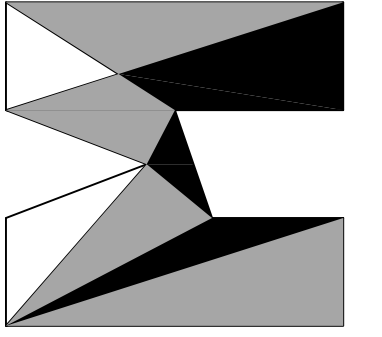


SITE PLAN (1 OF 3)

SCALE: 1" = 10'

6024 SE 22nd ST
MERCER ISLAND, WA 98040

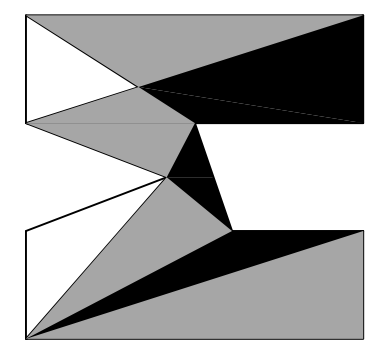
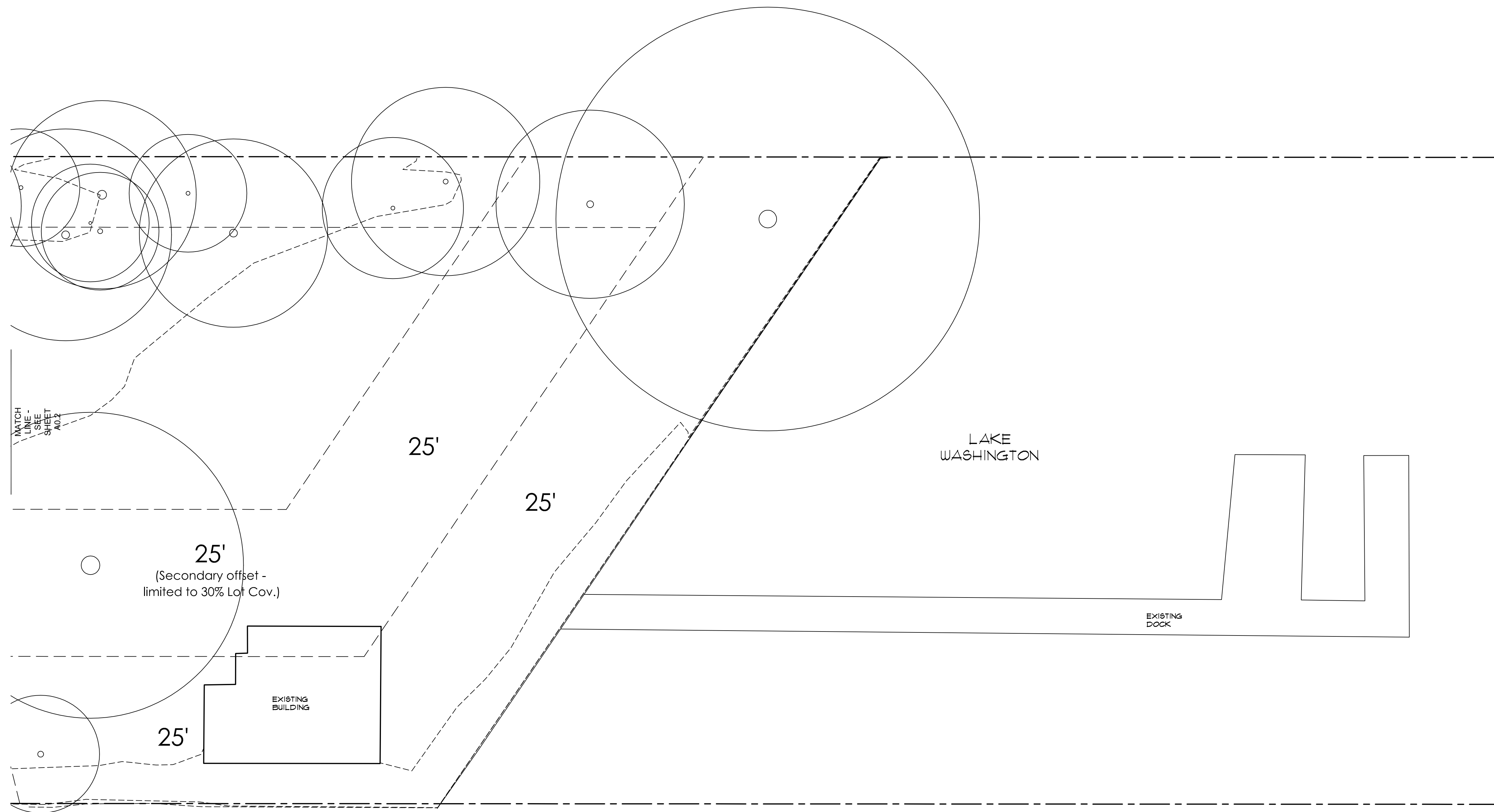


matthew mawer
residential design
matt@mawer.net
425.417.7817

HOUTCHENS CARPORT
6024 SE 22nd ST
MERCER ISLAND, WA 98040

JOB NO: 20-020
DATE: 4/05/22
DRWN. BY: MM
REVISED:

SHEET NO.
A0.1



HOUTCHENS CARPORT
6024 SE 22nd ST
MERCER ISLAND, WA 98040

JOB NO: 20-020
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REVISED:

SHEET NO.
A0.3



SITE PLAN (3 OF 3)
SCALE: 1" = 10'
6024 SE 22nd ST
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION

THE EAST HALF OF TRACT 18 AND ALL OF TRACT 19, FABEN'S POINT WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGES 17 AND 18, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ELIZABETH WAY WHICH LIES BETWEEN THE CENTERLINE OF TRACT 18 PRODUCED SOUTHERLY AND THE EAST LINE OF TRACT 19 PRODUCED SOUTHERLY, AND THE WESTERLY HALF OF VACATED MERCER STREET EXTENDING NORTHWARD FROM THE SOUTH LINE OF TRACT 20 TO THE OUTER BOUNDARY OF THE ADJOINING SHORELANDS OF LAKE WASHINGTON, AND LAKE WASHINGTON SHORELANDS ADJOINING.

TOGETHER WITH THAT PORTION OF TRACT 20 IN SAID PLAT OF FABEN'S POINT WATERFRONT TRACTS LYING EAST OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 20 WHICH BEARS NORTH 89°55'45" WEST 92.06 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°01'54" EAST PARALLEL TO THE EAST LINE OF SAID TRACT 20, A DISTANCE OF 268.52 FEET; THENCE SOUTH 89°55'45" EAST 2.06 FEET; THENCE NORTH 0°01'54" EAST 44.50 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 20;

EXCEPT THAT PORTION OF TRACT 20 AND THE WESTERLY HALF OF VACATED MERCER STREET (62ND AVENUE SOUTHEAST) CONVEYED TO JOHN W. HARVEY, III, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6492897; ALSO EXCEPT THE SOUTH 100.00 FEET OF THE WEST 13.06 FEET OF THE EAST 92.06 FEET OF SAID TRACT 20, (PURSUANT TO CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-83-04-112, RECORDED UNDER RECORDING NUMBER 8306299004.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD N 89°55'45" W BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF SE 22ND ST PER R1.

REFERENCES

R1. BOUNDARY LINE REVISION NO. MI-83-04-12, VOL. 36, PG. 159, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 2439700110
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 55,969 S.F. (1.29 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO NATIONAL TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0182986-ETU, WITH AN EFFECTIVE DATE OF JULY 1, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090.

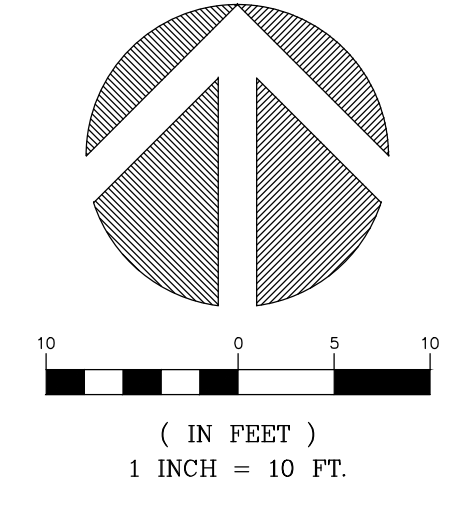
LEGEND

	AREA DRAIN		OIL FILL CAP
	ASPHALT SURFACE		POST
	BRICK SURFACE		POWER HAND HOLE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	CLEANOUT		POWER (UNDERGROUND)
	CULVERT PIPE		POWER POLE
	CONCRETE SURFACE		POWER AS NOTED (FOUND)
	RETAINING WALL		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (CHAIN LINK)		SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
	GAS LINE		STORM DRAIN LINE
	GAS METER		TREE (AS NOTED)
	HEDGE FOLIAGE LINE		WATER LINE
	INLET (TYPE 1)		WATER METER
	IRON PIPE (FOUND)		YARD LIGHT
	NAIL AS NOTED		ITEM NO. 5 SEWER EASEMENT, REC. NO. 4691133
	MAILBOX (RESIDENTIAL)		
	MONUMENT IN CASE (FOUND)		

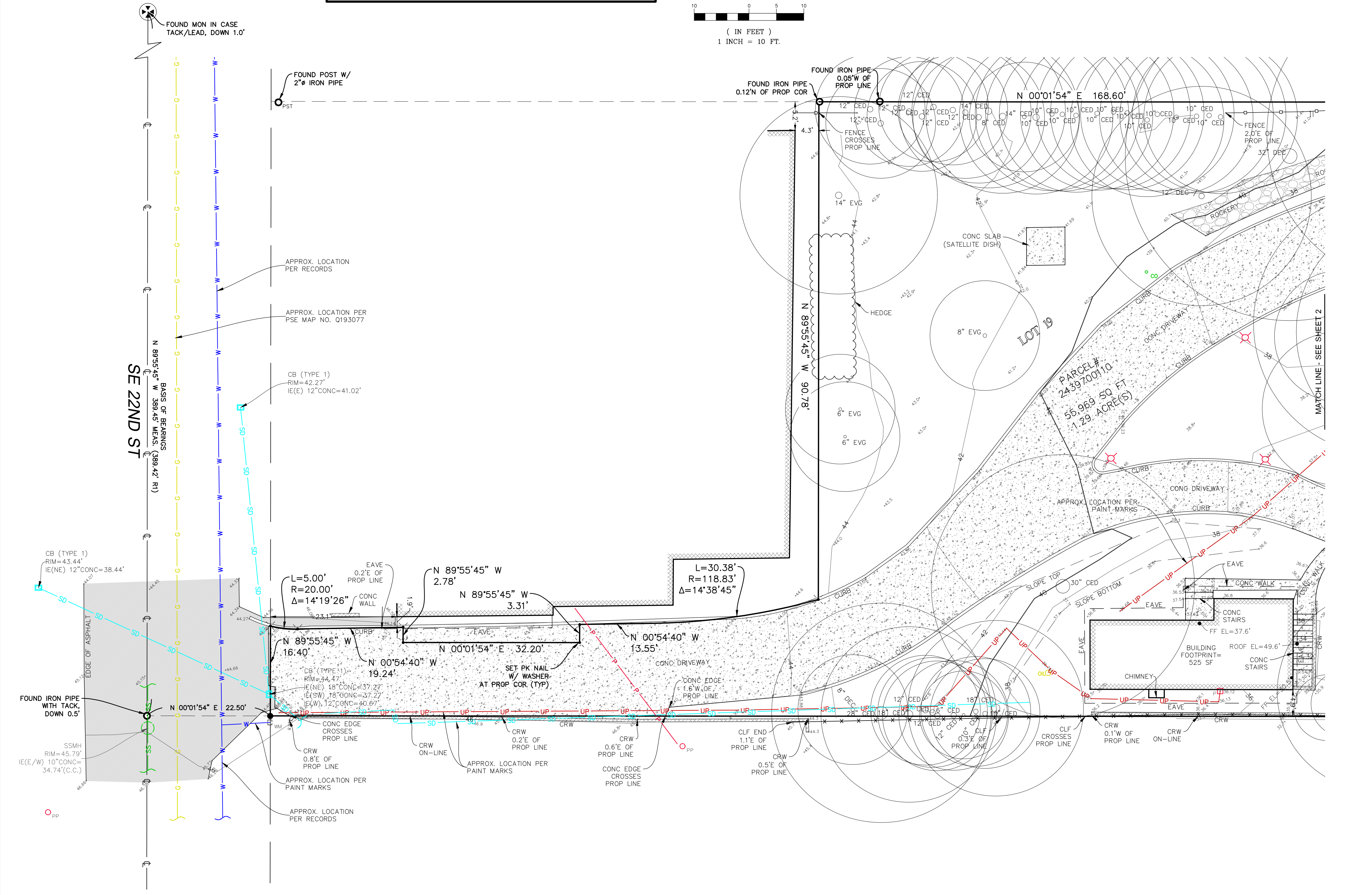
TOPOGRAPHIC & BOUNDARY SURVEY



- SCHEDULE B ITEMS**
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: KING COUNTY
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: DECEMBER 7, 1946
 RECORDING NO.: 3635877
 AFFECTS: PORTION OF SAID PREMISES LYING WITHIN VACATED ELIZABETH WAY (DOESN'T AFFECT SUBJECT PROPERTY)
 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: MERCER ISLAND SEWER DISTRICT
 PURPOSE: SEWER
 RECORDING DATE: JANUARY 18, 1956
 RECORDING NO.: 4655680
 AFFECTS: PORTION OF SAID PREMISES (NOTHING TO PLOT)
 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: MERCER ISLAND SEWER DISTRICT
 PURPOSE: SEWER
 RECORDING DATE: MAY 9, 1956
 RECORDING NO.: 4691133
 AFFECTS: PORTION OF SAID PREMISES (PLOTTED)



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



TOPOGRAPHIC & BOUNDARY SURVEY
 SE 1/4 OF SE 1/4 SEC 02, TWP. 24N., RGE 04E., W.M.
 PARCEL NO. 2439700110
HOUTCHENS RESIDENCE
 6024 SE 22ND ST
 MERCER ISLAND, WA 98040



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

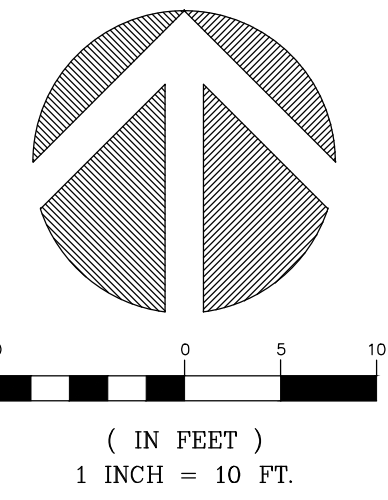
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DATE:	10/09/20
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SHEET NUMBER	
1 OF 3	

measure success

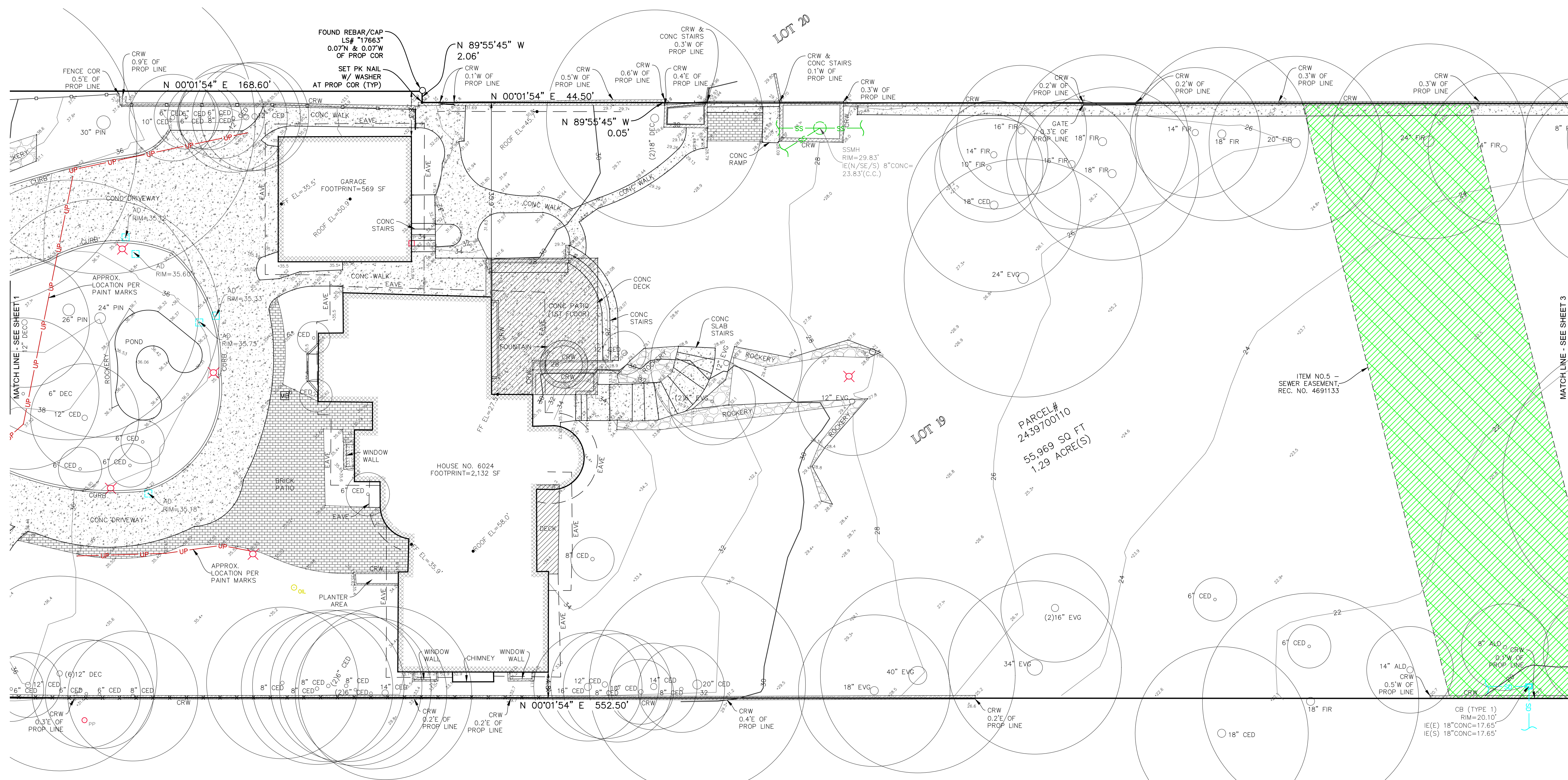
TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

- | | | | |
|--|--------------------------|--|---|
| | AREA DRAIN | | OIL O OIL FILL CAP |
| | ASPHALT SURFACE | | PST □ POST |
| | BRICK SURFACE | | PH □ POWER HAND HOLE |
| | BUILDING | | P □ POWER METER |
| | CENTERLINE ROW | | P — POWER (OVERHEAD) |
| | CLEANOUT | | UP — POWER (UNDERGROUND) |
| | CULVERT PIPE | | PP ○ POWER POLE |
| | CONCRETE SURFACE | | ○ REBAR AS NOTED (FOUND) |
| | RETAINING WALL | | ● REBAR & CAP (SET) |
| | DECK | | Rockery |
| | FENCE LINE (CHAIN LINK) | | SS — SEWER LINE |
| | FENCE LINE (WOOD) | | ○ SEWER MANHOLE |
| | GAS LINE | | SD — STORM DRAIN LINE |
| | GAS METER | | ○ TREE (AS NOTED) |
| | HEDGE FOLIAGE LINE | | W — WATER LINE |
| | INLET (TYPE 1) | | WM □ WATER METER |
| | IRON PIPE (FOUND) | | Y □ YARD LIGHT |
| | NAIL AS NOTED | | ITEM NO. 5 - SEWER EASEMENT, REC. NO. 4691133 |
| | MAILBOX (RESIDENTIAL) | | |
| | MONUMENT IN CASE (FOUND) | | |

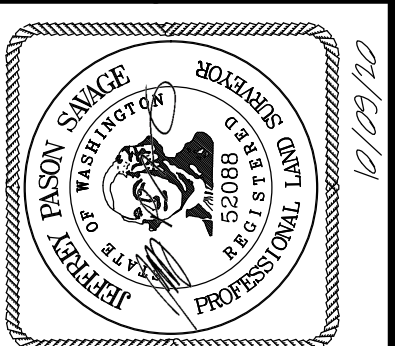


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 PARCEL NO. 2439700110

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Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
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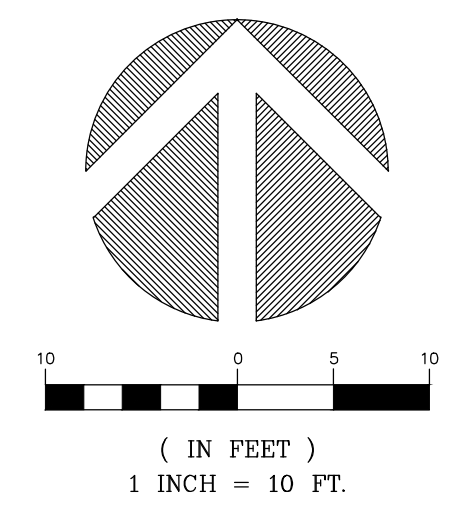
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DATE:	10/09/20
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SHEET NUMBER	
2 OF 3	

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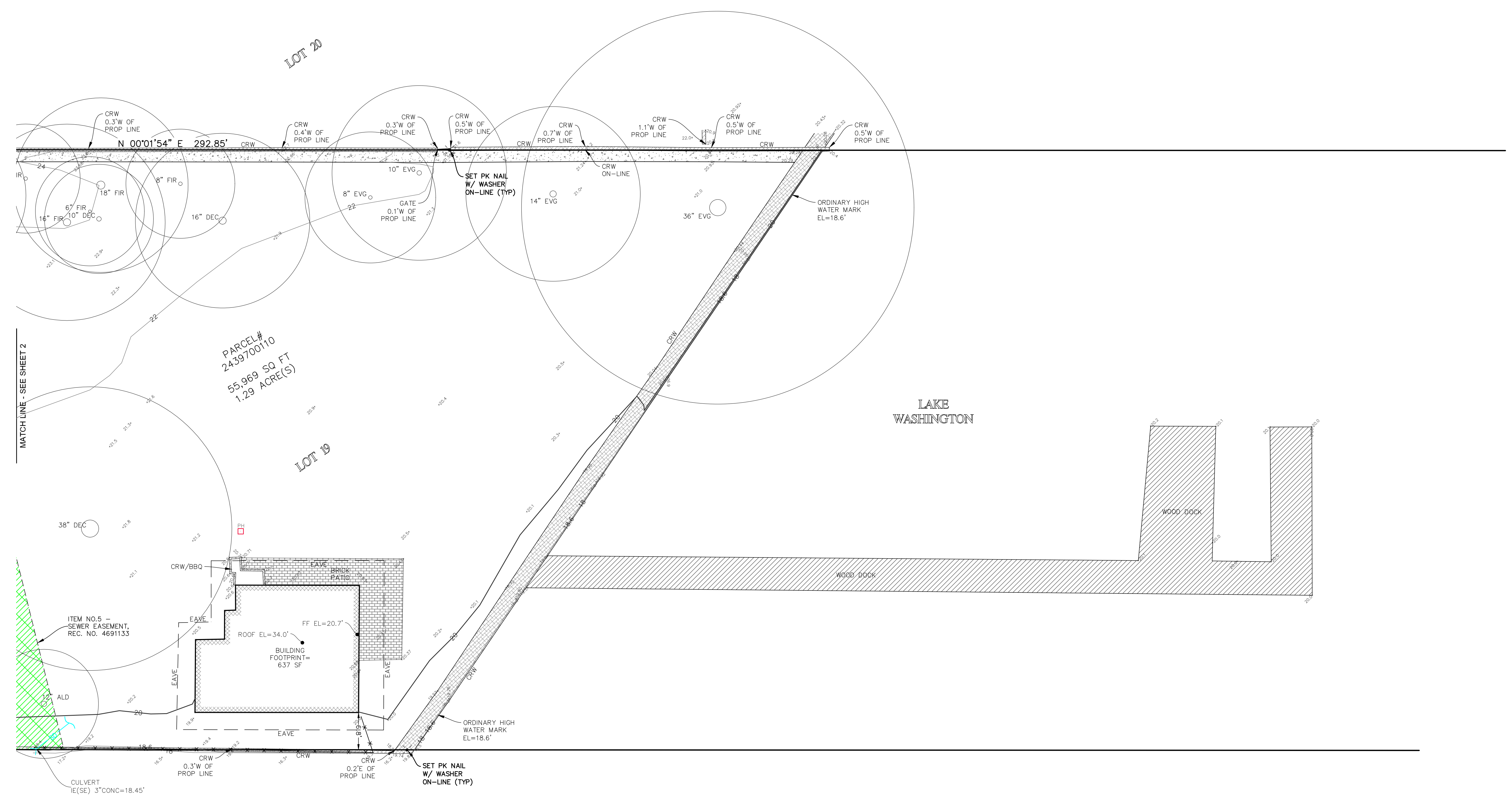
TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

	AREA DRAIN		OIL FILL CAP
	ASPHALT SURFACE		POST
	BRICK SURFACE		POWER HAND HOLE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	CLEANOUT		POWER (UNDERGROUND)
	CULVERT PIPE		POWER POLE
	CONCRETE SURFACE		REBAR AS NOTED (FOUND)
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 PARCEL NO. 2439700110

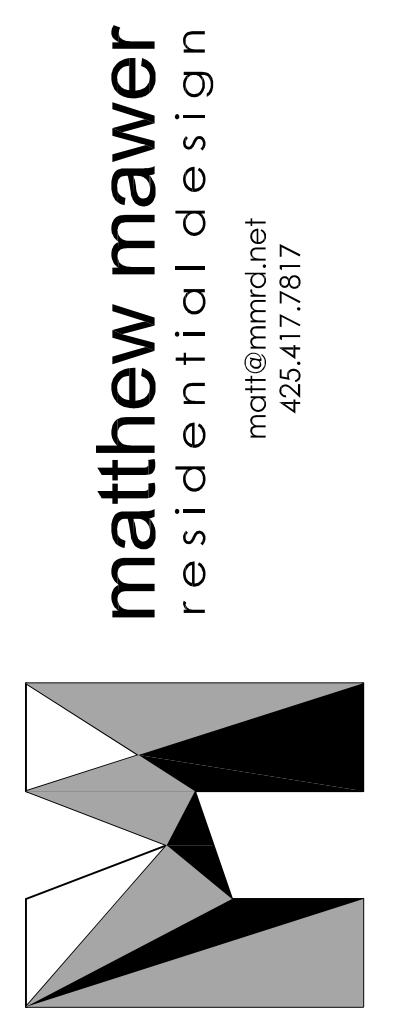
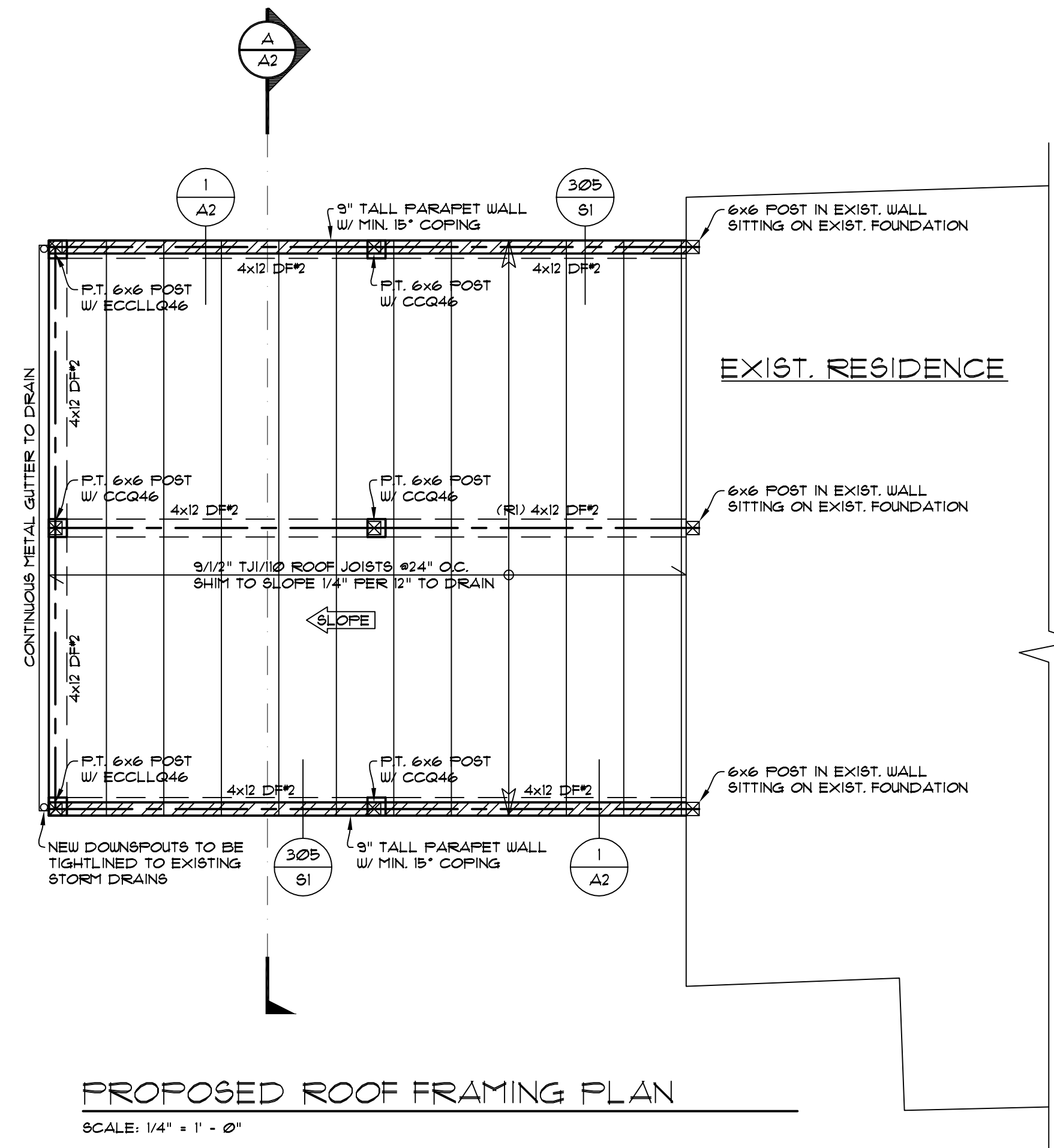
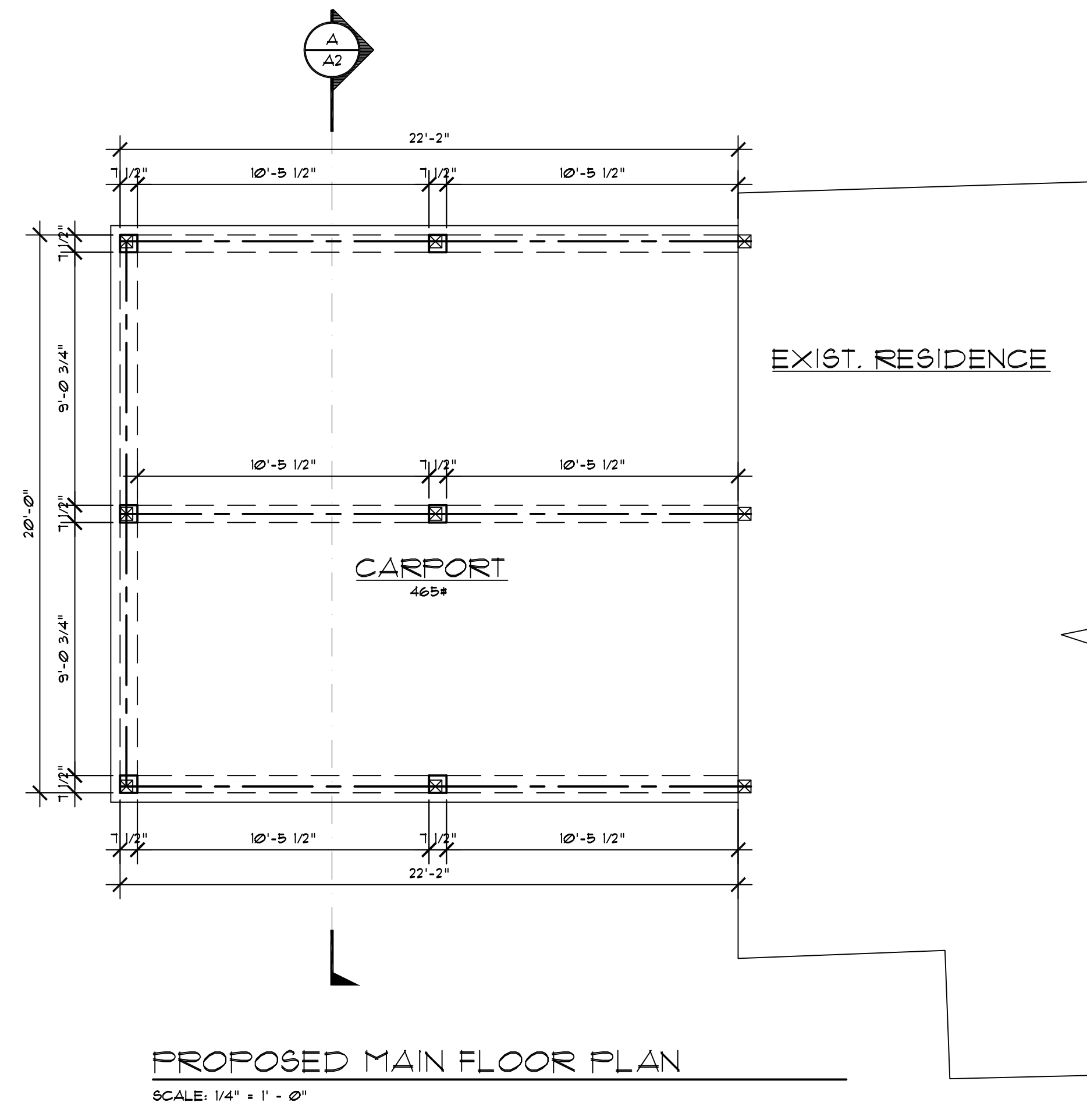
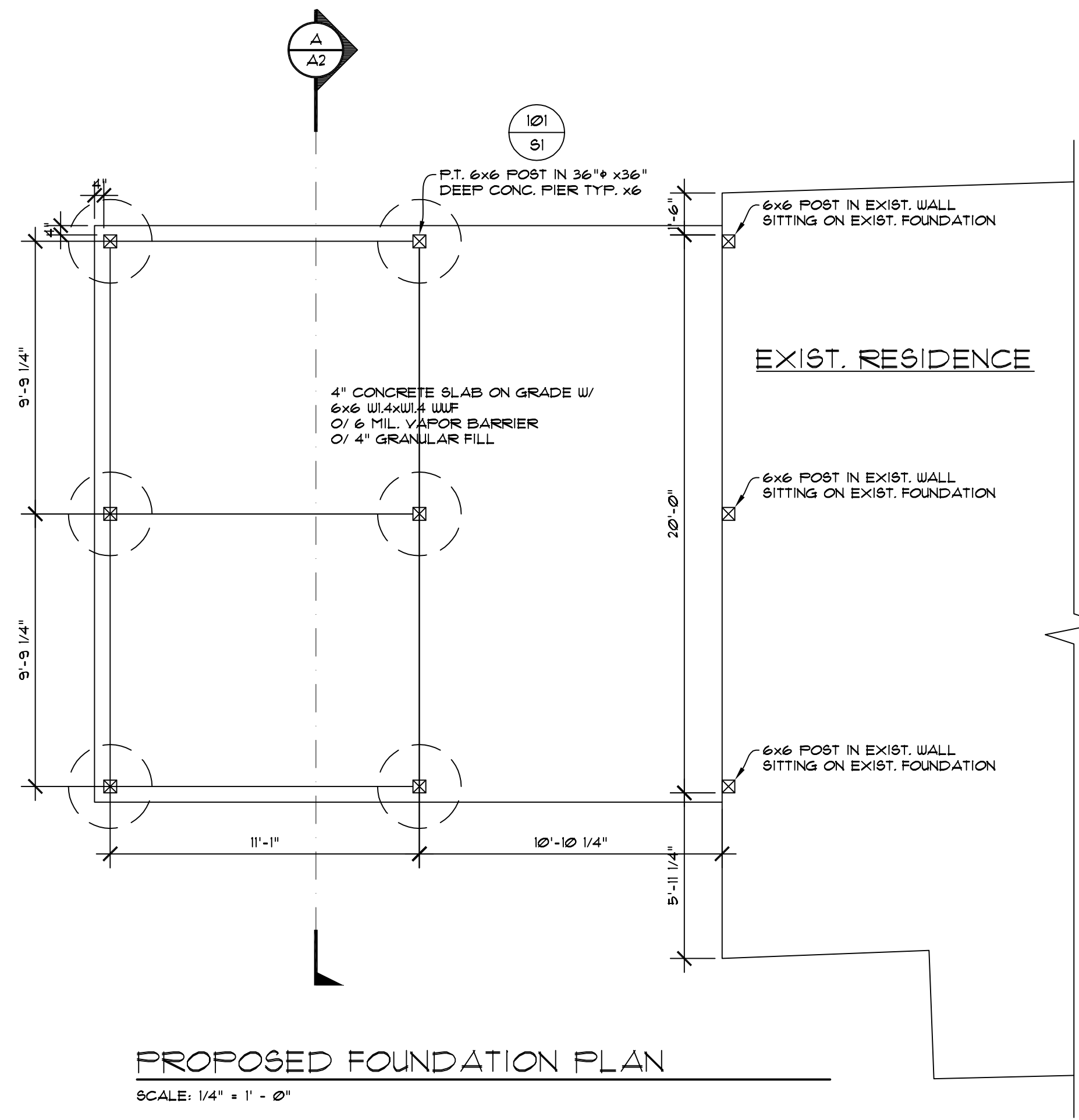
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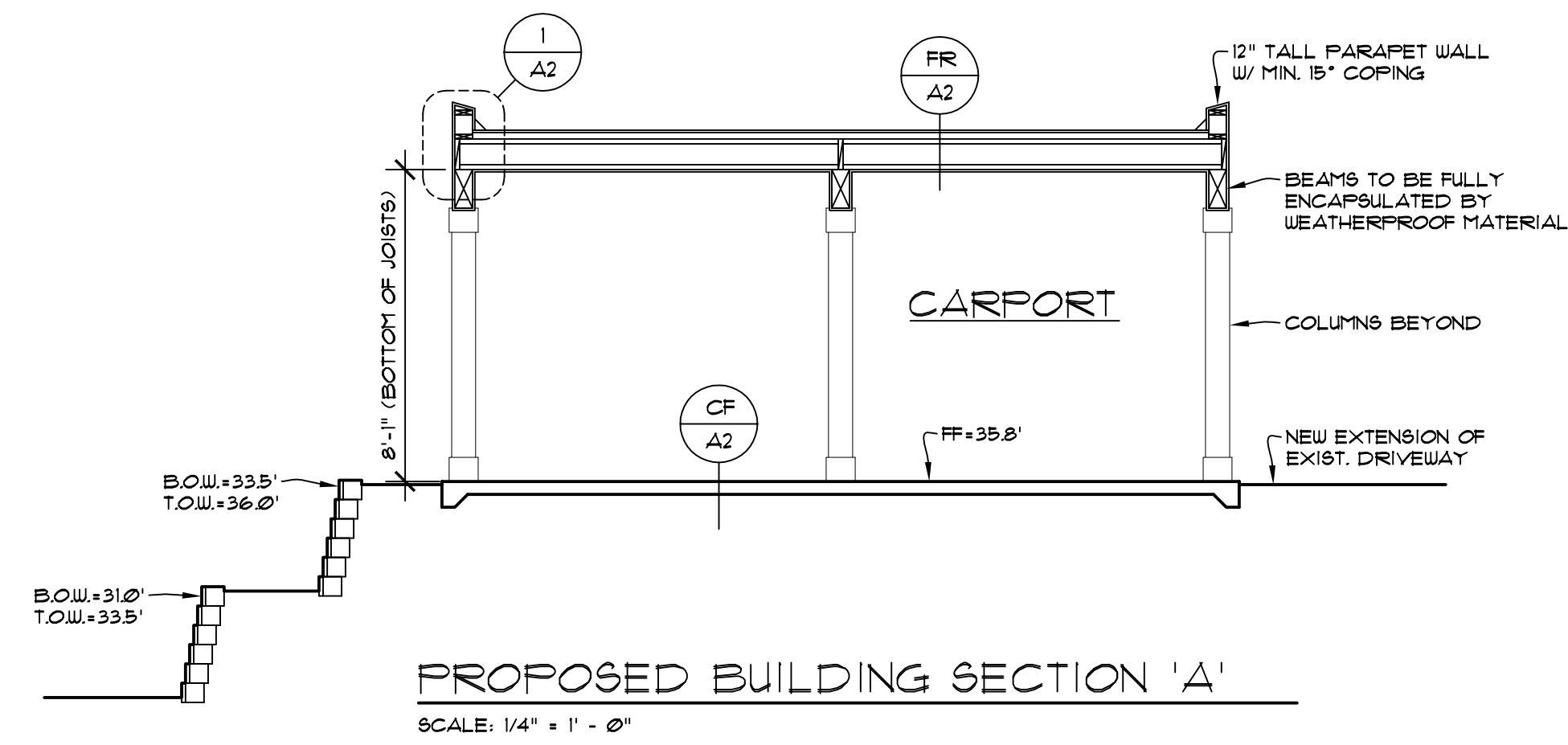
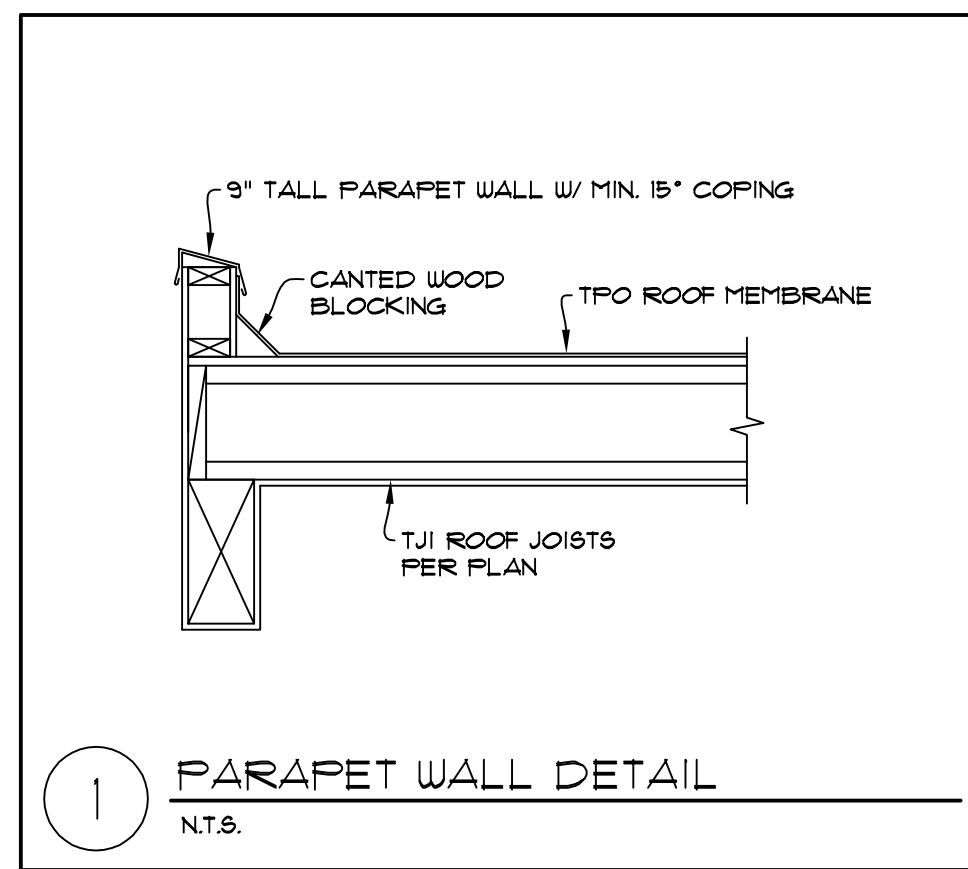
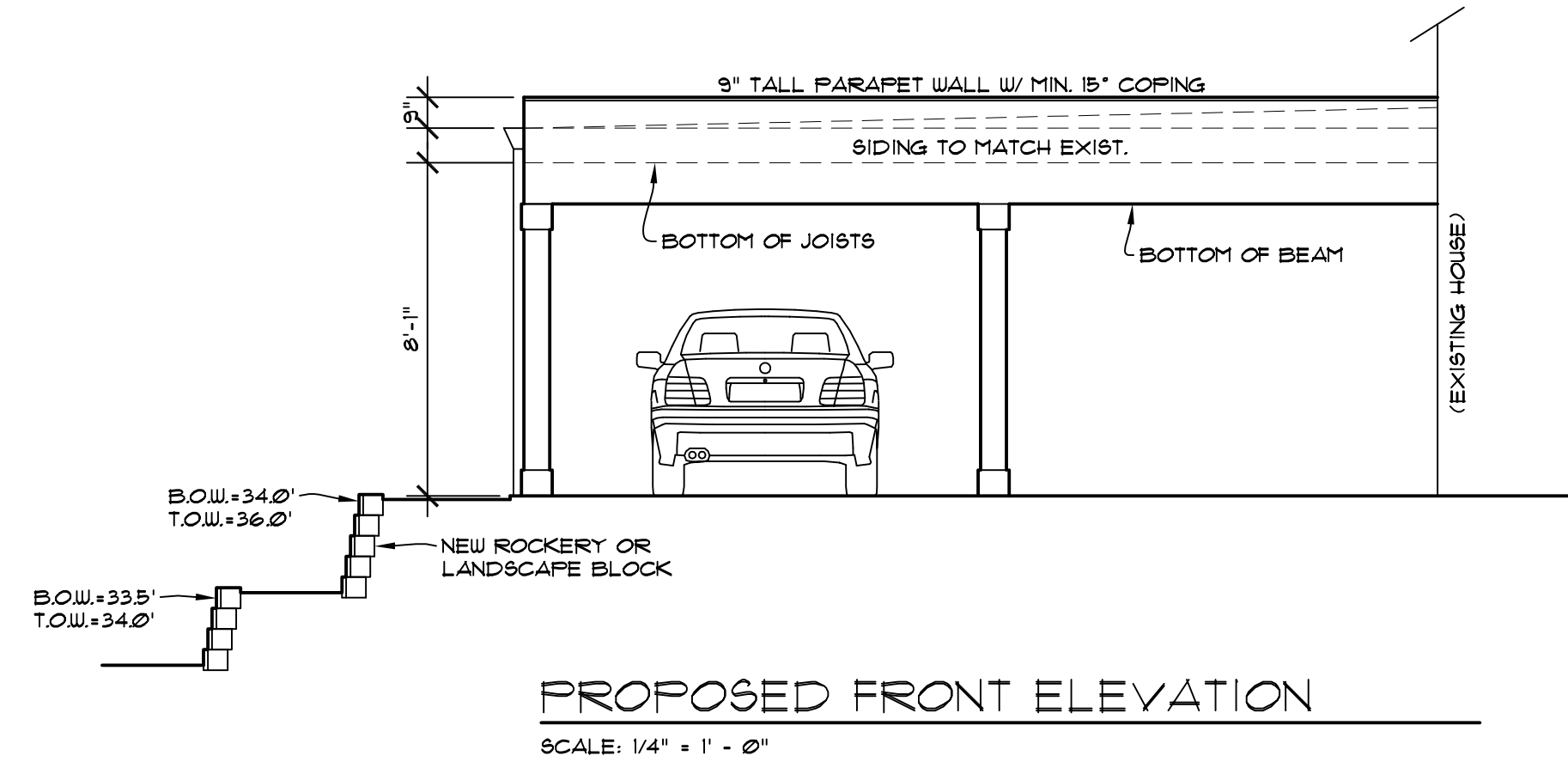
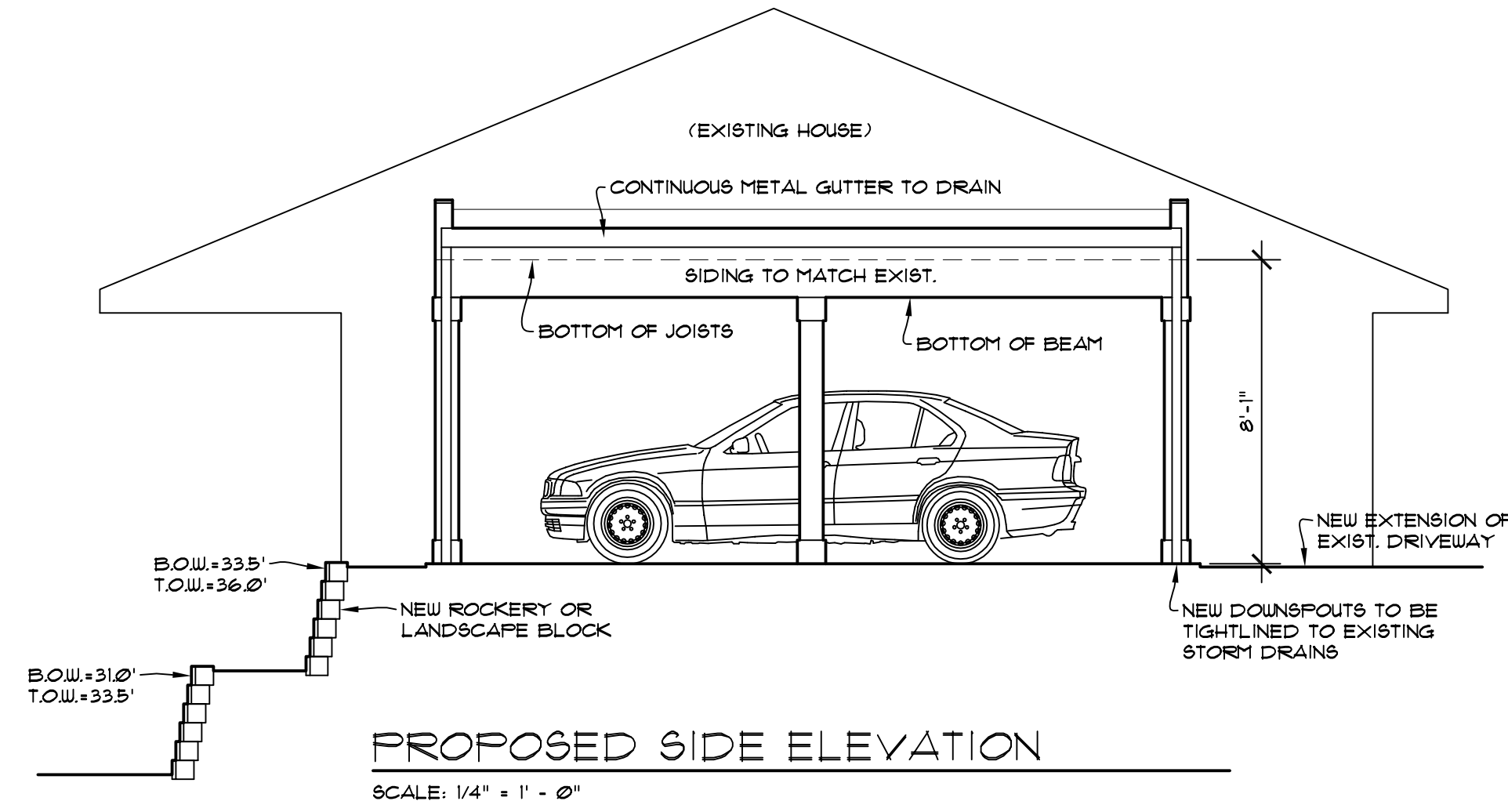
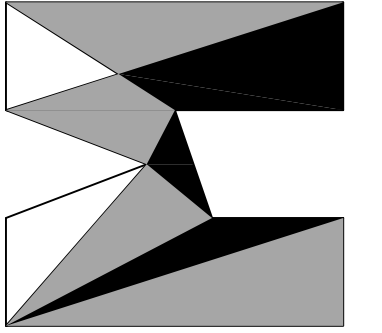
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HOUTCHENS CARPORT
6024 SE 22nd ST
MERCER ISLAND, WA 98040

JOB NO: 20-020
DATE: 4/05/22
DRN. BY: MM
REVISED:

SHEET NO.
A1



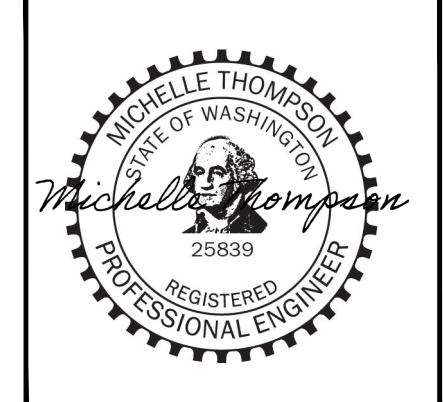
FR A2	<p>FLAT ROOF TPO ROOF MEMBRANE SHEATHING PER STRUCTURAL ENGINEER 2x SHIMS TO SLOPE 1/4" PER 12" TO DRAIN TJI ROOF JOISTS PER PLAN CEILING PANEL PER OWNER/BUILDER</p>
CF A2	<p>CARPORF FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W/ 4x4 WLF 6 MIL. VAPOR BARRIER 4" GRANULAR FILL</p>

HOUTCHENS CARPORT
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MERCER ISLAND, WA 98040

JOB NO: 20-020
DATE: 4/05/22
DRW. BY: MM
REVISED:

SHEET NO.

A2



STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2018 EDITION, ASCE 7-16
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2021-2023
- FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A653). BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

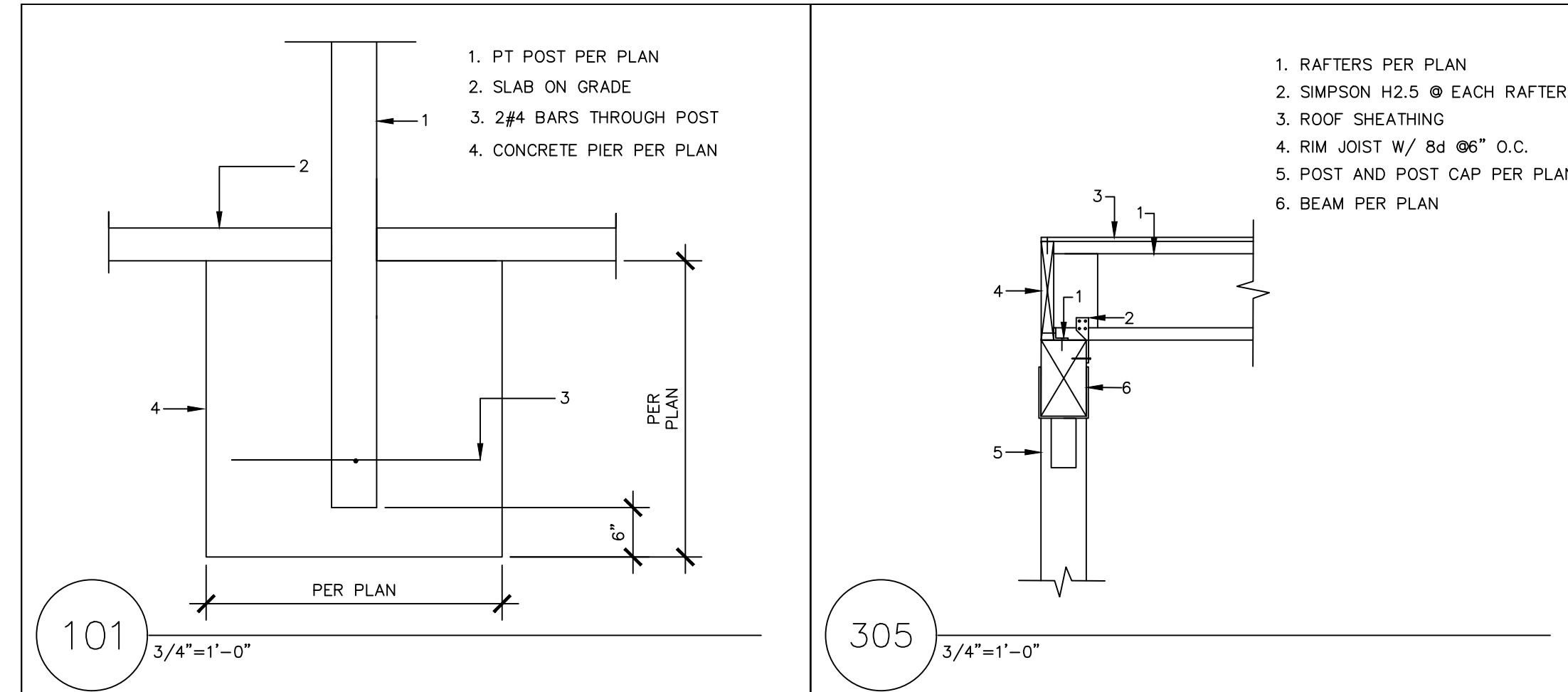
- WIND LOAD: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B
- SEISMIC: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I_e=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_s=1.5, S₁=0.5
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_{ds}=1.0g, S_d=0.5g
SEISMIC DESIGN CATEGORY, D₂
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, V + F(S_{ds})(W)/R = 0.1846W
RESPONSE MODIFICATION COEFFICIENT, R=6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
- ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- DECK LOAD: DL = 10 PSF LL = 60 PSF
- SOILS: ASSUMED 1500 PSF ALLOWABLE SOIL BEARING
ASSUMED 35 PCF ACTIVE SOIL PRESSURE, 350 PCF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION
ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
ALL SAWN LUMBER HF#2 OR BETTER, F_b = 875 PSI, F_v = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F-V4, F_b = 2400 PSI, F_v = 165 PSI, E = 1,800,000
MICROLAM, LVL F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000
PARALLAMS, PSL F_b = 2600 PSI, F_v = 290 PSI, E = 2,900,000
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 3/4" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
- ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



MDT ENGINEERING
31403 44th AVE S
AUBURN, WA, 98001
PHONE: (253) 709-9852
EMAIL: mdt.thompson@earthlink.net

REVISION DATES:

PROJECT: MAWER-HOUTCHENS CARPORT	SHEET TITLE: STRUCTURAL NOTES & DETAILS
SCALE: NO SCALE	DATE: 4-2-22
DRAWN BY: MDT	SHEET NO.
PROJECT NO. MAWER/ HOUTCHENS	51