAL PEAK/SIDE BM	8'-5 13/16"	CONSIDER 2X10
DORMERS	DORMER RIDGES	4X8 DF #1	H&I FACES/COLS@ EXT	6'-8 7/8"	MARK J

SHEET TITLE:  
 EXISTING IMP.  
 /DEMOLITION/  
 NEW PLAN

PROJECT DESCRIPTION:  
 TREASURE ISLAND BEACH CABANA  
 660 E. TREASURE ISLAND DRIVE  
 ALLYN, WA 97524

DESIGNER:  
 GREGORY ARNOLD dba/  
 AFLAX CONSULTING, LLC  
 1614 DEARBORN ST.  
 CALDWELL, IDAHO  
 206-551-0716

DATE:  
 11-21-2022

SCALE:

SHEET:

A-0