

May 1, 2025

Shipper Residence Remodel  
7649 West Mercer Way

PROJECT NARRATIVE:

The owners are proposing to remodel and update the existing residence that was built in 1971. The living room is experiencing some settlement which will be corrected as part of this work. A window seat and overly long cantilever will be removed, reducing lot coverage. In addition some roof cantilever on the east will be removed, further reducing lot coverage.

A new coat closet and powder room are proposed on the east as well as an enclosed utility/pantry/mud room connecting the existing garage to the house. These add lot coverage but the net is a reduction. An existing wood deck on the west side of the main floor will be removed and replaced with an expanded impervious paver deck.

Inside the house, bathrooms and the kitchen will be remodeled with no changes to the envelope or footprint. Exterior glazing will be replaced and will meet the current energy code. Mechanical systems will be replaced.

The existing swimming pool and surrounding patio will be repaired.

An existing ground level deck west of the swimming pool and a gravel path on the west and south will be removed and replaced with landscaping.

Two trees are proposed to be removed, a 14" maple in the area of the new addition, and a 72" redwood in the driveway. The redwood was planted by the original owner. They did not understand how large the tree could get and the location chosen for the tree was completely wrong.

The existing broken concrete driveway and compacted gravel parking area are proposed to be replaced with new concrete for a net reduction in lot coverage.