

TOPOGRAPHIC & BOUNDARY SURVEY

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 0191100655

PEOPLE RESIDENCE
4617 89TH AVE SE
MERCER ISLAND, WA 98040



TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	231600
DATE:	10/27/23
SCALE:	1" = 10'
REVISION HISTORY	
11/13/23	N. OFFSITE ADD.
SHEET NUMBER	1 OF 1

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDING# 9210150211)
LOT 3, BLOCK 3, ALLVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 3 FEET THEREOF.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 01°02'28" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 88TH AVENUE SE, CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

- R1. ALLVIEW HEIGHTS ADDITION TO SEATTLE, VOL. 16 OF PLATS, PG. 20, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 165, PG. 162, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: 39.1'E & 24.0'N OF THE SE PROP. COR.
ELEVATION: 355.36'

SURVEYOR'S NOTES

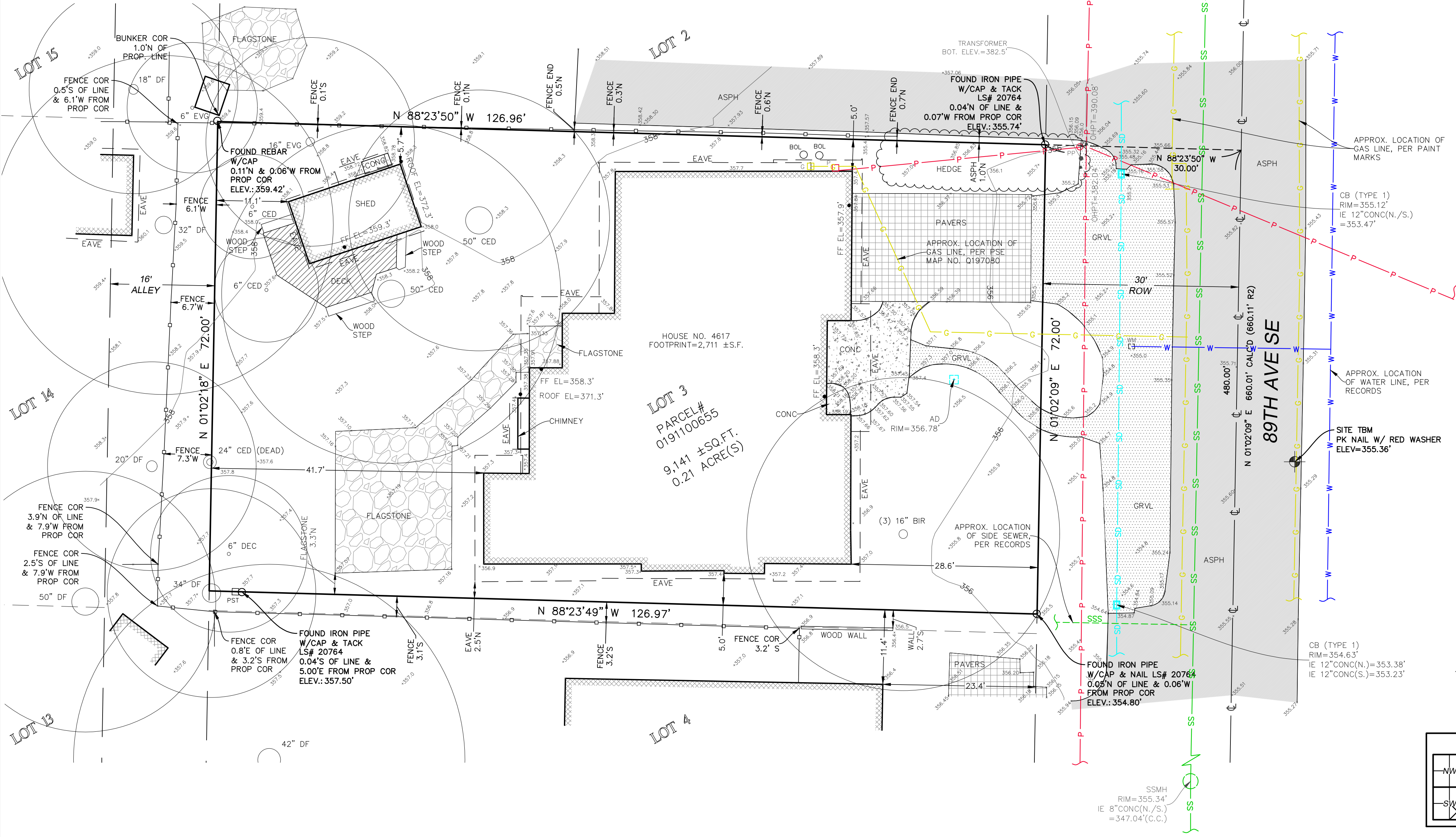
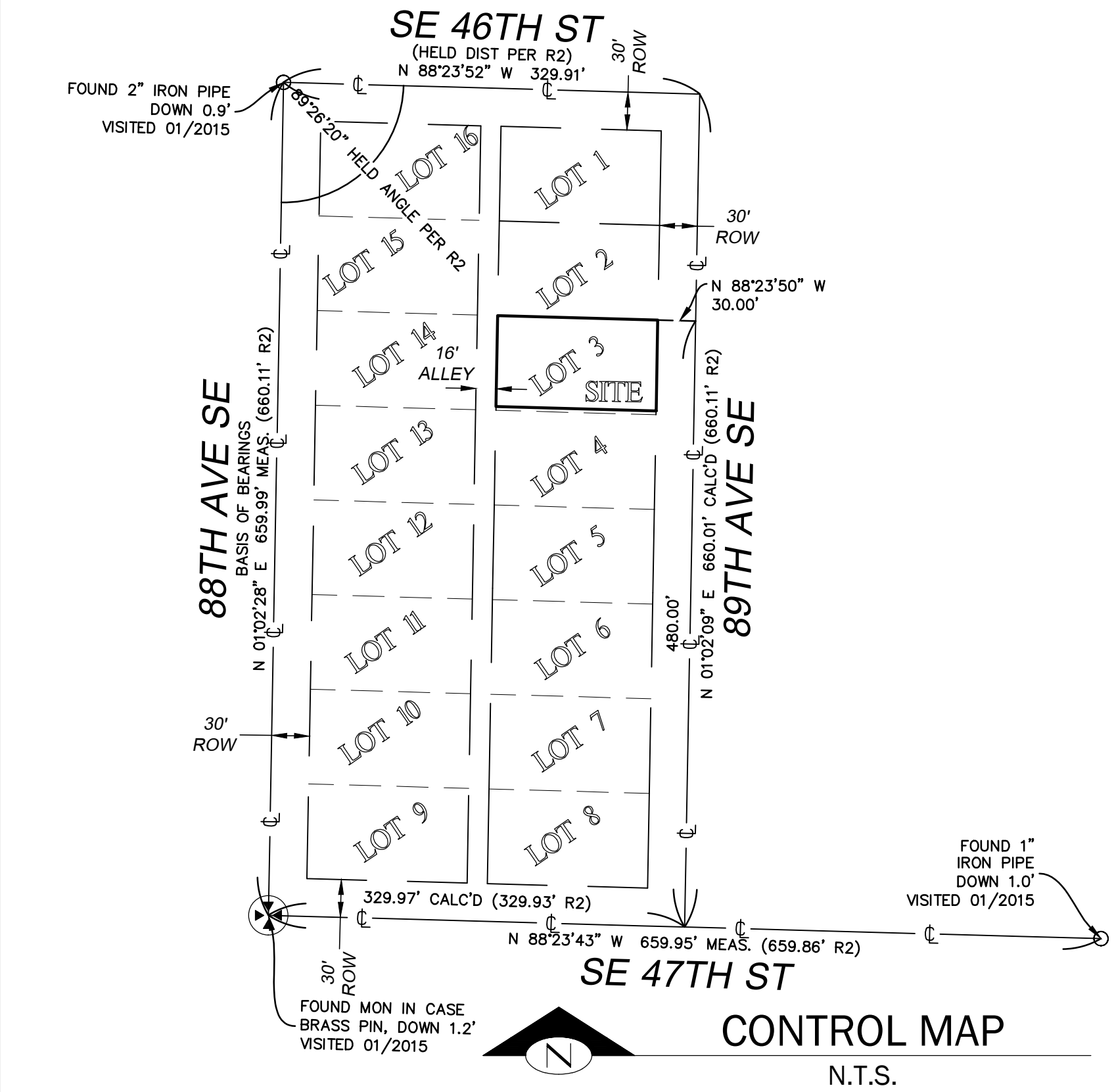
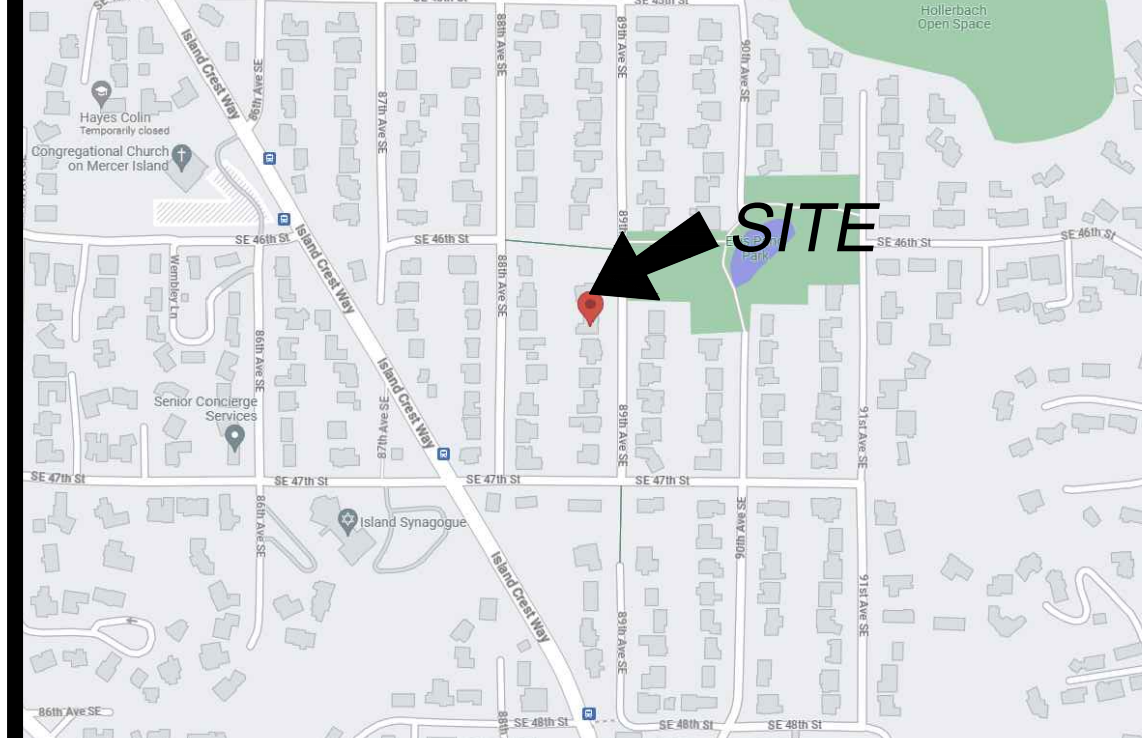
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 019110-0655
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,141 ± S.F. (0.21 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BENCHMARK
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- DECK
- FENCE LINE (STEEL)
- FENCE LINE (WOOD)
- FLAGSTONE SURFACE
- GAS LINE
- GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- IRON PIPE (FOUND)
- MONUMENT (IN CASE, FOUND)
- OHP TRANSMISSION ELEVATION
- OHP SURFACE
- POST
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- SEWER MANHOLE
- SEWER LINE
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER LINE
- WATER METER

VICINITY MAP

N.T.S.



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.

ZONE:
R-9.6
THE NET LOT AREA SHALL BE AT LEAST 9,600 SQUARE FEET. LOT WIDTH SHALL BE AT LEAST 75 FEET AND LOT DEPTH SHALL BE AT LEAST 80 FEET.

LOT AREA:
9,141 SF

LOT WIDTH:
72'
LOT WIDTH SHALL BE AT LEAST 75 FEET AND LOT DEPTH SHALL BE AT LEAST 80 FEET.
(A) FOR LOTS WITH A LOT WIDTH OF 90 FEET OR LESS, THE SUM OF THE SIDE YARDS' WIDTH SHALL BE AT LEAST 15 FEET.

THE MINIMUM SIDE YARD WIDTH IS FIVE FEET.

LOT SLOPE:
HIGHEST ELEVATION POINT OF LOT: 359.2'
LOWEST ELEVATION POINT OF LOT: 354.8'
ELEVATION DIFFERENCE: 4.4'
SHORTEST HORIZONTAL DISTANCE BETWEEN THESE TWO POINTS: 146' 7"
LOT SLOPE: 3 %

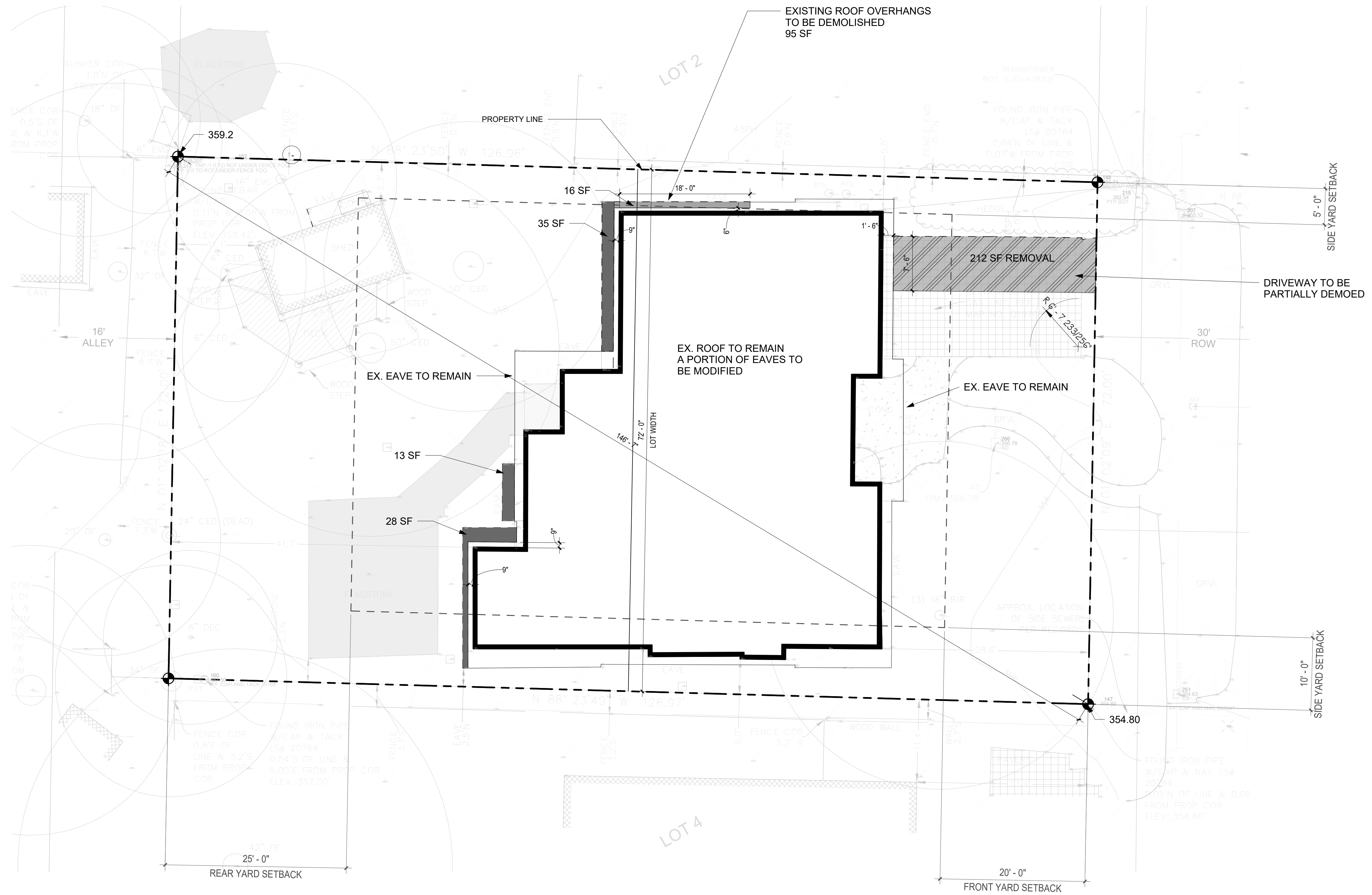
ALLOWED LOT COVERAGE: 40% OF LOT AREA : 3,656.4 SF

EXISTING LOT INFORMATION:

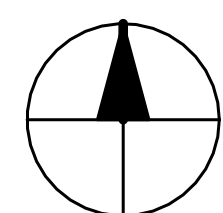
LOT AREA: 9,141 SF
ALLOWED LOT COVERAGE: 3,656.4 SF (40%)
EX. ROOF AREA: 3275.23 SF
EX DRIVEWAY: 462.93 SF
EXISTING LOT COVERAGE: 3,738.16 SF (40.89 %) > 3,656.4 SF (40%) NON-COMPLIANT

AREAS REMOVED FOR COMPLIANCE:

REMOVED FROM MAIN HOUSE ROOF: 92 SF
REMOVED FROM DRIVEWAY: 212 SF
TOTAL LOT COVERAGE AREA REMOVED: 304 SF



1 SITE PLAN - DEMO
1/8" = 1'-0"



SZ

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ACCESSORY STRUCTURE
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PROJECT NUMBER
23004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE: 05.14.24
DRAWN BY: SA
CHECKED BY: SZ

SITE PLAN - DEMO

SHEET NUMBER
A1.0

PERMIT SET

EXISTING LOT INFORMATION:

LOT AREA: 9,141 SF
 ALLOWED LOT COVERAGE: 3,656.4 SF (40%)
 EX. ROOF AREA: 3275.23 SF
 EX DRIVEWAY: 462.93 SF

EXISTING LOT COVERAGE:
 3,738.16 SF (40.89 %) > 3,656.4 SF (40%) **NON-COMPLIANT**

AREAS REMOVED FOR COMPLIANCE:

REMOVED FROM MAIN HOUSE ROOF: 92 SF
 REMOVED FROM DRIVEWAY: 212 SF

TOTAL LOT COVERAGE AREA REMOVED: 304 SF

PROPOSED CHANGES:

PROPOSED MAIN ROOF AREA (WITH 6" OVERHANGS): 3,183.23 SF
 PROPOSED DRIVEWAY AREA: 250.93 SF
 PROPOSED ACCESSORY STRUCTURE ROOF AREA: 197 SF
 PROPOSED SHED AREA: 20 SF

TOTAL LOT COVERAGE: 3,651.16 SF (39.9%) < 3,656.4 SF (40%) COMPLIANT

HARDSCAPE CALCULATION:

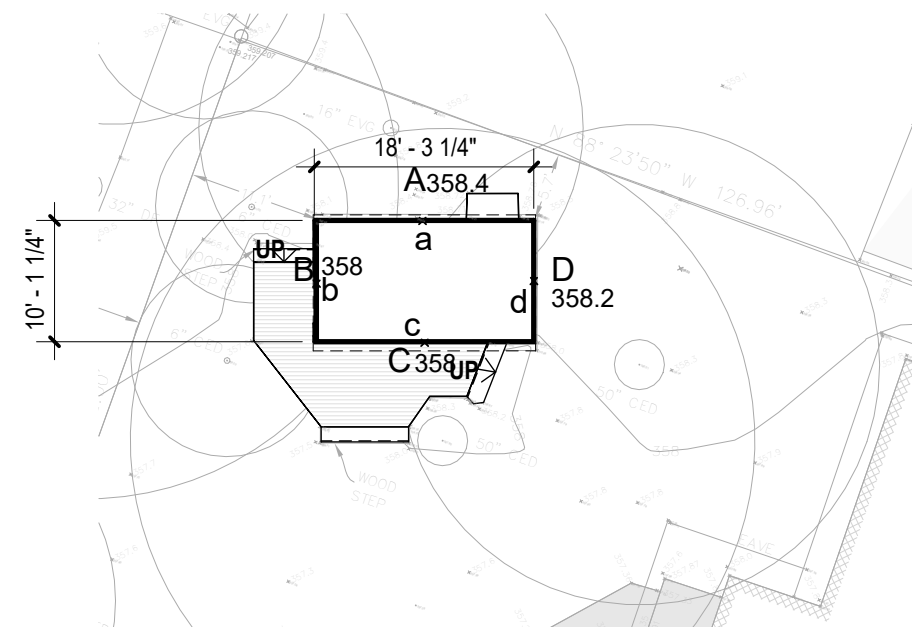
ALLOWED GFA: 95 OF LOT AREA 822.69 SF
 EX. UNCOVERED PATIO: 480.5 SF
 EX WALKWAYS 158 SF
TOTAL EX. HARDSCAPE: 638.5 SF < 822.69 SF
 PROPOSED UNCOVERED DECK 125 SF
 PROPOSED PATIO 1.5 SF
TOTAL PROPOSED HARDSCAPE: 765 SF < 822.69 SF

PROPOSED GFA CALCULATION:

B.R-9.6: 8,000 SQUARE FEET OR 40 PERCENT OF THE LOT AREA, WHICHEVER IS LESS.

ALLOWED GFA (40% OF LOT AREA): 3,656.4 SF
 EX. MAIN HOUSE + ATTACHED GARAGE: 2,713 SF
EXISTING GFA: 2,713 SF - 29%

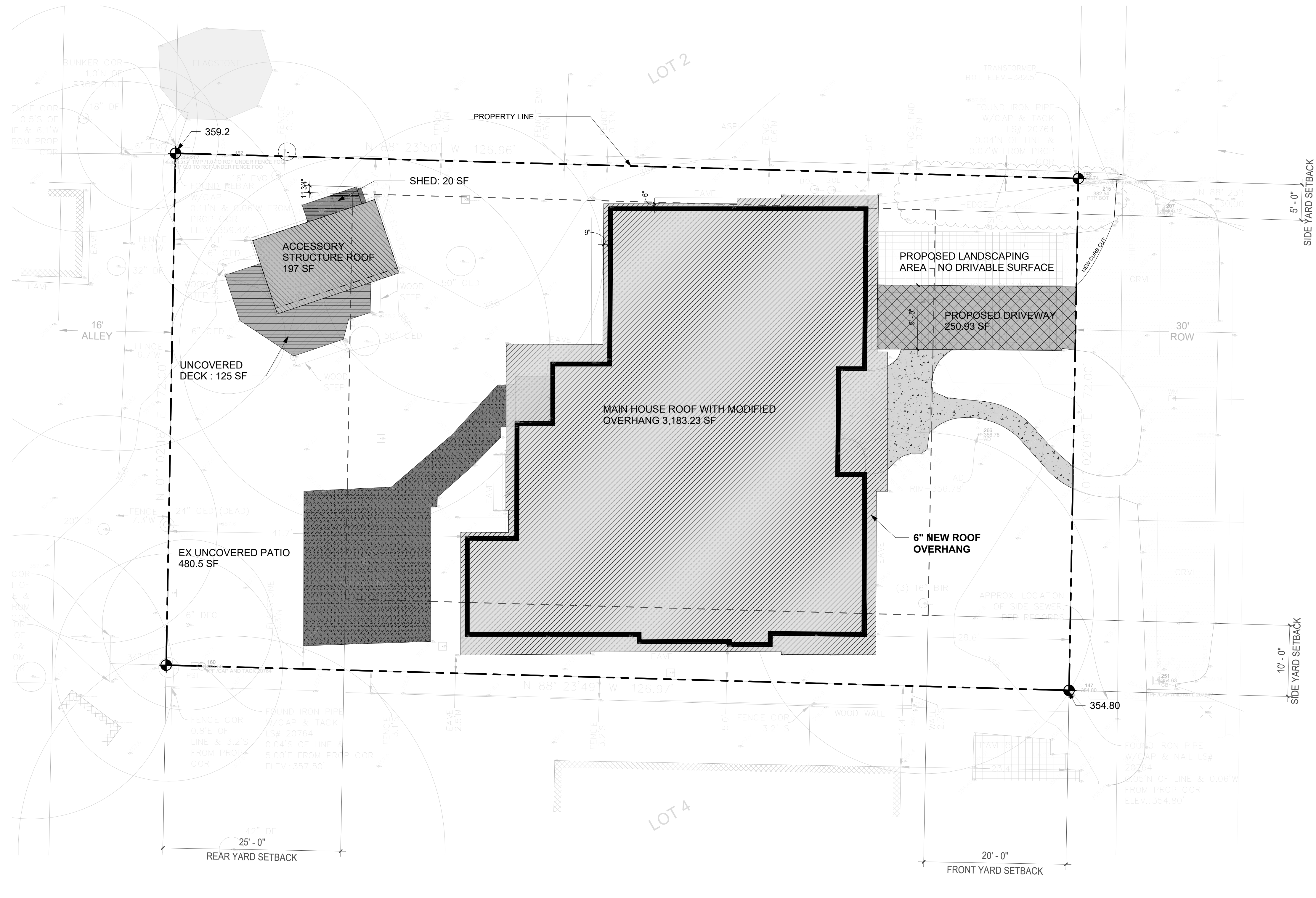
PROPOSED ATTACHED ACCESSRY STRUCTURE 184 SF
PROPOSED GFA 2,897 SF - 31%



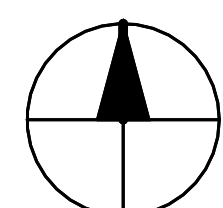
3 ABE CALCULATION
 1/16" = 1'-0"

	MIDPOINT ELEVATION		WALL SEGMENT LENGTH	
A	358.4	a	18.1	6487.04
B	358	b	10.1	3615.8
C	358	c	18.1	6479.8
D	358.2	d	10.1	3617.82
		Total	56.4	20200.46

ABE 358.1641844



1 SITE PLAN - PROPOSED
 1/8" = 1'-0"

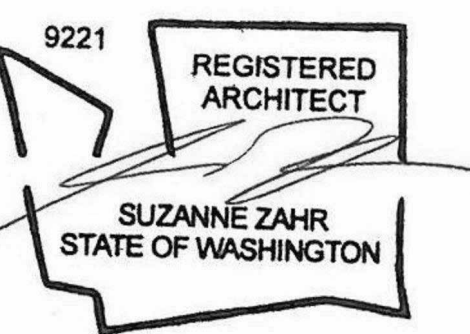


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SITE PLAN - PROPOSED

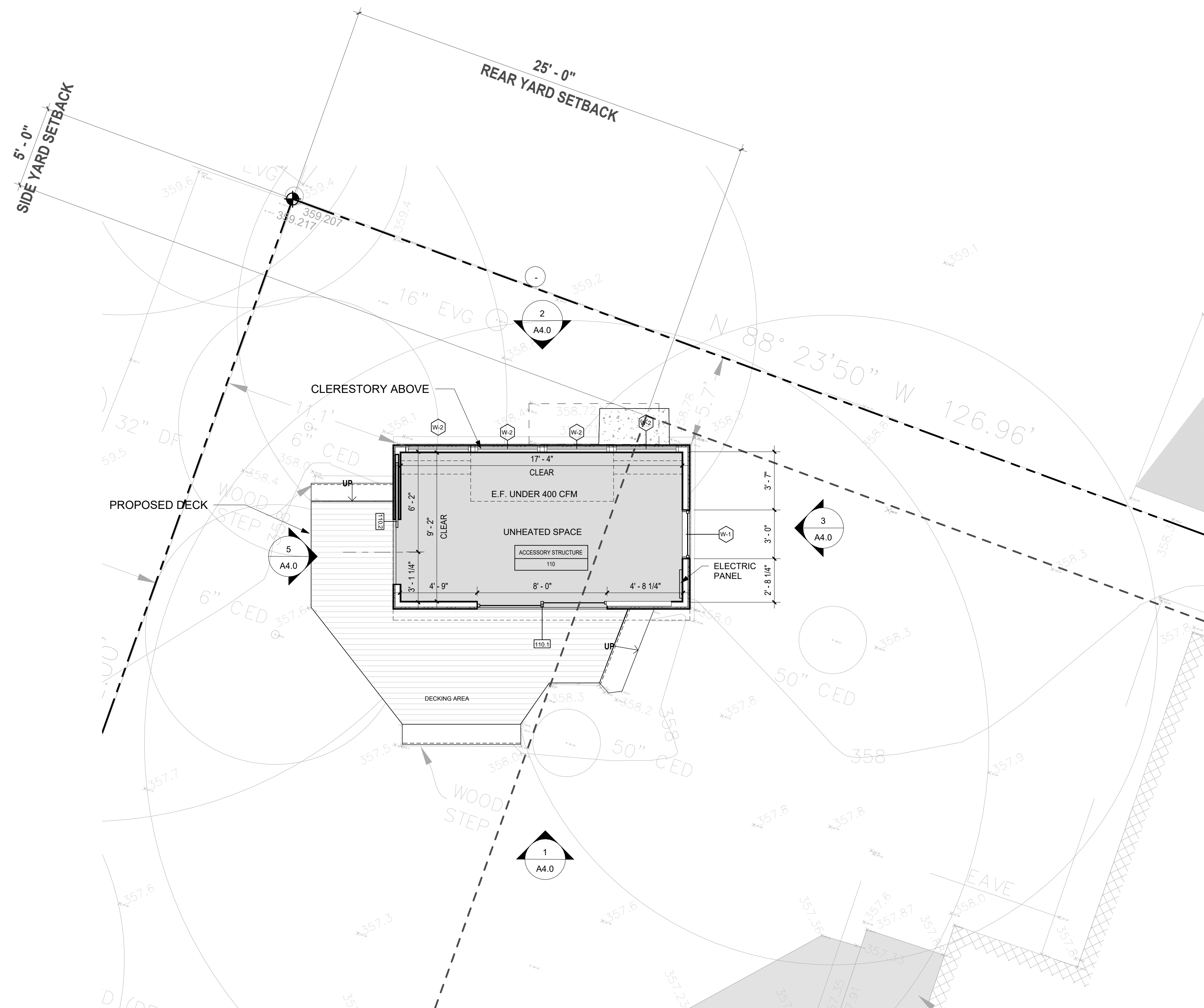
SHEET NUMBER
A1.1

PERMIT SET

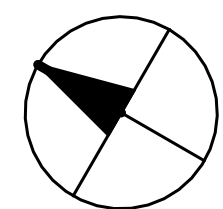
LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
	REPRESENTS A WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR

WINDOW SCHEDULE									
TAG	MANUFACTURER	LOCATION	QTY.	WIDTH	HEIGHT	AREA	Mark	SAFETY GLAZING	
W-1		ACCESSORY STRUCTURE	1	3' - 0"	3' - 0"	9 SF	CASEMENT	NO	
W-2		ACCESSORY STRUCTURE	4	4' - 0"	2' - 0"	8 SF	FIXED	NO	

DOOR SCHEDULE								
TAG	DESCRIPTION	LEVEL	LOCATION	DOOR WIDTH	DOOR HEIGHT	AREA	SAFETY GLAZING	
110.1	SLIDING POCKET GLASS PATIO DOOR	FINISH FLOOR	ACCESSORY STRUCTURE	8' - 0"	6' - 10"	55 SF	YES	
110.2	POCKET GLASS PATIO DOOR	FINISH FLOOR	ACCESSORY STRUCTURE	4' - 0"	6' - 10"	27 SF	YES	



1 ACCESSORY STRUCTURE FLOOR PLAN
1/4" = 1'-0"



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9221

REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

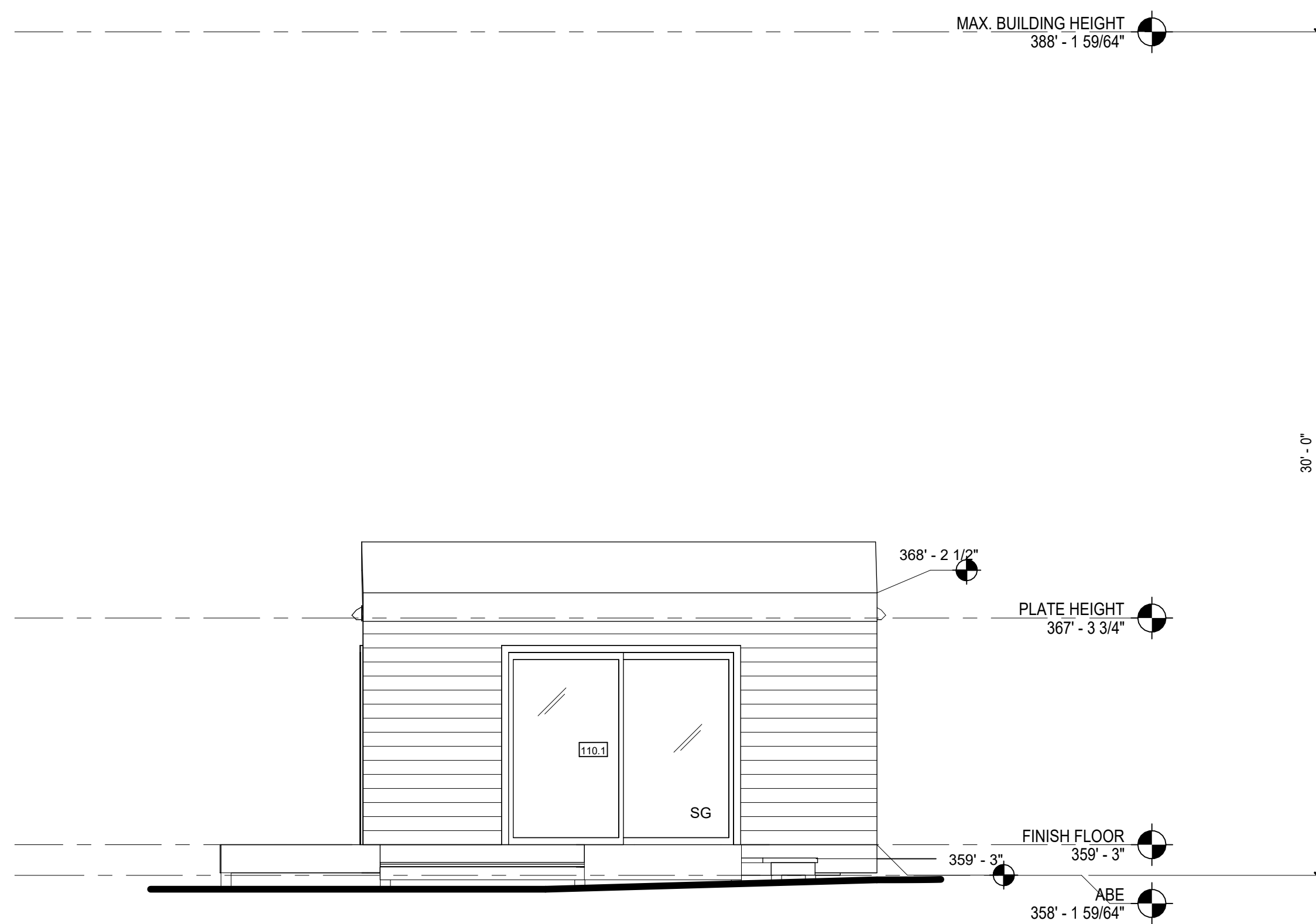
ISSUE DATE: 05.14.24
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ACCESSORY STRUCTURE FLOOR PLAN

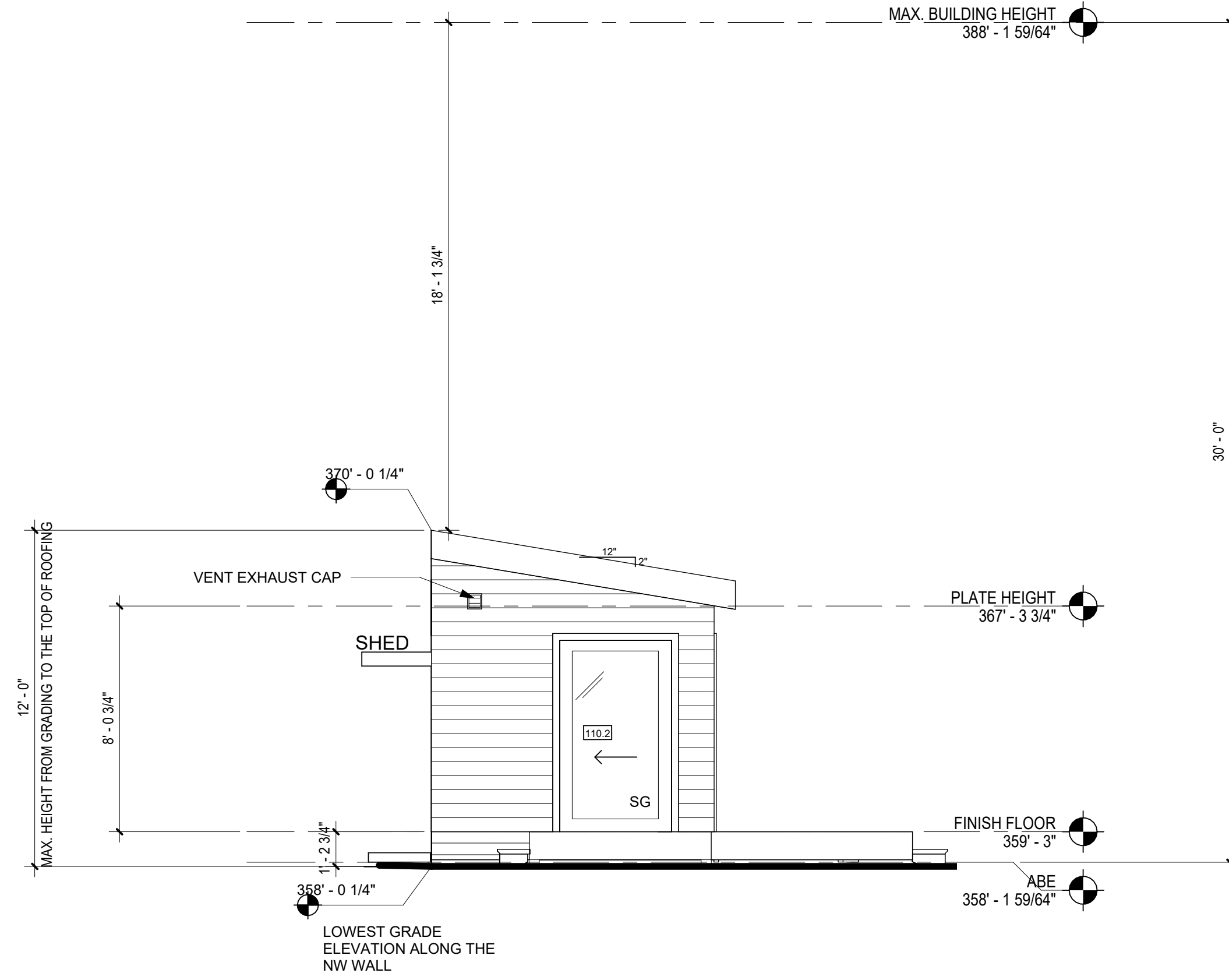
SHEET NUMBER

A2.1

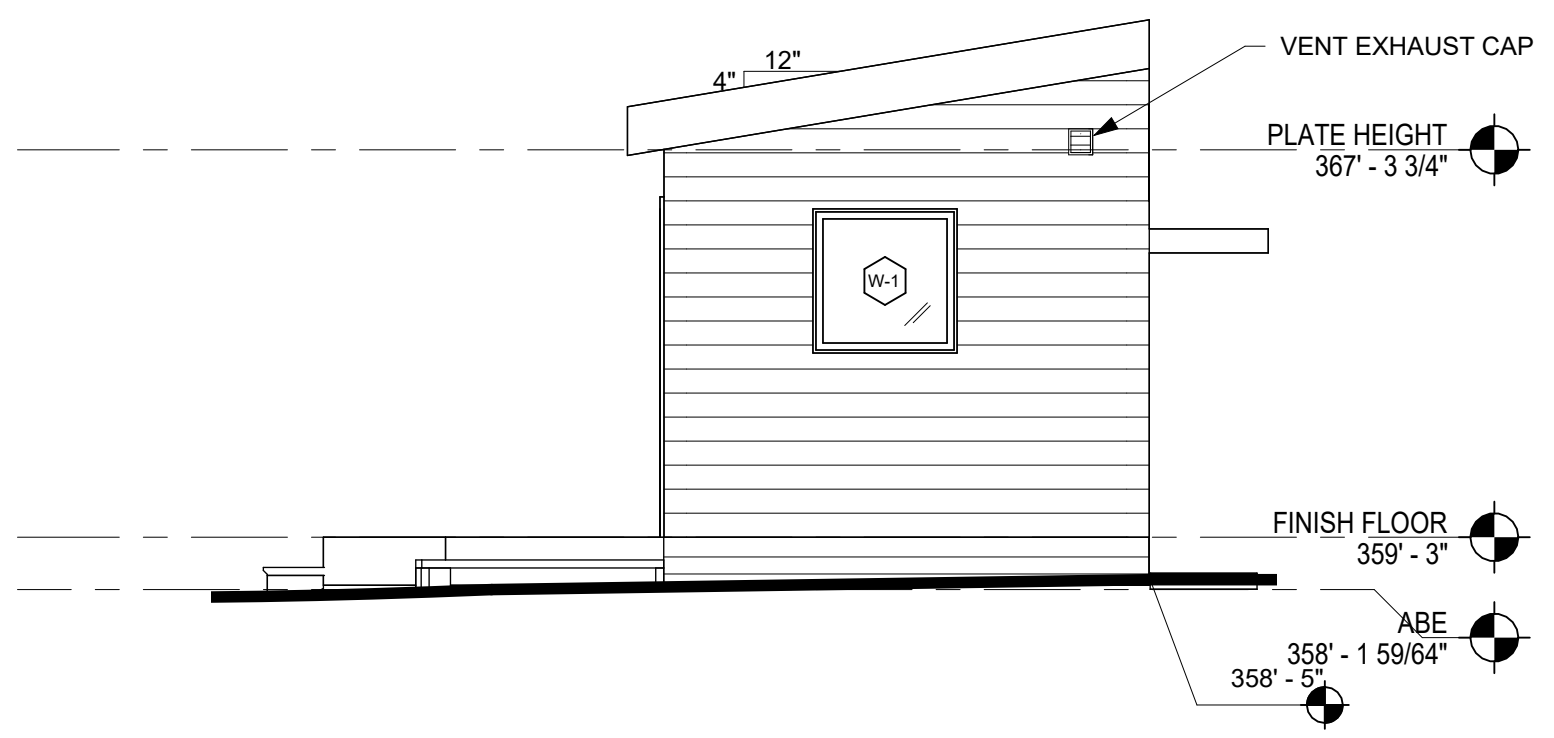
PERMIT SET



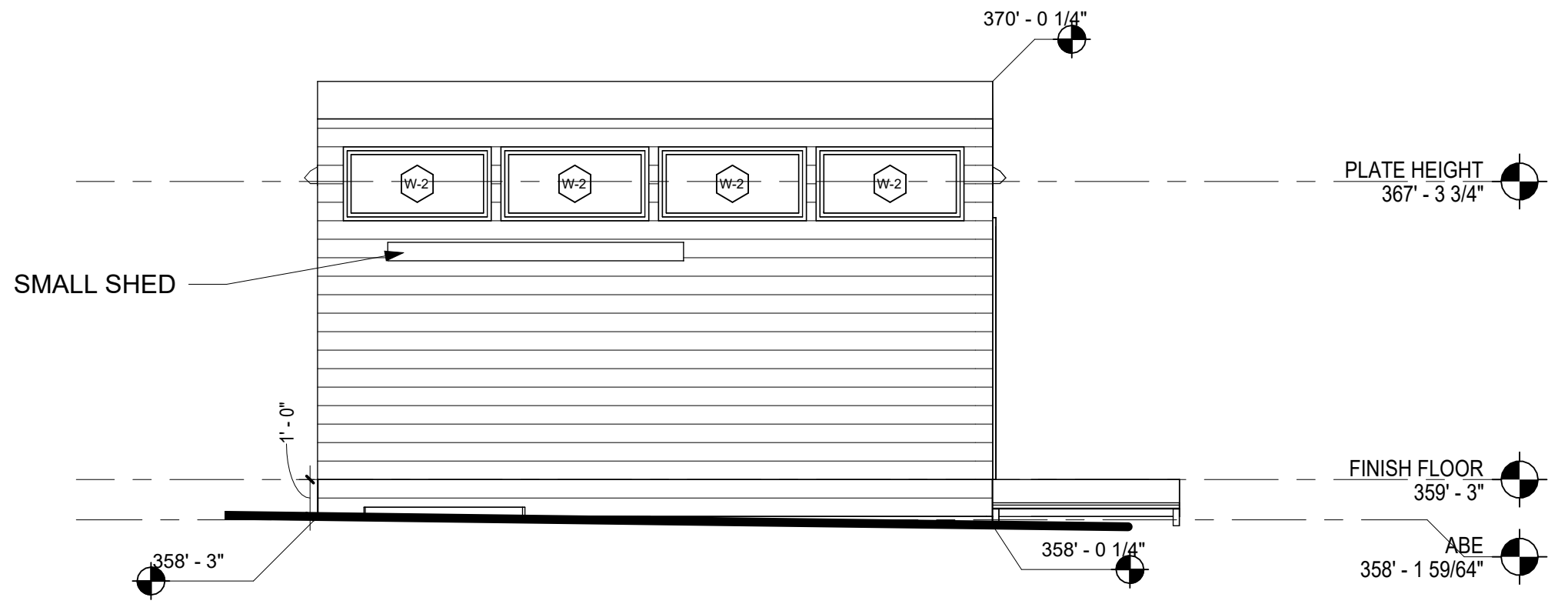
1 NORTHWEST ELEVATION
1/4" = 1'-0"



5 NORTHEAST ELEVATION
1/4" = 1'-0"



3 SOUTHWEST ELEVATION
1/4" = 1'-0"



2 SOUTH EAST ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

SHEET NUMBER
A4.0

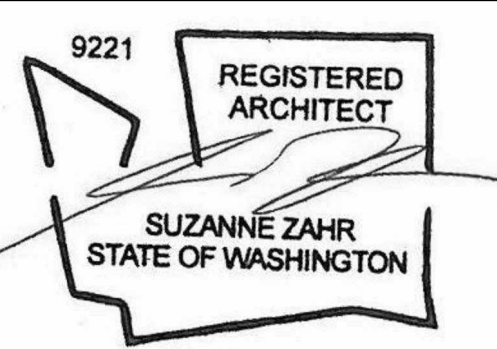
PERMIT SET



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 DRAWN BY: SA
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MANUFACTURER
DRAWINGS #1

SHEET NUMBER
A5.0

PERMIT SET

NOTE: ARCHITECTURAL DIMENSIONS PER A4.0

DocuSign Envelope ID: 72D881F2-499F-4223-8F90-51509E8A14FE

Modern Shed
 Design Confirmation Drawings
 Not to be used for permitting

PROJECT TITLE: **PEOPLE 10X18**

OWNER: **Terry and Lisa Pepple**
 4617 89th Ave SE
 Mercer Island, WA 98040

PROJECT INFO:
 JOB NO: 2207004
 DATE: 07.31.22
 DRAWN BY: JB

REVISIONS:
 NO. DATE DESCRIPTION
 1 07/31/22 PERMITS

DATE: 9/8/2022

3 OF 7

DocuSign Envelope ID: 72D881F2-499F-4223-8F90-51509E8A14FE

Modern Shed LLC	Pricer V-29-Summer 2022	8'x/10'x/12'x/14'x
Name: Terry & Lisa Pepple	Job #: 2207004	
Date: 07/29/22	Permitting: No	
Size: 10 X 18	Model: Front Wall Bearing	
Height restriction:	Revision #: R1	
Installer: Dave W	Location: Mercer Island	Use: Glass Art Studio
		Sales person: Jeff Bergerson

BASE BOX PRICING	
1	Sides B and D 8x, 10x
Standard walls include: (exceptions/options listed lower on page)	
2x4 studs, R13 batt insulation, 7/16" OSB exterior sheathing, (ZipWall on open joint siding), pre-assembled top cap and transom glass frames with insulated double pane glass units. Roof and floor: see below	
Wall Framing	
1	2x4 stud framing-holes drilled for wiring
Wall Insulation	
1	R-13 Wall insulation-(batt)
Front Wall Bearing Design	
1	Side A bears roof weight (eliminates roof beam) exchanges transom IGUs for PG vinyl windows
1	Upgrade white contractor transom frames, to Dark Bronze Pro series, ***NO RAKE WALL TRANSOMS
OPTIONS	
Interior Wall Covering	
1	No interior wall paneling selected (interior wall covering by others)
Electrical Preparations	
1	Ceiling chase in all roof panels except ends above rake walls.(Allows overhead electrical box connection.)
Roof System	
Roof system includes 1/2" plywood sheathing, roofing felt, snap-loc standing seam metal roofing and trim, glulam beam, ceiling liner, flashing and fascia. See below for rafter size and insulation value.	
Classic - roof style	
1	Standard eave/overhangs = 6 in Side A, 3 in sides B, C, D
1	Water & Ice shield roofing underlayment -required in snowy or rainy climates and coastal regions
1	2x6 joist-rafters, R-38 rigid foam insulation-unvented
Ceiling Liner	
1	1x6 Knotty Pine Tongue & Groove
Floor System:	
1	R-21 Insulation package (2x6 joists, 4x10 beams, batt insulation)
Exterior Siding:	
1.00	Hardie Lap 12" Smooth Face UNPAINTED includes house wrap, window/door/corner trim
Upper trim-Top cap/transom window frames/fascia	
1	Primed-UNPAINTED transom frames, top cap and fascia
Extra Wall Height	
3	Per foot added to wall height
Doors: - All doors include lock-sets	
2	Door(s) by others-Rough opening framing ONLY - See drawing for dimensions
Windows: - includes framing (all operable windows include screens)	
1	Window(s) by others (ENTER QTY) - Rough opening framing ONLY-See drawing for dimensions
Interior window trim:	
1	Window trim by others
Crating / Loading	
1	Hand loading into enclosed trailer for delivery

NO RAKE WALL TRANSOMS WINDOWS

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Modern Shed
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3 OF 7

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NOTE: ARCHITECTURAL DIMENSIONS PER A4.0

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RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

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PROJECT TITLE
PEPPLE 10X18

OWNER
Terry and Lisa Pepple
 4617 89th Ave SE
 Mercer Island, WA 98040

PROJECT INFO
 JOB NO.: 230704
 DATE: 07.31.22
 DRAWN BY: JS

REVISIONS

NO.	DATE	DESCRIPTION
1	08.04.22	ISSUED FOR PERMIT

DRAWING NUMBER
6 OF 7

APPROVED - AS DRAWN PLEASE NOTE: ANY CHANGES AFTER SIGNATURE APPROVING THESE DRAWINGS WILL INCUR EXTRA CHANGES TO STRUCTURAL AND POSSIBLY AN ADDITIONAL ACAD (DRAWING) FEE.
 CLIENT SIGNATURE: Terry Pepple DATE: 9/8/2022

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REAR ELEVATION
 SCALE: 1/4" = 1'-0"

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SIDE D/C RENDERING

SIDE A/D RENDERING

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 CLIENT SIGNATURE: Terry Pepple DATE: 9/8/2022

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LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

Modern Shed
 Design Confirmation Drawings
 Not to be used for permitting

PROJECT TITLE
PEPPLE 10X18

OWNER
Terry and Lisa Pepple
 4617 89th Ave SE
 Mercer Island, WA 98040

PROJECT INFO
 JOB NO.: 230704
 DATE: 07.31.22
 DRAWN BY: JS

REVISIONS

NO.	DATE	DESCRIPTION
1	08.04.22	ISSUED FOR PERMIT

DRAWING NUMBER
4 OF 7

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