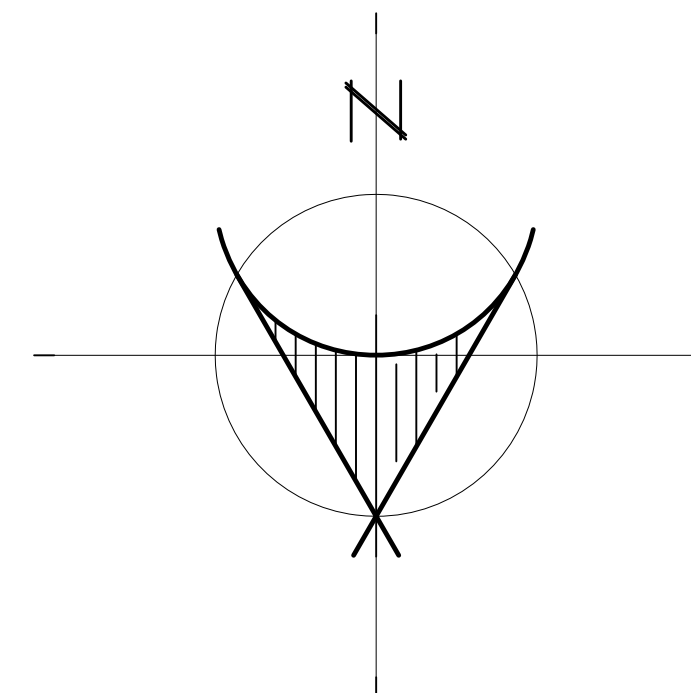
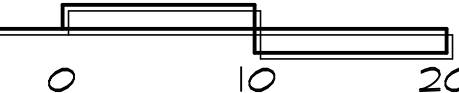
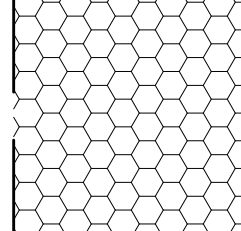
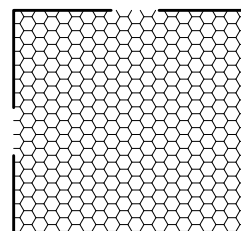
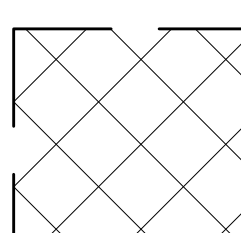
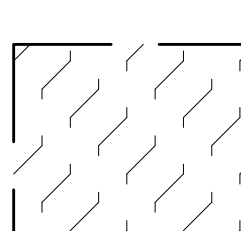
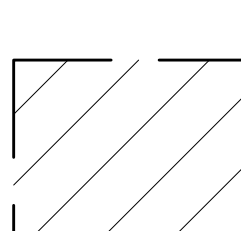


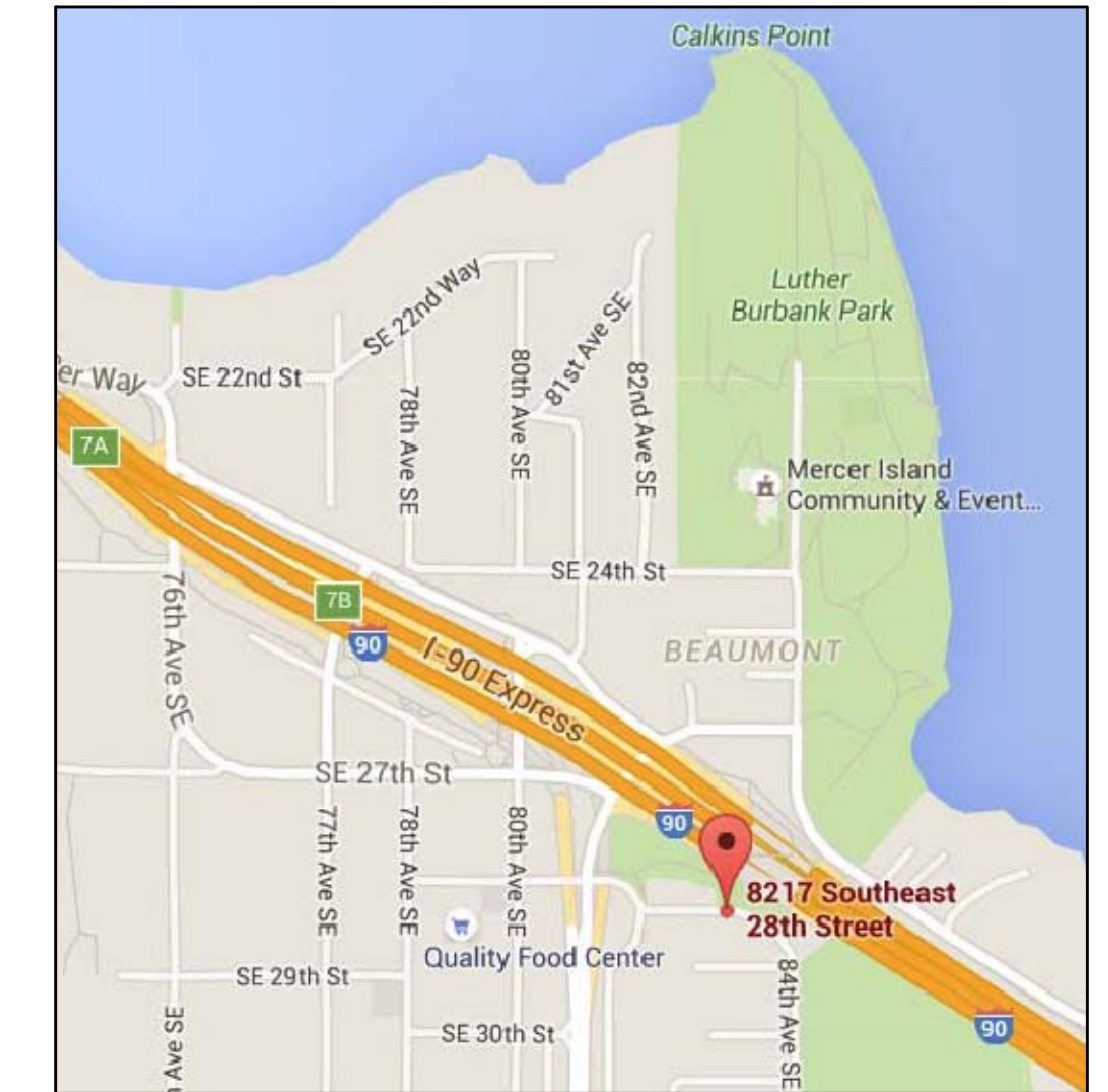
SITE PLAN FOR FOR IMPERVIOUS AREA DEVIATION

SCALE : 1" = 10'-0"



-  = ECO-STONE WALKS & PATIOS (NOT TO COUNT AGAINST IMPERVIOUS AREA) 0 SF
-  = CONC STAIRS 85 SF
-  = ROOF & GUTTERS 2,629 SF
-  = VEHICULAR USE 999 SF
-  = EASEMENTS 113 SF

VICINITY MAP



ARCHITECT

JEFFREY DeROULET / ARCHITECTS NW
18915 - 142ND AVE NE / SUITE 100
WOODINVILLE, WA 98072
PHONE: 425 485 4900
EM: JEFFREY@ARCHITECTSNW.COM



OWNER

MARIE & CHRIS CHIN
8419 - 116TH AVE SE
NEWCASTLE, WA 98056
PH: 206-898-1436
EM: MIUYICHIN@MSN.COM

STRUCT ENGINEER

SCOTT RATTERMAN
ECLIPSE ENGINEERING INC
421 W RIVERSIDE AVE STE 421
SPOKANE, WA 99201
PH: 509 421 7731
EM: SRATTERMAN@EEMT.COM

PARCEL NUMBER

2063550050

SITE ADDRESS

8217 SE 28TH
MERCER ISLAND WA 98040

ZONING

R-9.6
MIN FRONT SETBACK: 20'-0"
MIN REAR SETBACK: 25'-0"
MIN SIDE SETBACK:
5'-0" MIN SUM OF 15'-0"
MIN SETBACK FROM ROW: 10'-0"
MAX BLDG HEIGHT: 30'-0"
MAX IMPERVIOUS COV'G: 40%
MAX FLR AREA RATIO (FAR): 45%

LOT SLOPE

HIGHEST ELEV POINT OF LOT:	173.86
LOWEST ELEV POINT OF LOT:	152.10
ELEVATION DIFFERENCE:	21.76
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS:	73.33'
LOT SLOPE:	29.67%

LOT COV'G

(LOT COV'G IS IMPERVIOUS AREA)	
GROSS LOT AREA:	9,718 SF
ACCESS ESMT AREA:	113 SF
ROOF W/ GUTTERS:	2,629 SF
CONC STAIRS AREA:	85 SF
VEHICULAR USE AREA:	999 SF
TOTAL IMPERVIOUS AREA:	3,826 SF
% OF LOT AREA:	=39.49%
ALLOWED IMPERVIOUS AREA:	=3,401 SF
ALLOWED % OF LOT AREA:	=35.00%

(ALT) LOT SLOPE

HIGHEST ELEV POINT OF LOT:	173.86
LOWEST ELEV POINT OF LOT:	155.60
ELEVATION DIFFERENCE:	18.26
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS:	124.92'
LOT SLOPE:	14.62%

(40% LOT COV'G ALLOWED)



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WWW.ARCHITECTSNW.COM

CHIN RESIDENCE
8217 SE 28TH ST, MERCER ISLAND 98040
PLAN M4298A35U-OPB

DESIGNED BY: JdeR DATE: 03/10/17
DRAWN BY: CMB DATE: 03/10/17

PROJECT MANAGER: JdeR
REVISED BY: DATE:

LATERAL BY: ESE DATE: 3/10/17
LATERAL JOB NUMBER: 17-01-215

AO
AO

ANW WOODINVILLE OFFICE
JOB NUMBER:
160024

LEGAL DESCRIPTION

LOT 5 OF DONAHUE SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 185 OF PLATS, PAGES 26 THROUGH 28, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS, THE CENTERLINE OF 84TH AVE SE BEARS N 01°16'29" E BETWEEN FOUND MONUMENTS.

REFERENCES

1. DONAHUE SUBDIVISION, RECORDED IN VOLUME 185 OF PLATS, PAGES 26 THROUGH 28, RECORDS OF KING COUNTY AUDITOR

VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

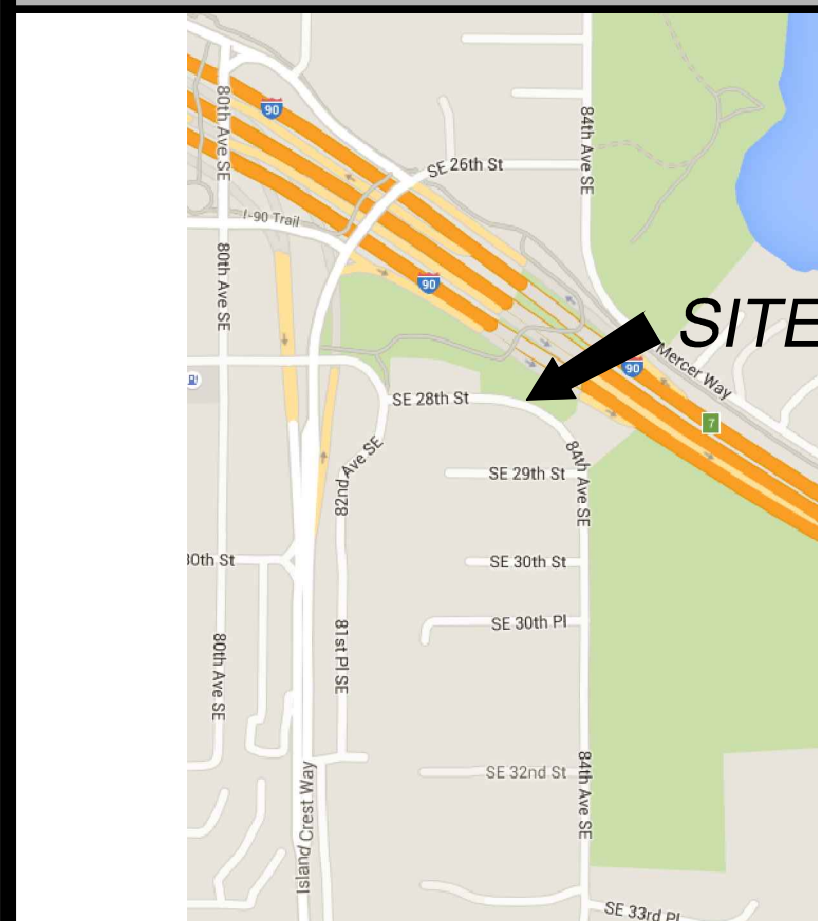
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2016. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. DIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. **AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.**
3. SUBJECT PROPERTY TAX PARCEL NO. 2063550050
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,718± S.F. (0.22± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

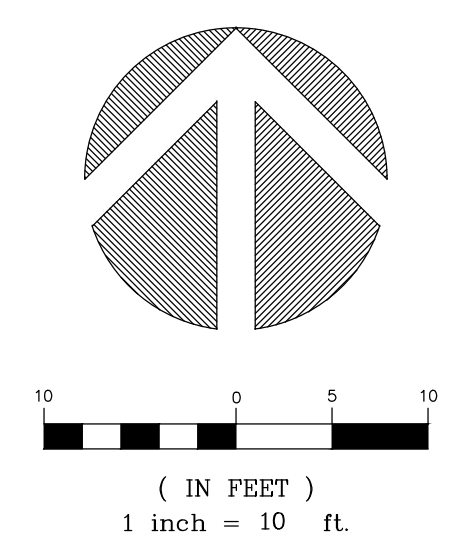
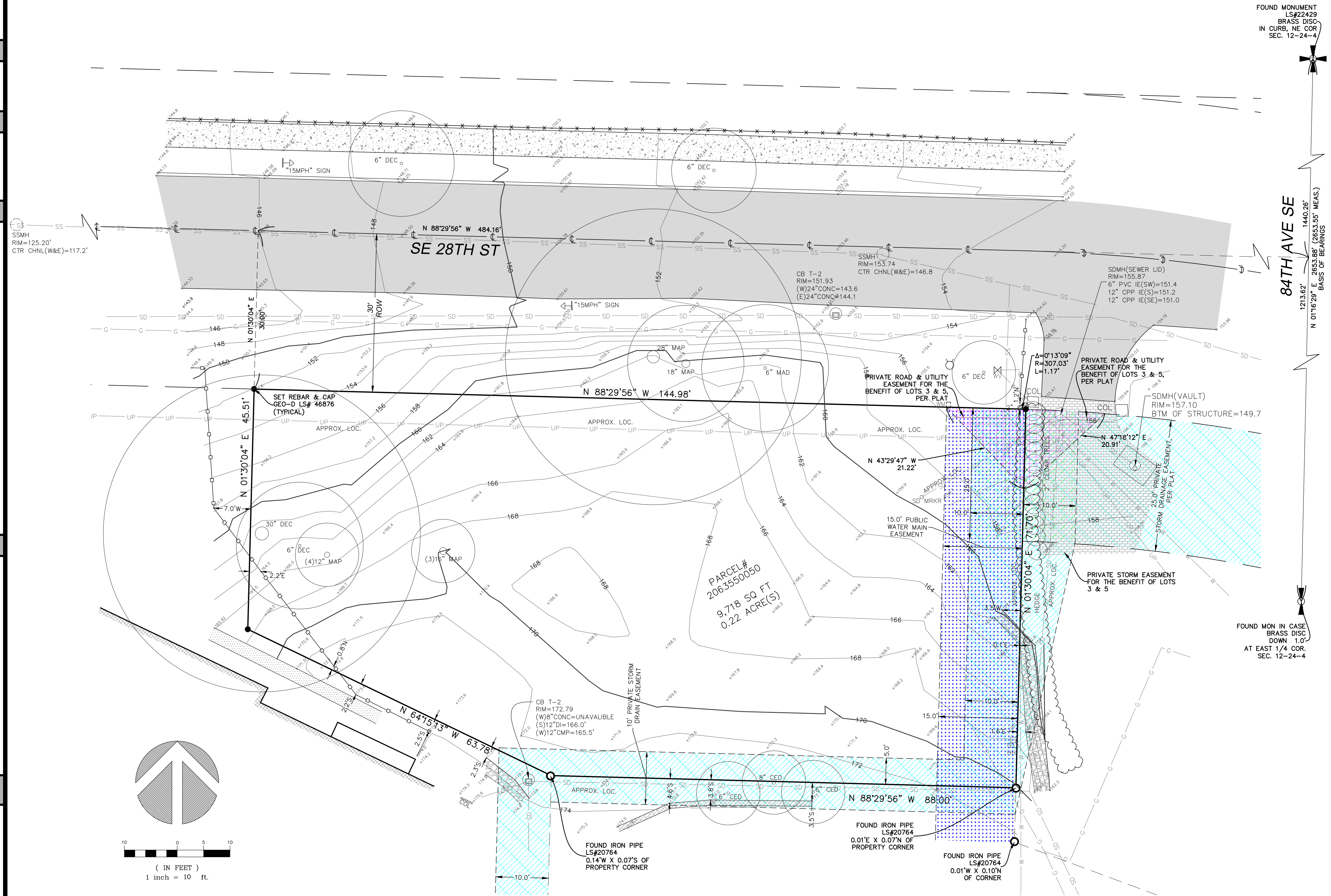
LEGEND

	ASPHALT SURFACE		WATER METER
	BUILDING		WATER VALVE
	CENTERLINE ROW		POWER (UNDERGROUND)
	CONCRETE SURFACE		WATER LINE
	CONCRETE WALL		STORM DRAIN LINE
	CONTOUR (MAJOR)		GAS LINE
	CONTOUR (MINOR)		CATCH BASIN (TYPE 2)
	FENCE LINE (WOOD)		GRAVEL SURFACE
	FIRE HYDRANT		
	HEDGE ROW		
	IRON PIPE (FOUND)		
	REBAR & CAP (SET, LS# 46876)		
	ROCKERY		
	SEWER LINE		
	SEWER MAINTENANCE		
	SIGN (AS NOTED)		
	TREE (AS NOTED)		

VICINITY MAP
N.T.S.



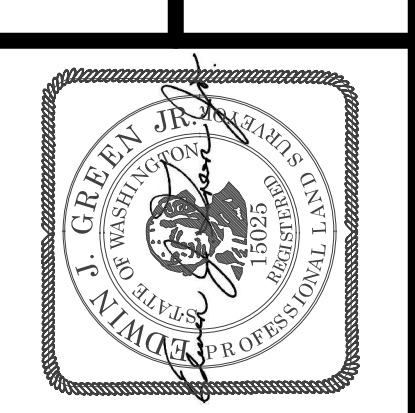
TOPOGRAPHIC & BOUNDARY SURVEY



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF NE 1/4 SEC 12, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 2063550050

CHIN PROPERTY
8217 SE 28TH 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:	160087
DATE:	2/21/16
DRAFTED BY:	AB
CHECKED BY:	MAB/TGC
SCALE:	1"= 10'
REVISION HISTORY	
3/8/16	ADDTL TOPO
12/8/16	CORRECTION
SHEET NUMBER	
1 OF 1	