

Non-Conforming Use Justification for Proposal.

301 S 6<sup>th</sup> St, Mount Vernon Deck Addition Proposal

Our goal is to add a 300 square foot deck above an existing driveway that will have a water runoff system to double as a carport. The deck will be located fully within the plat boundaries however it will also fall within the required 20 foot setback. The proposed location is on the North side of the property adjacent to Washington Street. As seen in the photos, the deck will be located fully above an existing driveway. It will be located within an area outlined by the northern and western walls of the existing structure and will not exceed these boundaries. As the plans show, every effort has been made to ensure that we will be in full compliance with current building codes.

## **Project Description**

The project is to build an attached rectangular deck at the second story floor level of an existing house. The deck will be adjacent to the house on two sides and will be above a driveway entrance to the two car garage. The deck will be 15' by 20'. The deck is intended to provide a weather proof covering over the parking area below.

The deck surface will be composite deck boards. Weather proofing to keep the area under the deck dry, including the deck framing will be achieved using the Trex Rainescape system. This system is installed above the deck framing immediately below the deck flooring and is a water proof draining system.

The underside of the deck will be covered with tongue and groove boards fastened to the underside of the deck framing. Vents will be installed in each joist bay to provide ventilation for the deck framing.

Access to the deck from the second story of the house will be provided by newly installed french doors opening onto the deck.

The deck is designed for 40psf live load and 15psf dead load. The main beam and joists have been sized to meet a deflection of L/360 or better.

## **Deck Attachment and Framing**

The deck will be attached to the house along it longer side using a pressure treated 2x10 ledger board lag bolted to the house framing and two lateral load connection devices.

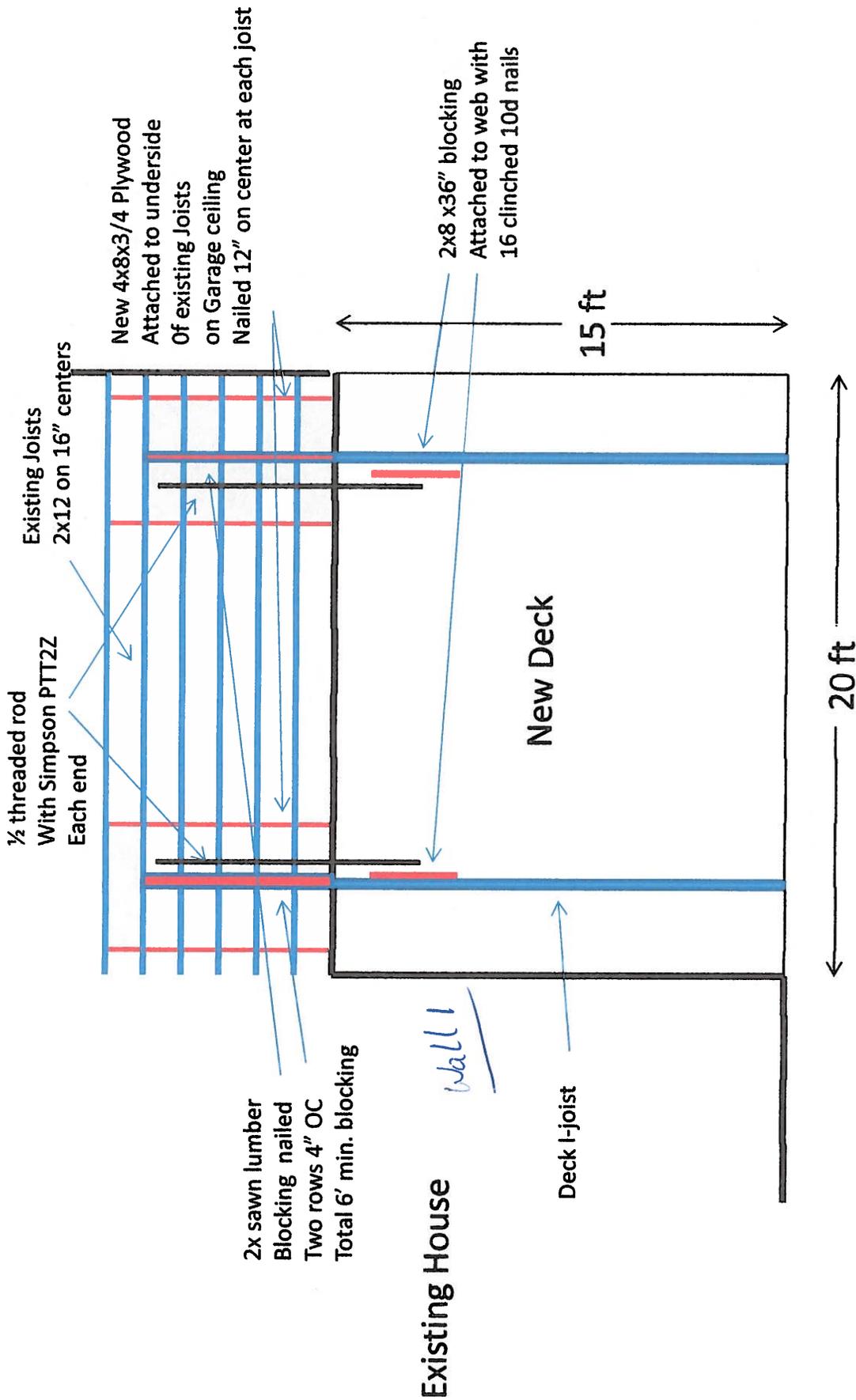
The opposite side of the deck will be supported by a main beam setting on two posts. One post will be freestanding on the concrete drive, and the other will be attached to the house corner using lag bolts and setting on at existing concrete structure. These posts will be pressure treated lumber.

The main beam, rim beam and joists will be engineered lumber. The engineered lumber will be enclosed in a dry environment created by the Trex Rain Escape System in the top, T&G siding on the bottom, and cedar sheathing on the outer edges. Each joist bay will be ventilated from the bottom. All fastening surfaces on the deck top surface will be protected using butyl rubber tape.

All fasteners will be galvanized and structural connectors will be appropriate per Simpson Strong Tie. Two lateral load connectors will be provided per code requirements. All other aspects of the deck and railing design are per applicable codes.

Wall 2

# Deck Lateral Load attachment Existing Dining Room above, garage below

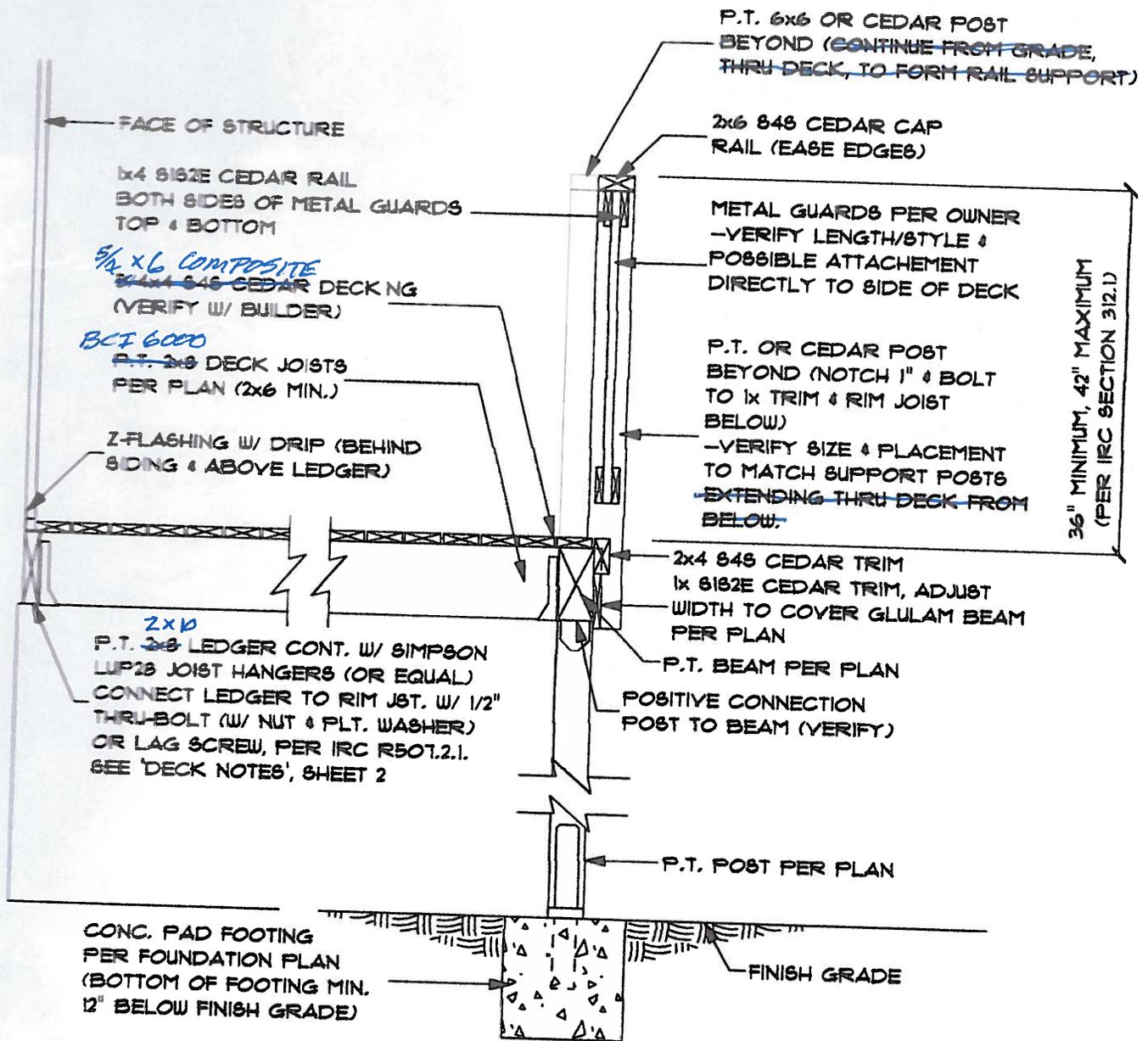


Existing House & Proposed Deck  
4' Bldg Setback

wall 2

wall 1



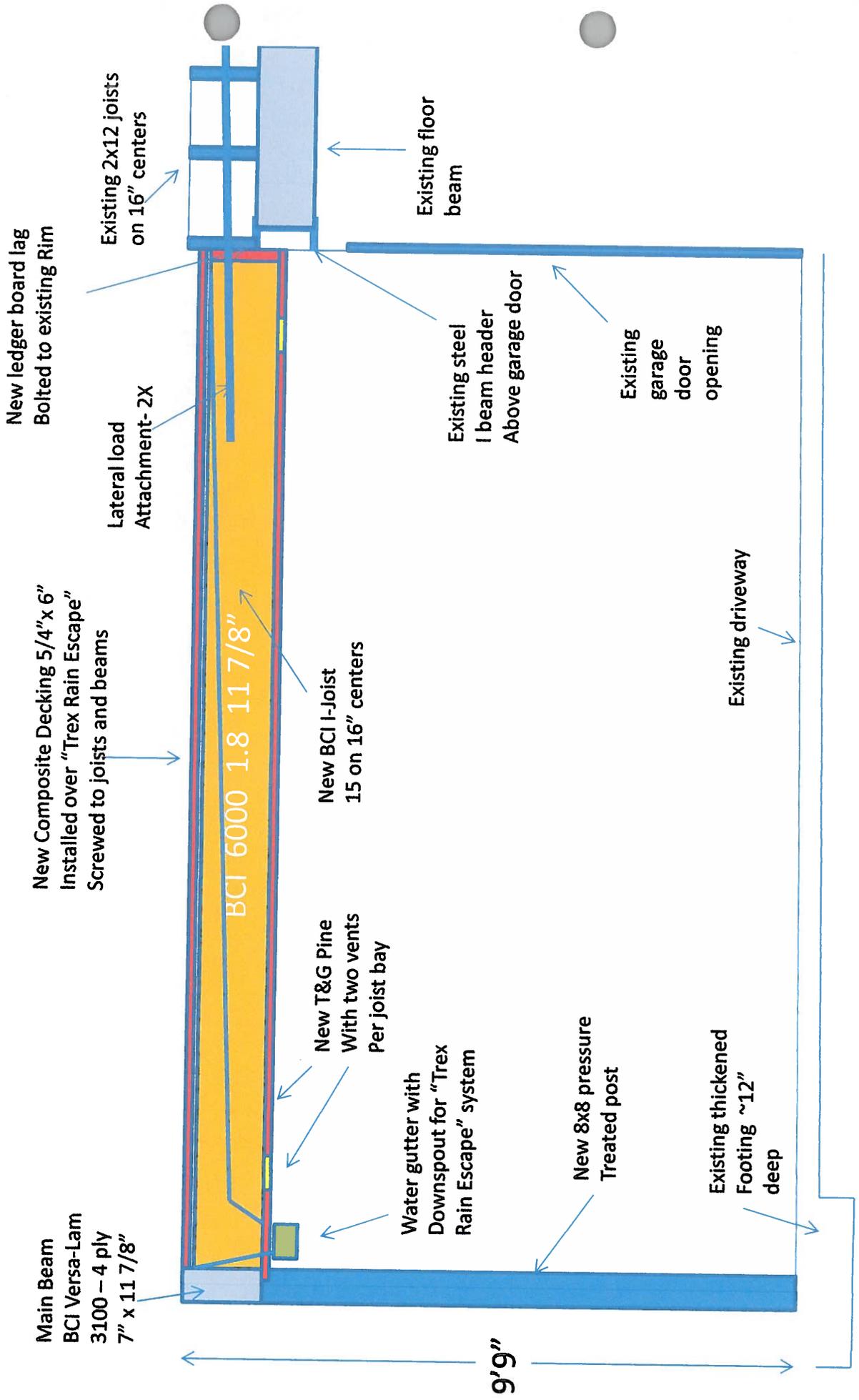


# DECK DETAIL

SCALE: 3/4" = 1'-0"

Live Load 40 psf  
Dead Load 15 psf

### New Deck Details

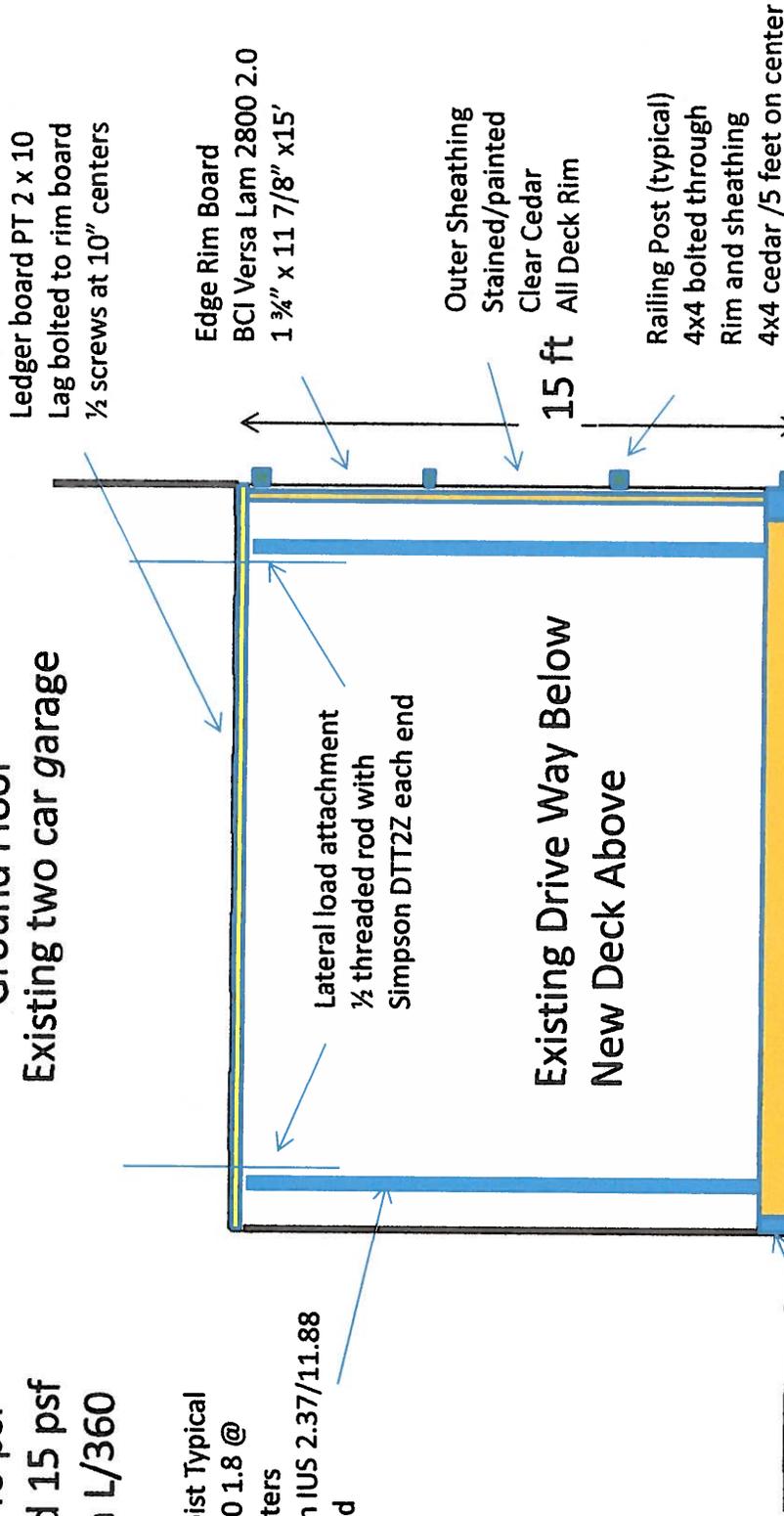


Live Load 40 psf  
Dead Load 15 psf  
Deflection L/360

Ground Floor  
Existing two car garage

Floor Joist Typical  
BCI 6000 1.8 @  
16" centers  
Simpson IUS 2.37/11.88  
Each End

Main  
House



Post PT 4x8  
Lag bolted to  
Building corner  
Resting on existing  
Concrete pier

Main Beam-uniform load  
Total 413 lbs/ft  
Live 300 lbs/ft  
BCI Versa Lam 3100 2.0E  
7" x 11.7/8" x 20'  
Bearing Length 2"

Post- Point Load  
8250 lbs  
8x8 PT Post  
Top Attachment  
Simpson ECCL  
Bottom  
Simpson ABA44Z

Ledger board PT 2 x 10  
Lag bolted to rim board  
1/2 screws at 10" centers

Edge Rim Board  
BCI Versa Lam 2800 2.0  
1 3/4" x 11 7/8" x 15'

Outer Sheathing  
Stained/painted  
Clear Cedar  
All Deck Rim

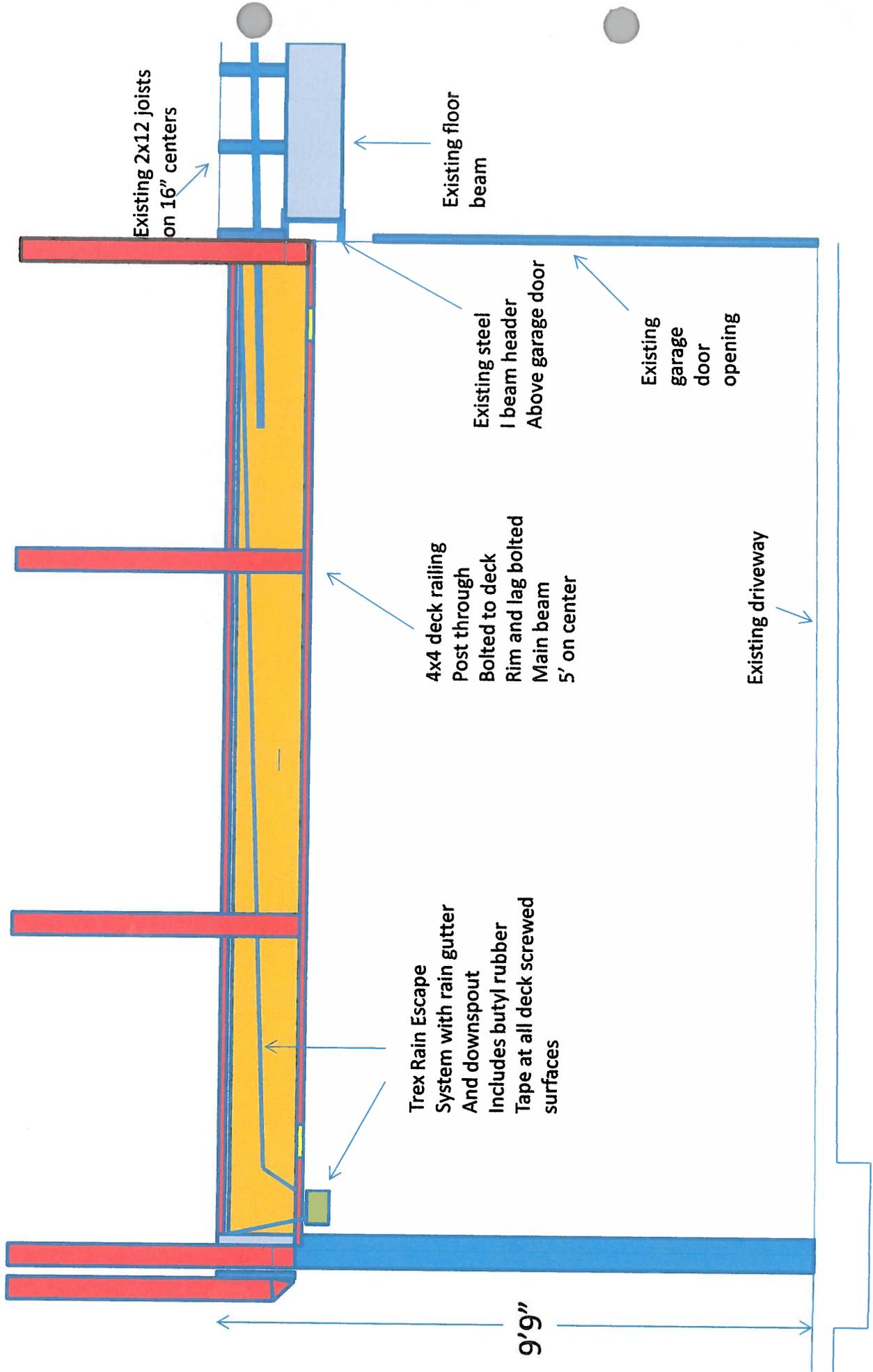
15 ft

Railing Post (typical)  
4x4 bolted through  
Rim and sheathing  
4x4 cedar /5 feet on center

20 ft

Live Load 40 psf  
Dead Load 15 psf

### New Deck Details



**AUDITOR'S CERTIFICATE**



200607230007  
 Shaght County Auditor  
 7/23/08 Page 1 of 1 9:15AM

AT THE REQUEST OF SORBAU ENGINEERING & SURVEYING P.L.L.C.

*Shaght County Auditor*  
 Shaght County Auditor

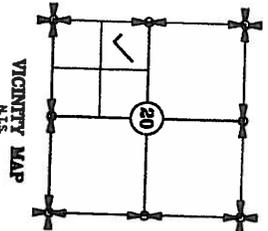
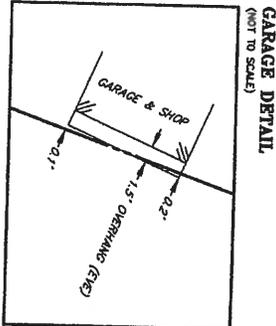
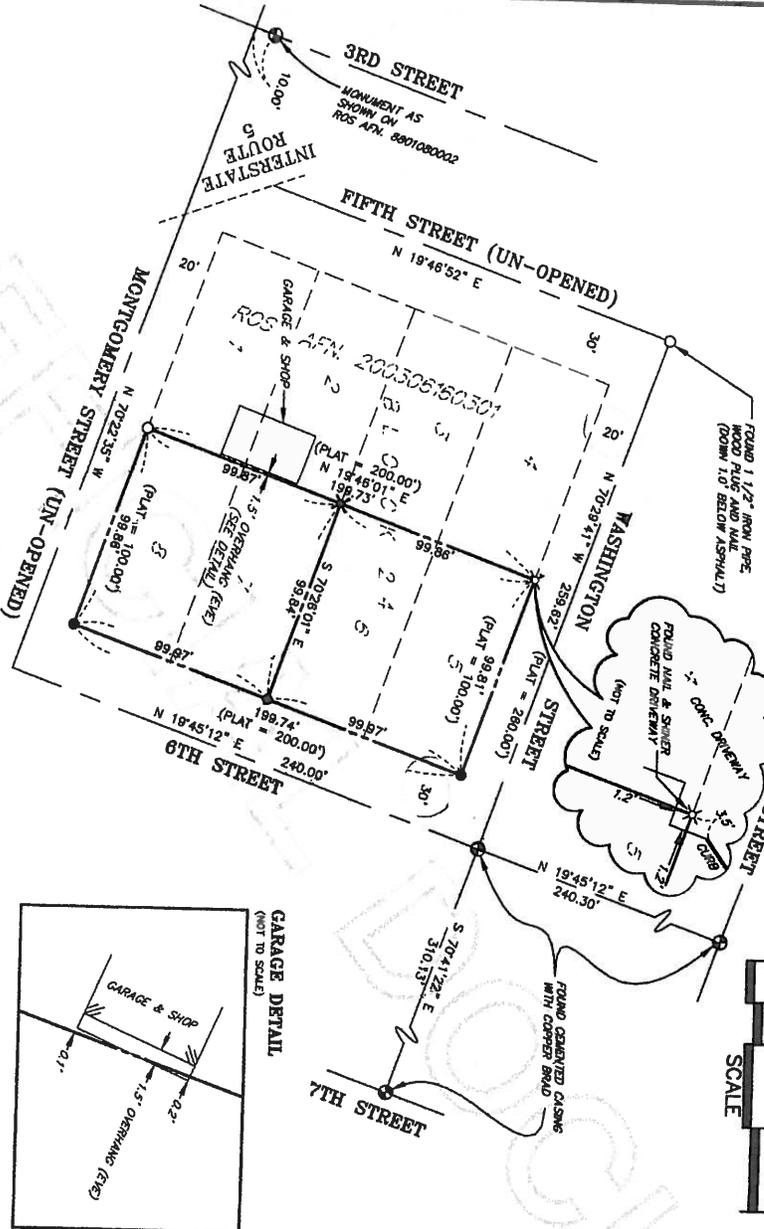


**NOTES**

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SORBAU 2825
- INDICATES EXISTING REBAR OR IRON PIPE FOUND - SURVEY NUMBER SORBAU 2825
- INDICATES MAIL AND SHOWER CONCRETE DRIVEWAY (NOT TO SCALE)
- INDICATES EXISTING MONUMENT IN CASE FOUND
- THE DESCRIPTION FOR THIS SURVEY IS PER STATUTE WARRANTY DEED, RECORDED UNDER A.F. NO. 2006080000, RECORDS OF SHERIDAN COUNTY, WASHINGTON.
- BASE OF BEARING: ASSUMED S 70°41'22" E ALONG THE CENTERLINE OF WASHINGTON STREET BETWEEN FOUND MONUMENTS AT 6TH STREET AND 7TH STREET.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SLAVEY PROCEDURE: STANDARD FIELD TRANSFER.
- THIS SURVEY WAS REQUESTED BY MARIO A. DEL NAGRO.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 32A.10. THESE INDICATORS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNLAWFUL OCCUPATION. THE SURVEYOR HAS NO RECORD OR REASON TO BELIEVE THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD, AND THEREFORE HAS NOT INDICATED THESE LINES OF OCCUPATION TO THE DEED LINES OF RECORD OR INFLUENCED BY THIS SURVEY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REPRESENT ALL OF THE FOLLOWING WHICH ARE THE RESPONSIBILITIES OF THE SURVEYOR: RESTRICTIVE COVENANTS, EASEMENTS, ENCUMBRANCES, UNRECORDED INTERESTS, UNRECORDED EASEMENTS, UNRECORDED ENCUMBRANCES, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
- LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING FOUND MONUMENTS.
- PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD AND SHERIDAN COUNTY RIGHT TO FIRM ENFORCEANCE. SEE 5RD AND 6TH SUDSUDSUDSUDS.

**DESCRIPTION**

THAT PORTION OF BLOCK 24, 'GATES' SECOND ADDITION TO MOUNT VERNON MAP OF MOUNT VERNON' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS THEREOF, RECORDS OF SHERIDAN COUNTY, DESCRIBED AS FOLLOWS, ACCORDING TO THE PLAT THEREOF RECORDED: BEING AT THE WEST SOUTHERLY CORNER OF SAID BLOCK 24; SAID BEING CORNERLY ALONG THE WESTERN LINE OF 6TH STREET TO THE NORTHEAST CORNER OF THENCE WESTERLY ALONG THE SOUTHERLY LINE OF WASHINGTON STREET 100 FEET; BLOCK 24; THENCE SOUTHERLY PARALLEL WITH 6TH STREET TO THE SOUTHERLY CORNER OF THE TRACT SITUATED TO THE FRONT OF BECOMING, (ALSO KNOWN AS LOTS 5, 6, 7 AND 8 OF BLOCK 24)



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LAND AND GARY DEL NAGRO.

FOR: MARIO A. DEL NAGRO  
 SORBAU ENGINEERING & SURVEYING P.L.L.C.  
 2118 EVERETT DRIVE S.W. STE. 200  
 BOUNTY VERNON, WA 98273  
 PHONE 509-424-5566

DATE: 7-23-08



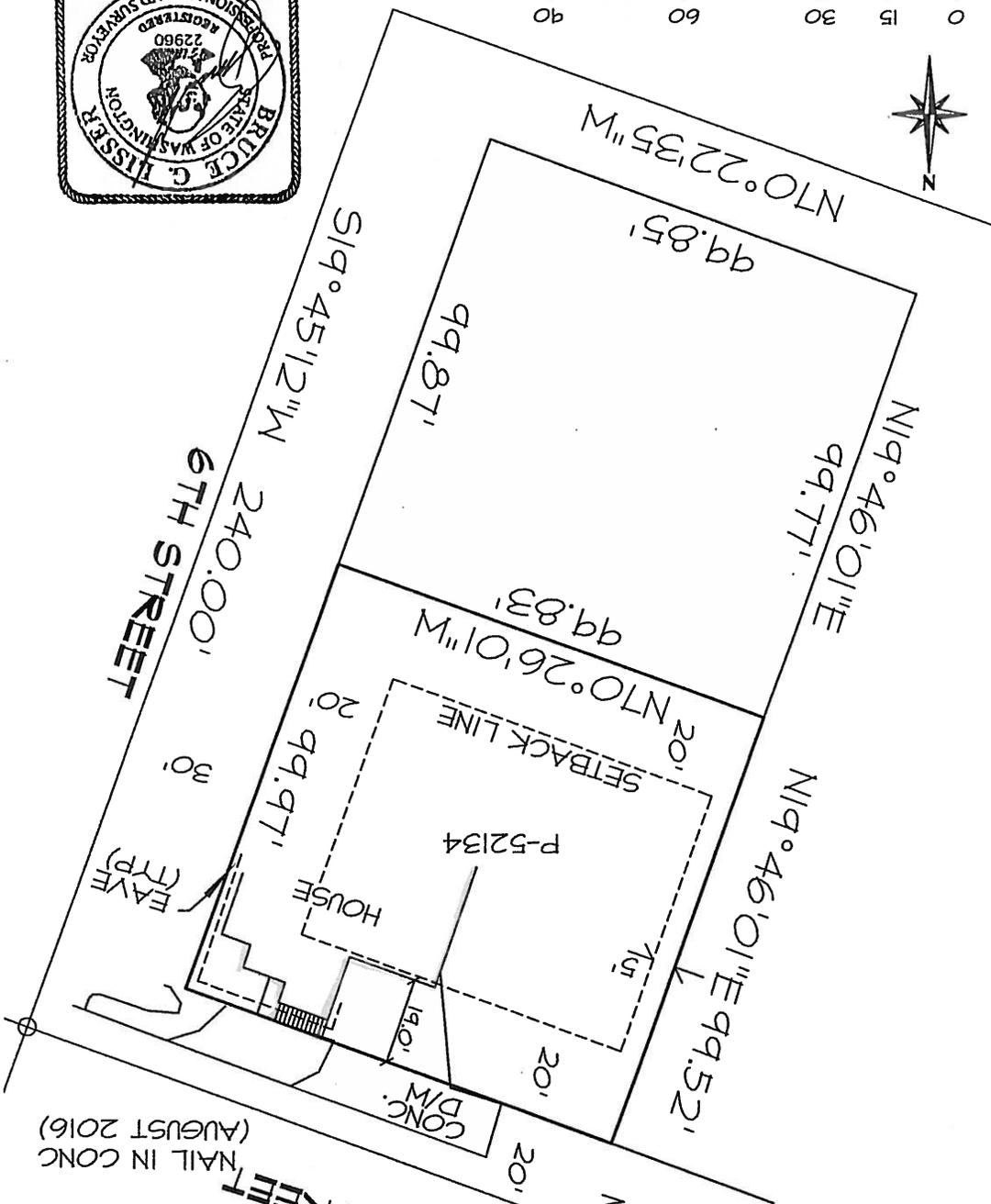
SHEET 1 OF 1

**SURVEY OF LOTS 5-8, BLOCK 24, IN GATES' SECOND ADDITION TO MOUNT VERNON, MAP OF MOUNT VERNON, SEC. 20, T. 34 N., R. 4 E., W.M. MOUNT VERNON, WASHINGTON FOR: MARIO AND GARY DEL NAGRO**

FR. 273 PG. 14	SORBAU ENGINEERING & SURVEYING P.L.L.C.	SCALE: 1" = 40'
INTERDIAN: ASS'IED	SHERIDAN COUNTY AUDITOR	JOB NO.: 4826

SITE MAP  
301 6th STREET

MAPPING FROM  
R05 A.F. NO 200807230004  
WASHINGTON STREET  
N10°41'22"W 259.62'  
NAIL IN CONC  
(AUGUST 2016)



LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98278 360-419-1442  
FB.385 Pg.32  
MERIDIAN, ASSUMED



SCALE: 1" = 30'  
DWG. 16-088 R05