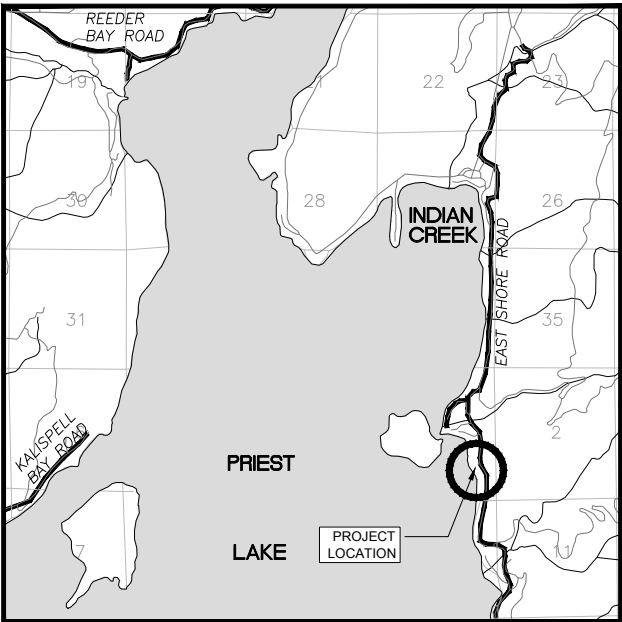


LOOPER BOATHOUSE RECONSTRUCTION BLP DRAWINGS AND FLOOD DAMAGE PREVENTION PLAN

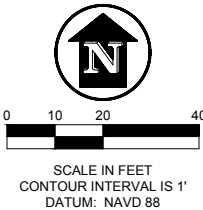
126 BULL TROUT ROAD, COOLIN, (PARCEL RP059510010180A / "HUNT CREEK, BLOCK 1, LOT 18)
SECTION 3, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	SITE PLAN AND VICINITY MAP
2	ARCHITECTURAL FLOOR PLAN AND BUILDING ELEVATIONS
3	FOUNDATION AND ROOF FRAMING PLANS
4	SECTION VIEW AND WALL FRAMING PLAN, DETAILS
5	FLOOD VENT DETAIL AND SPECIFICATIONS



VICINITY MAP
NOT TO SCALE

- GENERAL SITE NOTES:
- SITE SURVEY INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FROM A JUNE 2020 SURVEY PRIOR TO HOUSE RECONSTRUCTION.
 - EXISTING RESIDENCE, SHOP, DRIVEWAY AND WALL LOCATIONS AS SHOWN ARE BASED ON BONNER GIS IMAGERY.
 - STORMWATER PLAN FOR THE RESIDENCE WAS PREPARED BY 7B ENGINEERING.
 - BOATHOUSE RECONSTRUCTION AND EXPANSION HAS BEEN APPROVED BY BONNER COUNTY PER VARIANCE V0013-23.
 - JAS MADE A FIELD VISIT IN AUGUST 2024.
 - THE PROPOSED BOAT HOUSE WILL BE RECONSTRUCTED IN THE SAME LOCATION AND WILL BE LOCATED NO CLOSER TO THE LAKE THAN THE EXISTING BOATHOUSE. CONTRACTOR SHALL MARK LOCATION OF EXISTING BOATHOUSE PRIOR TO DEMOLITION TO ENSURE BUILDING IS RECONSTRUCTED IN SAME LOCATION.
 - CONTRACTOR TO VERIFY GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION BASED ON CURRENT SITE CONDITIONS.
 - CONTRACTOR TO VERIFY FLOOD PROTECTION ELEVATION DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH FEMA AND BONNER COUNTY FLOOD STANDARDS.
 - RETAINING WALLS AS SHOWN ARE EXISTING.
 - ALL EXISTING FEATURES SHALL BE PRESERVED AND PROTECTED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION, REPAIR AND RECONSTRUCTION OF ANY DAMAGED IMPROVEMENTS.



CALL
2 WORKING
DAYS
BEFORE
YOU DIG!

Bonner Boundary One Call
811

4.1 SITE PLAN
SCALE: AS SHOWN



NO.	DATE	REVISION	BY	CHK
1	10-22-2024	ADDED DIMENSION FROM RW TO AWHM	JPJ/PJ	DRY/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:	SITE PLAN AND VICINITY MAP
PROJECT:	LOOPER BOATHOUSE RECONSTR. FLOOD DAMAGE PREVENTION PLAN BONNER COUNTY, IDAHO
DATE:	09-12-2024
SCALE:	AS SHOWN
DESIGNED:	JPJ
DRAWN:	JPJ
CHECKED:	PJG
PROJ NO.:	12295-24-002
CAD FILE:	Looper Boathouse FDP
SHEET	1 OF 5

Digitally Signed by: Jeff Jensen, P.E.
Contact Info: jensen@jasewell.com
Date: 10/22/2024 10:06:21 AM