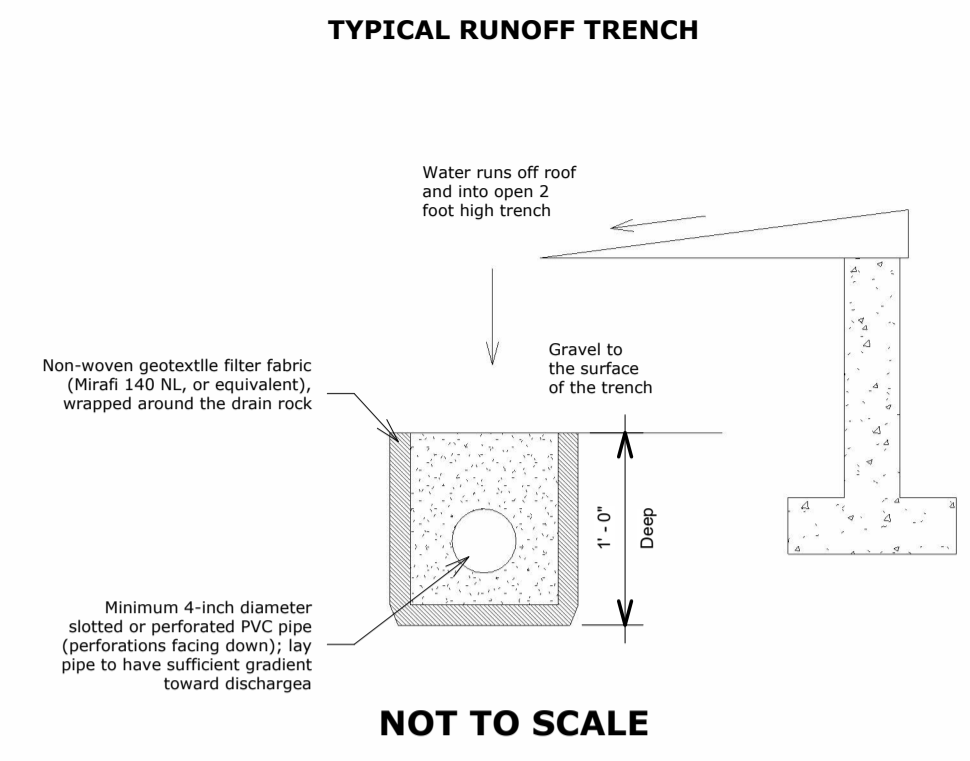


NOTE: NO TREES WILL BE REMOVED &/OR NO TREE DRIPLINES WILL BE DISTURBED DURING OUR CONSTRUCTION PROCESS

SETBACK DETERMINATION
 AVERAGE LOT WIDTH: 105'
 TOTAL SIDE SETBACKS: 17% OF LOT WIDTH (105')=17.8 = (17' 10")
 MINIMUM INDIVIDUAL SIDE SETBACK = 33% OF THE TOTAL SIDE SETBACK (17.8)= 5.87 = (5' 10")
 EXISTING STRUCTURE IS +25 FT HIGH FROM EXISTING GRADE
 THEREFORE MINIMUM SIDE SETBACK IS 10' (10' > 5' 10")

BUILD AREAS AVERAGE ELEVATION HEIGHT OF EXISTING GRADE 189' FINISH GRADE NOT TO BE ALTERED AND WILL REMAIN AT 189'



- Notes:**
- 1.) Runoff trench is to be placed around the perimeter of the structure to route water to pipes leading to the footing drain. A four-inch slotted pipe should be at the base of the trench. Perforated or slotted rigid PVC pipe should be tight jointed and laid with perforations or slots down. Do not replace rigid PVC pipe with flexible corrugated plastic pipe.
 - 2.) Trench should be 1 foot deep
 - 3.) The geotextile filter fabric should be placed around the drain rock as shown, and not wrapped directly around the pipe. The surface of the trench should be open, and then be filled with gravel to the surface.
 - 4.) Water from the perimeter trench should be routed to a pipe to south-east footing drain

1 SITEPLAN
1" = 20'-0"

EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE		EXISTING HARDSCAPE COVERAGE		PROPOSED HARDSCAPE COVERAGE		YARD COVERAGE	PARCEL NUMBER:	DATE:	REV. DATE:	MD22-50 BOB CHANG & CATHERINE NGUYEN DECK PROJECT 9405 SE 47th St Mercer Island, WA 98040
LOT	13102	LOT	13102	LOT	13102	LOT	13102	PERCENT	192300-0100	05/23/2022	XX-XX-XXXX	
RESIDENCE	1410	RESIDENCE	1410	RETAINING WALLS	224	RETAINING WALLS	224					LEGAL DISCRPTION: DAWN VISTA TGW AN UND INT IN TRACTS A THRU D Plat Block: Plat Lot: 10
ATTACHED GARAGE	580	ATTACHED GARAGE	580	STAIRWAY & LANDING (TO BE REMOVED)	63							
DRIVEWAY'PATHWAY	690	DRIVEWAY'PATHWAY	690	STONE STEPS	33	STONE STEPS	33					MASTERDECKS LLC 16910 59TH AVE NE SUITE 215ARLINGTON, WA 98223 PH: 425.256.2176
				EXISTING DECK	483	PROPOSED DECK	483					
				EXISTING STAIRS	45	PROPOSED STAIRS	45	73.7				MASTERDECKS LLC 16910 59TH AVE NE SUITE 215ARLINGTON, WA 98223 PH: 425.256.2176
TOTAL SQFT.	2680	TOTAL SQFT.	2680	TOTAL SQFT.	848	TOTAL SQFT.	785					
TOTAL %	20.4	TOTAL %	20.4	TOTAL %	6.4	TOTAL %	5.9					MASTERDECKS LLC 16910 59TH AVE NE SUITE 215ARLINGTON, WA 98223 PH: 425.256.2176
35% MAX LOT COVERAGE= 4585.7 - SF ALLOWED				9% MAX HARDSCAPE COVERAGE= 1179.1 - SF ALLOWED								



MASTERDECKS LLC
MASTEL836BZ
EXP 1/23

MD22-50 CHANG/NGUYEN
Bob Chang & Catherine Nguyen
9405 SE 47th St
Mercer Island, WA 98040

Revision Schedule	
Revision Number	Revision Date

PROJECT CONTACT:
RYAN QUINN
206.518.2786
DATE:
11/1/2022 8:58:12 AM
DRAWN BY:
TYLER GRAVES
SCALE:
As indicated
PARCEL NO:
192300-0100
LEGAL :
DAWN VISTA TGW AN UND INT IN TRACTS A THRU D
Plat Block:
Plat
Lot: 10

SITEPLAN

A101.1