



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: July 10, 2018

	Alderwood Water District – (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)		Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")		Snohomish Co. Planning & Dev. Svc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(<i>Postcard/Notice only</i>)		Snohomish Co. Public Works (Shannon Flemming)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)		Snohomish Health District (Bruce A. Straughn)
	Community Transit (Kate Tourtellot)		Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		Tulalip Tribes – (Zachary Lamebull)
	Dept. of Natural Resources (James Taylor)		Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Mike Pattison)		Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)		WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)		WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission (<i>Postcard Only</i>)
	National Marine Fishery Service	X	Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Summerfield) (<i>Ordinances Only</i>)	X	Parties of Interest
	Pilchuck Audubon Society (President)	X	Parties of Record
	Port of Everett (Graham Anderson)		Property Owners within 300' (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: SFR-ADU-2018-002

PROPONENT: Mauricio Zatarain

PROJECT NAME: 932 2nd St. LLC Accessory Dwelling Unit

PROJECT DESCRIPTION: The proposal is to construct a 698 sf attached Accessory Dwelling Unit (ADU). The proposed ADU will be constructed in concurrence with construction of a single-family dwelling unit on the property that will be under a separate building permit. The proposal includes off-street parking and a separate access entrance for the accessory dwelling unit.

FILE NO.: SFR-ADU-2018-002

PROPONENT: Mauricio Zatarain

PROJECT NAME: 932 2nd St. Accessory Dwelling Unit

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS ()	X	Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
	Narrative Statement(s)	X	Other: Geotechnical Report

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Thursday, July 26, 2018 to Garrett Jensen, Assistant Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Garrett Jensen
Assistant Planner

7/10/18
Date

RESPONSE SECTION:

☐ Comments Attached

☐ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES __ NO __



**Notice of Application
for 932 2nd St. LLC
Accessory Dwelling Unit
at 934 2nd Street
by Mauricio Zatarain**

Mauricio Zatarain, on the behalf of **932 2nd Street LLC**, applied for an Accessory Dwelling Unit (ADU) with the City of Mukilteo on May 1, 2018. The City determined the application complete on July 5, 2018. This application and all supporting documents are available at City Hall for public viewing SFR-ADU-2018-002.

Description of Proposal: The applicant proposes to construct one single-family residence with an attached accessory dwelling unit (ADU). The proposed ADU will occupy 698 SF of living space. The proposal includes off-street parking and a separate dwelling entrance for the ADU.

Location of Proposal:

LOTS 4, 5 AND 6, BLOCK 2, BAY VIEW ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNT, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALLEY (FIRST LANE) WHICH WOULD ATTACH BY OPERATION OF LAW. ALSO COMMONLY KNOWN AS 934 2ND STREET.

Environmental Documents Prepared for the Proposal:

- Geotechnical Hazard Assessment; prepared by Stratum Group, dated February 22, 2018

List of Required Permits:

- Land Use Permit
- Engineering Permit
- Building Permit
- Any State & Federal Permits (if applicable)

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period:

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, Washington 98275. Contact: Garrett Jensen, Assistant Planner, at (425) 263-8046. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Thursday, July 12, 2018

Comment Period Expiration: Thursday, July 26, 2018

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing:

There will not be a public hearing conducted on this project.

Appeals:

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person:

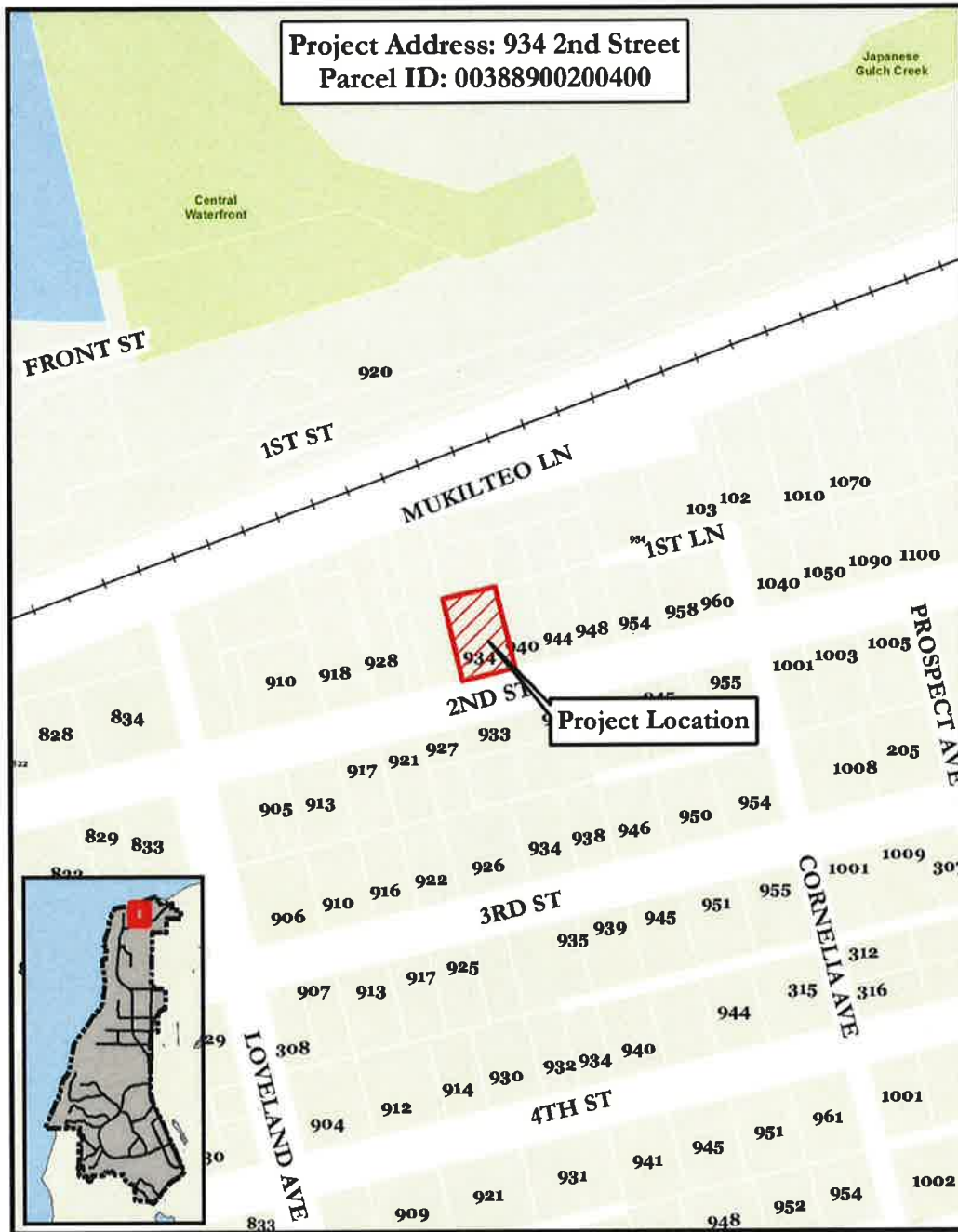
Garrett Jensen, Assistant Planner (425) 263-8046

Signature: _____


Garrett Jensen, Assistant Planner

Date: _____

7/10/18



Location Map

Date Issued: Thursday, July 12, 2017
Comment Period Expires: Thursday, July 26, 2018

Pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File

RECEIVED

Date stamp

MAY 01 2018

CITY OF MUKILTEO

11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068**Land Use Permit Application**PPR # _____
SEPA # _____
Misc # _____

Applicant: MAURICIO ZATARAIN Owner: _____
 Address: 9255 SUNSET BLVD Address: _____
#1000
 Phone: 310.526.8500 Phone: _____
 Project Address: 934 2ND ST., MUKILTEO WA 98275

Legal Description of Property: LOTS 4, 5 & 6, BLOCK 2, BAY VIEW ADDITION TO THE TOWN OF MUKILTEO, VOL. 2 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH CO., WA. TOGETHER W/ PORTION OF ALLEY ATTACHED PER CITY ORD

Key Contact Person: MAURICIO ZATARAIN Phone: 310.526.8500
 Fax: _____

#1055 REC
AFN 200209171215**Project Type:**

- | | | |
|---|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input checked="" type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: SINGLE FAMILY DWELLING Proposed Use: SINGLE FAMILY DWELLING
 Total Site Area: 8,700 Landscaping Area: _____
 Building Foot Print Area: 2,954 sq.ft. Water District: _____
 Lot Coverage: 3,818 sq.ft. Sewer District: _____
 Parking Provided: 3 COVERED, 1 IN DRIVEWAY # of Proposed Units: 2
 Building Height: 29' (SEE BLDG. HT. WORKSHEET A-4.0) Comp Plan Designation: _____
 Gross Floor Area by Uses: MAIN HOUSE: 2,525 Zoning: _____
A.O.U.: 698

Pre-application Meeting Held: (Y/N; date) PHONE CONF. FEB 14, 2018. NOTES SENT MARCH 1ST.

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Applicant/Authorized Agent Signature

Date

Owners Signature

Date

RECEIVED

MAY 01 2018

CITY OF MUKILTEO



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000
Fax (425) 212-2068

Accessory Dwelling Unit Supplemental Application Form

Date: 5/1/2018 Application Number: _____

Fee Received: \$ _____ ☐ Cash ☐ Check ☐ Other Receipt #: _____

1. Name of Project: ERICKSON RESIDENCE

2. Applicant is: ☐ Owner ☒ Authorized Agent for Owner

Name: MAURICIO ZATARAIN

Address: 9255 SUNSET BLVD.

WEST HOLLYWOOD 90069

Phone: (310) 526-8500

3. Legal Description of Property (may be attached): _____

4. Assessor's Tax Number of all property involved in the application:
00388900200400

5. Existing Zoning: _____

6. Existing Comp Plan Designation: _____

7. Type of ADU: ☒ Interior ☐ Attached ☐ Detached

8. Number of Parking Stalls on the Property: 3 COVERED, 1 IN DRIVEWAY

9. ADU Status: ☐ Pre-Existing ☒ New

10. Square footage of existing ^{PROPOSED} residence: 2,525 SQ. FT.

11. Square footage of proposed ADU: 698 SQ. FT.

12. Number of Bedroom in ADU: 1

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APR 05 2018

CITY OF MUKILTEO

STRATUM GROUP

P.O. Box 2546
Bellingham, WA 98227

February 22, 2018

Jamie Erikson
C/O Harkins Construction
P.O. Box 1191
Snohomish, WA 98290

Re: **Geologic Hazard Assessment**
934 2nd Street, Mukilteo, WA
Snohomish County Parcel #00388900200400

Dear Ms. Erikson,

This geologic hazard evaluation was conducted to assess the risk of erosion and landslide hazards on the subject property. It is our understanding that you are planning a new home on the site. There is currently a home located on the site.

The subject property is located on a gentle slope area that does not meet the criteria for a geologic sensitive area per Mukilteo Municipal Code 17.52A.020. However, a steep slope on the adjacent property to the north does meet the criteria for a geologically sensitive under Mukilteo Municipal Code 17.52A.020.H due to slopes exceeding 40 percent grade with a vertical relief of greater than 10 feet.

Based on our geology hazard assessment, it is our opinion that a new home can be located on the subject property as long as it is setback at least 25 feet from the top edge of the steep bluff. Furthermore, it is our opinion that the proposed development will not increase the risk of landslide or erosion hazards on or off site, as long as the recommendations of this report are followed. Continued soil raveling, soil creep as well as potential 2- to 4-foot thick shallow landslides should be expected on the steep slope on the adjacent property.

This geologic hazard assessment included a field inspection of the subject property and vicinity including the steep slope. Our evaluation also included review of historic aerial photographs, available geologic mapping, lidar (light detecting and ranging) imagery and our own notes and observations we have made in the vicinity of the site and at locations with similar geologic conditions.

GENERAL GEOLOGY

The Preliminary Surficial Geologic Map of the Mukilteo and Everett Quadrangle, Snohomish County Washington (Smith, 1976) indicates that the subject property is underlain by Vashon till. Vashon till is identified as Soil Type 1 in Table 1 under Mukilteo Municipal Code 17.52A.020 and therefore does not meet the criteria for a geologically sensitive area per Mukilteo Municipal

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934 2nd Street, Mukilteo, WA
Geology Hazard Assessment

code. However, Distribution and Description of Geologic Units in the Mukilteo Quadrangle, Washington (Minard, 1982) is not consistent with above described mapping (Smith, 1976). Minard (1982) mapped two units at the or very near the subject property, the Whidbey Formation and Transition Beds (Figure 1).

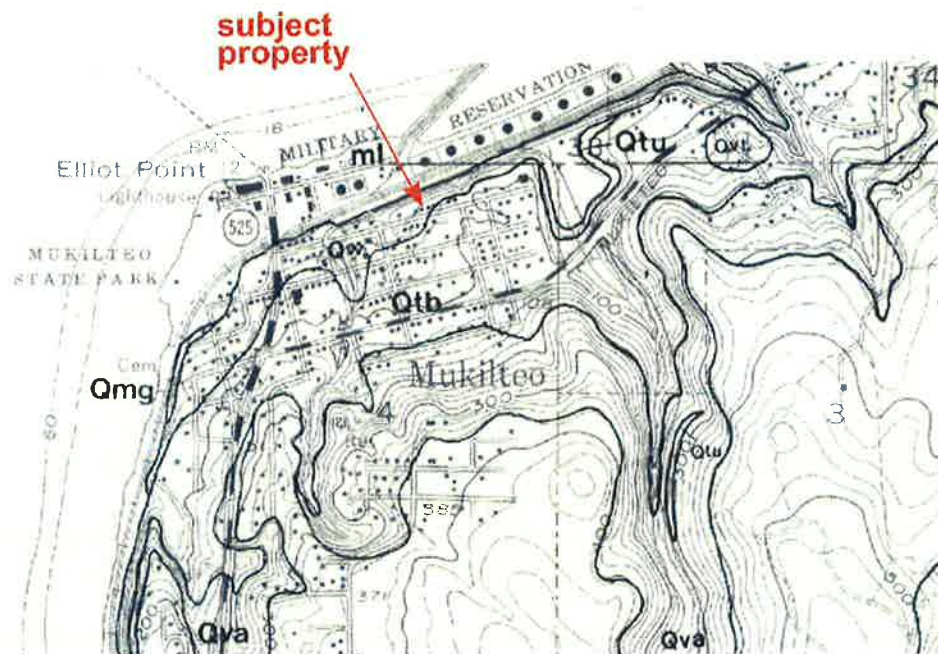


Figure 1. Clipped and annotated geologic map showing the subject property location. Qw= Whidbey Formation, Qtb= transition beds, Qva= Vashon advance outwash, Qvt= Vashon till, Qtu= pre-Vashon till, ml= modified land

The Whidbey Formation is described as cross-bedded sand that is medium- to coarse-grained and very compact. The unit commonly exhibits contorted bedding as well as peat beds or organic rich layers. Transition beds are described as glacial and nonglacial deposits that consist mostly of gray clay, silt, and very fine to fine sand that were mostly deposited in a lakes and fluvial systems prior to glacial ice advancing into the area.

Hand dug test pits on the property (upland area) and on the upper reaches of the steep slope revealed sandy silty gravel (Figure 2). The deposit is moderately dense and contained northern sourced rounded pebbles. No organic material was observed in the deposit. The bluff is colluvium derived from slope material and consisted of loose sand and gravel such that the underlying geologic units are obscured.

Based on the coarse grained nature of the soils on the upland, the lack of organic units and the northern sourced pebbles in the outwash, we interpret the unit underlying the upland area as transition beds or Vashon advance outwash.



Figure 2. Sandy silty gravel excavated from a hand dug test pit on the subject property.

SITE SPECIFIC OBSERVATIONS

The subject property is located on a broad gentle slope area that slope gently towards the north. To the south, the topography rises to a series of drumlin-controlled hills (Figure 3). The property is bounded on the north by a steep slope that slopes down to a low area between the base of the bluff and Puget Sound. Historic maps that the low area to the north has been present since at least the 1860s.

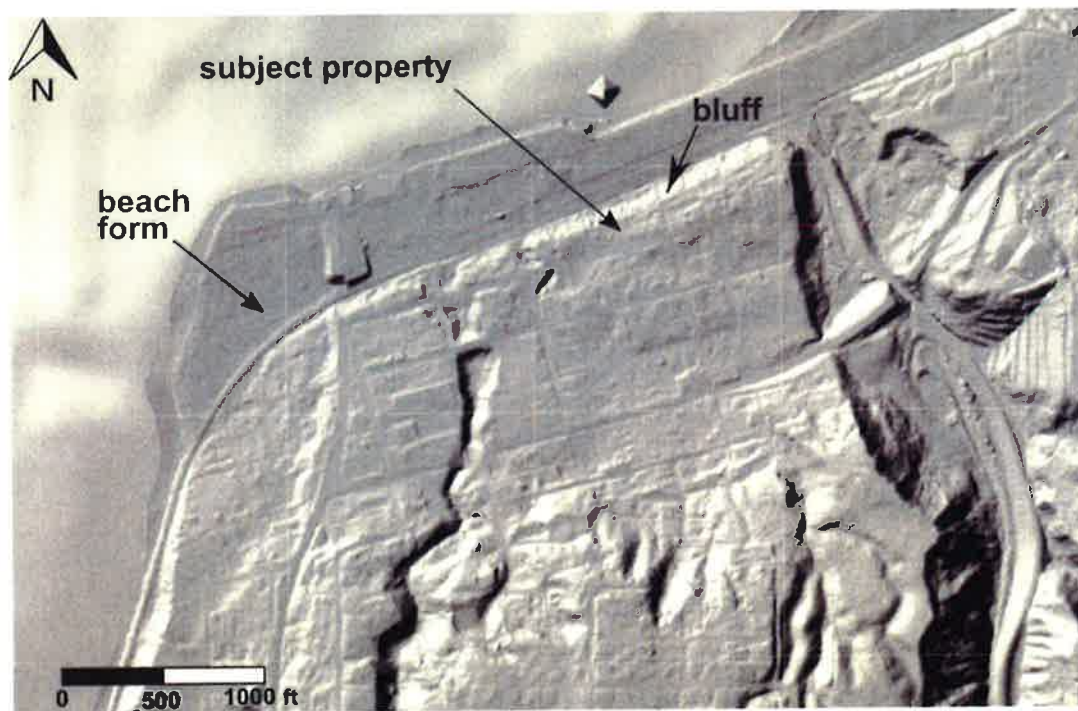


Figure 3. Annotated lidar hillshade image showing the subject property location and surrounding topography.

The subject property is approximately 125 feet long (roughly north-south) and approximately 70 feet wide (roughly east-west) for a total of 0.20 acres. The property is very gently sloping to the north at an angle under 5 degrees (Figure 3). The property is bounded to the north by a steep bluff. There is currently a single-family home on the property. The home is setback approximately 44 feet from the edge of the bluff. The deck on the back of the home is setback approximately 25 feet from the edge of the bluff (Figure 4). Stormwater is routed to a municipal system in 2nd Street. During our site visit in February 2018, there was a motor home parked in the driveway in the southeastern corner of property. Outside the building and driveway area, the site is mostly grassy lawn with a few bushes along the southern and western edges of the property. At the northwest corner of the property, there are three cedars trees as well as English ivy and Himalayan blackberry. A metal fence runs along western edge of the property and along the northern edge of the property where it has partially collapsed due to shallow slope movement on the steep slope to the north.

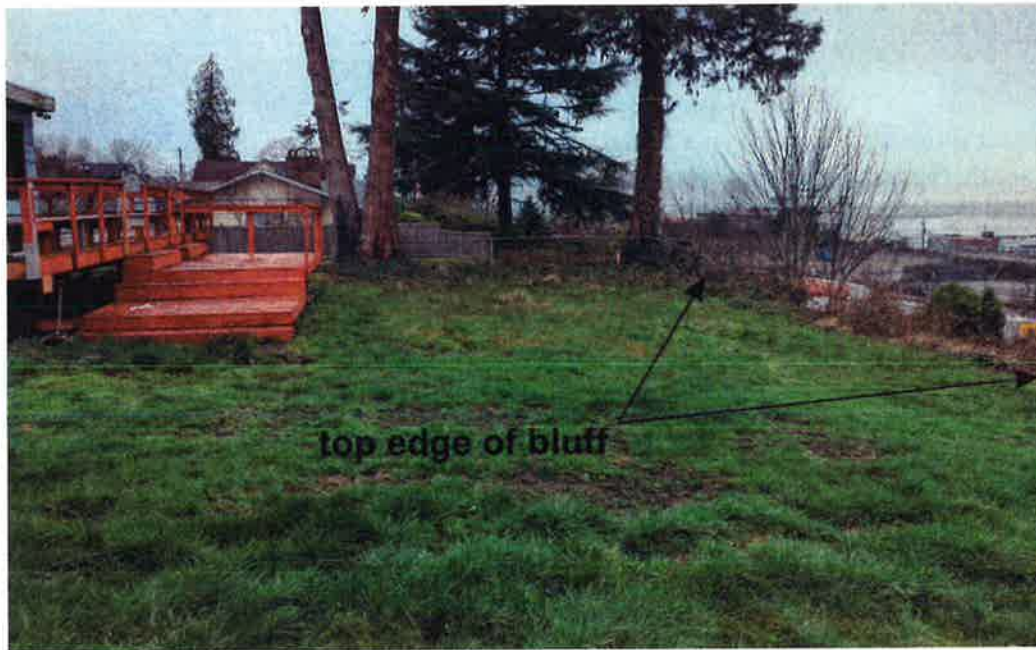


Figure 4. The very gently sloping backyard area and top edge of the steep bluff.

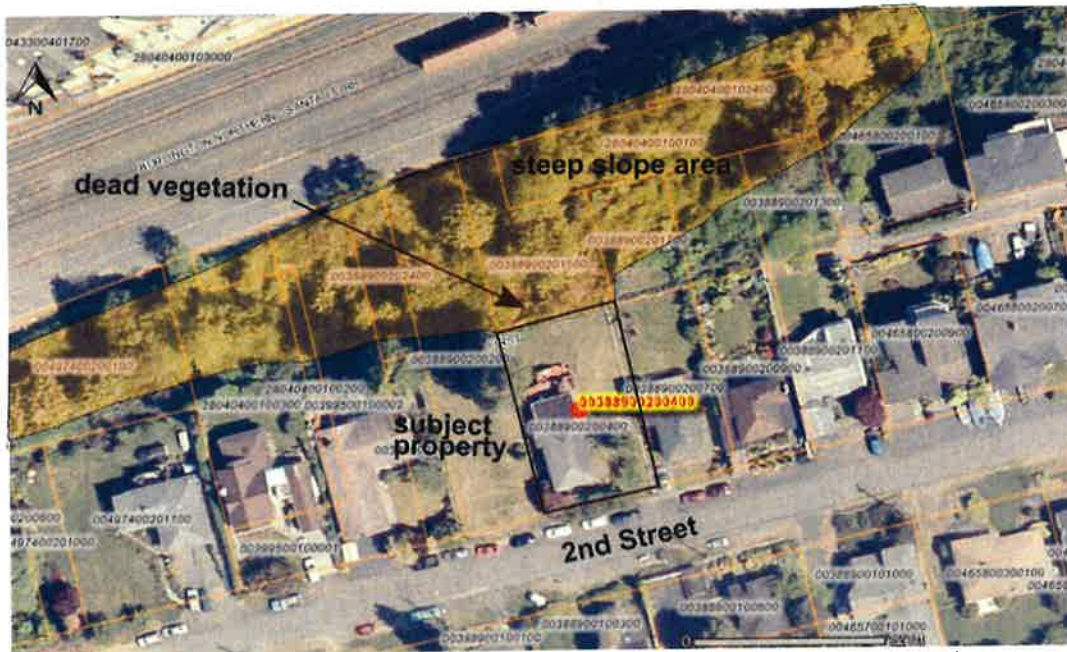


Figure 5. Annotated aerial photograph showing the subject property location and proximity to the steep coastal bluff. A small area of dead vegetation and debris are visible near the top of the bluff.

The steep bluff to the north of the property is located on an adjacent property (Figure 5). The bluff is approximately 40 feet high with a planar slope with an average angle of 33 degrees (65 percent) and a maximum angle of 36 degrees (73 percent). Vegetation on the slope consists of Himalayan blackberry, English ivy, big leaf maple, and other brush. During our site visit, we observed evidence of recent brush clearing on the upper portion of the slope with the clippings left on the slope.

GEOLOGIC HAZARD EVALUATION

The subject property is not located in a geologic sensitive area per Mukilteo Municipal Code 17.52A.020 or the Mukilteo Geologic Hazards Map. However, the site borders a steep slope that is in excess of 40 percent grade with a vertical rise greater than 10 feet and therefore meets the criteria of a geologic sensitive area per Mukilteo Municipal Code 17.52A.020.H. This geologic hazard evaluation considers the risk of landslide and erosion hazards on the steep slope to the proposed development and subject property and conversely, the impacts of the proposed development on the risk of landslides and erosion hazards on the slope.

During our site investigation, we observed evidence of shallow slope failures on the upper 20 feet of the steep slope characterized by ground fractures, shallow slumping, and raveling of exposed soils (Figures 6 and 7). Slumped blocks were between 1 and 4 feet thick with estimated volumes of between 0.5 to 1.5 cubic yards. Ground fractures were between 2 and 6 feet long and within 1 to 3 feet of the top edge of the bluff. A metal fence that once ran along the edge of the bluff has now partially collapsed down the slope (Figure 8). Using the fence as a reference, the top of the bluff has retreated at least 4 feet since it was constructed.

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934 2nd Street, Mukilteo, WA
Geology Hazard Assessment



Figure 6. Slumped material near the top of the bluff.



Figure 7. Visible ground cracks near the top of the bluff.



Figure 8. Damaged metal fence due to slumping on the slope below.

Based on our observations, it is our opinion that the recent slope failures were exacerbated by yard waste and debris being placed on the upper portion of the slope. When yard waste is left on a slope, it can create a dense wet mat of debris that not only kills vegetation on the slope but can place a load on the underlying soils. This can cause the underlying soil or the decayed mat of debris to slide.

Due to the steepness of the slope, minor shallow sliding, soil raveling and soil creep should be expected on this steep slope. However, in this case, the plant debris likely worked to further destabilize the steep slope. This is supported by our observations that the slope failure was limited to the recently cleared area where debris was left on the slope. Furthermore, Department of Ecology oblique aerial photos from 1976, 1992, 2000, 2006, and 2016 fail to show any evidence of exposed soil or other signs of slope failure on this bluff. However, we observed disturbed soil and vegetation on the lower slope from prior sliding not related to the recent brush clearing.

Therefore, future sliding should be expected on the slope in the form of 2- to 4-foot thick slumps and raveling, especially near the top of the bluff where ground fractures have already developed. Once the slope has revegetated completely, the frequency of sliding should decrease but the slope could become active again in the future, especially if the slope is disturbed.

During our site visit, we did not observe any evidence of previous, ongoing, or incipient deep-seated or long runout landsliding that could impact the road or railway below the site. Because of the compact nature of the underlying soils, it is our opinion that seismic loading on this slope could induce shallow failures slightly larger than the ones described above but not deep-seated catastrophic landslides.

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934 2nd Street, Mukilteo, WA
Geology Hazard Assessment

Over a long time period, the bluff will become more stable as the slope recedes back and the slope approaches an angle of repose for loose weathered soils.

CONCLUSIONS AND RECOMMENDATIONS

Based on our comprehensive geologic assessment, it is our opinion that a home can be built on the property as long as it is setback at least 25 feet from the top edge of the bluff. Furthermore, it is our opinion that the proposed development will not increase the risk of landslide or erosion hazards on or off the site as long as the recommendations of this report are followed. Future slope failures should be expected on the upper portion of the bluff in the form of 2- to 4-foot slumps and soil raveling.

Vegetation Management:

The steep slope to the north of the subject property is substantially covered with Himalayan blackberry and English ivy. These species are not nearly as effective for slope stabilization as other plants due to root structure and they do crowd out other more desirable plants. However, the removal of blackberry and ivy requires a substantial commitment and can be disruptive to the slope. Furthermore, the adjoining properties are covered with blackberry and ivy such that keeping them off the slope would require an ongoing substantial commitment. If further brush clearing or revegetation plan is desired, we recommend that you acquire a separate geologic hazard report prepared in conjunction with a vegetation management plan.

Limbing and trimming of trees for view purposes is acceptable; however, any debris generated should be removed from the slope.

Yard Waste and Debris: No debris or yard waste should be placed on the steep slopes adjacent to the property. Yard waste eventually builds up and can form a wet unstable mass that will slide down the slope damaging the slope and increasing the likelihood of erosion and slope failure.

Water Lines: No water lines should be buried on or within 20 feet of the steep slope.

Stormwater: Stormwater should be directed to the municipal stormwater system on 2nd Street. No water or runoff should be concentrated near or on the steep slope.

Stratum Group appreciates the opportunity to be of service to you. Should you have any questions regarding this assessment please contact our office at (360) 714-9409.

Sincerely yours,
Stratum Group

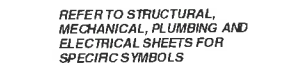
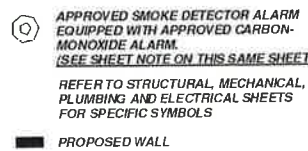
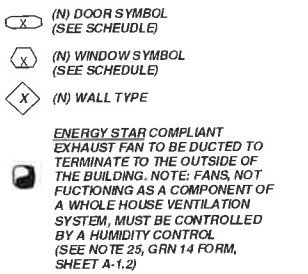
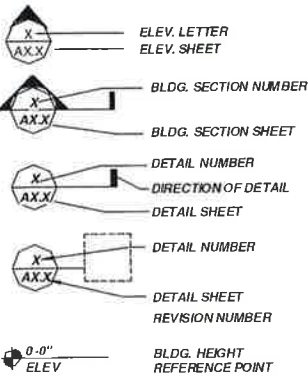
Dan McShane, L.E.G., M.Sc.
Licensed Engineering Geologist

Geoff Malick, G.I.T., M.Sc.
Geologist-in-Training

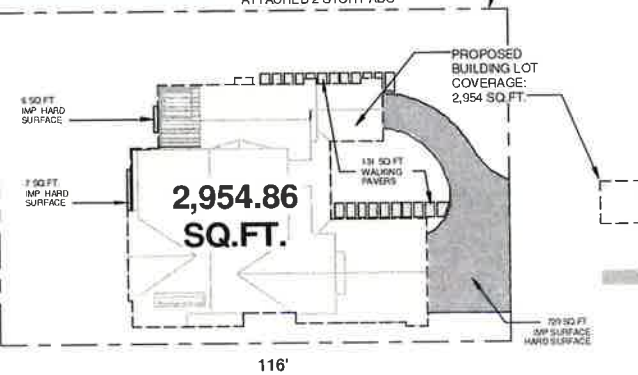
ABBREVIATIONS

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
(D)	DEMOLISH
DN.	DOWN
D.S.	DOWN SPOUT
(E)	EXISTING
EL.	ELEVATION
E.T.R.	EXISTING TO REMAIN
E.P.	ELECTRIC PANEL
MIN. CLR.	MINIMUM REQUIRED CLEARANCE
(N)	NEW
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
T.B.D.	TO BE DETERMINED
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FLOOR
T.O.P.	TOP OF PLATE
T.S.	TOP OF SLAB
F.G.	FINISH GRADE
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDER SIDE
V.I.F.	VERIFY IN FIELD
W/	WITH
W.L.C.	WALK IN CLOSET

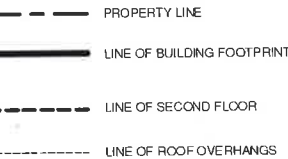
SYMBOLS



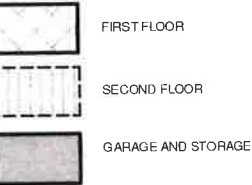
SCOPE OF WORK



LINE LEGEND



HATCH LEGEND



PROJECT SUMMARY

PROPERTY ADDRESS: 934 2ND ST. MUKILTEO, WA, 98275
ASSESSOR'S PARCEL NO.: 0038890200400
LEGAL DESCRIPTION: LOTS 4, 5 AND 6, BLOCK 2, NEW VIEW ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 48, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED ALLEY (FIRST LANE) WHICH WOULD ATTACH BY OPERATION OF LAW, PER CITY OF MUKILTEO 41055 REC. APR 20/2017/1215
LOT/ PARCEL AREA: 8,700 SQ. FT.
ZONE: RD 7.5 SINGLE - FAMILY RESIDENTIAL
STORIES: 2 STORY
FIRE SPRINKLER: YES
GOVERNING CODES:

LOT COVERAGE BREAKDOWN

LOT AREA:	8,700 SQ.FT.
ALLOWED	3,045 SQ.FT. (35%)
PROPOSED	2,954 SQ.FT.
LOT COVERAGE: (AMOUNT OF LAND AREA ON A LOT WHICH MAY BE COVERED BY A BUILDING OR STRUCTURE) 35% OF LOT MAX. ALLOWED	
HARD SURFACE: (IMPERVIOUS SURFACE: PERMEABLE PAVEMENT, DECK...)	
LOT AREA BETWEEN 8,400-9,599 SQ.FT. = 3,840 SQ.FT. ALLOWED	
TOTAL:	3,840 SQ.FT.
INCLUDES BUILDING STRUCTURE	

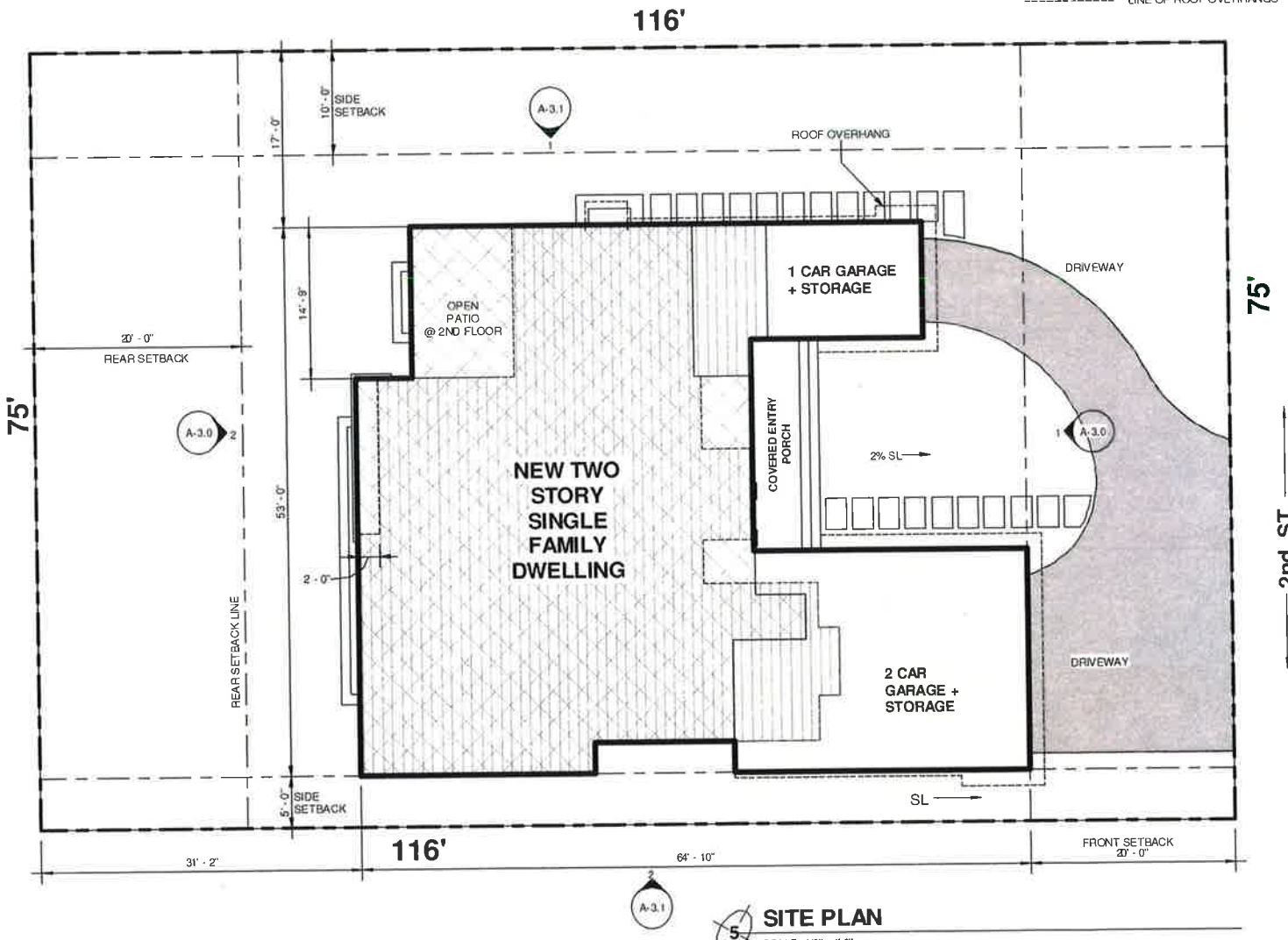
SQUARE FOOTAGE BREAKDOWN

	MAIN UNIT	ADU	TOTAL
PROPOSED AREA @ FIRST FLOOR	1,327 SQ.FT.	409 SQ.FT.	1,739.5 SQ.FT.
PROPOSED AREA @ SECOND FLOOR	1,198.64 SQ.FT.	289 SQ.FT.	1,302.2 SQ.FT.
TOTAL LIVING AREA SQ.FT.:	2,525.64 SQ.FT.	698 SQ.FT.	3,223.84 SQ.FT.
COVERED GARAGE:	516 SQ.FT.	228 SQ.FT.	744 SQ.FT.
COVERED PORCH @ ENTRY	92 SQ.FT.		92 SQ.FT.
TOTAL:	2,952.9 SQ.FT.	1,001.8 SQ.FT.	4,059.6 SQ.FT.

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- S4.0 ROOF FRAMING PLANS
- S4.1 ROOF FRAMING DETAILS

VICINITY MAP



SITE PLAN

SCALE: 1/8" = 1'-0"



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SHEET TITLE:
COVER SHEET / SITE PLAN

SCALE: As indicated

SHEET NO:
A-0.0