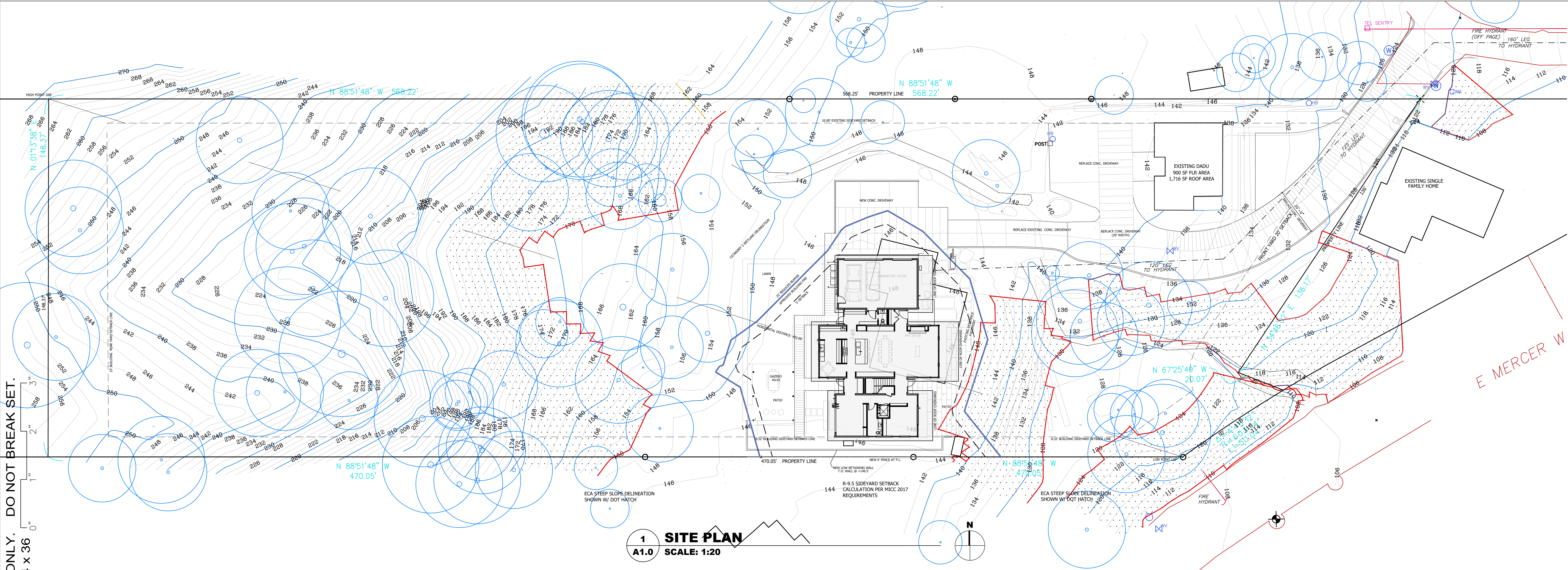


DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



LOT SLOPE CALCULATION	
HIGHEST ELEVATION	268'
LOWEST ELEVATION	120'
ELEVATION DIFFERENCE	148'
HORIZONTAL DISTANCE	492'
148/492 =	0.3008
LOT SLOPE	30.08%
LOT COVERAGE ALLOWED	30%

LOT COVERAGE CALCULATIONS	
A. GROSS & NET LOT AREA	77,384 SF
C. ALLOWED LOT COVERAGE AREA	23,215 SF
D. ALLOWED LOT COVERAGE	30% OF LOT
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	1,850 SF
2. ACCESSORY BLDG ROOF AREA	1,716 SF
3. VEHICULAR USE	7,040 SF
4. COVERED PATIOS & DECKS	0 SF
5. TOTAL E1 THRU E4:	10,606 SF
F. TOTAL LOT COVERAGE AREA REMOVED	(4,026 SF)
G. SINGLE STORY ADJUSTMENT	0
H. FLAG LOT ADJUSTMENT	0
I. NEW LOT COVERAGE AREA:	
1. MAIN STRUCTURE ROOF AREA	3,575 SF
2. ACCESSORY STRUCT ROOF AREA	0
3. VEHICULAR USE	1,466 SF
4. COVERED PATIOS & DECKS	300 SF
5. TOTAL I1 THRU I4:	5,341 SF
J. TOTAL PROJECT LOT COVERAGE (E5-F)+I5	12,806 SF
K. PROPOSED LOT COVERAGE AREA (J/B)x100	16.55% OF LOT

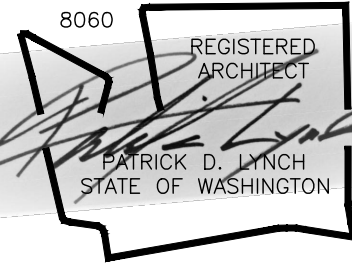
HARDSCAPE CALCULATIONS	
A. GROSS & NET LOT AREA	77,384 SF
C. AREA BORROWED FROM LOT COVERAGE	0
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C	9% OF LOT
E. ALLOWED HARDSCAPE AREA	6,964 SF
F. TOTAL EXISTING HARDSCAPE AREAS:	
1. UNCOVERED DECKS	100 SF
2. UNCOVERED PATIOS	0
3. WALKWAYS	200 SF
4. STAIRS	75 SF
5. ROCKERIES AND RETAINING WALLS	0
6. OTHER	0
7. TOTAL F1 THRU F6:	375 SF
G. TOTAL HARDSCAPE AREA REMOVED	(375 SF)
H. TOTAL NEW HARDSCAPE AREAS:	
1. UNCOVERED DECKS	0
2. UNCOVERED PATIOS	577 SF
3. WALKWAYS	1,227 SF
4. STAIRS	0
5. ROCKERIES AND RETAINING WALLS	395 SF
6. OTHER	0
7. TOTAL NEW HARDSCAPE AREA H1 THRU H6:	2,199 SF
I. TOTAL PROJECT HARDSCAPE AREA (F7-G)+H7	2,199 SF
J. TOTAL PROJECT HARDSCAPE AREA (I/B)x100	2.84%

GROSS FLOOR AREA CALCULATIONS				
BUILDING AREA	EXISTING	REMOVED	NEW	TOTAL
UPPER FLOOR	0	0	2,772 SF	2,772 SF
MAIN FLOOR	1,490 SF	1,490 SF	2,068 SF	2,068 SF
GROSS BASEMENT	1,115 SF	1,115 SF	0	0
GARAGE	450 SF	450 SF	704 SF	704 SF
TOTAL FLOOR AREA:	3,055 SF	3,055 SF	5,544 SF	5,544 SF
ACCESSORY BUILDING	0	0		
ACCESSORY DWELLING	900 SF	0	0	900 SF
2ND & 3RD STORY DECKS	0	0	0	0
BASEMENT AREA EXCLUDED	0	0	0	0
150% GFA MODIFIER	0	0	0	0
200% GFA MODIFIER	0	0	0	0
STAIRCASE GFA MODIFIER	0	0	0	0
TOTAL BUILDING AREA:	3,955 SF	3,055 SF	5,544 SF	6,444 SF

A. LOT AREA	77,384 SF
B. ZONE	R-9.5
C. ALLOWED GROSS FLOOR AREA	8,000 SF
D. ALLOWED GROSS FLOOR AREA	40% OF LOT
E. PROPOSED GROSS FLOOR AREA	6,444 SF
F. PROPOSED GROSS FLOOR AREA	8.33% OF LOT

BUILDING HEIGHT CALCULATIONS	
B. AVERAGE BUILDING HEIGHT (A.B.E. + 30 FT)	177.3'
C. PROPOSED BUILDING HEIGHT	171.3'
D. BENCHMARK ELEVATION	
E. BENCHMARK LOCATION	
F. SLOPING LOT - MAX. HT. OF WALL ABOVE LOWEST EXISTING GRADE	175'
G. A.B.E. AND BUILDING HEIGHT SHOWN ON PLAN SHEETS #:	A3.0 & A3.1
H. TOPO-SURVEY ACCURACY ATTESTATION ON SHEET #:	

PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

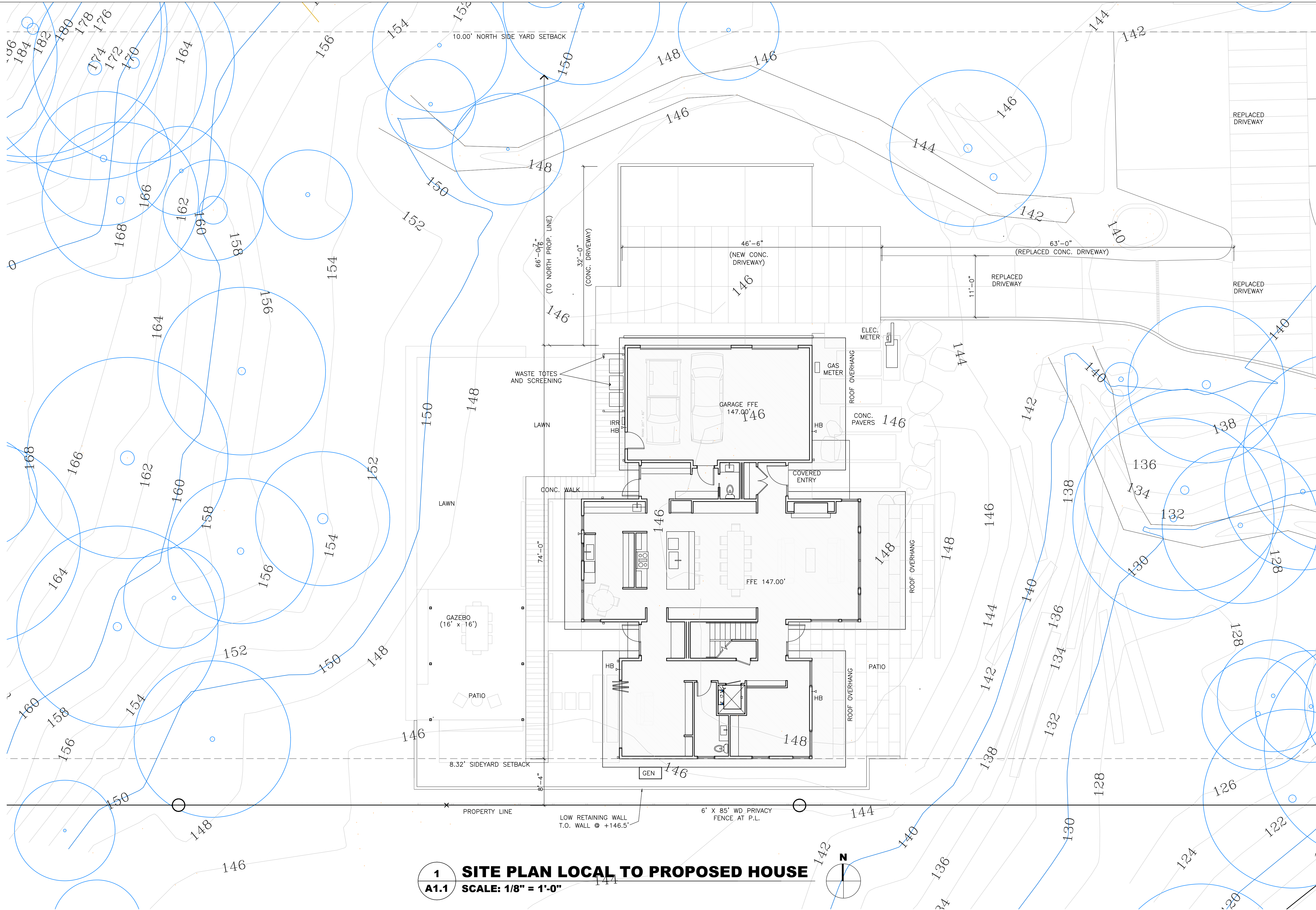
Permit Set

Date:	MAR. 14, 2025
Job Number:	
Drafting:	-
Approval:	PDL

Site Plan &
Site Area
Calculations

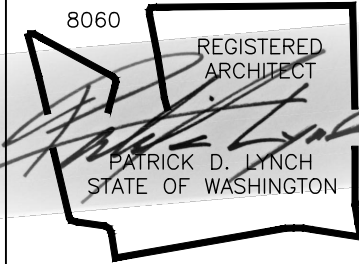
Sheet Number:
A1.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



1 SITE PLAN LOCAL TO PROPOSED HOUSE
A1.1 SCALE: 1/8" = 1'-0"

PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit Set
Date: MAR 14, 2025
Job Number:
Drafting: -
Approval: PDL

Local Site Plan 1:96

Sheet Number:
A1.1

LEGAL DESCRIPTION

LOT 2, CITY OF MERCER ISLAND SHORT PLAT NO. SUB20-002,
RECORDED ON JUNE 27, 2022 UNDER RECORDING NO.
20220627900011, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 50°21'13" E BETWEEN MONUMENTS
FOUND ALONG THE CENTERLINE OF E MERCER WAY, PER REFERENCE
NO. 1.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

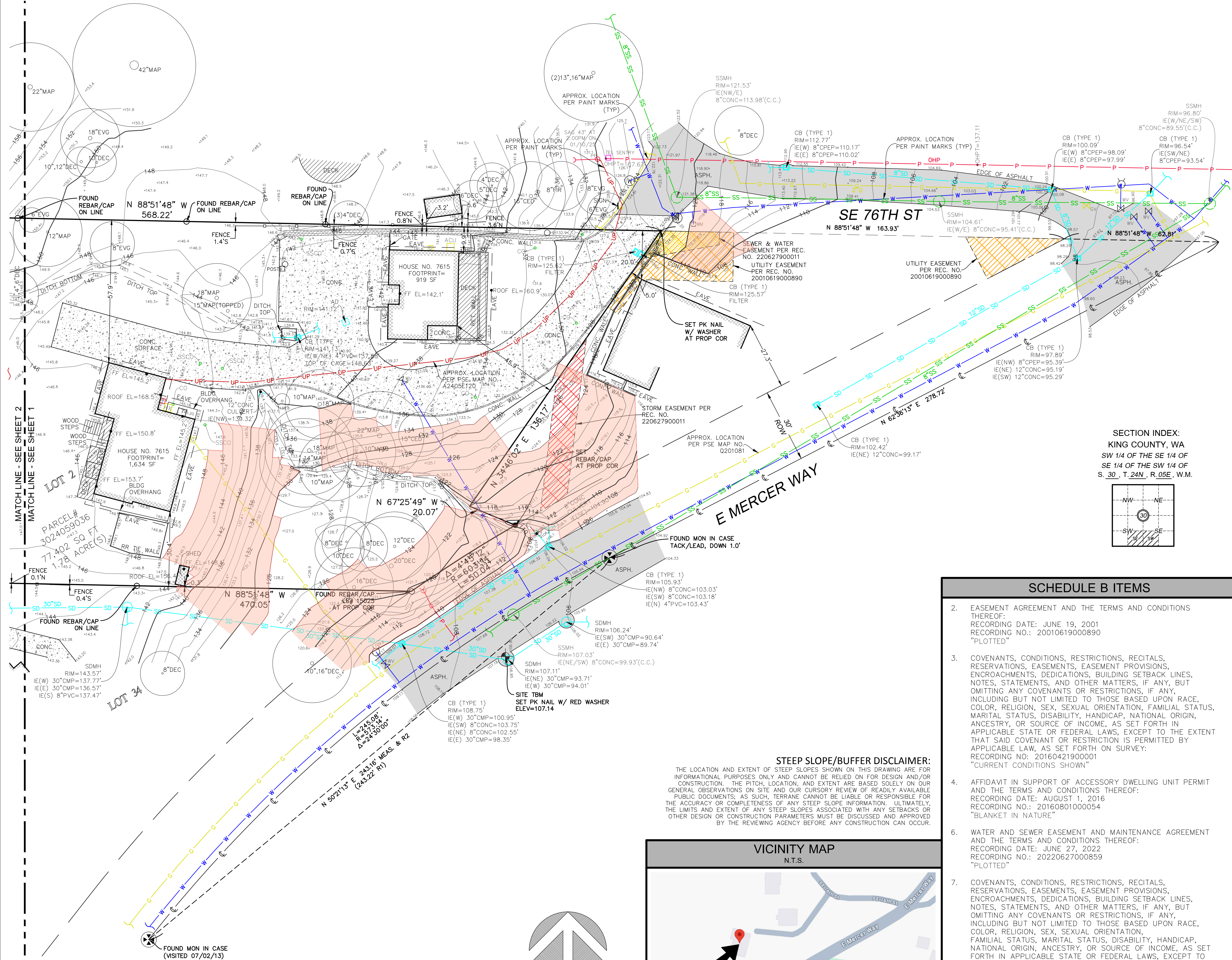
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2013 AND JANUARY OF 2025. 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. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. 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).
4. SUBJECT PROPERTY TAX PARCEL NO. 3024059036
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 77,402 S.F. (1.78 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE OF WASHINGTON COMPANY'S "SUBDIVISION GUARANTEE", GUARANTEE NO. 0284748-ETU, DATED JANUARY 02, 2025. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE OF WASHINGTON COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. 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

	BENCHMARK		SEWER LINE
	CENTERLINE ROW		FIRE HYDRANT
	FENCE LINE (CHAIN LINK)		WATER METER
	FENCE LINE (WOOD)		WATER VALVE
	IRON PIPE (FOUND)		WATER LINE
	MONUMENT (IN CASE, FOUND)		AIR CONDITION UNIT
	PROPERTY LINE (SUBJECT)		AREA DRAIN
	NAIL AS NOTED		AUDITOR'S FILE
	REBAR & CAP (SET)		AWNING
	REBAR AS NOTED (FOUND)		BUILDING
	RETAINING WALL		CENTER CHANNEL
	RIGHT-OF-WAY LINES		CALCULATED
	BUILDING		CATCH BASIN
	BOLLARD		CLEANOUT
	POST		COLUMN
	SIGN (AS NOTED)		CONCRETE
	TREE (AS NOTED)		CORNER
	DITCH (FLOWLINE)		DECIDUOUS
	ASPHALT SURFACE		ELEVATION
	CONCRETE SURFACE		EVERGREEN
	DECK		FINISH FLOOR
	GRAVEL SURFACE		GAS
	ROCKERY		LAND SURVEYOR NUMBER
	STEEP SLOPE AREA		MEASURED
	GAS METER		MONUMENT
	GAS VALVE		OVERHEAD POWER
	GAS LINE		PROPERTY
	GUY ANCHOR		RECORD DATA
	POWER HAND HOLE		RECORD OF SURVEY
	POWER METER		RIGHT OF WAY
	POWER POLE		SERVICE DRAIN
	POWER POLE W/ LIGHT		SERVICE DRAIN MANHOLE
	POWER (OVERHEAD)		SQUARE FEET
	POWER (UNDERGROUND)		SANITARY SEWER MANHOLE
	AREA DRAIN		SQUARE FEET
	CULVERT PIPE		GAS EASEMENT PER REC. NO. 619000890
	INLET (TYPE 1)		STORM EASEMENT PER REC. NO. 220627900011
	STORM MANHOLE		SEWER & WATER EASEMENT PER REC. NO. 20220627900011
	STORM DRAIN LINE		
	CLEANOUT		
	SEWER MANHOLE		

TOPOGRAPHIC & BOUNDARY SURVEY

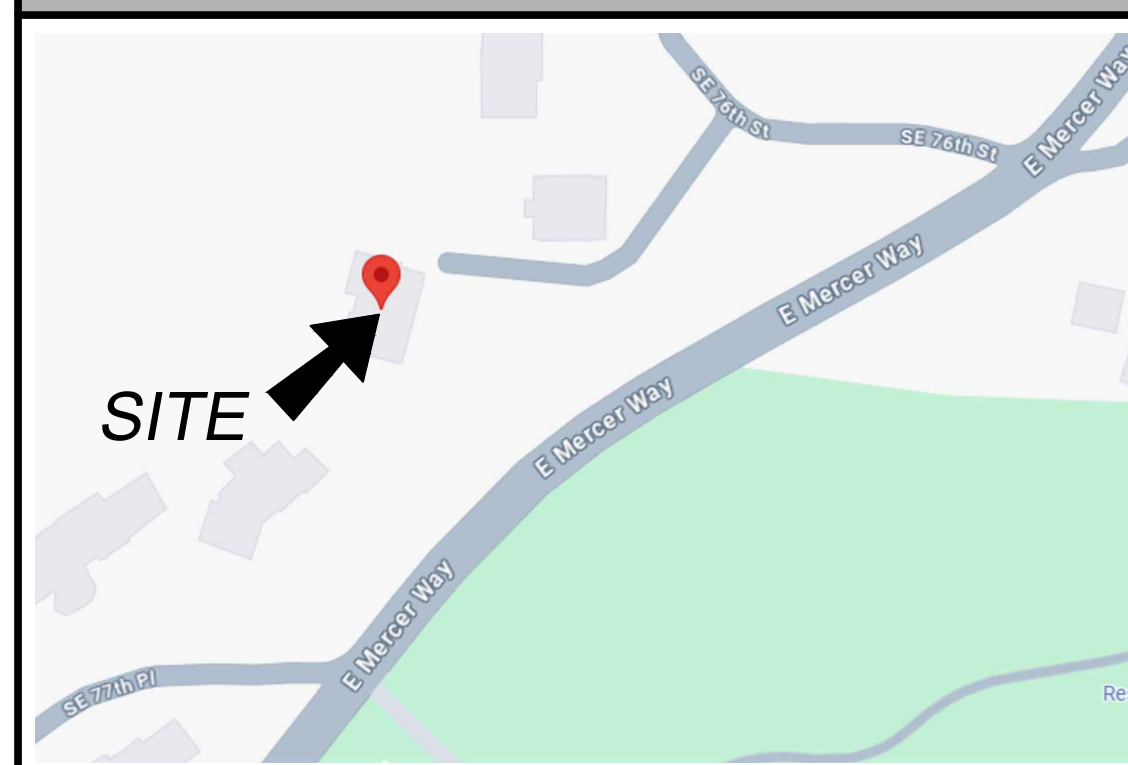


SCHEDULE B ITEMS

2. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 19, 2001
RECORDING NO.: 20010619000890
"PLOTTED"
3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
RECORDING NO: 20160421900001
"CURRENT CONDITIONS SHOWN"
4. AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 1, 2016
RECORDING NO.: 20160801000054
"BLANKET IN NATURE"
6. WATER AND SEWER EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 27, 2022
RECORDING NO.: 20220627000859
"PLOTTED"
7. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MERCER ISLAND SHORT PLAT NO. SUB20-002:
RECORDING NO: 20220627900011
"PLOTTED"
8. TEMPORARY TIEBACK EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JANUARY 8, 2024
RECORDING NO.: 20240108000595
"EXPIRED"

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.

VICINITY MAP
N.T.S.

REFERENCES

- R1. TARYWOOD PARK, VOL. 127 OF PLATS, PG. 46-49, RECORDS OF KING COUNTY, WASHINGTON.
- R2. CITY OF MERCER ISLAND SHORT PLAT NO. SUB 20-002, VOL. 468, PGS. 128-130, RECORDS OF KING COUNTY, WASHINGTON.

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3024059036

7615 E MERCER WAY

7615 EAST MERCERY WAY

MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

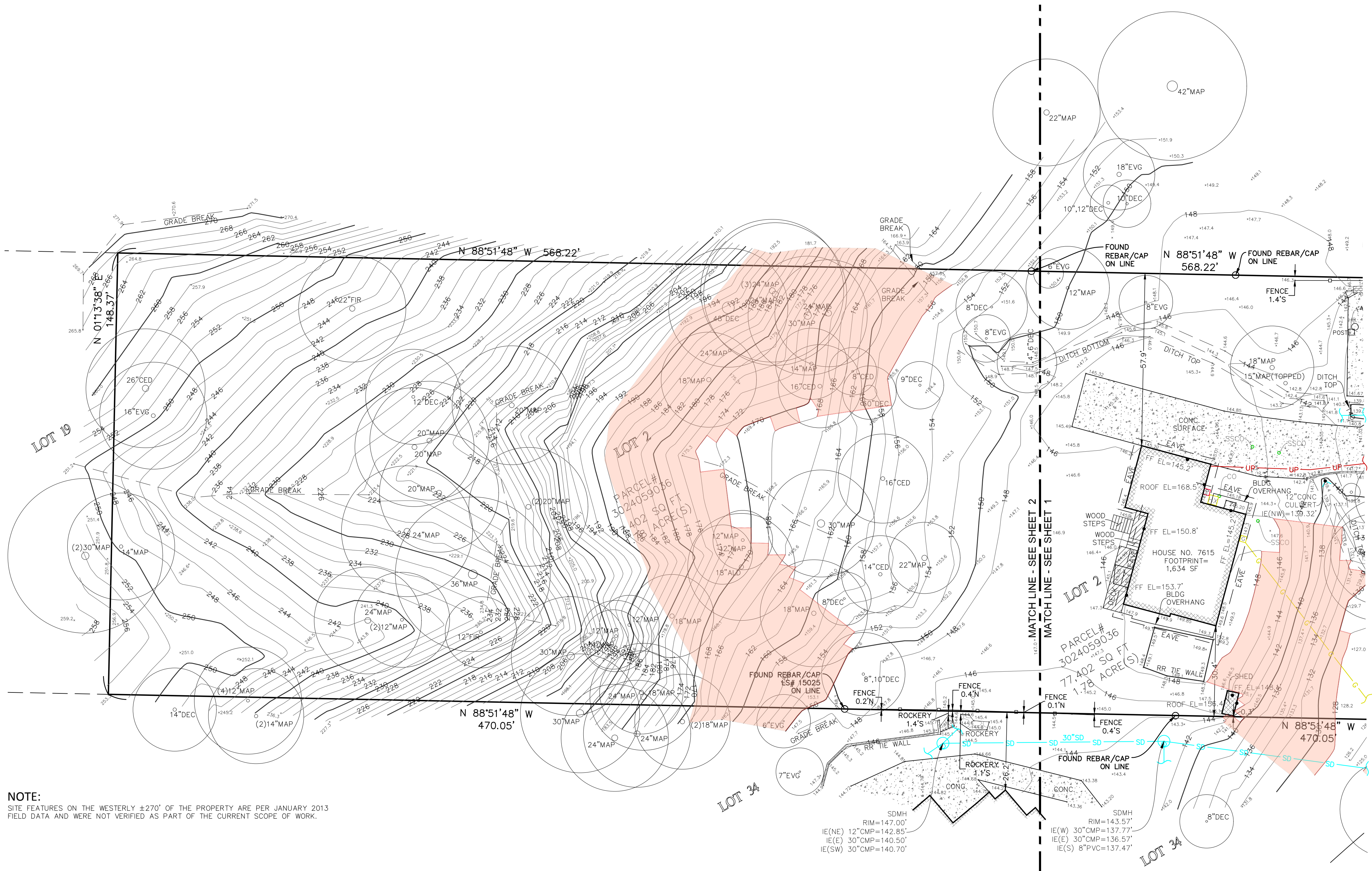
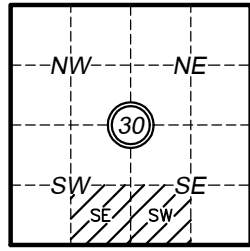
JOB NUMBER: 13507
DATE: 01/27/25
DRAFTED BY: MEB
CHECKED BY: CAS
SCALE: 1" = 20'

REVISION HISTORY

SHEET NUMBER
1 OF 2

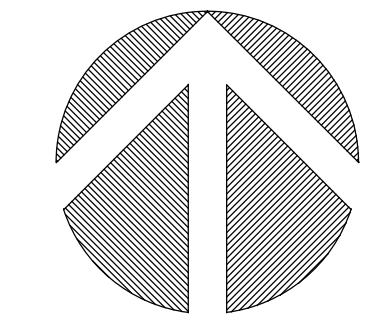
TOPOGRAPHIC & BOUNDARY SURVEY

SECTION INDEX:
KING COUNTY, WA
SW 1/4 OF THE SE 1/4 OF
S. 30, T. 24N, R. 05E, W.M.



NOTE:
SITE FEATURES ON THE WESTERLY ±270' OF THE PROPERTY ARE PER JANUARY 2013
FIELD DATA AND WERE NOT VERIFIED AS PART OF THE CURRENT SCOPE OF WORK.

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.



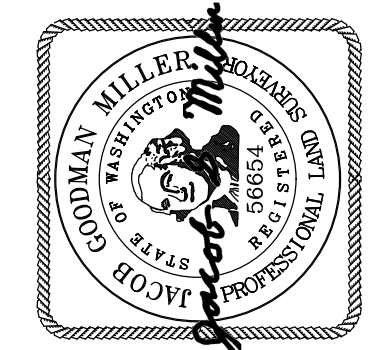
(IN FEET)
1 INCH = 20 FT.

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 3024059036

7615 E MERCER WAY

7615 EAST MERCERY WAY
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St. Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 13507
DATE: 01/27/25
DRAFTED BY: MEB
CHECKED BY: CAS
SCALE: 1"= 20'

REVISION HISTORY

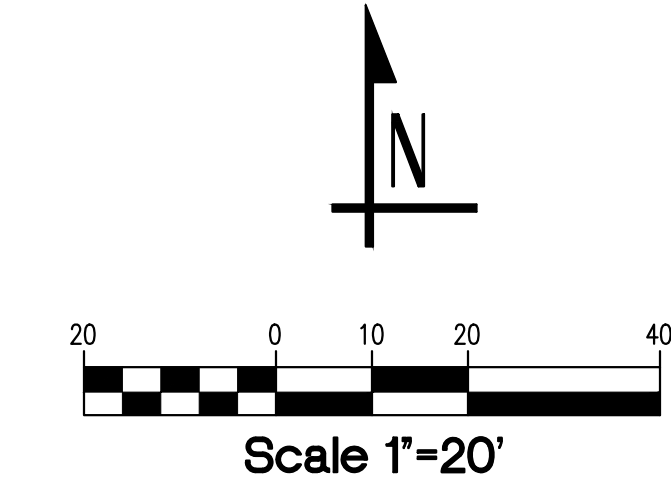
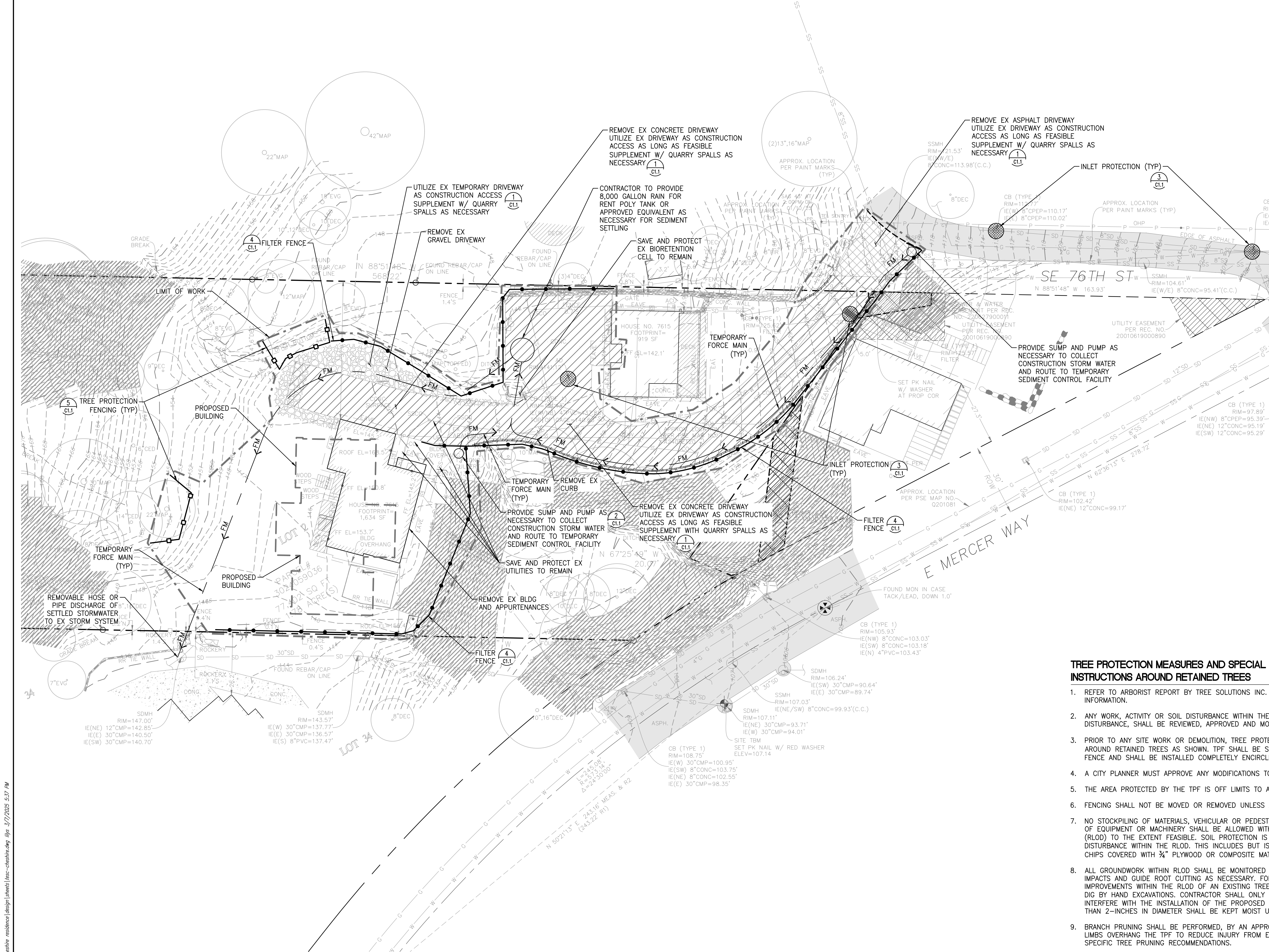
NO.	DESCRIPTION	DATE

SHEET NUMBER
2 OF 2

We are the measure | terrane.net

Section 30, Township 24N, range 5E W.M.

c:\pd engineering\p16\projects\cheshire residence\design\dwg\res-cheshire.dwg 09: 3/7/2025 5:37 PM



LEGEND	
	PROPERTY LINE
	EX CONTOUR (INDEX)
	EX CONTOUR
	EX BUILDING
	PROPOSED BUILDING OUTLINE
	BUILDING/STRUCTURE REMOVAL
	SAWCUT LINE
	CONCRETE REMOVAL
	SAWCUT LINE
	ASPHALT REMOVAL
	STABILIZED CONSTRUCTION ENTRANCE
	FILTER FENCE
	EX TREE TO REMAIN
	TREE PROTECTION
	INLET PROTECTION
	LIMITS OF WORK
	TEMP FORCE MAIN

- TREE PROTECTION MEASURES AND SPECIAL INSTRUCTIONS AROUND RETAINED TREES**
- REFER TO ARBORIST REPORT BY TREE SOLUTIONS INC. FOR TREE PROTECTION AND MANAGEMENT INFORMATION.
 - ANY WORK, ACTIVITY OR SOIL DISTURBANCE WITHIN THE PROTECTION FENCING, OR LIMIT OF DISTURBANCE, SHALL BE REVIEWED, APPROVED AND MONITORED BY THE PROJECT ARBORIST.
 - PRIOR TO ANY SITE WORK OR DEMOLITION, TREE PROTECTION FENCING (TPF) SHALL BE ERECTED AROUND RETAINED TREES AS SHOWN. TPF SHALL BE SIX (6) FOOT TEMPORARY CHAIN-LINK FENCE AND SHALL BE INSTALLED COMPLETELY ENCIROCLING THE RETAINED TREES.
 - A CITY PLANNER MUST APPROVE ANY MODIFICATIONS TO THE FENCING MATERIAL AND LOCATION.
 - THE AREA PROTECTED BY THE TPF IS OFF LIMITS TO ALL CONSTRUCTION RELATED ACTIVITY.
 - FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY A CITY PLANNER.
 - NO STOCKPILING OF MATERIALS, VEHICULAR OR PEDESTRIAN TRAFFIC, MATERIAL STORAGE OR USE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN RECOMMENDED LIMIT OF DISTURBANCE (RLOD) TO THE EXTENT FEASIBLE. SOIL PROTECTION IS REQUIRED FOR CONSTRUCTION DISTURBANCE WITHIN THE RLOD. THIS INCLUDES BUT IS NOT LIMITED TO 6-INCHES OF WOOD CHIPS COVERED WITH 3/4" PLYWOOD OR COMPOSITE MATS.
 - ALL GROUNDWORK WITHIN RLOD SHALL BE MONITORED BY PROJECT ARBORIST TO ASSESS ROOT IMPACTS AND GUIDE ROOT CUTTING AS NECESSARY. FOR ANY UTILITY TRENCHES OR OTHER IMPROVEMENTS WITHIN THE RLOD OF AN EXISTING TREE, THE CONTRACTOR SHALL AIR SPADE OR DIG BY HAND EXCAVATIONS. CONTRACTOR SHALL ONLY CUT REQ'D ROOTS LESS THAN 2" THAT INTERFERE WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. EXPOSED ROOTS GREATER THAN 2-INCHES IN DIAMETER SHALL BE KEPT MOIST UNTIL BACKFILLED.
 - BRANCH PRUNING SHALL BE PERFORMED, BY AN APPROVED ISA CERTIFIED ARBORIST, WHERE LIMBS OVERHANG THE TPF TO REDUCE INJURY FROM EQUIPMENT. SEE ARBORIST REPORT FOR SPECIFIC TREE PRUNING RECOMMENDATIONS.

Call 3 Working Days
Before You Dig!
1-800-424-5555

LPD
engineering pllc
1932 First Ave,
Suite 500,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com



No.	Revisions	Date

Stamp

Two Inches At Full Scale
If Not Scale Accordingly

Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY

City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW
Drawn	SBR
Checked	LJP
Approved	LJP

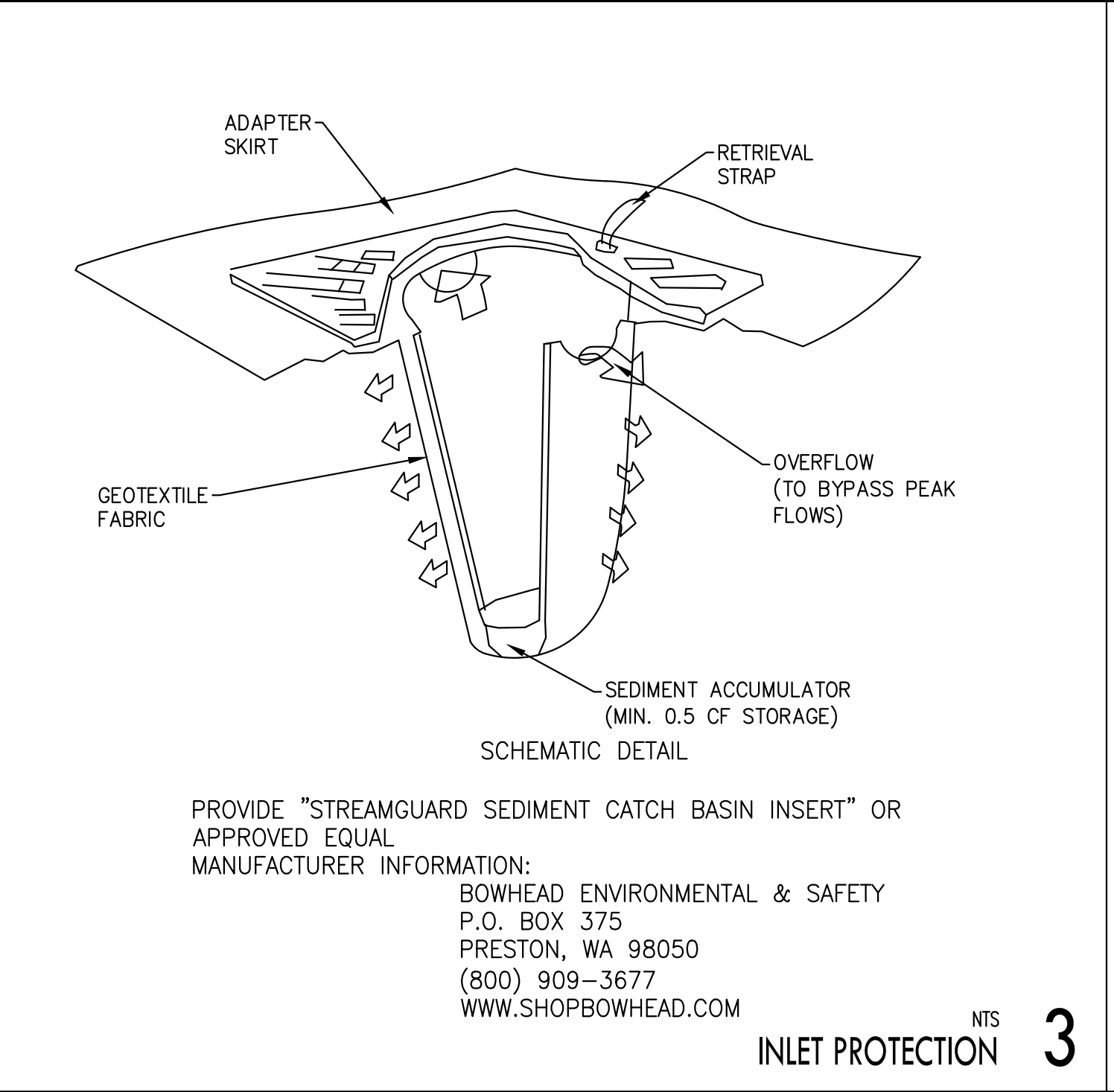
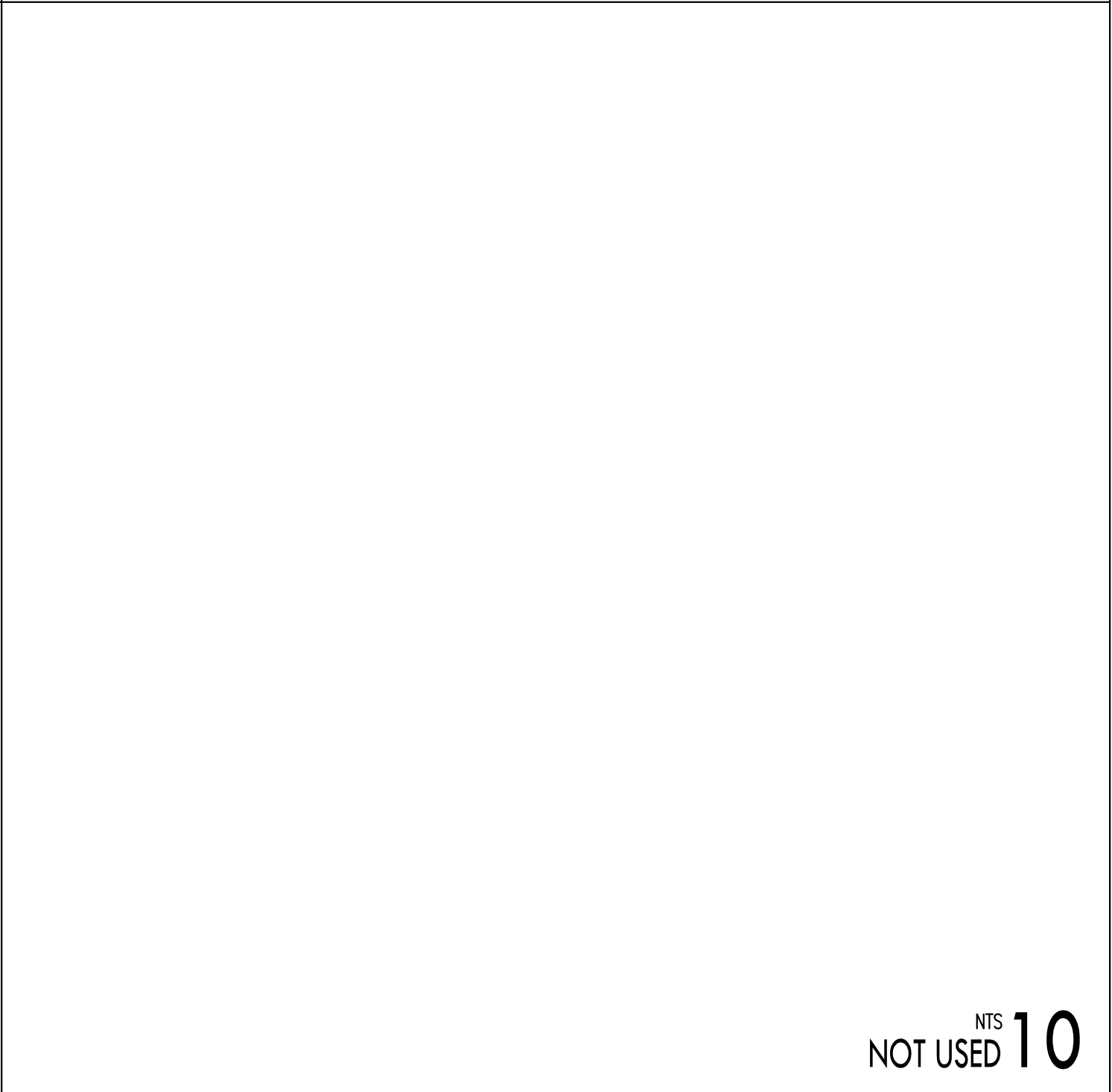
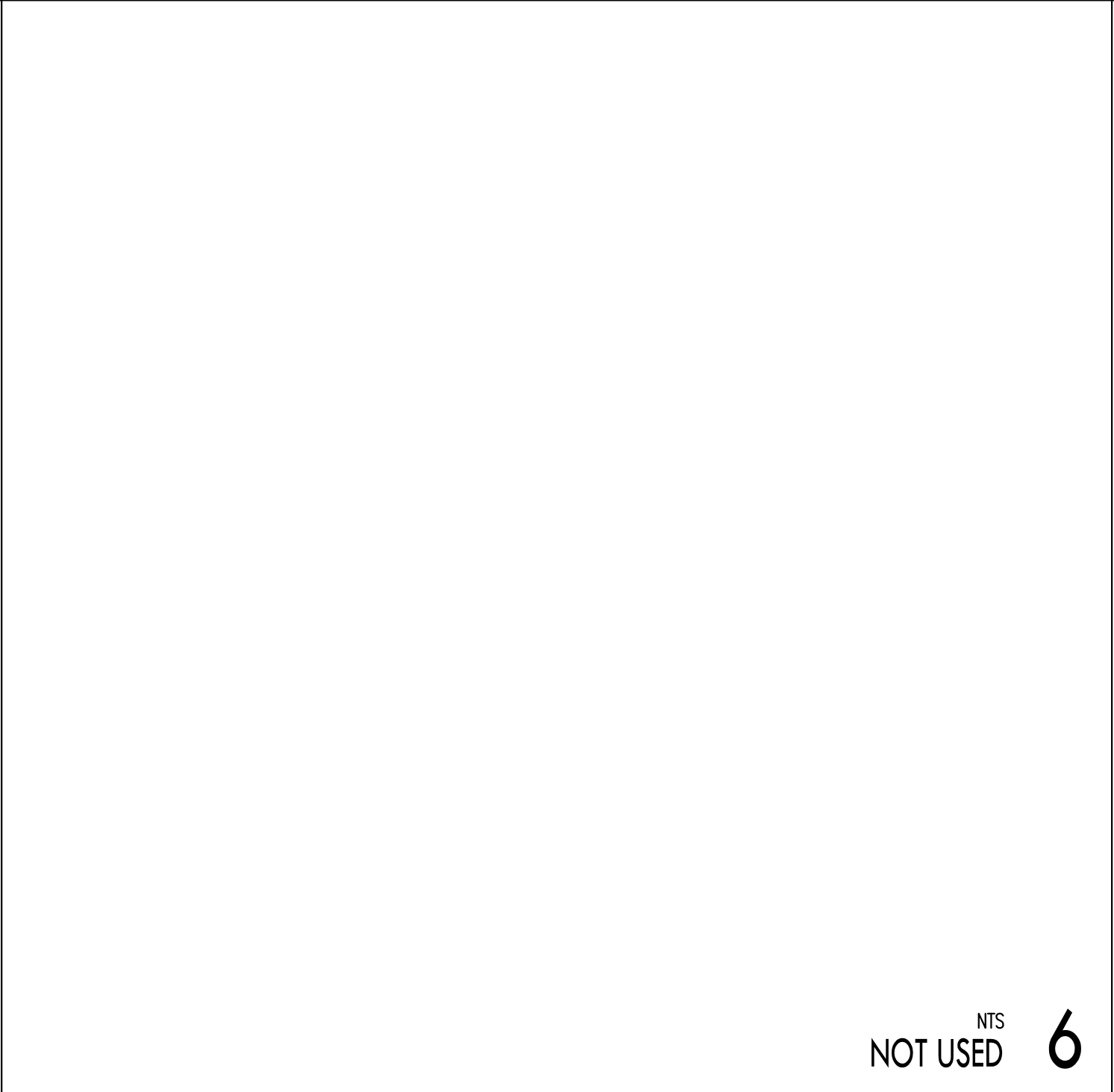
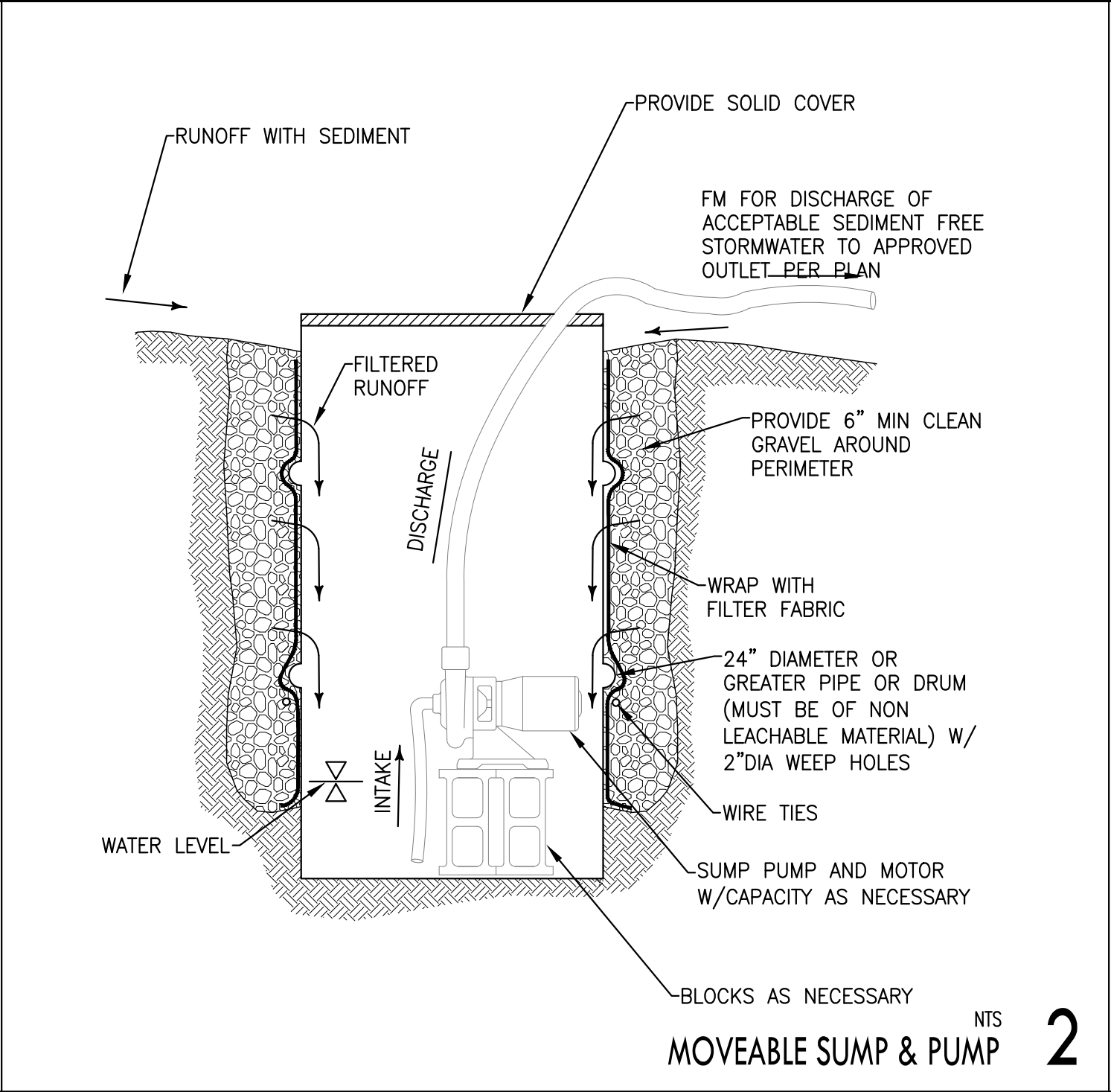
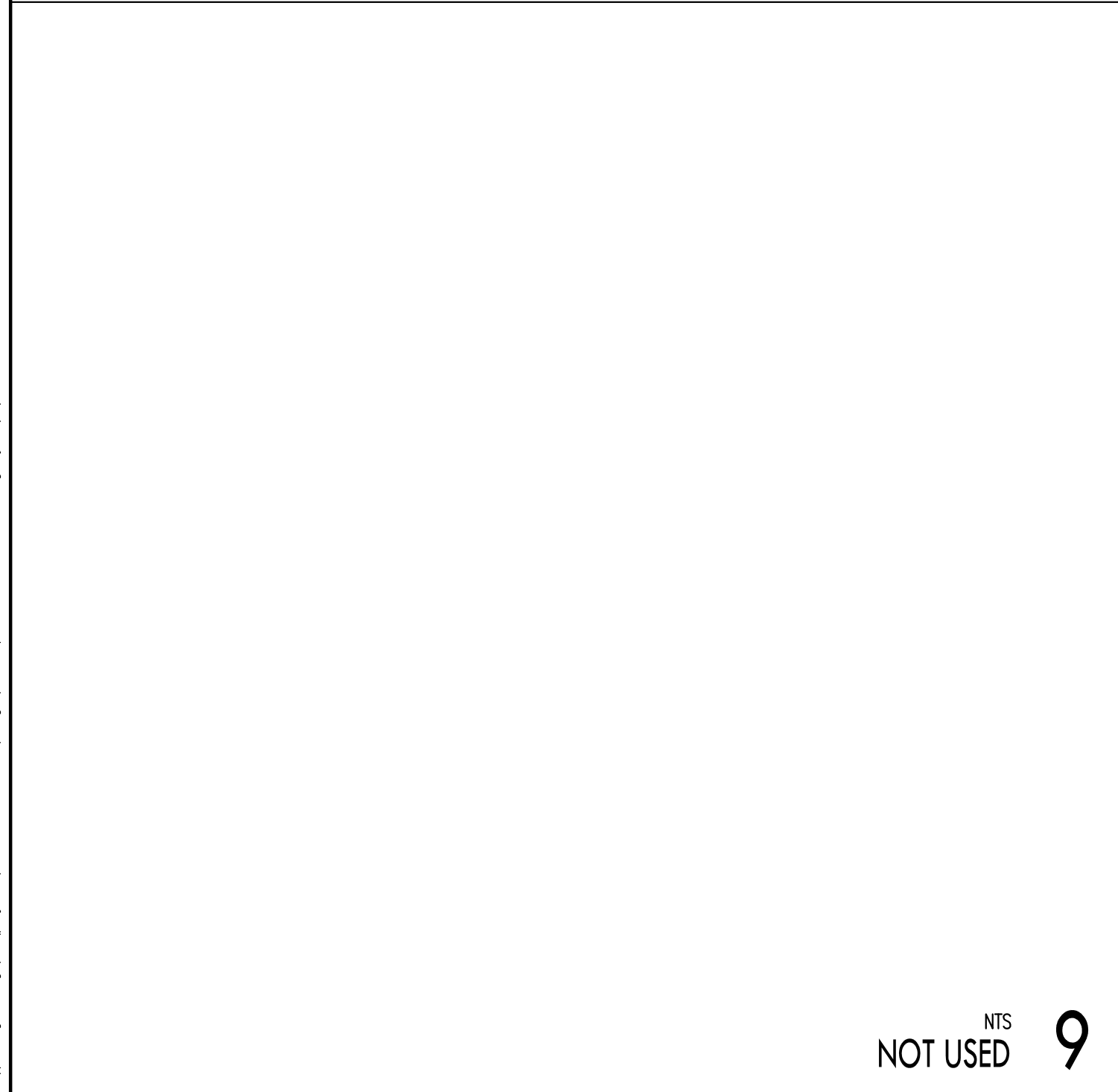
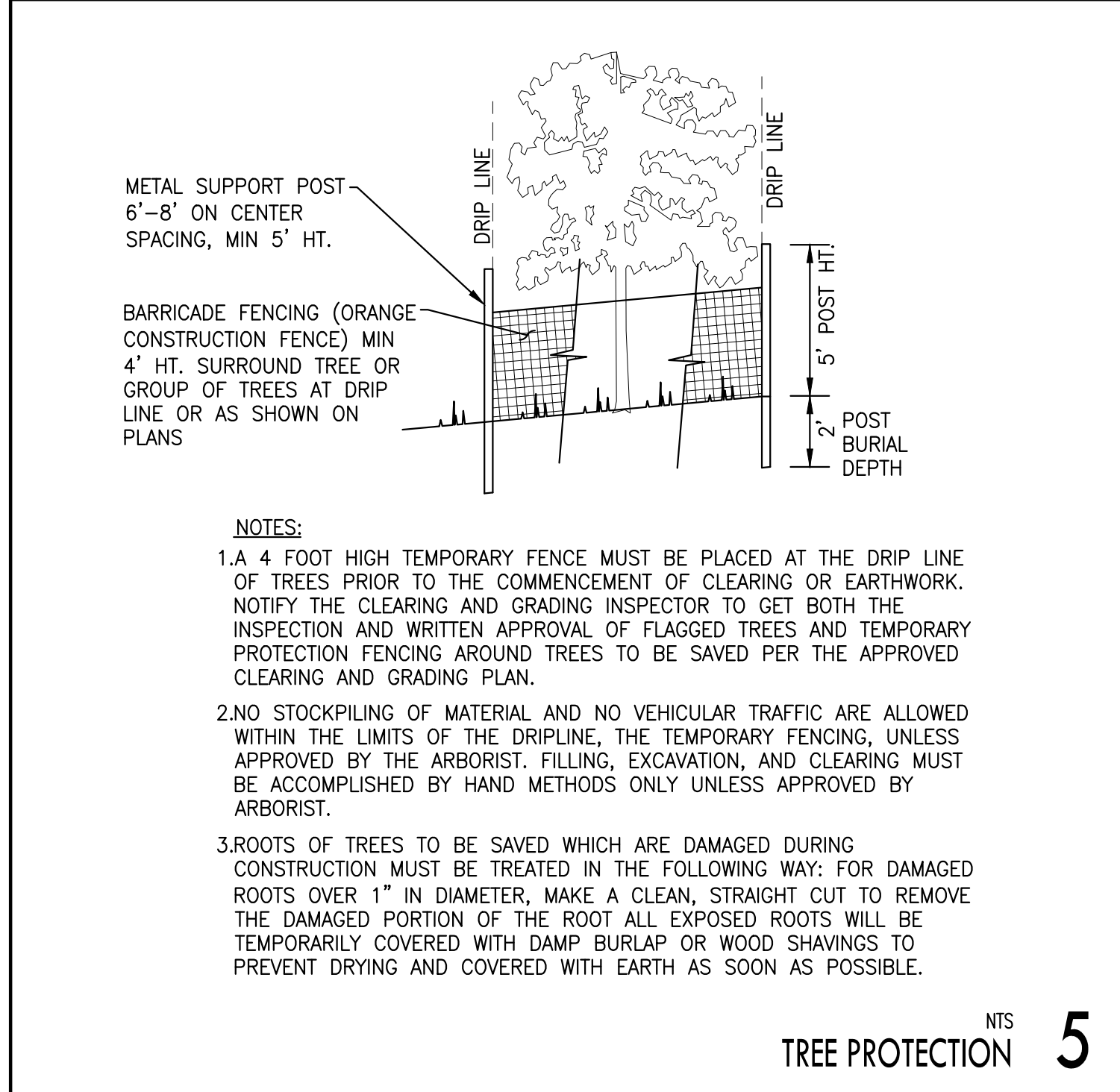
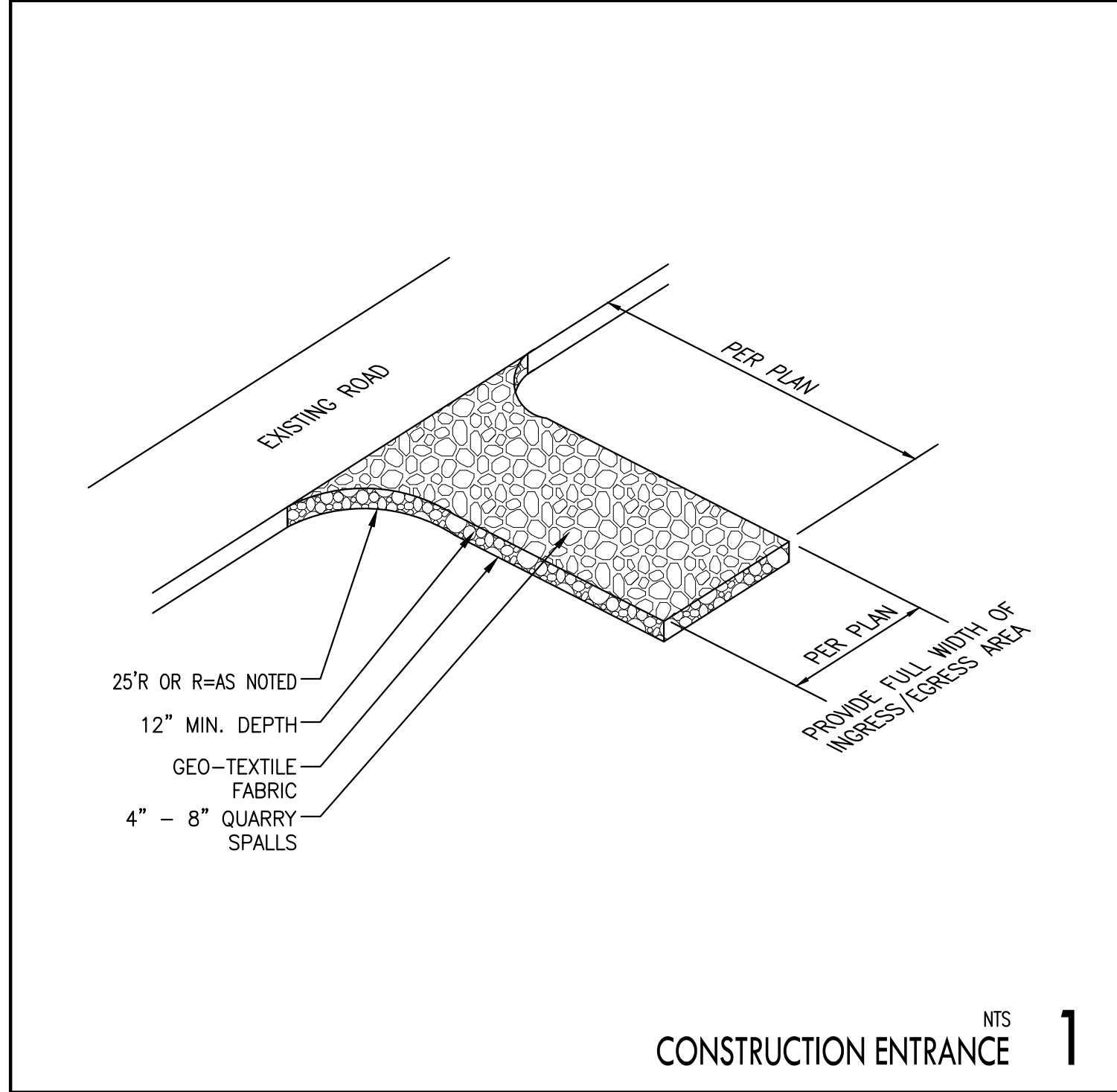
**TESC AND
DEMOLITION
PLAN**

PERMIT SET

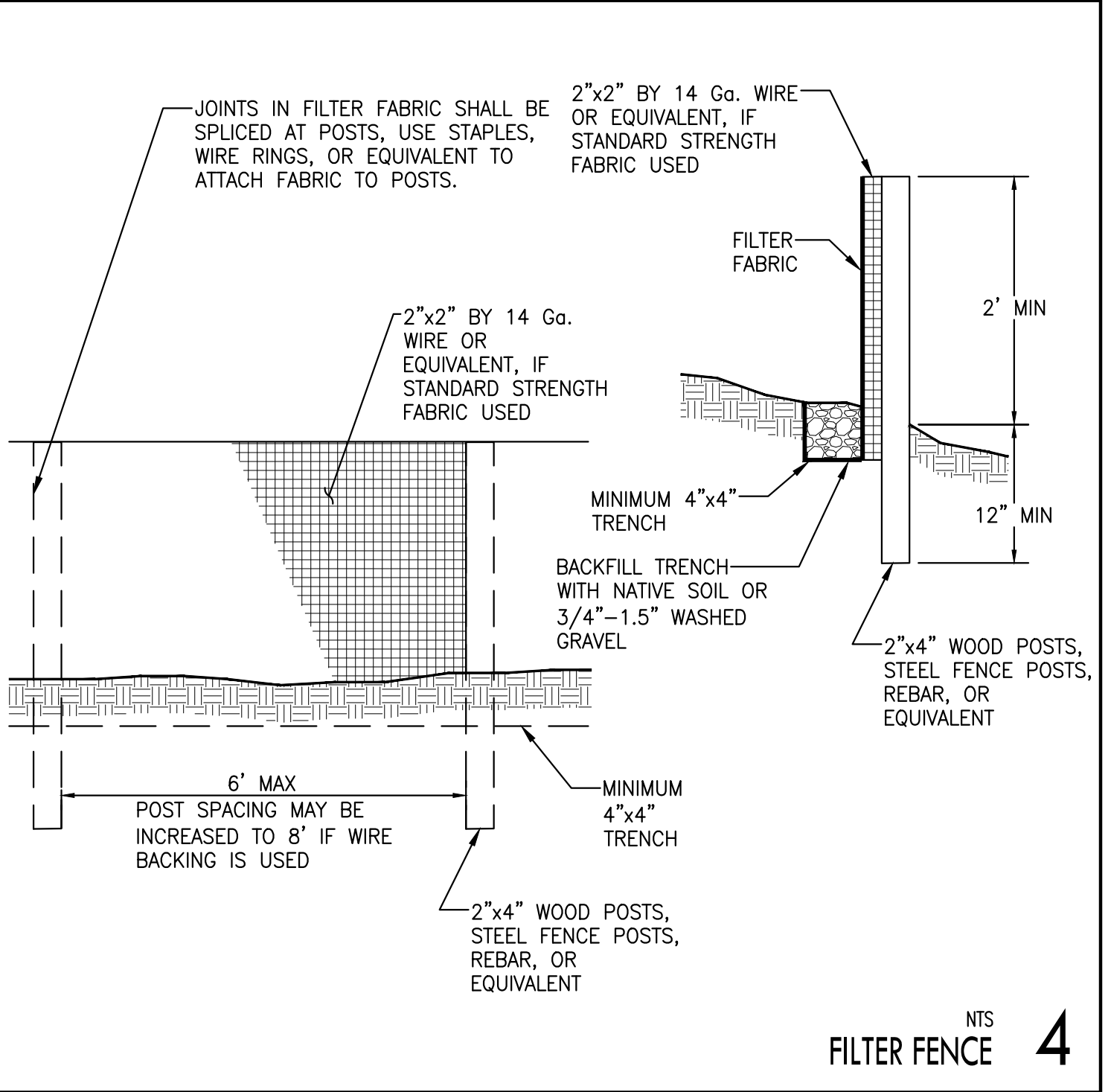
Sheet

C1.0

c:\lpd\engineering\pdc\projects\cheshire residence\design\details\residence details - cheshire.dwg plgs 1/7/2025 5:37 PM



- GENERAL NOTES
- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
 - APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
 - CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
 - CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
 - AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.
 - DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED.
 - EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
 - PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIO ENGINEERED SWALES.
 - CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
 - PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
 - ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
 - INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
 - OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
 - POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
 - REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
 - ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
 - SILT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
 - WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
 - REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
 - THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
 - NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
 - THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.
 - TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.
- NTS
GENERAL NOTES 11



- EROSION CONTROL NOTES
- THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES), AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
 - ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION, BLANKETS, ETC.).
 - ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO DOWNSTREAM SYSTEM.
 - WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
 - WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
 - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
 - EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
 - TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED & OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
 - WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
 - ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCH, OR OTHER APPROVED STABILIZATION METHOD AND PROVIDED WITH ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN.
 - OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCE AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
 - ANY CATCH BASIN COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
 - IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.
- NTS
EROSION CONTROL NOTES 12

LPD

engineering pllc

www.lpdengineering.com

1932 First Ave,
Suite 500,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344

Stamp

Laurie J. Ferr
Professional Engineer
3/7/2025

No.

Revisions

Date

0

1"

2"

Two Inches At Full Scale
If Not Scale Accordingly

Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY

Project No.

Issue Date

Scale

Designed

Drawn

Description

MARCH 07, 2025

As Noted

ACW

SBR

TESC AND
DEMOLITION
DETAILS AND
NOTES

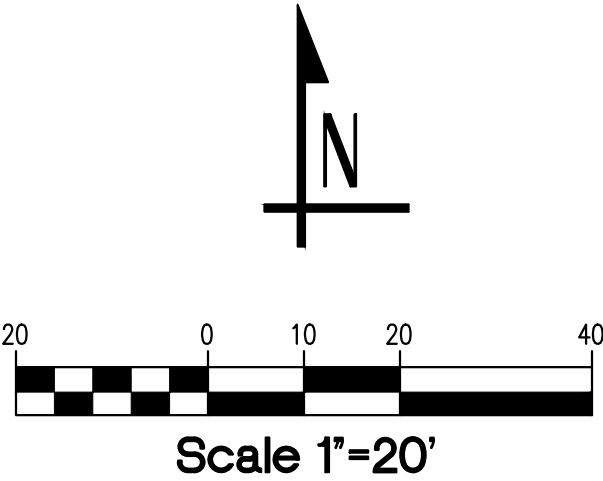
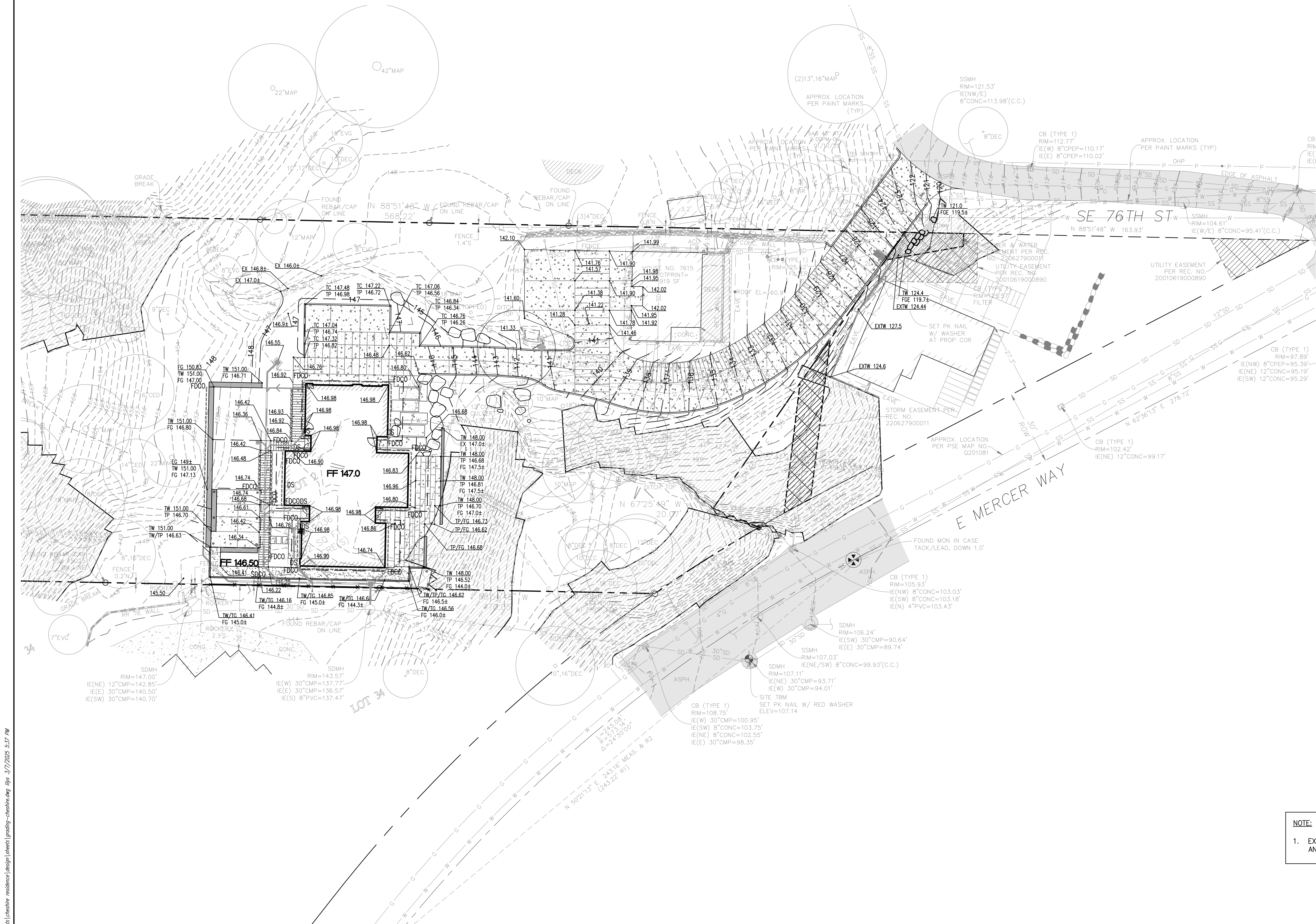
Sheet

C1.1

PERMIT SET

City of Mercer Island, Washington

Section 30, Township 24N, range 5E W.M.



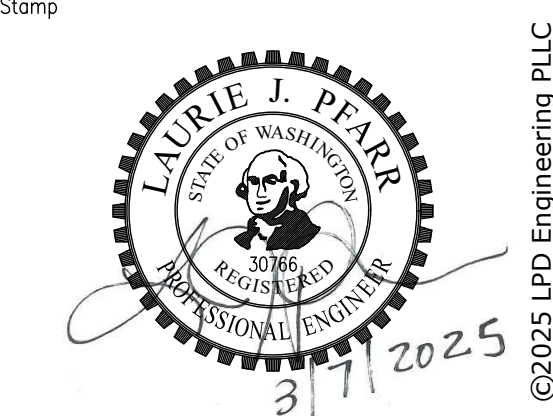
LEGEND

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SCORED CONCRETE
- ASPHALT (AC) PAVEMENT
- GRAVEL SURFACING
- SITE WALL
- VERTICAL CURB
- ROCKERY
- AREA DRAIN
- TRENCH DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

NOTE:
1. EXISTING CUT MATERIAL SHALL NOT BE REUSED AS FILL ONSITE AND SHALL BE DISPOSED OFFSITE.

Call 3 Working Days Before You Dig!
1-800-424-5555

LPD engineering pllc
1932 First Ave,
Suite 500,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com



No.	Revisions	Date

0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY
City of Mercer Island, Washington

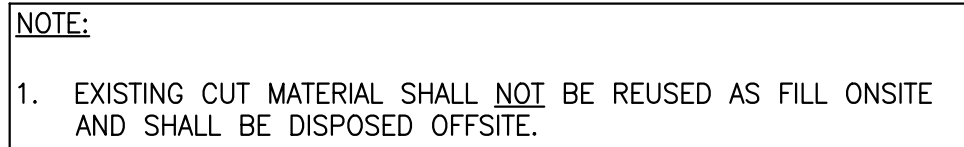
Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW
Drawn	SBR
Checked	LJP
Approved	LJP

GRADING
PLAN

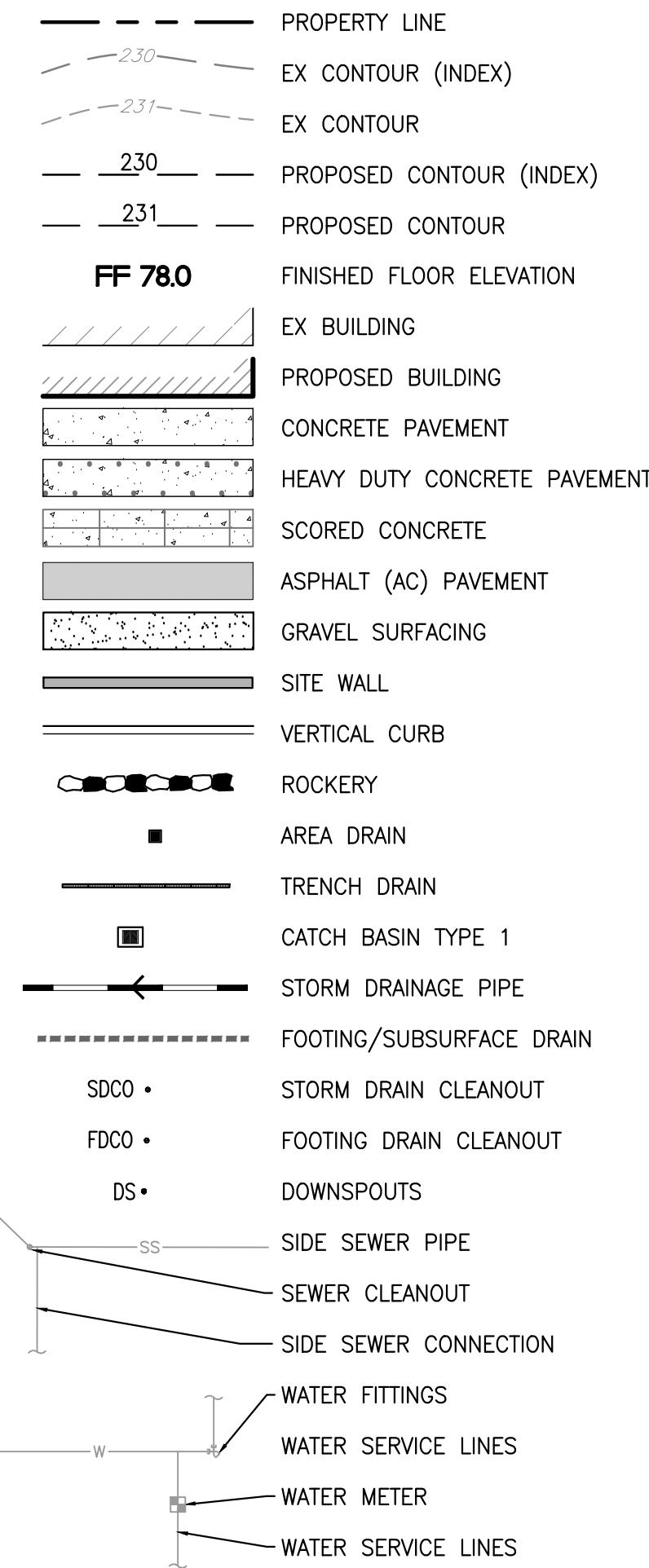
PERMIT SET
Sheet
C2.0

s:\pd engineering\p\projects\cheshire residence\design sheets\grading-cheshire.dwg 3/7/2025 5:37 PM

to: lod engineering plc projects cheshire residence design sheets drain-cheshire.dwg 005 3/7/2025 5:37 PM



PERMIT SET



No.	Revisions	Date
Two Inches At Full Scale If Not Scale Accordingly		
Project Name _____		

City of Mercer Island, Washington

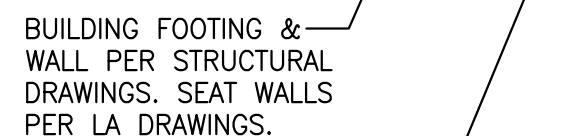
DRAINAGE PLAN

C2.1



SD#1: K1-020 THROUGH K-0203 (NEUTRAL) CHANNELS SLOPE W/ PAVEMENT.

TRENCH NUMBERS LISTED ABOVE ARE PER ACO KS100 TRENCH DRAIN.



DO NOT DISTURB FOOTING BEARING ZONE WHEN INSTALLING FOOTING DRAIN

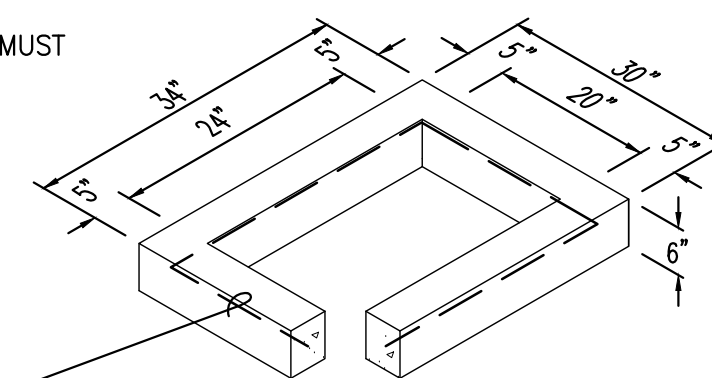
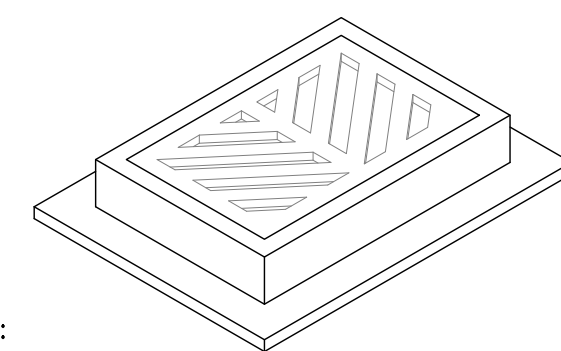
4" FOOTING DRAIN PLACED LEVEL OR
WITH POSITIVE SLOPE TO OUTLET

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIA. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
6. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA. PLUS CATCH BASIN WALL THICKNESS.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-62D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT STD PLAN B-5.60-01.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.
13. CATCH BASIN INSTALLATION SHALL BE PER CONTRACT DOCUMENTS AND DETAILS.

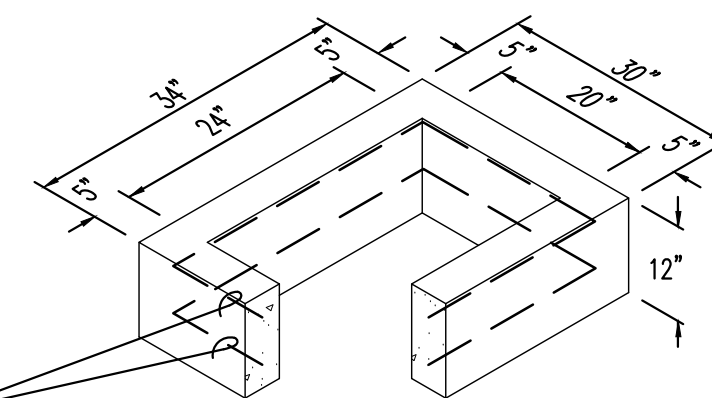
FRAME AND GRATE SEE
APPLICABLE DWGS.

GRATES IN WALKWAYS AND
PEDESTRIAN AREAS SHALL BE
ACCESSIBLE INSTALL GRATE
PER WSDOT STD PLAN
B-30.15.00.

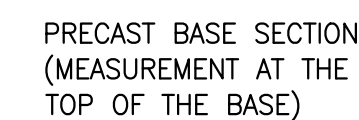
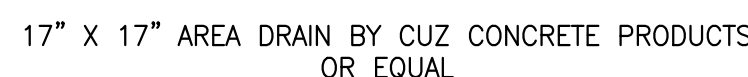
ADA REQUIREMENTS FOR GRATES:
OPENINGS MUST NOT EXCEED
1/2" IN WIDTH IN THE DIRECTION
OF TRAVEL.
COEFFICIENT OF FRICTION MUST
BE AT LEAST 0.6

6" RISE
SECTION12" RISER
SECTION

1 #3 BAR HOOP-



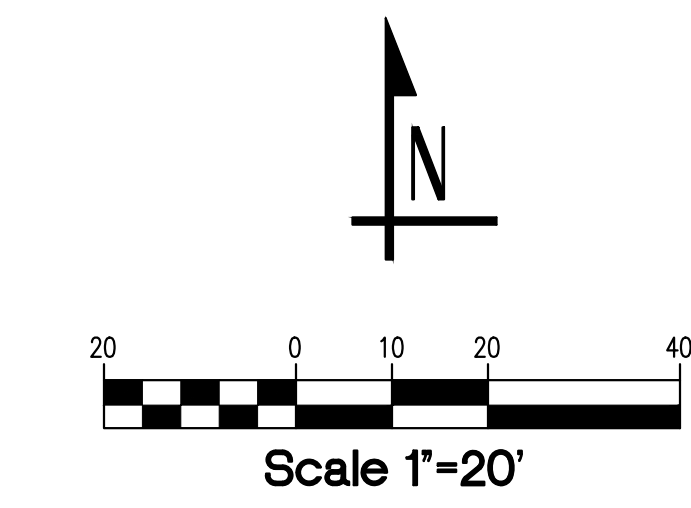
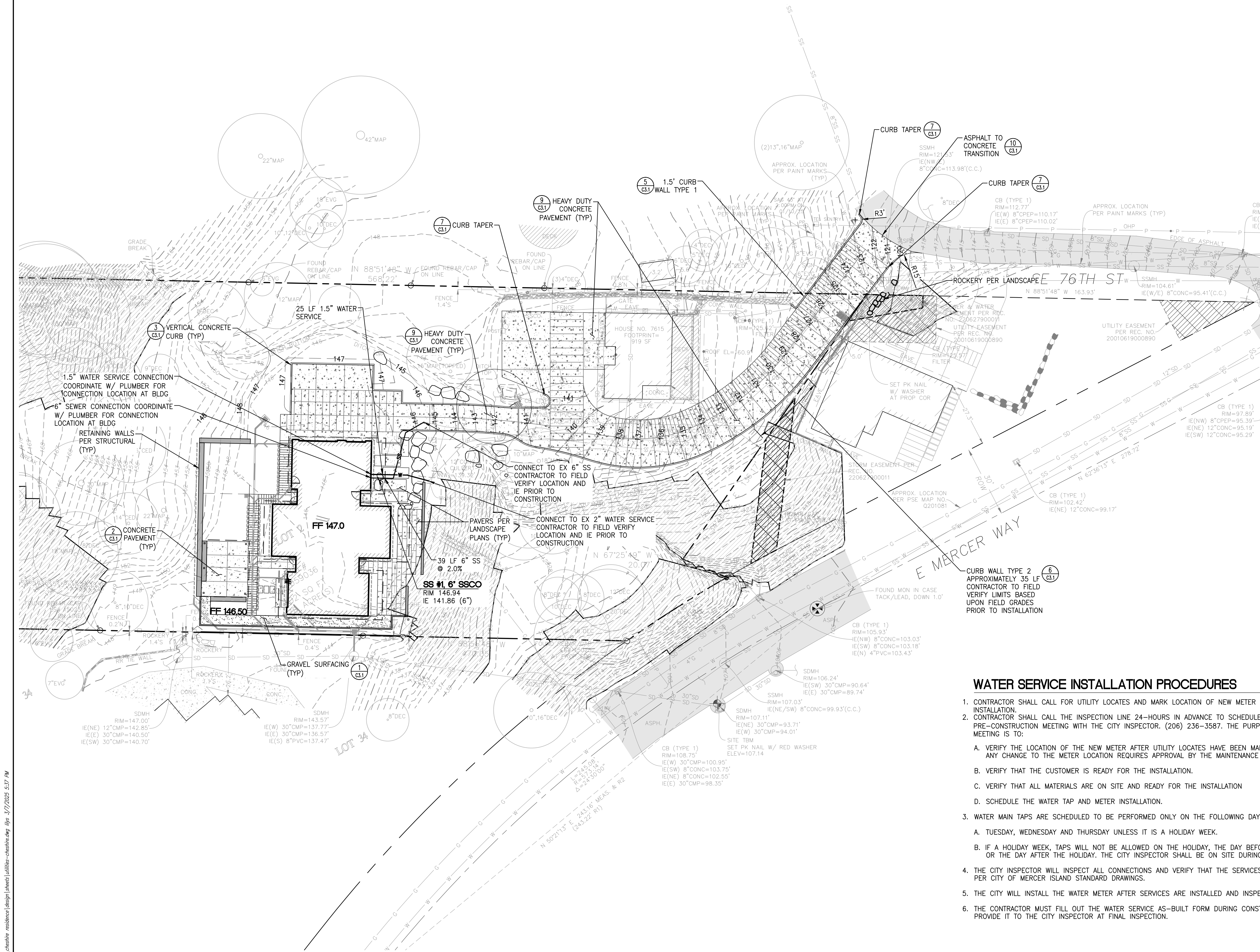
2 #3 BAR HOOP—



CATCH BASIN TYPE 1 12

Section 30, Township 24N, range 5E W.M.

s:\pd engineering\pde\projects\cheshire residence\utilities\cheshire.dwg, dlye, 3/7/2025 5:37 PM



LEGEND

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SCORED CONCRETE
- ASPHALT (AC) PAVEMENT
- GRAVEL SURFACING
- SITE WALL
- VERTICAL CURB
- ROCKERY
- AREA DRAIN
- TRENCH DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

WATER SERVICE INSTALLATION PROCEDURES

- CONTRACTOR SHALL CALL FOR UTILITY LOCATES AND MARK LOCATION OF NEW METER INSTALLATION.
- CONTRACTOR SHALL CALL THE INSPECTION LINE 24-HOURS IN ADVANCE TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR. (206) 236-3587. THE PURPOSE OF THE MEETING IS TO:
 - VERIFY THE LOCATION OF THE NEW METER AFTER UTILITY LOCATES HAVE BEEN MARKED. ANY CHANGE TO THE METER LOCATION REQUIRES APPROVAL BY THE MAINTENANCE DEPARTMENT.
 - VERIFY THAT THE CUSTOMER IS READY FOR THE INSTALLATION.
 - VERIFY THAT ALL MATERIALS ARE ON SITE AND READY FOR THE INSTALLATION
 - SCHEDULE THE WATER TAP AND METER INSTALLATION.
- WATER MAIN TAPS ARE SCHEDULED TO BE PERFORMED ONLY ON THE FOLLOWING DAYS:
 - TUESDAY, WEDNESDAY AND THURSDAY UNLESS IT IS A HOLIDAY WEEK.
 - IF A HOLIDAY WEEK, TAPS WILL NOT BE ALLOWED ON THE HOLIDAY, THE DAY BEFORE OR THE DAY AFTER THE HOLIDAY. THE CITY INSPECTOR SHALL BE ON SITE DURING ALL WATER TAPS.
- THE CITY INSPECTOR WILL INSPECT ALL CONNECTIONS AND VERIFY THAT THE SERVICES ARE INSTALLED PER CITY OF MERCER ISLAND STANDARD DRAWINGS.
- THE CITY WILL INSTALL THE WATER METER AFTER SERVICES ARE INSTALLED AND INSPECTED.
- THE CONTRACTOR MUST FILL OUT THE WATER SERVICE AS-BUILT FORM DURING CONSTRUCTION AND PROVIDE IT TO THE CITY INSPECTOR AT FINAL INSPECTION.

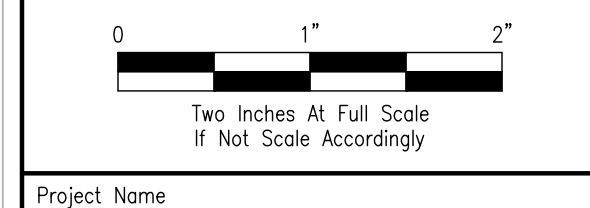
Call 3 Working Days Before You Dig!
1-800-424-5555

LPD engineering pllc
1932 First Ave,
Suite 500,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

Stamp

©2025 LPD Engineering PLLC

No.	Revisions	Date



Project Name

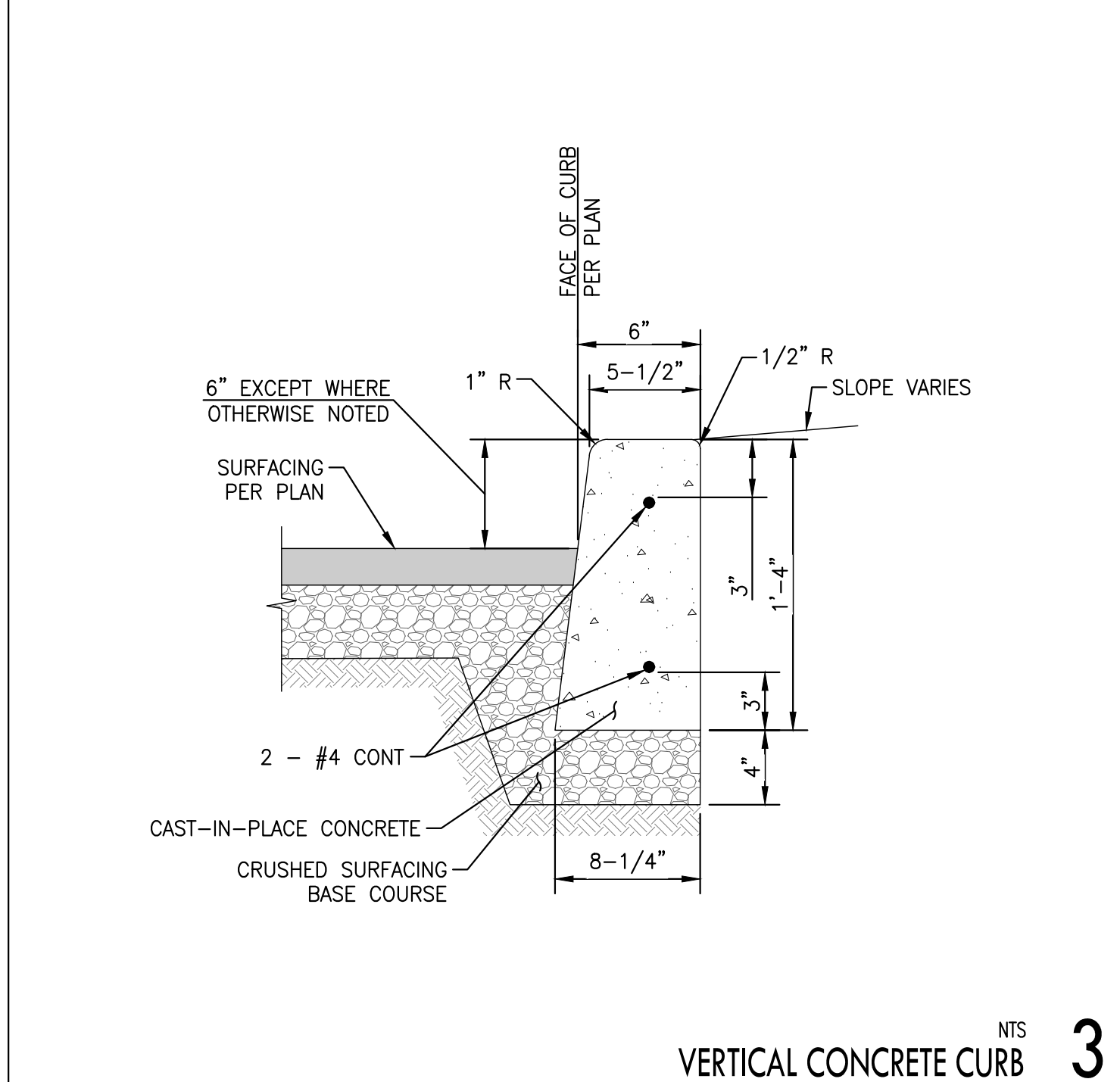
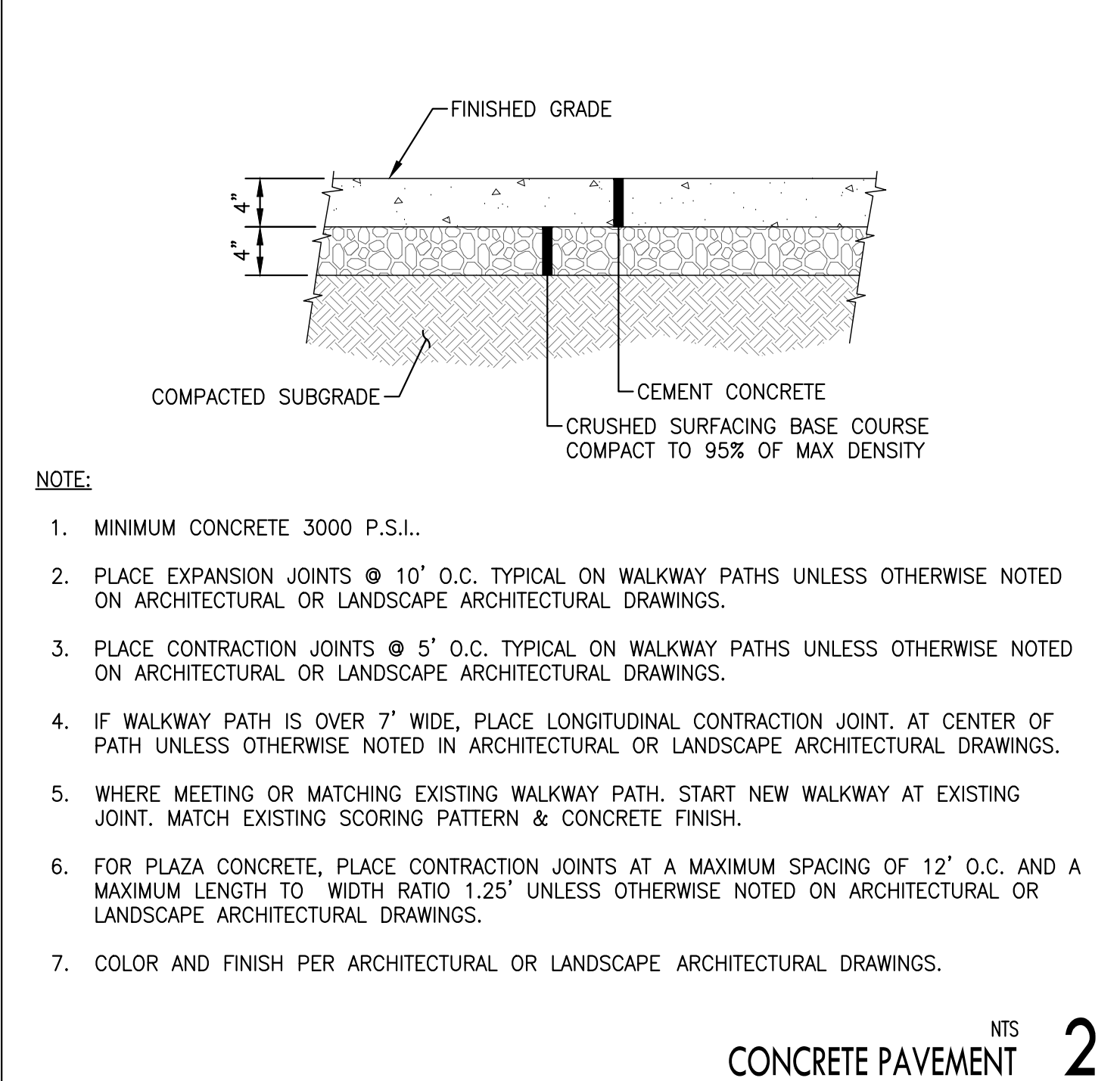
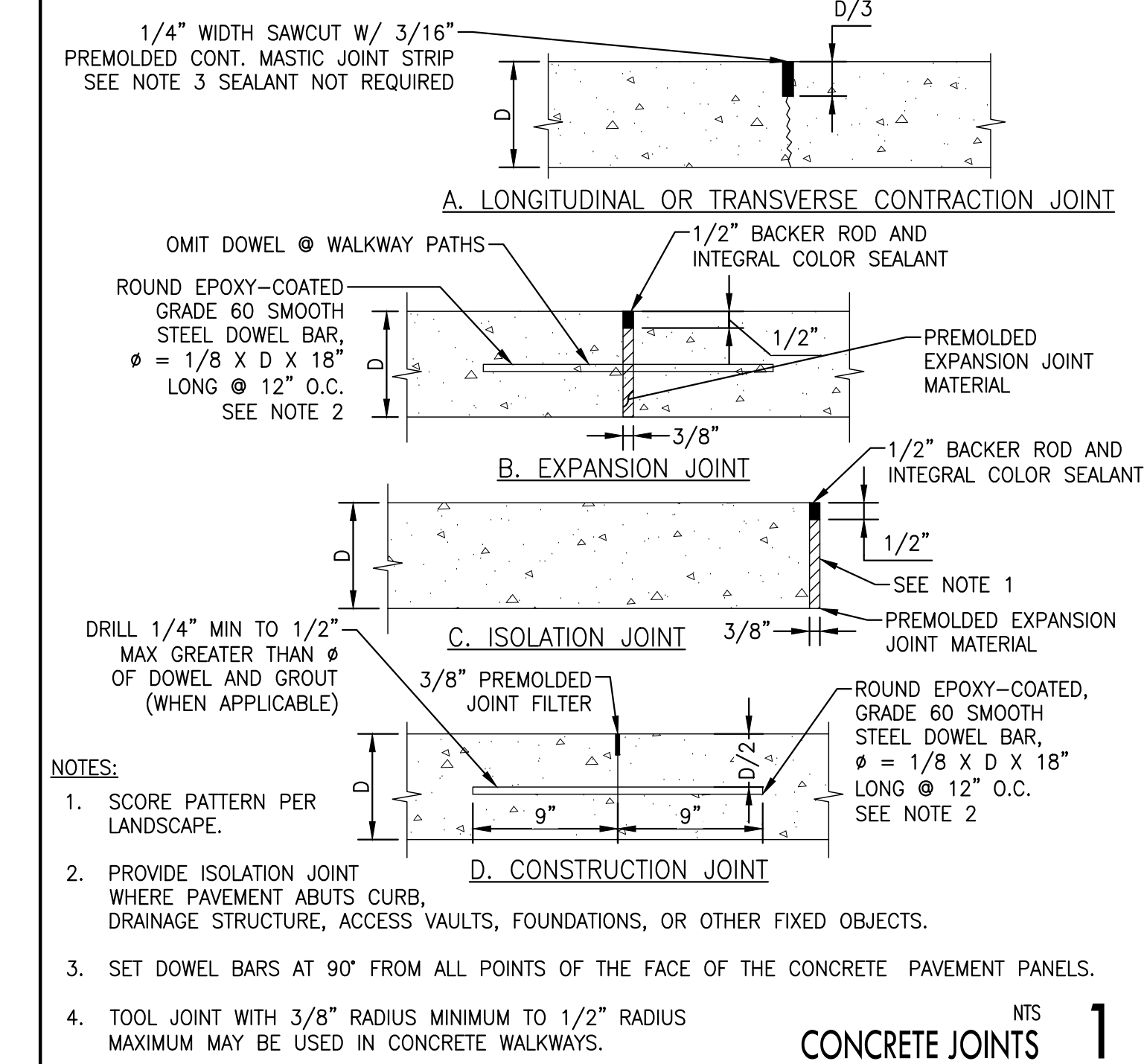
CHESHIRE RESIDENCE
7615 E. MERCER WAY
City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW
Drawn	SBR
Checked	LJP
Approved	LJP

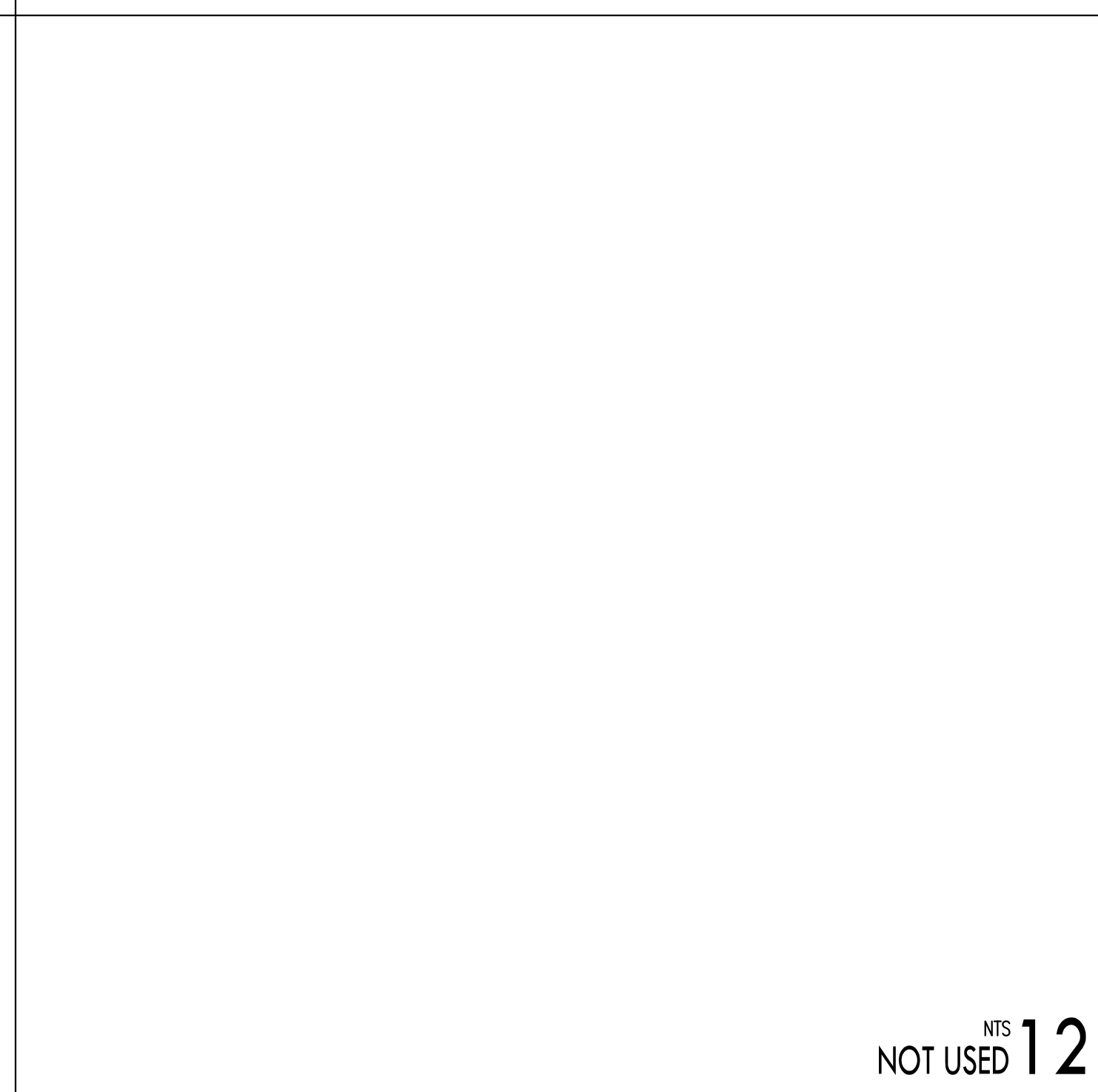
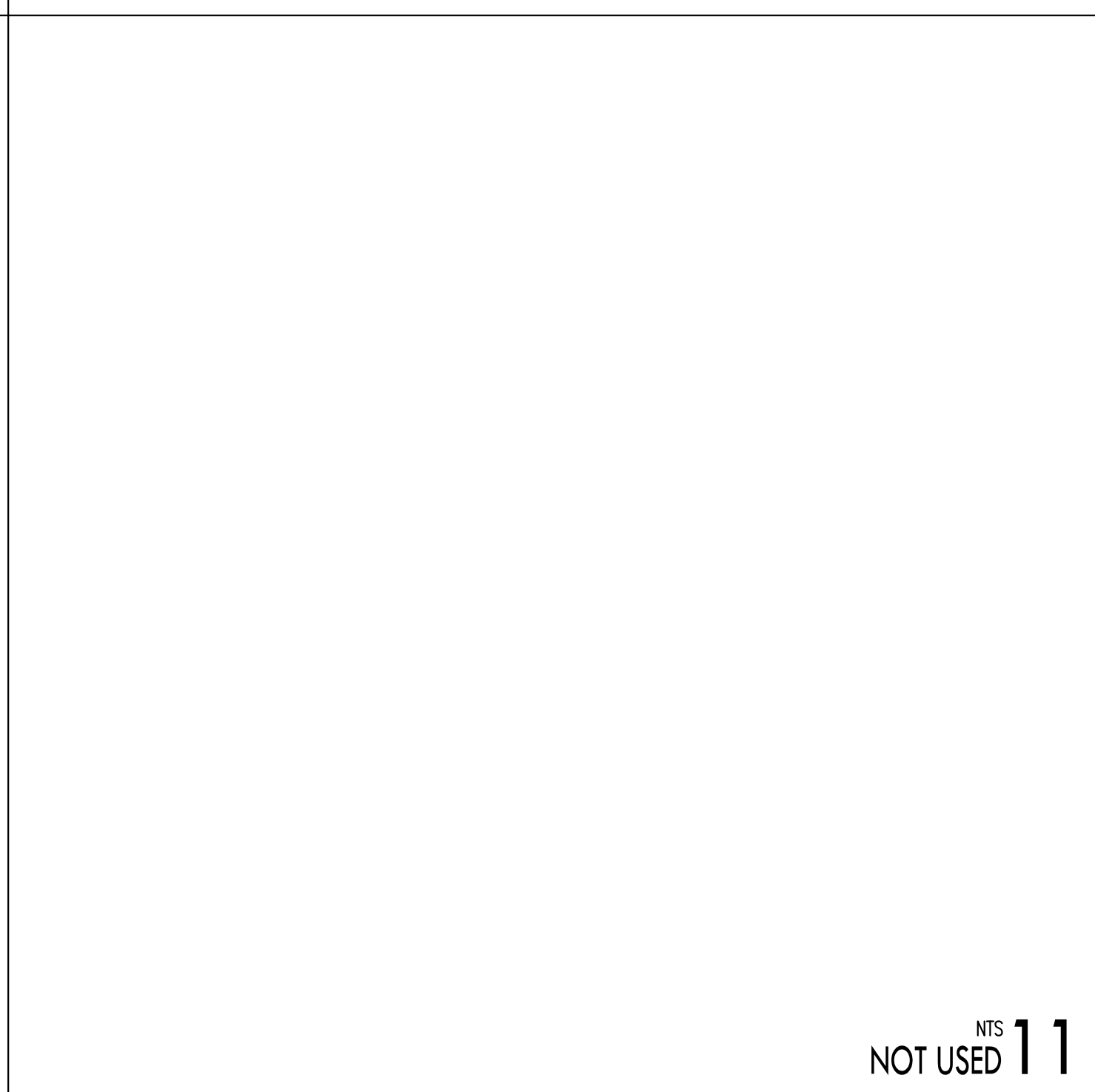
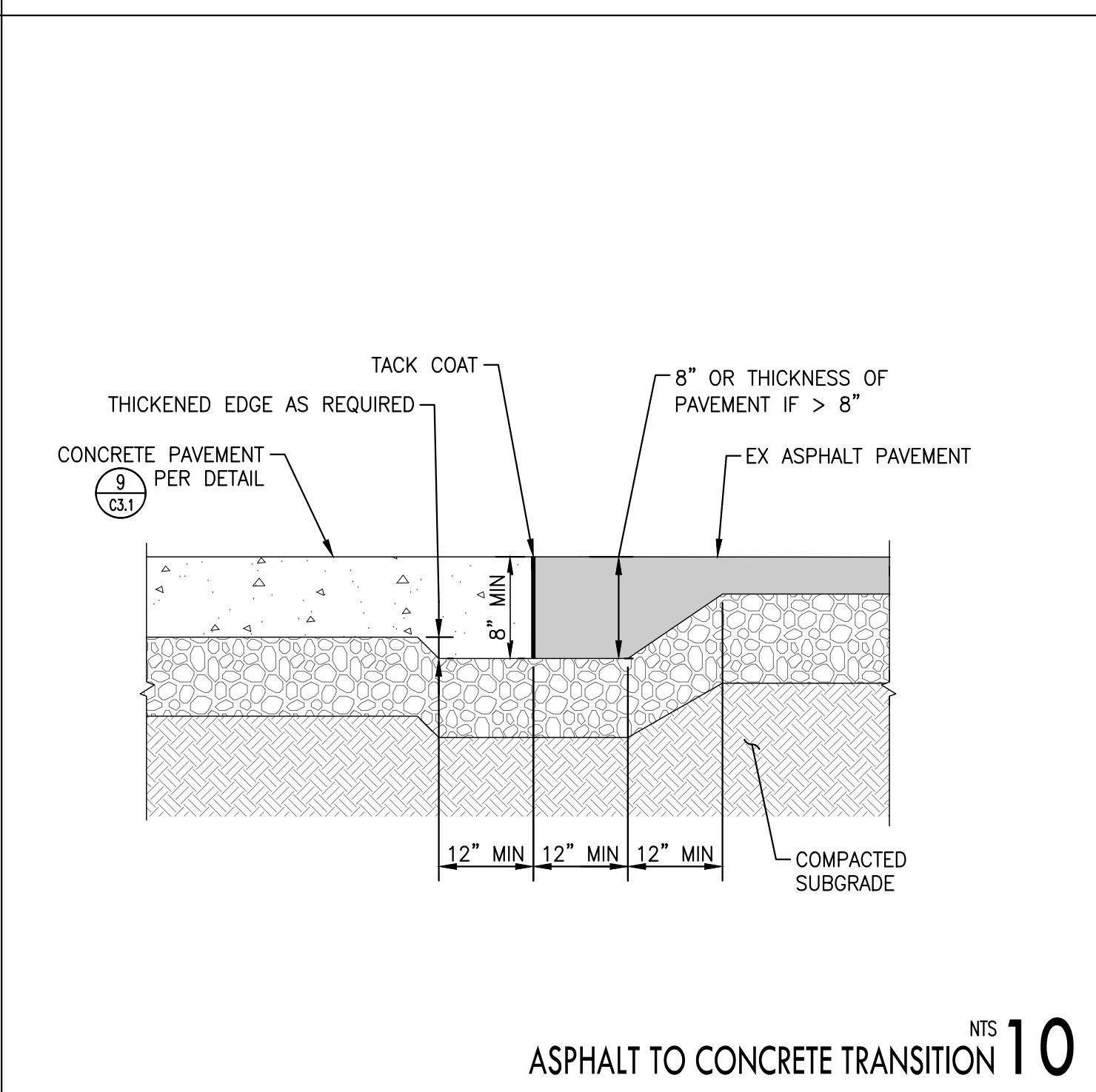
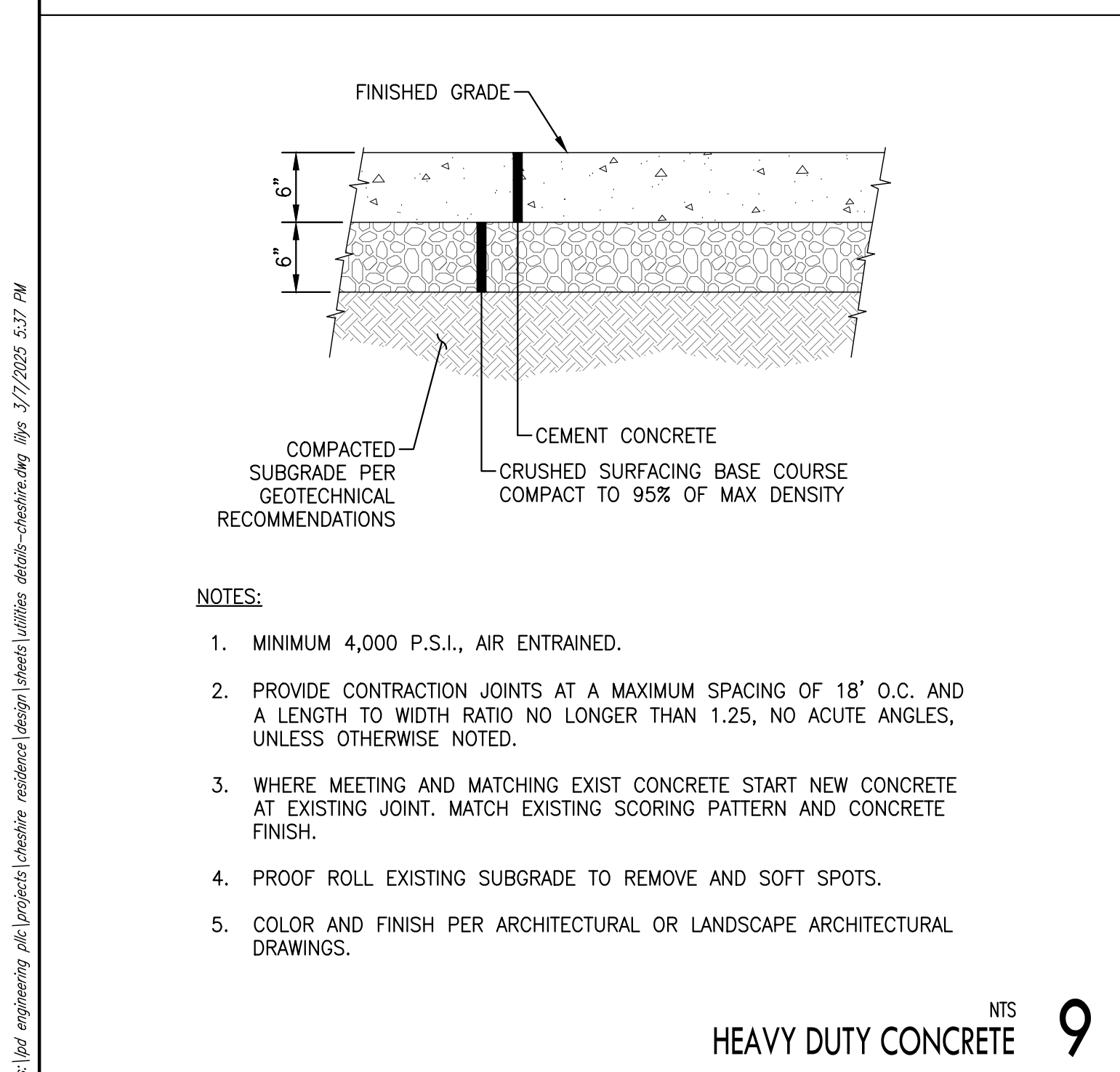
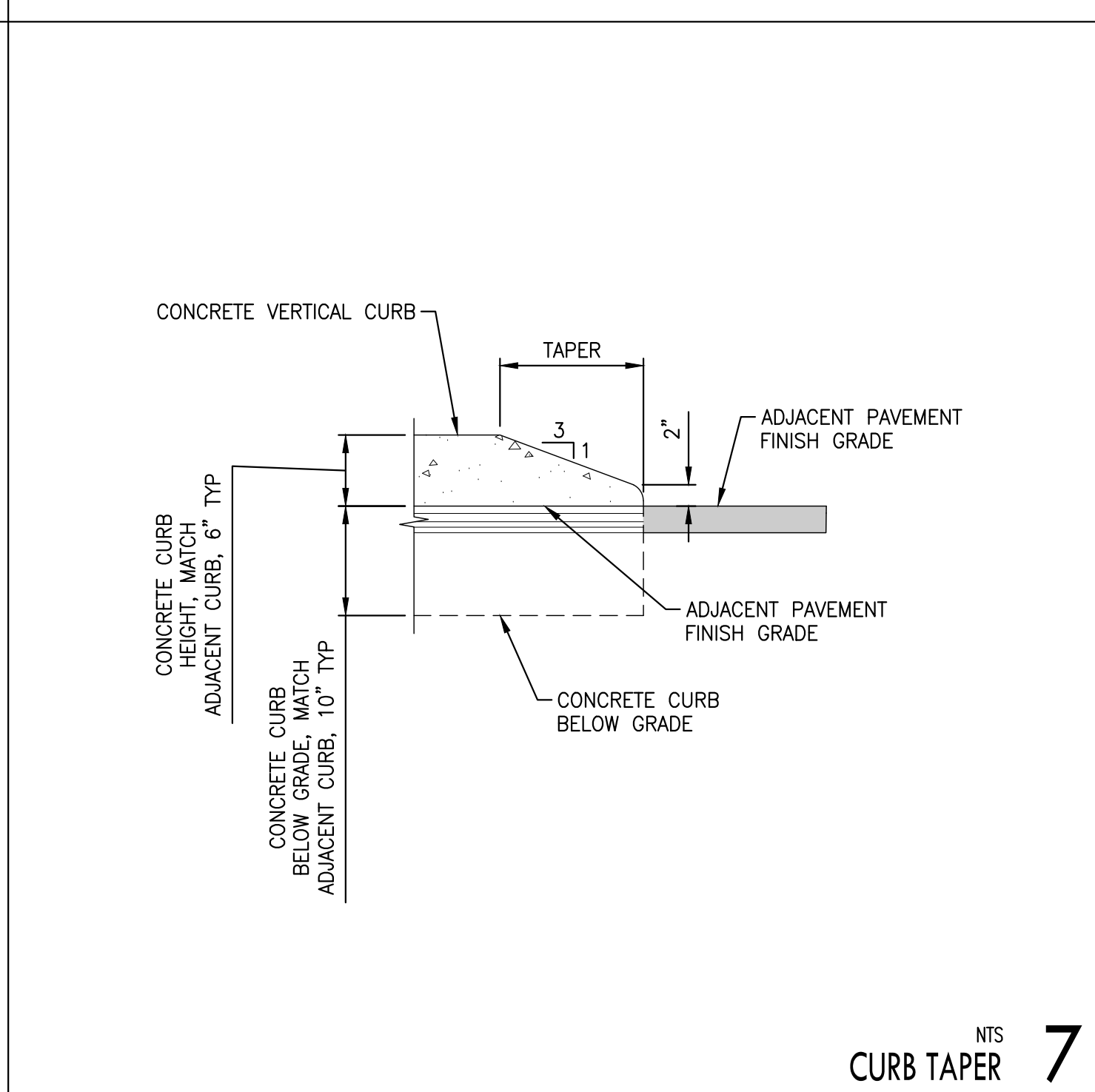
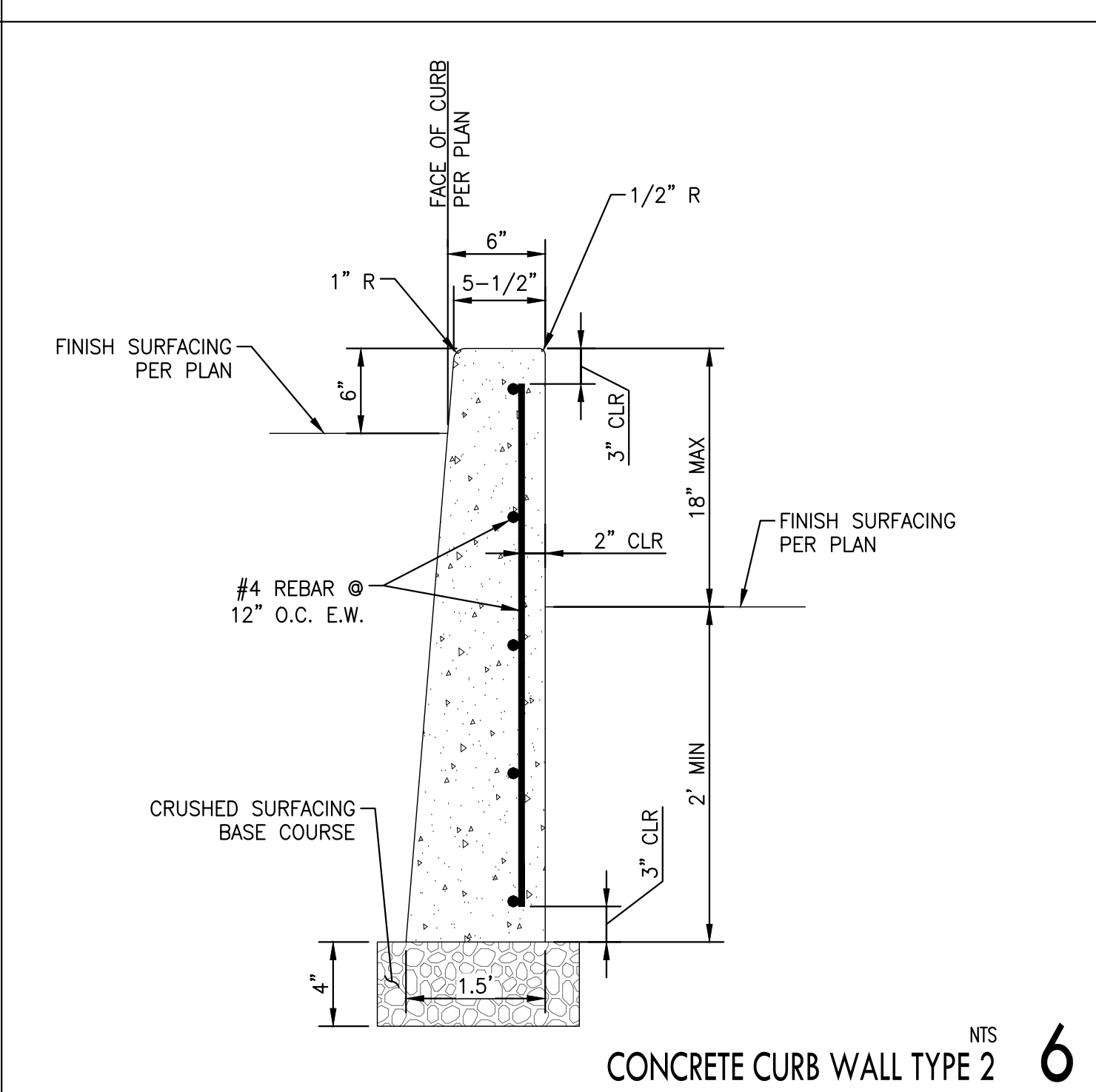
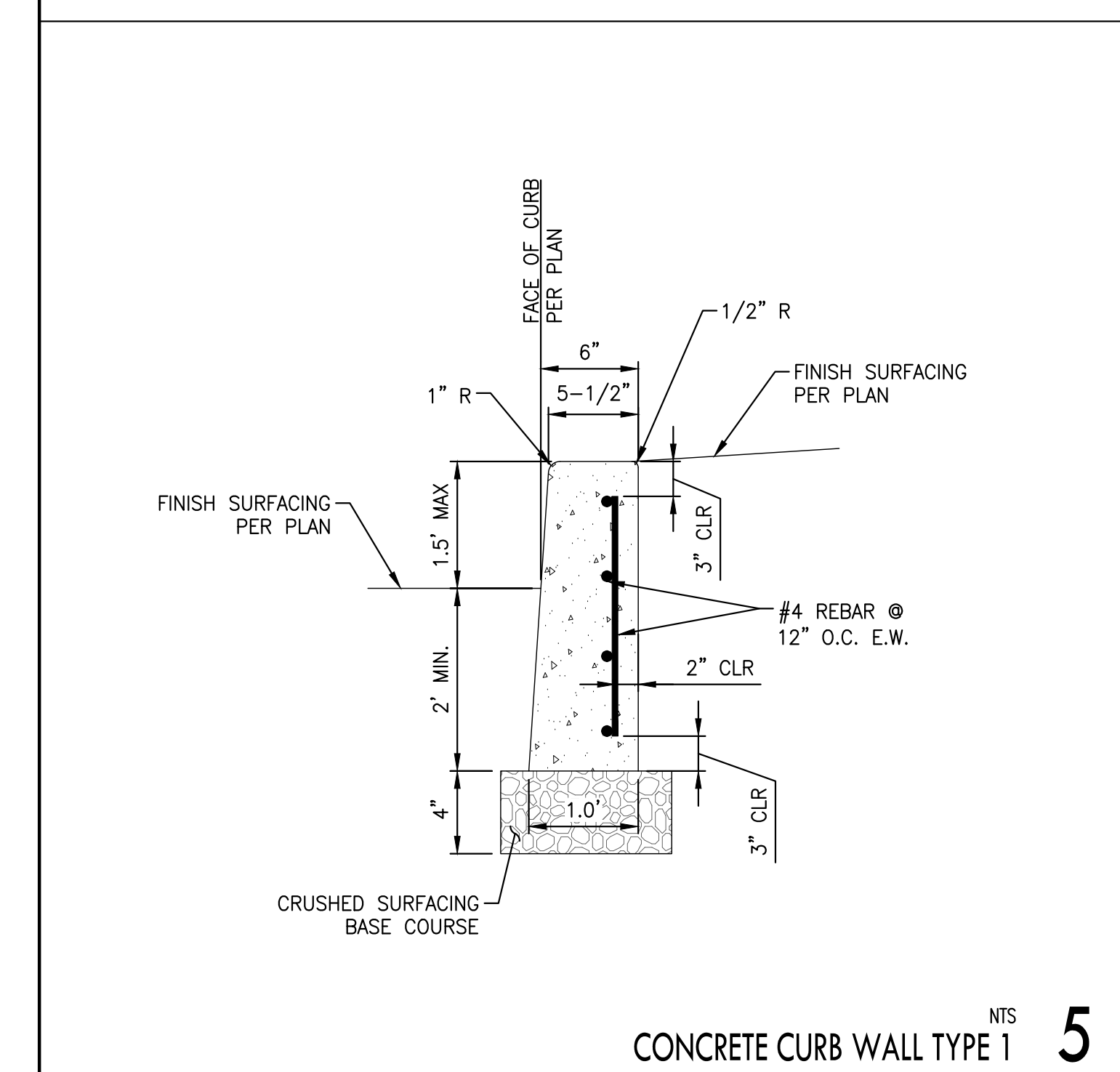
UTILITIES
AND
PAVING
PLAN

Sheet
C3.0

PERMIT SET



- CITY OF MERCER ISLAND UTILITY NOTES
- ALL STAGING AND STORAGE SHALL OCCUR ON SITE.
 - A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) INSTALLATION SHALL BE REQUIRED AND INSTALLED 12 INCHES ABOVE GRADE BEHIND THE WATER METER FOR ALL NEW AND DEMO REBUILD SINGLE FAMILY, LAKEFRONT PROJECTS. THE RPBA SHALL BE INSPECTED AT TIME OF INSTALLATION AND AT BUILDING FINAL. (A HOT BOX TO PROTECT THE RPBA ASSEMBLY IS OPTIONAL.) A DOUBLE CHECK VALVE ASSEMBLY (DCVA) IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS.
 - POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
 - DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT OF WAY. ALL MATERIAL MUST BE IMPORTED.
 - REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
 - THE EXISTING WATER SERVICE MUST BE ABANDONED AT THE CITY WATER MAIN WHEN A NEW SERVICE IS INSTALLED. THE HOMEOWNER IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH THE ABANDONMENT OF THE EXISTING WATER SERVICE.
 - NO ADS FLEXIBLE PIPE SHALL BE ALLOWED.
 - SAND COLLARS ARE REQUIRED FOR GROUTING PVC PIPE TO CONCRETE STRUCTURES. THIS ALSO APPLIES TO ADS N-12 PIPES AND HDPE PIPES.
 - OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW CUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THE PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
 - THE CONTRACTOR MUST POT HOLE ALL UTILITIES PRIOR TO MAKING CONNECTIONS TO VERIFY MATERIAL, DIAMETER, ALIGNMENTS, ETC. PRIOR TO MAKING CONNECTIONS, CONTRACTOR SHALL HAVE ALL NECESSARY PARTS, MATERIALS AND EQUIPMENT ON SITE. CONTACT SITE & UTILITIES INSPECTOR TO VERIFY.
 - CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
 - THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
 - INFORM THE MERCER ISLAND CITY SITE/UTILITY INSPECTOR AT 206.275-7714 OF THE ANTICIPATED START DATE OF IN-WATER WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - FIELD LOCATE THE SEWER MAIN (LAKELINE) UNDERLYING THE LAKEBED AND MARK CLEARLY PRIOR TO THE START OF CONSTRUCTION. CONTACT THE MERCER ISLAND SITE/UTILITY INSPECTOR AT (206)275-7714 FOR AVAILABLE INFORMATION ABOUT THE LAKELINE AND ASSISTANCE WHERE POSSIBLE WITH IDENTIFYING THE GENERAL LOCATION OF THE LAKELINE PRIOR TO CONSTRUCTION. GIS MAPPING MAY BE AVAILABLE BY CALLING (206)236-3471. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID SEWER MAIN RESULTING FROM CONSTRUCTION.
 - ALL WATER LINES SHALL HAVE A MINIMUM 42" OF COVER FROM FINISHED GRADE.
- CITY OF MERCER ISLAND UTILITY NOTES 8



1932 First Ave, Suite 500, Seattle, WA 98101
p. 206.725.1211 f. 206.973.5344

engineering pllc www.lpdengineering.com

Stamp

LAURIE J. PERR
PROFESSIONAL ENGINEER
3/7/2025

No. Revisions Date

0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY

City of Mercer Island, Washington

Project No. -
Issue Date MARCH 07, 2025
Scale As Noted
Designed ACW Checked LJP
Drawn SBR Approved LJP

Description

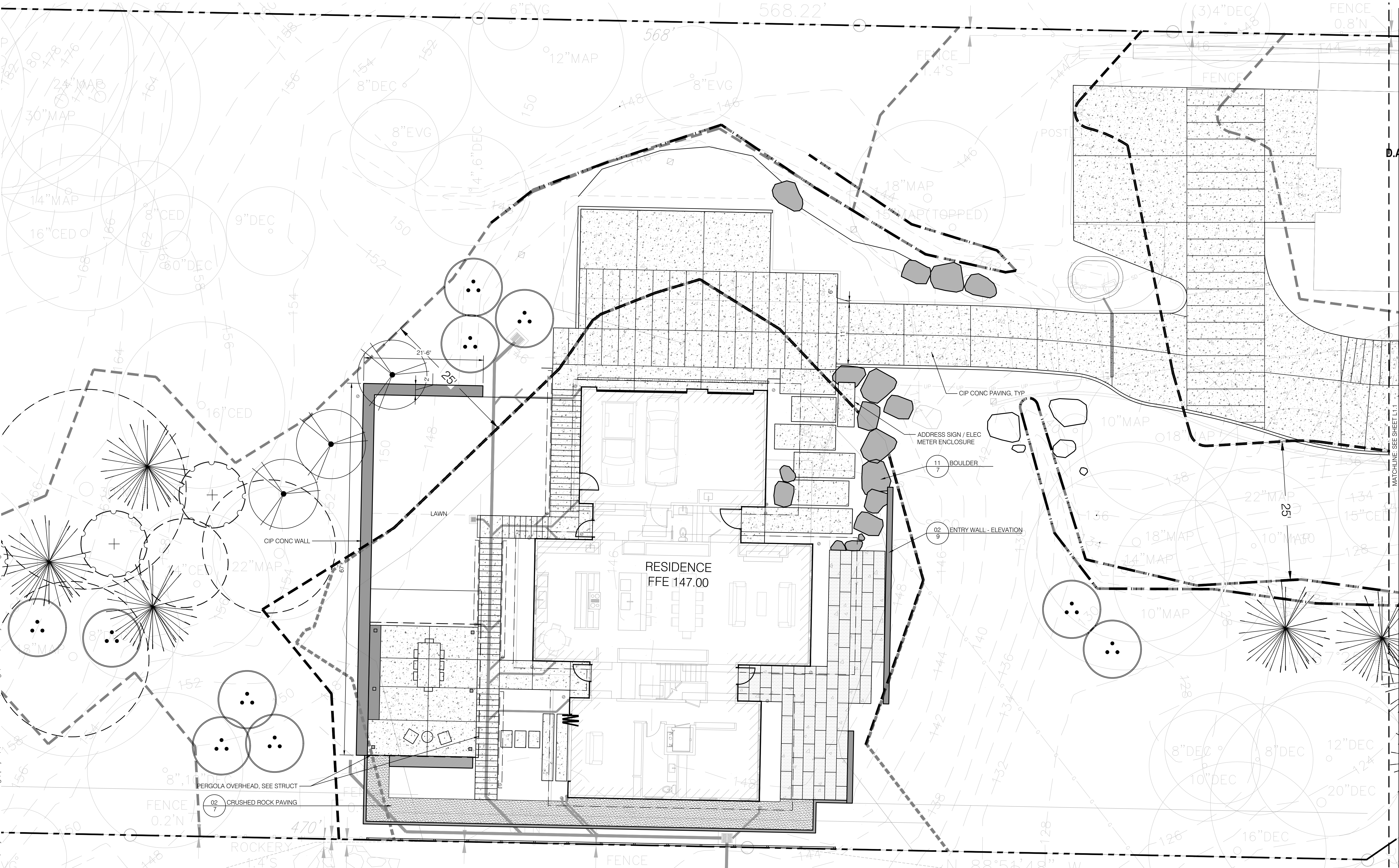
UTILITIES AND PAVING DETAILS

Sheet

C3.1

PERMIT SET

Berger Partnership Project Number: XXXXXXXX.XX Revised: 03.06.2025 4:30 PM by: Rhys van Bommel / Revision: g:\1project\cheshire residence\drawings\sheet\1.0 - layout and materials plan.dwg



LEGEND:

- PROPERTY LINE
- WATERCOURSE
- WETLAND BOUNDARY
- REDUCED BUFFER
- 50' STANDARD BUFFER (PER SURVEY)
- EXPANSION JOINT
- COLD JOINT
- SAWCUT JOINT
- TRENCH DRAIN
- WALLS
- STRUCTURE OVERHANG, SEE ARCH
- EXISTING TREES TO REMAIN
- MITIGATION TREES PLANTED DURING PREVIOUS PROJECT

EXISTING TREES TO REMAIN

MITIGATION TREES PLANTED DURING PREVIOUS PROJECT

LARGE WOODY DEBRIS INSTALLED DURING PREVIOUS PROJECT

WEATHERED GRANITE BOULDERS

PAVING SCHEDULE

- CIP CONCRETE
- CRUSHED ROCK PAVING
- PRECAST CONCRETE PAVING OR STONE PAVERS

NOTE:
CURRENT BUFFER IMPACTS OF 2451SF
SHOWN ON THE CURRENT PLAN ARE 271SF
LESS THAN MITIGATED AS PART OF PERMIT
#CA016-003

0 8' 16'
SCALE: 1/8"=1'-0"



SET TYPE:
BUILDING PERMIT SET

SET ISSUE DATE:
03.06.2025

REVISIONS:
Value engineering 09.27.2017

DRAWN/CHECKED:
JMU/JH

SHEET NAME:
LAYOUT AND MATERIALS
PLAN

SHEET NUMBER:

L1.0

Cheshire Residence

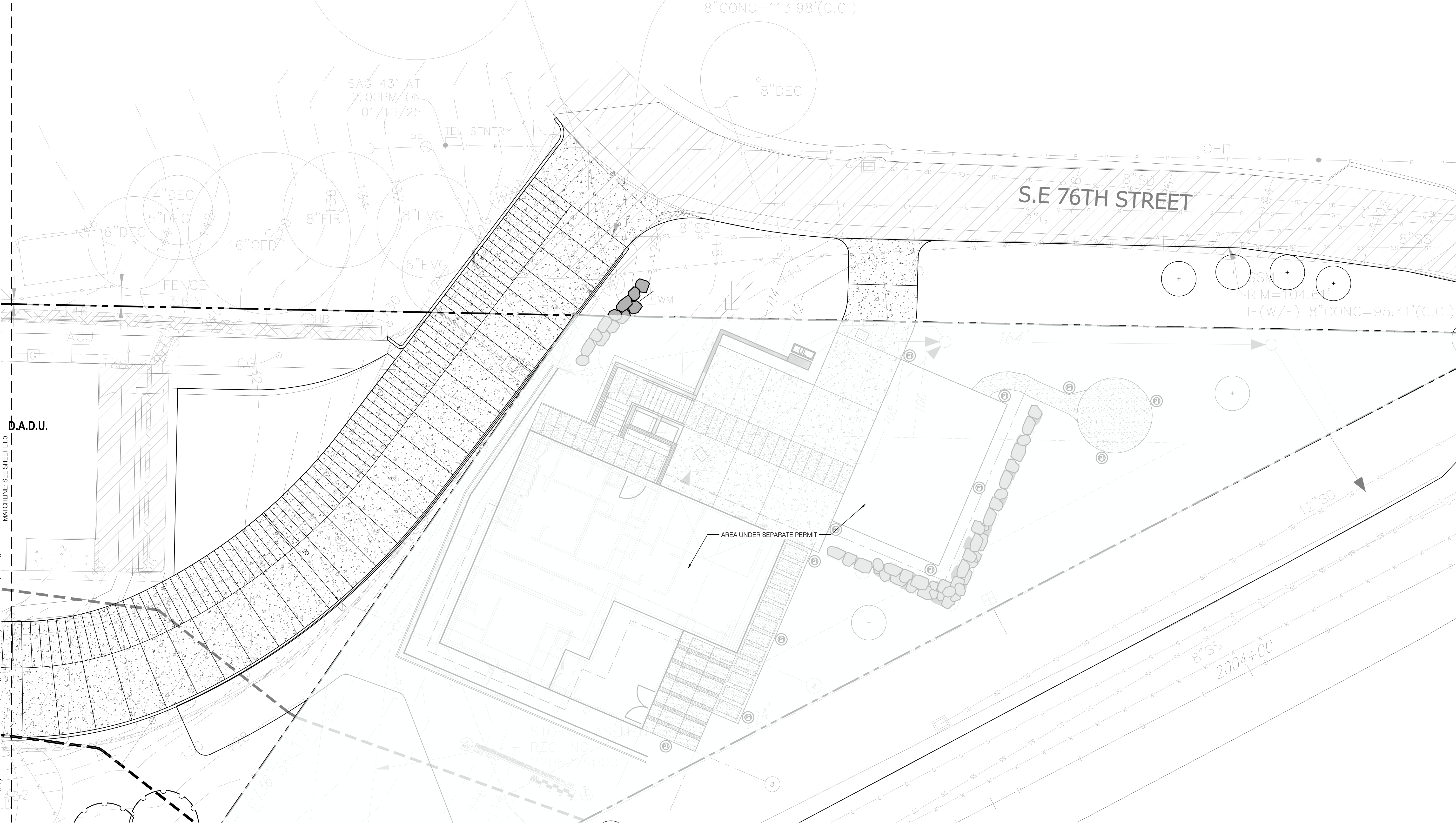
7615 E Mercer Way, Mercer Island, WA



206.325.6877
bergerpartnership.com

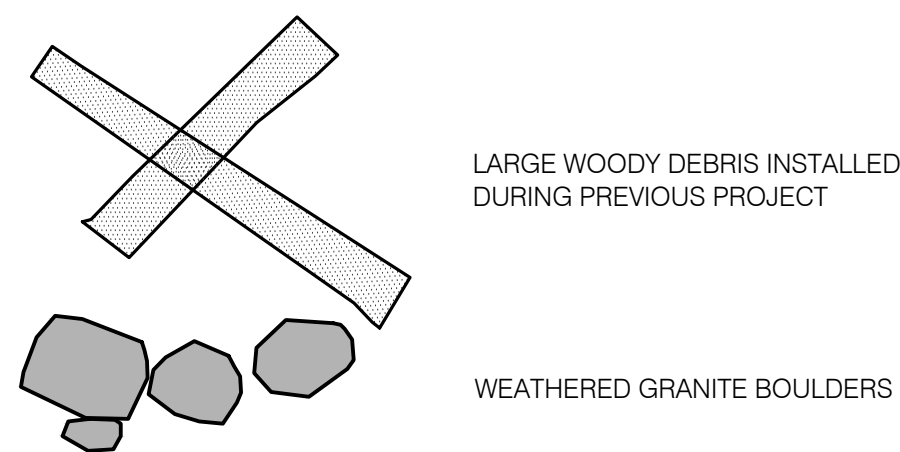
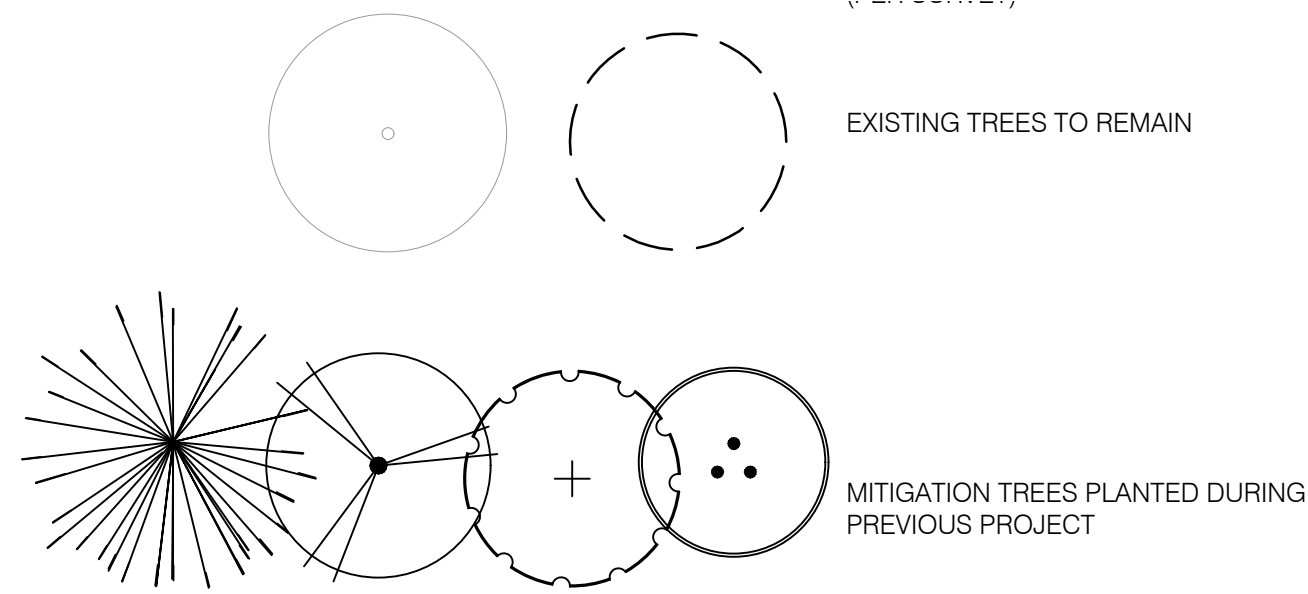
1721 8th Ave N
Seattle, WA 98109

Berger Partnership Project Number: XXXXXXXX.XX Printed: 03.06.2025 4:30 PM by: Rhys van Bommel | Filename: g:\1project\cheshire residence\drawings\sheet\1.0 - layout and materials plan.dwg



LEGEND:

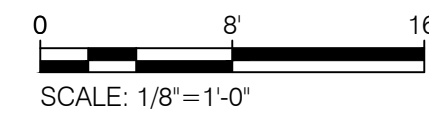
- | | | | |
|--|----------------------------------|--|------------------------------|
| | PROPERTY LINE | | EXPANSION JOINT |
| | WATERCOURSE | | COLD JOINT |
| | WETLAND BOUNDARY | | SAWCUT JOINT |
| | REDUCED BUFFER | | TRENCH DRAIN |
| | 50' STANDARD BUFFER (PER SURVEY) | | WALLS |
| | | | STRUCTURE OVERHANG, SEE ARCH |



PAVING SCHEDULE

- | | |
|--|---|
| | CIP CONCRETE |
| | CRUSHED ROCK PAVING |
| | PRECAST CONCRETE PAVING OR STONE PAVERS |

NOTE:
CURRENT BUFFER IMPACTS OF 2451SF
SHOWN ON THE CURRENT PLAN ARE 271SF
LESS THAN MITIGATED AS PART OF PERMIT
#CA016-003



SET TYPE:
BUILDING PERMIT SET

SET ISSUE DATE:
03.06.2025

REVISIONS:
Value engineering 09.27.2017

DRAWN/CHECKED:
JMU/JH

SHEET NAME:
LAYOUT AND MATERIALS
PLAN

SHEET NUMBER:

L1.1

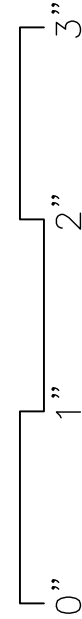
Cheshire Residence

7615 E Mercer Way, Mercer Island, WA



206 325 6877
bergerpartnership.com
1721 8th Ave N
Seattle, WA 98109

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



MIDPOINT ELEV.		WALL SEGMENT	
AA =	145.9	aa =	33.5
BB =	145.9	bb =	21.0
CC =	146.9	cc =	4.3
DD =	147.0	dd =	6.5
EE =	147.3	ee =	13.0
FF =	148.8	ff =	22.0
GG =	149.8	gg =	13.0
HH =	150.1	hh =	6.5
II =	150.3	ii =	4.3
JJ =	150.1	jj =	18.0
KK =	146.5	kk =	34.5
LL =	145.8	ll =	18.0
MM =	147.0	mm =	3.5
NN =	147.2	nn =	6.5
OO =	147.0	oo =	10.3
PP =	147.0	pp =	22.0
QQ =	147.0	qq =	10.3
RR =	147.0	rr =	6.5
SS =	147.0	ss =	2.5
TT =	147.3	tt =	21.0

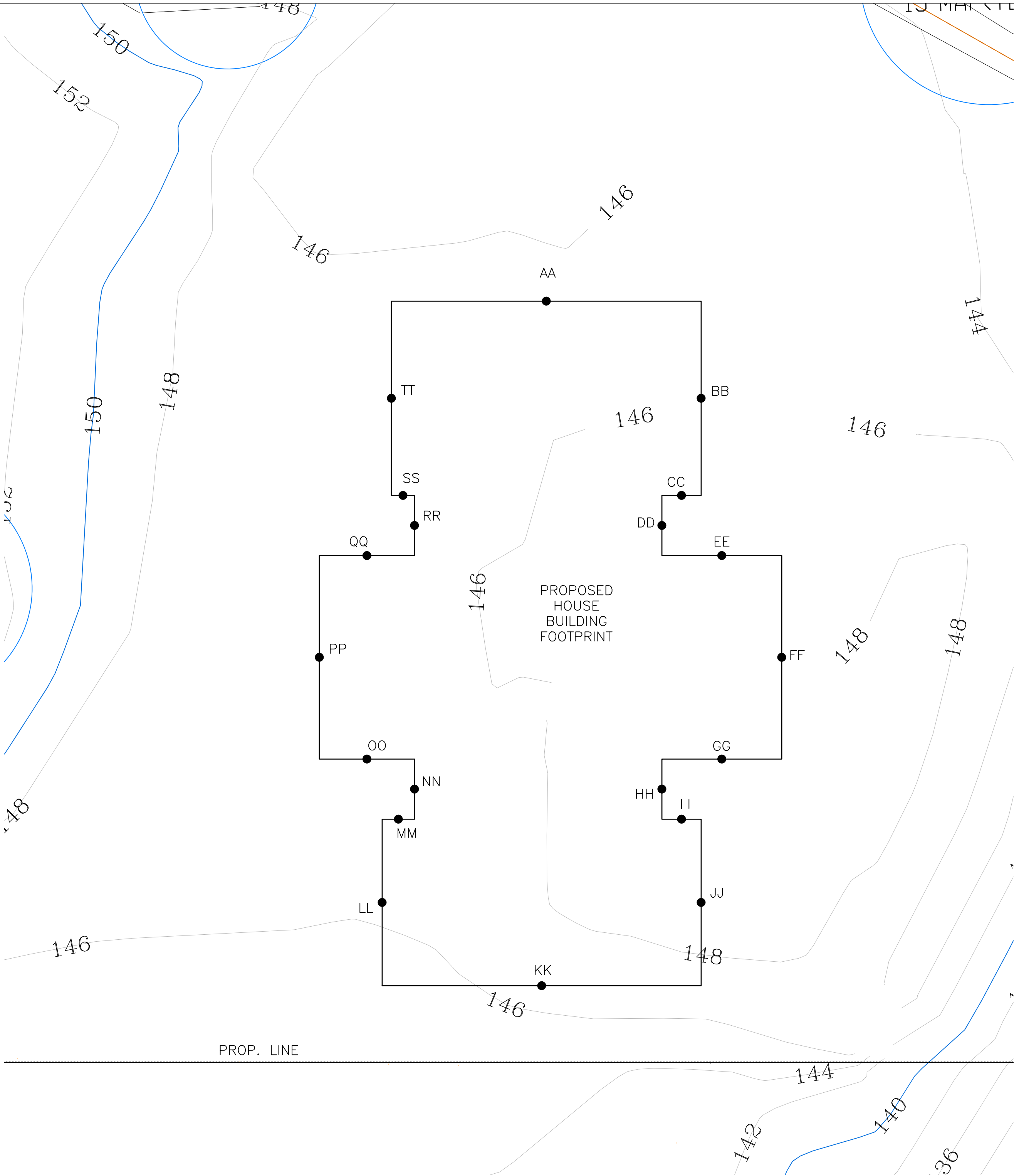
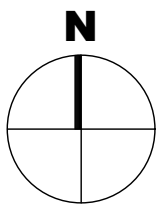
A.B.E. CALCULATION FOR PROPOSED NEW RESIDENCE

$$\frac{(145.9 \times 33.5) + (145.9 \times 21.0) + (146.9 \times 4.3) + (147.0 \times 6.5) + (147.3 \times 13.0) + (148.8 \times 22.0) + (149.8 \times 13.0) + (150.1 \times 6.5) + (150.3 \times 4.3) + (150.1 \times 18.0) + (146.5 \times 34.5) + (145.8 \times 18.0) + (147.0 \times 3.5) + (147.2 \times 6.5) + (147.0 \times 10.3) + (147.0 \times 22.0) + (147.0 \times 10.3) + (147.0 \times 6.5) + (147.0 \times 2.5) + (147.3 \times 21.0)}{33.5 + 21.0 + 4.3 + 6.5 + 13.0 + 22.0 + 13.0 + 6.5 + 4.3 + 18.0 + 34.5 + 18.0 + 3.5 + 6.5 + 10.3 + 22.0 + 10.3 + 6.5 + 2.5 + 21.0}$$

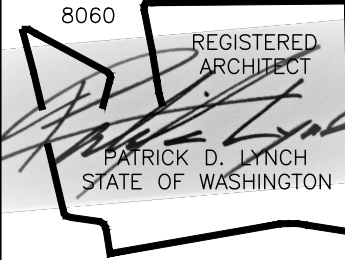
$$\frac{40826.81}{277.2} = 147.3 \text{ ' AVERAGE BUILDING ELEVATION (A.B.E.)}$$

REFER TO ELEVATION SHEET A3.0 & A3.1
FOR A.B.E. HEIGHTS ON PROPOSED
STRUCTURE

1
A1.2 **BLDG FOOTPRINT & A.B.E. CALCS**
SCALE: 1/8"=1'-0"



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit
Set

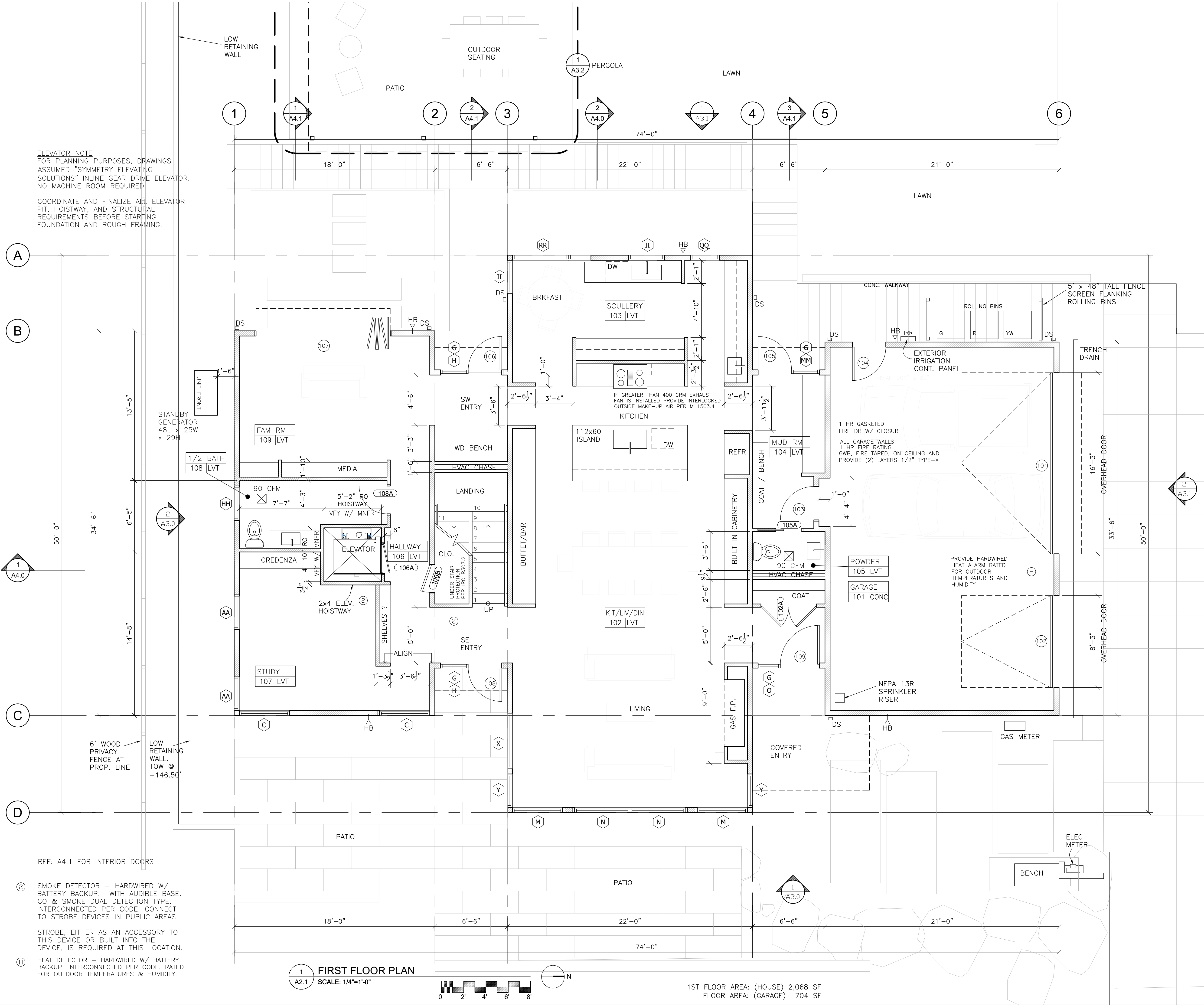
Date:	MAR. 14, 2025
Job Number:	
Drafting:	-
Approval:	PDL

ABE
Calculations

Sheet Number:

A1.2

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



ELEVATOR NOTE
FOR PLANNING PURPOSES, DRAWINGS
ASSUMED "SYMMETRY ELEVATING
SOLUTIONS" INLINE GEAR DRIVE ELEVATOR.
NO MACHINE ROOM REQUIRED.

COORDINATE AND FINALIZE ALL ELEVATOR
PIT, HOISTWAY, AND STRUCTURAL
REQUIREMENTS BEFORE STARTING
FOUNDATION AND ROUGH FRAMING.

A
B
C
D

REF: A4.1 FOR INTERIOR DOORS

② SMOKE DETECTOR - HARDWIRED W/
BATTERY BACKUP. WITH AUDIBLE BASE.
CO & SMOKE DUAL DETECTION TYPE.
INTERCONNECTED PER CODE. CONNECT
TO STROBE DEVICES IN PUBLIC AREAS.

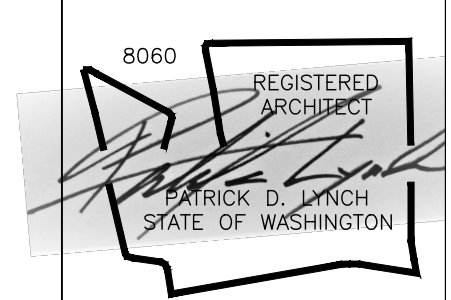
STROBE, EITHER AS AN ACCESSORY TO
THIS DEVICE OR BUILT INTO THE
DEVICE, IS REQUIRED AT THIS LOCATION.

④ HEAT DETECTOR - HARDWIRED W/ BATTERY
BACKUP. INTERCONNECTED PER CODE. RATED
FOR OUTDOOR TEMPERATURES & HUMIDITY.

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

1ST FLOOR AREA: (HOUSE) 2,068 SF
FLOOR AREA: (GARAGE) 704 SF

PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE

7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit Set

Date: MAR 14, 2025
Job Number:
Drafting: -
Approval: PDL

First Floor Plan

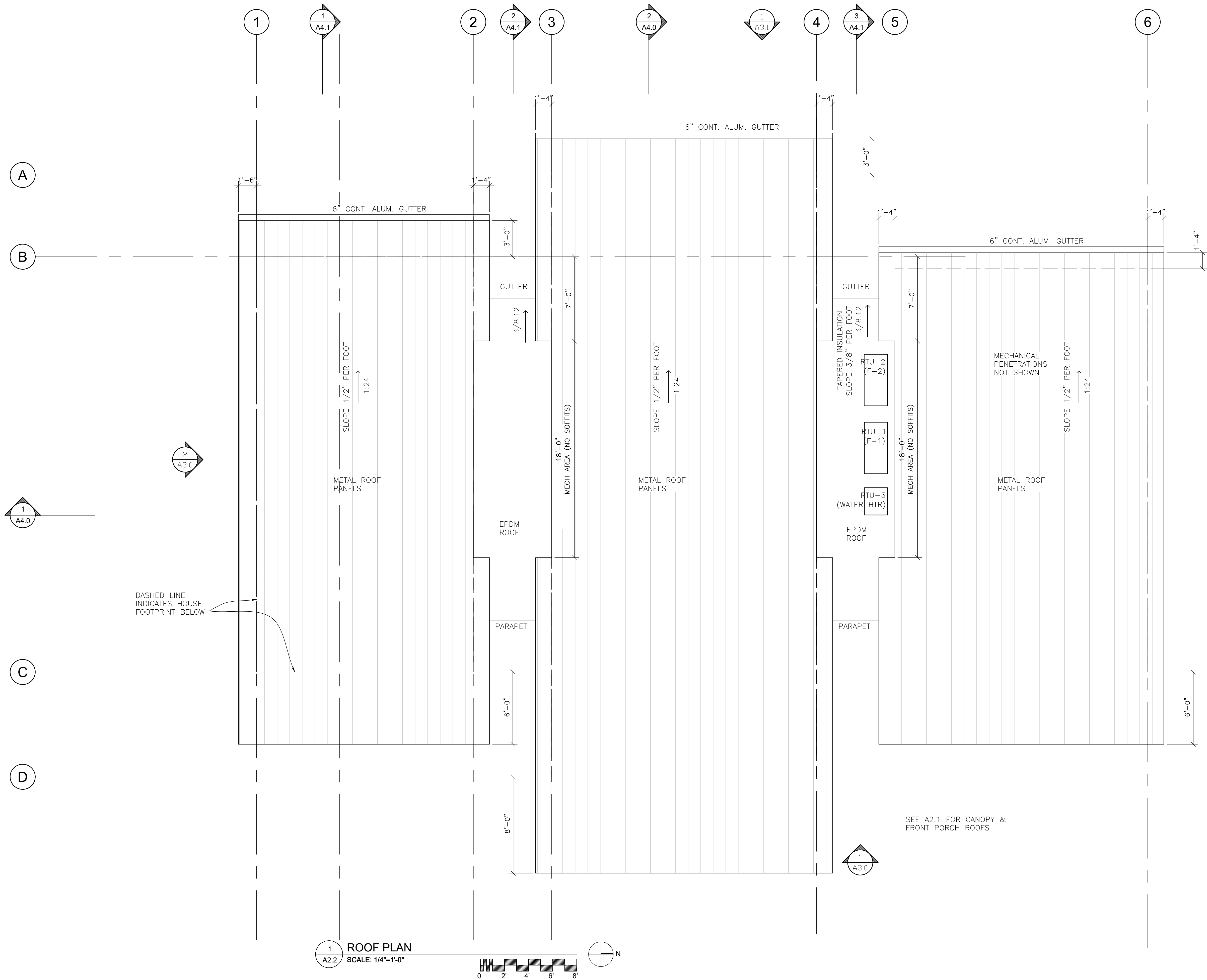
Sheet Number:
A2.0

[illegible]

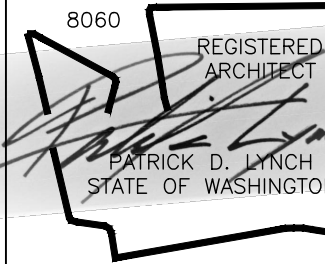
Sheet Number:

A2.1

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

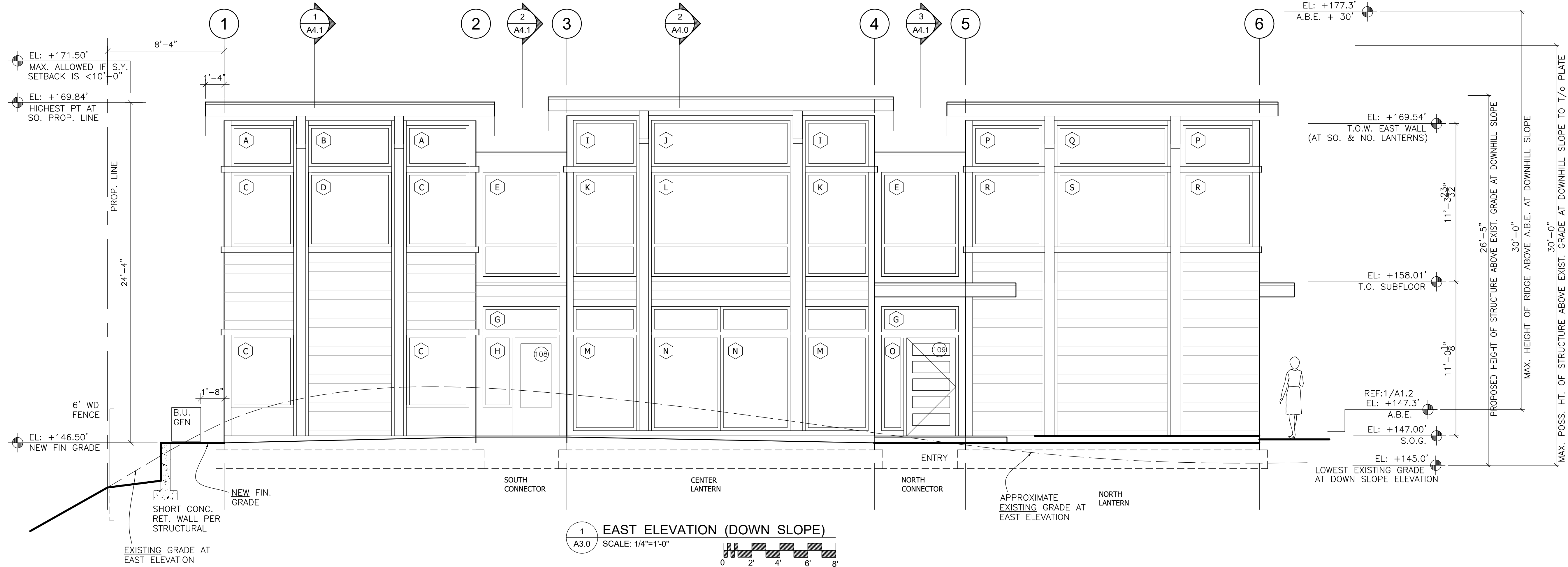
REVISIONS		

Permit Set
Date: MAR 14, 2025
Job Number:
Drafting: -
Approval: PDL

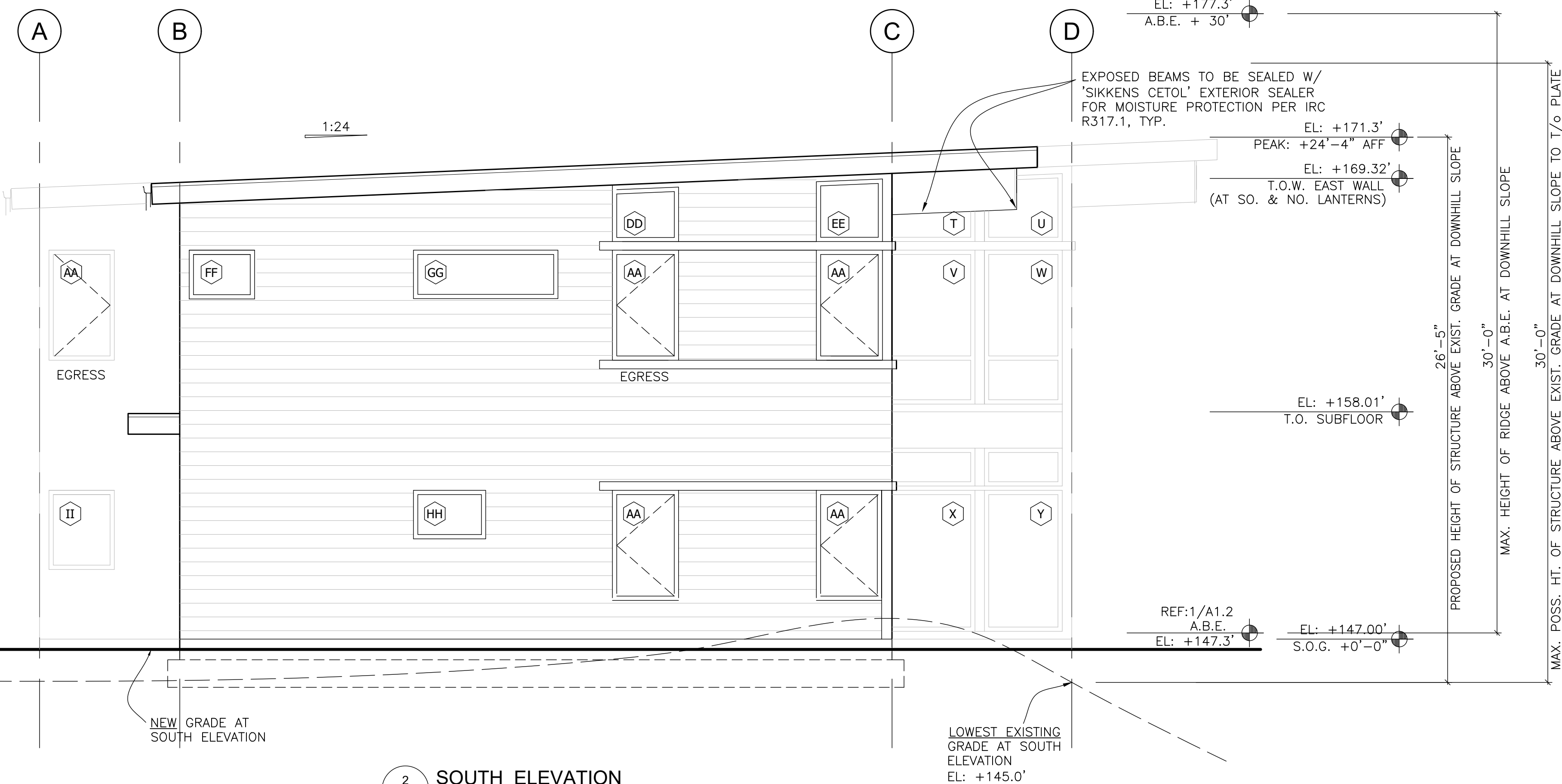
Roof Plan

Sheet Number:
A2.2

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



1 EAST ELEVATION (DOWN SLOPE)
SCALE: 1/4"=1'-0"

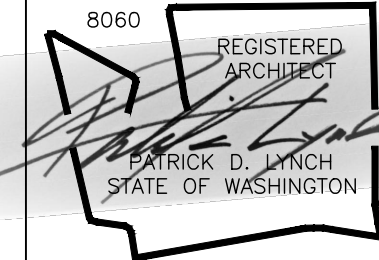


2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE									
NOTE: REFER TO A3.0 & A3.1 FOR WINDOW ELEVATIONS. TEMPER PER IRC REQUIREMENTS.									
TAG	DESCRIPTION	MINFR.	TYPE	QTY.	WIDTH (RO)	HEIGHT (RO)	SILL HEIGHT	U-VALUE	NOTES
A	CLAD	TBD	PICTURE	2	4'-5.5"	2'-11"		.25	
B			PICTURE	1	5'-11"	2'-11"		.25	
C			PICTURE	4	4'-5.5"	5'-4"	2'-6"	.25	
D			PICTURE	1	5'-11"	5'-4"	2'-6"	.25	
E			PICTURE	2	5'-6"	7'-5.5"	4.5"	.25	
F			PICTURE	1	5'-0"	3'-0"+/-		.25	TRAPEZOID
G			PICTURE	4	5'-6"	1'-10"	TRANSOM	.25	
H			PICTURE	2	2'-1"	5'-4"	4.5"	.25	
I			PICTURE	2	4'-6"	3'-3"		.25	
J			PICTURE	1	9'-11"	3'-3"		.25	
K			PICTURE	2	4'-6"	7'-5.5"	4.5"	.25	
L			PICTURE	1	2'-0"	7'-5.5"	4.5"	.25	
M			PICTURE	2	4'-6"	8'-10.5"	4.5"	.25	
N			PICTURE	2	4'-11.5"	8'-10.5"	4.5"	.25	
O			PICTURE	1	1'-7"	6'-10"	4.5"	.25	
P			PICTURE	2	4'-11.5"	2'-11"		.25	
Q			PICTURE	1	7'-11"	2'-11"		.25	
R			PICTURE	2	4'-11.5"	5'-4"	2'-6"	.25	
S			PICTURE	1	7'-11"	5'-4"	2'-6"	.25	
T			PICTURE	1	5'-0"	3'-0"+/-		.25	TRAPEZOID
U			PICTURE	1	3'-0"	3'-4"+/-		.25	TRAPEZOID
V			PICTURE	2	5'-0"	7'-5.5"	4.5"	.25	
W			PICTURE	2	3'-0"	7'-5.5"	4.5"	.25	
X			PICTURE	1	5'-0"	8'-10.5"	4.5"	.25	
Y			PICTURE	2	3'-0"	8'-10.5"	4.5"	.25	
Z			PICTURE	1	3'-0"	3'-4"+/-		.25	TRAPEZOID
AA	CASEMENT		CASEMENT	9	3'-2"	5'-4"	2'-6"	.25	
BB	PICTURE		PICTURE	1	3'-2"	3'-0"+/-		.25	TRAPEZOID
CC	PICTURE		PICTURE	1	3'-2"	2'-8"+/-		.25	TRAPEZOID
DD	PICTURE		PICTURE	1	3'-2"	2'-8"+/-		.25	TRAPEZOID
EE	PICTURE		PICTURE	1	3'-2"	3'-0"+/-		.25	TRAPEZOID
FF	PICTURE		PICTURE	1	3'-2"	2'-4"	5'-6"	.25	
GG	PICTURE		PICTURE	1	7'-0"	2'-4"	5'-6"	.25	
HH	PICTURE		PICTURE	1	3'-6"	2'-4"	4'-10"	.25	
II	PICTURE		PICTURE	2	3'-2"	3'-10"	3'-4.5"	.25	
JJ	PICTURE		PICTURE	1	7'-0"	2'-4"	5'-6"	.25	
KK	CASEMENT		CASEMENT	1	2'-8"	5'-4"	2'-6"	.25	
LL	CASEMENT		CASEMENT	1	2'-6"	3'-4"	4'-6"	.25	
MM	PICTURE		PICTURE	1	2'-1"	3'-10"	3'-4.5"	.25	
NN	CASEMENT + PICTURE		CASEMENT + PICTURE	1	7'-0"	5'-4"	2'-6"	.25	KK + PICTURE = MULLED UNIT
OO	CASEMENT + PICTURE		CASEMENT + PICTURE	2	7'-0"	5'-4"	2'-6"	.25	KK + PICTURE = MULLED UNIT
PP	CASEMENT		CASEMENT	1	2'-6"	3'-4"	4'-6"	.25	
QQ	CASEMENT		CASEMENT	1	2'-0"	3'-10"	3'-4.5"	.25	
RR	CASEMENT + PICTURE		CASEMENT + PICTURE	1	7'-0"	3'-10"	3'-4.5"	.25	QQ + PICTURE = MULLED UNIT

72.00

PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit Set

Date:	MAR 14, 2025
Job Number:	
Drafting:	-
Approval:	PDL

Window Sched
& East + South
Elevations

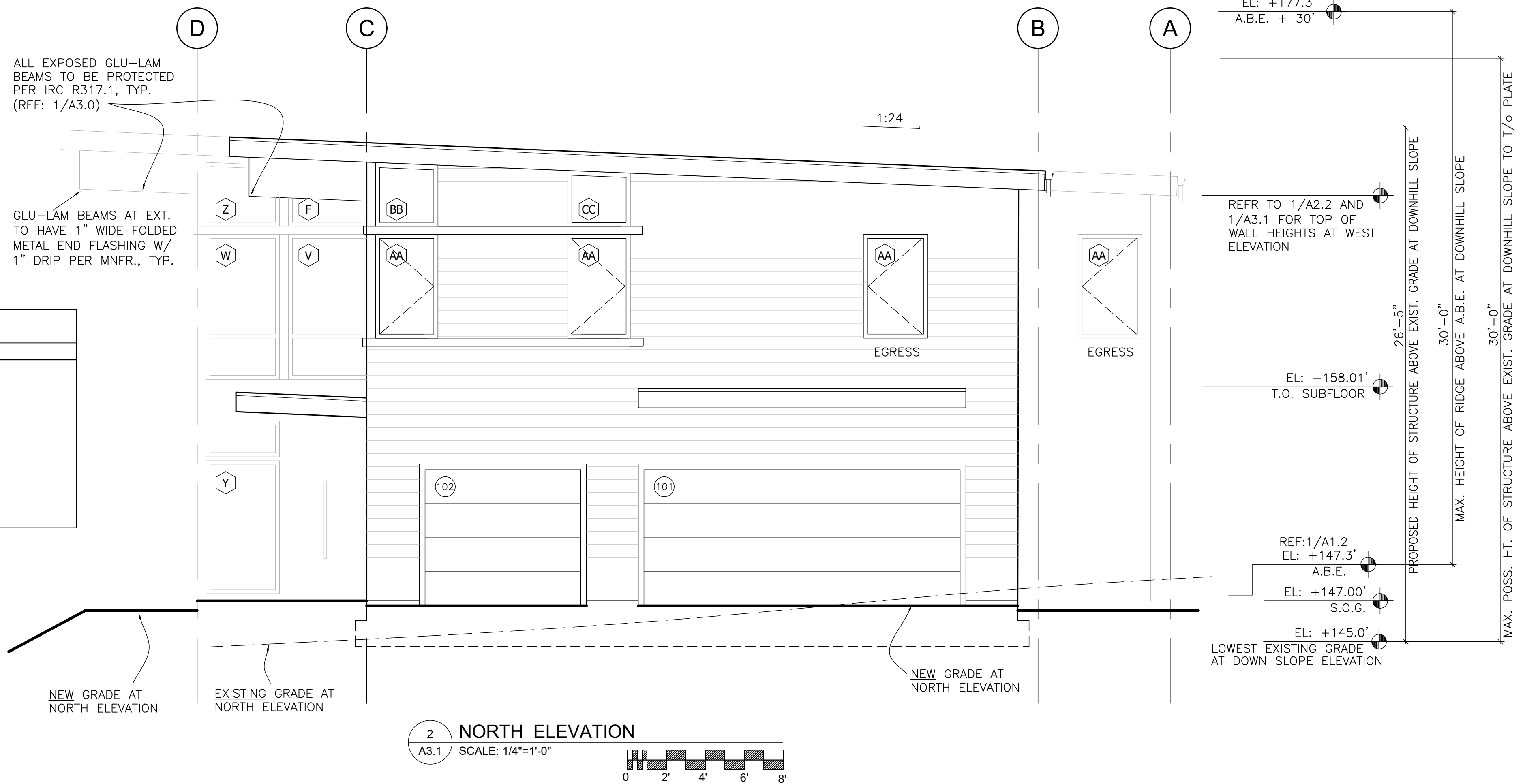
Sheet Number:

A3.0

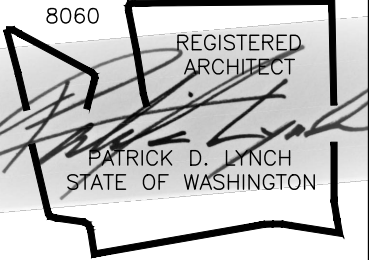
DO NOT BREAK SET.



EXTERIOR DOOR SCHEDULE									
NOTE: REFER TO A3.0 & A3.1 FOR EXTERIOR DOOR ELEVATIONS									
TAG	DESCRIPTION	MNFR.	TYPE	QTY.	WIDTH (RO)	HEIGHT (RO)	SILL	HRWR	NOTES
101	GARAGE OHD		16'x7' OHD	1	16'-3"	7'-0"	S.O.G.		INCL. OPERATOR. INSULATED.
102	GARAGE OHD		8'x7' OHD	1	8'-3"	7'-0"	S.O.G.		INCL. OPERATOR. INSULATED.
103	36 x 84		ENTRY FROM GARAGE	1	3'-3"	7'-2"	ALUM.	ENTRY 3	FIRE RATED DOOR
104	36 x 84		SOLID ENTRY	1	3'-3"	7'-2"	ALUM.	ENTRY 2	
105	36 x 84		ENTRY W/ GLASS	1	3'-3"	7'-2"	ALUM.	ENTRY 1	
106	36 x 84		ENTRY W/ GLASS	1	3'-3"	7'-2"	ALUM.	ENTRY 1	
107	12' x 7'		MULTI-FOLD	1	TBD	TBD			
108	36 x 84		ENTRY W/ GLASS	1	3'-3"	7'-2"	ALUM.	ENTRY 1	
109	42 x 84		MAIN ENTRY	1					



711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

[illegible]

ermit
et

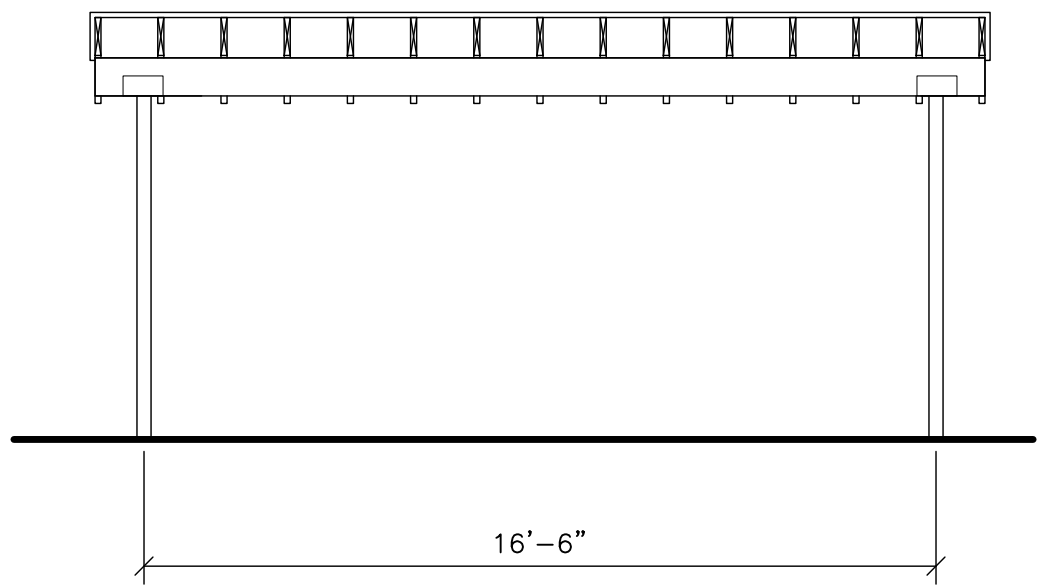
Date:	MAR. 14, 2025
Number:	
Rating:	-
Approval:	PDL

xt. Dr. Sched &
est + North
evations

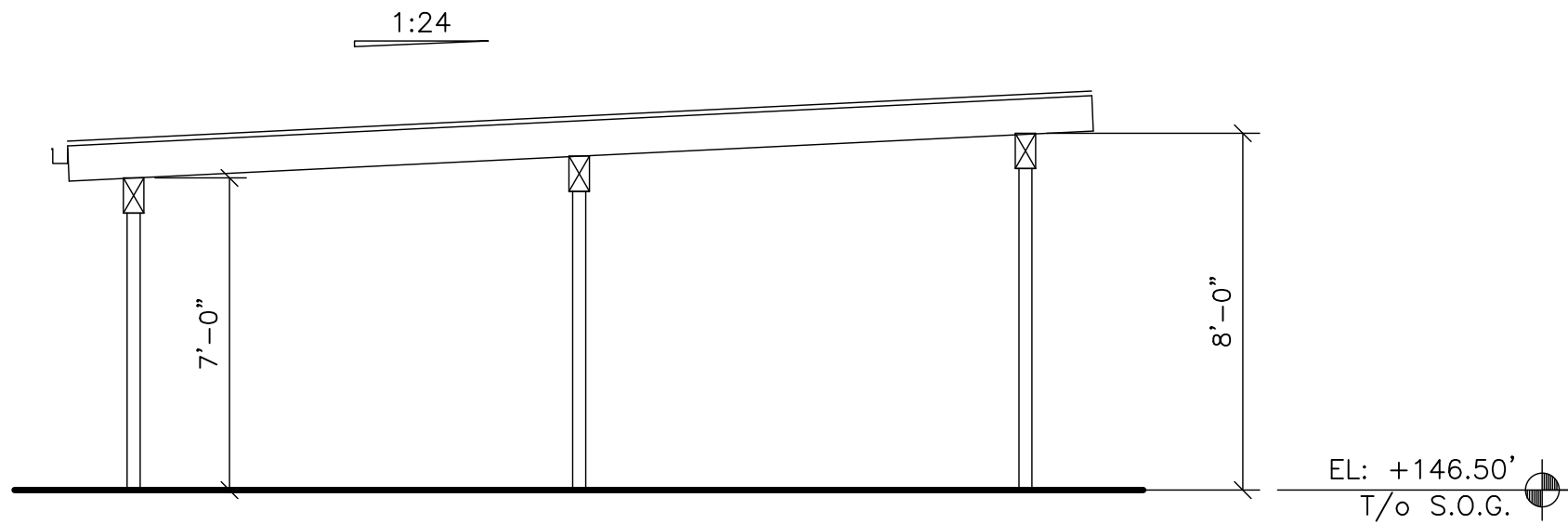
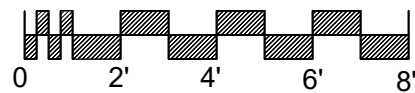
et Number:

A3.1

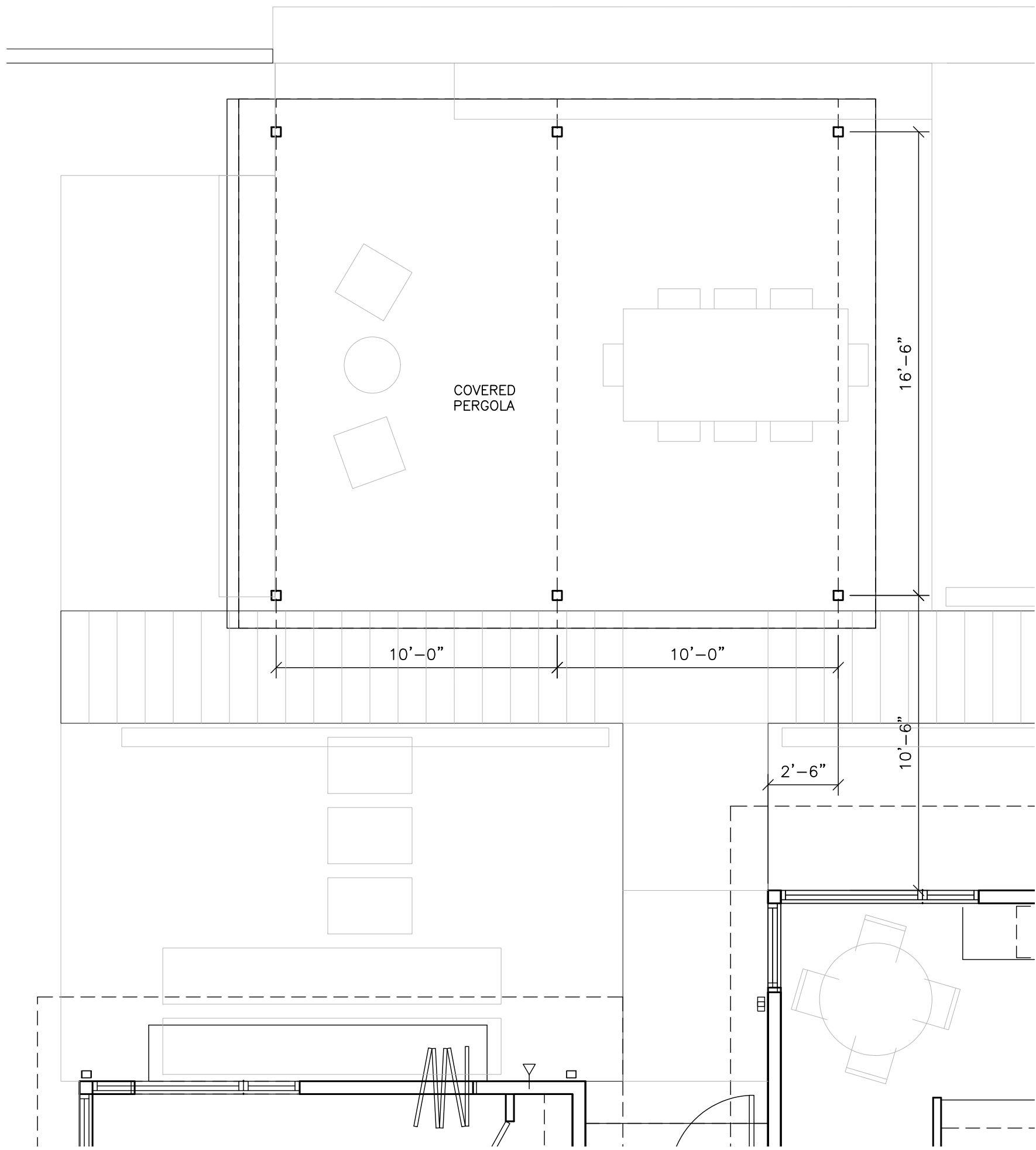
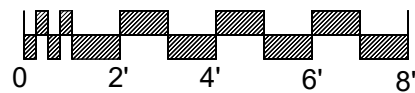
DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



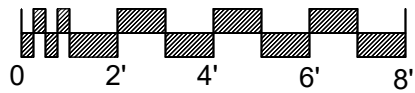
3 NORTH PERGOLA ELEVATION
A3.2 SCALE: 1/4"=1'-0"



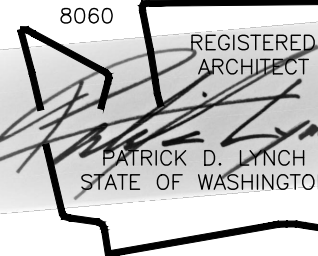
2 EAST PERGOLA ELEVATION
A3.2 SCALE: 1/4"=1'-0"



1 PERGOLA PLAN
A3.2 SCALE: 1/4"=1'-0"



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit Set

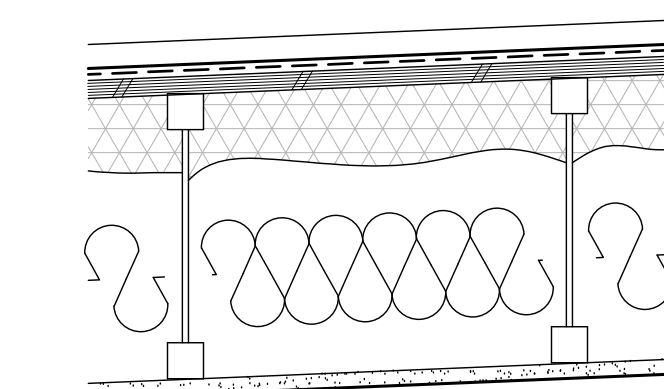
Date:	MAR. 14, 2025
Job Number:	-
Drafting:	-
Approval:	PDL

Pergola

Sheet Number:

A3.2

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36

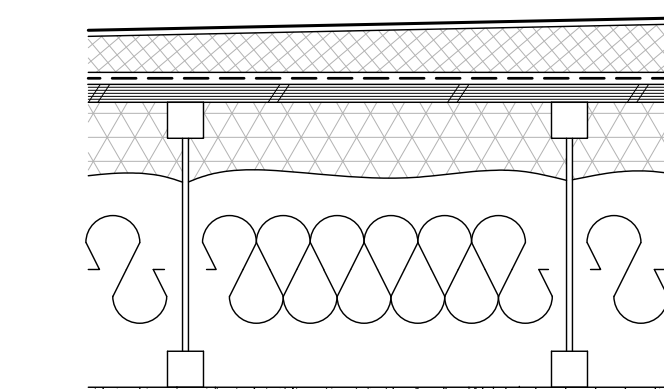


STANDING SEAM METAL ROOFING OVER
ROOFING MEMBRANE (AIR BARRIER) OVER
SHEATHING & ROOF JOISTS PER
STRUCTURAL. PITCH 1:24.

3" (R15) CLOSED CELL SPRAY FOAM
AND R25 NET AND BLOW CELLULOSE
INSULATION (MINIMUM R49 COMBINED)

5/8" TYPE-X GWB
TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH
CEILING WHERE OCCURS.
REFER TO REFL. CLG. PLAN.

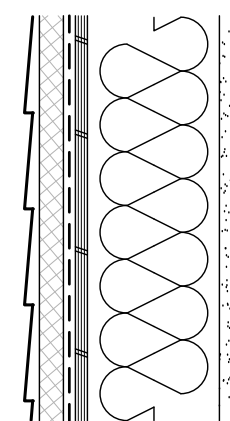


FULLY ADHERED ROOFING MEMBRANE OVER
3/8:12 TAPERED POLYISO INSUL. SYSTEM
OVER AIR BARRIER OVER FLAT SHEATHING
& ROOF JOISTS PER STRUCTURAL.

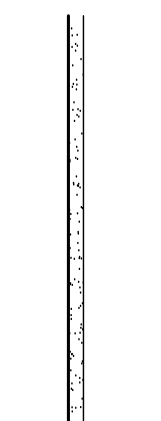
3" (R15) CLOSED CELL SPRAY FOAM AND R25
NET AND BLOW CELLULOSE INSULATION
(MINIMUM R40 COMBINED SPRAY FOAM +
CELLULOSE)

5/8" TYPE-X GWB
TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH
CEILING WHERE OCCURS.
REFER TO REFL. CLG. PLAN.



WALL FINISH PER ELEVATIONS OVER 1" (R5)
CONTINUOUS INSULATION OVER TYVEK WRB
INSTALLED PER DUPONT SPECIFICATIONS WITH
CAP NAILS.
SHEATHING PER STRUCTURAL OVER 2x6 STUDS
@ 16" O.C.;
R-21 BLOWN IN PLACE CELLULOSE INSULATION;
1/2" GWB;
DRAFTSTOPPING PER CODE.
BLOCKING WHERE REQUIRED.
TYVEK FLASHING TO WINDOW FLANGES PER
DUPONT SPECIFICATIONS



2x4 OR 2x6 PER PLAN
@ 16" OC WALL FRAMING
W/ 1 LAYER 1/2" GWB EACH SIDE.

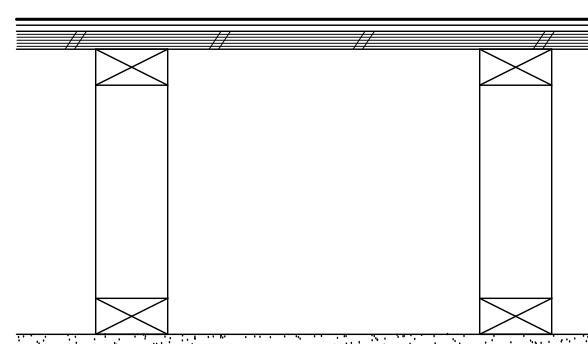
COORDINATE 2x BLOCKING AS REQUIRED
FOR ANY EQUIPMENT, CABINETRY,
FIXTURES, HARDWARE ETC.

SOUND ATTENUATION BATTING AT ALL
BATHROOM, BEDROOM, & ELEVATOR WALLS

W1 TYPICAL EXTERIOR WALL
(20+5)

W2 TYPICAL INTERIOR WALL

W3 WALL BTW GARAGE AND HOUSE



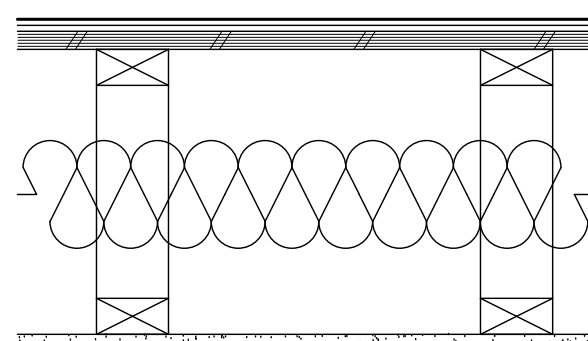
FINISH FLOOR PER PLANS OVER
UNDERLAYMENT IF REQUIRED.

3/4" PLYWOOD SUB-FLOOR OVER WEB
TRUSS FLOOR JOISTS PER STRUCTURAL.

5/8" TYPE-X GWB
TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH
CEILING WHERE OCCURS.
REFER TO REFL. CLG. PLAN.

F2 FLOOR OVER HEATED SPACE



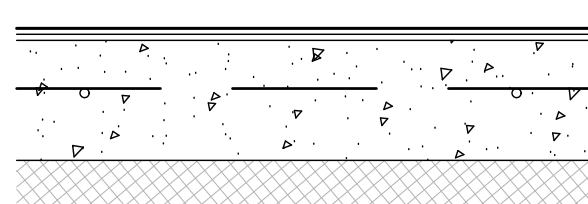
FINISH FLOOR PER PLANS OVER
UNDERLAYMENT IF REQUIRED.

3/4" PLYWOOD SUB-FLOOR OVER WEB
TRUSS FLOOR JOISTS PER STRUCTURAL.

NET AND BLOW CELLULOSE INSULATION TO
FULL CAVITY DEPTH. (MIN. R38)
(2) LAYERS 1/2" GWB
TAPE AND FINISH SMOOTH, PTD.

SEAL AND DRAFT STOP ALL PENETRATIONS

F3 FLOOR OVER GARAGE
(HORZ. FIRE BARRIER PER IRC)

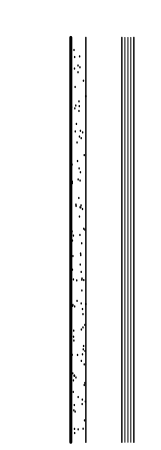


FINISH FLOOR PER PLANS OVER
UNDERLAYMENT IF REQUIRED. SELF
LEVELING AS REQUIRED.

CONCRETE SLAB PER STRUCTURAL
OVER 2" (R10) RIGID INSULATION
UNDER ENTIRE SLAB.

MIN. 10 MIL CONT. VAPOR BARRIER
OVER MIN. 6" FREE DRAINAGE
MATERIAL

F1 TYPICAL SLAB ON GRADE FLOOR

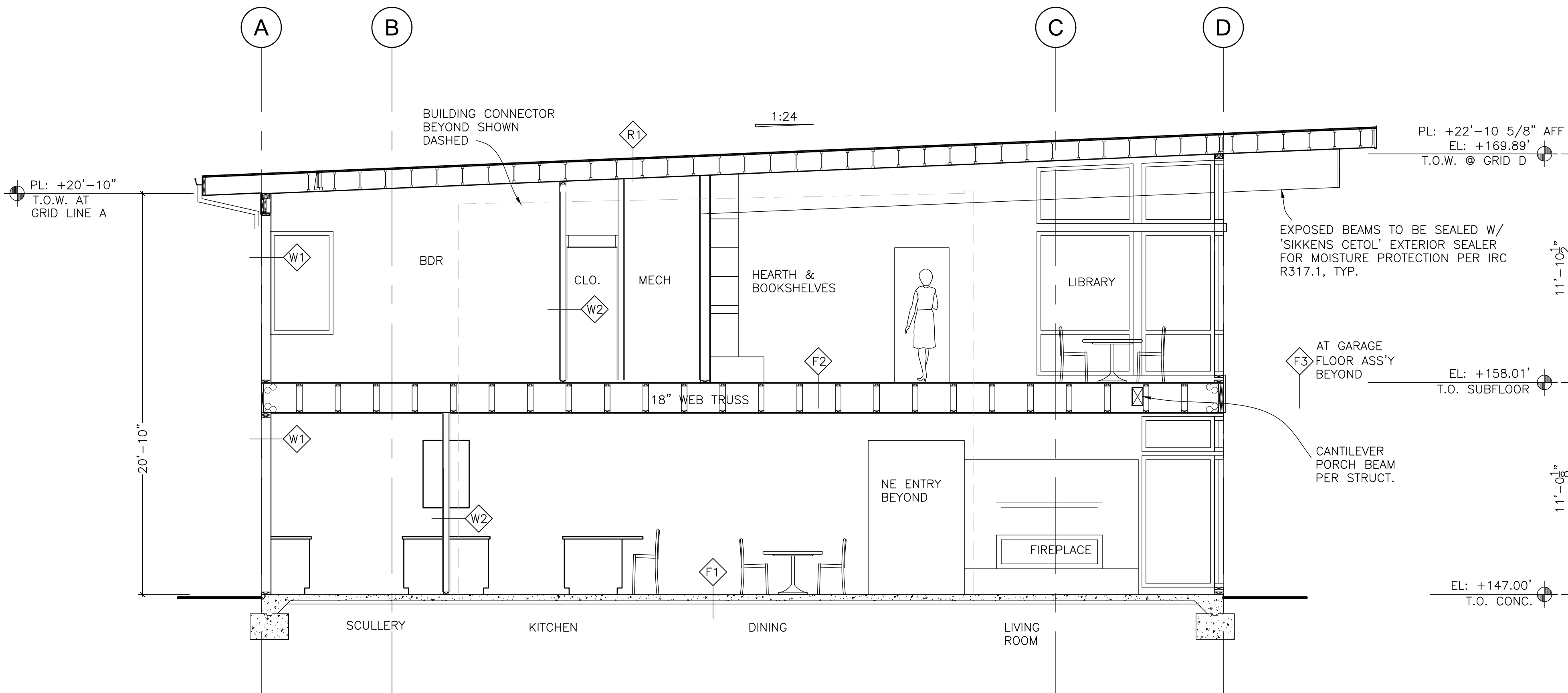


CONFIRM SHAFT DIMENSIONS WITH
ELEVATOR MANUFACTURER.
2x4 @ 16" OC WALL FRAMING W/
CONT. SOLID BLK'G PER ELEV. MNFR.
SPECIFICATION.
ADDITIONAL LAYER 1/2" PLYWD ON CAB
SIDE.
1 LAYER 1/2" GWB EACH SIDE,
FINISHED SMOOTH AND PAINTED.

ELEVATOR TRACK ASS'Y.

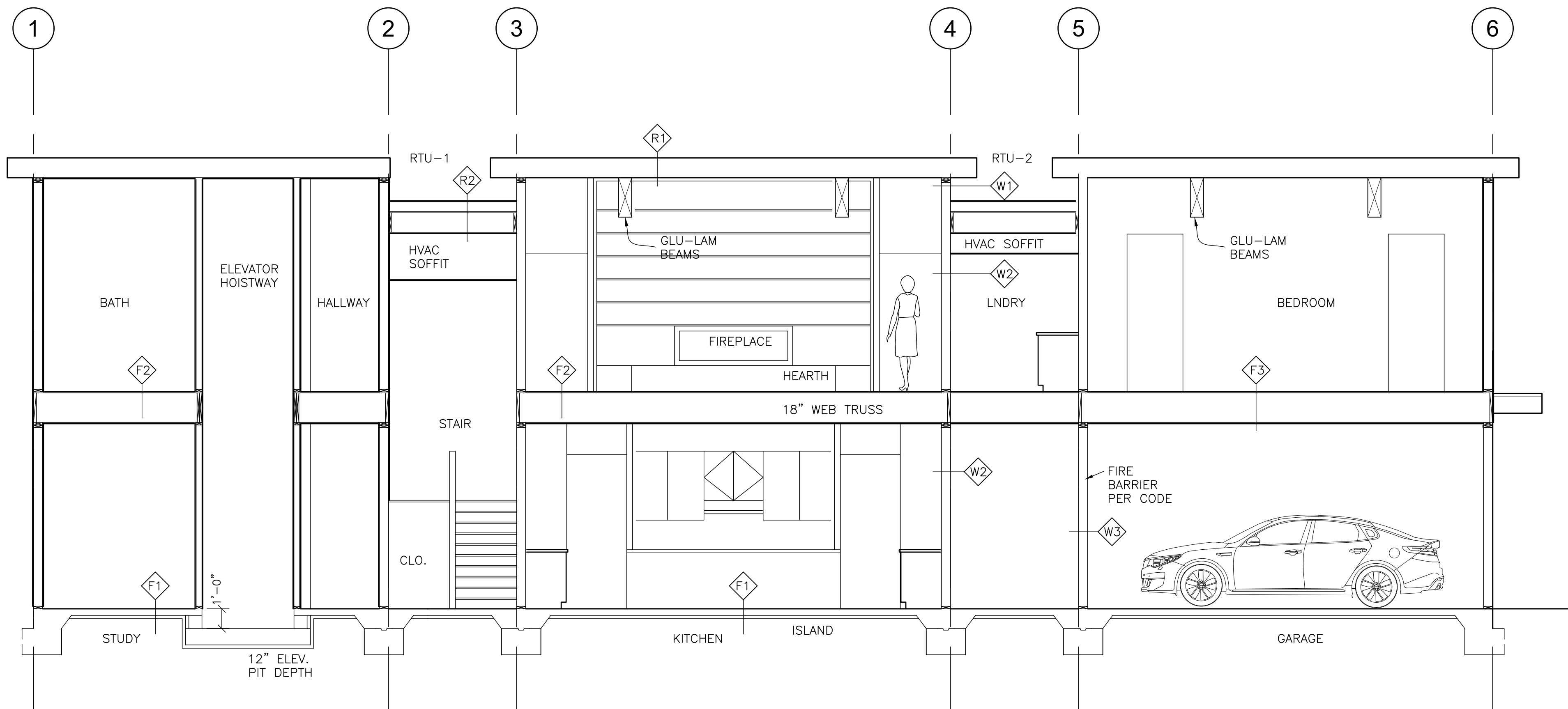
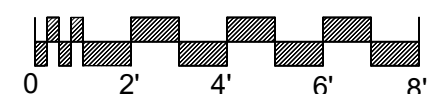
SOUND ATTENUATION BATTING AT ALL
OPEN STUD CAVITIES.

W4 STRUCT. ELEVATOR WALL



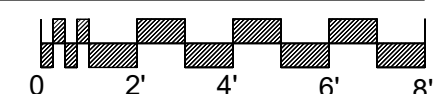
2 BLDG SECTION AT CENTER LANTERN

A4.0 SCALE: 1/4"=1'-0"



1 N-S BUILDING SECTION

A4.0 SCALE: 1/4"=1'-0"



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS

NO.	DESCRIPTION	DATE

Permit Set

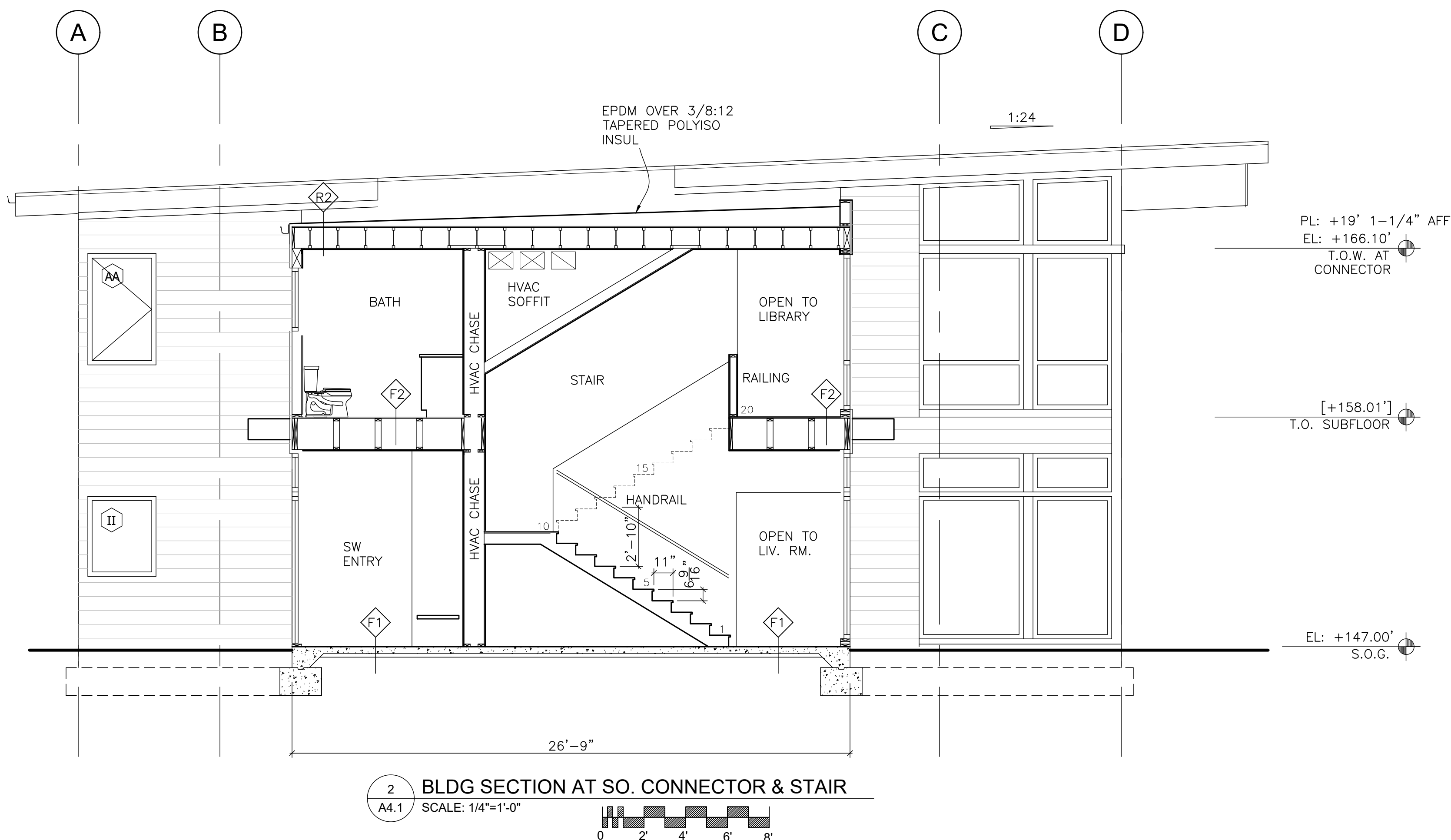
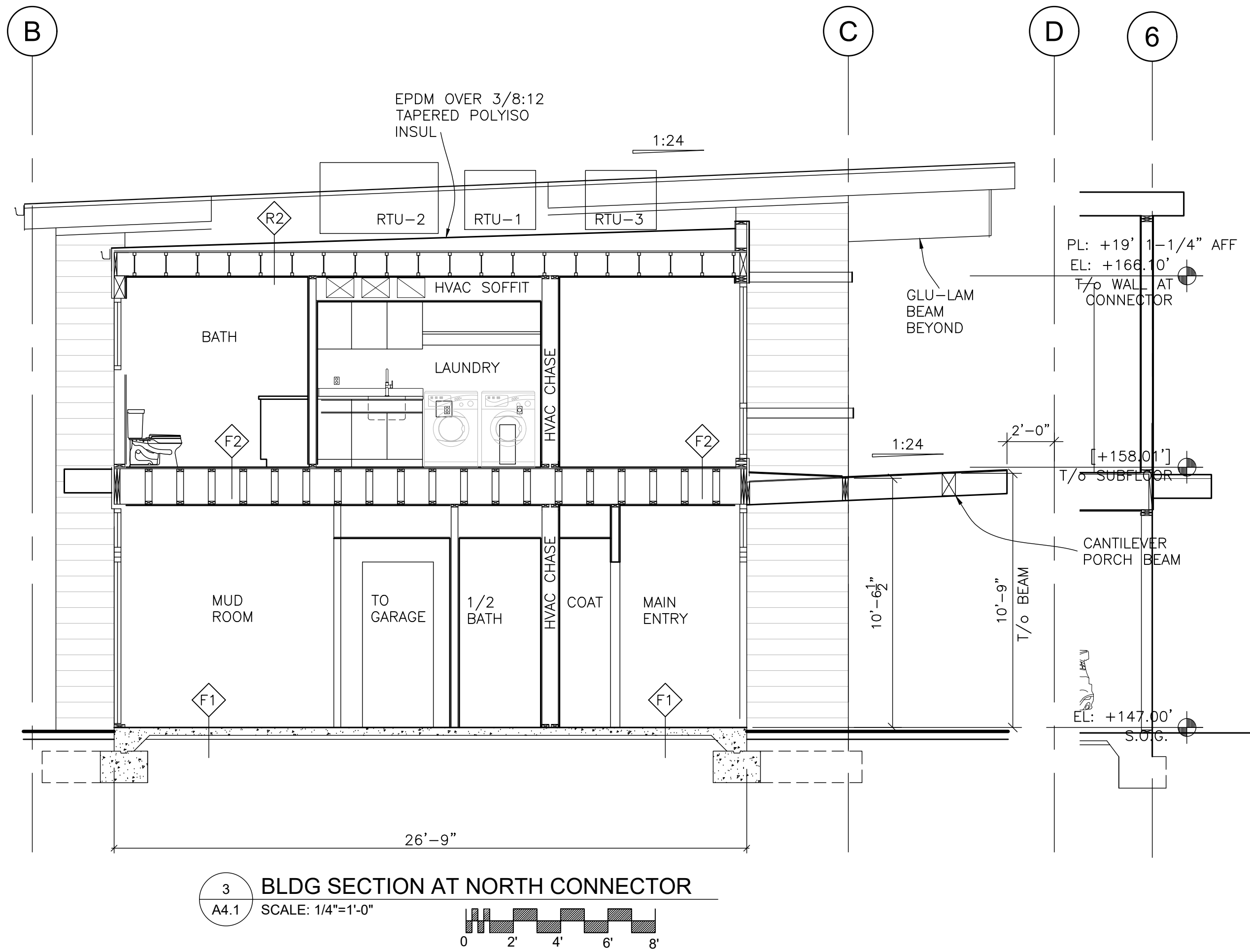
Date: MAR 14, 2025
Job Number:
Drafting: -
Approval: PDL

Building Sections

Sheet Number:

A4.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36

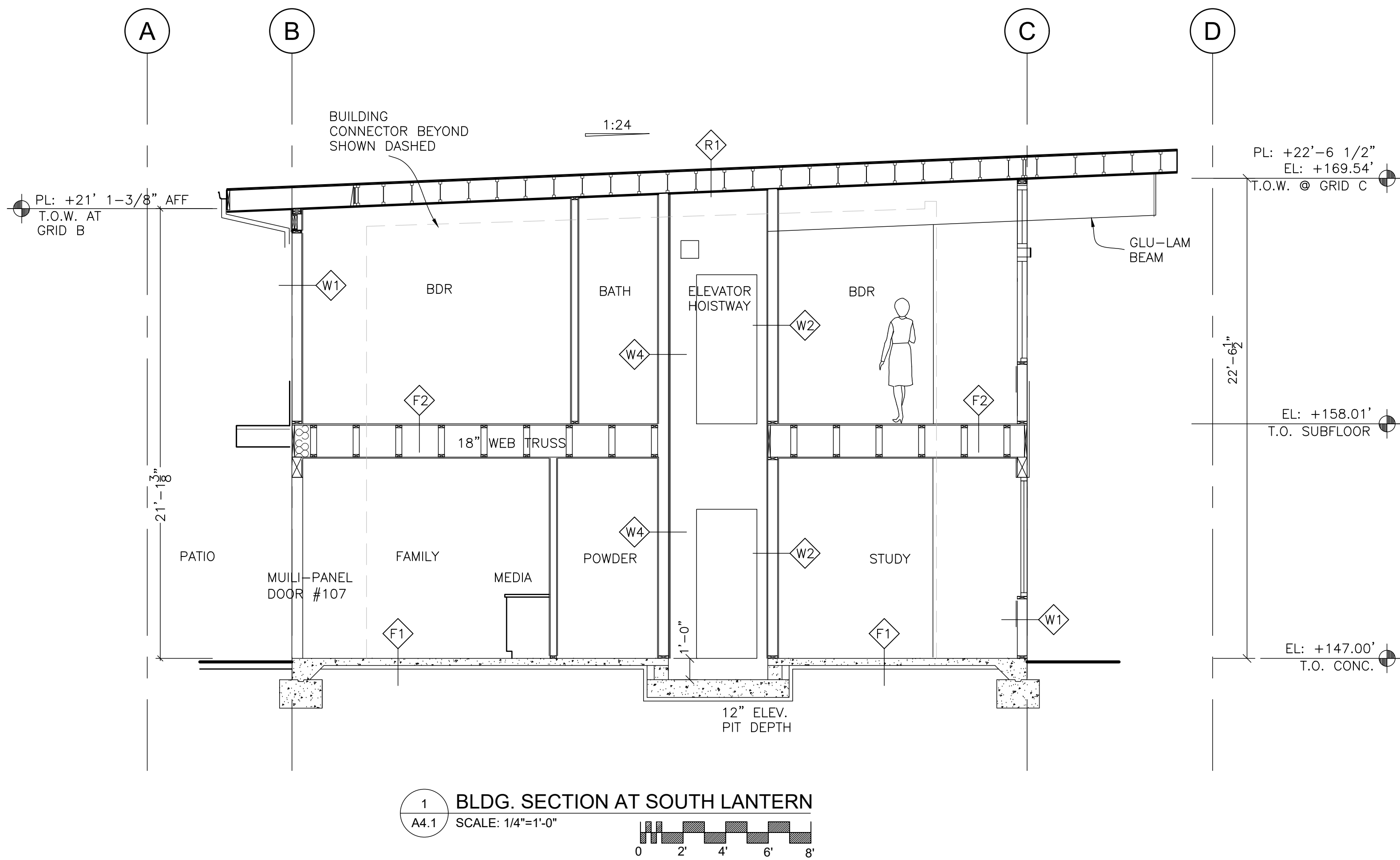


FIRST FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE										
DOOR										
TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR
102A		PR 2-6 X 7-0	WD SC		CLOSET	-	TBD			
105A		2-6 X 7-0	WD SC		PRIVACY	-	POCKET			
106A		TBD			PER ELEV.	-	TBD			
106B		2-6 X 7-0	WD SC		CLOSET	-	WD			
108A		2-10 X 7-0	WD SC		PRIVACY	-	WD			

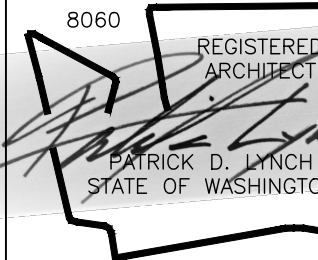
ALL INTERIOR DOORS ARE WOOD (WD) SOLID CORE (SC)
COORDINATE DOOR 1/2" UNDERCUT FOR RETURN AIR W/ HVAC CONTRACTOR

SECOND FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE										
DOOR										
TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR
203A		TBD	TBD		PER ELEV.	-	TBD			
204A		2-8 X 7-0	WD SC		PASSAGE	-	WD			
204B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD			
205A		2-10 X 7-0	WD SC		PRIVACY	-	WD			
206A		2-8 X 7-0	WD SC		PASSAGE	-	WD			
206B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD			
207A		2-8 X 7-0	WD SC		PASSAGE	-	WD			
207B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD			
208A		2-8 X 7-0	WD SC		PRIVACY	-	WD			
209A		2-8 X 7-0	WD SC		PASSAGE	-	WD			
209B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD			
210A		2-8 X 7-0	WD SC		PRIVACY	-	WD			
211A		2-10 X 7-0	WD SC		PASSAGE	-	WD			
212A		2-8 X 7-0	WD SC		PASSAGE	-	WD			
212B		-	-	-	-	-	WD			
212C		-	-	-	-	-	WD			
213A		2-8 X 7-0	WD SC		PRIVACY	-	WD			
214A		3-0 X 7-0	WD SC		CLOSET	-	WD			

ALL INTERIOR DOORS ARE WOOD (WD) SOLID CORE (SC)
COORDINATE DOOR 1/2" UNDERCUT FOR RETURN AIR W/ HVAC CONTRACTOR
COORDINATE ELEVATOR HOISTWAY DOOR & FRAME WITH ELEVATOR MNFR. COORDINATE WITH INTERIOR FINISHES.



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS		

Permit Set
Date: MAR 14, 2025
Job Number:
Drafting: -
Approval: PDL

Interior Door
Schedule &
Bldg Sections

Sheet Number:
A4.1

ABBREVIATIONS		GENERAL NOTES - STRUCTURAL DESIGN		TIMBER	TIMBER (CONT.)
AB ACI AISC APPROX APB ARCH ASTM @ BLDG BUC CANT CLR CMU CNCR COL CL CJ db DBL DBA DIA, Ø DIM DL EF ENGR ELEV EW EXP AB FB FDN FF FL FLN FT GALV HORIZ HT IBC INSUL JT KIP(S) KSF KSI L LWR LB(S) LD LG LL LONG MATL MAX MISC MFR NTS O TO O OC OD PLF PROJ PSF PSI STD SW TOC T/ TYP T&B UNO UWA W/ W/	ANCHOR BOLT AMERICAN CONCRETE INSTITUTE AMERICAN INSTITUTE OF STEEL CONSTRUCTION APPROXIMATE ANTHONY POWER BEAM ARCHITECTURAL AMERICAN SOCIETY FOR TESTING AND MATERIALS AT BUILDING BUILT UP COLUMN CANTILEVER CLEAR, CLEARANCE CONCRETE MASONRY UNIT CONCRETE COLUMN CENTER LINE CONSTRUCTION JOINT NOMINAL DIAMETER OF BAR DOUBLED DEFORMED BAR ANCHOR DIAMETER DIMENSION DEAD LOAD EACH FACE ENGINEER ELEVATION EACH WAY EXPANSION ANCHOR BOLT FLITCH BEAM FOUNDATION FINISHED FLOOR FLOOR FLANGE FOOT OR FEET GALVANIZED (HOP DIP) HORIZONTAL HEIGHT INTERNATIONAL BUILDING CODE INSULATION JOINT THOUSAND POUNDS KIPS PER SQUARE FOOT KIPS PER SQUARE INCH ANGLE OR L-SHAPE LOWER POUND(S), FORCE DEVELOPMENT LENGTH LONG LIVE LOAD LONGITUDINAL MATERIAL MAXIMUM MISCELLANEUS MANUFACTURER NOT TO SCALE OUT TO OUT ON CENTER OUTSIDE DIAMETER POUNDS FORCE PER LINEAR FOOT PROJECTION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH STANDARD SHEAR WALL TOP OF CONCRETE TOP OF TYPICAL TOP AND BOTTOM UNLESS NOTED OTHERWISE UNDER WALL ABOVE WITH	1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS. 2. VERIFY REQUIREMENTS OF OTHER TRADES, (CIVIL, MECHANICAL, ELECTRICAL, ETC.), PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS. 3. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES AND SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO, ADHERENCES TO ALL OSHA GUIDELINES. THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. 4. THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATIONS OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND POSSIBLE REDESIGN.		1. TIMBER CONSTRUCTION STANDARDS A. IBC CHAPTER 23: WOOD B. NDS 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) C. APA PDS-99 PLYWOOD DESIGN SPECIFICATION D. ANSI/TP1 1 NATIONAL DEISGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES E. TRI D58 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED TRUSSES F. BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED TRUSSES G. APA REPORT TT-0458 MINIMUM NAIL PENETRATION FOR WOOD STRUCTURAL PANEL CONNECTIONS SUBJECT TO LATERAL LOADS 2. MATERIALS: ALL SAWN LUMBER SHALL CONFORM TO GRADING RULES OF WWPFA, NLGA OR WCLIB. GLULAMS SHALL CONFORM TO AITC 117-2004 AND ANSI/AITC A190.1. ALL GLULAM BEAMS, EXCEPT CONTINUOUS MULTISPAN BEAMS, SHALL BE CAMBERED TO 3000 FT RADIUS UNLESS NOTED OTHERWISE. ALL WOOD MATERIALS SHALL HAVE MINIMUM MOISTURE CONTENT OF 19% EXCEPT FOR PRESSURE TREATED SILL PLATES. ALL PRESSURE TREATED MEMBERS SHALL BE TREATED PER IBC SECTION 2304.12. 3. STUD FRAMED WALLS A. ALL EXTERIOR WALLS WITH 10 FT HEIGHT OR LESS SHALL BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO PLANS FOR WALLS GREATER THAN 10 FT HEIGHT. B. ALL INTERIOR BEARING WALLS SHALL BE MINIMUM 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. C. AT ALL EXTERIOR AND LOAD BEARING WALL OPENINGS PROVIDE BUNDED STUDS OF TWO TRIMMER AND ONE KING STUD AT EACH SIDE OF OPENING UNLESS NOTED OTHERWISE ON DRAWINGS. 4. BEAMS AND HEADERS A. THE CENTERLINE OF EACH BEAM SHALL ALIGN WITH THE CENTERLINE OF WALL AND STUDS BELOW. B. BEAMS MADE UP OF MULTIPLES OF 2xLUMBER SHALL BE BUILT AS FOLLOWS: 2-2x 16d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE 3-2x 20d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE 4-2x (OR MORE) 3/4"Ø BOLTS @ 12" O.C. TOP & BOTTOM, STAGGER -USE STD. WASHERS (EA. FACE). a. PROVIDE STANDARD NUTS & WASHERS AT 3/4"Ø BOLTS (GALV. IF EXPOSED TO WEATHER) b. PROVIDE 2" EDGE DISTANCE FROM CENTERLINE OF BOLTS TO EDGE OF WOOD (TYPICAL) C. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH EITHER BUNDLED STUDS PER SECTION 4 ABOVE OR WITH POST AND POST CAP CONNECTION PER THE PLANS. REFER TO SECTION 7 BELOW FOR MINIMUM POST CAP SIZES UNLESS NOTED OTHERWISE ON THE DRAWINGS. 5. JOISTS A. BRIDGING: PROVIDE BRIDGING AT ALL FLOOR JOISTS NOT TO EXCEED 8'-0" MAXIMUM OR IN COMPLIANCE WITH JOINT MANUFACTURER RECOMMENDATIONS FOR ENGINEERED JOISTS. B. DO NOT NOTCH OR CUT HOLES IN JOISTS WITHOUT ENGINEER APPROVAL. C. BLOCKING: AT BEARING WALLS PROVIDE 2-2x SOLID BLOCKING UNDER BEARING WALLS PERPENDICULAR AND PARALLEL TO THE JOIST DIRECTION. D. BLOCKING (TO MATCH JOIST DEPTH) SHALL BE PROVIDED AT EA END & AT EACH SUPPORT OF JOIST, EXCEPT WHERE THE ENDS OF JOISTS ARE FASTENED TO A HEADER, RIM JOIST, OR AN ADJOINING STUD. SOLID BLOCKING SHALL BE A MIN. OF 2-2x MEMBERS. 6. ATTACHMENTS A. THRU BOLTS SHALL BE ASTM A-307 OR ASTM A-325. PROVIDE STANDARD WASHERS AT EACH FACE. B. FASTENERS, INCLUDING BOLTS, NUT, WASHERS, AND OTHER CONNECTORS SHALL BE HOT-DIPPED GALVANIZED WHERE EXPOSED TO WEATHER. C. CONNECTORS TO BE PROVIDED BY "SIMPSON" STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA, OR EQUAL. APPLY NAIL AT EACH NAIL HOLE WITH SIZE AND TYPE PER CONNECTOR MANUFACTURER. D. AT COLUMNS 4" SQUARE AND LARGER, PROVIDE CAP & BASE CONNECTORS AS BELOW: E. COLUMN CAP CONNECTOR: PC SERIES (OR EPC AT BM ENDS). COLUMN BASE CONNECTOR: CB SERIES. F. USE RECOMMENDED COLUMN/BEAM MODEL NUMBERS. 7. HURRICANE CLIPS A. PROVIDE MINIMUM H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN LESS THAN 20 FEET. B. PROVIDE MINIMUM H6 OR (2) H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN GREATER THAN 20 FEET. 8. FLOOR AND ROOF DECK A. FLOOR AND ROOF DECK SHALL BE APA RATED PLYWOOD OR OSB WITH THICKNESS AND NAIL SIZE AND SPACING PER THE PLANS. B. PLACE PANELS IN A STAGGERED PATTERN. GLUE & NAIL TO FRAMING MEMBERS. GLUE SHALL CONFORM TO APA SPEC. AF6-01, AND APPLIED PER MANUF. SPECIFICATIONS. C. ORIENT SHEATHING PANELS WITH THE LONG DIMENSION PERPENDICULAR TO RAFTERS. D. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN PANEL EDGES. PROVIDE 1 CLIP PER JOIST SPACING SPAN. USE "SIMPSON" PSCl, OR APPROVED EQUAL. MATCH CORRESPONDING PLYWOOD THICKNESS. 9. MISCELLANEOUS A. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. 10. PREFABRICATED WOOD FRAMING MEMBERS A. PREFABRICATED WOOD FRAMING MEMBERS INCLUDE WOOD TRUSSES, TJI'S , ASI'S OR OTHER SIMILAR PREFABRICATED MEMBERS USED IN LIEU OF SAWN WOOD JOISTS, OR RAFTERS. B. PRODUCT DESIGN SHALL BE BASED UPON ACTUAL BUILDING DEAD LOADS, CODE SPECIFIED LIVE LOADS, AND STANDARDS OUTLINED IN THE BUILDING CODE FOR WINDSTORM RESISTANT CONSTRUCTION. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER, UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. UPON REQUEST, THE MANUFACTURER SHALL SUBMIT CALCULATIONS AND/OR SHOP DRAWINGS TO THE ARCHITECT/ENGINEER OF RECORD FOR REVIEW. C. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT LATERAL BRACING OF ALL FABRICATED TRUSSED MEMBERS PER THE DETAILING AND DESIGN OF THE TRUSS MANUFACTURER. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER. D. PROVIDE TEMPORARY SHORING WHERE SHEET ROCK AND OTHER CONSTRUCTION MATERIALS ARE BEING TEMPORARILY STORED. IF TJI'S ARE BEING UTILIZED, KEEP THE MEMBERS ABSOLUTELY DRY.	11. WOOD CONNECTORS, FASTENERS, NAILS, AND BOTS A. ALL WOOD CONNECTORS, HANGERS, CLIPS, HOLD-DOWN, POST CAPS AND OTHER WOOD CONNECTIONS SHALL BE SIMPSON STRONG TIE AS SPECIFIED IN THEIR LATEST WOOD CONNECTORS CATALOG. ALTERNATE CONNECTORS BY OTHER MANUFACTUERS MAY BE USED IF SUBMITTED FOR APPROVAL TO EOR. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH ALL INDICATED FASTENERS. WHERE MULTIPLE OPTIONS OR SIZES EXIST FOR FASTENERS USE THE LARGEST NUMBER OF FASTENERS AND THE LARGEST SIZE OF FASTENERS UNLESS NOTED OTHERWISE ON THE PLANS. ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED OR FINISHED WITH SIMPSON ZMAX FINISH. B. NAILS, SCREWS, AND BOLTS SHALL CONFORM TO IBC SECTION 2304.10 CONNECTORS AND FASTERNERS. ALL FASTENERS ATTACHED TO PRESSURE TREATED LUMBER SHALL HAVE SIMILAR CORROSION PROTECTION MATCHING THE WOOD TREATMENT. PROVIDE WASHERS AT ALL BOLT HEADS AND NUTS. ALL NAILS SHALL BE FULL LENGTH COMMON UNLESS NOTED OTHERWISE EXCEPT 16D SHALL BE SINKERS. C. ALL LAG BOLTS SHALL BE ASTM A307.
SHEET LIST					
	\$1.0	GENERAL NOTES	\$3.0	FOUNDATION DETAILS	
	\$2.0	FOUNDATION PLAN	\$4.0	FRAMING DETAILS	
	\$2.1	SECOND FLOOR FRAMING PLAN	\$4.1	FRAMING DETAILS - CONT.	
	\$2.2	ROOF FRAMING PLAN			

PROJECT:	
CHESHIRE UPPER LOT	
-	
JOBSITE ADDRESS:	
7615 East Mercer Way Mercer Island, WA 98040	
ARCHITECT:	
PATRICK LYNCH	



MERRELL DESIGN SERVICES PLLC
1703 N Normandie, Spokane, WA 99205
509-998-7410
TJ@MDSstructural.com

PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

PROPRIETARY DATA IS INCLUDED IN THE INFORMATION DISCLOSED HEREIN AND IS THE SOLE PROPERTY OF MERRELL DESIGN SERVICES PLLC. THIS INFORMATION IS SUBMITTED IN CONFIDENCE AND NEITHER THIS DOCUMENT NOR THE INFORMATION DISCLOSED HEREIN SHALL BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR USED OR DISCLOSED TO OTHERS FOR ANY PURPOSE EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY MERRELL DESIGN SERVICES PLLC.

DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

SEAL:



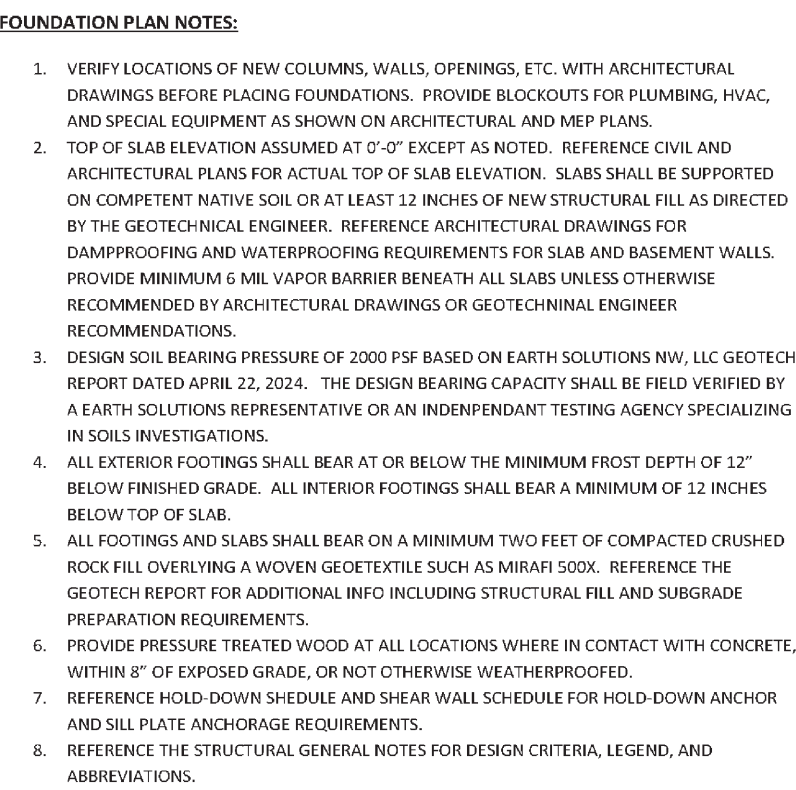
01/03/2025

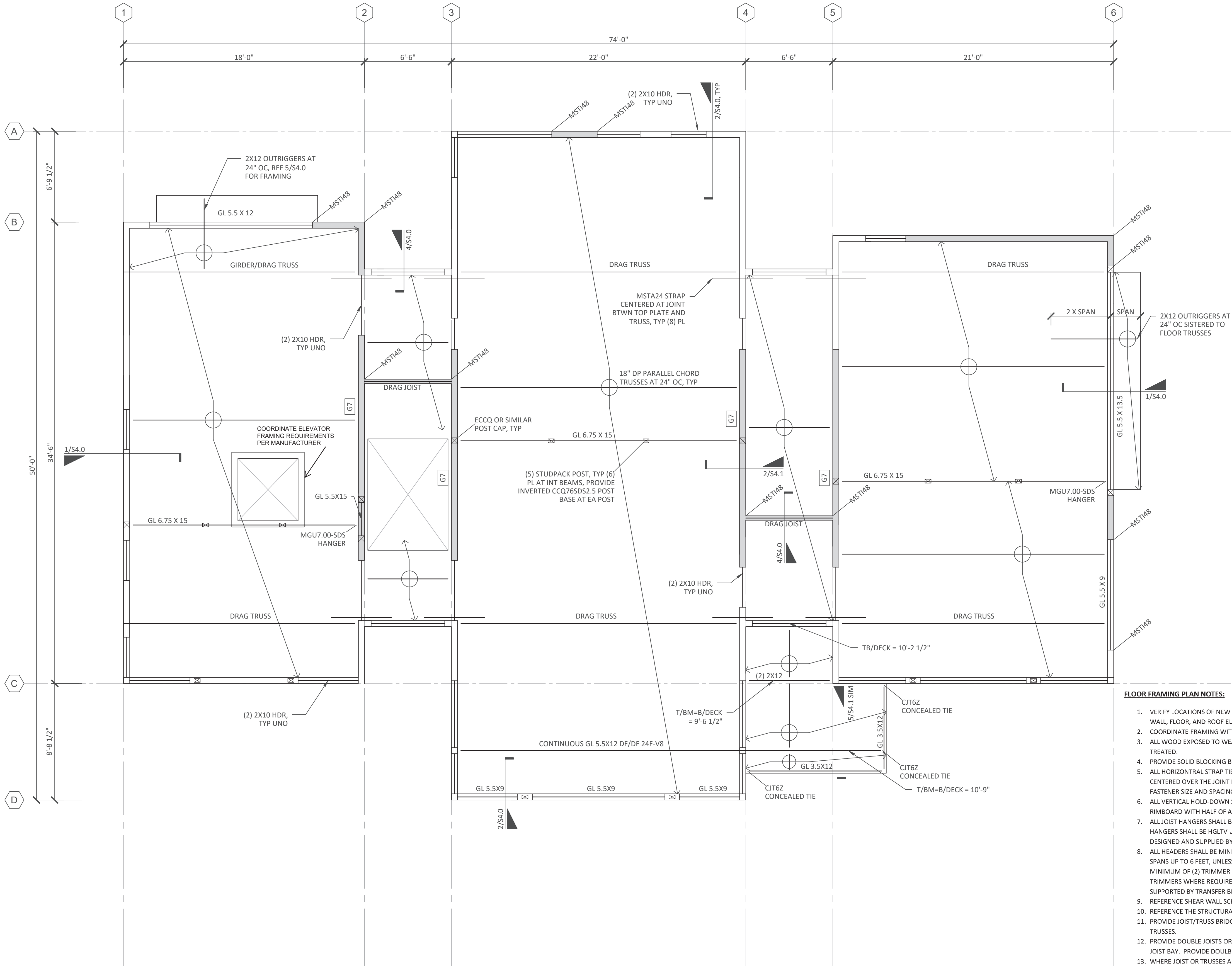
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT MERRELL DESIGN LLC IS THE ENGINEER OF RECORD FOR THIS PROJECT. ONLY THE DESIGN DESCRIBED IN THE SCOPE AND AS SHOWN ON THESE DRAWINGS IS MERRELL DESIGN'S RESPONSIBILITY. NO INSPECTION OR SUPERVISION IS IMPLIED.

JOB#
23-067

SHEET TITLE:
GENERAL NOTES

SHEET#:		SCALE:	
S1.0		AS SHOWN	
DRAWN:	DATE:	CHECKED:	DATE:
SG	01/03/2025	KJH	01/03/2025





- FLOOR FRAMING PLAN NOTES:**
1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 2. COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
 3. ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
 4. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
 5. ALL HORIZONTAL STRAP TIES INDICATED ON PLAN SHALL BE ALIGNED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERENCE THE STRAP MANUFACTURER FOR FASTENER SIZE AND SPACING.
 6. ALL VERTICAL HOLD-DOWN STRAPS SHALL BE CENTERED AT JOINT BETWEEN SILL PLATE AND TOP PLATES OR ON RIMBOARD WITH HALF OF ALL FASTENERS EACH SIDE OF THE JOINT.
 7. ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE OR FACE MOUNT LUS TYPE. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
 8. ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 3 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
 9. REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
 10. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
 11. PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
 12. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
 13. WHERE JOIST OR TRUSSES ARE INDICATED AS "DRAG JOIST/TRUSS" THE JOIST/TRUSS SHALL BE DESIGNED FOR TRANSFER OF 3800 LBS ASD LOAD FROM TOP CHORD TO BOTTOM CHORD.
 14. FLOOR SHEATHING SHALL BE 23/32" APA RATED STURD-I-FLOOR WITH A SPAN RATING OF 24 OR BETTER WITH .131" X 2.5" @ 6" OC AT EDGES AND 12" OC IN THE FIELD. PROVIDE 1/8" GAP AT ALL PANEL EDGES. LAY ALL SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER ALL SHEATHING PANEL END JOINTS. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES.
 15. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2X6 @ 16" OC UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
 16. PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
 17. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED AS TYPE W6 SHEAR WALLS EXCEPT WHERE NOTED OTHERWISE ON THE PLANS AS INTERIOR GYP SHEAR WALL OR WOOD SHEAR WALL WITH TIGHTER SPACING.
 18. PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
 19. FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
 20. SEE PLAN FOR HOLD-DOWN LOCATIONS AND SIZES AND REFER TO HOLD-DOWN SCHEDULE FOR ANCHORS AND ATTACHMENT REQUIREMENTS.

1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



Merrell Design Services
Practical Structural Solutions

MERRELL DESIGN SERVICES PLLC
1703 N Normandie, Spokane, WA 99205
509-998-7410
TJ@MDSstructural.com

PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

PROPRIETARY DATA IS INCLUDED IN THE INFORMATION DISCLOSED HEREIN AND IS THE SOLE PROPERTY OF MERRELL DESIGN SERVICES, PLLC. THIS INFORMATION IS SUBMITTED IN CONFIDENCE AND NEITHER THIS DOCUMENT NOR THE INFORMATION DISCLOSED HEREIN SHALL BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR USED OR DISCLOSED TO OTHERS FOR ANY PURPOSE EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY MERRELL DESIGN SERVICES, PLLC.

DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

SEAL:



01/03/2025

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT MERRELL DESIGN LLC IS THE ENGINEER OF RECORD FOR THIS PROJECT. ONLY THE DESIGN DESCRIBED IN THE SCOPE AND AS SHOWN ON THESE DRAWINGS IS MERRELL DESIGN'S RESPONSIBILITY. NO INSPECTION OR SUPERVISION IS IMPLIED.

JOB#
23-067

SHEET TITLE:
SECOND FLR FRAMING PLAN

SHEET#:
S2.1

SCALE:
AS SHOWN

DRAWN: SG	DATE: 01/03/2025	CHECKED: KJH	DATE: 01/03/2025
--------------	---------------------	-----------------	---------------------



PROJECT:
CHESHIRE UPPER LOT

ARCHITECT:
PATRICK LYNCH

DRAWING ISSUE RECORD

REVISION RECORD:SEAL

JOB#

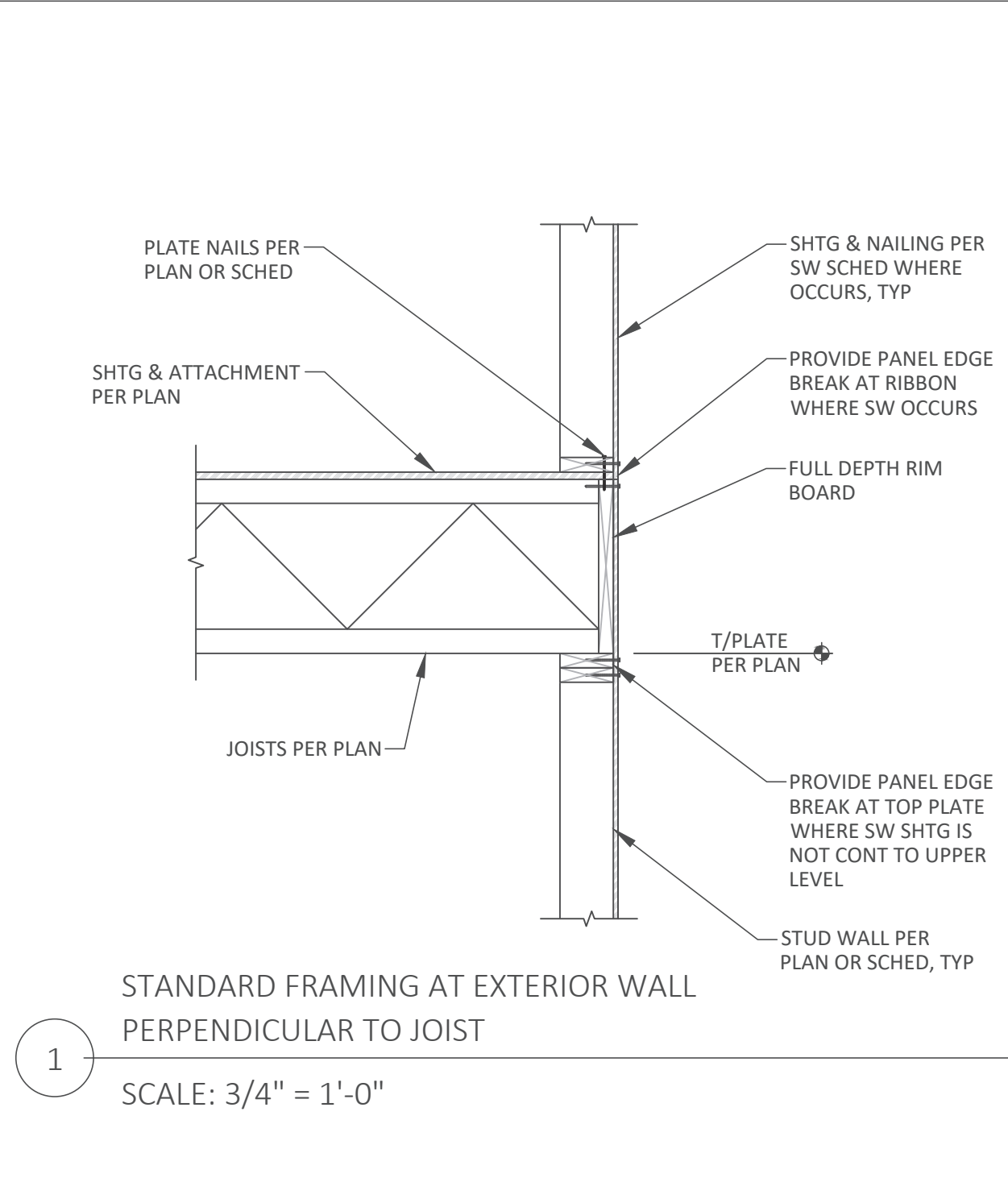
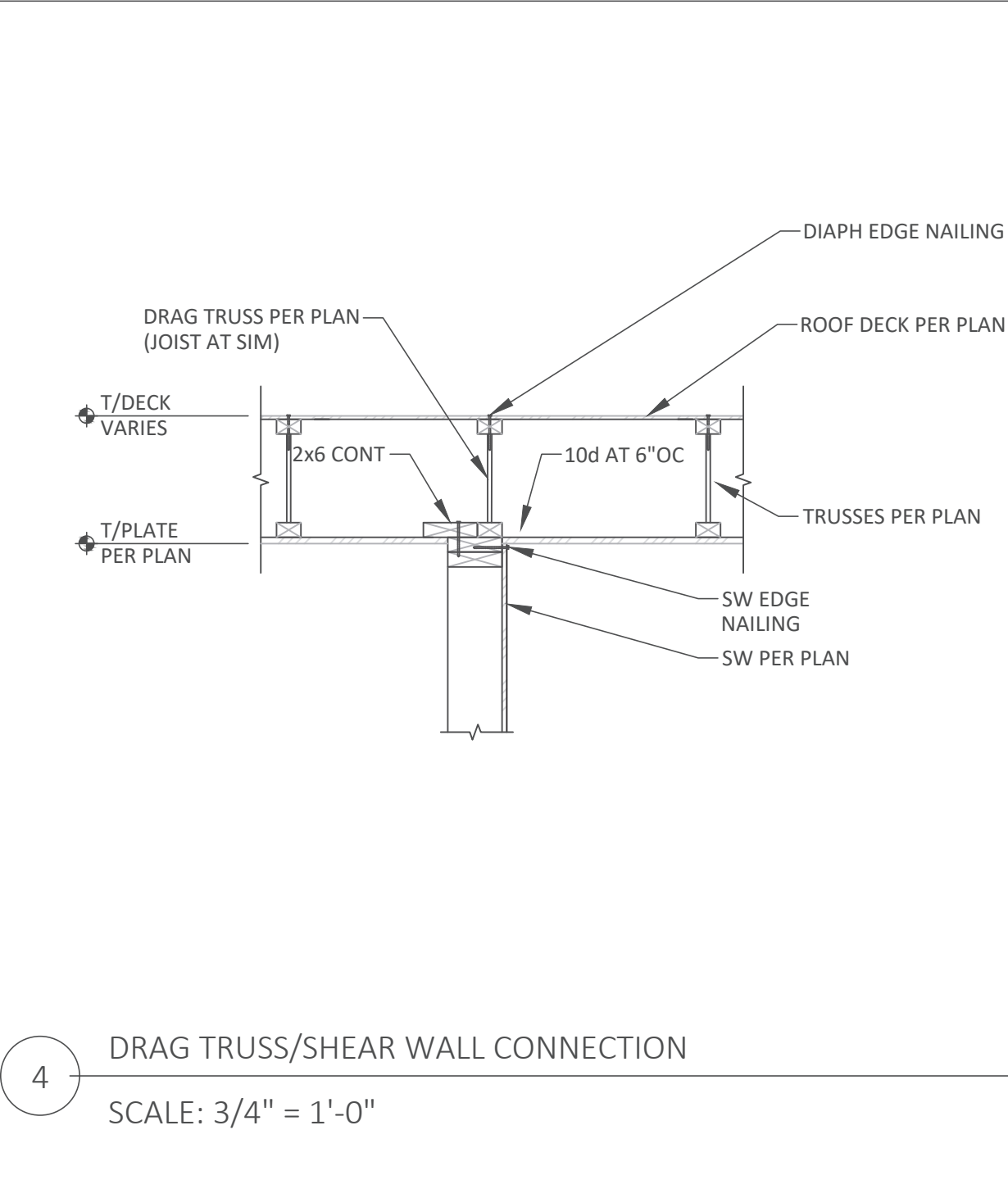
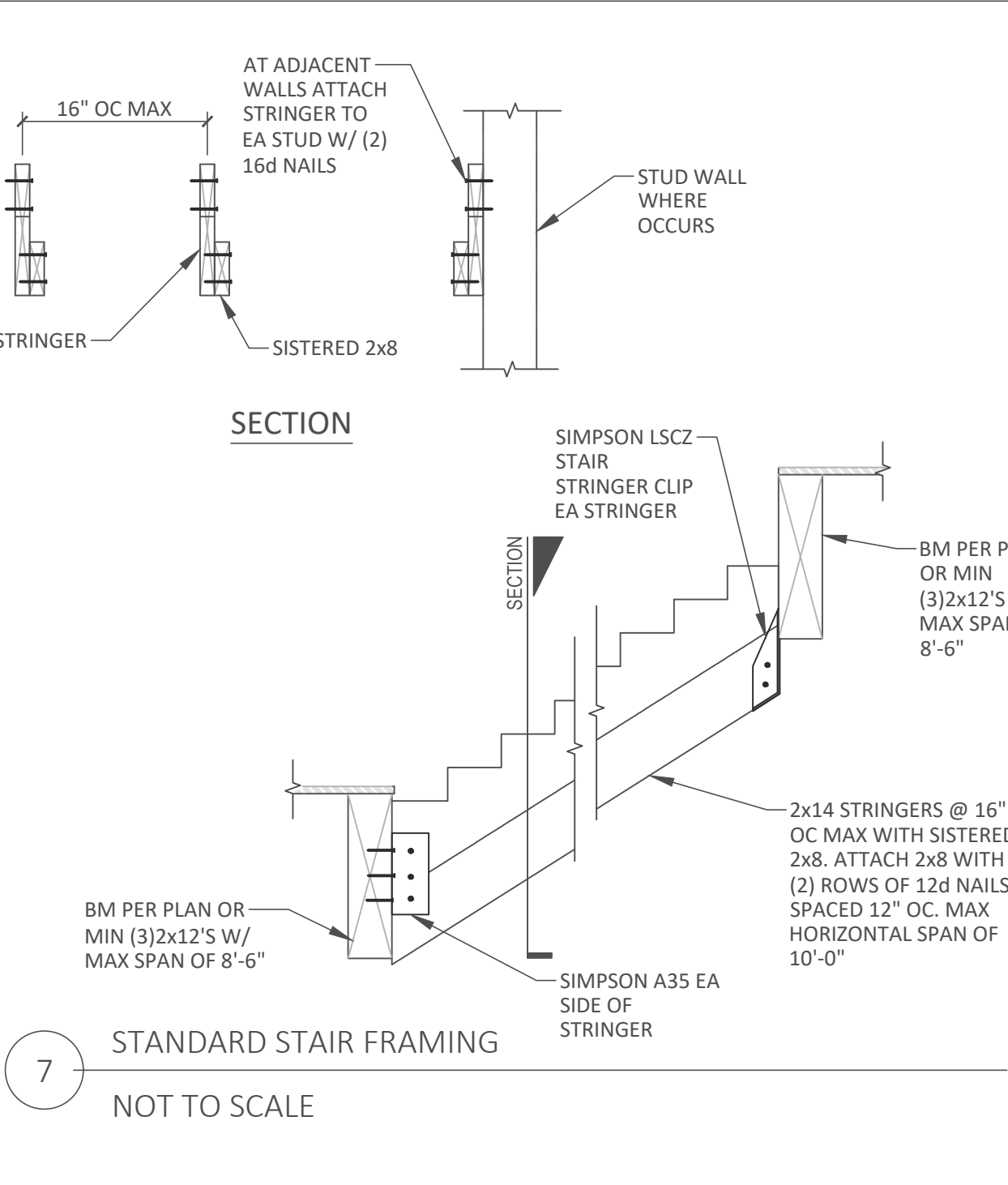
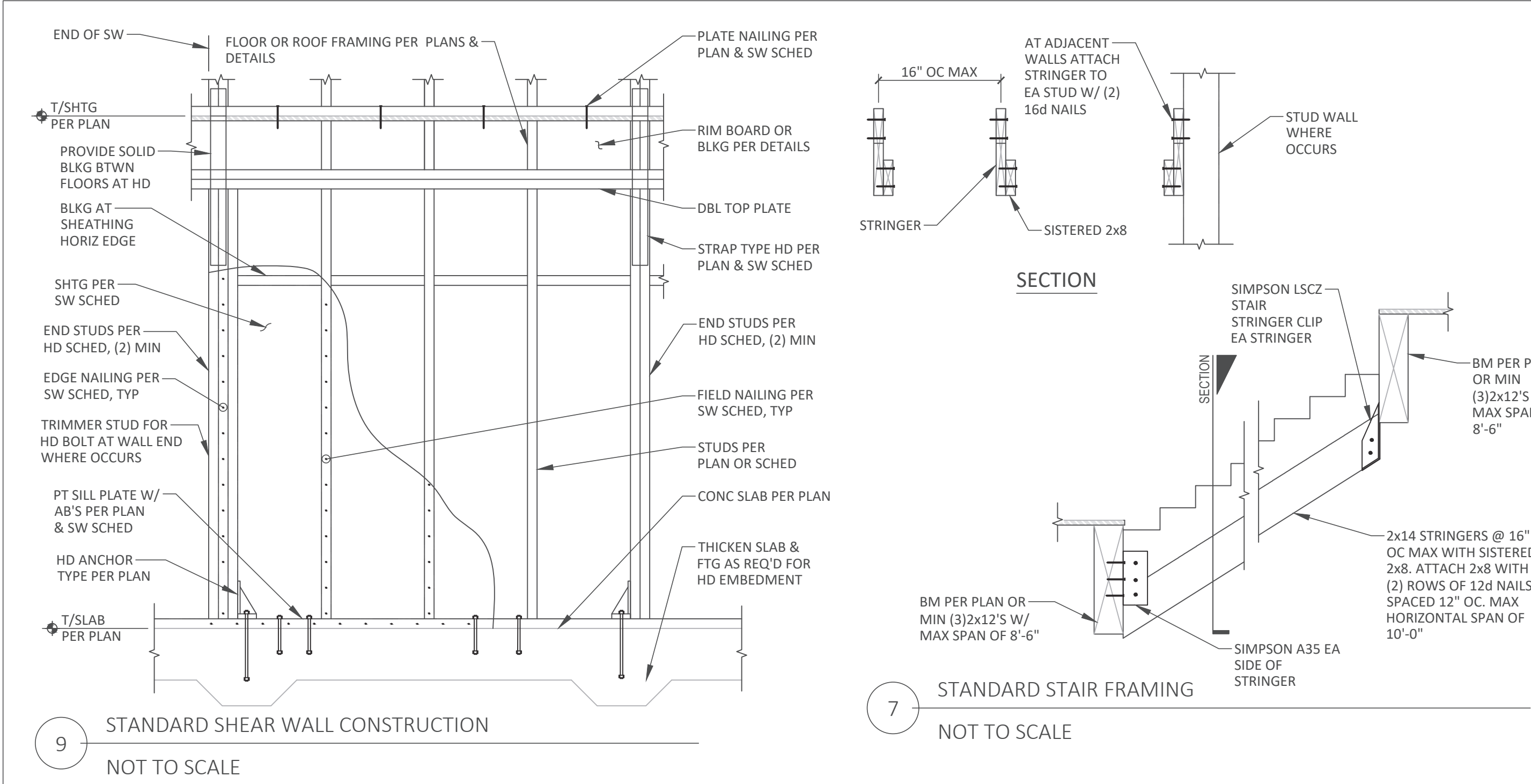
SHEET TITLE:
ROOF FRAMING PLAN

SCALE
S SHOW

ROOF FRAMING PLAN NOTES:

- 

DRAWN:	DATE:	CHECKED:	DATE:
SG	01/03/2025	KJH	01/03/2025



HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS									
TYPE	NUMBER OF STUDS/POST	NAILS, SCREWS, OR BOLTS	DIAMETER	ANCHOR			CAPACITY, LBS	NOTES	
				CONCRETE EMBEDMENT					
				STEM WALL		SPREAD FOOTING			
				CIP	ADHESIVE	CIP OR ADHESIVE			
WOOD TO CONCRETE									
	HDU2	(2) 2X	(6) SDS 1/4x2 1/2	5/8"	10"	10"	7"	3075	
	HDU4	(2) 2X	(10) SDS 1/4x2 1/2	5/8"	10"	10"	7"	4565	
	HDU5	(2) 2X	(14) SDS 1/4x2 1/2	5/8"	12"	15"	9"	5645	
	HDU8	6X	(20) SDS 1/4x2 1/2	7/8"	18"	-	11"	7870	
	HDU11	5.5"	(30) SDS 1/4x2 1/2	1	18"	-	11"	9535	
		7.25"	(30) SDS 1/4x2 1/2	1	18"	-	11"	11175	
WOOD TO WOOD	LSTA30	(2) 2X	(22) 10d	-	-	-	-	1640	
	MSTA30	(2) 2X	(22) 10d	-	-	-	-	2050	
	MST27	(2) 2X	(30) 16d	-	-	-	-	3700	
	MSTI48	(2) 2X	(48) 16d	-	-	-	-	5070	
	MSTC66	(2) 2X	(76) 16d	-	-	-	-	5860	

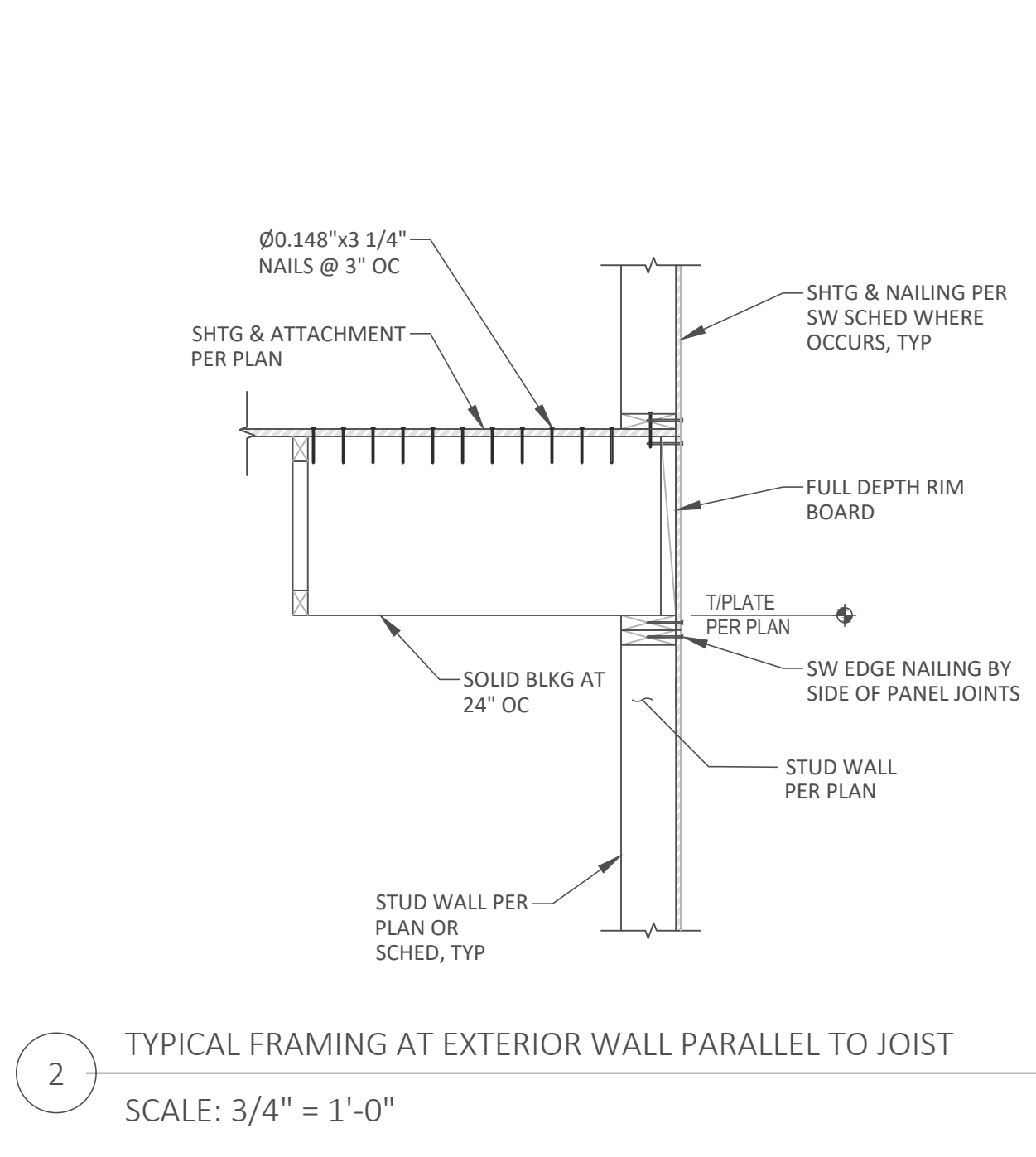
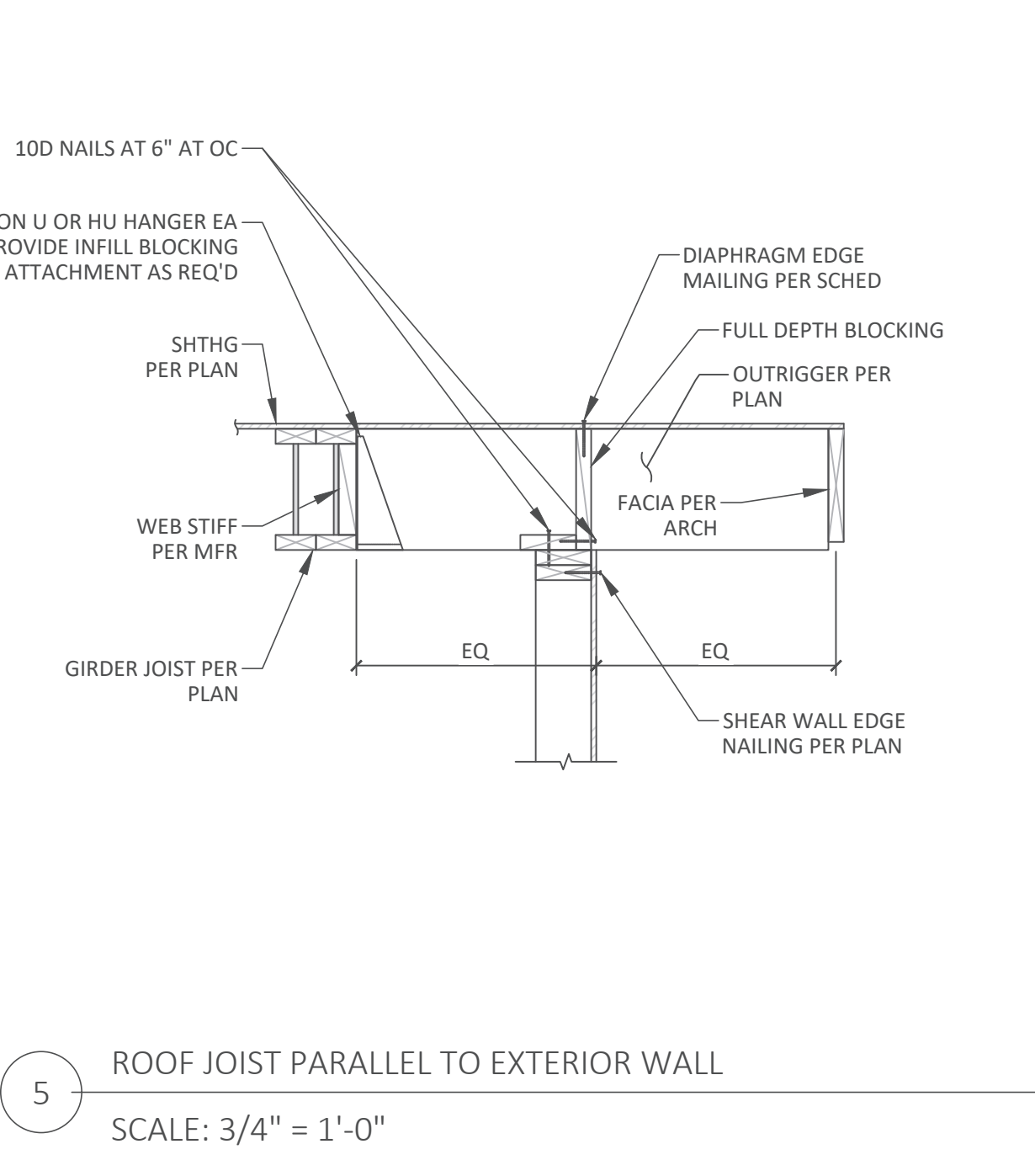
NOTES:

1. PROVIDE SHEAR WALL EDGE NAILING AT AT HOLD-DOWN STUDS/POST.
2. CAPACITY BASED ON 2,500 PSI CONCRETE STRENGTH.
3. STEM WALL SHALL BE MINIMUM 6 INCHES WIDE FOR 5/8" ANCHOR BOLTS AND 8" MINIMUM FOR 7/8" AND LARGER BOLTS.
4. ALL HOLD-DOWNS AND STRAPS ARE BY SIMPSON STRONG TIE. CONTACT ENGINEER FOR ALTERNATE SUPPLIERS.
5. CAST IN PLACE ANCHORS SHALL BE HEX HEAD OR A STANDARD "J" BOLT.
6. ADHESIVE ANCHORS SHALL BE SIMPSON SET OR HILTI HY-150 ADHESIVE.
7. PLACE 1/2 OF NAILS ABOVE FLOOR JOIST AND 1/2 BELOW FLOOR JOIST. NO NAILS IN CLEAR SPAN.

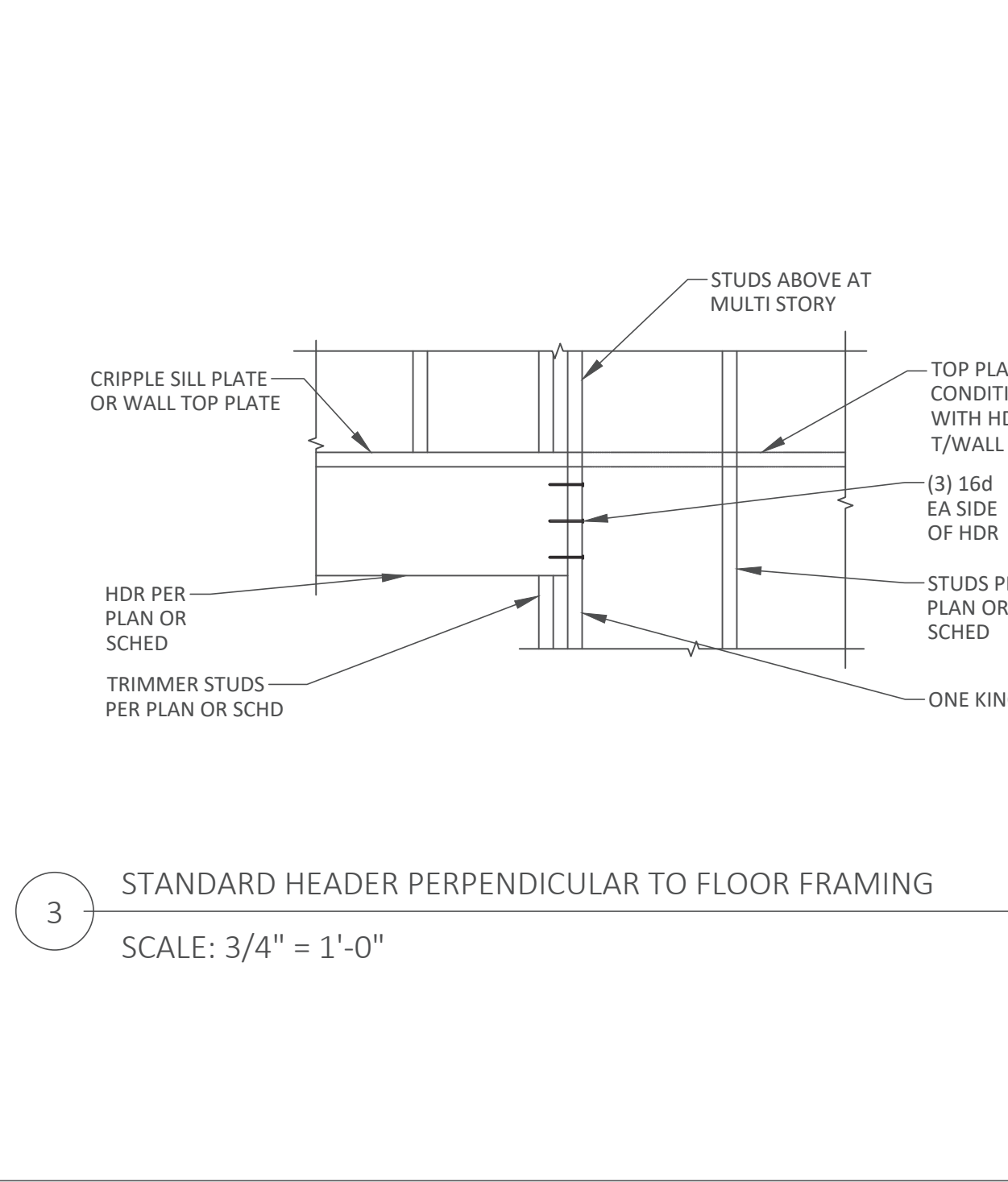
8

HOLD DOWN STRAP SCHEDULE

NOT TO SCALE



SHEAR WALL SCHEDULE - DOUG-FIR LARCH 8D COMMON (0.131 X 2 1/2") NAILS									
TYPE	WALL SHEATHING (APA RATED)	EDGE NAILING	FIELD NAILING	BLOCKING AT PANEL EDGES	FASTENERS (WHERE APPLICABLE)			SILL PLATE SIZE	CAPACITY, lbs/ft
					RIM JOIST TO PLATE BELOW	SILL PLATE TO RIM OR TOP PLATE BELOW	SILL ANCHORS		
W6	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 16" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	260
W4	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 12" OC	16d SINKER AT 6" OC	5/8" DIA AT 48" OC	2x	380
W3	15/32"	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC	16d SINKER AT 4" OC	5/8" DIA AT 16" OC	2x	490
W2	15/32"	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 32" OC	3x OR (2) 2x	640
2W4	15/32" BOTH SIDES	8d AT 4" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 12" OC EACH SIDE	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	760
2W3	15/32" BOTH SIDES	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC EACH SIDE	(2) ROWS 16d SINKER AT 4" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	980
2W2	15/32" BOTH SIDES	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC EACH SIDE	A35 OR LTP5 AT 8" OC EACH SIDE	5/8" DIA AT 16" OC	3x OR (2) 2x	1280
G7	1/2" GYP BOARD	5d COOLER @ 7" OC	5d COOLER @ 7" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	75
G4	1/2" GYP BOARD	5d COOLER @ 4" OC	5d COOLER @ 4" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	110



PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

PROPRIETARY DATA IS INCLUDED IN THE INFORMATION DISCLOSED HEREIN AND IS THE SOLE PROPERTY OF MERRELL DESIGN SERVICES, PLLC. THIS INFORMATION IS SUBMITTED IN CONFIDENCE AND NEITHER THIS DOCUMENT NOR THE INFORMATION DISCLOSED HEREIN SHALL BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR USED OR DISCLOSED TO OTHERS FOR ANY PURPOSE EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY MERRELL DESIGN SERVICES PLLC.

DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

SEAL:

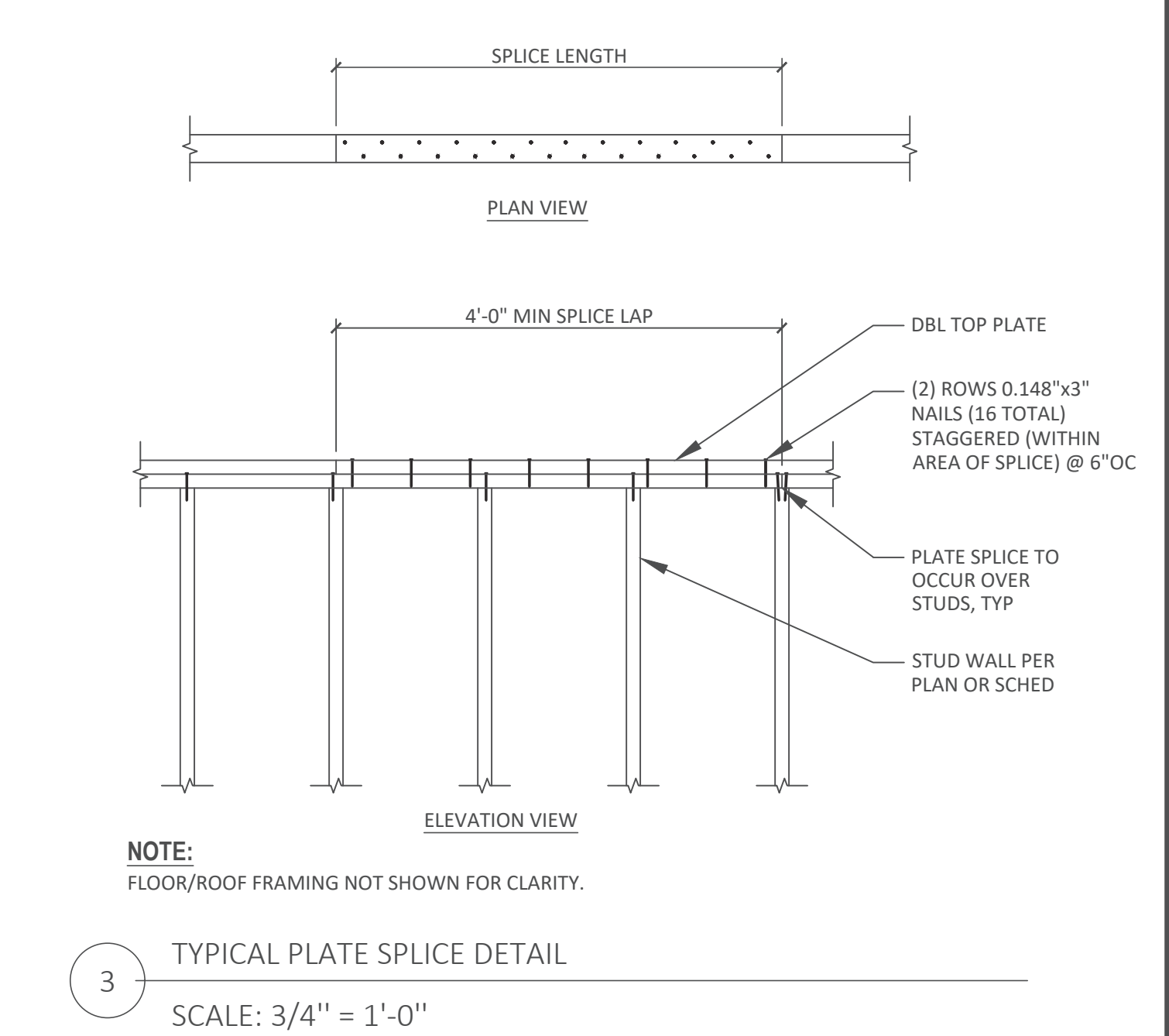
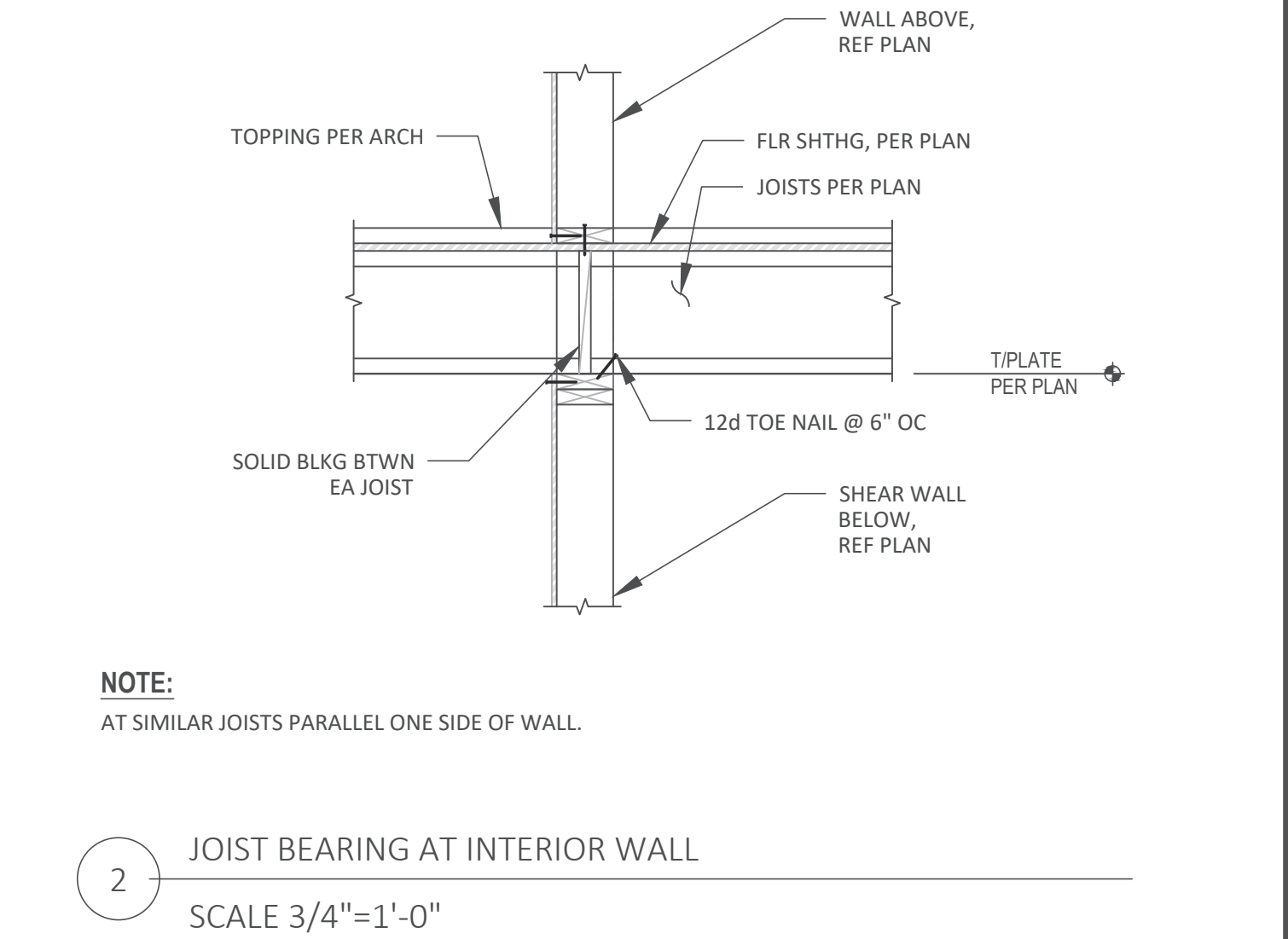
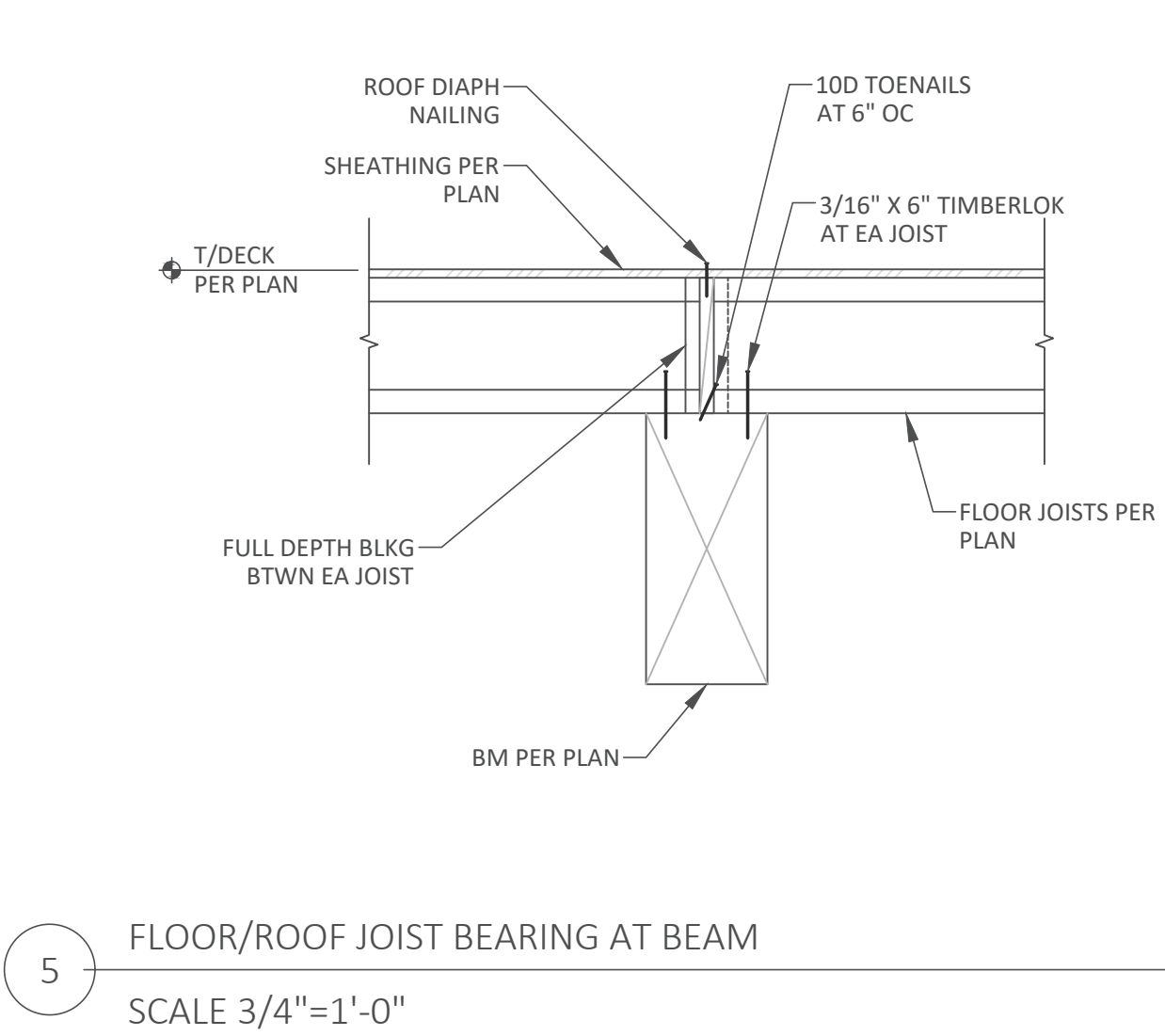
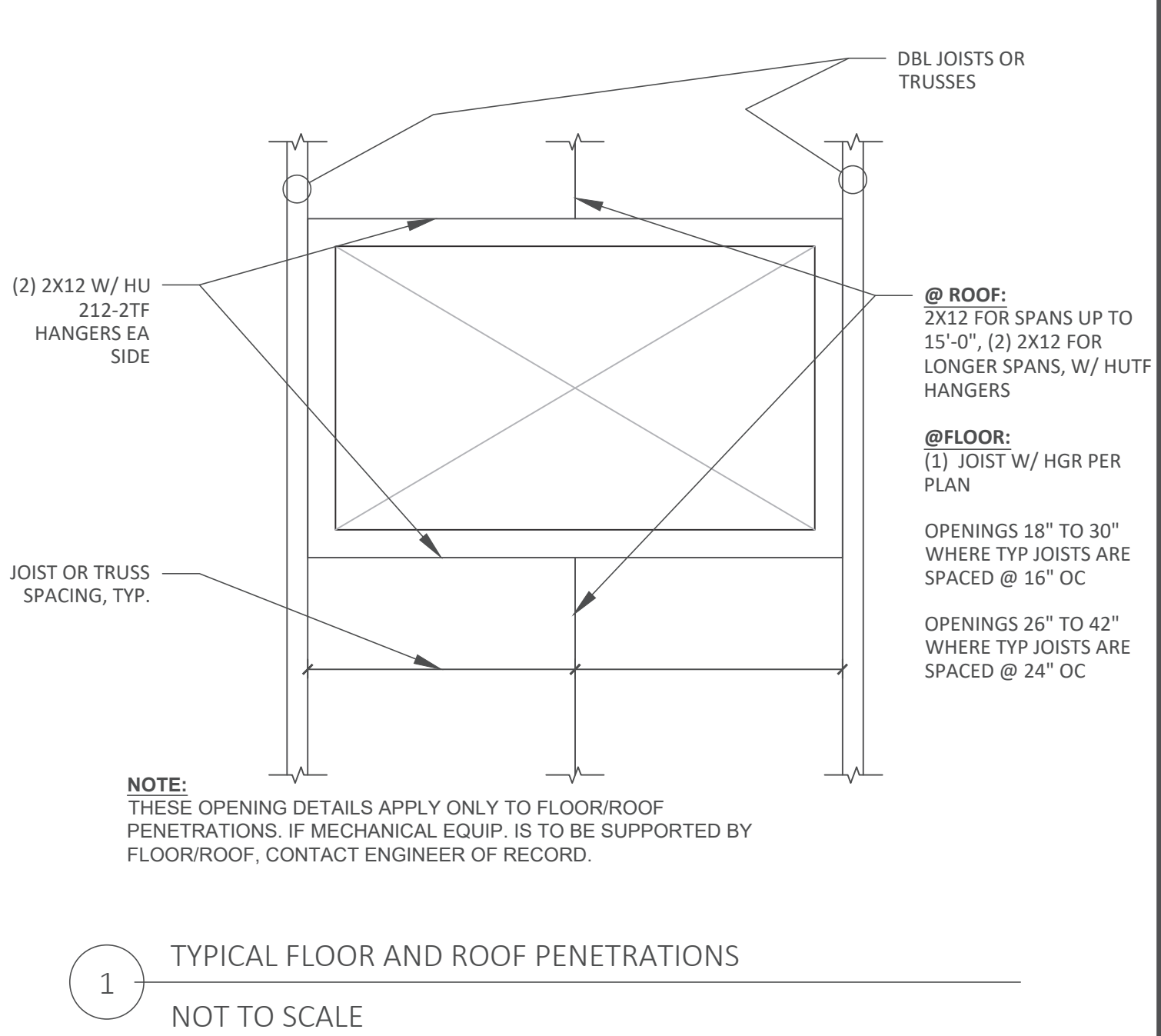
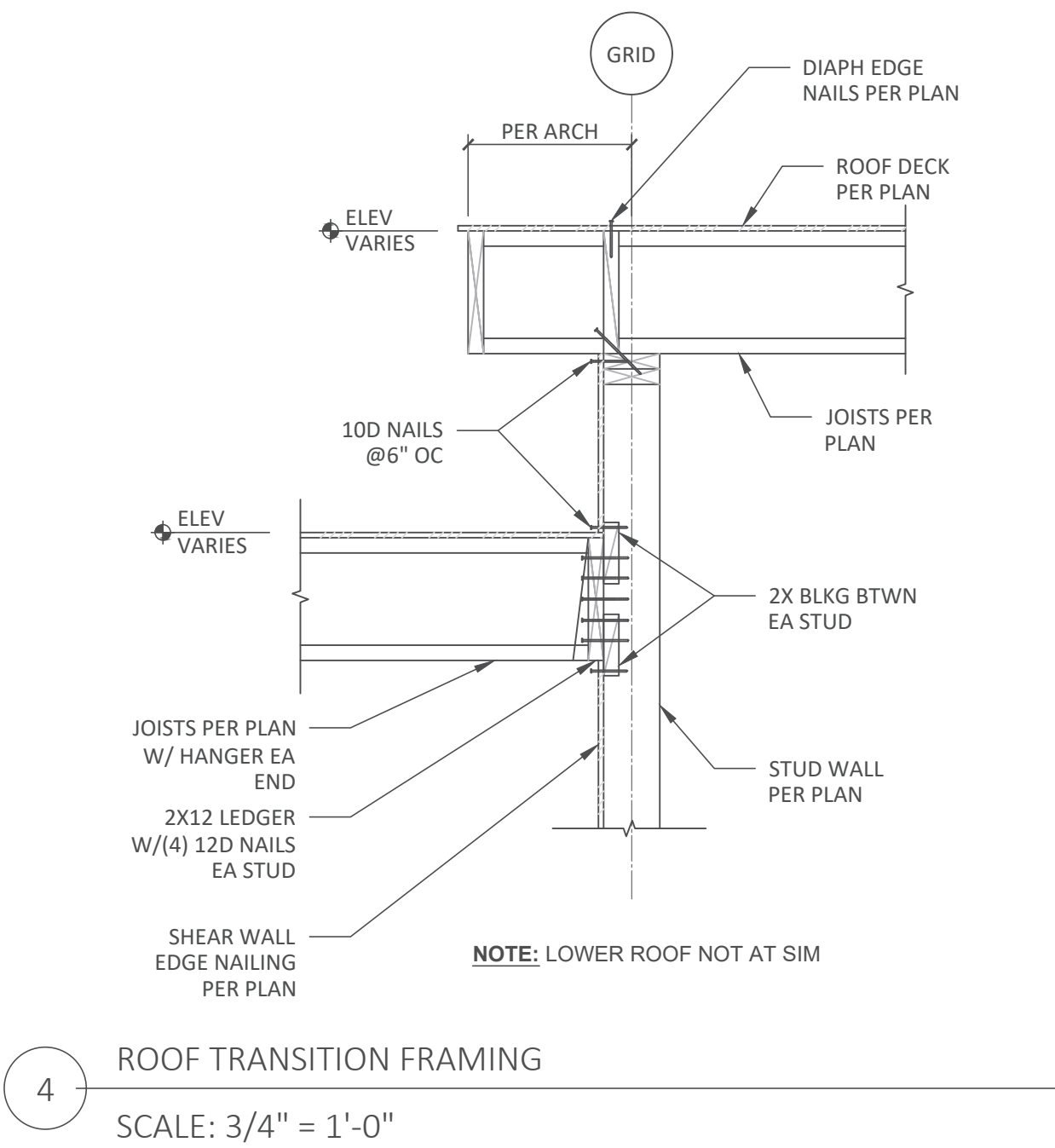


SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT MERRELL DESIGN LLC IS THE ENGINEER OF RECORD FOR THIS PROJECT. ONLY THE DESIGN DESCRIBED IN THE SCOPE AND AS SHOWN ON THESE DRAWINGS IS MERRELL DESIGN'S RESPONSIBILITY. NO INSPECTION OR SUPERVISION IS IMPLIED.

JOB#
23-067

SHEET TITLE:
FRAMING DETAILS

SHEET#:	S4.0	SCALE:	AS SHOWN
DRAWN:	SG	DATE:	01/03/2025
CHECKED:	KJH	DATE:	01/03/2025



MERRELL DESIGN SERVICES PLLC
1703 N Normandie, Spokane, WA 99205
509-998-7410
TJ@MDSstructural.com

PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

PROPRIETARY DATA IS INCLUDED IN THE INFORMATION DISCLOSED HEREIN AND IS THE SOLE PROPERTY OF MERRELL DESIGN SERVICES, PLLC. THIS INFORMATION IS SUBMITTED IN CONFIDENCE AND NEITHER THIS DOCUMENT NOR THE INFORMATION DISCLOSED HEREIN SHALL BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR USED OR DISCLOSED TO OTHERS FOR ANY PURPOSE EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY MERRELL DESIGN SERVICES PLLC.

DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

SEAL:



01/03/2025

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT MERRELL DESIGN LLC IS THE ENGINEER OF RECORD FOR THIS PROJECT. ONLY THE DESIGN DESCRIBED IN THE SCOPE AND AS SHOWN ON THESE DRAWINGS IS MERRELL DESIGN'S RESPONSIBILITY. NO INSPECTION OR SUPERVISION IS IMPLIED.

JOB#
23-067

SHEET TITLE:
FRAMING DETAILS

SHEET#:
S4.1

SCALE:
AS SHOWN

DRAWN: SG	DATE: 01/03/2025	CHECKED: KJH	DATE: 01/03/2025
--------------	---------------------	-----------------	---------------------

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA	
1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2021 EDITION).	
2. DESIGN LOADING CRITERIA: ROOF ROOF LIVE LOAD 25 PSF DEFLECTION CRITERIA LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION L/240 ENVIRONMENTAL LOADS RISK CATEGORY II RAIN 1.5 IN/HR SNOW ... Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=25 PSF, Ps=25 PSF WIND Gcpi=0.18, 98 MPH, EXPOSURE "C" EARTHQUAKE: ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: CANTILEVERED COLUMN SYSTEMS SITE CLASS=E, Ss=1.456, Sds=1.165, S1=0.503, Sd1=0.671, Cs=0.932, SDC D, Ie=1.0, R=6.5	
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.	
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.	
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.	
6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".	
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.	
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.	
9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.	

QUALITY ASSURANCE	
10. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.	
STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3
PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.	
CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.	

GEOTECHNICAL	
11. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.	
ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL). 1500 PSF	
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED). 65 PCF/45 PCF	
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). 250 PCF	
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.3	
SOILS REPORT REFERENCE: ES-9607.01 FOR DEREK AND EILEEN CHESHIRE BY EARTH SOLUTIONS NW, LLC ON APRIL 22, 2024.	

CONCRETE	
12. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.	
13. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.	
14. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318R-18 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.	
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.	
15. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:	
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"	
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . . 1-1/2"	
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS. 1-1/2"	
SLABS AND WALLS (INT. FACE). . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"	
16. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).	

ANCHORAGE	
17. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037 FOR CONCRETE AND IAPMO ER-240 FO MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.	
18. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.	

STEEL	
19. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:	
A. AISC 360-16 AND SECTION 2205 OF THE INTERNATIONAL BUILDING CODE.	
B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16) AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.	
C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.	
20. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, FY = 46 KSI (ROUND), FY = 50 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.	
21. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINISH AND PROTECTION.	
22. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.	
23. ALL ANCHORS EMBEDDED IN CONCRETE SHALL BE A307 HEADED BOLTS OR F1554 GRADE 36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.	
24. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.	

WOOD		
25. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:		
JOISTS (2X & 3X MEMBERS)	HEM-FIR NO. 2	MINIMUM BASE VALUE, Fb = 850 PSI
AND BEAMS		
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fb = 1350 PSI
26. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.		
27. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.		
ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.		
PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES.		

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

28. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.		
29. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.		
WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS
INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19% WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19% CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.		
30. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.		
ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJJ JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.		
WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.		
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.		
31. WOOD FASTENERS		
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:		
SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

32. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

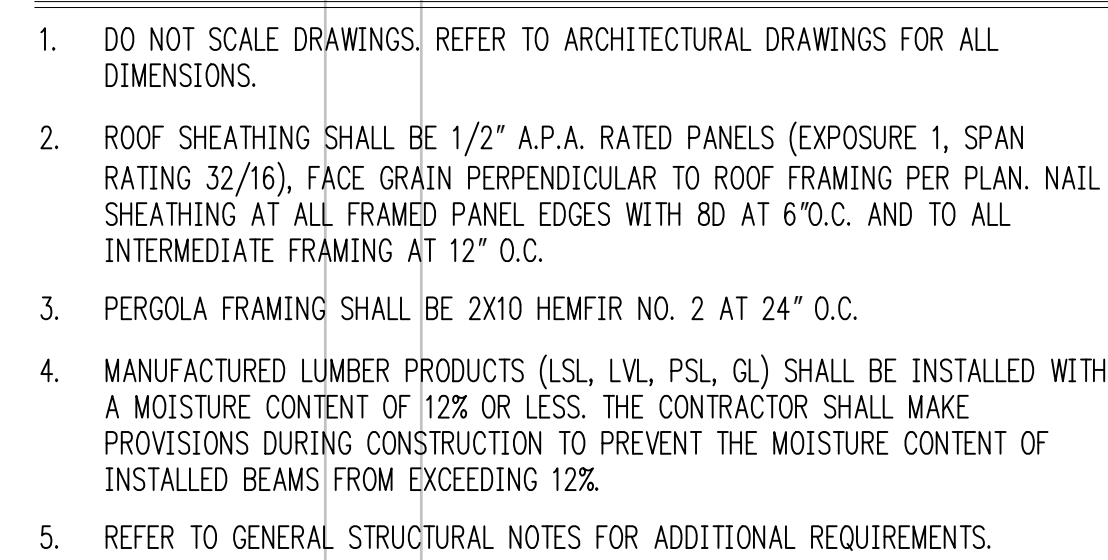
A. ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. THE BOTTOM OF ALL EXTERIOR PAD FOOTINGS SHALL BE 2'-4" MINIMUM BELOW GRADE. REFER DETAIL 8/S3.1.
3. 4" CONCRETE SLAB OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #3 @ 16" O.C. EACH WAY CENTERED IN SLAB DEPTH. PROVIDE CONSTRUCTION/CONTROL JOINTS PER DETAIL 12/S3.1.
4. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

	NEW PAD FOOTING PER PLAN
	COLUMN ABOVE

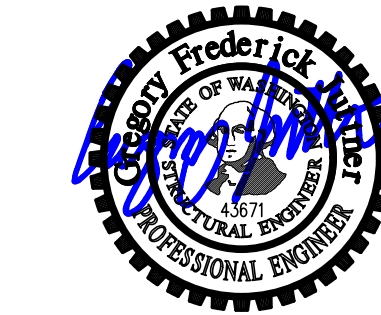
ON GRADE	1
PLAN NOTE	#

Scale: $\frac{1}{4}"=1'-0"$



	SPAN DIRECTION
	EXTENT OF JOISTS
	COLUMN BELOW
	BEAM PER PLAN

Scale: $\frac{1}{4}"=1'-0"$



REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

CHESHIRE HOUSE
7613 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT

Berger Partnership
1721 8th Ave N
Seattle, WA 98109
206.625.6877
bergerpartnership.com

ISSUE:

Permit

SHEET TITLE:

Pergola Framing & Foundation Plans

SCALE: $1/4" = 1'-0"$ U.N.O.

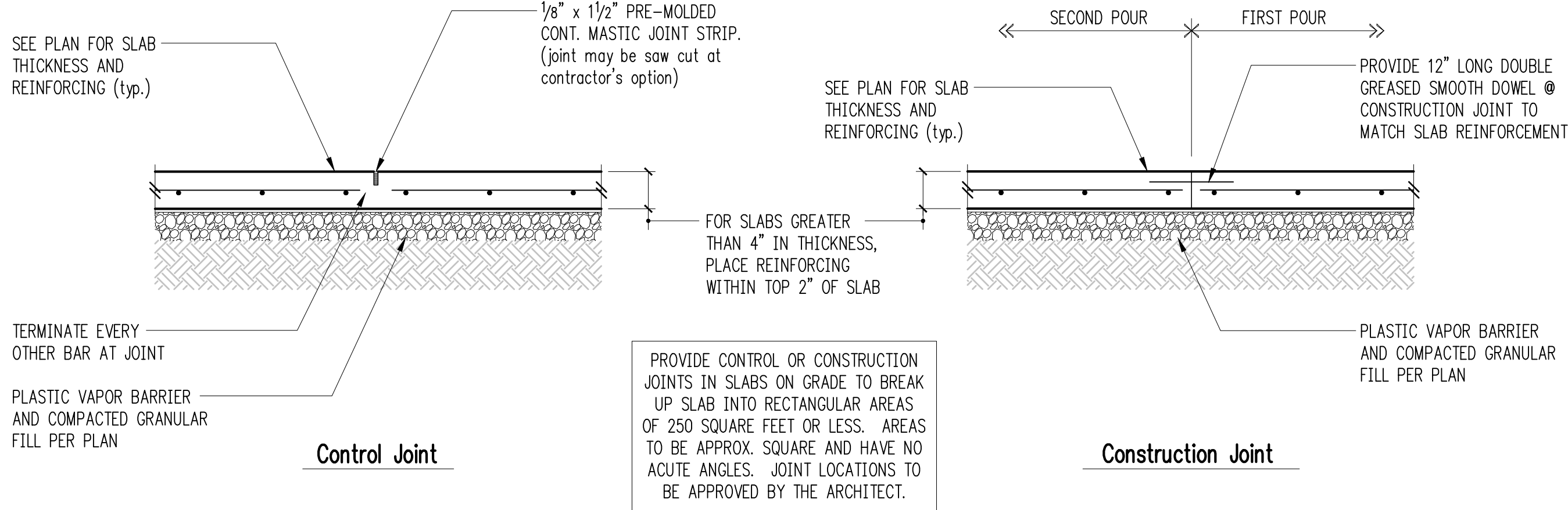
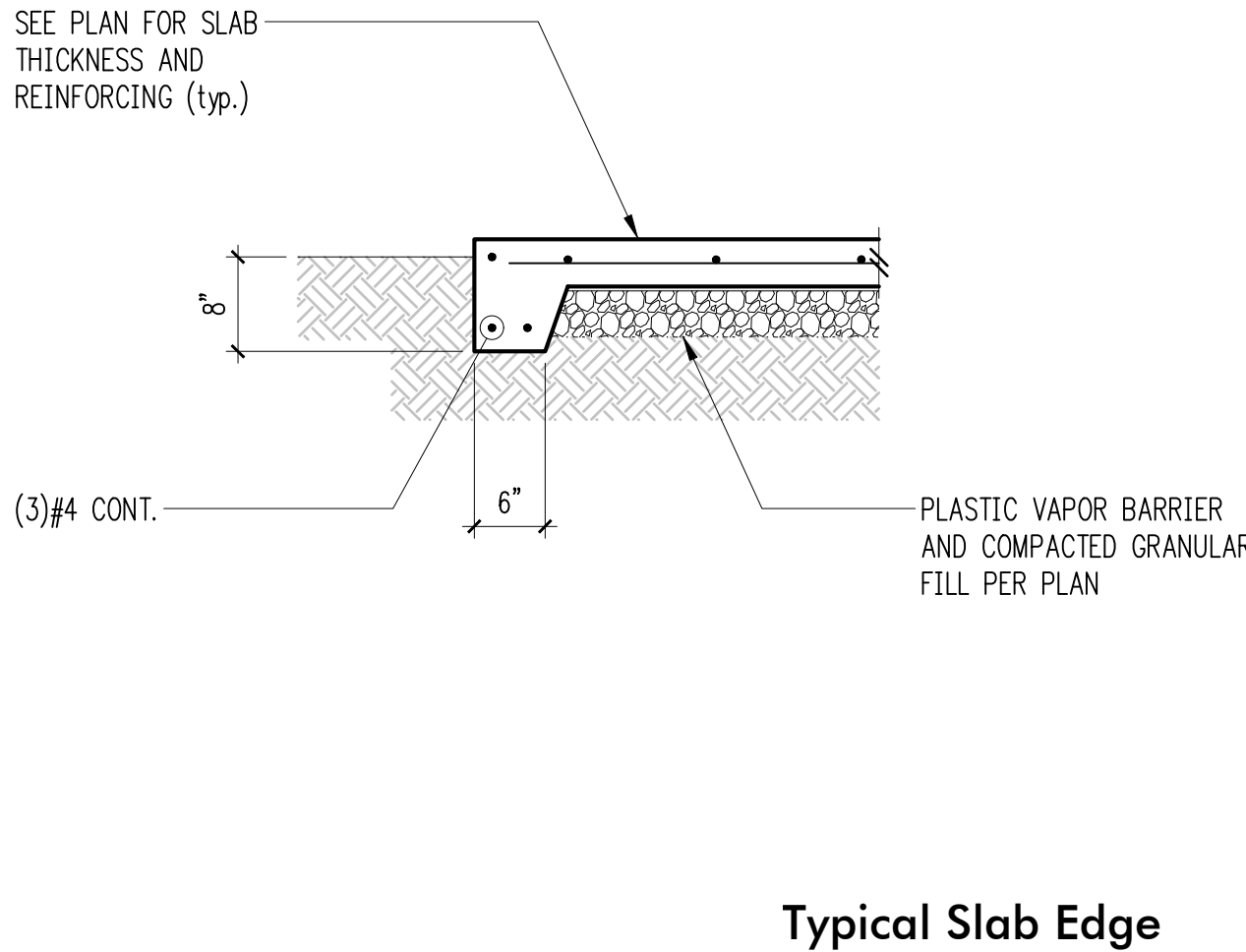
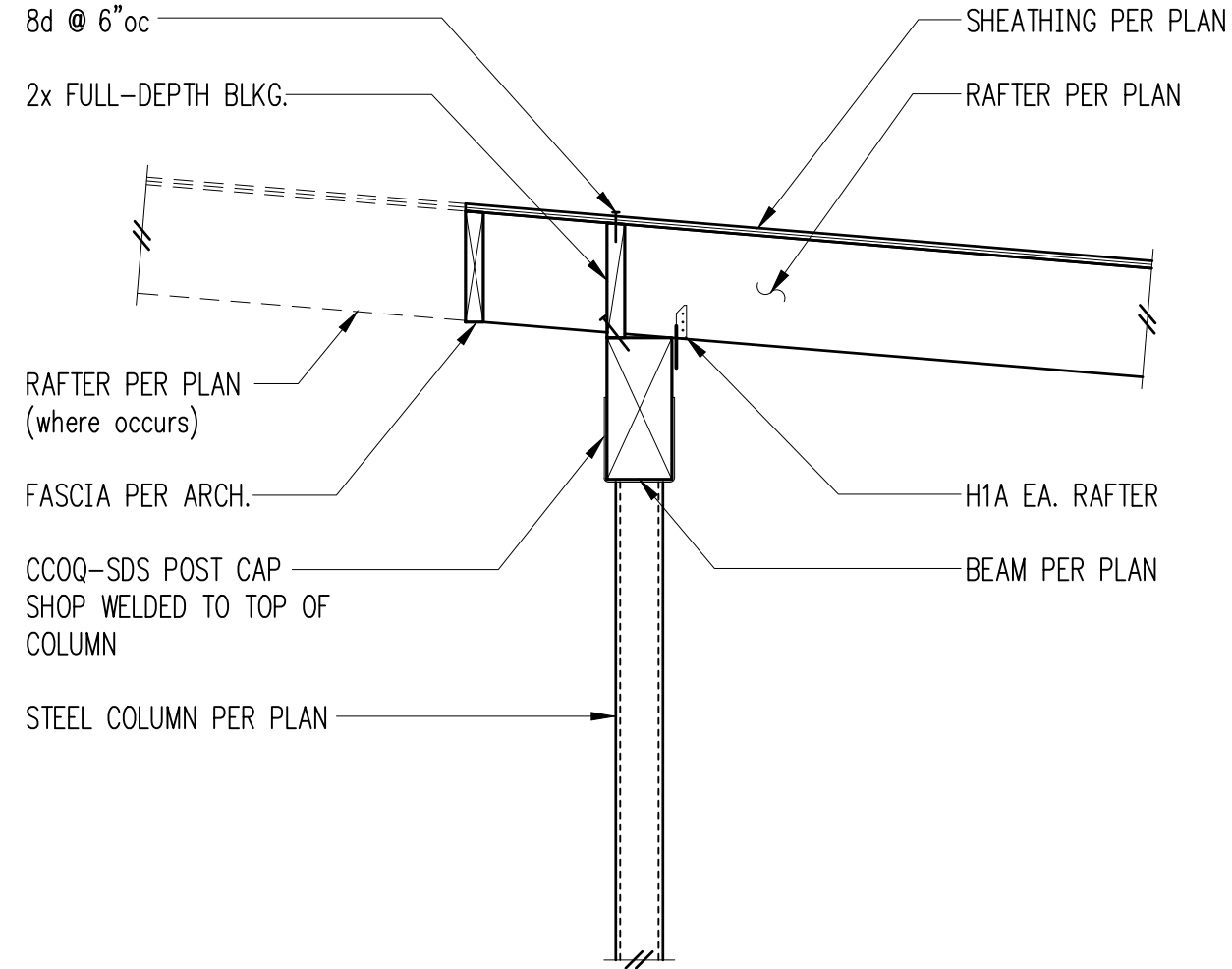
DATE: February 7, 2025

PROJECT NO: 00586-2025-01

SHEET NO:

S2.1

1	2	3	4
5	6	7	8
9	10	12	



DRAWN:	SRK
DESIGN:	AD
CHECKED:	GFJ
APPROVED:	GFJ

JURISDICTIONAL APPROVAL STAMP:
REVISIONS:

PROJECT TITLE:

CHESHIRE HOUSE

7613 E. MERCER WAY

MERCER ISLAND, WA 98040

ARCHITECT:

Berger Partnership

1721 8th Ave N

Seattle, WA 98109

206.625.6877

bergerpartnership.com

ISSUE:

Permit

SHEET TITLE:

Details

SCALE:

3/4" = 1'-0" U.N.O.

DATE:

February 7, 2025

PROJECT NO:

00586-2025-01

SHEET NO: