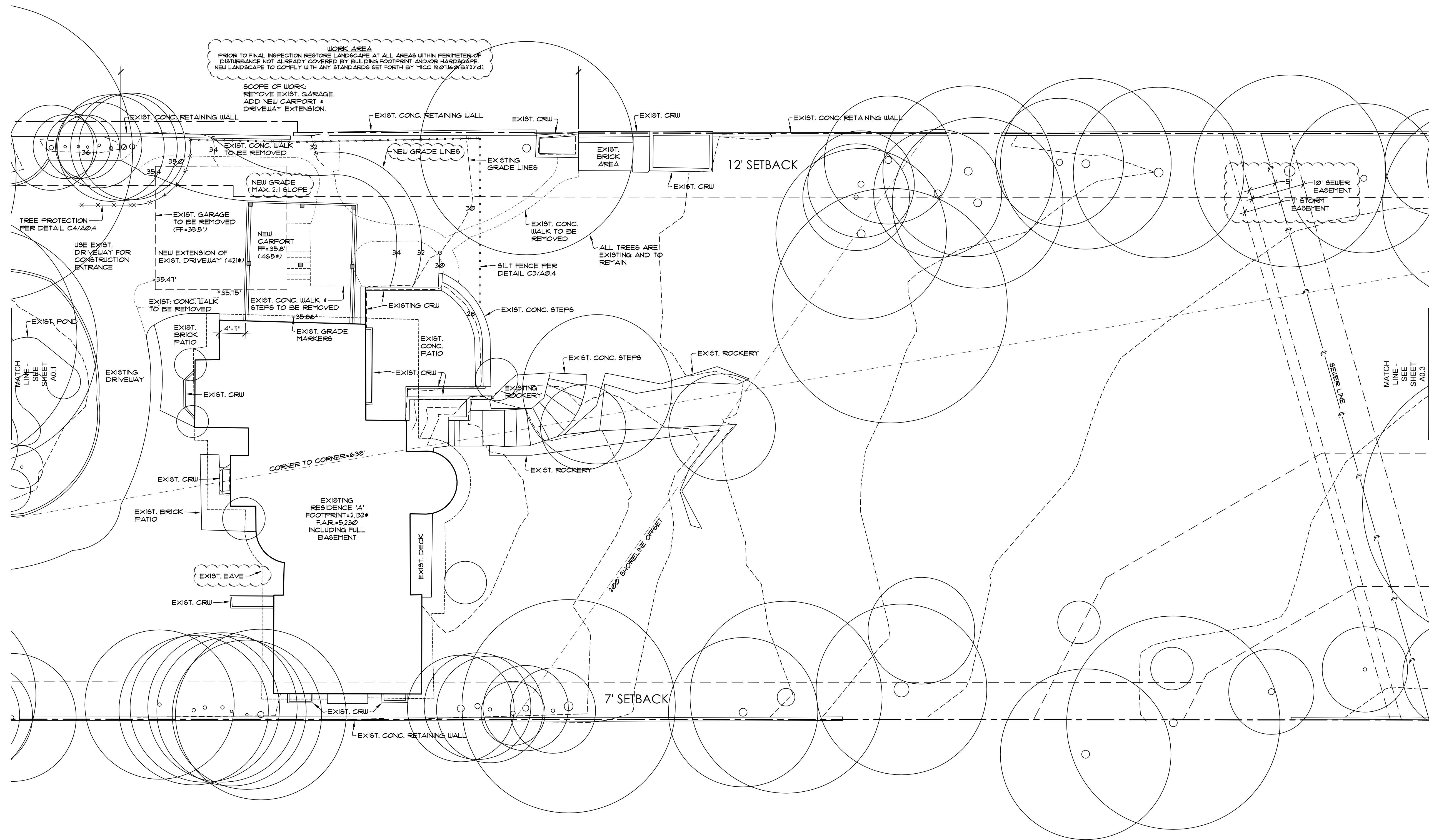


HOUTCHENS CARPORT
6024 SE 22nd ST
MERCER ISLAND, WA 98040

JOB NO: 20-020
DATE: 4/05/22
DRN. BY: MM
REVISED: 6/28/22

SHEET NO.

A0.2



LOT COVERAGE CALCULATIONS	
LOT COVERAGE SURFACE:	
RESIDENCE 'A' W/ OVERHANGS	- 2,808#
BUILDING 'B' W/ OVERHANGS	- 754#
BUILDING 'C' W/ OVERHANGS	- 1,103#
NEW CARPORT W/ OVERHANGS	- 465#
EXIST. DRIVING SURFACE	- 5,824#
NEW DRIVING SURFACE	- 426#
TOTAL LOT COVERAGE	- 11,380#
LOT AREA	- 55,969#
PROPOSED LOT COVERAGE	- 11,380/55,969 = 20.3%
MAXIMUM LOT COVERAGE	- 22,281 (40%)
REMAINING LOT COVERAGE	- 11,007# (19.7%)

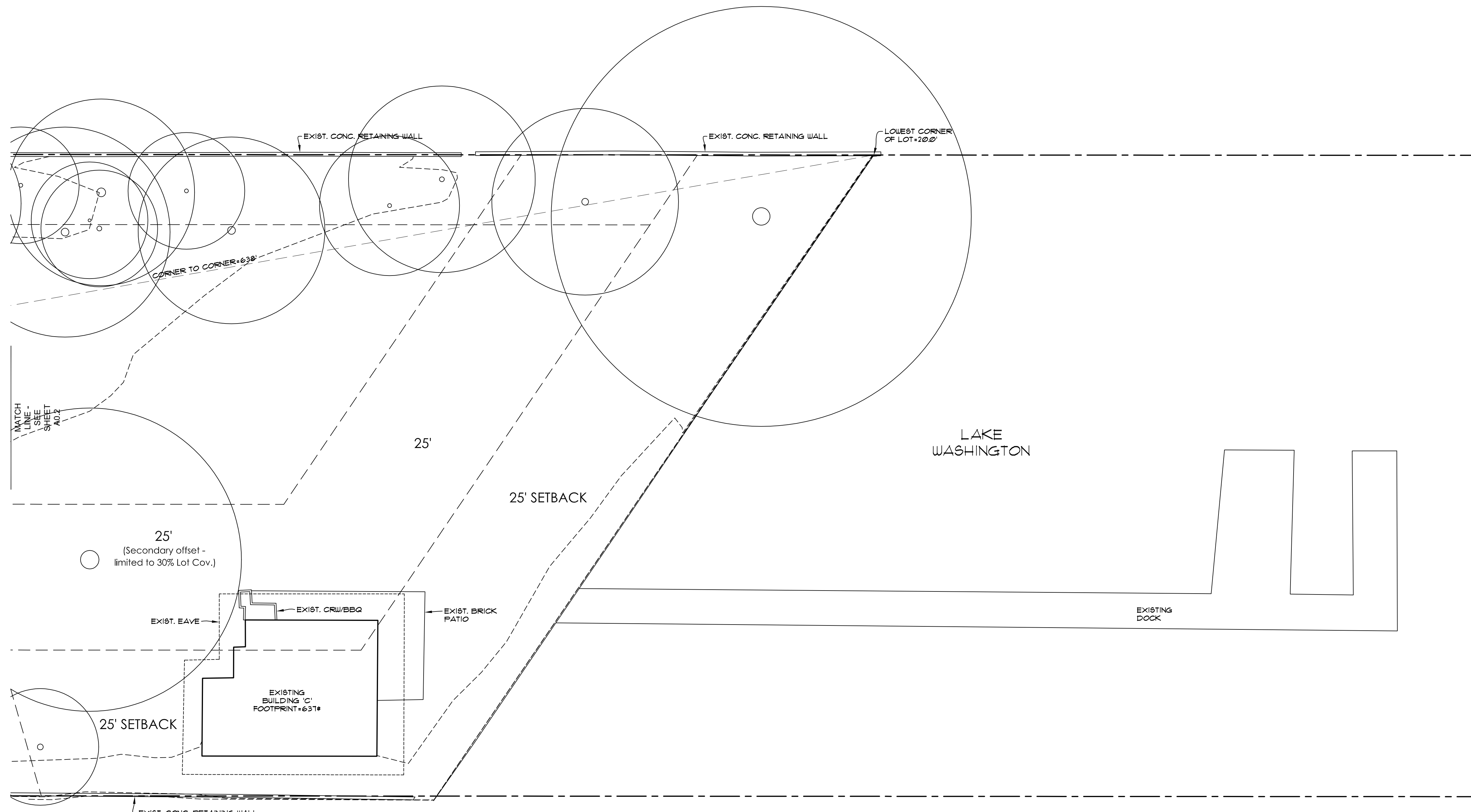
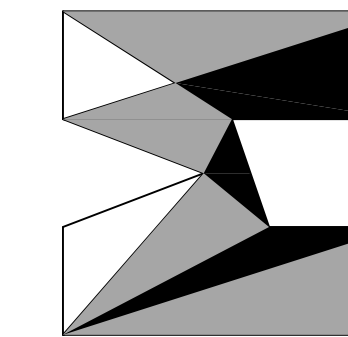
HARDSCAPE CALCULATIONS	
HARDSCAPE SURFACE:	
EXIST. ROCKERIES	- 425#
EXIST. CONC. PATIO/STEPS	- 289#
EXIST. CONC. RETAINING WALLS	- 376#
EXIST. CONC. PAD, WALKS/STEPS	- 396#
EXIST. BRICK PATIOS	- 329#
EXIST. POND	- 113#
TOTAL HARDSCAPE	- 1,938#
LOT AREA	- 55,969#
PROPOSED HARDSCAPE	- 1,938/55,969 = 3.6%
MAXIMUM HARDSCAPE	- 19.7% + 3% = 28.1%

ALL TREES ARE EXISTING AND TO REMAIN	
GROSS FLOOR AREA CALCULATIONS	
SITE AREA	= 55,969#
ALLOWABLE FAR 40% OR 12,000# WHICHEVER IS LOWER	= 40% (22,387#) = 12,000#
EXISTING RESIDENCE 'A'	= 5,230#
EXISTING BUILDING 'B'	= 525#
EXISTING BUILDING 'C'	= 637#
TOTAL FLOOR AREA	= 6,392#
PROPOSED G.F.A.	= 6,392# (114%)

LOT SLOPE:	LOWEST LOT ELEV +20.0'	HIGHEST LOT ELEV +44.64'	44.64-20.0=24.64'	24.64/638=3.9% LOT SLOPE
SIDE SETBACKS:	LOT IS WIDER THAN 90'. SIDE SETBACKS TO BE 1% OF SITE WIDTH. LOT IS 10' WIDE (12x77x18'). SIDE SETBACKS TO BE 19' TOTAL.			
PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.				
24 HOUR EROSION CONTROL CONTACT INFO: MASON MAWER - 425.417.1015				



SITE PLAN (2 OF 3)
SCALE: 1" = 10'
6024 SE 22nd ST
MERCER ISLAND, WA 98040



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

JOB NO: 20-020
DATE: 4/05/22
DRW. BY: MM
REVISED: 6/28/22

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

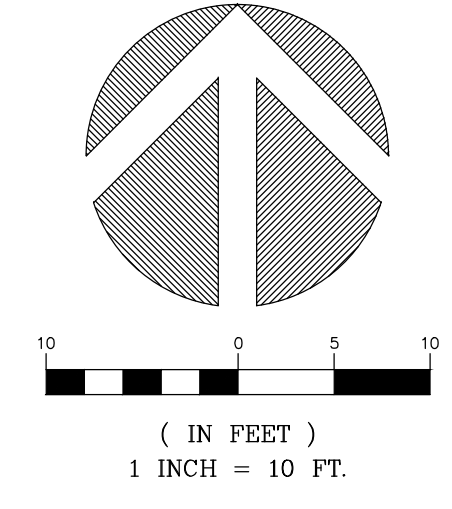
	AREA DRAIN		OIL FILL CAP
	ASPHALT SURFACE		POST
	BRICK SURFACE		POWER HAND HOLE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	CLEANOUT		POWER (UNDERGROUND)
	CULVERT PIPE		POWER POLE
	CONCRETE SURFACE		POWER POLE (NOTED) (FOUND)
	RETAINING WALL		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (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		SEWER EASEMENT, REC. NO. 4691133
	MAILBOX (RESIDENTIAL)		
	MONUMENT IN CASE (FOUND)		

TOPOGRAPHIC & BOUNDARY SURVEY

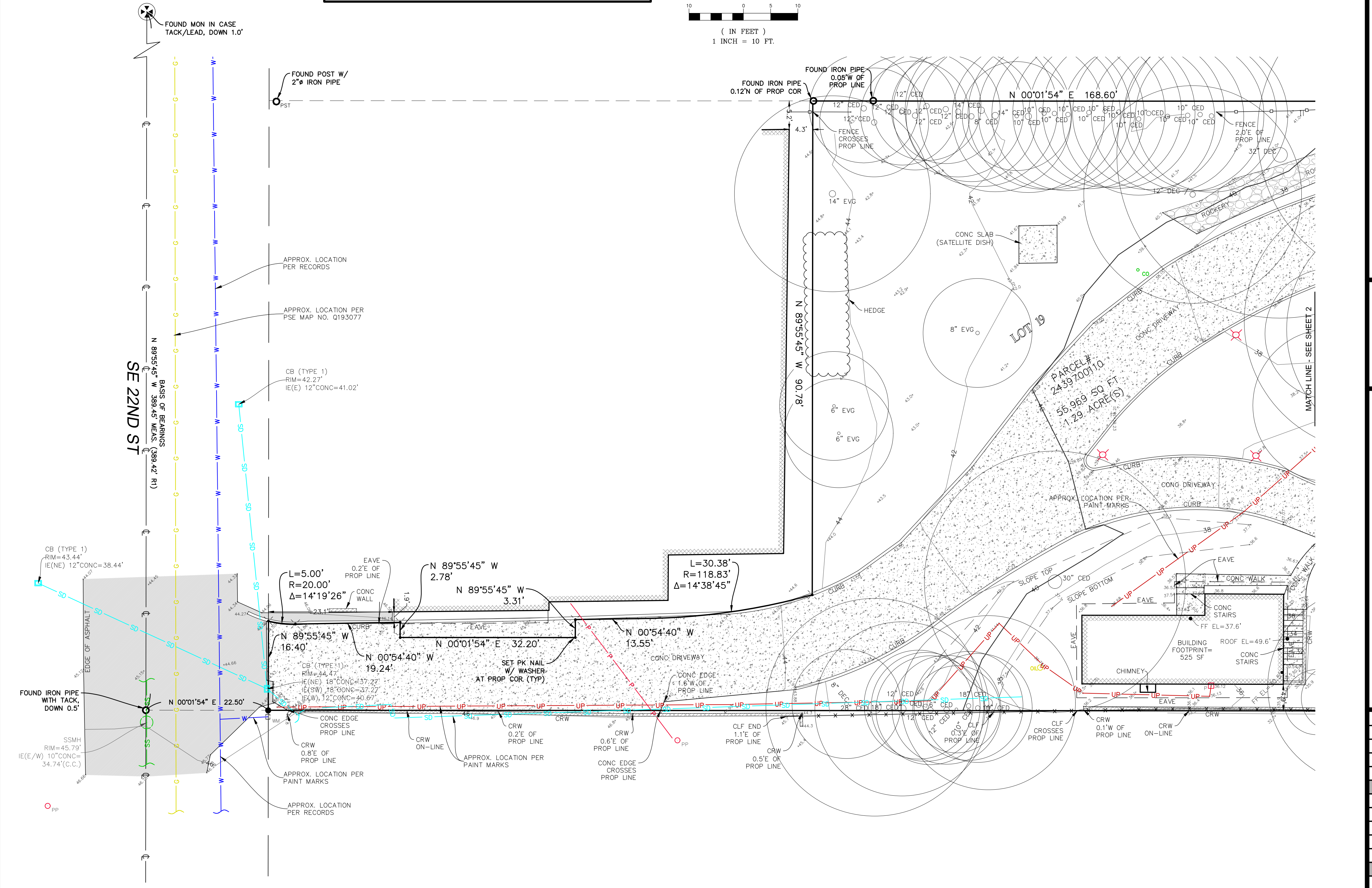


SCHEDULE B ITEMS

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

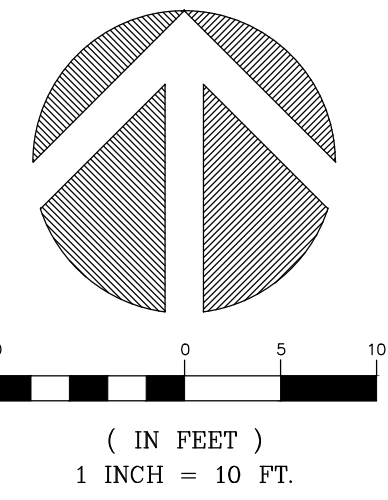
JOB NUMBER:	201729
DATE:	10/09/20
DRAFTED BY:	JPH
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 3	

measure success

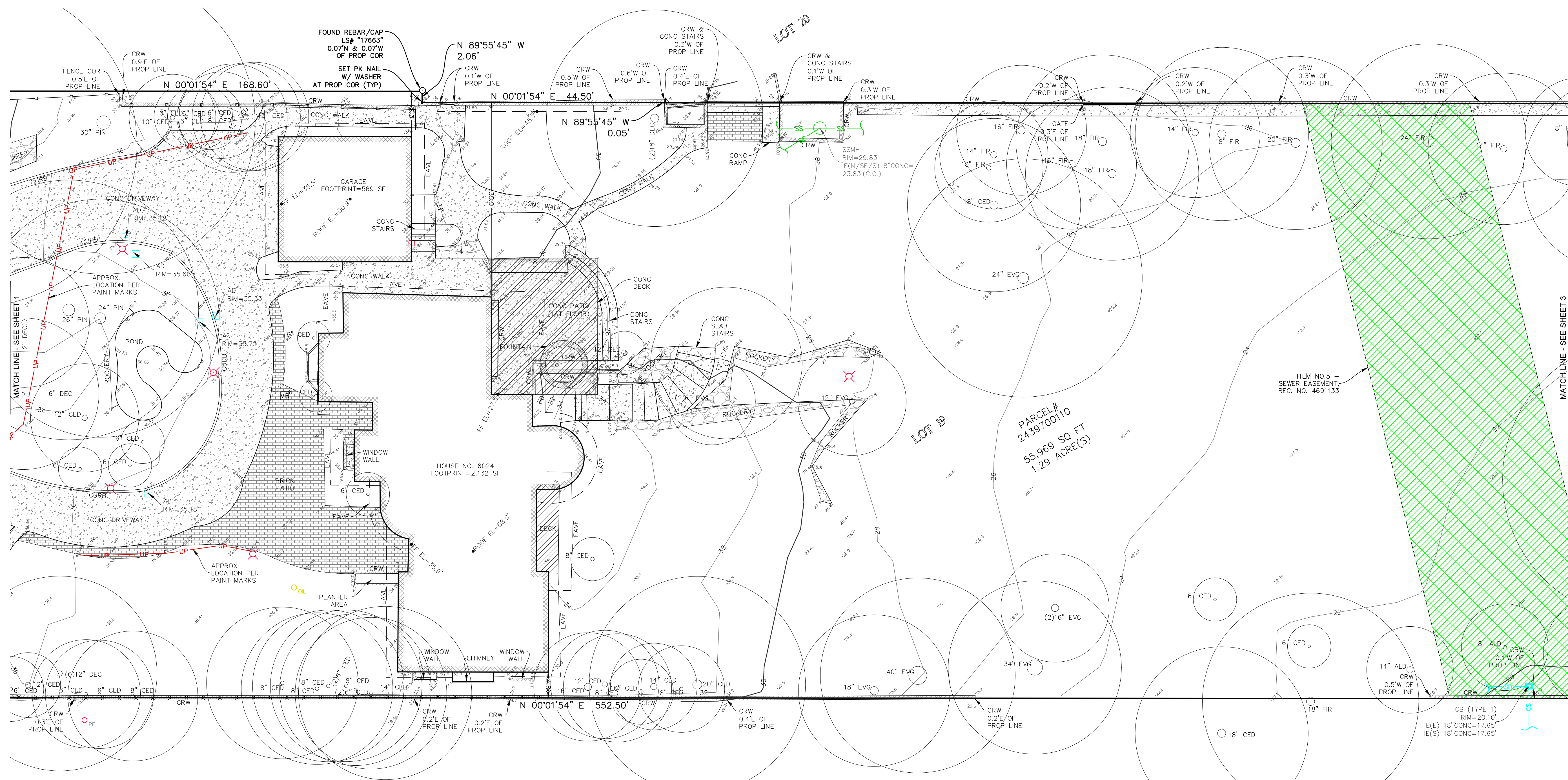
TOPOGRAPHIC & BOUNDARY SURVEY

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) | | |



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

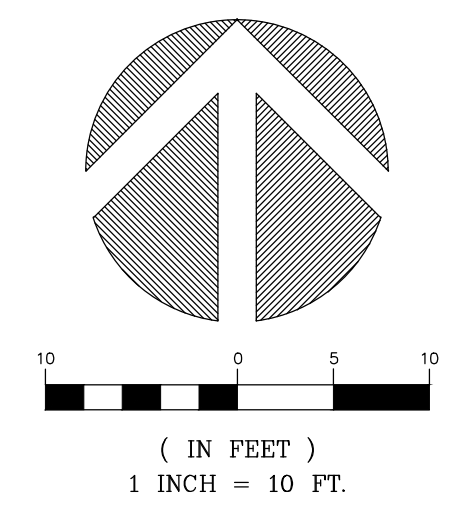
JOB NUMBER:	201729
DATE:	10/09/20
DRAFTED BY:	JPH
CHECKED BY:	JPS
SCALE:	1"= 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 3	

measure success

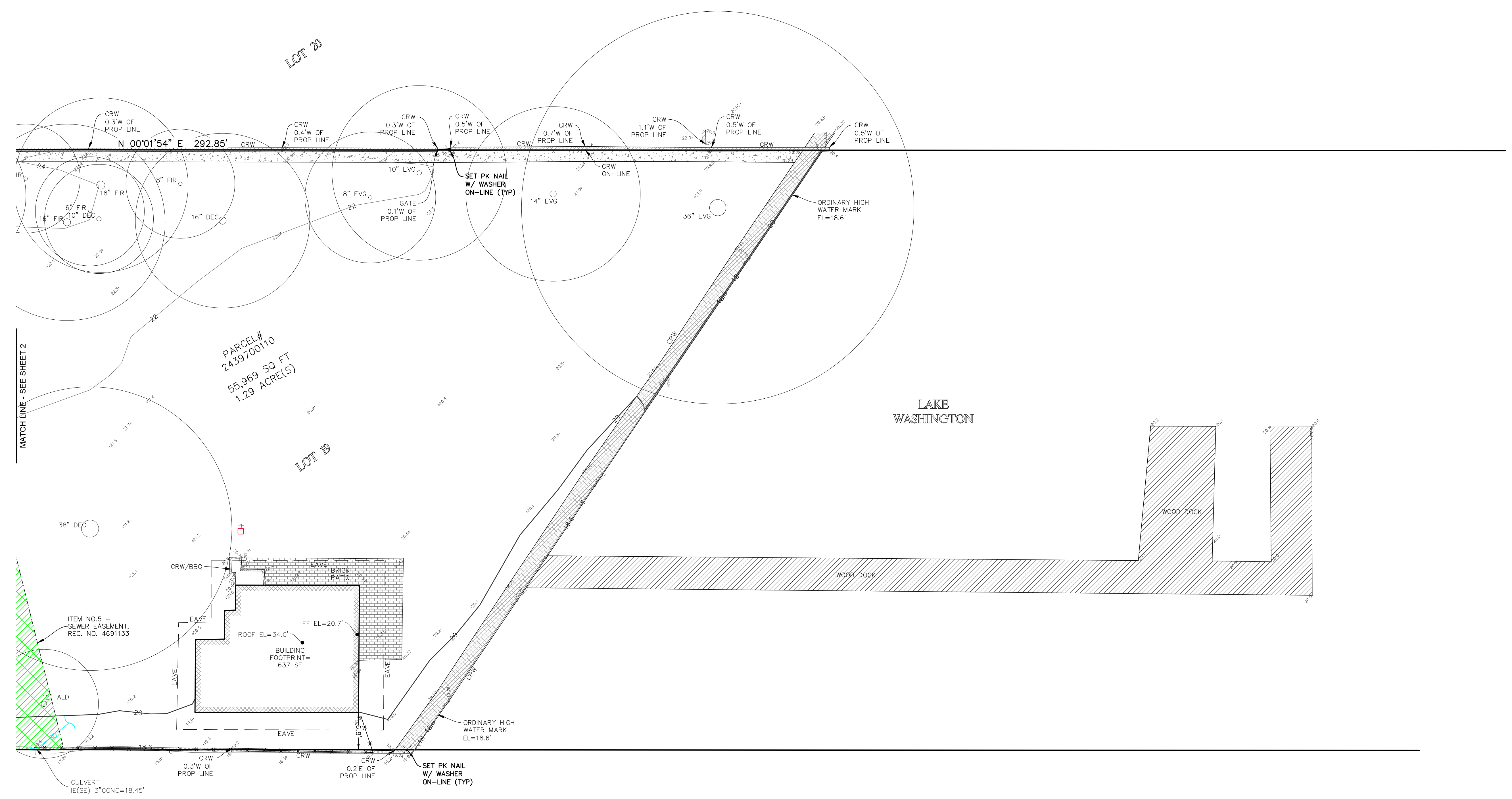
TOPOGRAPHIC & BOUNDARY SURVEY

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)
	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)		



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

JOB NUMBER:	201729
DATE:	10/09/20
DRAFTED BY:	JPH
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
3 OF 3	

measure success

EROSION/SEDIMENTATION CONTROL - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:

- A. CONDUCT PRE-CONSTRUCTION MEETING.
- B. FLAG OR FENCE CLEARING LIMITS.
- C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- E. GRADE AND INSTALL CONSTRUCTION ENTRANCES(S).
- F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
- H. GRADE AND STABILIZE CONSTRUCTION ROADS.
- I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS.
- L. COVER ALL AREAS WITHIN THE SPECIFIED FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
- M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 1 DAYS.
- N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLE OF THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND PENALTIES, ARE PAID TO THE CITY/COUNTY.

3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORM/WATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.

5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF OR PROTECTION OF ANY EXISTING UTILITIES, SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.

11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SLOTTED, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.

13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 • MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 1 DAYS OF GRADING.
 • OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 • STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).

17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".

18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.

20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-10% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.

22. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

24. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BARRIERS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSYSTEM SYSTEM.

25. ANY PERMANENT RETENTION/RETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VALVE OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.

26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.

27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY. ALSO, ALL INTERCEPTOR SHALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

29. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

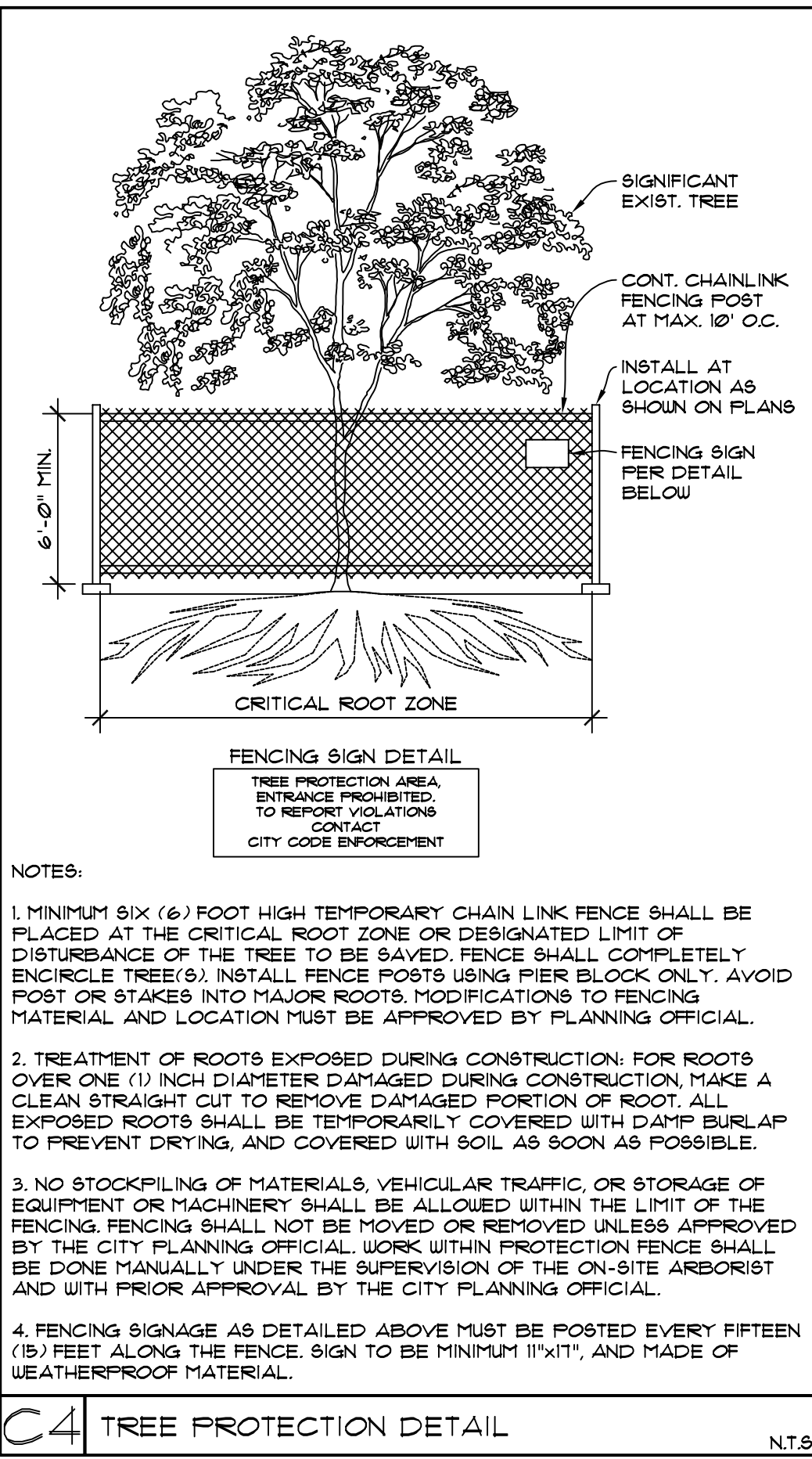
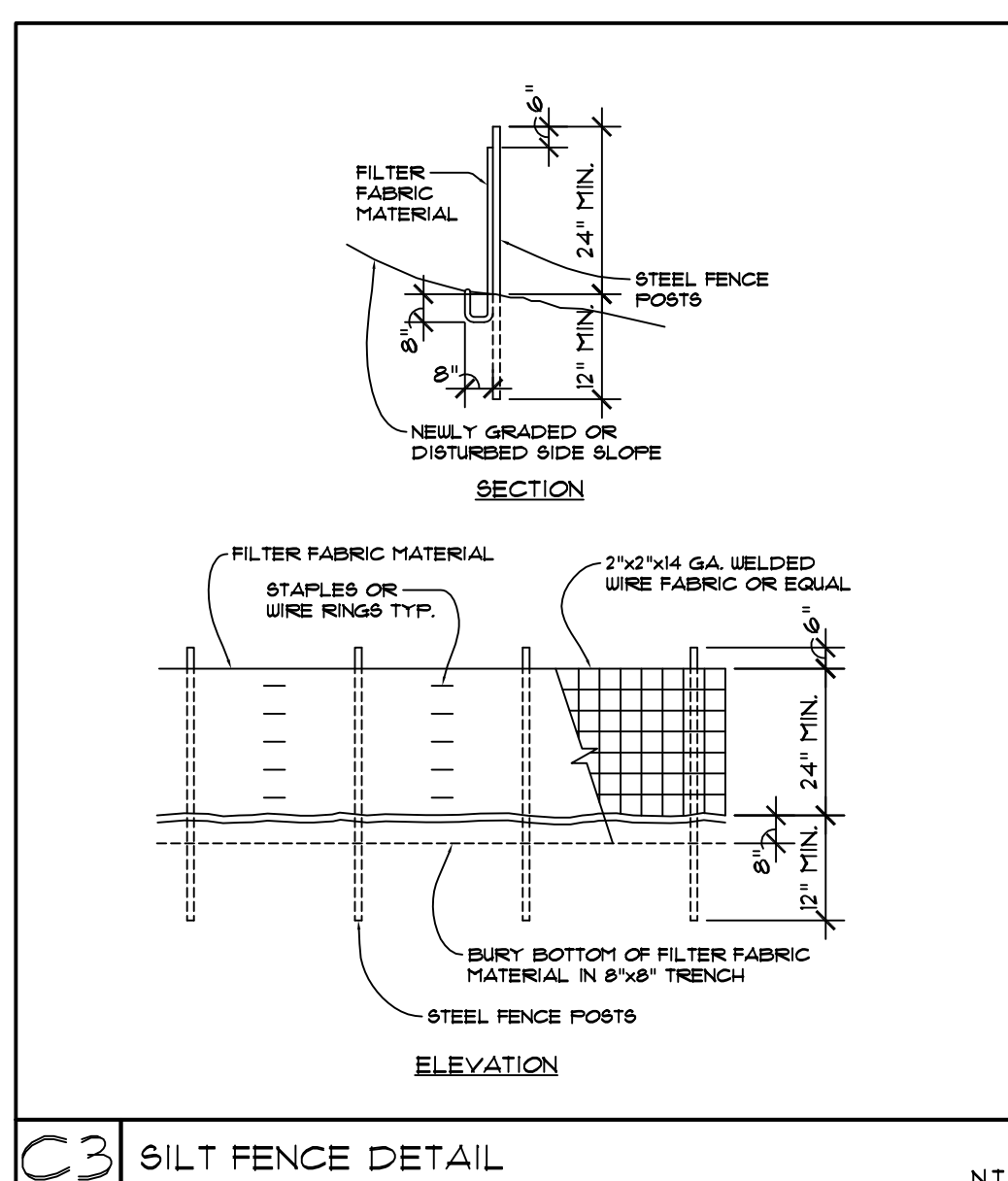
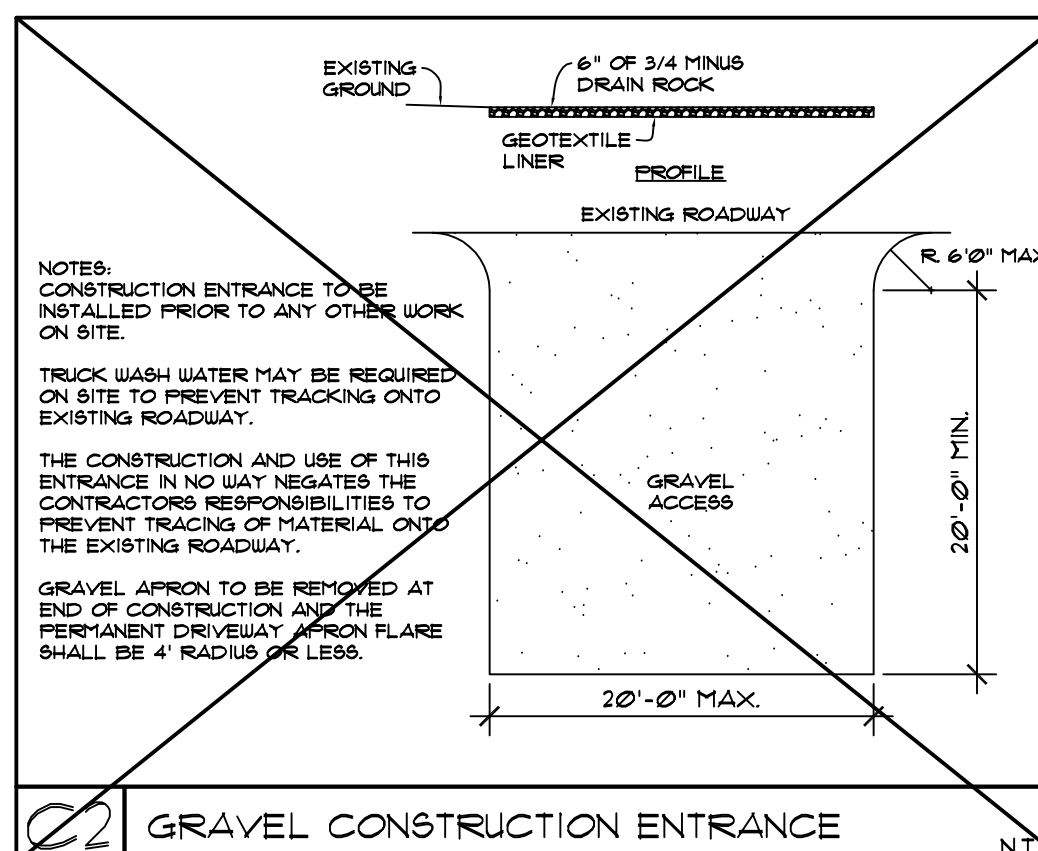
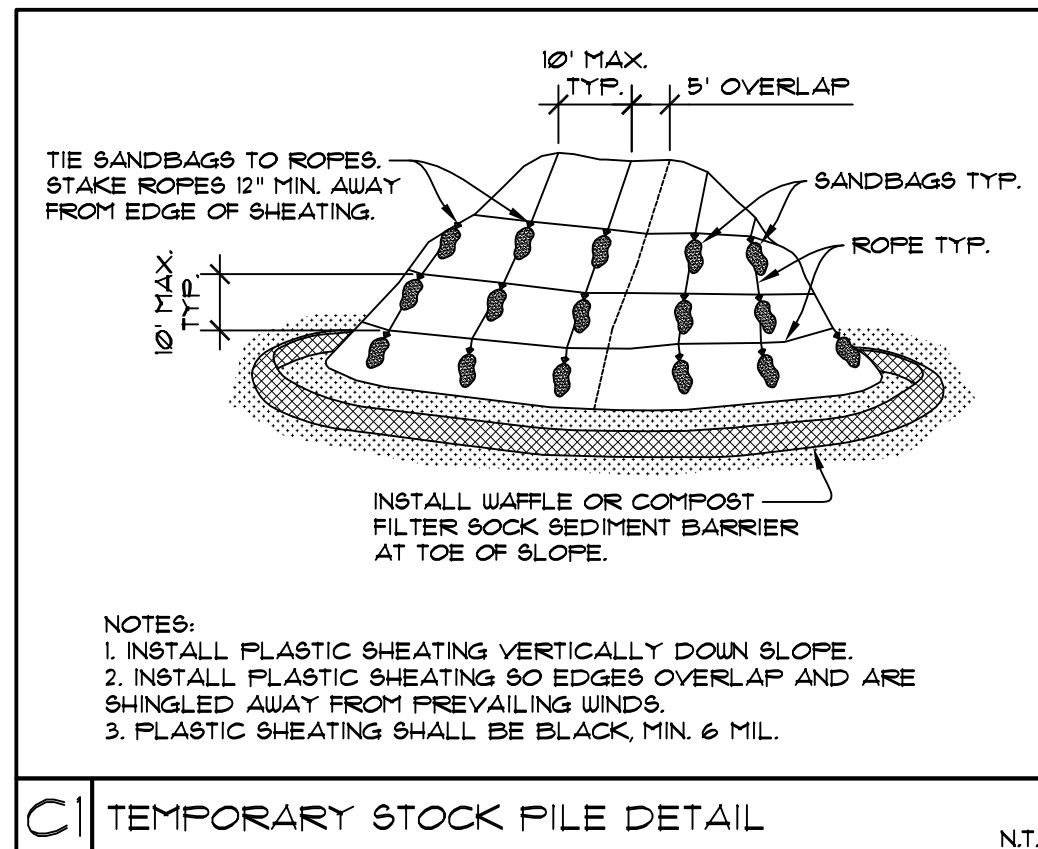
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).

31. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSYSTEM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN PROTECTION INSERT OR EQUIVALENT.

32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

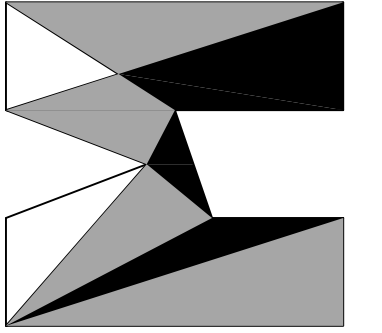
33. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSYSTEM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.



SITE PLAN NOTES & DETAILS

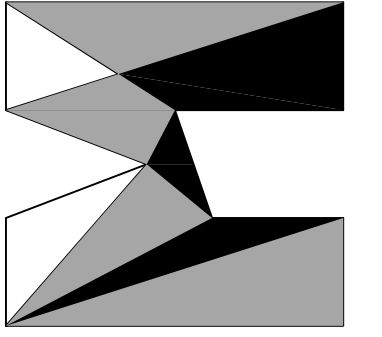
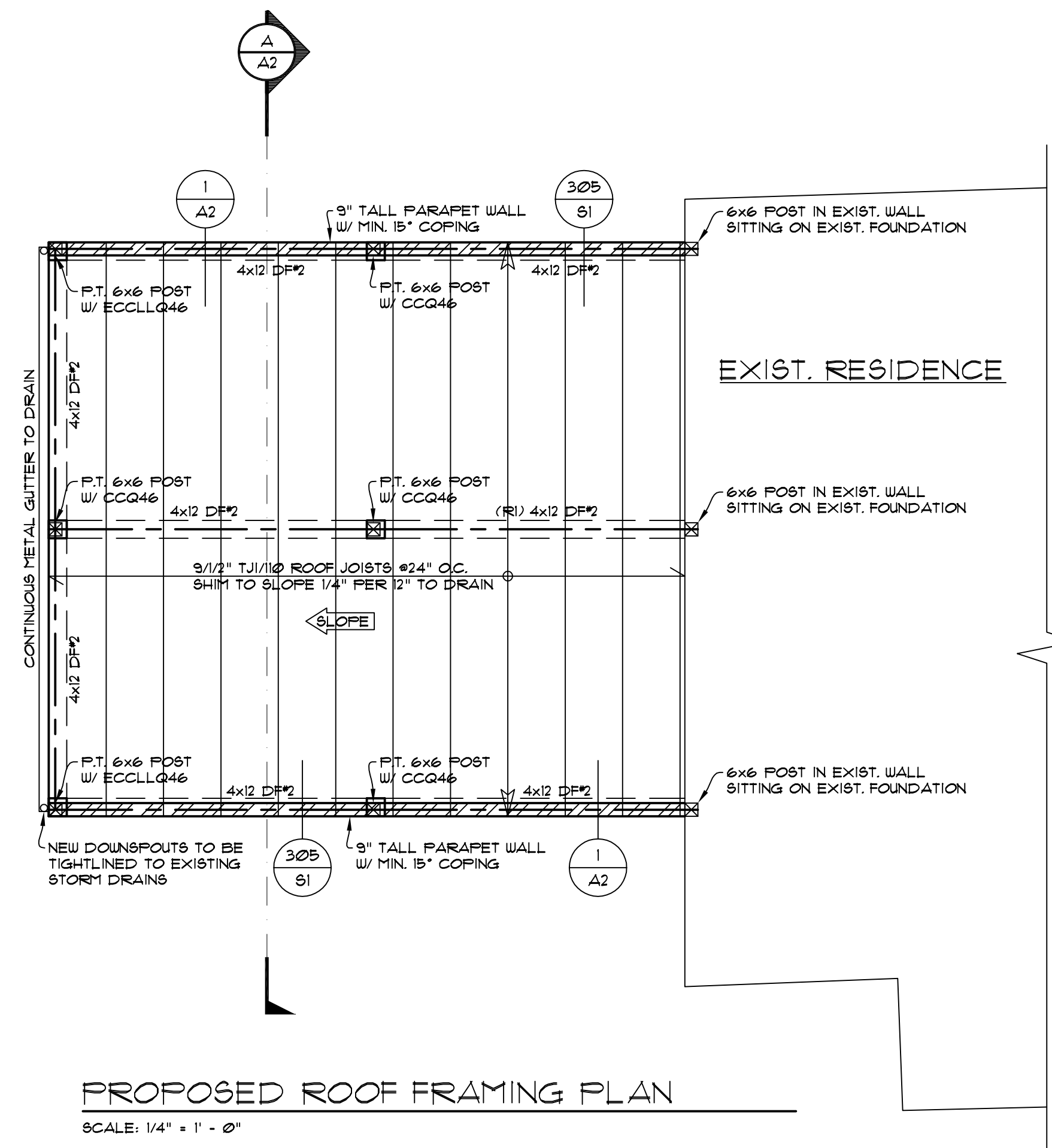
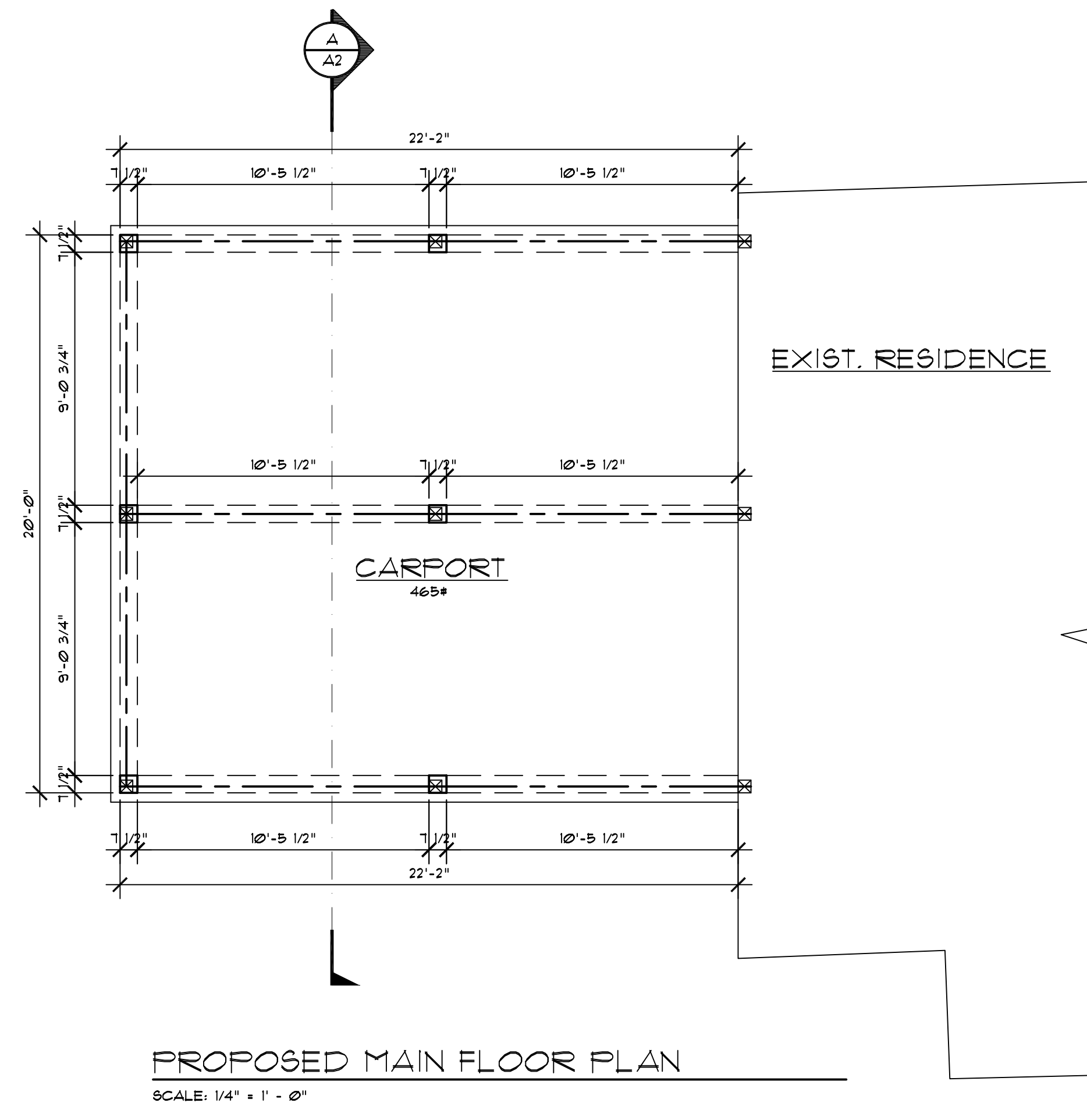
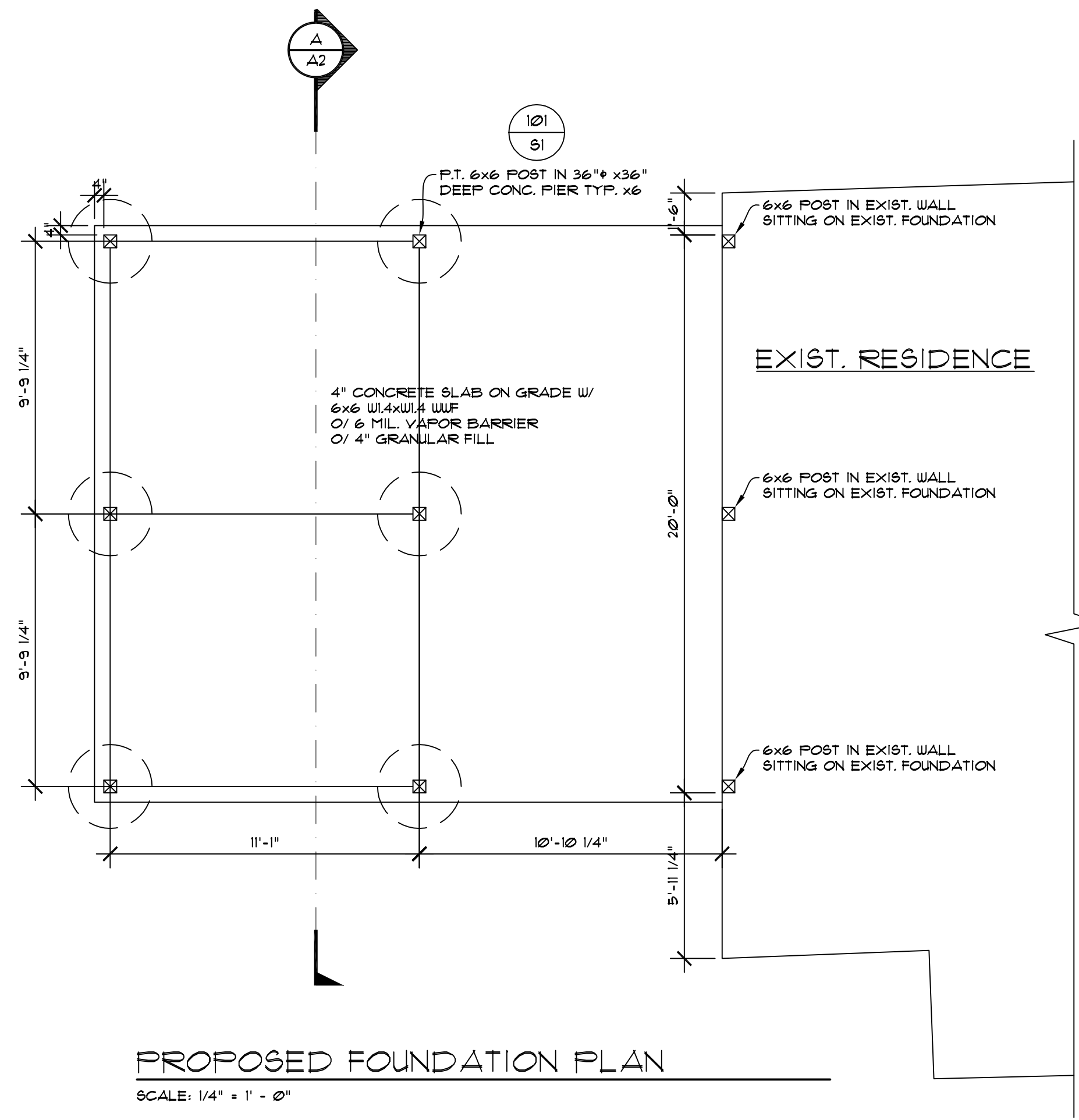
SCALE: N.T.S.



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

JOB NO: 20-020
DATE: 4/05/22
DRW. BY: MM
REVISED: 6/28/22

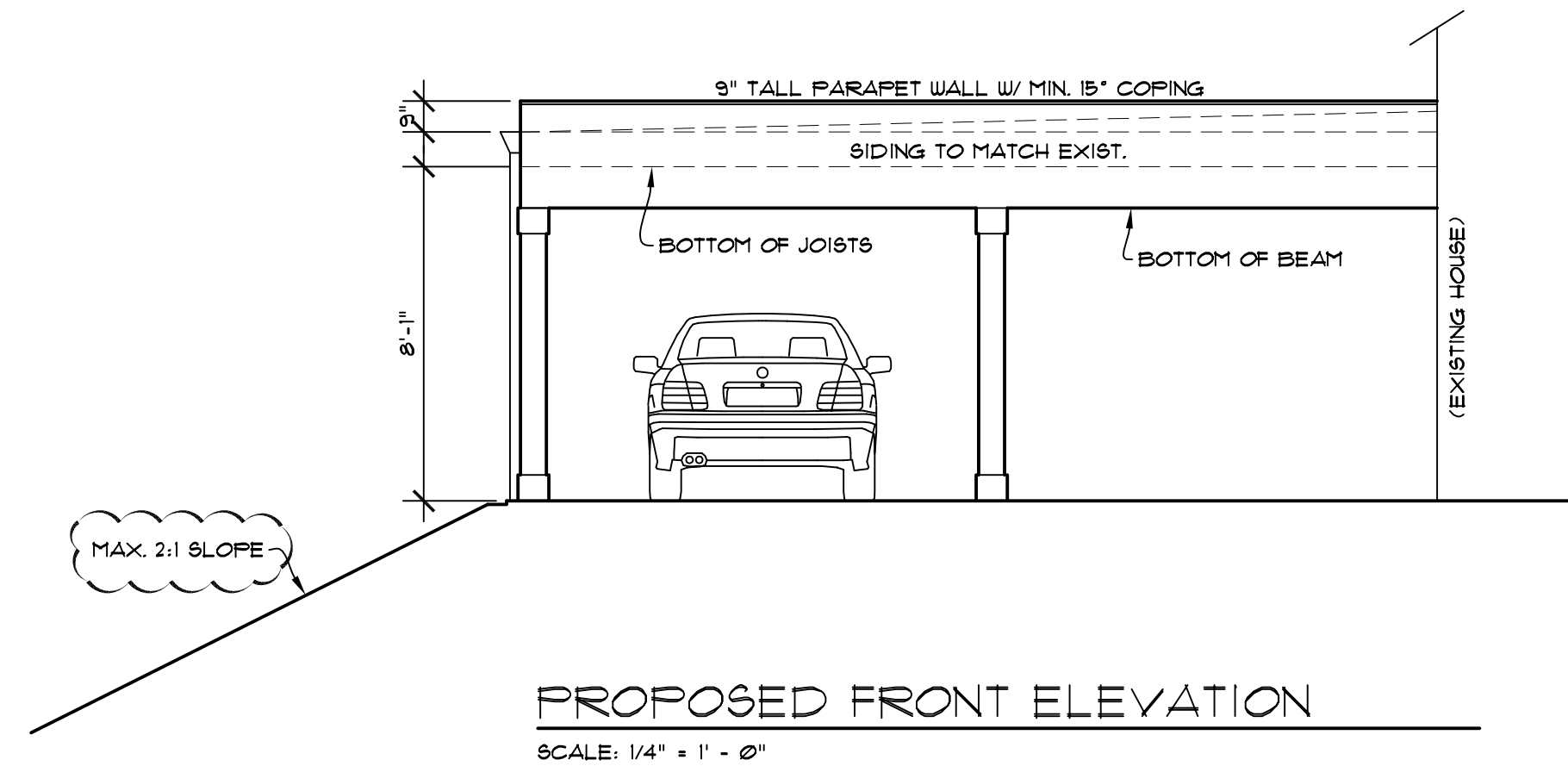
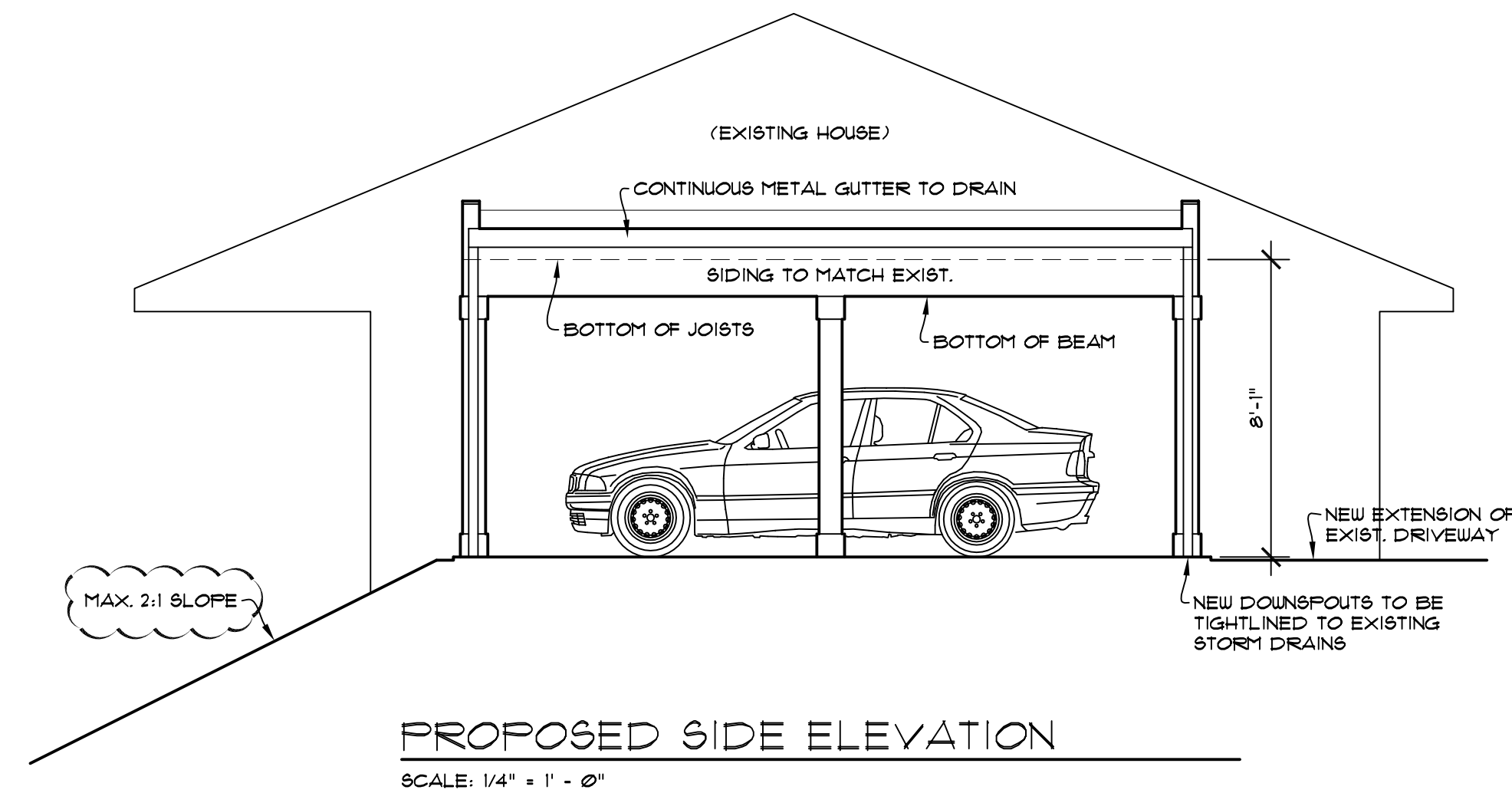
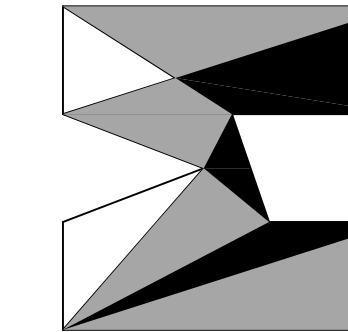
SHEET NO.
A0.4



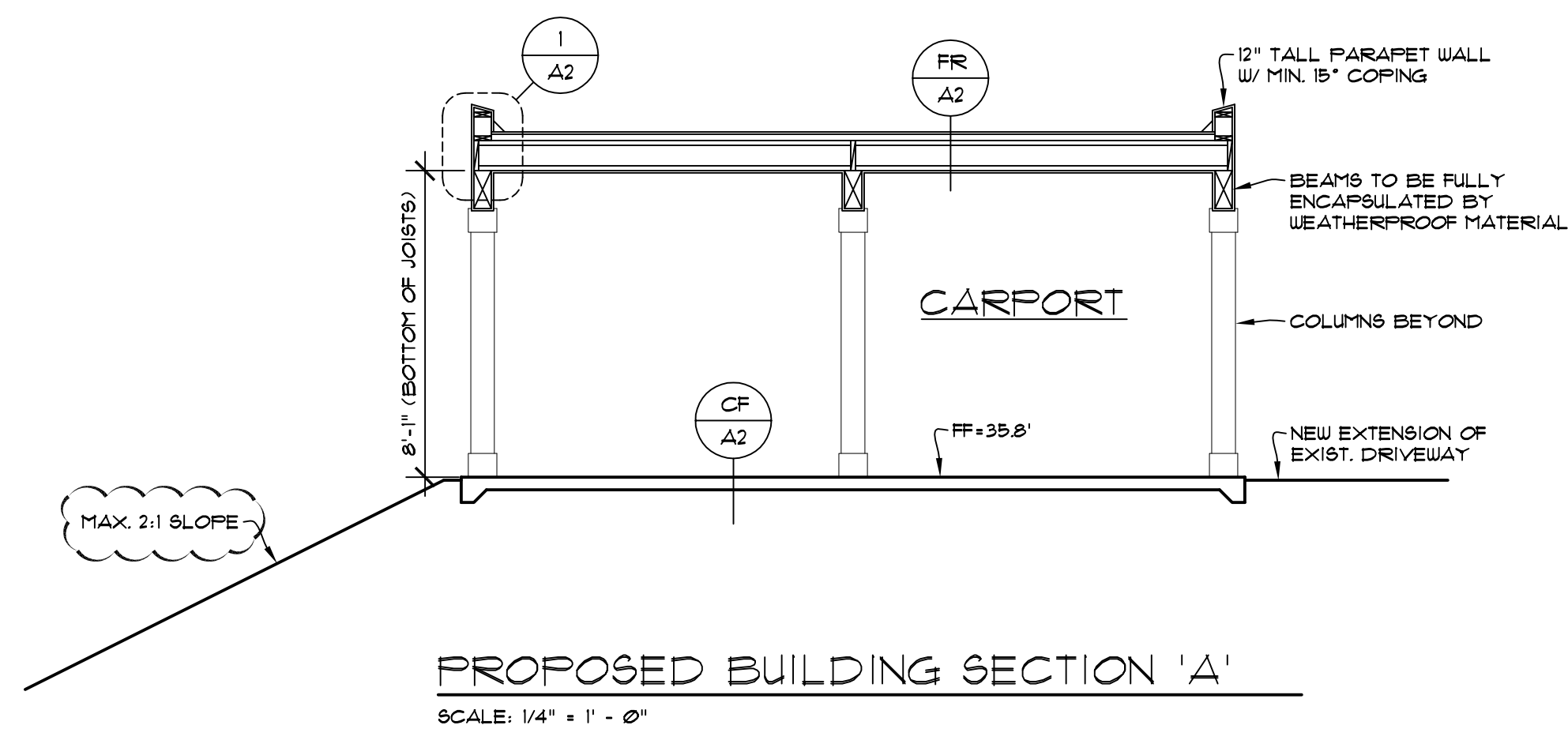
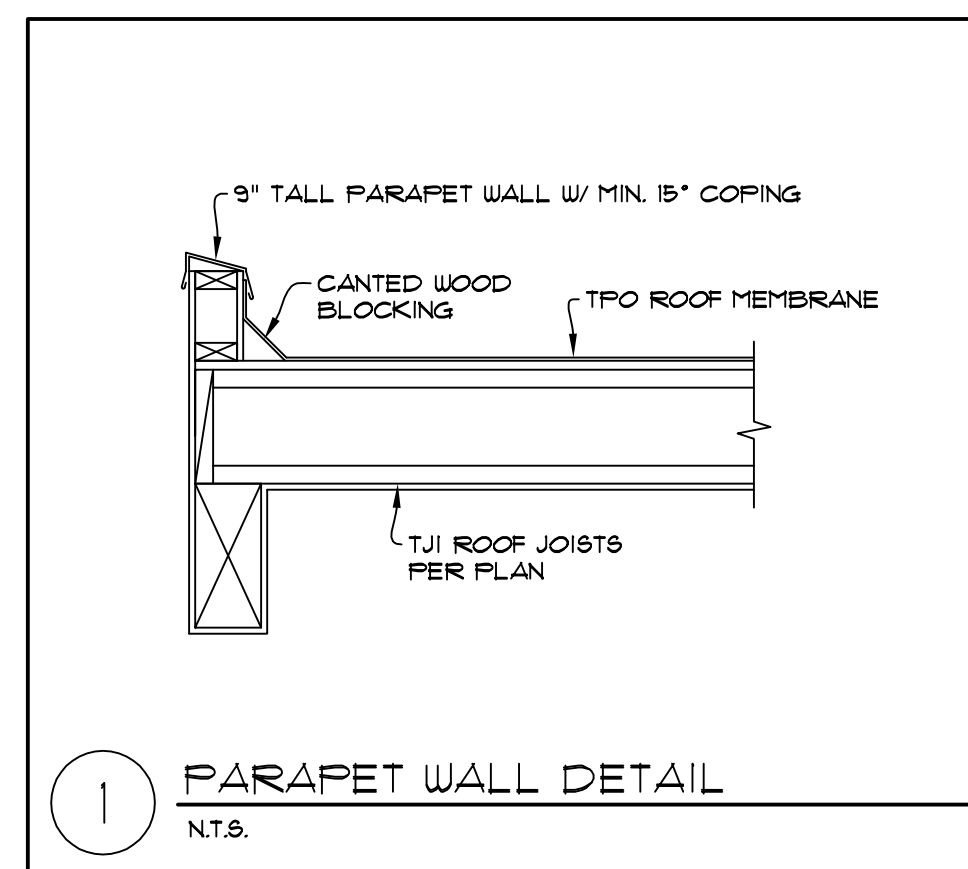
HOUTCHENS CARPORT
6024 SE 22nd ST
MERCER ISLAND, WA 98040

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

SHEET NO.
A1



PRIOR TO FINAL INSPECTION RESTORE LANDSCAPE AT ALL AREAS WITHIN PERIMETER OF DISTURBANCE NOT ALREADY COVERED BY BUILDING FOOTPRINT AND/OR HARDSCAPE. NEW LANDSCAPE TO COMPLY WITH ANY STANDARDS SET FORTH BY MICC 19.07.160(B)(2)(d).



FR A2	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
CF A2	CARPORF FLOOR 4" CONCRETE SLAB ON GRADE w/ 6x6 W-4x4 WLF 6 MIL VAPOR BARRIER 4" GRANULAR FILL

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

JOB NO: 20-020
DATE: 4/05/22
DRN. BY: MM
REVISED: 6/28/22

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

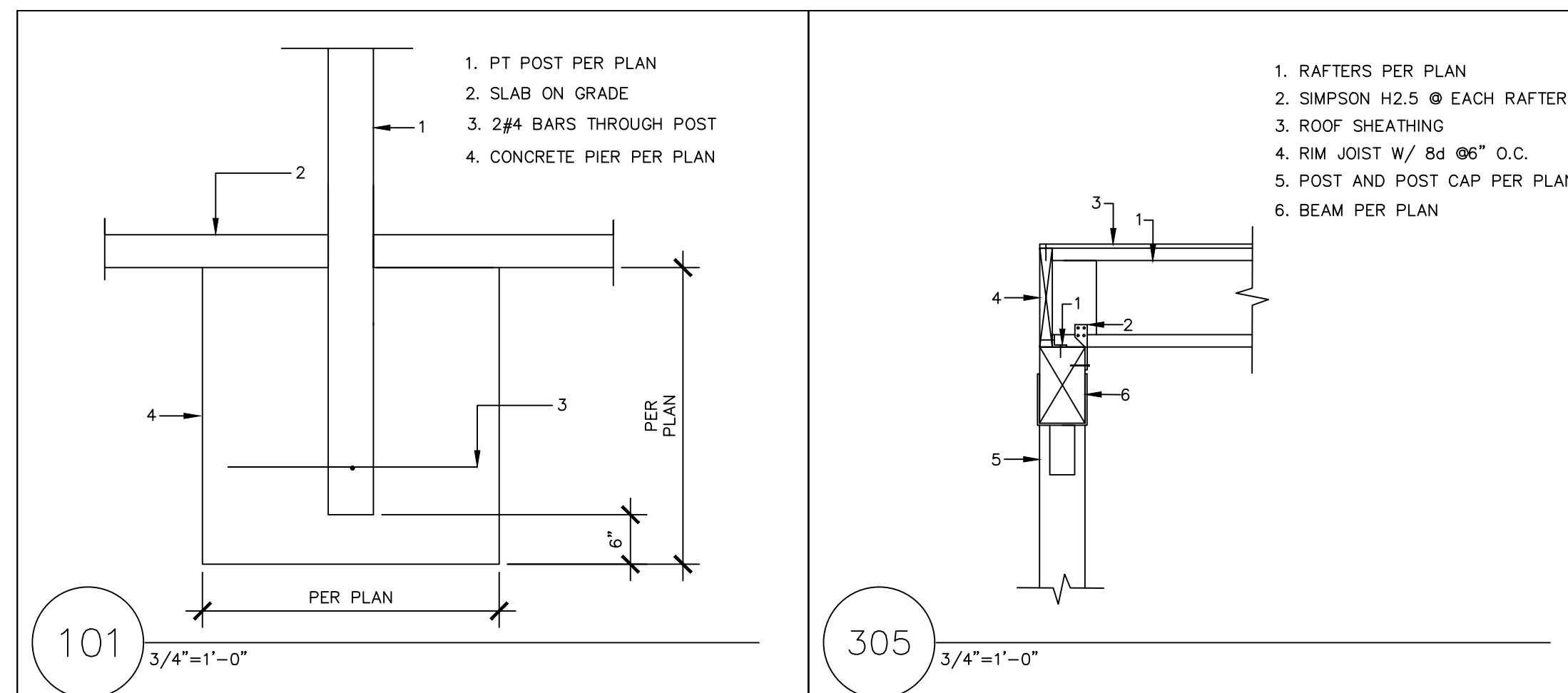
- WIND LOAD: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B
- SEISMIC: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I_e=1.0
MAPPED SPECTRAL 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