



PROJECT DESCRIPTION

This scope should match the Building Permit Application Form

REMODEL OF EXISTING RESIDENCE INTERIOR, REMOVAL OF FAILING CANTILEVER AND UNDERPINING EXISTING STRUCTURE, UTILITY AND POWDER ROOM ADDITIONS

PROJECT CONTACT INFORMATION

The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Dave Buck, Chesmore/Buck	Email: dave@chesmorebuck.com	Phone: 425-679-0907
Construction Contact:	Email:	Phone:
Engineer: Scott Tinker, Quantum CE	Email: ScottTinker@quantumce.com	Phone: 206-957-3900
Geotech: Michael Xue, PanGeo	Email: mxue@pangeoinc.com	Phone: 206-262-0307

DEFERRED SUBMITTALS

The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

☒ No Deferred Submittals - all design included in these construction documents

☐ Connector plate wood roof trusses

☐ Metal joist / metal trusses

☐ Premanufactured structures (stairs, etc.)

☐ Exterior cladding

☐ Window wall / curtain wall construction

☐ Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION

Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope-

Define all components of the thermal envelope. Include U-factors, insulation and moisture control

WSEC Tab6A 402.1.2

Sheet: 5.3

Energy Credit Information-

Include complete information on plan for options selected and equipment specified

WSEC Tab6A 406.2 and 406.3

Sheet: 1.0

☐ No Credits Required

☐ Small Dwelling Unit

☐ Medium Dwelling Unit

☐ Large Dwelling Unit

☒ < 500 sf addition

New Construction Tests-

The following are the mandatory testing and reporting requirements of WSEC Ch 4 for new construction

• Certificate of Energy Efficiency

WSEC RAD01.3

• Duct Leakage Testing

WSEC RAD03.3.5

• Air Leakage Testing

WSEC RAD02.4.1.2

☐ Air Leakage test report not to exceed 5 changes per hour

WSRC 1505.4.1.2

☐ Air Leakage per selected energy credits

Whole House Ventilation-

Specify system type below and include all system requirements on sheet noted

WSRC Section M1505.4

Sheet:

☐ Exhaust fans

WSRC 1505.4.1.2

☐ Supply fans

WSRC 1505.4.1.3

☐ Balanced system

WSRC 1505.4.1.4

☐ Other permitted system

REQUIRED SPECIAL INSPECTIONS

The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at time of the City inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.

Do not cover or conceal any work prior to the City inspection.

PREScriptive DESIGN

☐ This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IRC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK

☐ This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN

☒ This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION

Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercercisland.gov

Structural Observation for this project is required by the:

☐ Registered Design Professional

☐ Building Official (City use only)

GEOTECHNICAL INFORMATION

Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at <https://www.mercerisland.gov/igs> for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED

☐ No geotechnical report is required due to either: 1. The absense of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL

☒ A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: PanGeo

Phone: 206-262-0307

Project or report #: 23-392

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1

☐ An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.

☐ No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:

• Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.

• Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.

• Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.

• Where liquifaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR ☐ NEW SINGLE FAMILY BUILD ☐ DEMOLITION/REBUILD ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ DOCK ☐ SITE IMPROVEMENTS ☐ SEISMIC RETRO

Construction of the project shall be from **approved plans only**. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

☒ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:

• Site Considerations

• Hours of Work

• Construction Vehicle Parking Restrictions

• Access Road Requirements

• ROW restrictions

• Drainage Requirements

• Sewer Requirements

• Water Service Requirements

• Additional Fire Code Requirements

• Planning Requirements

• Noise Abatement Certification

• Tree Requirements

☐ PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.

☒ Temporary site address with minimum 6" high numbers visible from the street must be installed.

☒ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.

☒ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.

☒ Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD

Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

☐ This project includes modification of legally nonconforming structures - MICC 19.01.050

☐ This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS

TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10

☐ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.

☐ Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.

For this project, _____ trees are authorized to be removed and replaced with _____ trees.

This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS

Separate Permits are required for **ALL** fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice. Do not request fire inspections via MBP or on the general inspection line.

☐ Fire Sprinkler

☐ NFPA 13D

☐ Full Coverage

☐ NFPA 13R

☐ NFPA 13

☐ Approved Fire Code Alternatives (FCA):

☐ FCA1

☐ FCA2

☐ Monitored Household Fire Alarm per NFPA 72

☐ Monitored Sprinkler

☐ Water Flow Alarm

☐ Other:

☐ FCA3

☐ FCA4

WATER SERVICE REQUIREMENTS

☐ New or upsized water supply system required.

☐ Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit

☐ Applicant Installation.

☐ Minimum Service Line Size (main to meter): _____

☐ Minimum Supply Line Size (meter to house): _____

☐ Minimum Required Meter Size: _____

☐ Abandonment of existing service and meter required at main.

☐ City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:

• Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.

• Pressure reducing valve required if water pressure exceeds 80 psi.

• Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercercisland.gov/backflow

For additional information about Water Service Inspection process: <https://www.mercerisland.gov/cpd/page/water-service>

STORMWATER MANAGEMENT

The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

☐ Dispersion / Infiltration system

☐ On-site detention system (MR #5)

☐ Direct discharge to lake

☐ Rain Garden / Bioretention / Permeable Pavement

☐ Flow control system (MR #7)

☐ Run-off treatment (MR #8)

☐ Connect / Extend public drainage system

☐ Full size storm drainage as-built

☐ Drainage review not required

☐ Other:

SIDE SEWER REQUIREMENTS

☐ Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties

☐ Video tape of existing sewer required (see standard details)

☐ New connection

☐ Connect to existing

☐ Disconnect permit required

☐ Reconnect permit required

☐ Other:

APPROVED CODE ALTERNATIVES

Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

☐ CA1: _____

☐ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE

-RESERVED FOR FUTURE USE-

REQUIRED CONSTRUCTION INSPECTIONS

It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.*

INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
_____	_____	☐	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	☐	☐	☐
_____	_____	☐	Tree protection	[TREE PROTECTION]	☐	☐	☐
_____	_____	☐	Erosion control	[EROSION CNTROL]	☐	☐	☐
_____	_____	☒	Sewer disconnect and cap	[SIDE SEWER DISCONNECT]	☐	☐	☐
_____	_____	☒	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	☐	☐	☐
_____	_____	☒	Land clearing, grading and demolition	[FINAL DEMO]	☐	☐	☐
_____	_____	☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	☐	☐	☐
_____	_____	☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	☐	☐	☐
_____	_____	☐	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	☐	☐	☐
_____	_____	☒	Roof and footing drains	[CONVEYANCE FACILITE]	☐	☐	☐
_____	_____	☐	Foundation dampproofing	[FOUND DAMP PROOFING]	☐	☐	☐
_____	_____	☒	Storm drainage, including (but not limited to) • Connections to storm main in ROW • Det systems / Conveyance / Flow control • Infiltration systems / L.I.D. systems • Catch basins	[CONVEYANCE FACILITE]	☐	☐	☐
_____	_____	☒	Water Service	[3. WATER SERVICE TAP]	☐	☐	☐
_____	_____	☐	Water Supply	[WATER SUPPLY LINE]	☐	☐	☐
_____	_____	☒	Side sewer installation, including (but not limited to) • Connections to side sewer main • Connections to existing side sewer • Back-flow valves • Grinder pump systems	[SIDE SEWER INSTALLAT]	☐	☐	☐
_____	_____	☒	Driveway / Access road	[ROW OR UTILITY IMPRO]	☐	☐	☐
_____	_____	☐	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	☐	☐	☐
_____	_____	☐	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATION]	☐	☐	☐
_____	_____	☐	Underfloor framing	[UNDER-FLOOR FRAMING]	☐	☐	☐
_____	_____	☐	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	☐	☐	☐
_____	_____	☐	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	☐	☐	☐
_____	_____	☐	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	☐	☐	☐
_____	_____	☐	Rough electric installation	[ROUGH ELECTRIC]	☐	☐	☐
_____	_____	☒	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	☐	☐	☐
_____	_____	☐	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]	☐	☐	☐
_____	_____	☐	Rough mechanical	[ROUGH MECHANICAL/HVA]	☐	☐	☐
_____	_____	☐	Electrical service	[ELECTRICAL SERVICE]	☐	☐	☐
_____	_____	☐	Gas Piping & Test	[GAS PIPING/TEST]	☐	☐	☐
_____	_____	☒	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	☐	☐	☐
_____	_____	☐	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	☐	☐	☐
_____	_____	☐	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	☐	☐	☐
_____	_____	☐	Insulation installation	[INSULATION]	☐	☐	☐
_____	_____	☐	Stucco (paper and lath)	[STUCCO]	☐	☐	☐
_____	_____	☐	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	☐	☐	☐
_____	_____	☐	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	☐	☐	☐
_____	_____	☐	Code Alternative CA1	[CODE ALT 1]	☐	☐	☐
_____	_____	☐	Code Alternative CA2	[CODE ALT 2]	☐	☐	☐

FINAL INSPECTIONS

Inspector

Date

☐ Final Tree Inspection: Tree Restoration [FINAL_TREE]

☐ Final Fire Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS]

• Sprinkler

• Access Road

• Fire Code Alternatives (see below)

☐ FCA1

☐ FCA2

☐ Final Civil Inspection: Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL]

Water supply protection/Backflow devices for:

• Waterfront property

• Fire / lawn sprinkler

☐ Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors.

Final MEP Inspections: ☐ Mech ☐ Electrical ☐ Plumbing

☐ Impact Fees Paid (If applicable)

Inspector

Date

☐ [TCO_TREE]

☐ [TCO_FIRE]

☐ [TCO_CIVIL]

☐ [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)

Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved

Start Date

End Date

ADDITIONAL REQUIRED CITY INSPECTIONS

Use the contact information below to arrange these additional inspections.

Required Inspection(s):

Contact:

Contact email:

IMPACT FEES

If required for the project but deferred beyond permit issuance.

☐ Impact fees apply and are due **prior** to Final Inspection or on _____, whichever occurs first.

Date

PLAN REVIEW APPROVALS

Not all review disciplines may be required to review the documents.

Building

Planning

Engineering

Tree

Fire

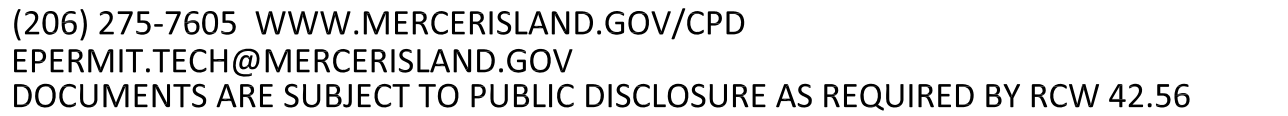
Date

Date

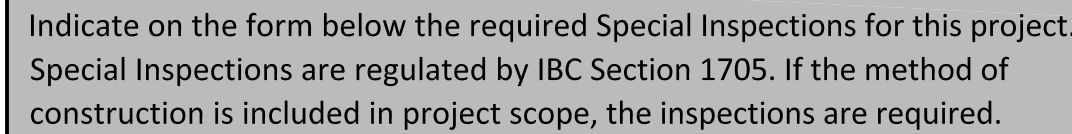
Date

Date

Date



**Request inspections
online via QR code
or voicemail**
FIRE INSPECTION
(206) 275-7979
ALL OTHER INSPECTIONS
(206) 275-7730



IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a *Statement of Special Inspections*. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: Scott Tinker, Quantum Consulting Engineers	License Number: WA 36098	License Type: Structural / Civil	License Expiration: 08/03/2026
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APPROVALS	
Special Inspector sign-off	City Inspector sign-off
_____	_____
_____	_____

[illegible][illegible]

a. Concrete special inspection not required where work meets the exceptions listed in IBC Section 1705.3

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b. Masonry special inspection not required where work meets the exceptions listed in IBC Section 1705.4

APPROVALS	
Special Inspector sign-off	City Inspector sign-off
_____	_____
_____	_____
_____	_____
_____	_____

Country	Year	Population (millions)
Algeria	1990	19.5
Algeria	2000	21.5
Algeria	2005	22.5
Algeria	2010	23.5
Algeria	2015	24.5
Algeria	2020	25.5
Algeria	2025	26.5
Algeria	2030	27.5
Algeria	2035	28.5
Algeria	2040	29.5
Algeria	2045	30.5
Algeria	2050	31.5

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (2).

e.Required where any of the following	Torsional or extreme torsional irregularity
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conditions exist (refer ASCE 7 Section 12.3): *Nonparallel systems irregularity*

f. Special inspection not required where wood or steel structural panels are on only one side spacing for the sheathing is greater than 4 inches on center.

SPRAYED FIRE RESISTANT MATERIALS (JRC 1705 14)

[illegible][illegible]

g. Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining

h. Special inspection is not required for EIFS applications installed over masonry or concrete walls.

**TO BE COMPLETED BY RDP
FIELD USE ONLY**

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

APPROVALS

Agency Inspector sign-off		City Inspector sign-off
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i. Includes stucco installation.

[illegible]

j. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry or concrete.

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The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

[illegible]

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation Inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Use Planning Contact: _____ email: _____

☐ Building height survey _____ ☐ Hardscape survey _____

☐ Building setback survey _____ ☐ Gross floor area survey _____

☐ Lot coverage survey _____

MAXIMUM 40 PERCENT ALTERATION INSPECTION: MICC 19.01.050(D)(1)(b)(i)

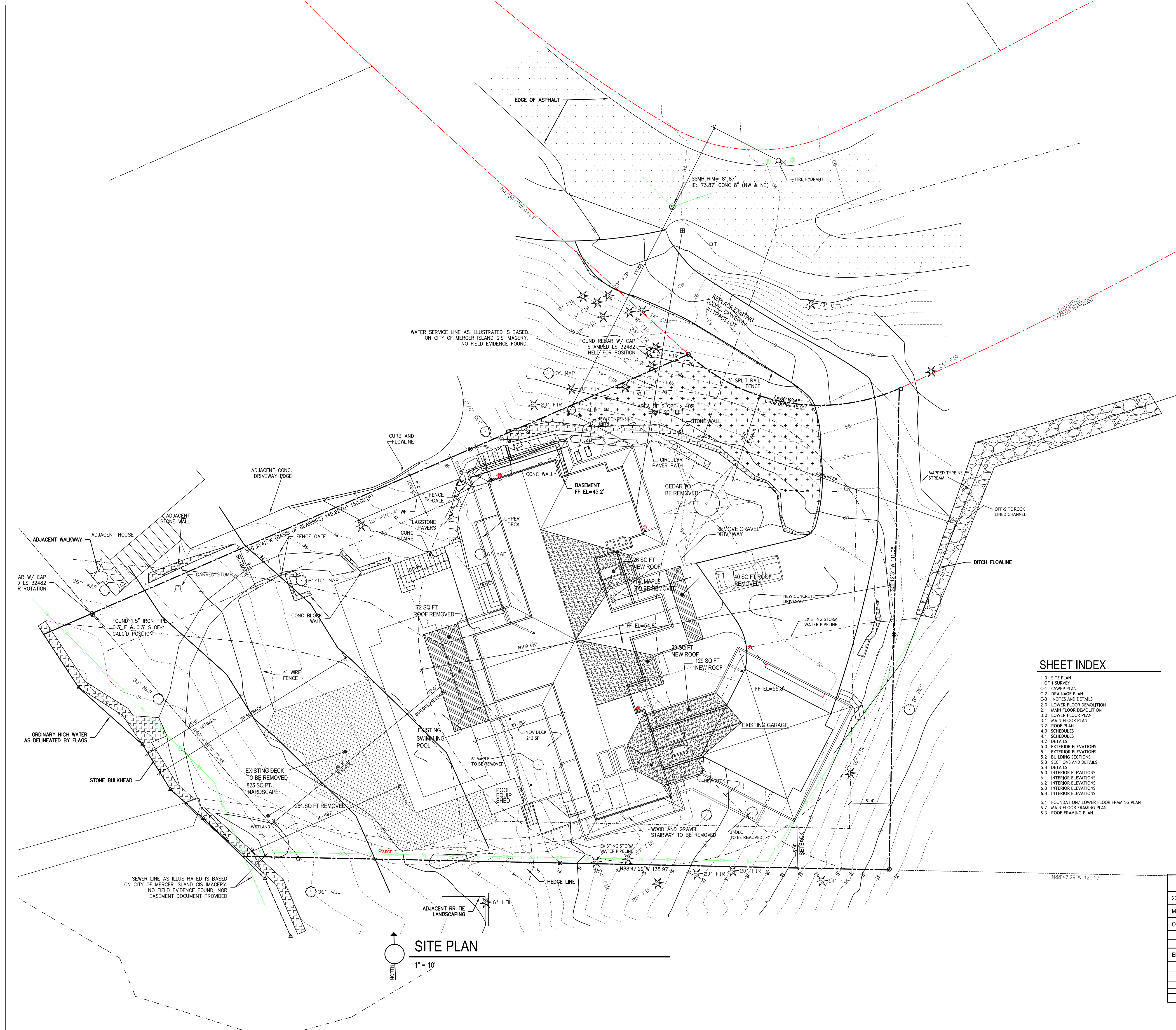
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.

Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

[illegible]

REVIEWED FOR CODE COMPLIANCE

Approved	Date
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PROJECT NOTES

PROPOSED REMODEL AND ADDITION TO EXISTING RESIDENCE

OWNERS

DAVID AND ROBIN SHIPPER
7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

ZONING

R-15

PROPERTY TAX ACCT#

PROPERTY TAX ACCOUNT NUMBER: 778600-0070

LEGAL DESCRIPTION

LOT 7 SHUCK PARK ADD UND INT IN PRIVATE RD

SIDEYARD SETBACKS

LARGEST CIRCLE DIAMETER 109'-6 3/4"
SETBACKS = 17% OF 109'-6 3/4" 18'-7 1/2"

LOT COVERAGE

LOT SLOPE (72'-21')/155'=.329 33% LOT SLOPE
LOT COVERAGE ALLOWED 30%
TOTAL LOT AREA: 16,605
LOT COVERAGE ALLOWED 4,981.5 SQ FT

EXISTING LOT COVERAGE EXISTING LOT AREA 16,505 SQ FT

HOUSE AND GARAGE 3219 + 855 = 4,074 SQ FT
DRIVEWAY AND GRAVEL: 1,474 + 300 = 1,774 SQ FT
TOTAL 5,848 SQ FT

PROPOSED LOT COVERAGE

HOUSE AND GARAGE 4,246 SQ FT
REPLACED DRIVEWAY 1,475 SQ FT
TOTAL 5,721 SQ FT

NET REDUCTION IN LOT COVERAGE 127 SQ FT

HARDSCAPE MAX. ALLOWED 9% OF 16605 S.F. = 1,494 S.F.

EXISTING HARDSCAPE AREA 3,492 SQ FT
HARDSCAPE REMOVED 1,086 SQ FT

GROSS FLOOR AREA

ALLOWABLE GROSS FLOOR AREA 40% 6,642 S.F.
BASEMENT 497 S.F.
MAIN FLOOR, INCLUDING COVERED DECK 2,237 S.F.
GARAGE 528 S.F.

PROPOSED TOTAL 3,262 S.F.

FIRE SPRINKLERS

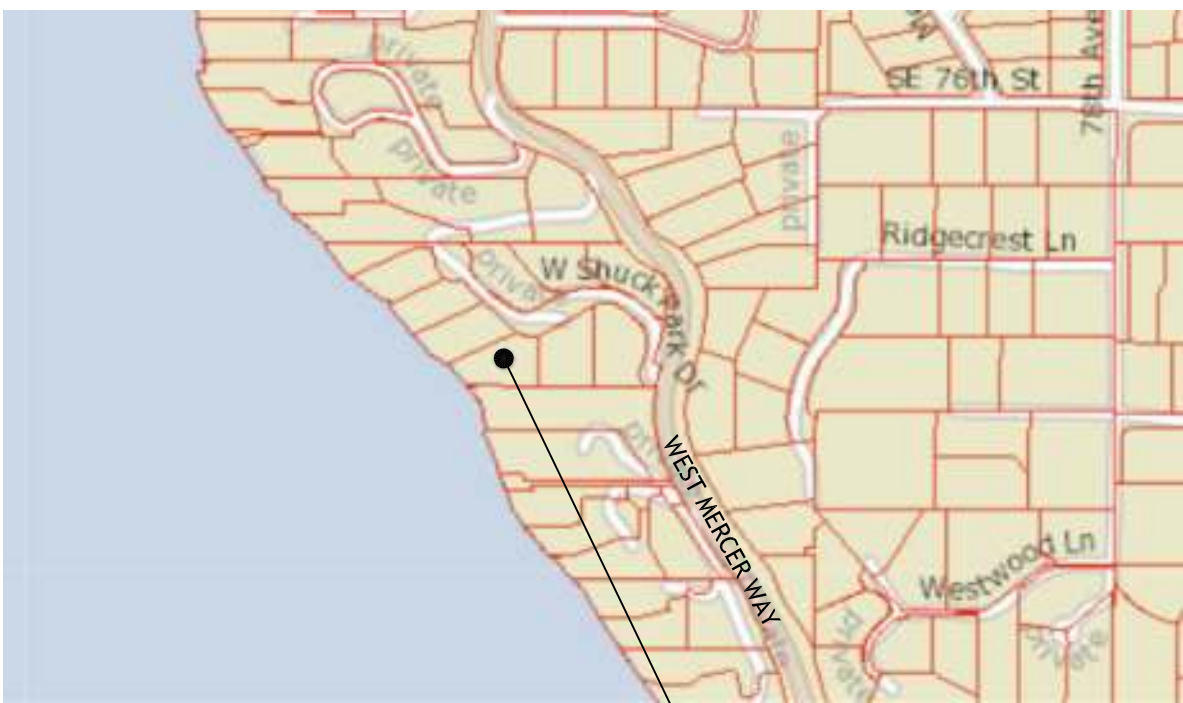
PROVIDE A NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT THE HOUSE. THIS SYSTEM WILL REQUIRE A SEPARATE FIRE PERMIT. SYSTEM IS TO BE FULL COVERAGE TO INCLUDE GARAGE, BATHROOMS, CLOSETS IN EXIT PATHWAYS AND STORAGE AREAS. PLANS MUST BE APPROVED BY THE FIRE MARSHAL AND CONFORM TO NFPA AND COMI STANDARDS.

NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED AND MONITORED. NFPA 13DE SHALL COVER THE GARAGE AREAS.
NFPA 72 - CHAPTER 29 FIRE ALARM SYSTEM SHALL BE INSTALLED PER COMI AND NFPA STANDARDS.

BOTH SYSTEMS REQUIRE SEPARATE PERMITS.

2021 WASHINGTON ENERGY CODE

NEW CONDITIONED FLOOR AREA 228 SQUARE FEET
5. ADDITIONS 100-500 SQUARE FEET 2 ENERGY CREDITS REQUIRED
TABLE 406.2 SYSTEM TYPE 2 1.5 CREDITS
TABLE 406.3 3.2 HEAT PUMP HSPF OF 9.5 OR GREATER 0.5 CREDITS
TOTAL 2.0 CREDITS



SHEET INDEX

- 1.0 SITE PLAN
- 1.0 F1 SURVEY
- C-1 CSWPP PLAN
- C-2 DRAINAGE PLAN
- C-3 NOTES AND DETAILS
- 2.0 LOWER FLOOR DEMOLITION
- 2.1 MAIN FLOOR DEMOLITION
- 3.0 LOWER FLOOR PLAN
- 3.1 MAIN FLOOR PLAN
- 3.2 ROOF PLAN
- 4.0 SCHEDULES
- 4.1 SCHEDULES
- 4.2 DETAILS
- 5.0 EXTERIOR ELEVATIONS
- 5.1 EXTERIOR ELEVATIONS
- 5.2 BUILDING SECTIONS
- 5.3 SECTIONS AND DETAILS
- 5.4 DETAILS
- 6.0 INTERIOR ELEVATIONS
- 6.1 INTERIOR ELEVATIONS
- 6.2 INTERIOR ELEVATIONS
- 6.3 INTERIOR ELEVATIONS
- 6.4 INTERIOR ELEVATIONS
- 5.1 FOUNDATION/ LOWER FLOOR FRAMING PLAN
- 5.2 MAIN FLOOR FRAMING PLAN
- 5.3 ROOF FRAMING PLAN

ENERGY CODE CREDITS

2021 WA STATE ENERGY CODE - TABLE R406.3			
MEDIUM DWELLING UNIT: 2.0 CREDITS REQUIRED			
OPTION	FUEL NORMALIZATION	CREDITS	DESCRIPTION / REMARKS
2		1.5	LISTED HEATPUMP
ENERGY OPTION			
CREDIT OPTION DESCRIPTION	CREDITS	DESCRIPTION / REMARKS	
3.3	HIGH EFFICIENCY HVAC	0.5	AIR SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF 2 OF 8.1 (HSPF OF 9.5)
3.11	SMART THERMOSTAT	0.5	CONNECTED ENERGY STAR SMART THERMOSTAT
TOTAL		2.5	

TOPOGRAPHIC SURVEY
A PORTION OF GOVERNMENT LOT 5, SEC. 25, T.24N., R.4E., W.M.
KING COUNTY, STATE OF WASHINGTON

TAX PARCEL

778600-0070

MERCER ISLAND ZONING
R-15 (RESIDENTIAL 15,000 SQ. FT. LOT)

VERTICAL DATUM

NAVD 88

BENCHMARK

SET MAGNETIC NAIL IN CONCRETE DRIVEWAY AS NOTED IN THE DRAWING. ELEVATION = 55.30'

HORIZONTAL DATUM

NAD 83(2011)

BASIS OF BEARINGS

S66°30'42"W BETWEEN THE TWO REBARS WITH CAPS
STAMPED LS 32482 FOUND ON THE NORTHWESTERLY
BOUNDARY OF THE SUBJECT LOT, AS NOTED IN THE DRAWING

INSTRUMENTATION

INSTRUMENT USED: 3 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM
CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
WAC 332-130-090.

REFERENCE

1. PLAT OF SHUCK PARK, VOL. 68 OF PLATS, PAGE 100
2. RECORD OF SURVEY REC. NO. 20000127900010,

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 201308190001814

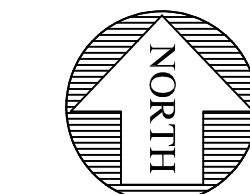
LOT 7, SHUCK PARK ADDITION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 100,
RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

AREA: ±16,605 SQ FT. OR ±0.38 ACRES
(MEASURED TO THE ORDINARY HIGH WATER MARK)

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON
COMBINATIONS OF VISIBLE SURFACE EVIDENCE AND UTILITY
LOCATOR MARKINGS. ALL UNDERGROUND UTILITIES SHOWN
HEREON ARE APPROXIMATE. THERE MAY BE UTILITIES THAT
EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY
DEPICTED HEREON. ENCOMPASS ASSUMES NO LIABILITY FOR
THE ACCURACY OF THIS DATA.



0 5 10
SCALE 1" = 10'

ALTA SURVEY REC. NO
20000127900010
BK 135 OF SURVEYS, AT PAGE 69

LOT 6
TAX PARCEL
778600-0060
ZONE R-15

LOT 8
TAX PARCEL
778600-0080
ZONE R-15

LEGEND

- FOUND PIN AS NOTED
- BENCHMARK
- SET REBAR & CAP
- SET WOOD STAKE ON LOT LINE
- PLAT OF SHUCK PARK
- MEASURED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN CLEANOUT
- CATCH BASIN
- AREA DRAIN
- BOLLARD
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- ORDINARY HIGH WATER LINE FLAG
- DECIDUOUS
- CONIFEROUS
- STUMP
- WATER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- SEWER LINE
- WOOD FENCE
- WIRE FENCE
- SPLIT RAIL FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- PAVERS
- STONE WALL
- CONCRETE BLOCK WALL
- AREA OF SLOPE > 40% GRADE

TOPOGRAPHIC SURVEY
FOR
DAVID SHIPPER

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 24640
DATE 7/18/24
SCALE 1" = 10'
DESIGNED N/A
DRAWN DBM/JMD
CHECKED DMB
APPROVED DMB

SHEET 1 OF 1

A PORTION OF GOVERNMENT LOT 5, SEC. 25, T.24N., R.4E., W.M

BASIS OF BEARINGS

S66°30'42"W BETWEEN THE TWO REBARS WITH CAPS STAMPED LS 32482 FOUND ON THE NORTHWESTERLY BOUNDARY OF THE SUBJECT LOT, AS NOTED IN THE DRAWING

LEGAL DESCRIPTION

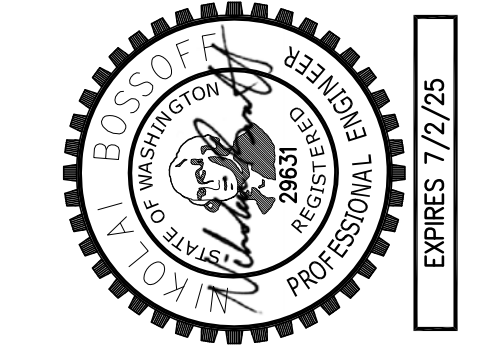
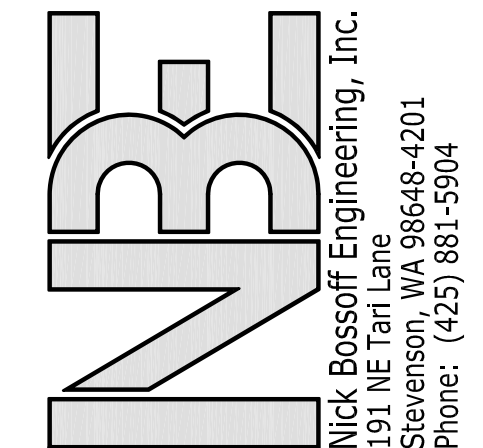
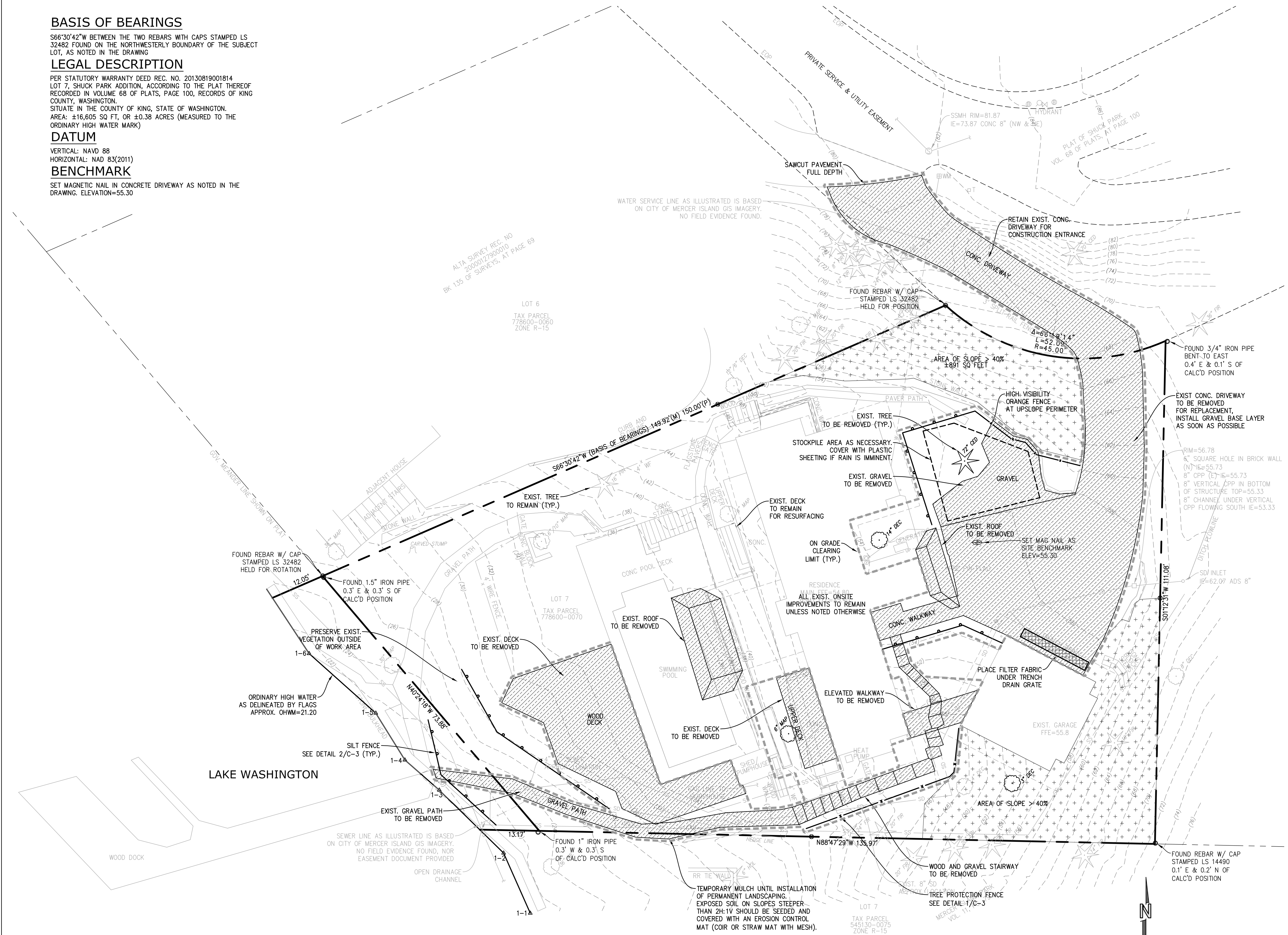
PER STATUTORY WARRANTY DEED REC. NO. 20130819001814 LOT 7, SHUCK PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 100, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. AREA: ±16.605 SQ FT, OR ±0.38 ACRES (MEASURED TO THE ORDINARY HIGH WATER MARK)

DATUM

VERTICAL: NAVD 88
HORIZONTAL: NAD 83(2011)

BENCHMARK

SET MAGNETIC NAIL IN CONCRETE DRIVEWAY AS NOTED IN THE DRAWING. ELEVATION=55.30



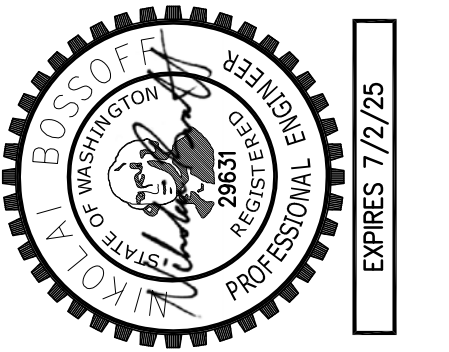
NO.	DATE	REVISION
1	04/21/25	PERMIT SUBMITAL

N. BOSSOFF, P.E.	PROJECT MANAGER:
NB	DESIGNED:
TKB	DRAWN:
CBAP-2501	JOB NUMBER:
CBAP-2501.pln.dwg	FILE NAME:

SHIPPER RESIDENCE REMODEL
7649 W MERCER WAY
WASHINGTON
MERCER ISLAND

TITLE: CWSPP PLAN
SHEET: C-1

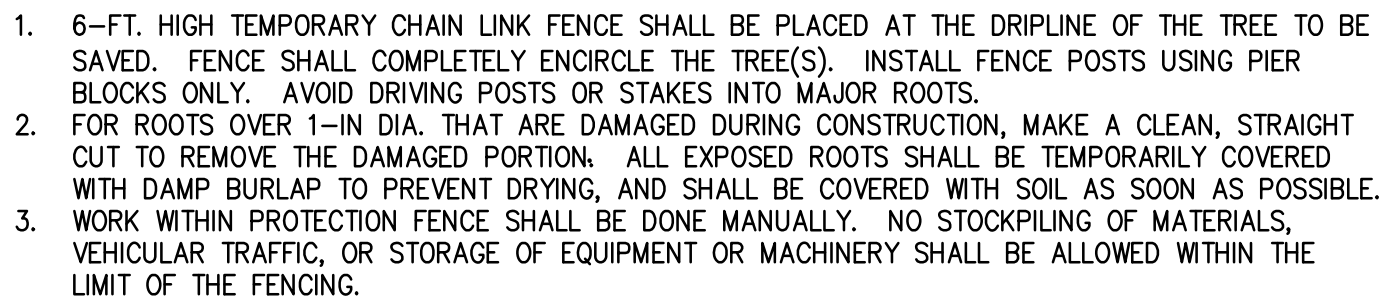
CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

[illegible]

SHIPPER RESIDENCE REMODEL 7649 W MERCER WAY		WASHINGTON
MERCER ISLAND		
TITLE:	DRAINAGE PLAN	
SHEET:	C-2	

SHIPPER RESIDENCE REMODEL
7649 W MERCER WAY
MERCER ISLAND
WASHINGTON

NBE
Nick Bossoff Engineering, Inc.
191 NE 1st Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5504



1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. 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 AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) 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 THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.
3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS ARE AT THE USER'S DISCRETION WITH THE PRODUCT NAME AND HAZARDS.
9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

1. LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
5. IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

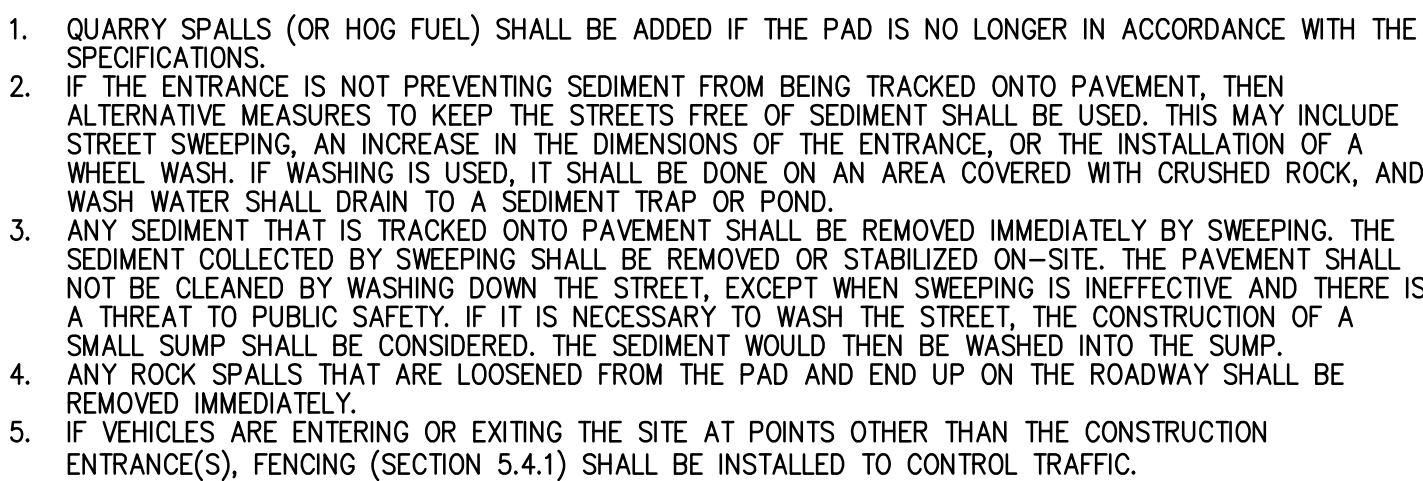
1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
4. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
5. EQUIPMENT THAT CANNOT BE MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
7. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPWIND OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPWIND SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED

ENT ROAD OR DRAINAGE DESIGN (E.G.,
ING OF THESE ESC FACILITIES IS THE
LENGTH OF SURVEY TAPE (OR FENCING, IF
G LIMITS SHALL BE PERMITTED. THE
N.
ING AND GRADING SO AS TO ENSURE THAT
DURING THE CONSTRUCTION PERIOD, THESE
CHANGING SITE CONDITIONS (E.G.,
CONTINUED PROPER FUNCTIONING. WRITTEN
30) AND OF MONTHLY REVIEWS DURING THE
S DURING THE WET SEASON OR SEVEN DAYS
MULCHING, PLASTIC COVERING, ETC.).
(5) DAYS.
WITHIN FORTY-EIGHT (48) HOURS FOLLOWING
ALL CATCH BASINS AND CONVEYANCE
ER INTO THE DOWNSTREAM SYSTEM.
AND MAINTAINED FOR THE DURATION OF
ARE KEPT CLEAN FOR THE DURATION OF
NECESSARY EROSION CONTROL MEASURES
TION SYSTEM, THE TEMPORARY FACILITY
PERMANENT FACILITY.
KNESS OF 2 TO 3 INCHES.

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 2.0% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION. SERVICE SIZE IS PRELIMINARY. VERIFY WITH PLUMBING AND SPRINKLER DESIGNER.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS. EXISTING DOWNSPOUTS AND COLLECTOR PIPES SHALL BE PRESERVED AND NOT DISCONNECTED FROM THE SYSTEM. CONNECT EXISTING DOWNSPOUTS TO NEW STORM SYSTEM AS NECESSARY.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNIFORM SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
15. TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE TV INSPECTION SHOWS THE SIDE SEWER TO NOT BE IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPRESENTATIVE OF THE EXISTING SIDE SEWER IS REQUIRED.
16. ALL EXISTING UNDERGROUND STORM PIPE SYSTEM MUST BE VIDEOED W/ INSPECTION REPORT PROVIDED TO CITY FOR APPROVAL PRIOR TO CONNECTING THE NEW/EXISTING DOWNSPOUTS.
17. THE EXISTING BACKFLOW PREVENTOR IS TO BE INSPECTED AND REPLACED AS NEEDED PER CITY INSPECTOR. IF REPLACEMENT IS NECESSARY ONE NEW BACKFLOW ASSEMBLY AND CLEANOUT PER CITY STANDARD DETAILS S-25 AND S-26 SHALL BE INSTALLED ON THE SIDE SEWER BETWEEN THE SEWER MAIN AND ALL SEWER INFLOW PIPES. IF NO EXISTING BACKFLOW PREVENTOR IS FOUND, A NEW INSTALLATION IS REQUIRED.



POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT ACTION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION DRAINAGE PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND IF THE SITE WHERE FEASIBLE.

SHALL THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE DRAINAGE, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF GRASS AREAS OF THE DISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES.

OF INCORPORATION OF AMENDMENTS NEED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHALL BE INCORPORATED INTO THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

WATER.

THESE ORGANIC CONTENT REQUIREMENTS:

INCORPORATION RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIAL". THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST BE AT LEAST 60% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY VARY FROM 10:1 TO 20:1. THE COMPOST MUST BE ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

ROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED WITH NITROGEN, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING METHODS LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. PROTECT FROM COMPACTION DURING CONSTRUCTION.

2. USE OF "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE MATERIAL.

3. REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE CRITERIA. THE CUSTOM CALCULATED RATE OR AT A CUSTOM CALCULATED RATE.

4. USE OF DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT AREAS OF THE SITE. THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT

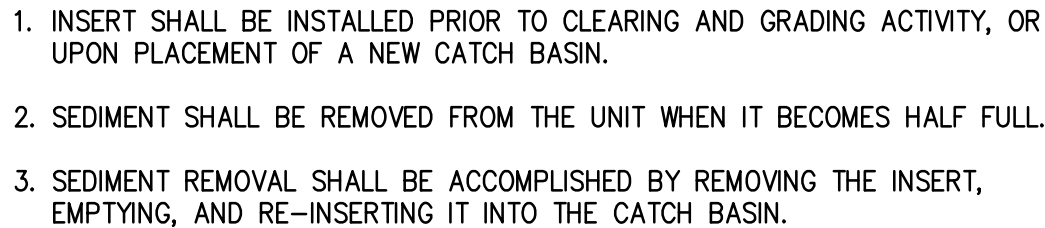


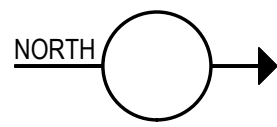
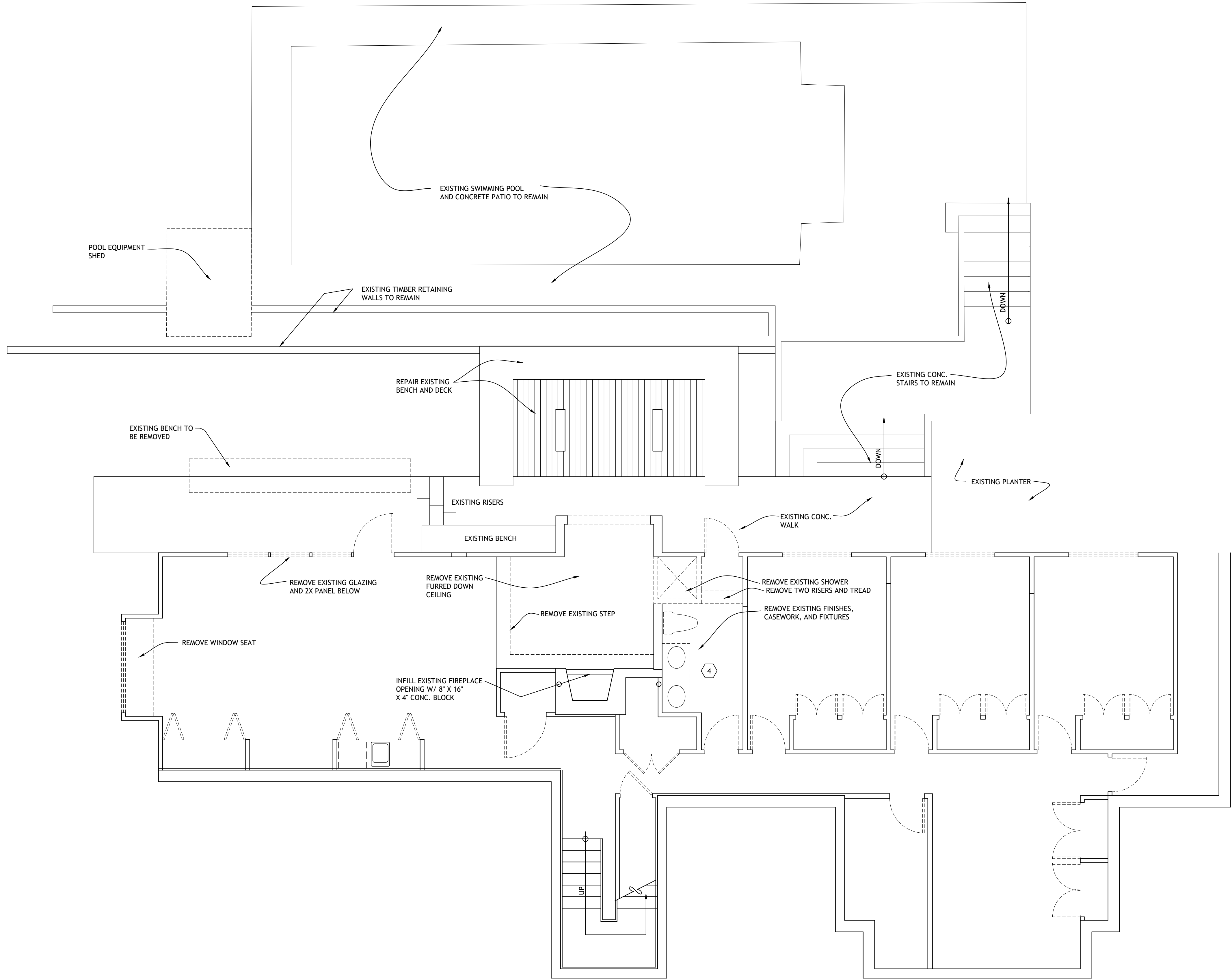
Diagram illustrating the assembly of a manhole structure. The components and dimensions shown are:

- 6" PVC OUTLET** (I.E.=PER PLAN)
- REMOVABLE 6" PVC TEE**
- TYPE 40 CB** (Cover Box)
- INLET PER PLAN**
- SOLID COVER**
- Dimensions:**
 - 12" MIN. (Outlet height)
 - 3" MIN. (Cover clearance)
 - 6" MIN. (Tee height)
 - 6" MIN. (Box height)

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7649 W MERCER WAY
MERCER ISLAND

SHEET:

C-3



LOWER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
=== EXISTING CONSTRUCTION

- 4 REMOVE EXISTING FLOORING
SHEET VINYL

SHIPPER RESIDENCE REMODEL

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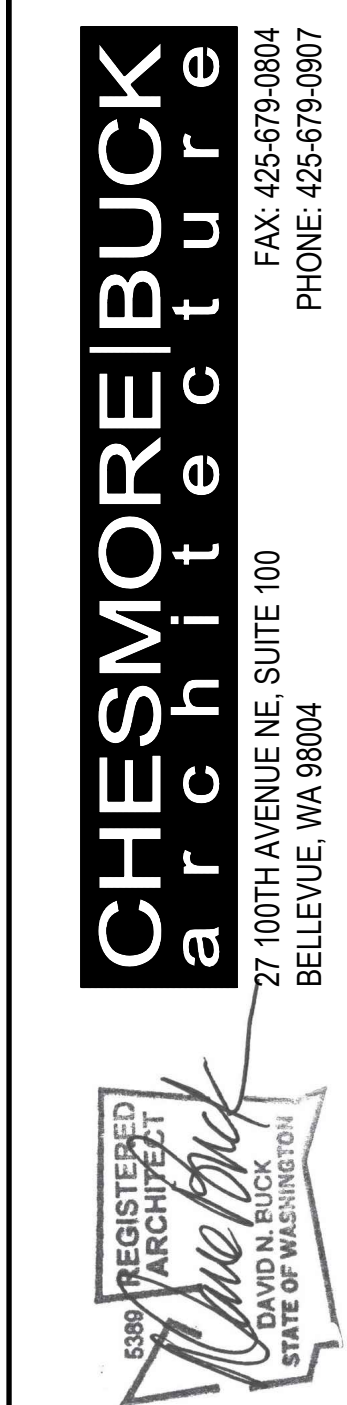
LOWER FLOOR
DEMOLITION

Sheet No. 2.0
Project No. 2413
Date: 4/30/25

No. Date Revision



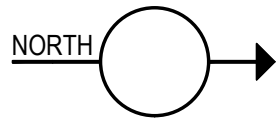
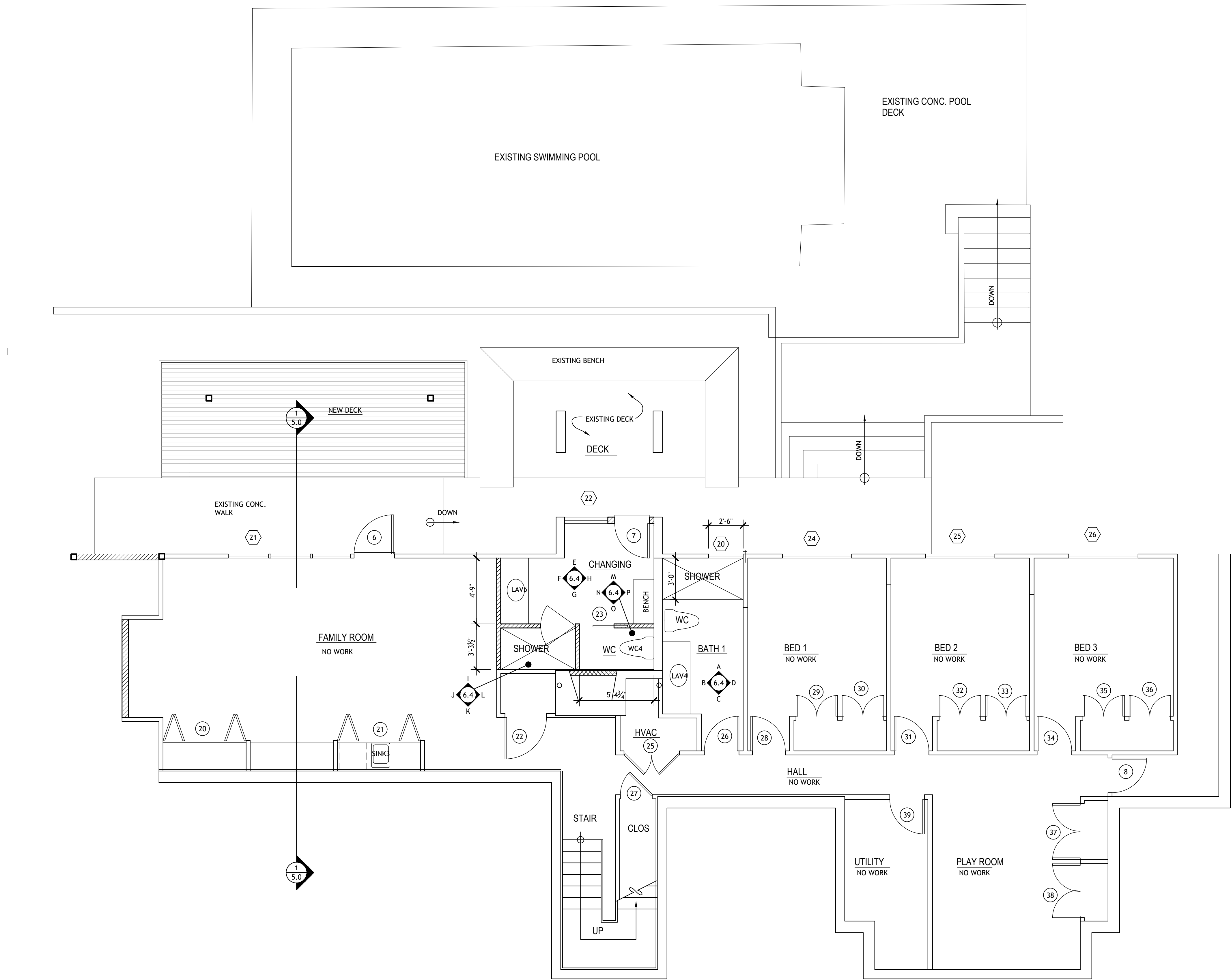
CHESMORE|BUCK
architecture
77 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
FAX: 425-679-0804
PHONE: 425-679-0807



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MAIN FLOOR
DEMOLITION

Sheet No. **2.1**
Project No. 2413
Date: 4/30/25



LOWER FLOOR PLAN

1/4" = 1'-0"

EXISTING FLOOR AREA - 1613 SQUARE FEET
NEW FLOOR AREA - 0 SQUARE FEET

LEGEND

- NEW 2X6 EXTERIOR (2X4 INTERIOR) STUD WALLS @ 16" O.C.
- NEW 2X6 STUDS @ 16" O.C.
- EXISTING CONSTRUCTION

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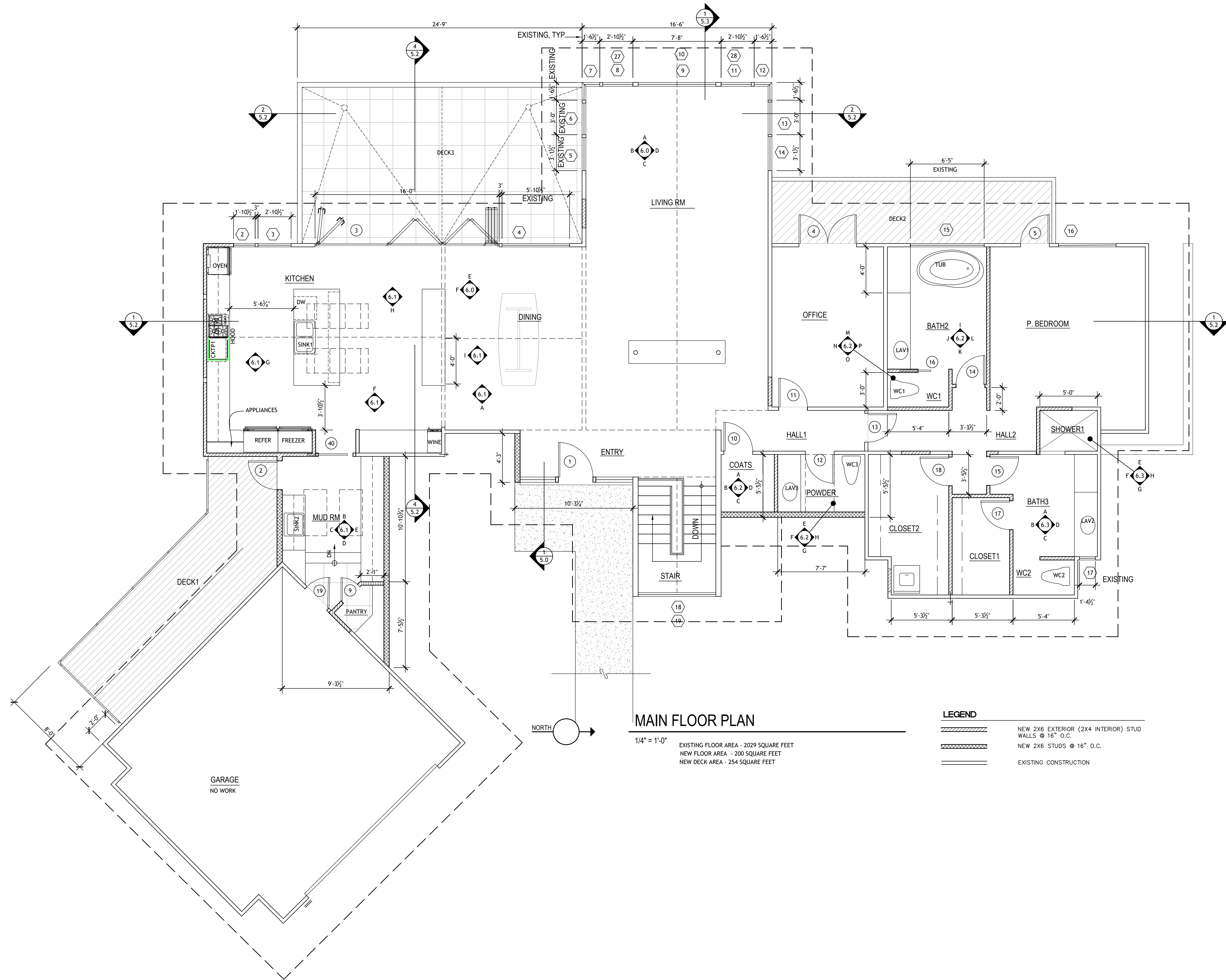
LOWER FLOOR PLAN

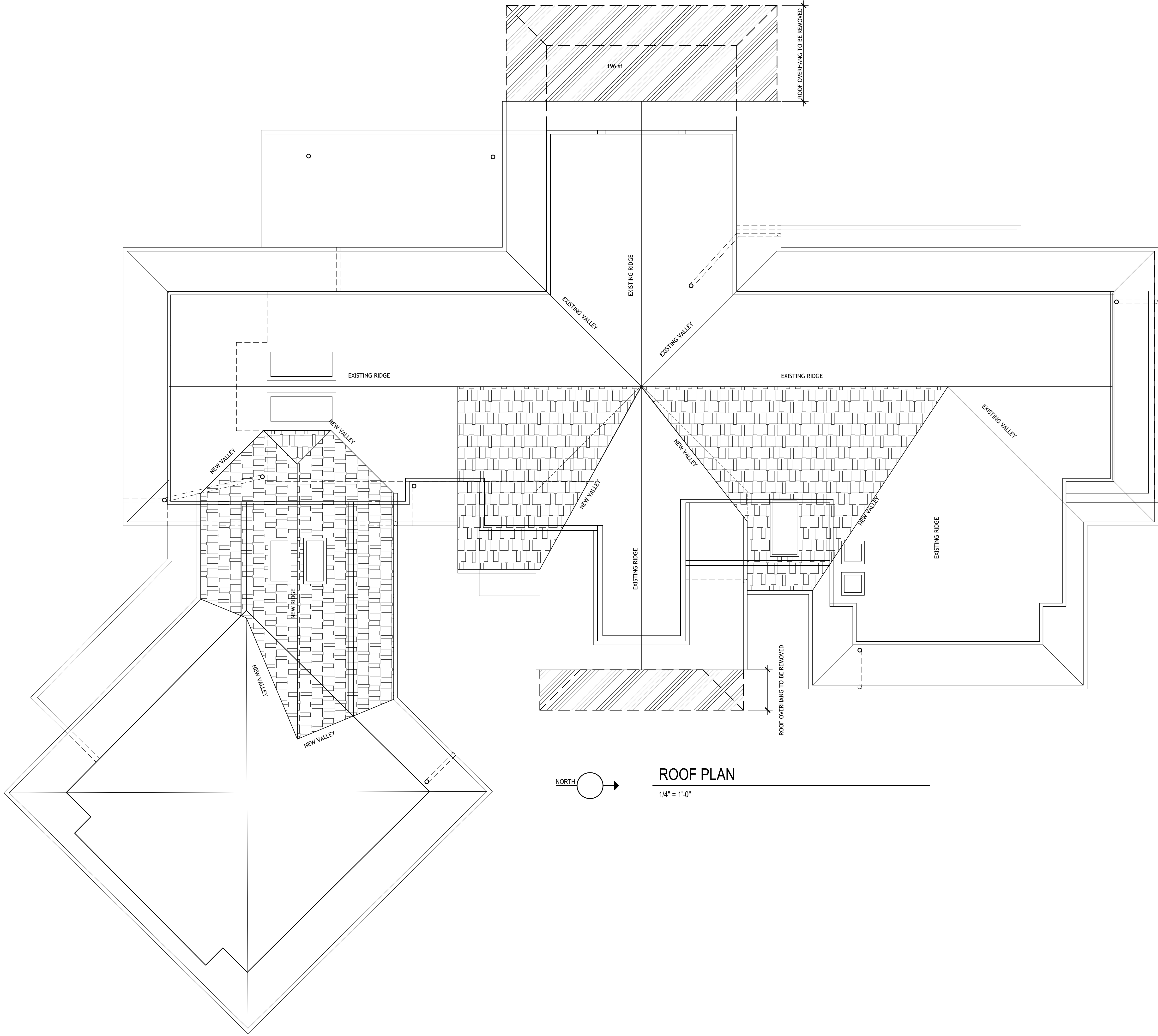
Sheet No. 3.0
Project No. 2413
Date: 4/30/25

No. Date Revision



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27 100TH AVENUE NE, SUITE 100
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ROOF PLAN	
Sheet No.	3.2
Project No.	2413
Date:	4/30/25

No.	Date	Revision

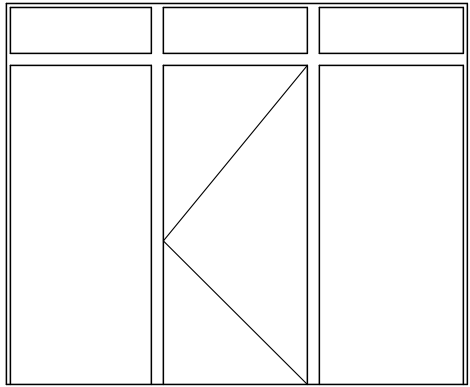


ROOM FINISH SCHEDULE																						
ROOM NAME	MATERIAL											FINISH								REMARKS		
	FLOOR	BASE		CASING		WALLS				CEILING		FLOOR	BASE	CASING		WALLS					CEILING	
		MTL.	DET.#/SHT.#	DR.	WIN.	N	E	S	W	MTL.	HEIGHT			DR.	WIN.	N	E	S	W			
FAMILY ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SHOWER 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CHANGING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
WC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BATH 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BED 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BED 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BED 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PLAY ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
UTILITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HALL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
KITCHEN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DINING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LIVING RM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OFFICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BATH 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
WC1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
P. BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SHOWER 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BATH 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
WC2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CLOSET 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CLOSET 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HALL2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HALL1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
POWDER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COATS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STAIR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ENTRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MUD RM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PANTRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GARAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LEGEND																						

DOOR SCHEDULE										EXTERIOR DOORS BY: ALUMINUM CLAD FRAMES; INSULATED HIGH PERFORMANCE GLAZING EXT. FINISH: _____; INT. FINISH: _____; HARDWARE: _____											
#	DOOR DIMENSION (NOTE: VERIFY DOOR HEIGHT)		ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS				LOCKSET	LATCHSET	DEADBOLT	PRIVACY	FLUSH BOLTS	KNOB PULL	CLOS. LATCH	POCKET ROLLER	BUTTS	CLOSER	WEATHERST.	REMARKS
	WIDTH	HEIGHT				HEAD DET./SHT/DOOR	JAMB DET./SHT/	JAMB DET./SHT/	SILL DET./SHT/												
1	3'-0"	6'-8"	-	-	-	16/4.2	16/4.2	16/4.2	22/4.2	●	○	●	○	○	○	○	○	○	●	○	-
2	3'-0"	6'-8"	-	-	-	21/4.2	20/4.2	20/4.2	22/4.2	●	○	○	○	○	○	○	○	○	●	○	-
3	16'-0"	6'-8"	-	-	-	25/4.2	23/4.2	5/4.2	24/4.2	●	○	○	○	○	○	○	○	○	●	○	NANAWALL
4	PR. 2'-6"	6'-8"	-	-	-	20/4.2	20/4.2	20/4.2	22/4.2	●	○	○	○	○	○	○	○	○	●	○	-
5	2'-6"	6'-8"	-	-	-	20/4.2	20/4.2	20/4.2	22/4.2	●	○	○	○	○	○	○	○	○	●	○	-
6	2'-6"	6'-8"	-	-	-	32/4.2	27/4.2	32/4.2	26/4.2	●	○	○	○	○	○	○	○	○	●	○	-
7	2'-6"	7'-8"	-	-	-	20/4.2	20/4.2	20/4.2	26/4.2	●	○	○	○	○	○	○	○	○	●	○	-
8	2'-6"	6'-8"	-	-	-	32/4.2	32/4.2	32/4.2	26/4.2	●	○	○	○	○	○	○	○	○	●	○	-
9	2'-0"	6'-8"	-	-	-	-	-	-	-	○	●	○	○	○	○	○	○	○	●	○	-
10	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	●	○	-
11	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
12	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
13	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
14	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
15	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
16	2'-6"	6'-8"	-	-	-	31/4.2	29/4.2	30/4.2	-	○	○	○	○	○	○	○	○	○	○	○	POCKET DOOR
17	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
18	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
19	3'-0"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	SOLID CORE
20	PR. 3'-0"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	BIFOLD
21	PR. 3'-0"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	BIFOLD
22	3'-0"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
23	2'-6"	6'-8"	-	-	-	31/4.2	29/4.2	30/4.2	-	○	○	○	○	○	○	○	○	○	○	○	POCKET
24	NOT	USED	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
25	PR. 2'-0"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
26	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
27	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
28	2'-8"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
29	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
30	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
31	2'-8"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
32	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
33	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
34	2'-8"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
35	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
36	PR 1'-6"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
37	PR 2'-0"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
38	PR 2'-0"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	-
39	2'-6"	6'-8"	-	-	-	28/4.2	28/4.2	28/4.2	-	○	○	○	○	○	○	○	○	○	○	○	-
40	3'-0"	6'-8"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	POCKET DOOR

DOOR TYPES

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



PLUMBING FIXTURE SCHEDULE

[illegible]

APPLIANCE SCHEDULE

MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	REMARKS
CKTP1	COOKTOP	WOLF	CG234TF/S	-	GAS
CKTP2	COOKTOP	WOLF	C243TF/S	-	INDUCTION, 240/208 30 AMP
HOOD	HOOD	WOLF	PW482210	STAINLESS STEEL	600 CFM REMOTE BLOWER
OVEN	DOUBLE WALL OVEN	WOLF	DO3090TM/S/T	STAINLESS STEEL	240/208 50 AMP
WINE	WINE STORAGE	SUBZERO	DEU150W	PANEL READY	115 VOLT, 15 AMP
REFR	REFRIGERATOR	SUBZERO	DEC3650R	PANEL READY	115 VOLT, 15 AMP
FREEZER	FREEZER	SUBZERO	DEC3050FI	PANEL READY	115 VOLT, 15 AMP
DW	DISHWASHER	COVE	DW2451	PANEL READY	-
-	-	-	-	-	-

SPECIALTIES SCHEDULE

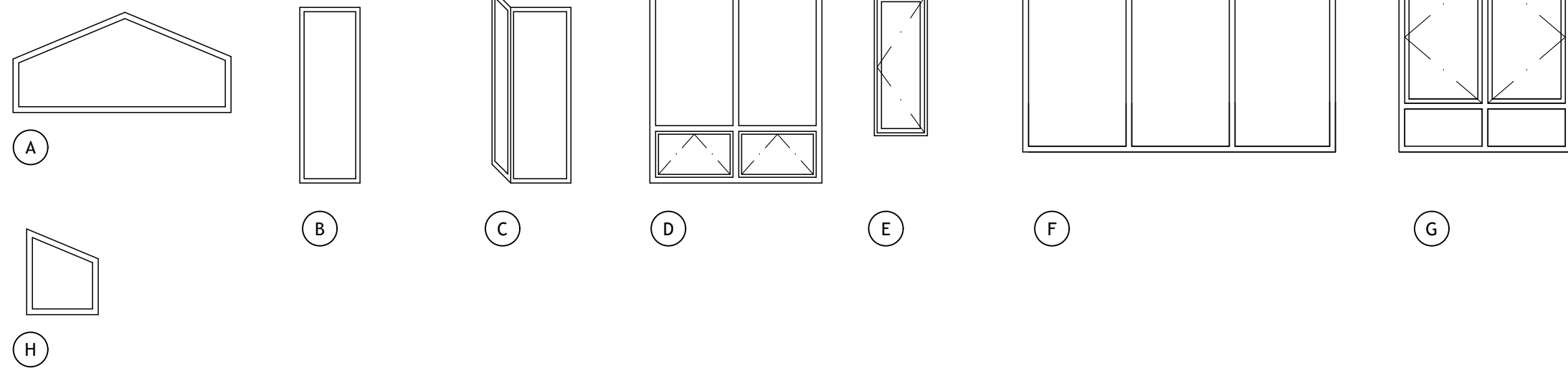
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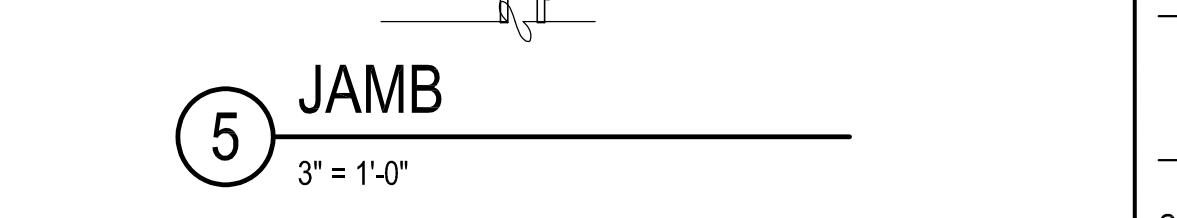
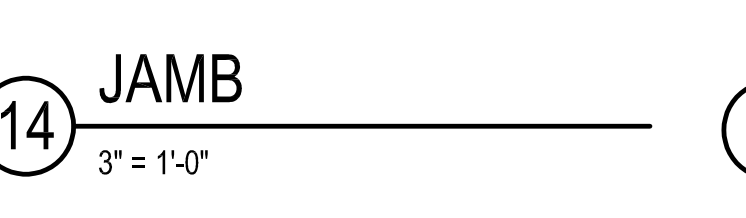
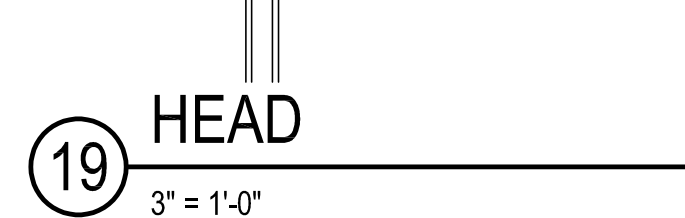
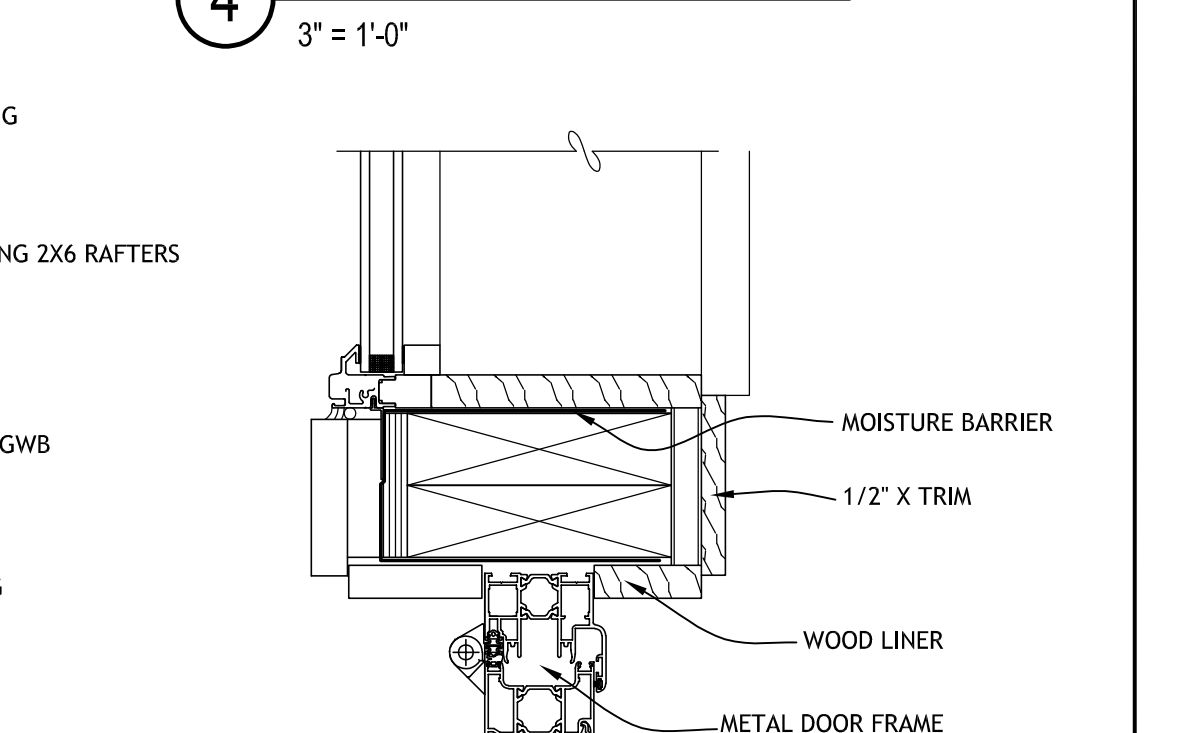
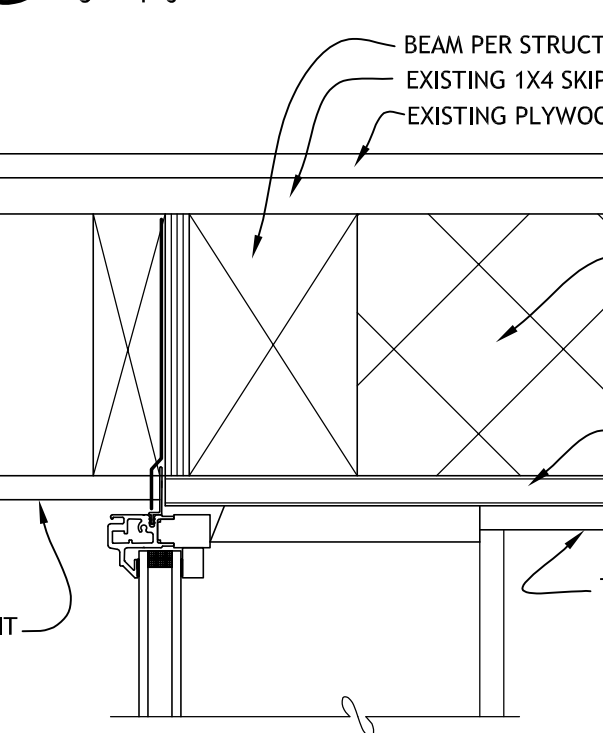
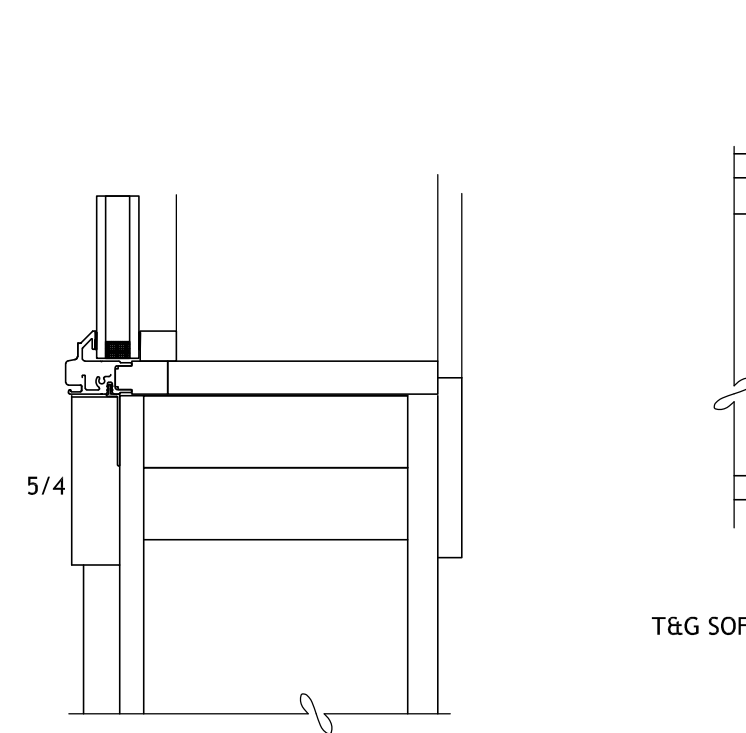
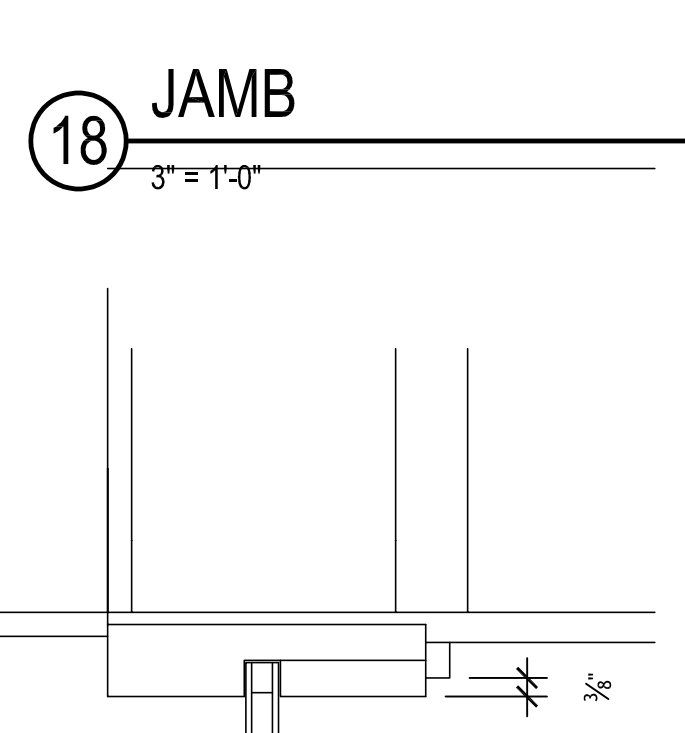
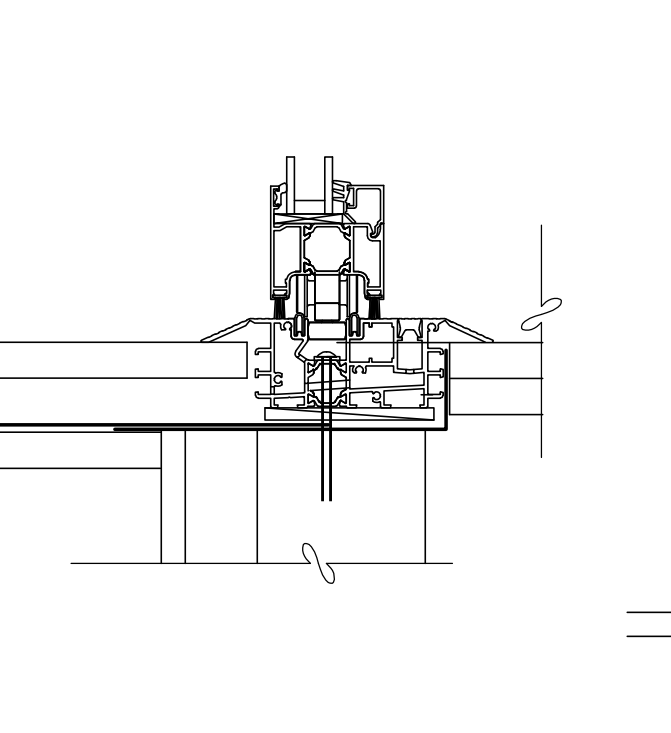
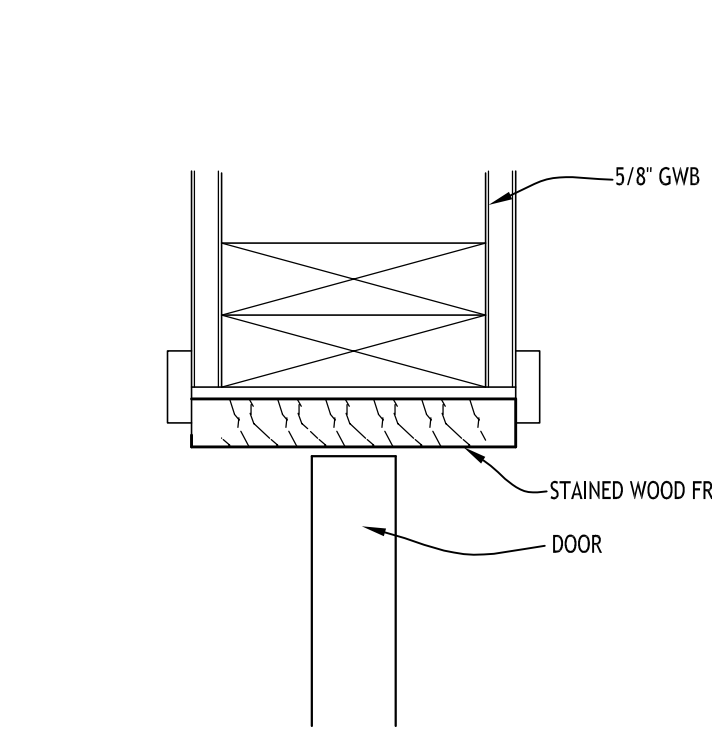
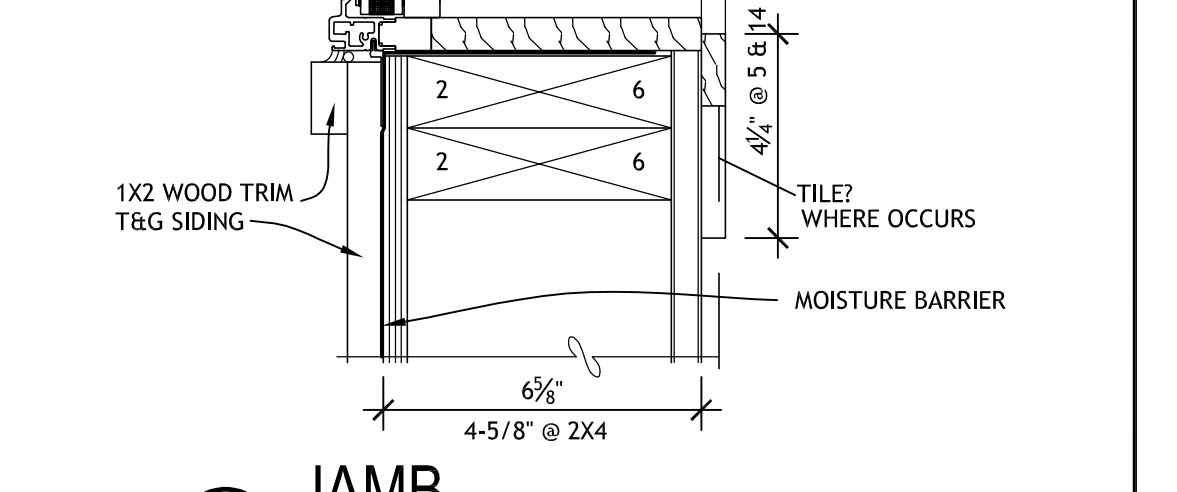
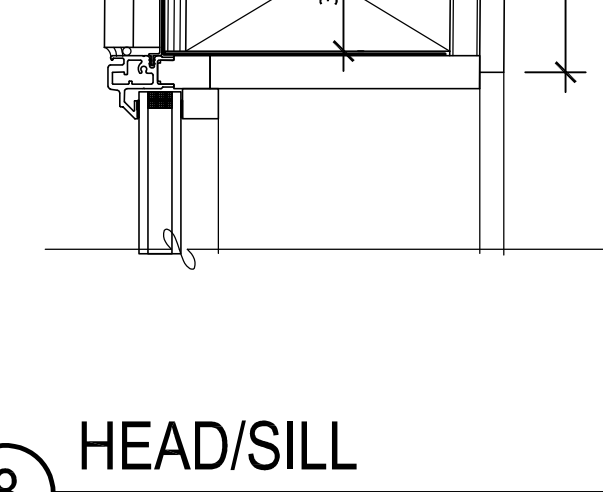
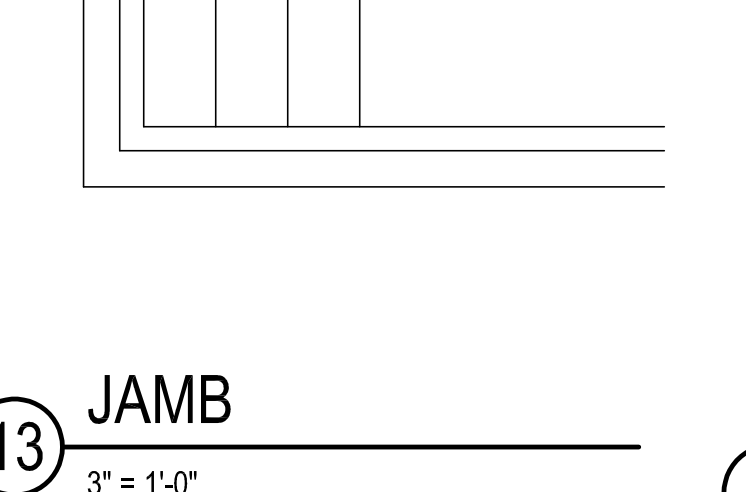
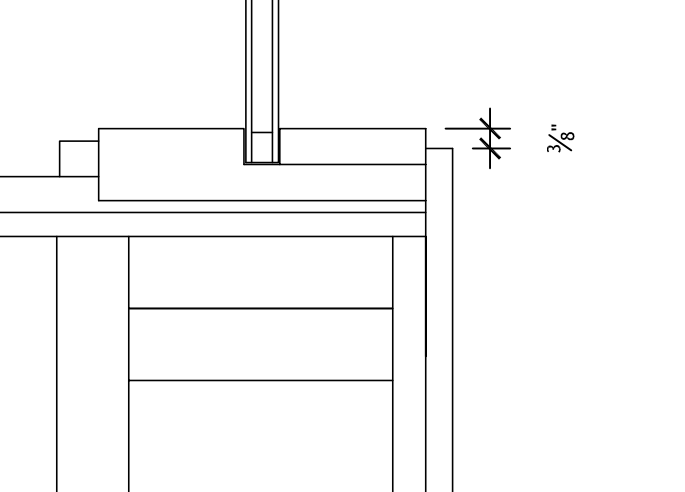
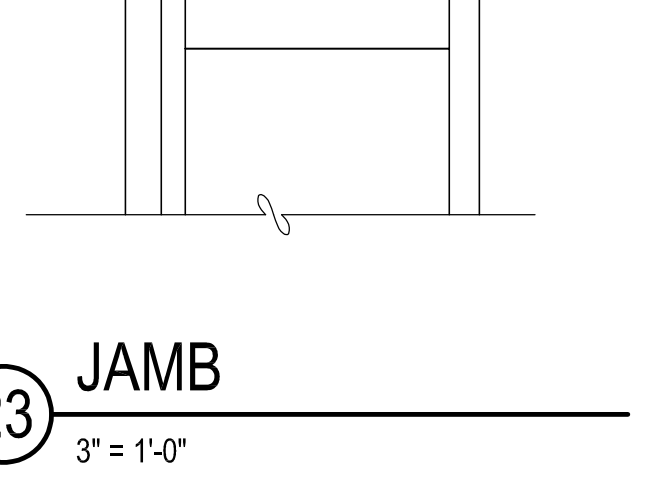
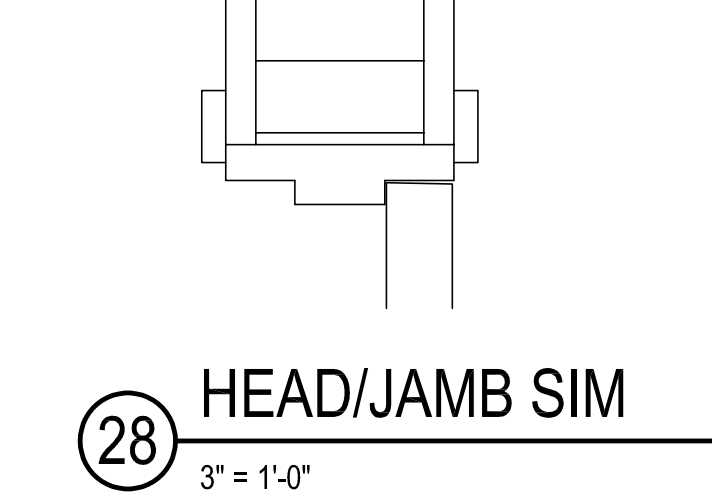
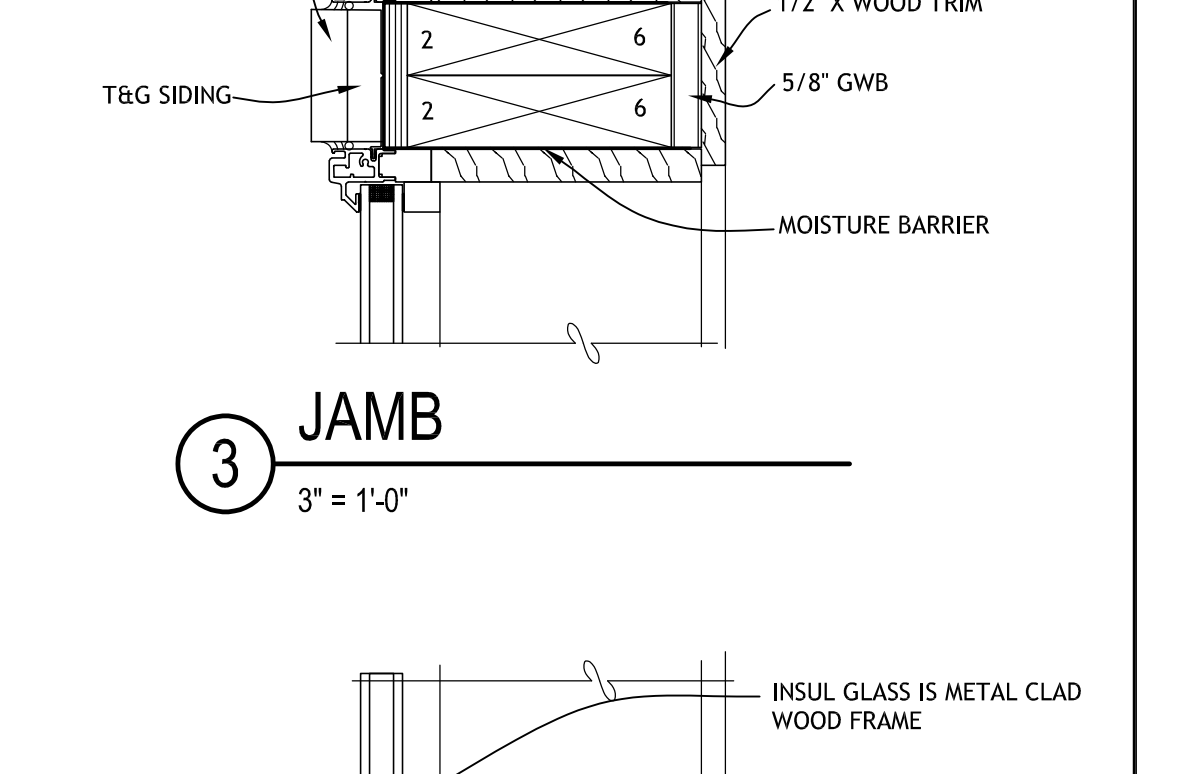
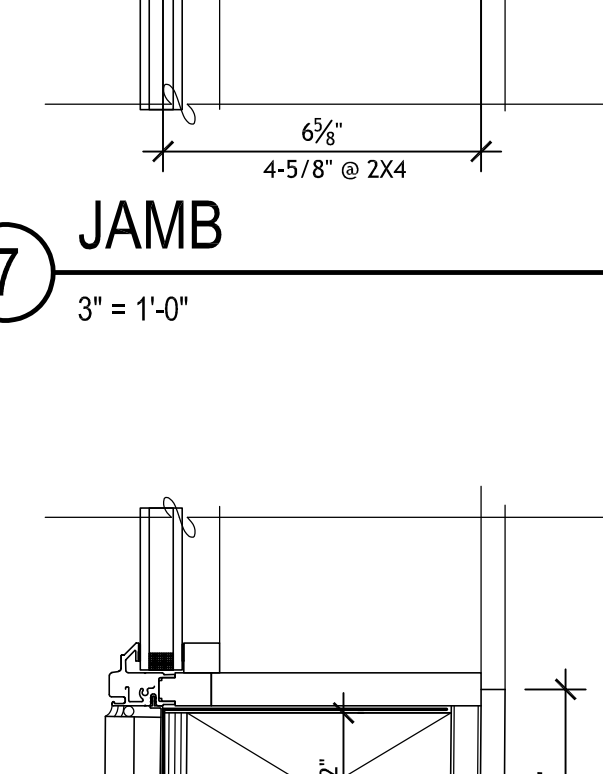
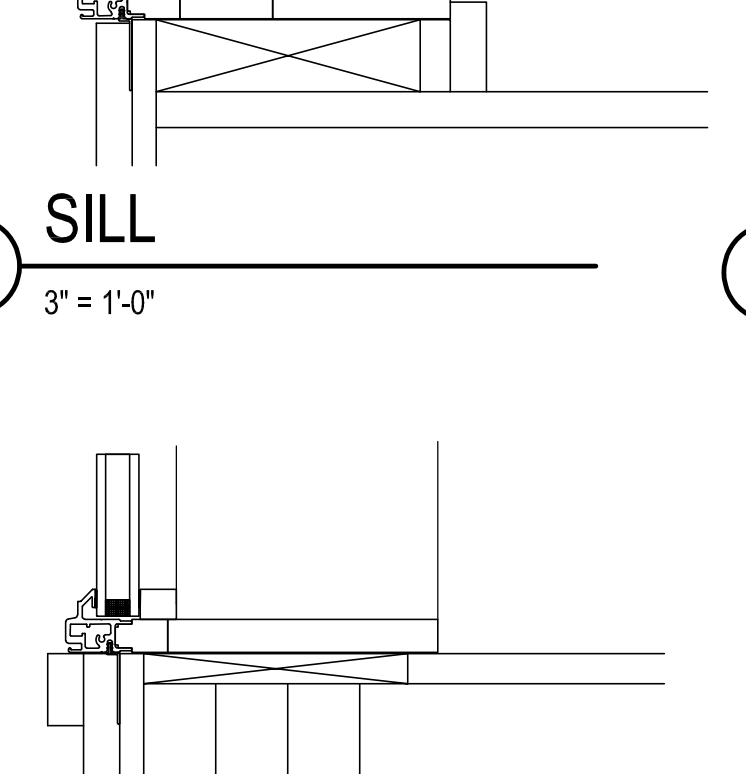
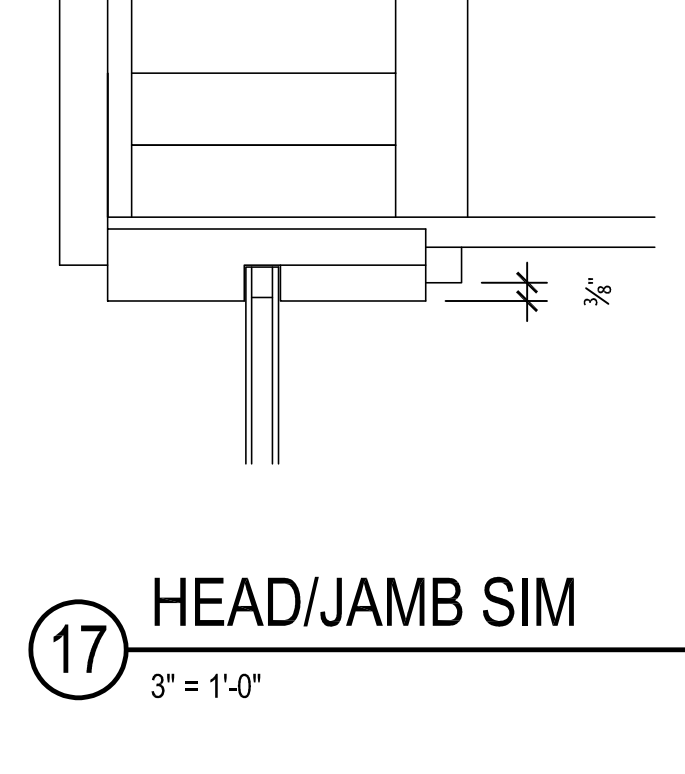
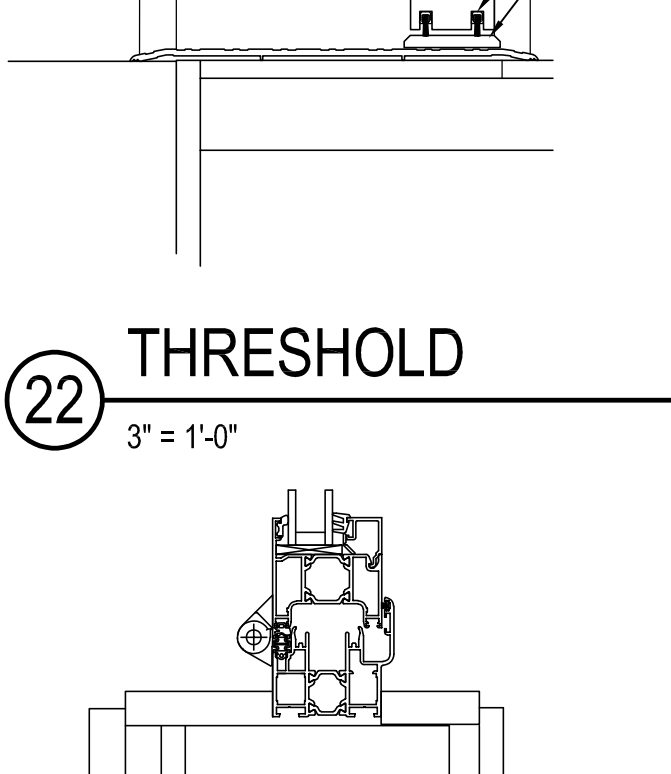
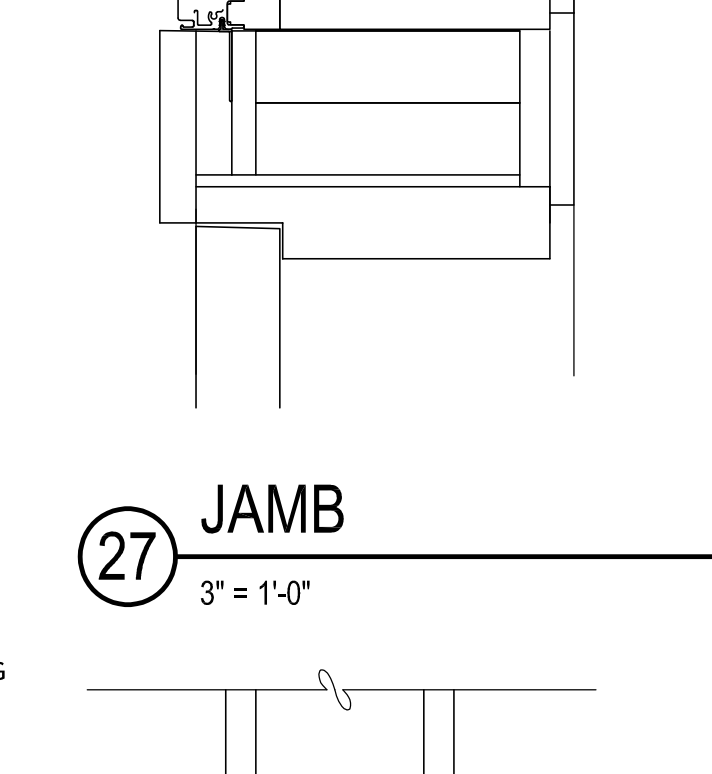
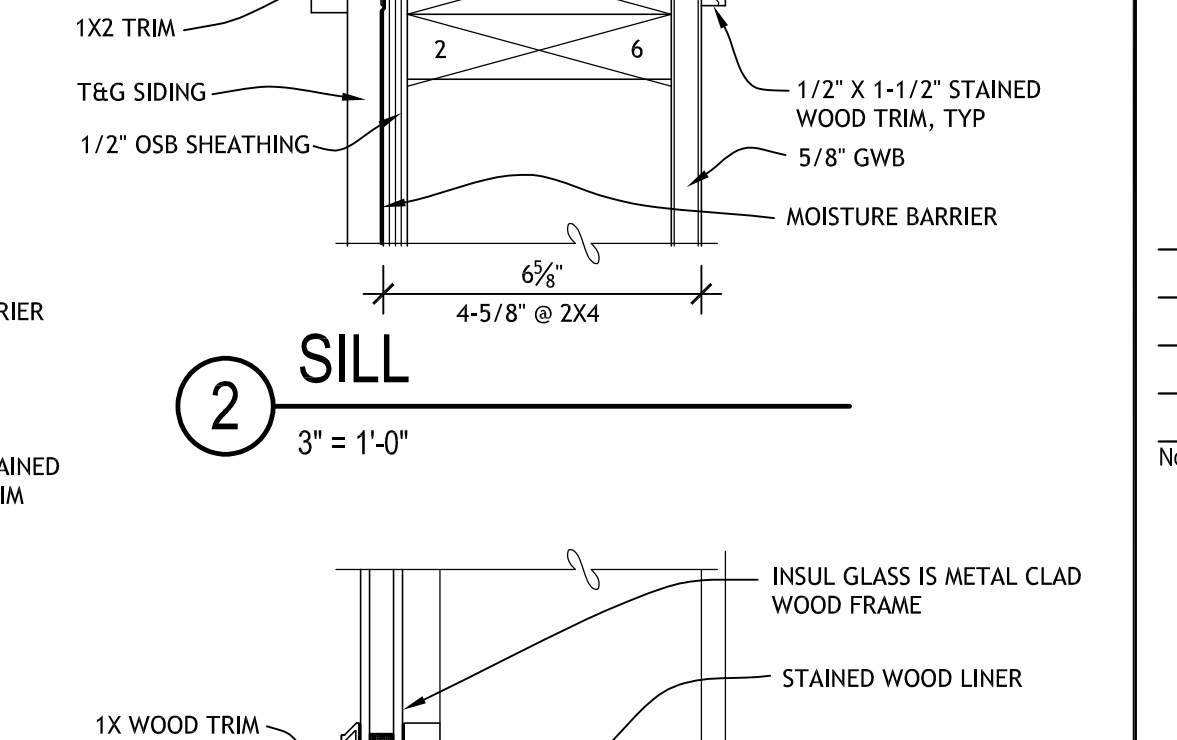
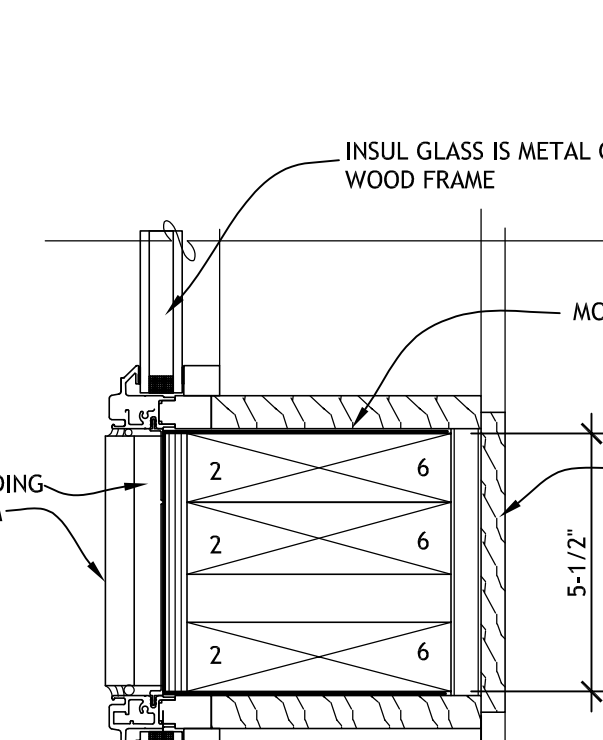
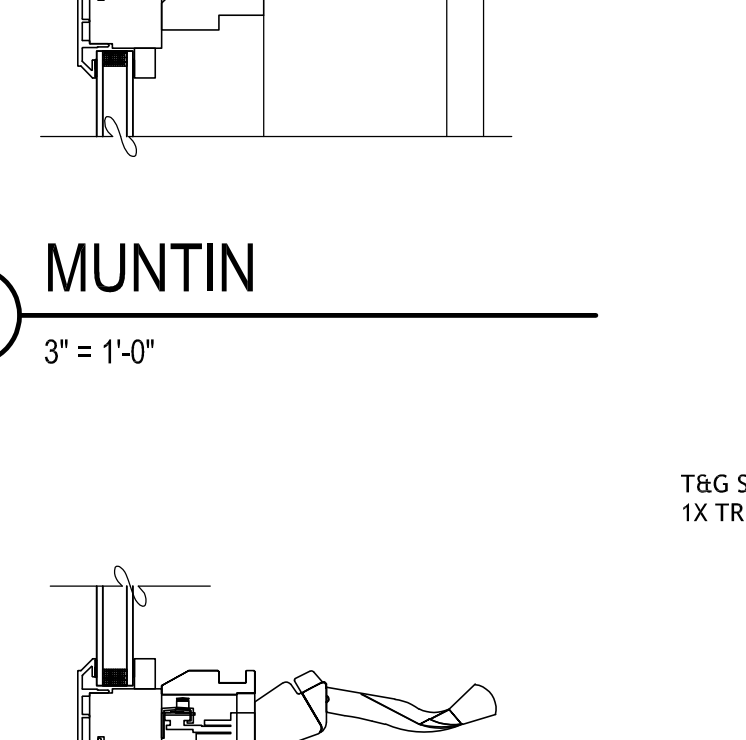
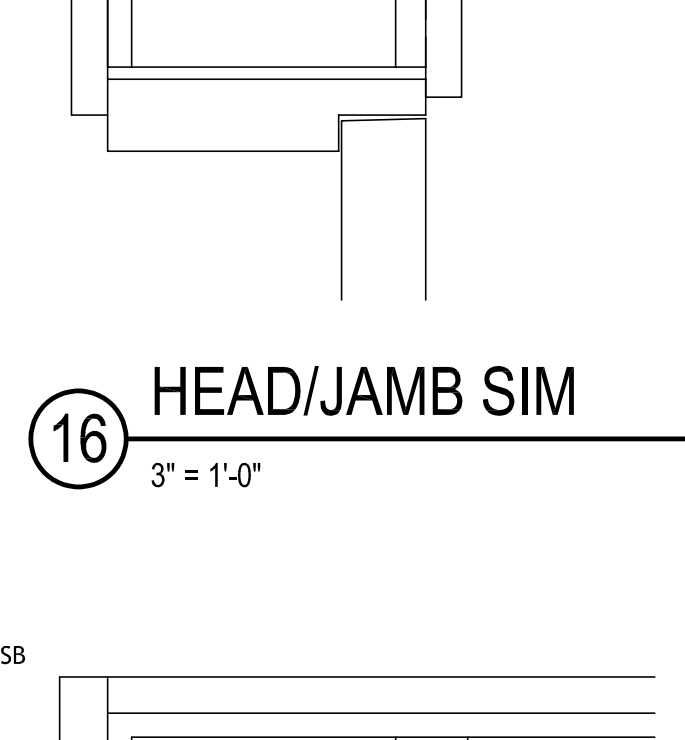
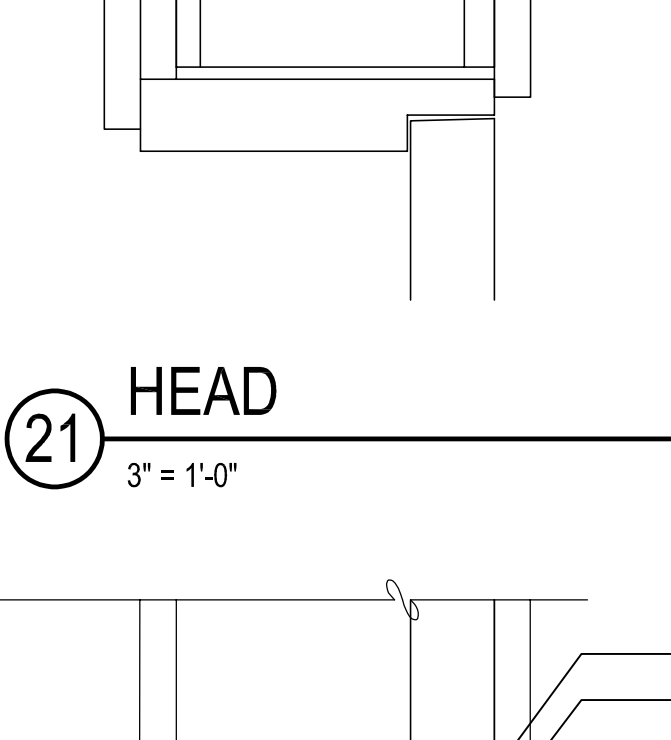
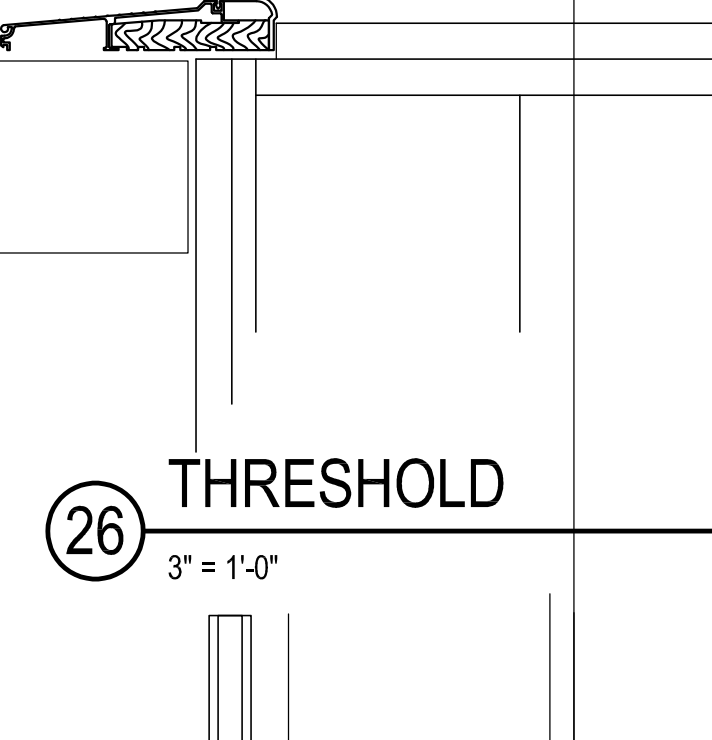
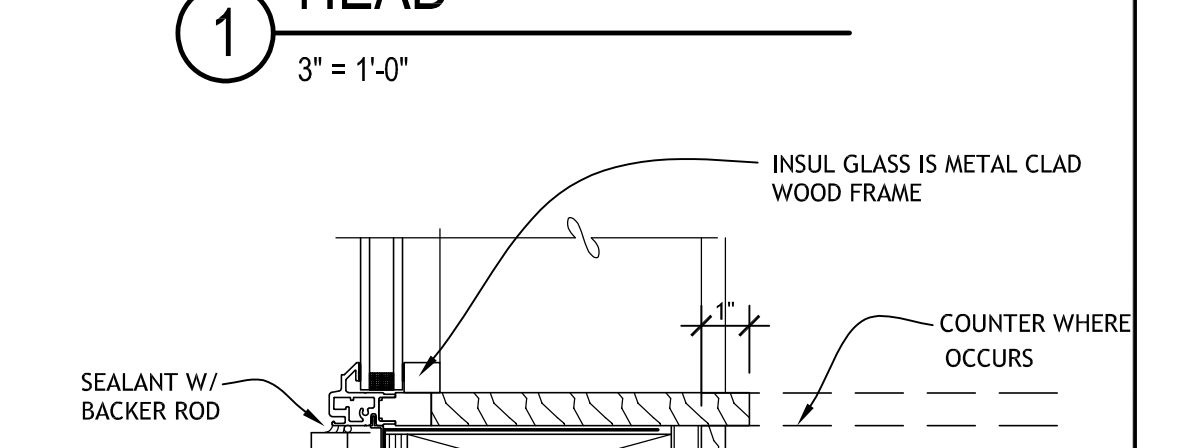
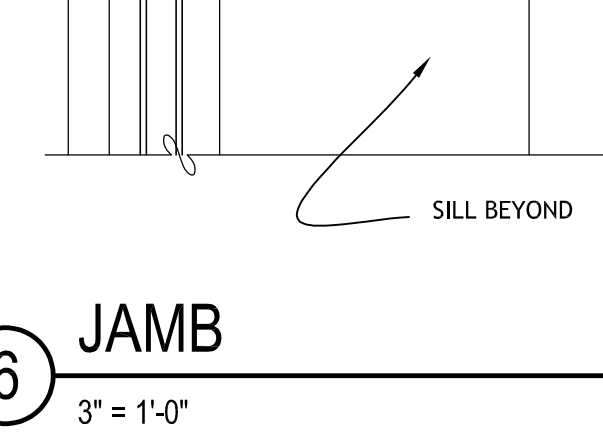
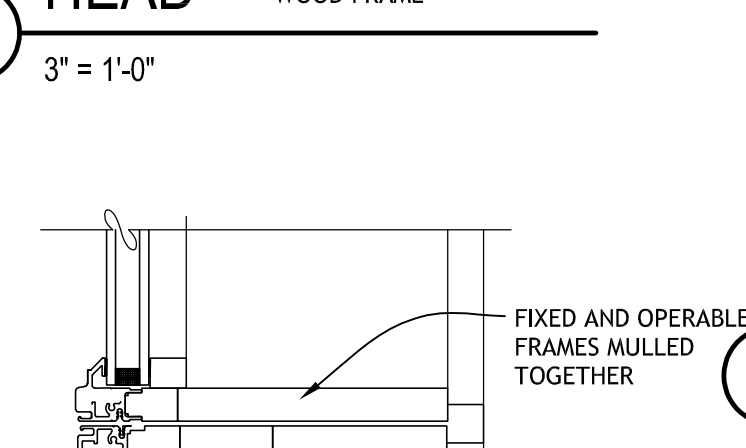
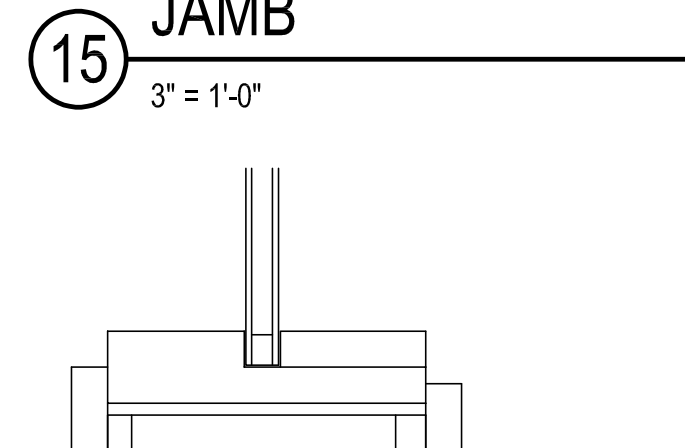
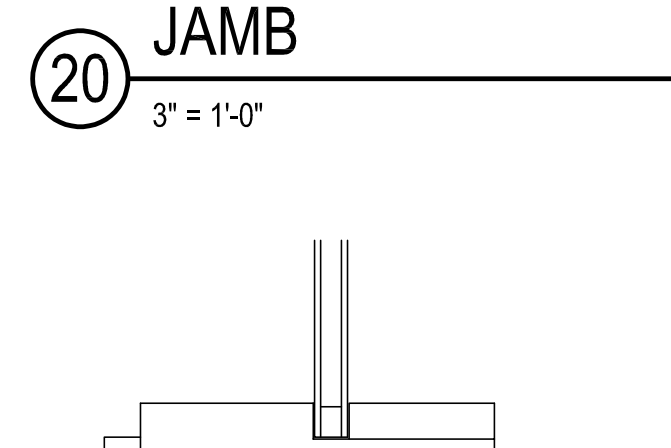
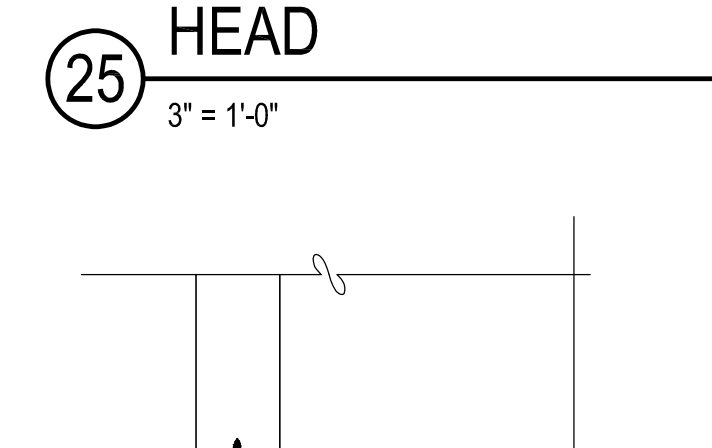
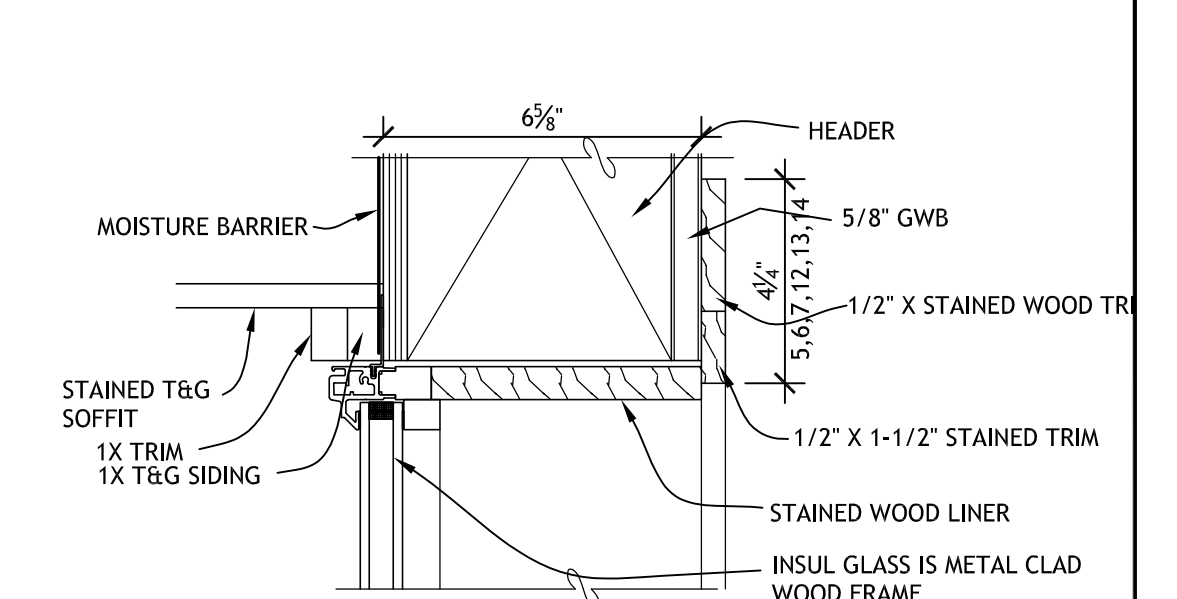
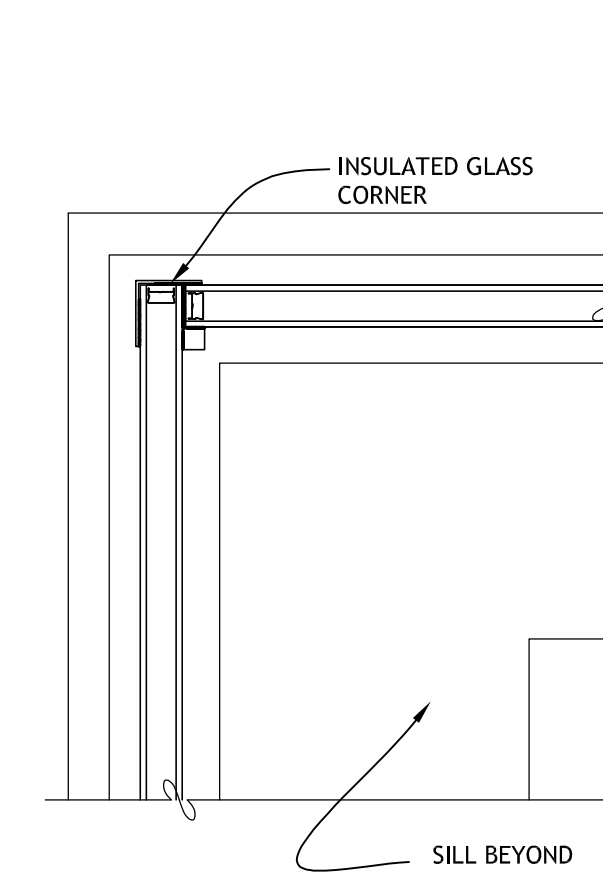
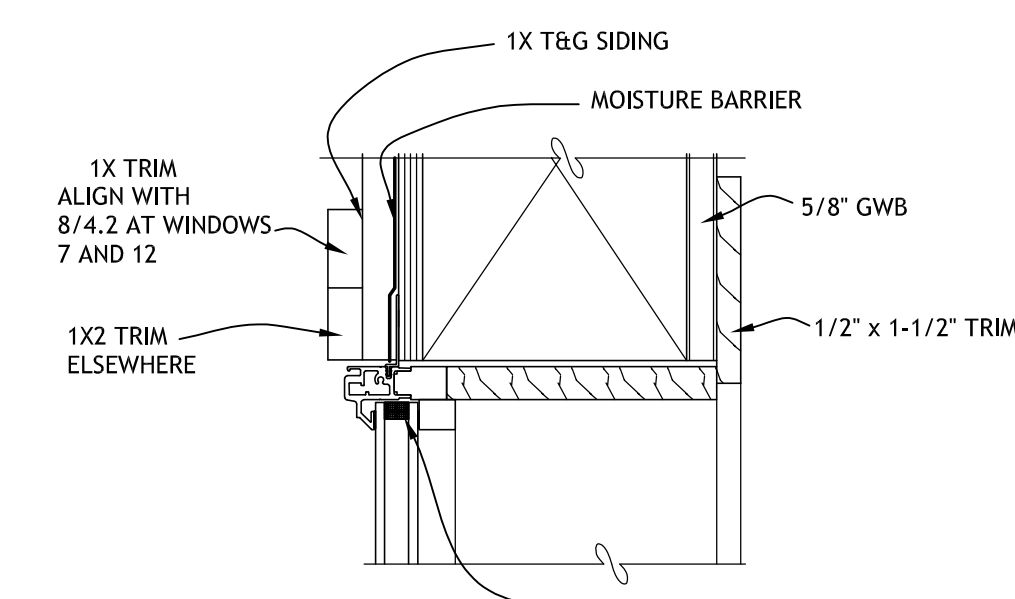
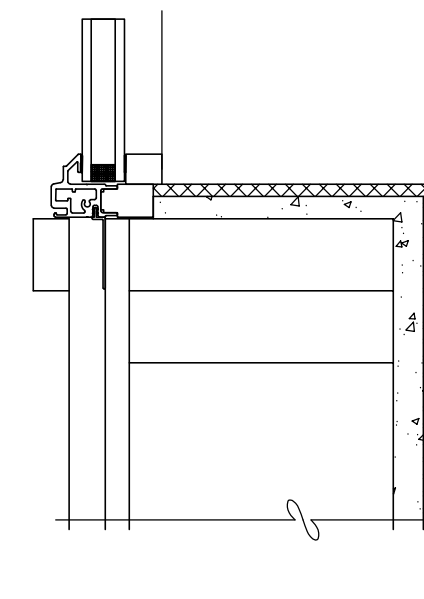
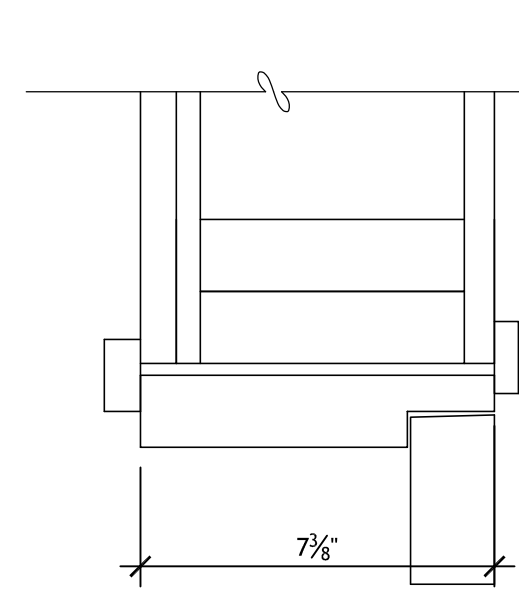
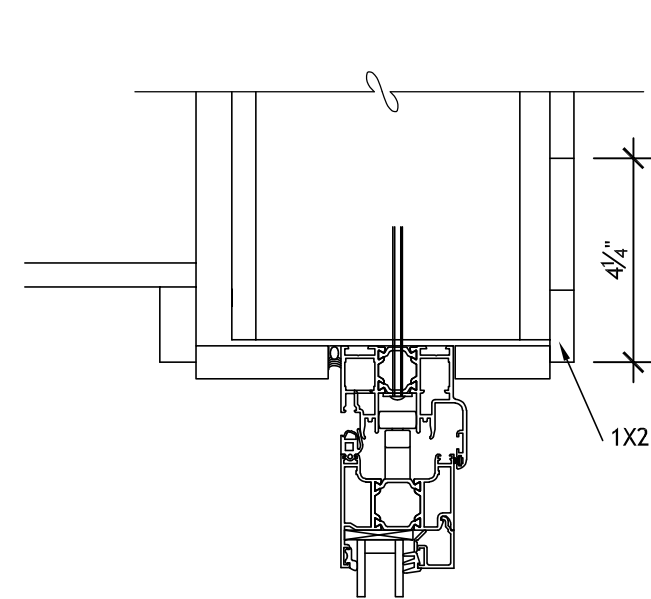
WINDOW SCHEDULE

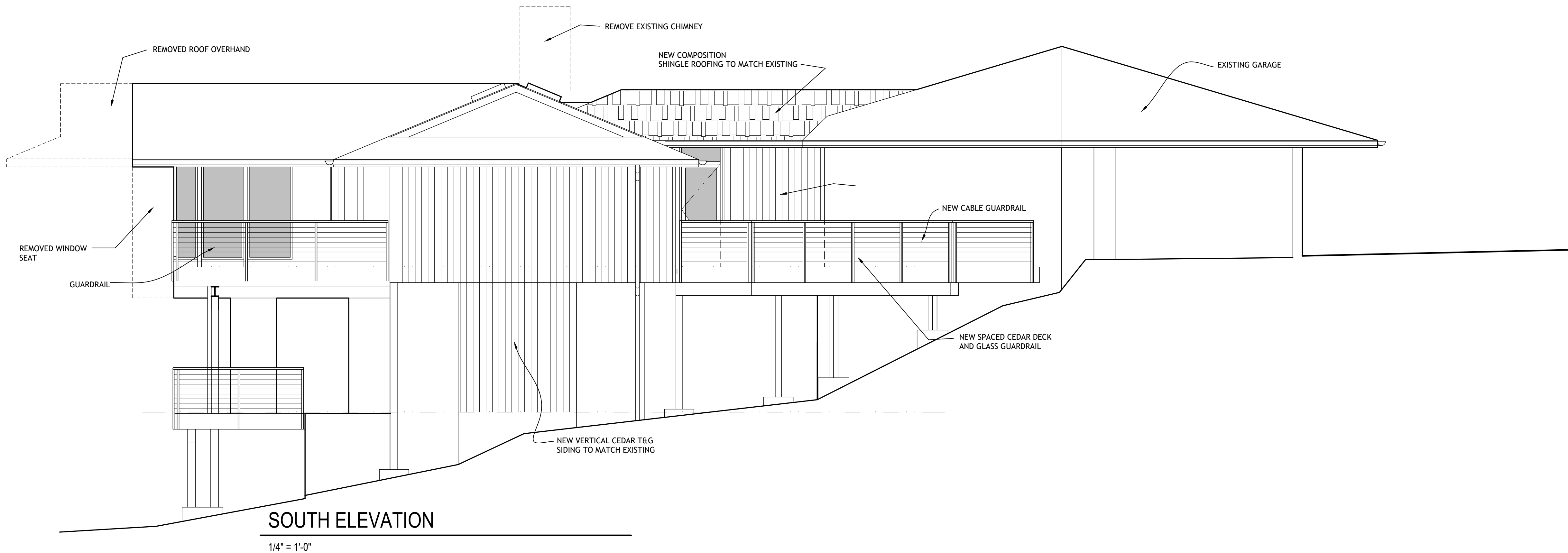
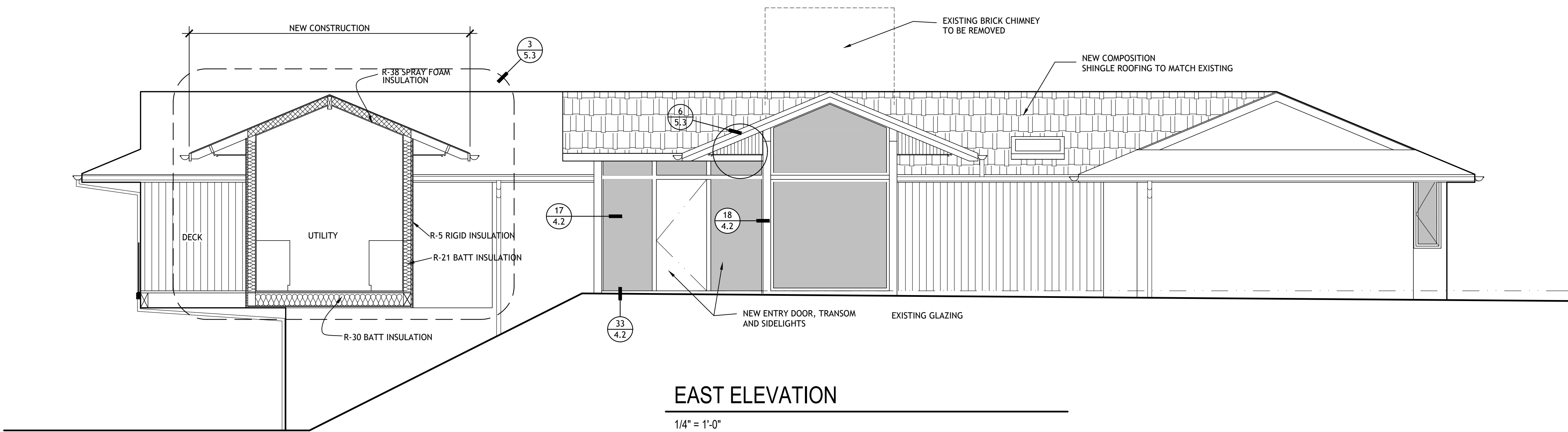
#	ROUGH OPENING		ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS				REMARKS
	WIDTH	HEIGHT				HEAD DET/SHF	JAMB DET/SHF	JAMB DET/SHF	SILL DET/SHF	
1	NOT	USED	-	-	-	-	-	-	-	-
2	1'-10 3/4"	5'-2"	-	B	-	1/4.2	3/4.2	4/4.2	2/4.2	-
3	2'-10 3/4"	5'-2"	-	B	-	1/4.2	4/4.2	3/4.2	2/4.2	-
4	5'-10 3/4"	5'-2"	-	B	-	1/4.2	4/4.2	5/4.2	2/4.2	-
5	3'-1 3/4"	6'-2"	-	B	-	1/4.2	4/4.2	3/4.2	2/4.2	-
6	3'-0"	6'-2"	-	B	-	1/4.2	3/4.2	3/4.2	2/4.2	-
7	1'-6" x 1'-6"	6'-2"	-	C	-	1/4.2 & 10/4.2	3/4.2	3/4.2	2/4.2	CORNER WINDOW SEE 6/4.2
8	2'-7 3/4"	6'-2"	-	B	-	8/4.2	3/4.2	7/4.2	2/4.2	-
9	6'-9"	6'-2"	-	B	-	8/4.2	7/4.2	7/4.2	2/4.2	-
10	6'-9"	VARIES	-	A	-	9/4.2	7/4.2	7/4.2	8/4.2	-
11	2'-7 3/4"	6'-2"	-	B	-	8/4.2	3/4.2	7/4.2	2/4.2	-
12	1'-6" x 1'-6"	6'-2"	-	C	-	1/4.2 & 10/4.2	3/4.2	3/4.2	2/4.2	CORNER WINDOW SEE 6/4.2
13	3'-0"	6'-2"	-	B	-	1/4.2	3/4.2	3/4.2	2/4.2	-
14	3'-1 3/4"	6'-2"	-	B	-	1/4.2	4/4.2	3/4.2	2/4.2	-
15	6'-5"	5'-0"	-	B	-	1/4.2	4/4.2	4/4.2	2/4.2	-
16	5'-0"	6'-8"	-	D	-	1/4.2	4/4.2	4/4.2	12/4.2	11/4.2 @ MUNTIN, MULLION SIM.
17	1'-4"	4'-2"	-	E	-	1/4.2	4/4.2	4/4.2	2/4.2	-
18	6'-9"	6'-8"	-	B	-	8/4.2	13/4.2	13/4.2	2/4.2	-
19	6'-9"	VARIES	-	A	-	9/4.2	13/4.2	13/4.2	8/4.2	-
20	2'-6"	2'-0"	-	-	-	10/4.2	15/4.2	15/4.2	15/4.2 SIM	-
21	8'-11"	5'-4"	-	F	-	10/4.2	4/4.2	27/4.2	2/4.2	11/4.2 @ MULLION
22	3'-1"	6'-0"	-	B	-	-	-	-	-	-
23	NOT	USED	-	-	-	-	-	-	-	-
24	5'-0"	5'-5"	-	G	-	10/4.2 SIM	4/4.2	4/4.2	2/4.2 SIM	11/4.2 @ MUNTIN, MULLION SIM.
25	5'-0"	5'-5"	-	G	-	10/4.2 SIM	4/4.2	4/4.2	2/4.2 SIM	11/4.2 @ MUNTIN, MULLION SIM.
26	5'-0"	5'-5"	-	G	-	10/4.2 SIM	4/4.2	4/4.2	2/4.2 SIM	11/4.2 @ MUNTIN, MULLION SIM.
27	2'-7 3/4"	VARIES	-	H	-	9/4.2	7/4.2	14/4.2	8/4.2	-
28	2'-7 3/4"	VARIES	-	H	-	9/4.2	14/4.2	7/4.2	8/4.2	-

WINDOW TYPES

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





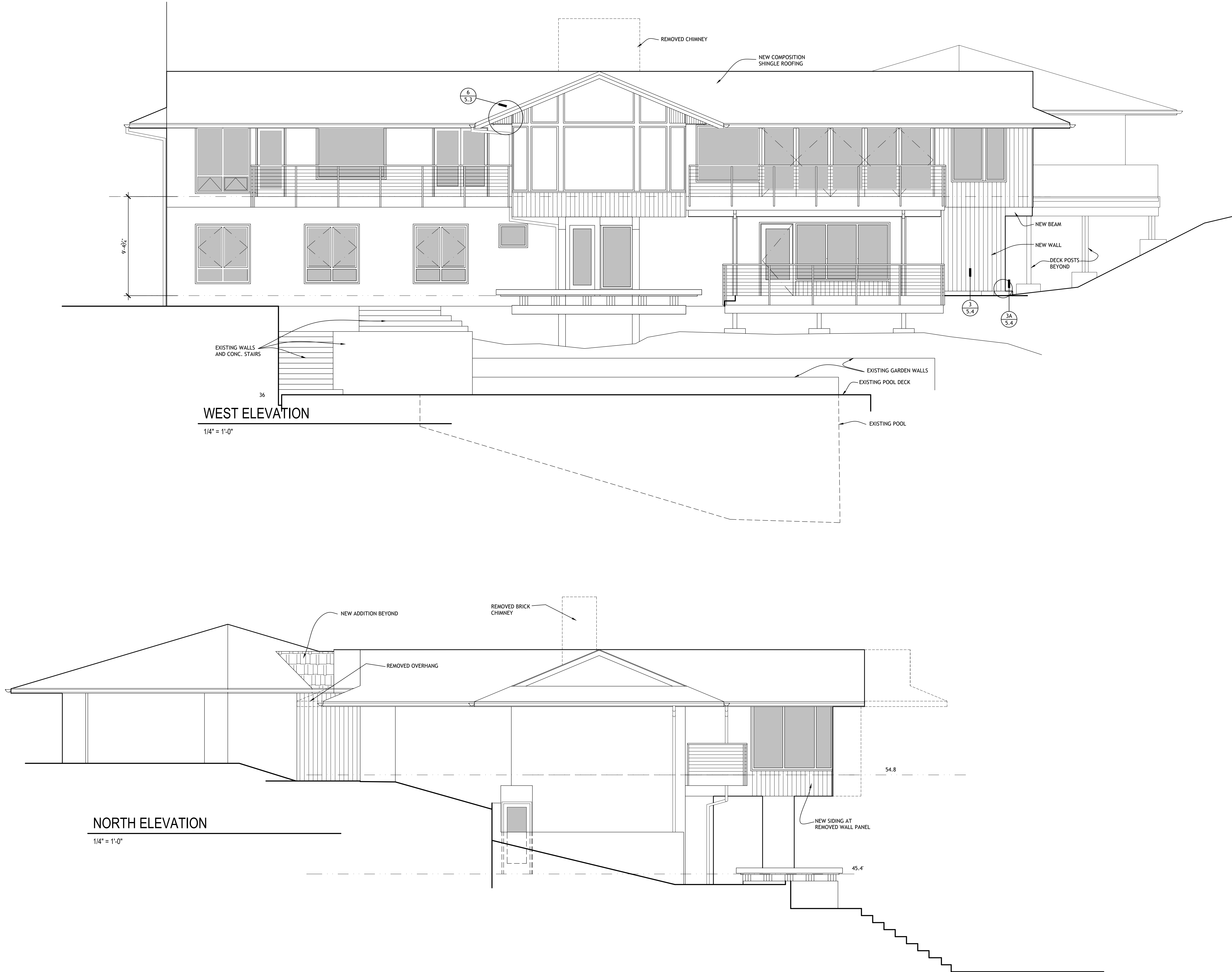


SHIPPER RESIDENCE REMODEL

7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

ELEVATIONS

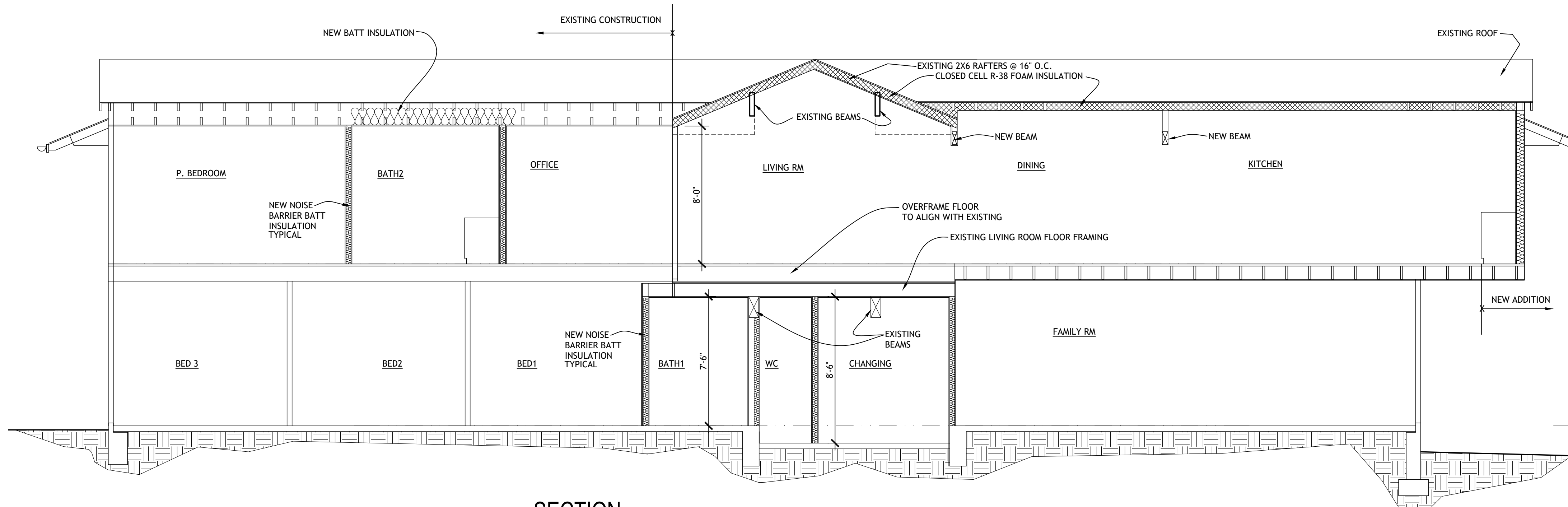
Sheet No. **5.0**
Project No. 2413
Date: 4/30/25



No. Date Revision

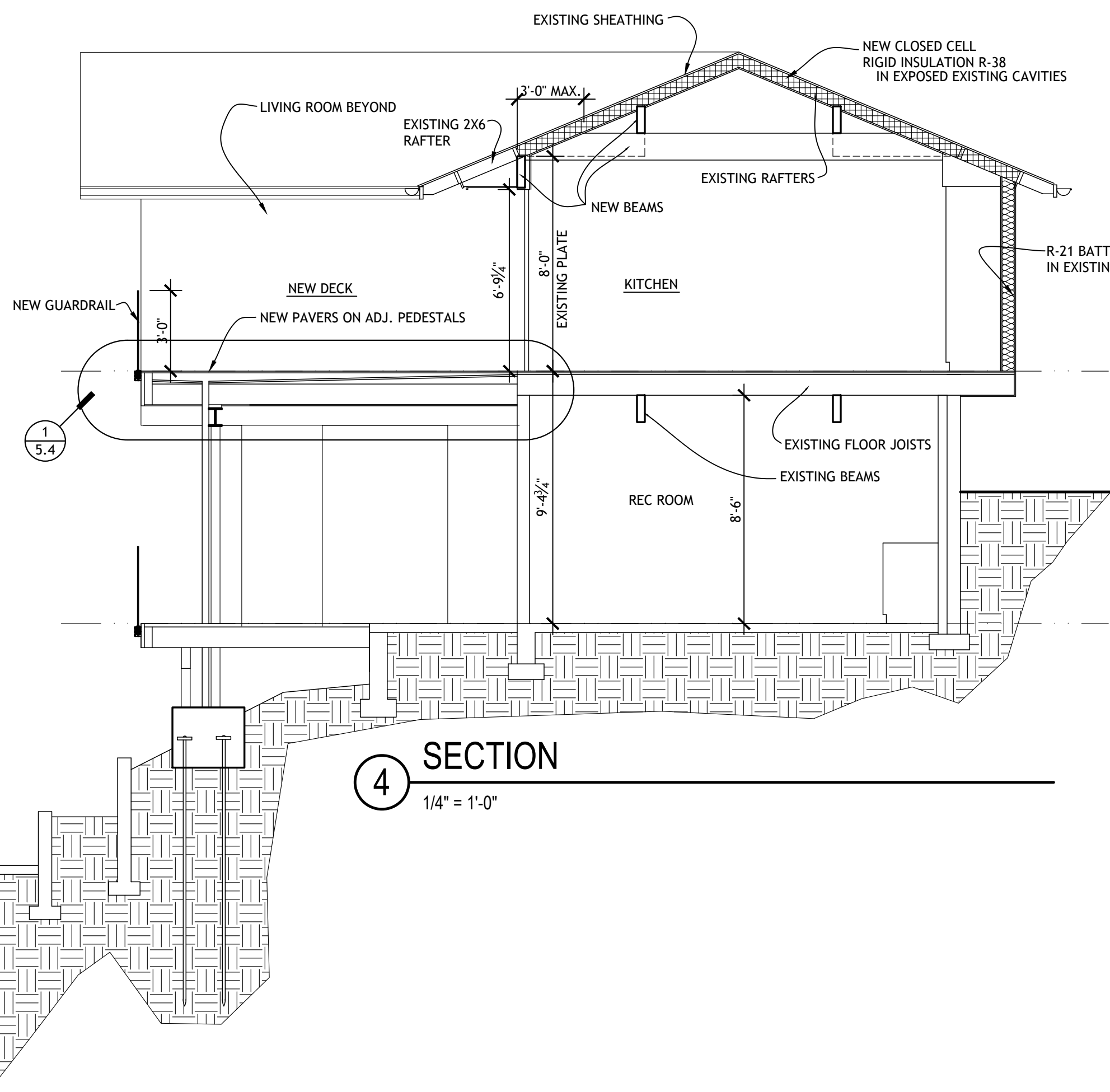
SHIPPER RESIDENCE REMODEL
7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

ELEVATIONS



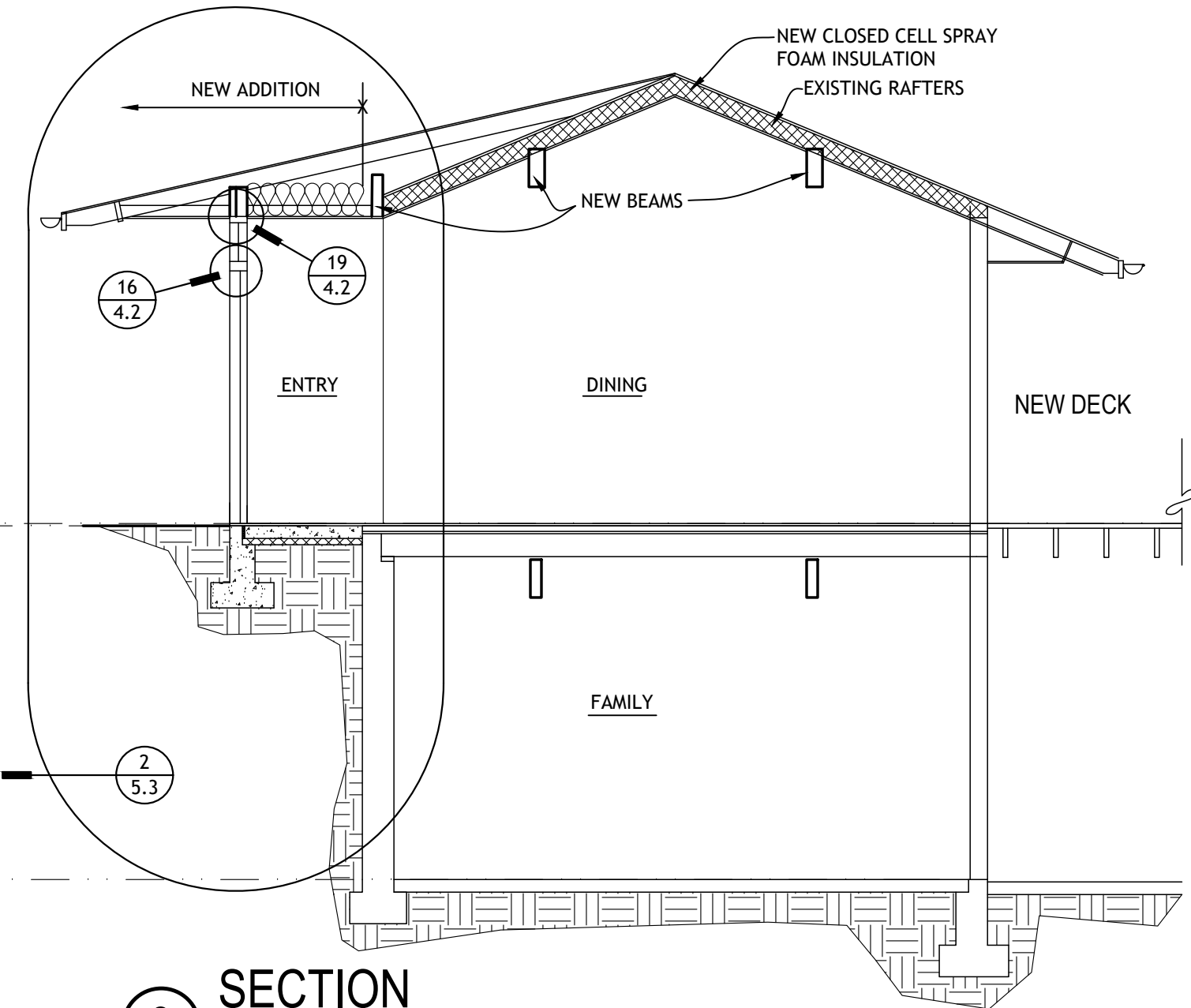
1 SECTION

1/4" = 1'-0"



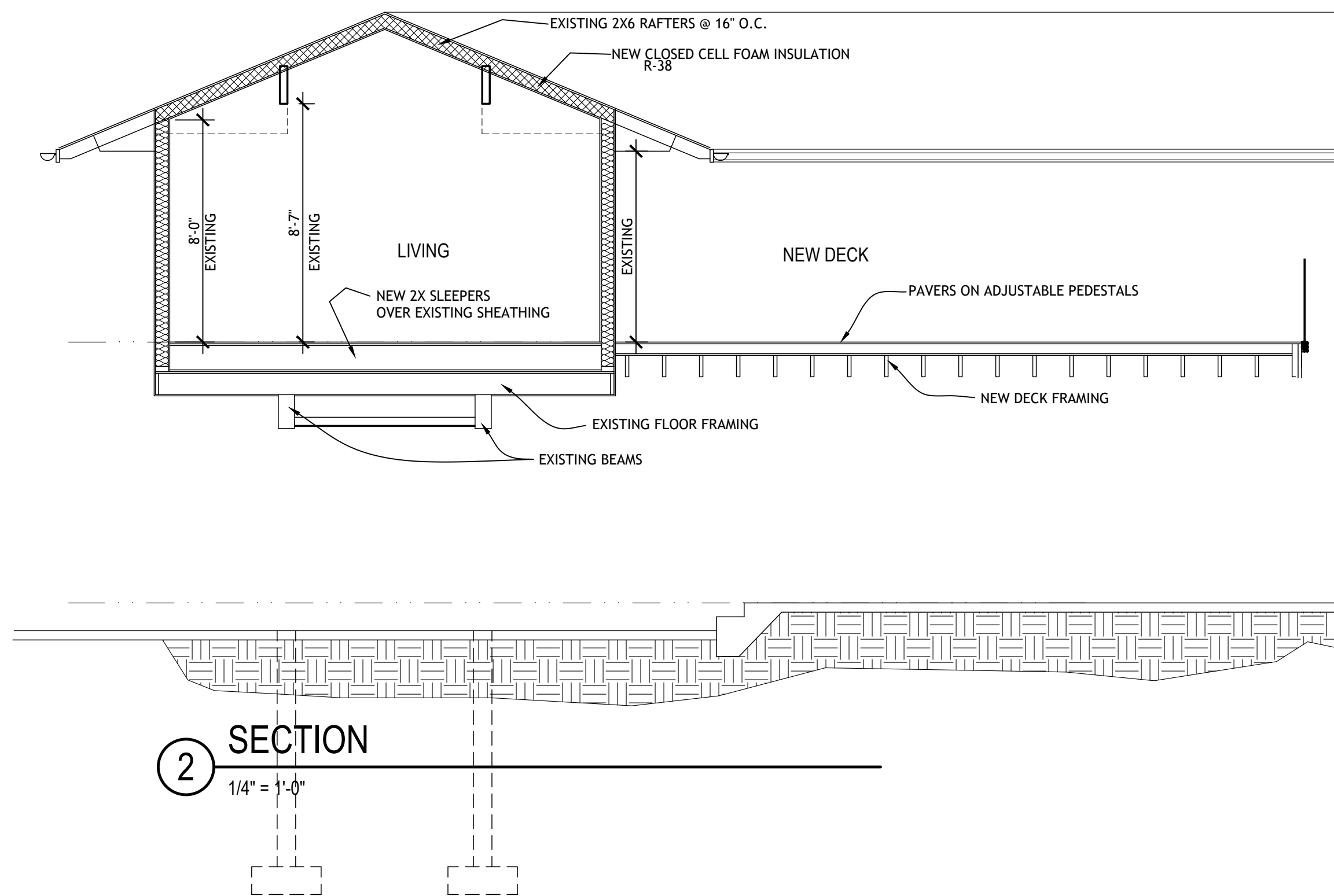
4 SECTION

1/4" = 1'-0"



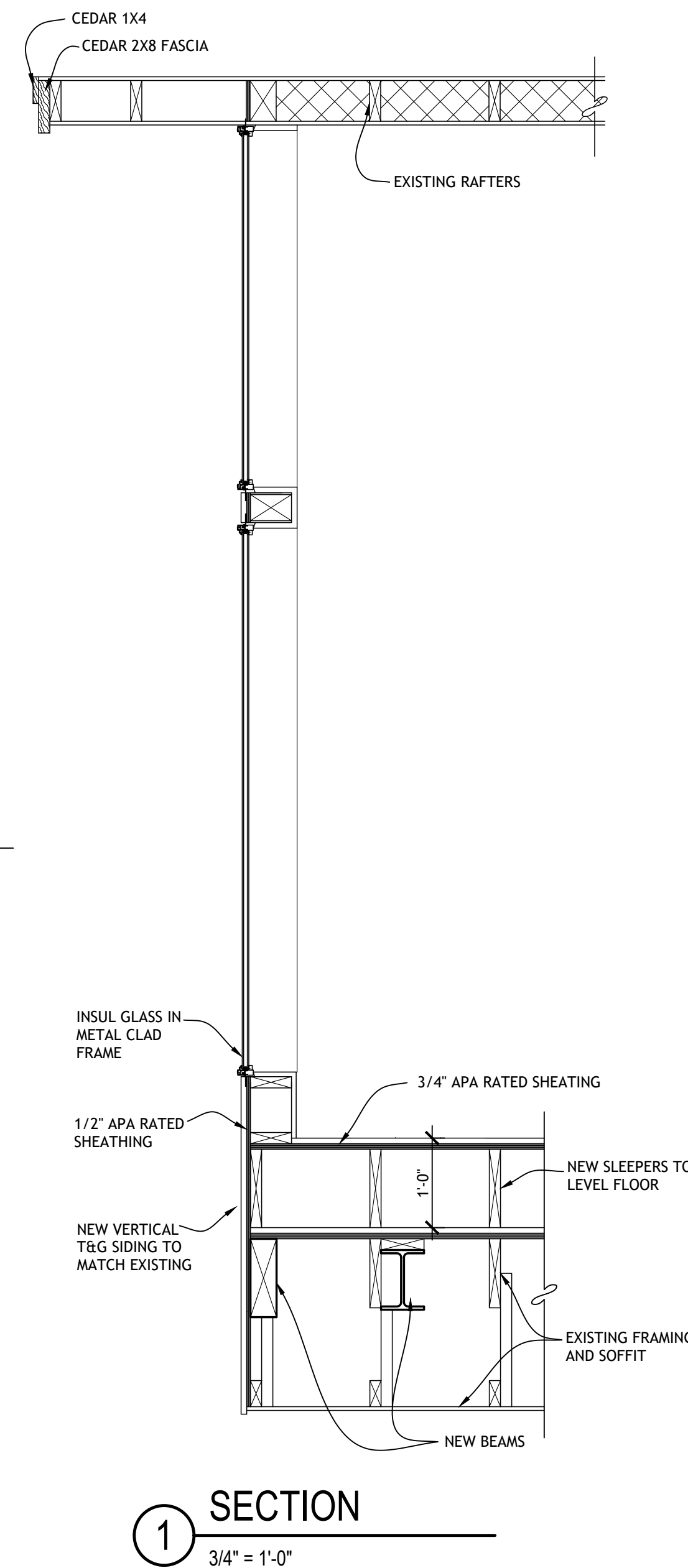
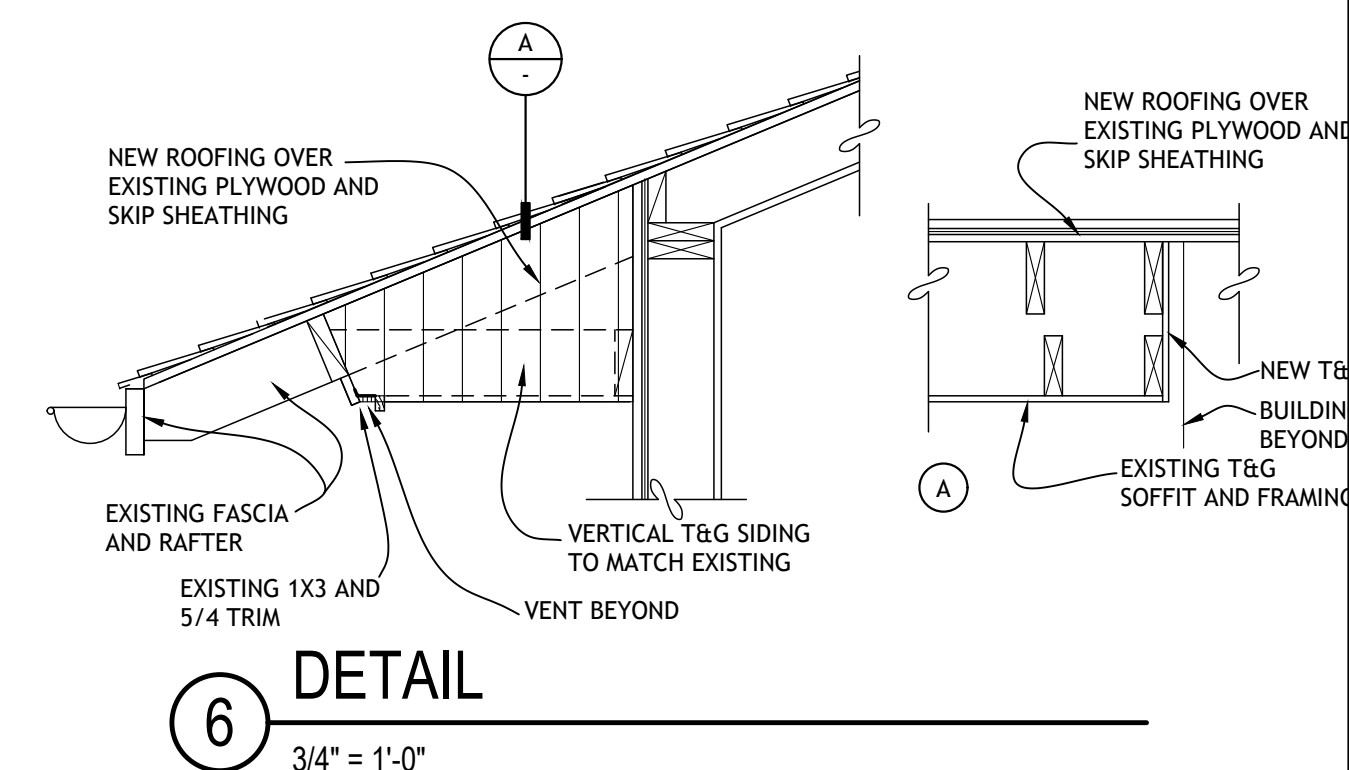
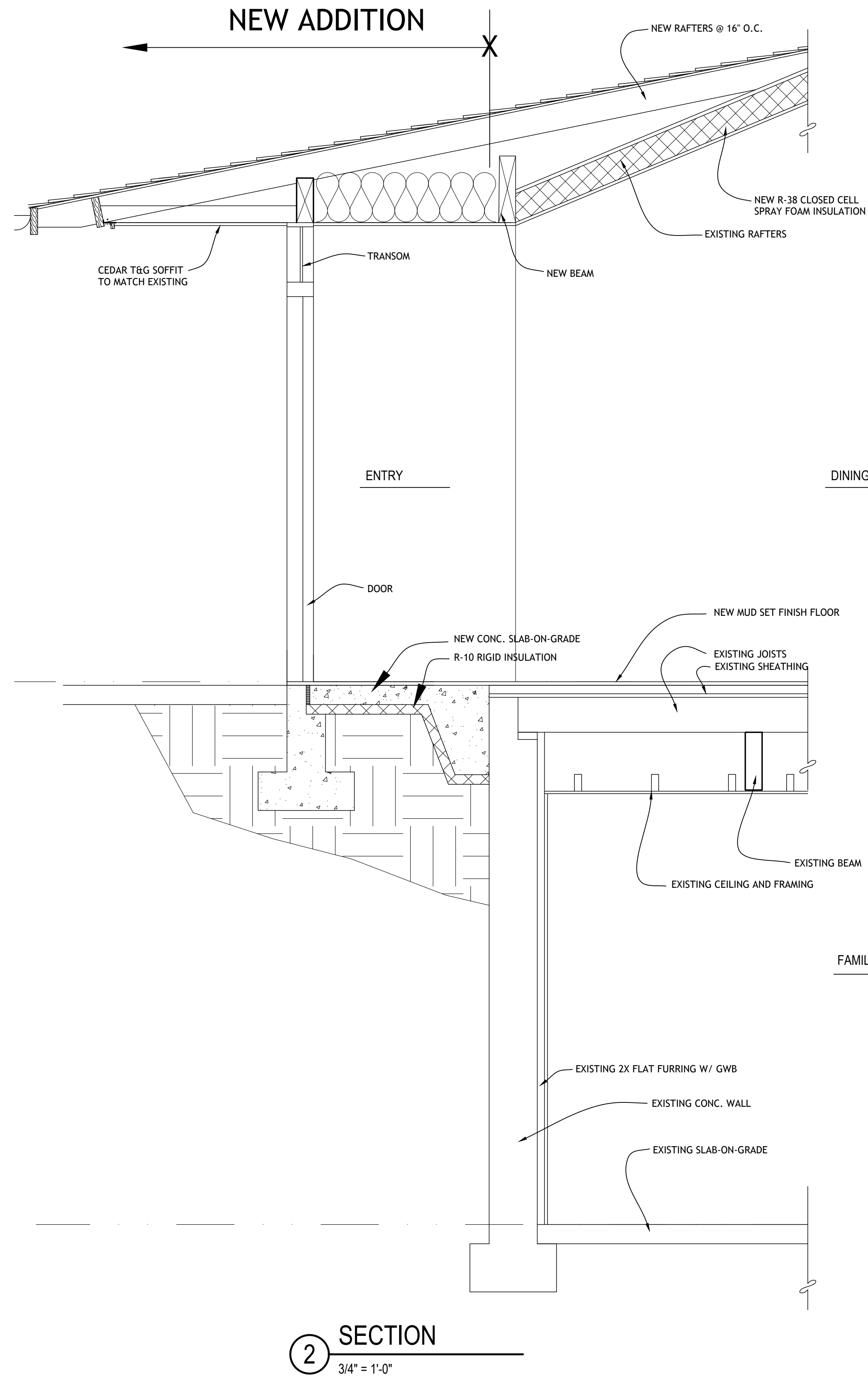
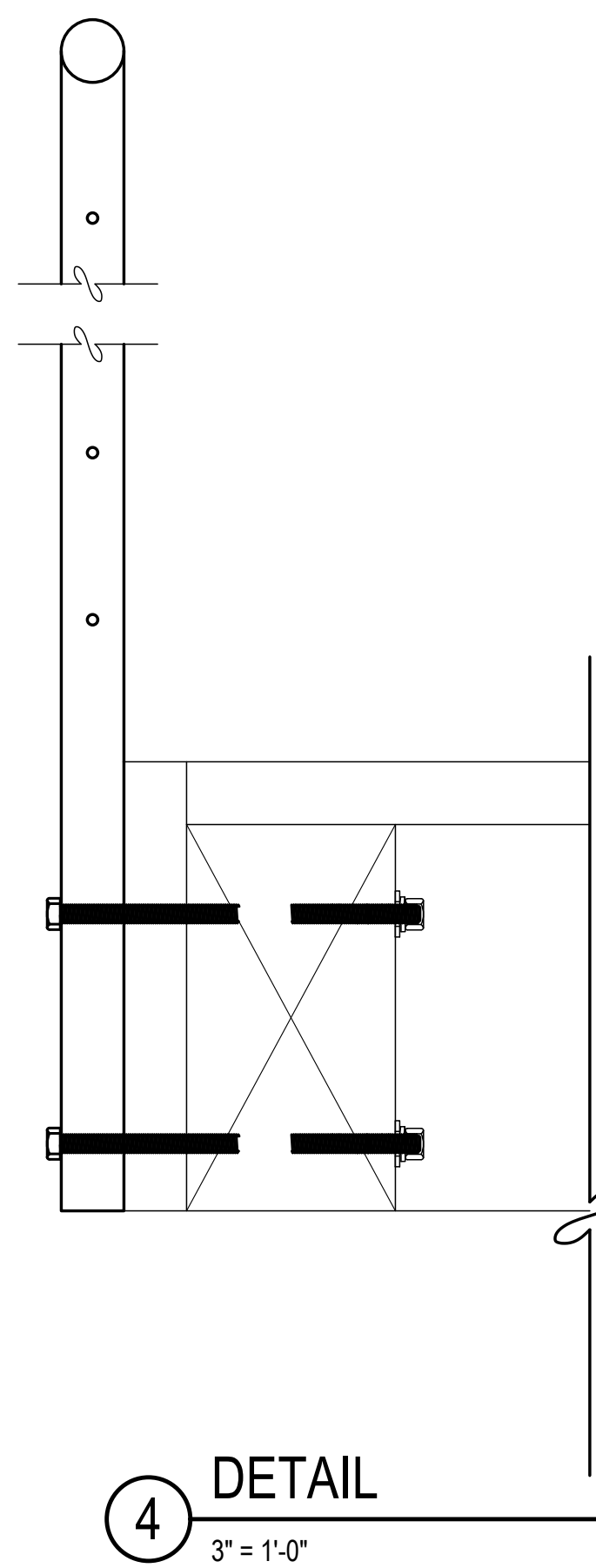
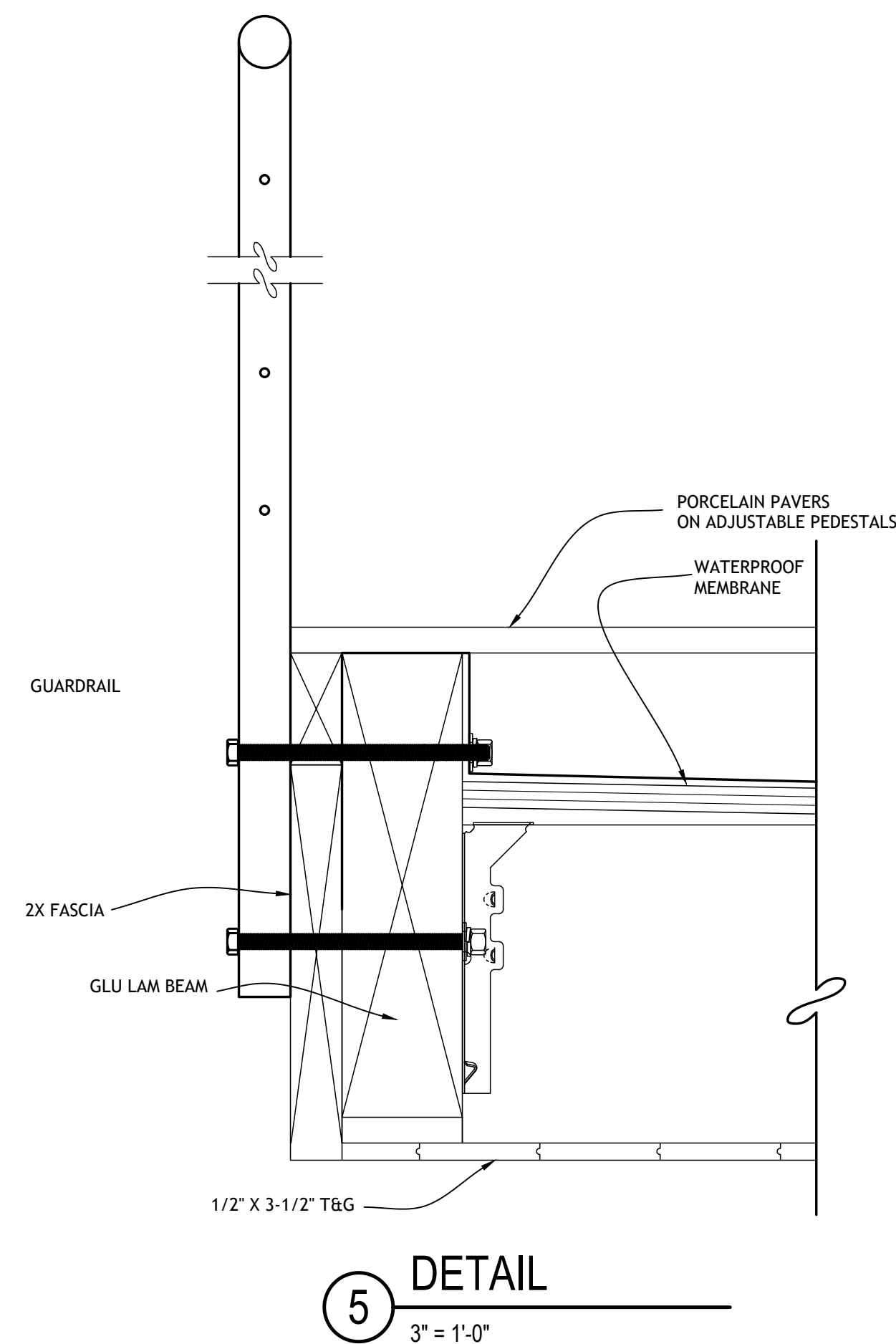
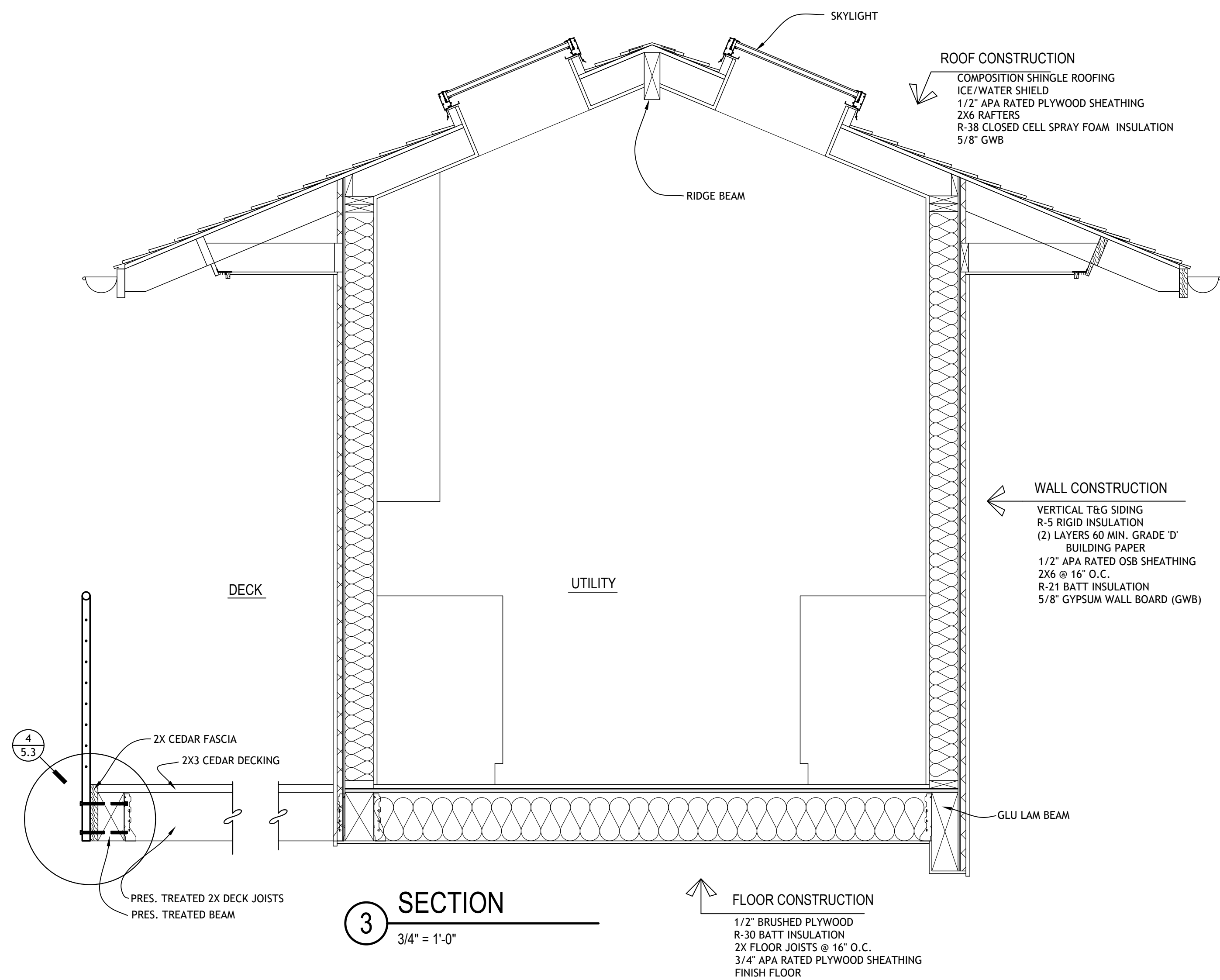
3 SECTION

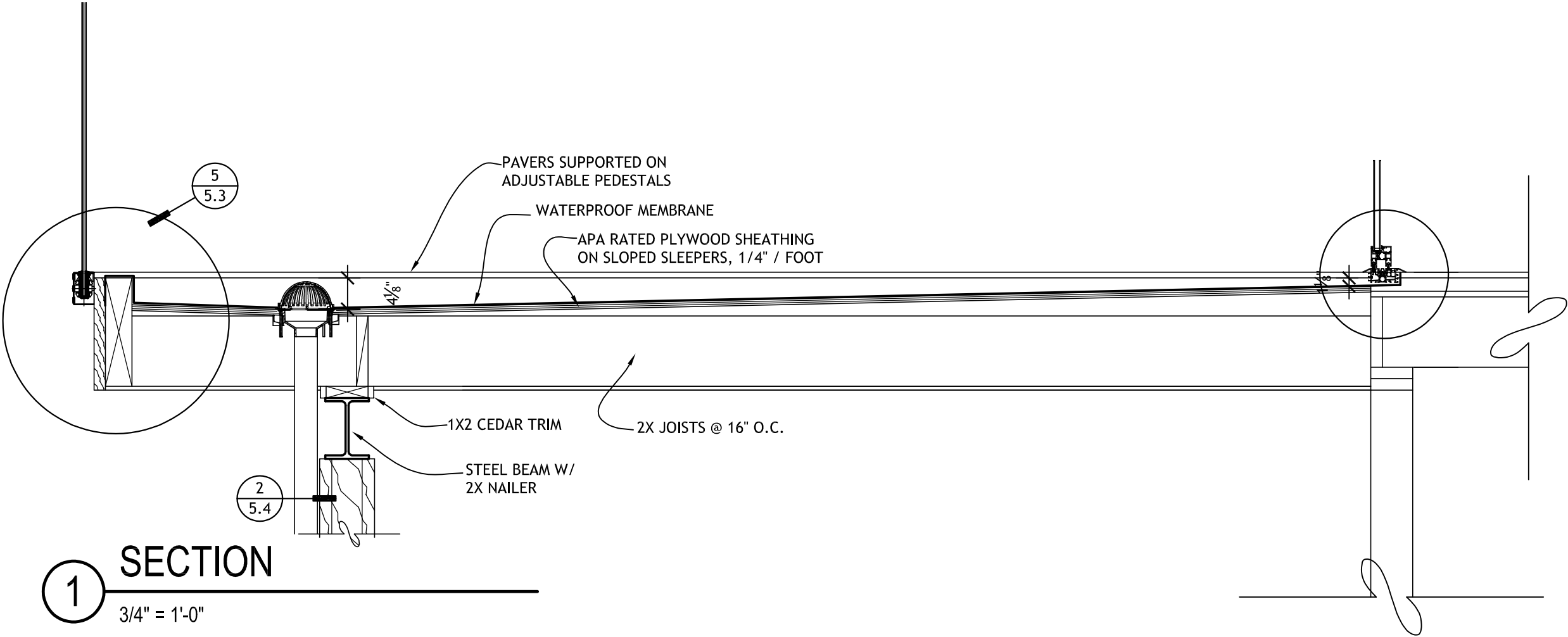
1/4" = 1'-0"



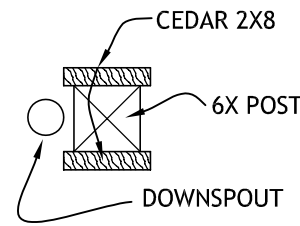
2 SECTION

1/4" = 1'-0"

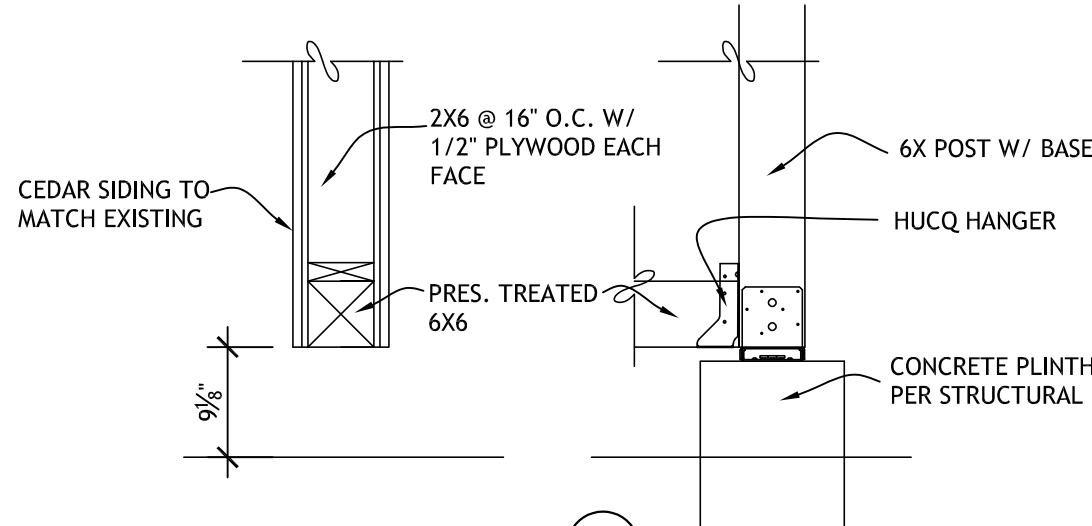




1 SECTION
3/4" = 1'-0"



2 DETAIL
3/4" = 1'-0"



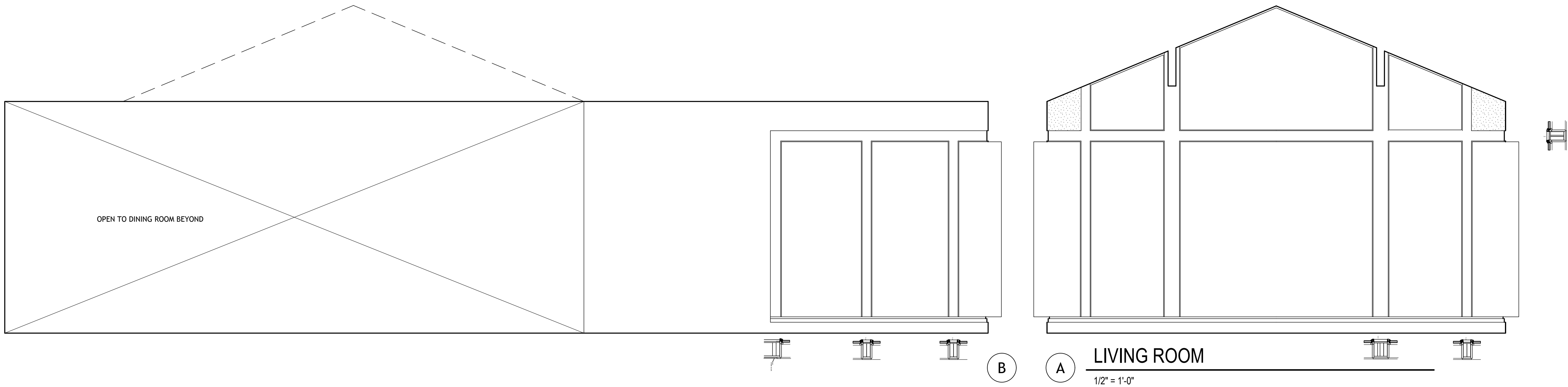
3 DETAIL
3/4" = 1'-0"



No. Date Revision

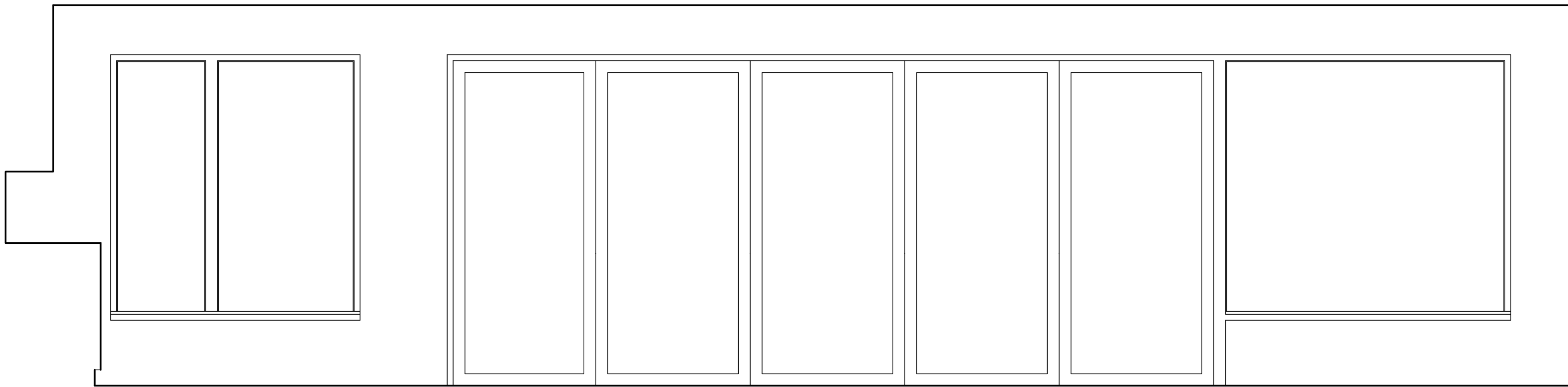
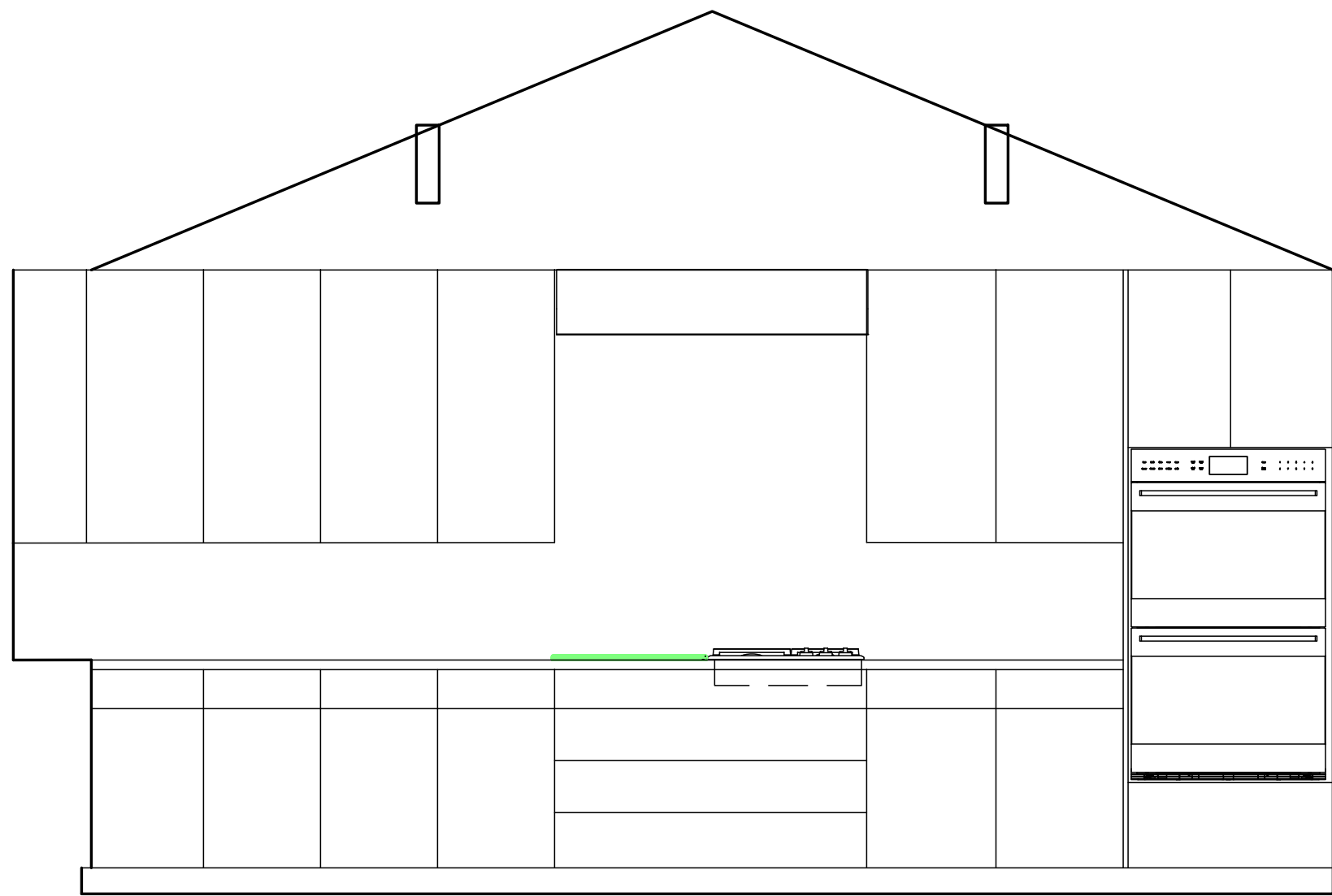
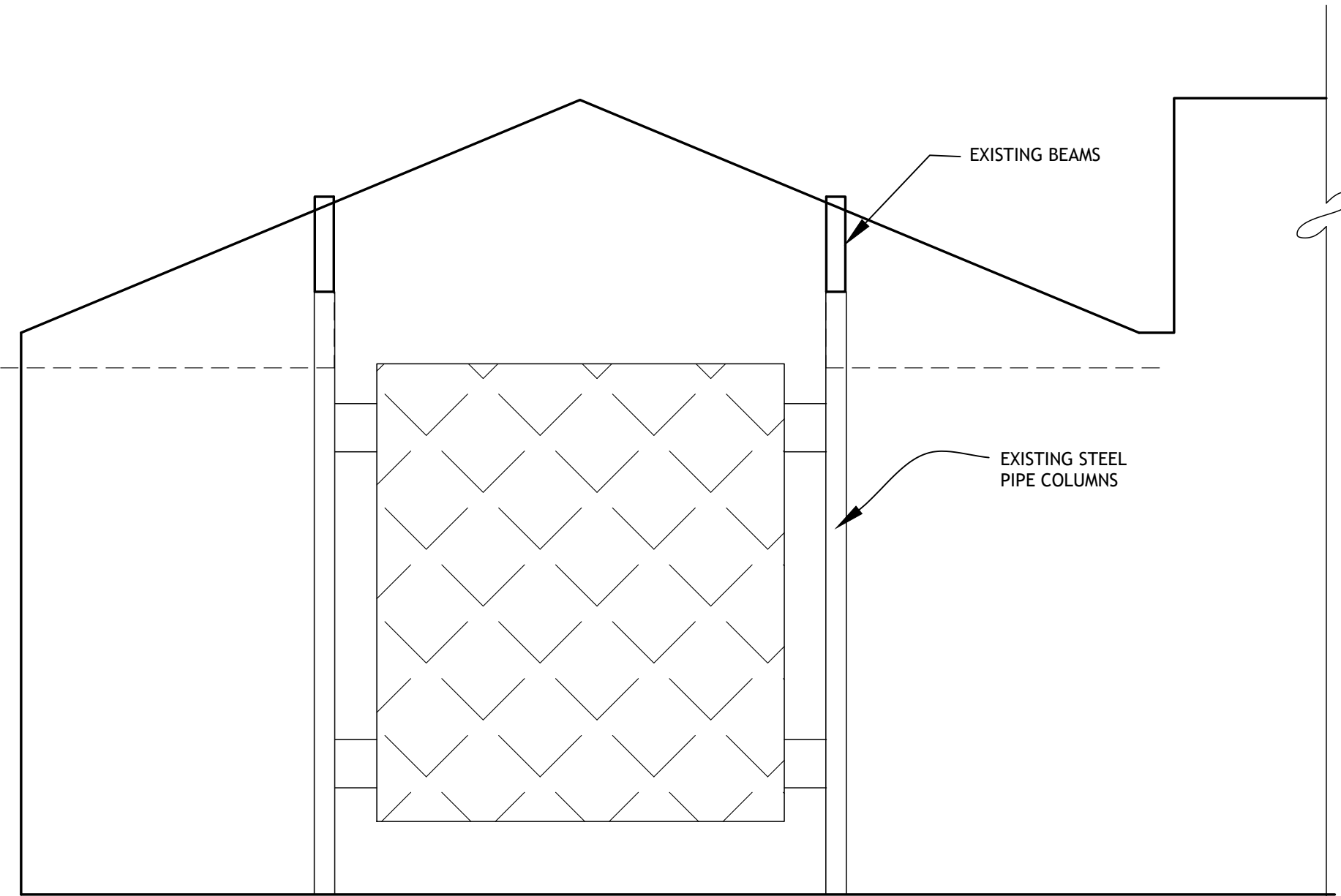
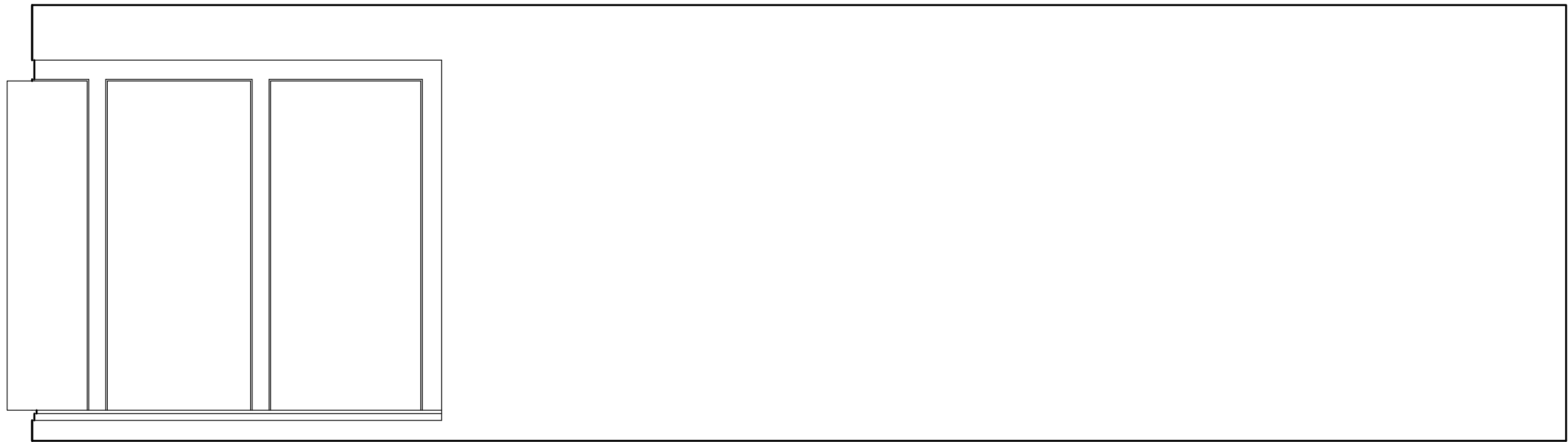
SHIPPER RESIDENCE REMODEL
7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

SECTIONS



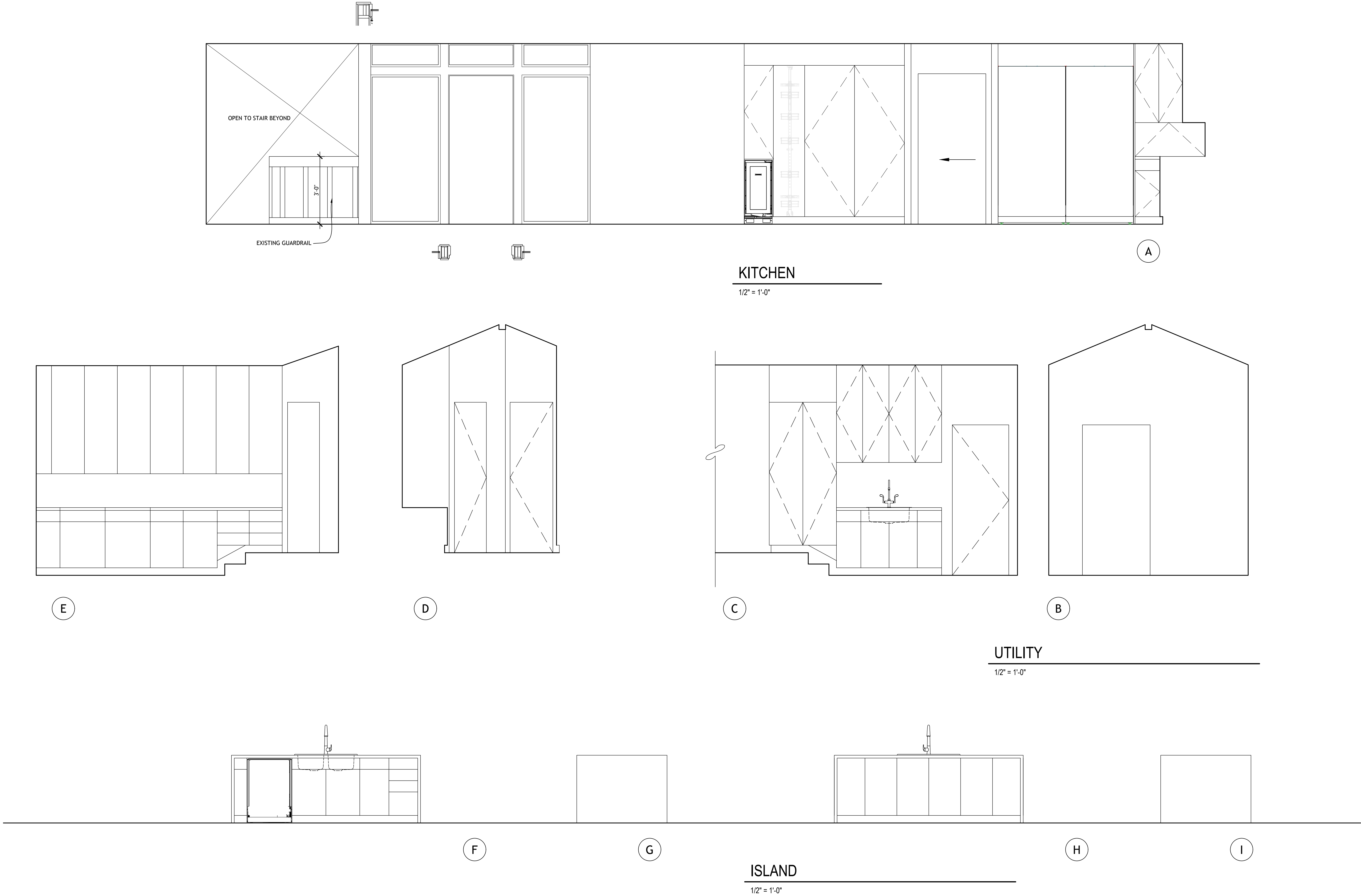
LIVING ROOM

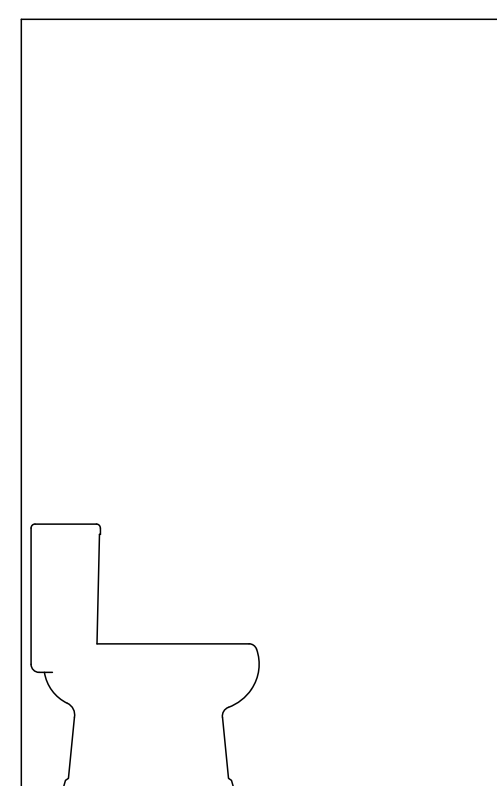
1/2" = 1'-0"



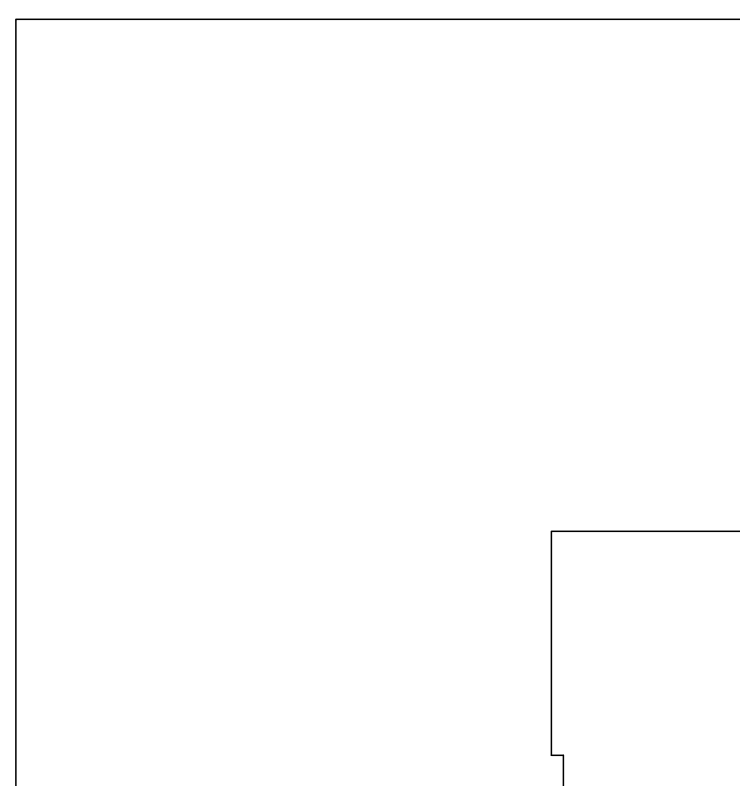
DINING ROOM/ KITCHEN

1/2" = 1'-0"

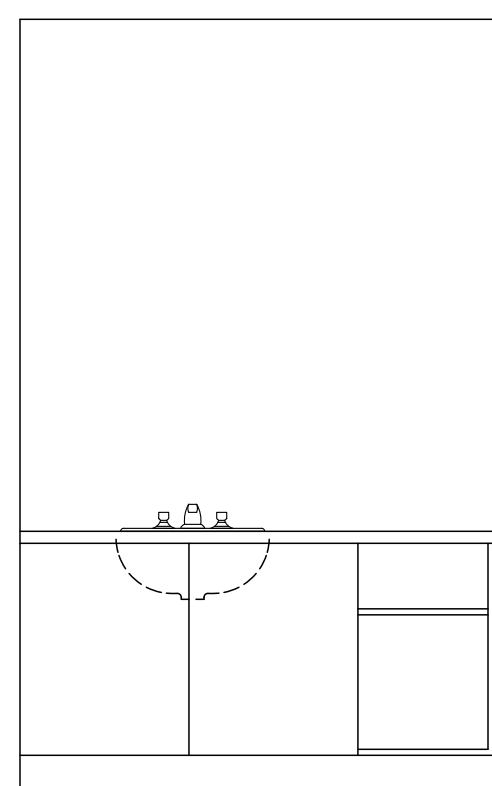




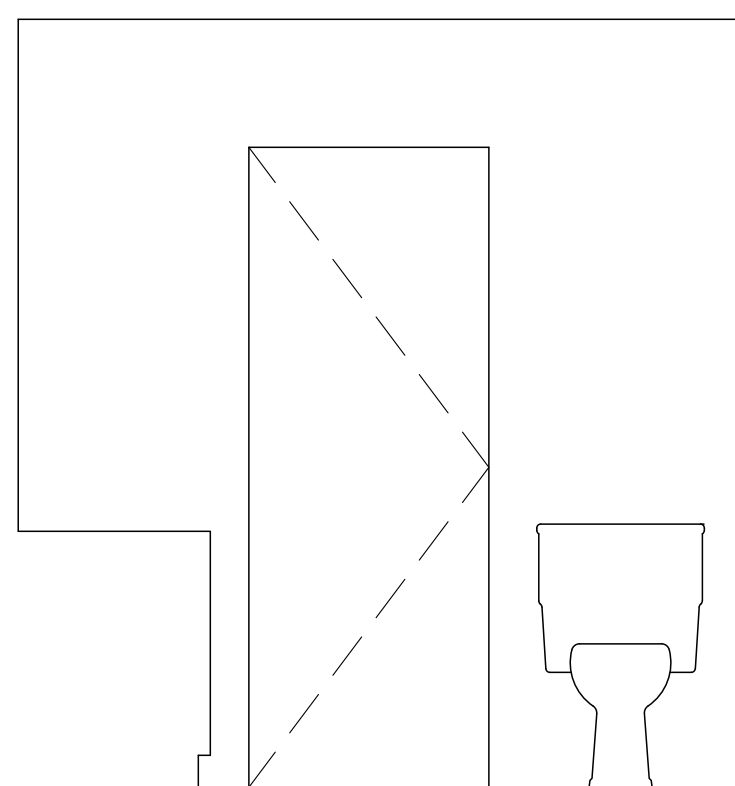
(H



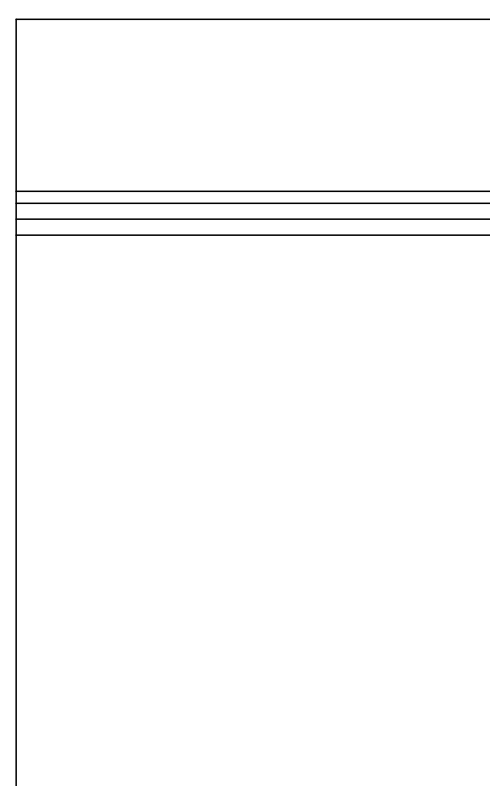
G



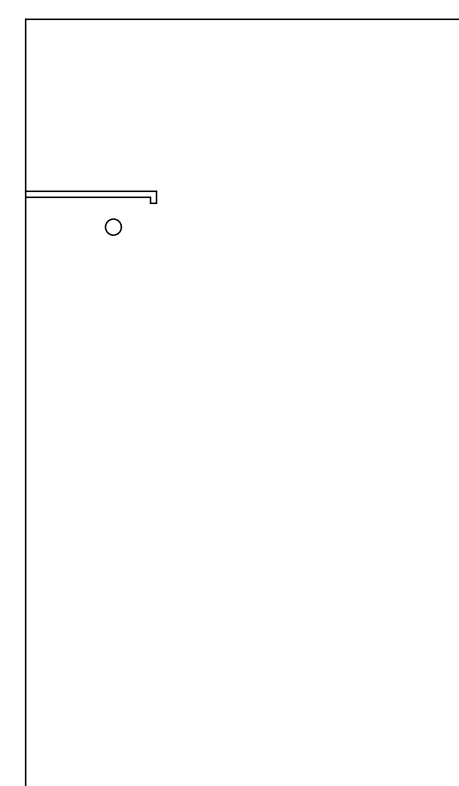
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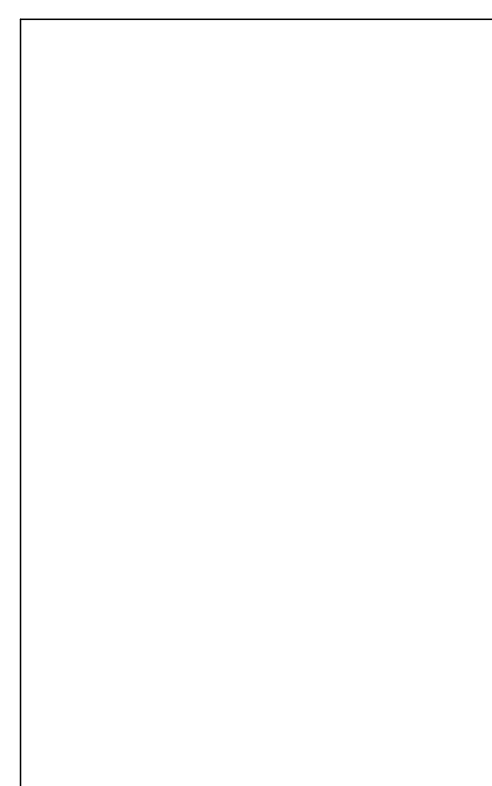
(E



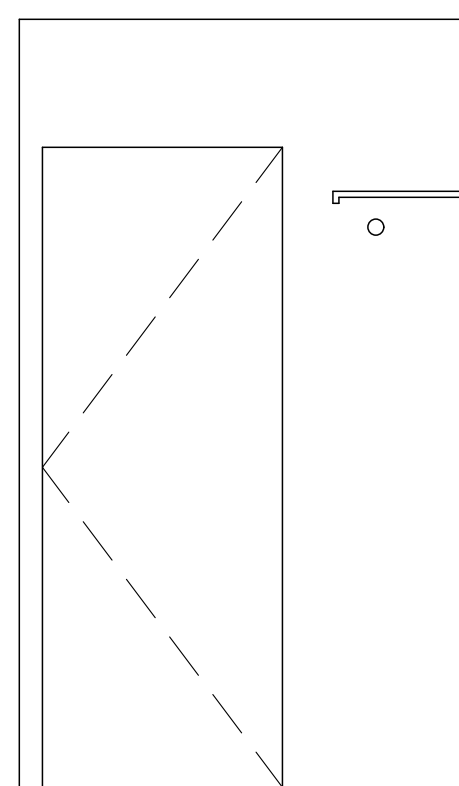
(D)



(c)



(B

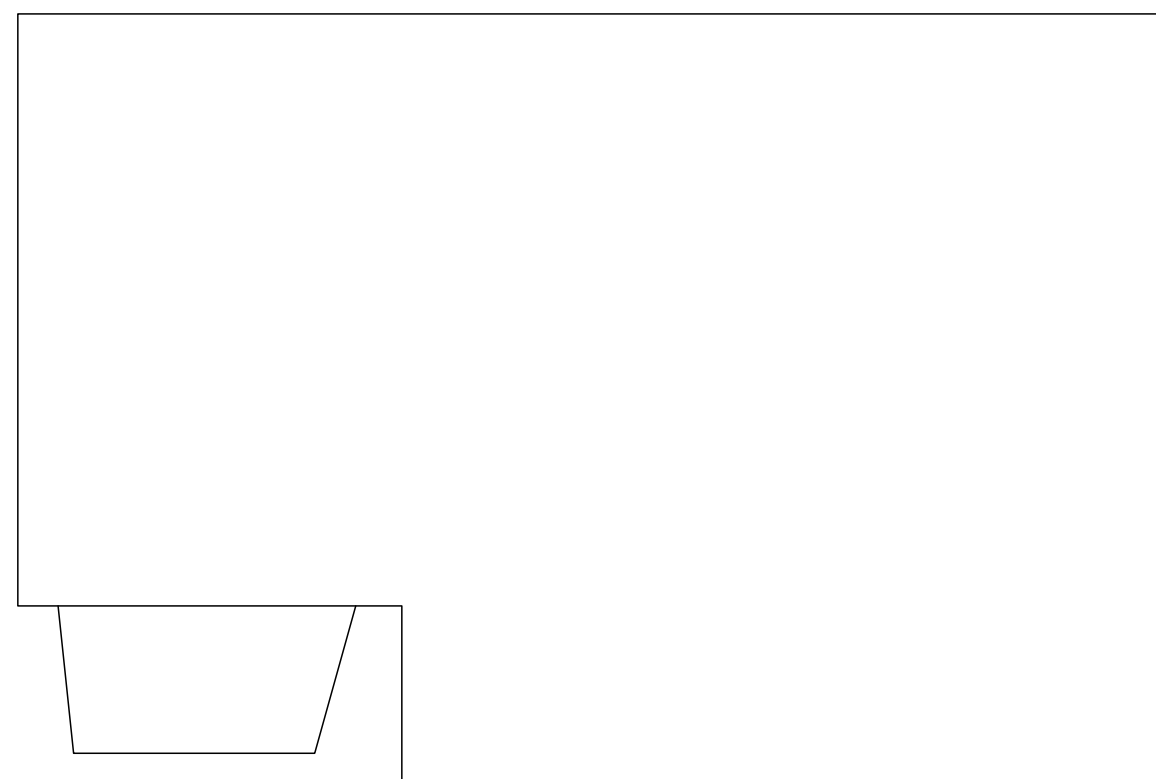


A

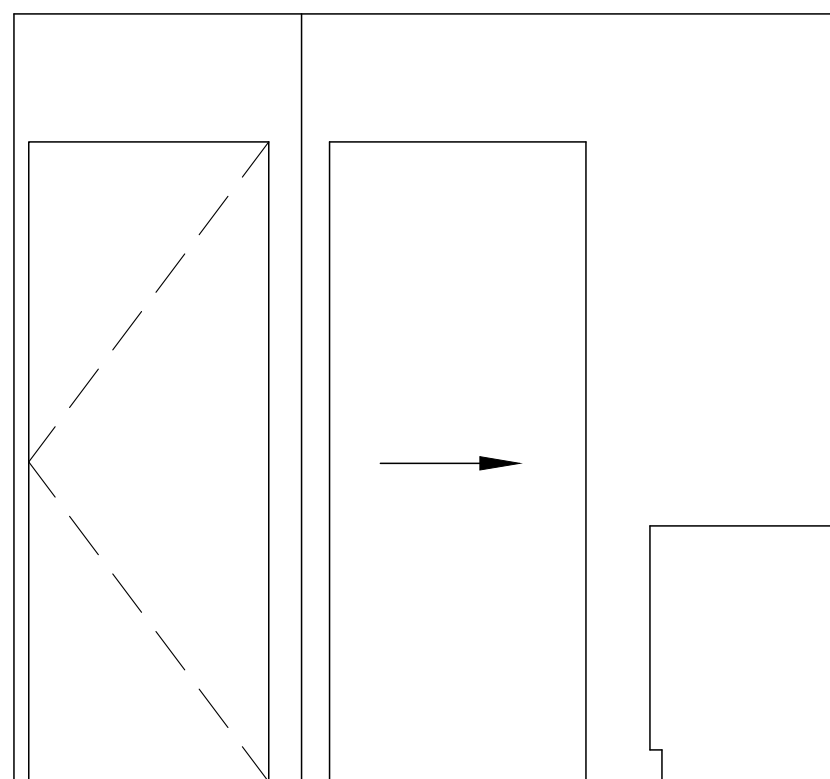
POWDER

$$1/2'' = 1'-0''$$

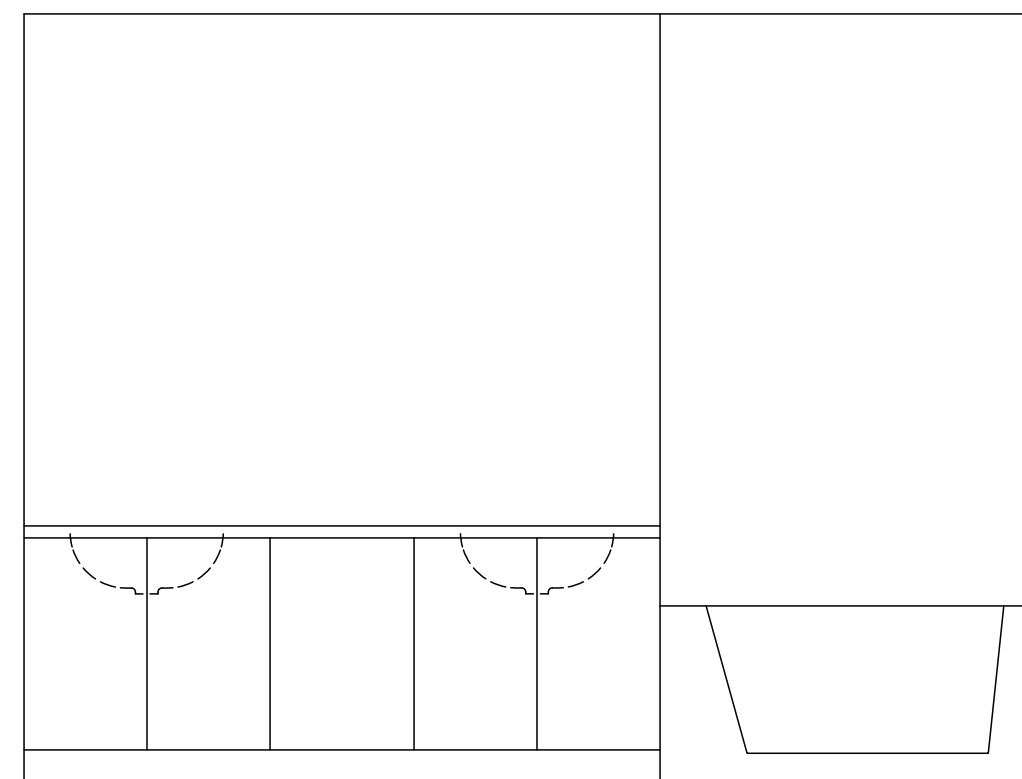
COATS

$$1/2'' = 1'-0''$$


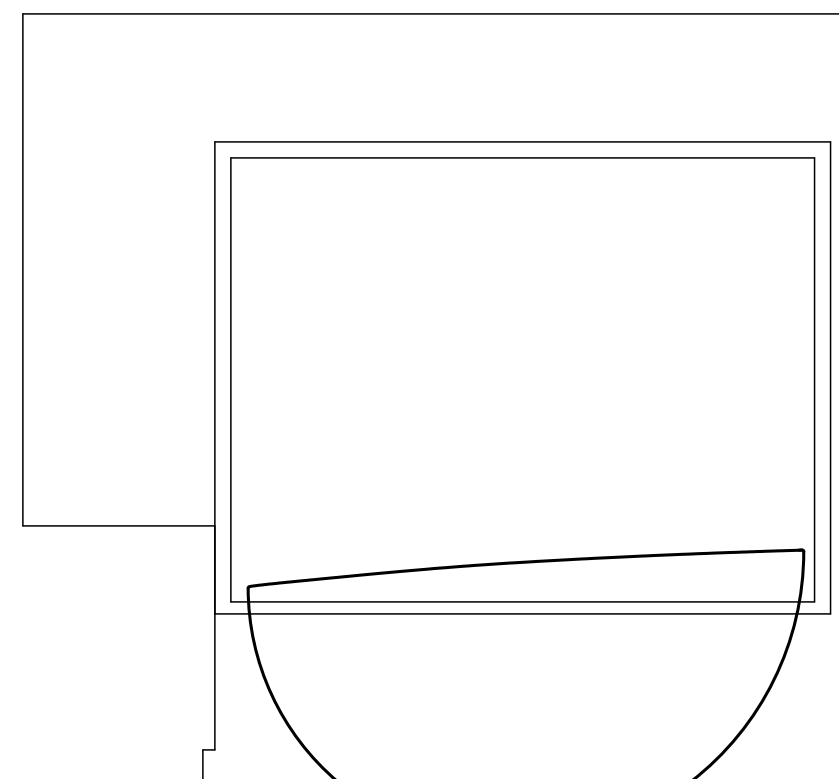
1



K



1

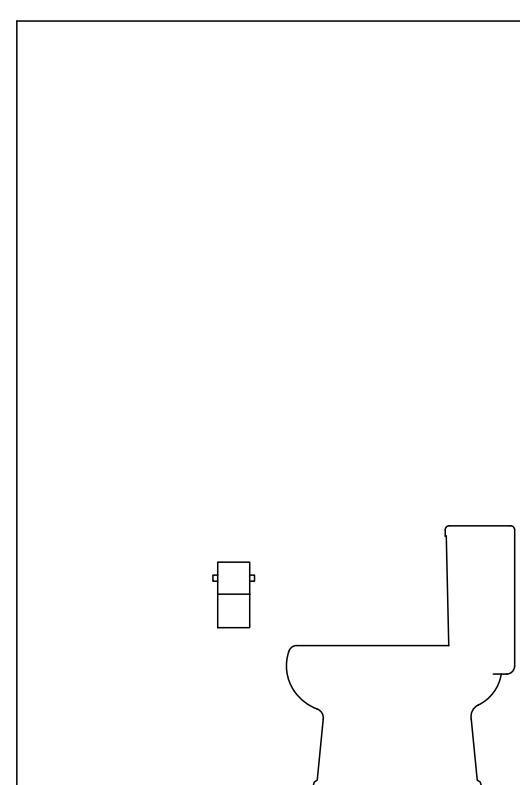


1

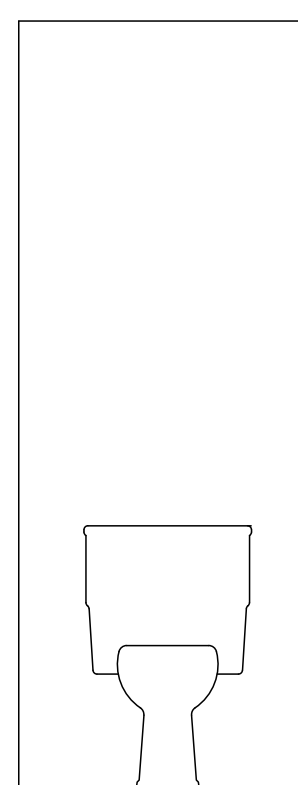
BATH 2

$$1/2'' = 1'-0''$$

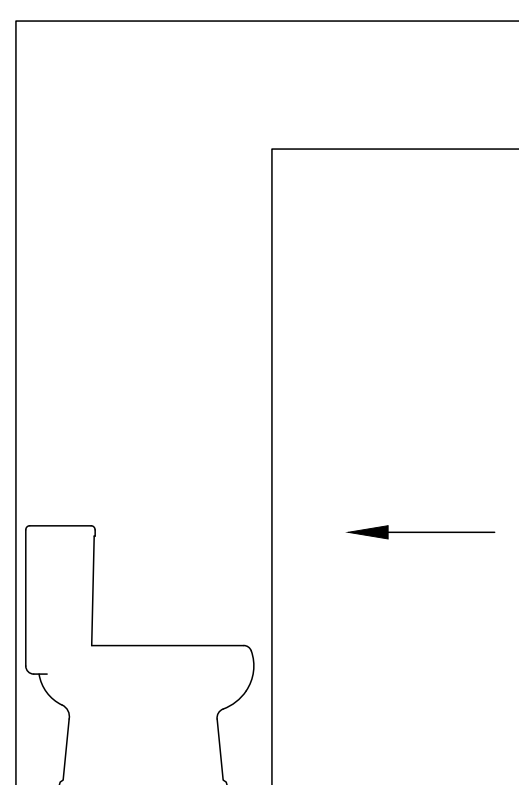

P



0



(N



M

WC1

$$1/2'' = 1'-0''$$


CHESMORE|BUCK
architecture

27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004

FAX: 425-679-0804
PHONE: 425-679-0907

Date	Revision
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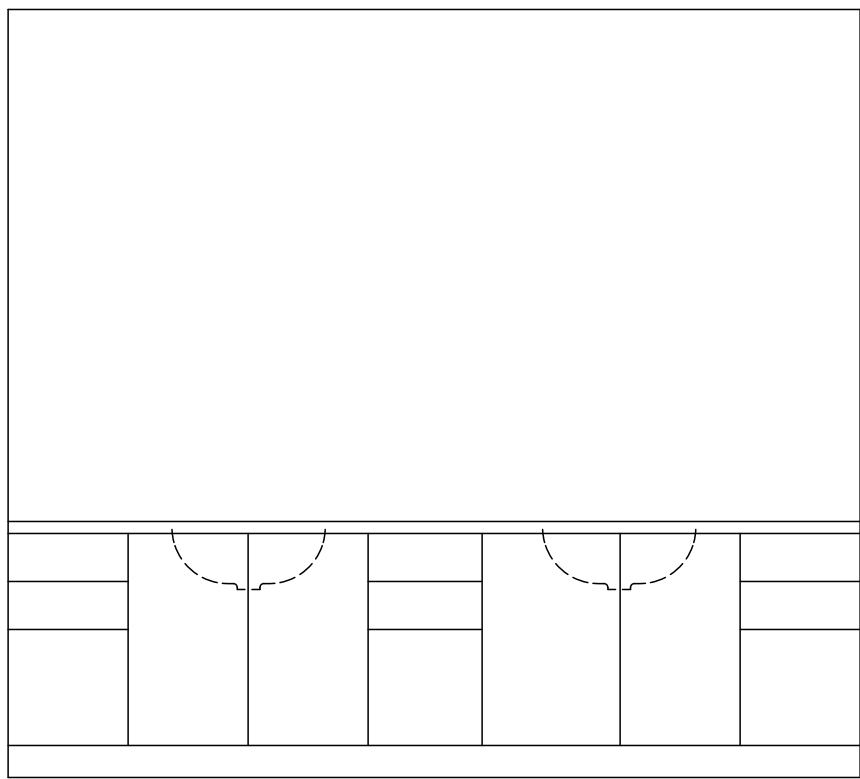
SHIPPER RESIDENCE REMODEL

7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

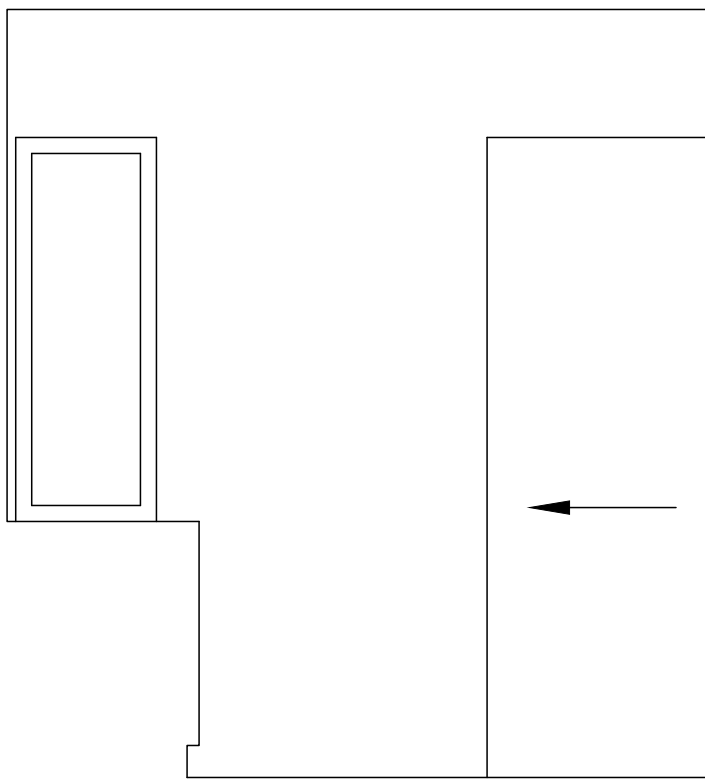
INTERIOR ELEVATIONS

Sheet No. 6.2

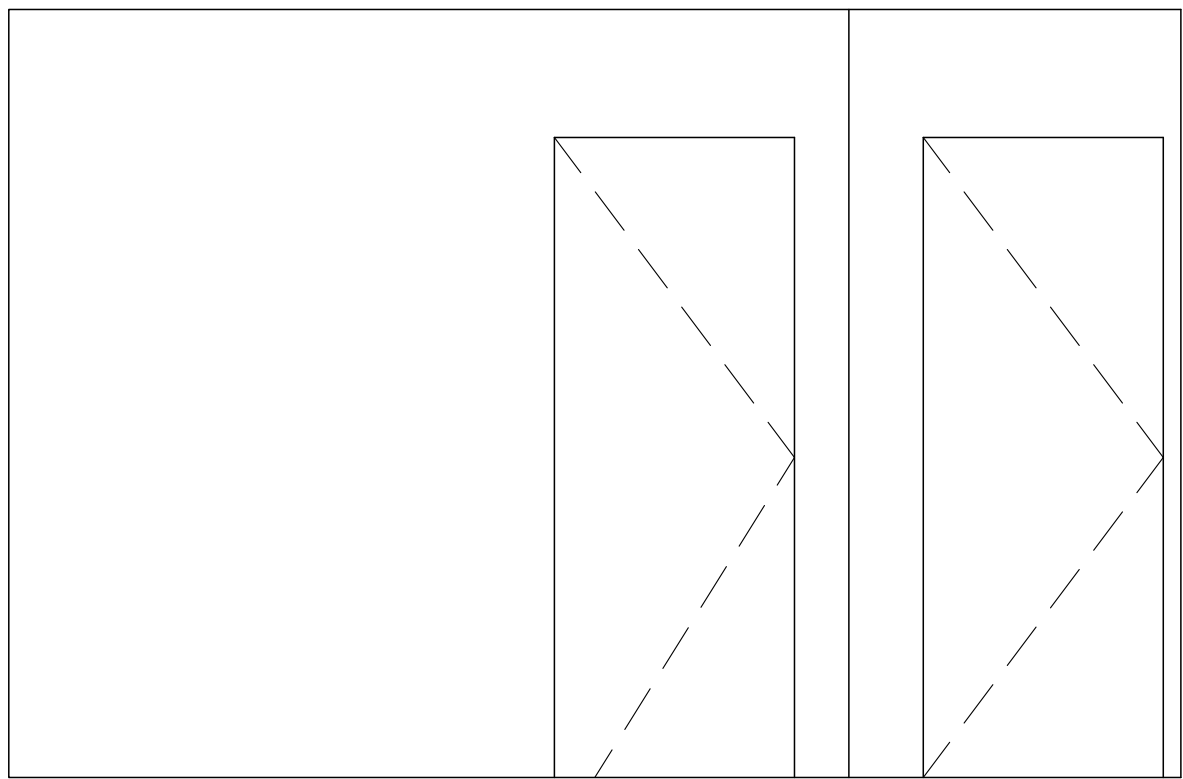
Project No. 2413
Date: 4/30/25



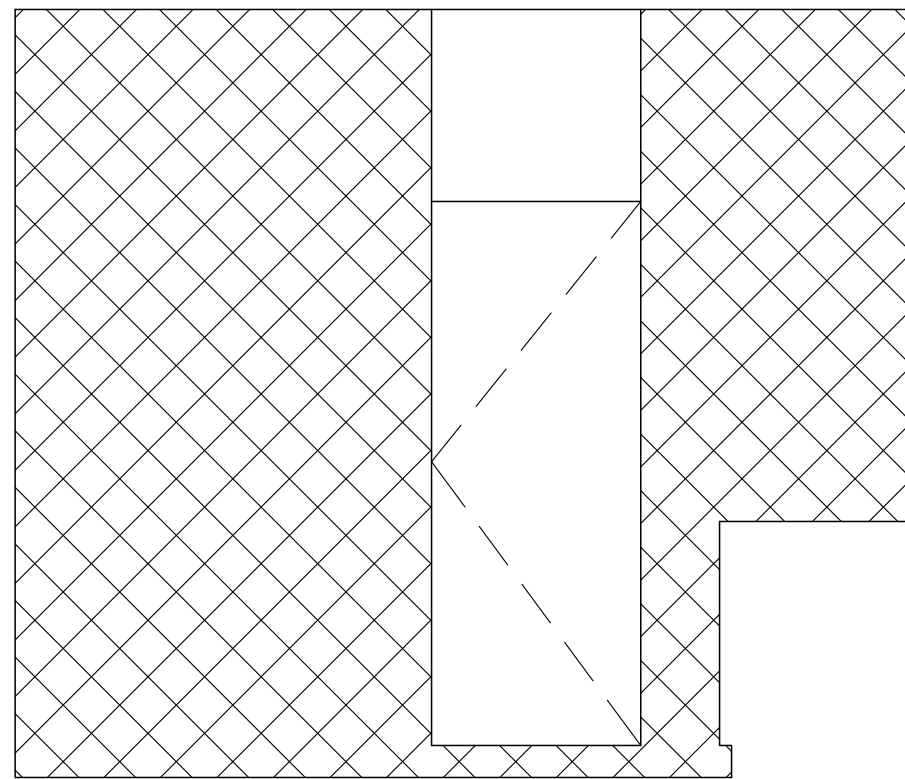
D



C



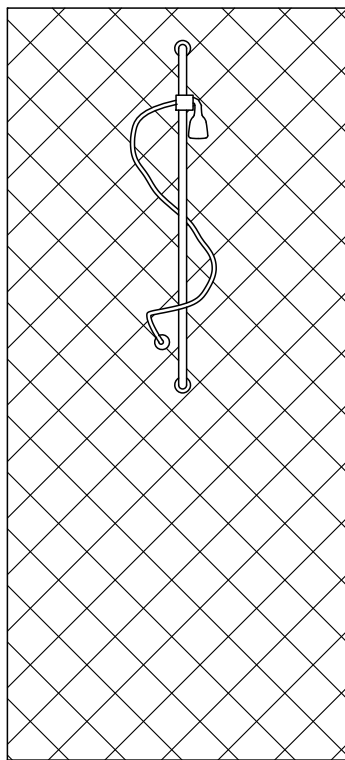
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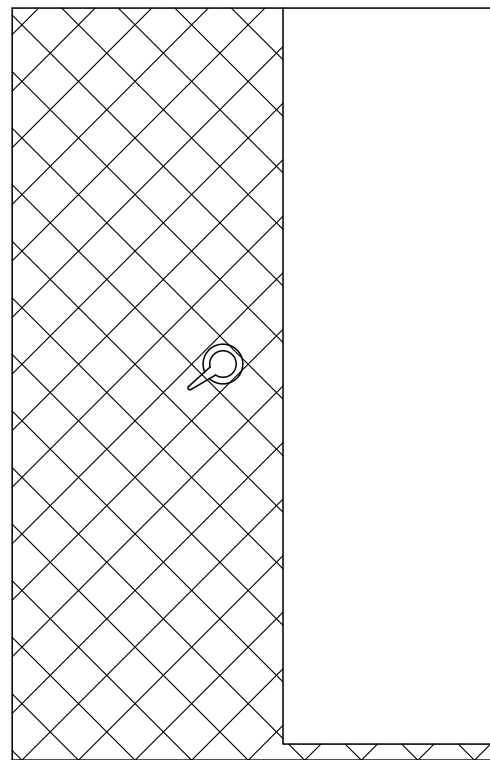
A

BATH 3

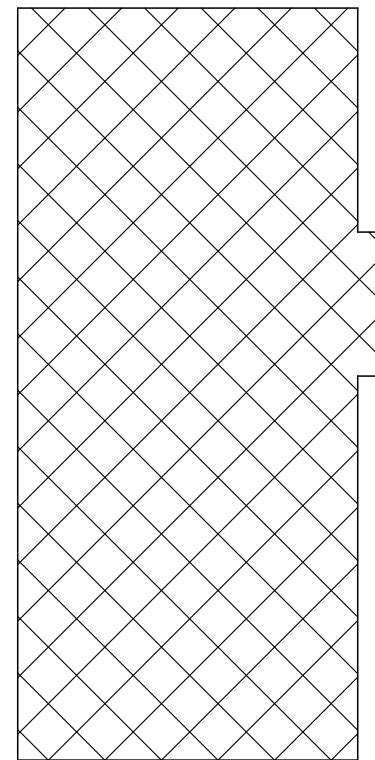
1/2" = 1'-0"



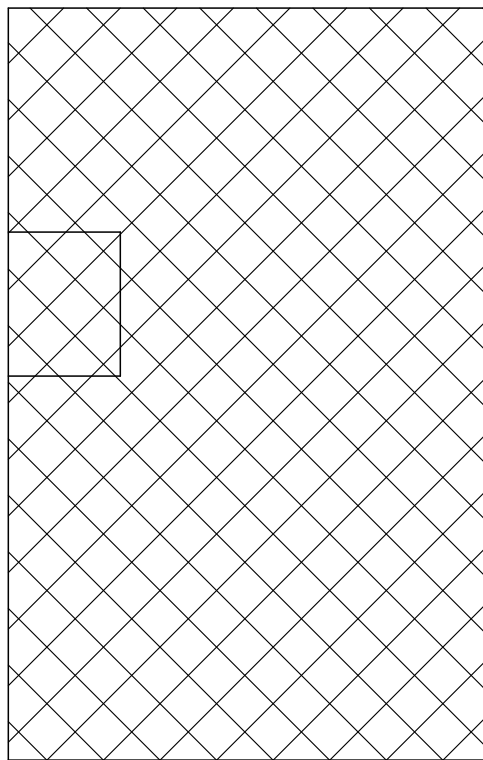
H



G



F



E

SHOWER 1

1/2" = 1'-0"

INTERIOR
ELEVATIONS

Sheet No. 6.3
Project No. 2413
Date: 4/30/25

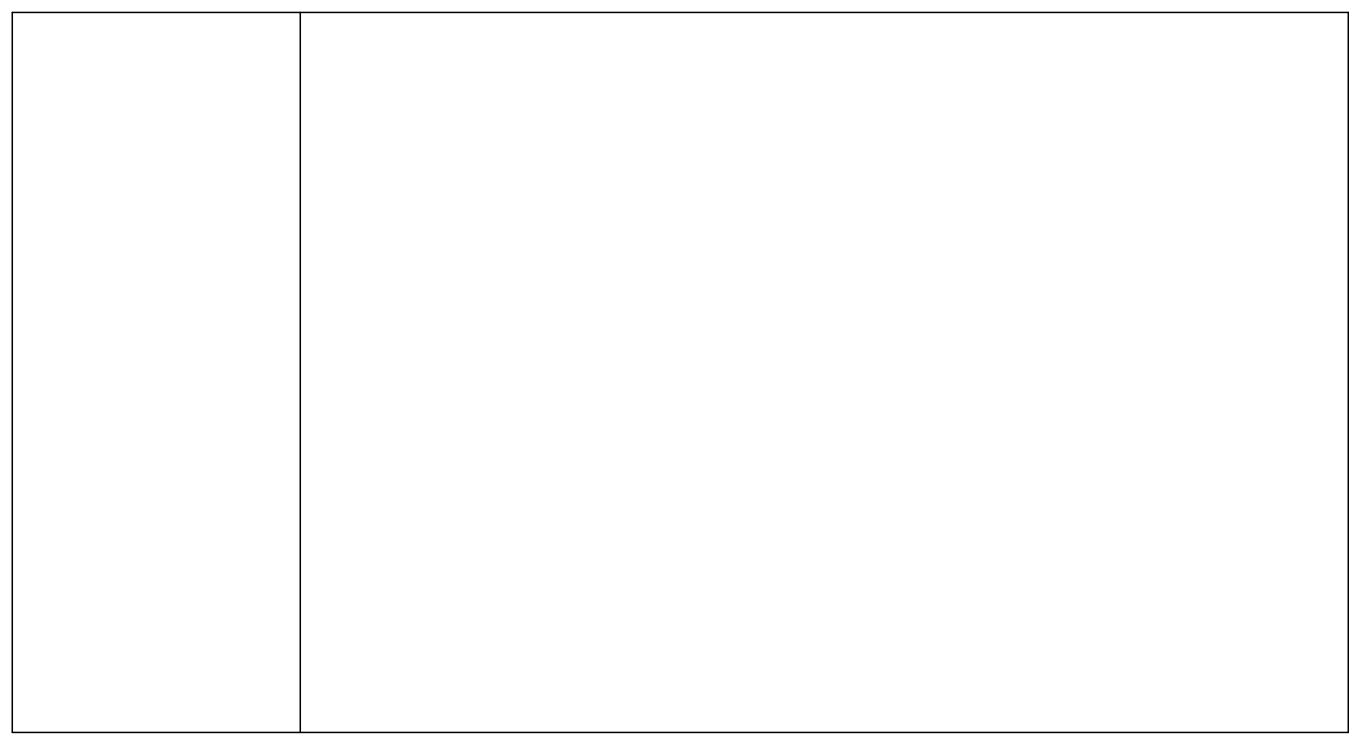
SHIPPER RESIDENCE REMODEL

7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

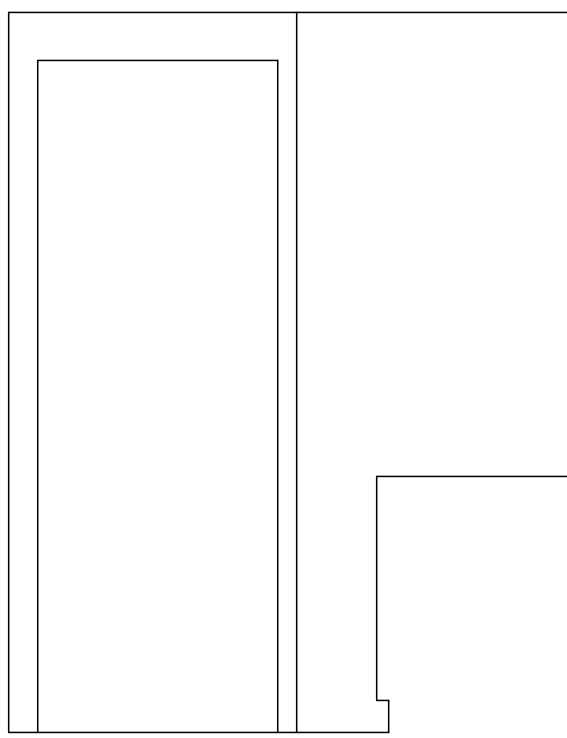
No. Date Revision



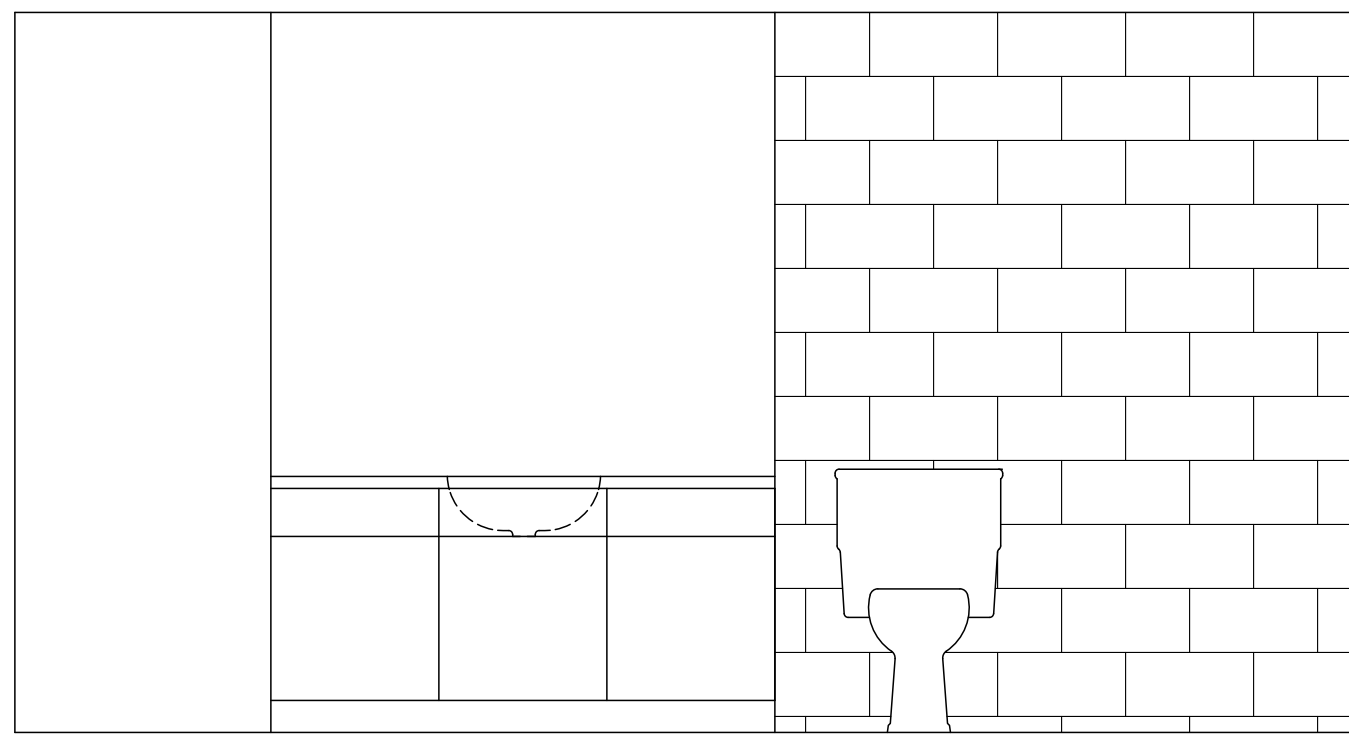
CHESMORE|BUCK
architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
FAX: 425-679-0804
PHONE: 425-679-0907



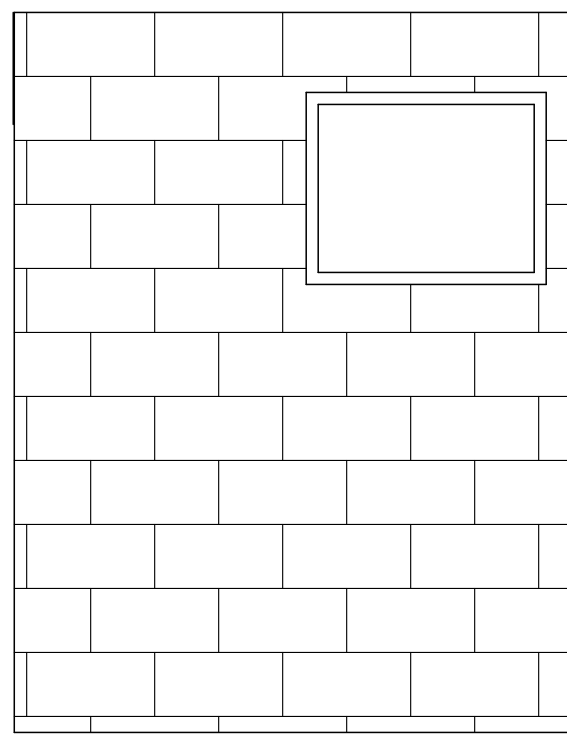
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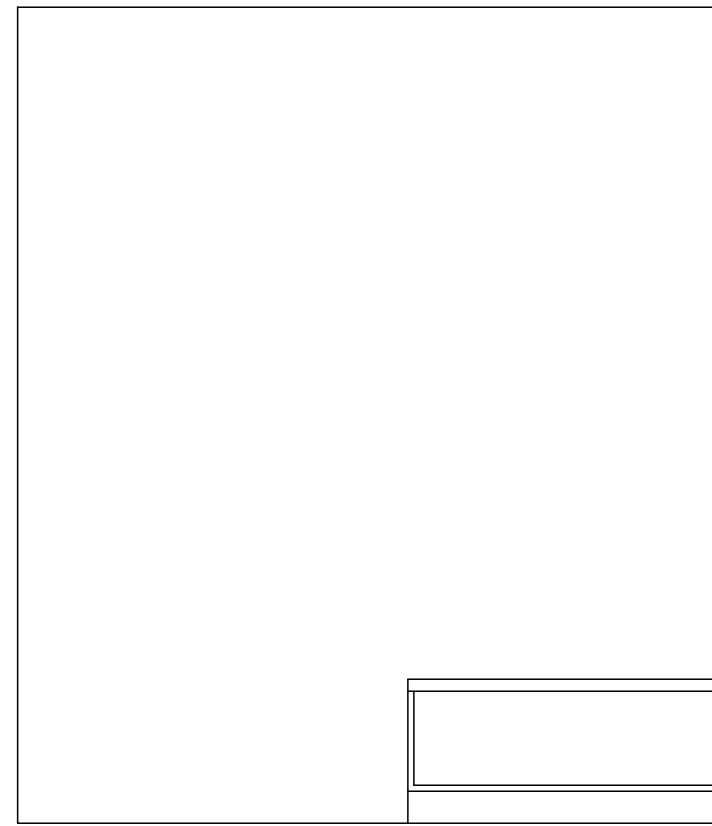
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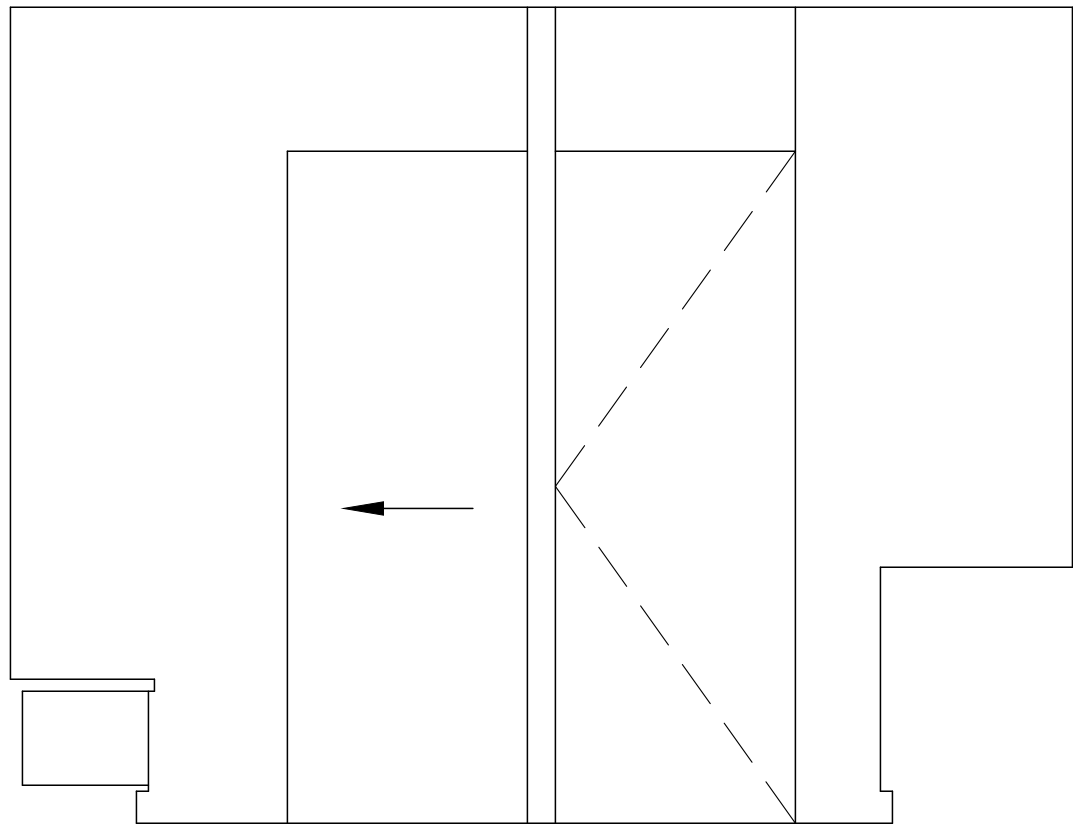
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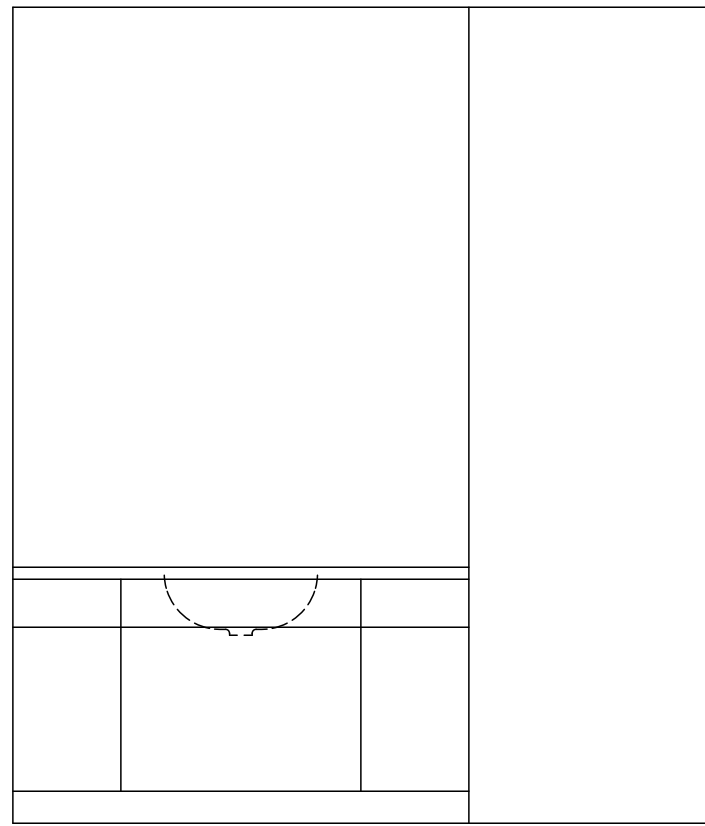
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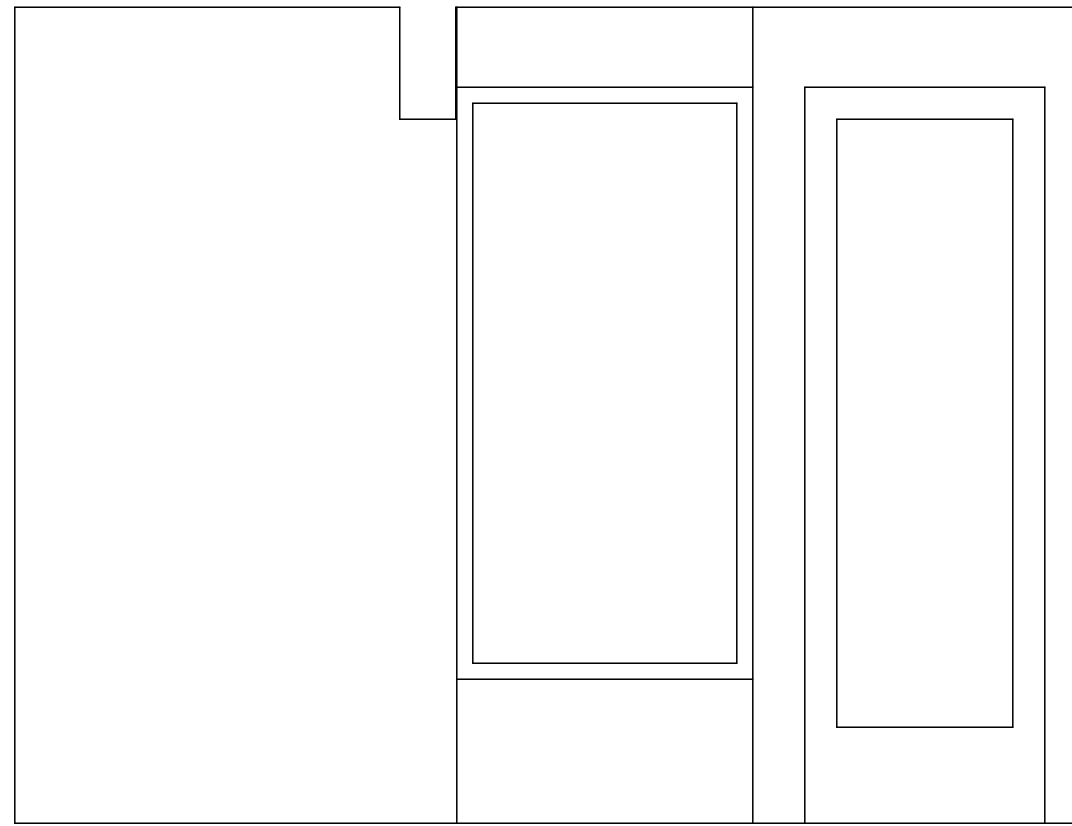
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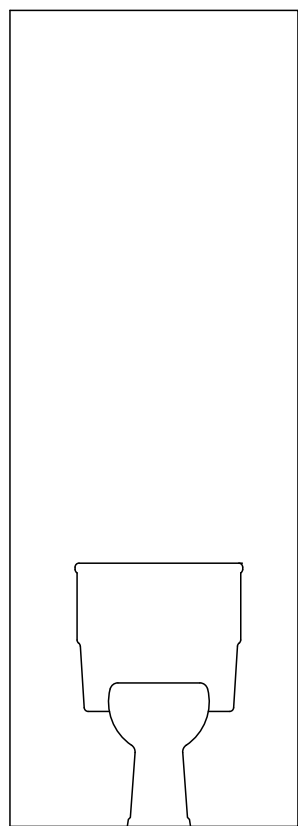
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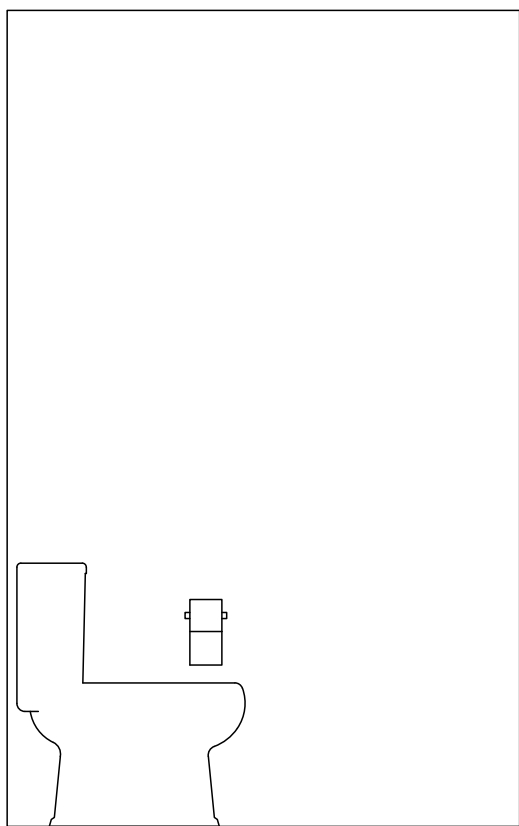
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CHANGING

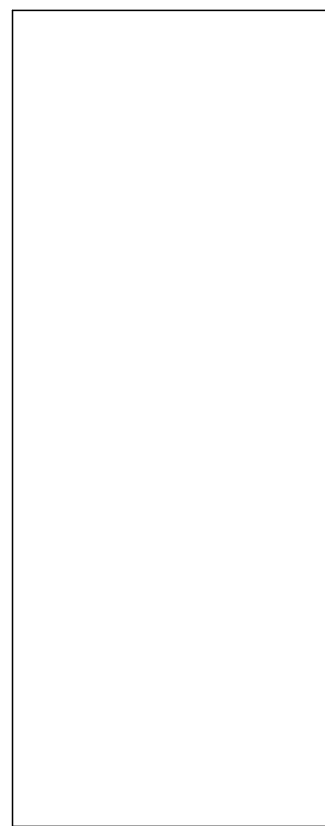
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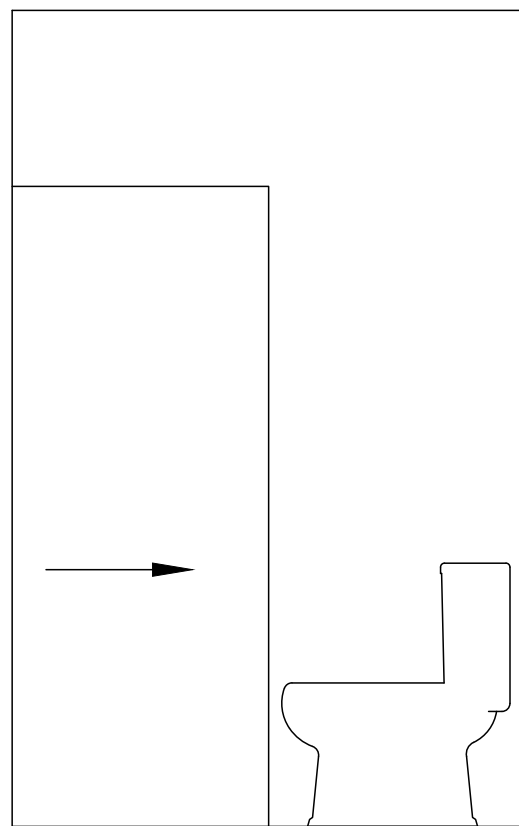
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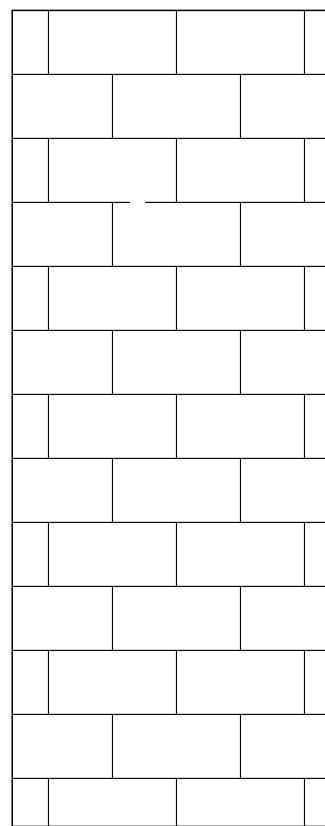
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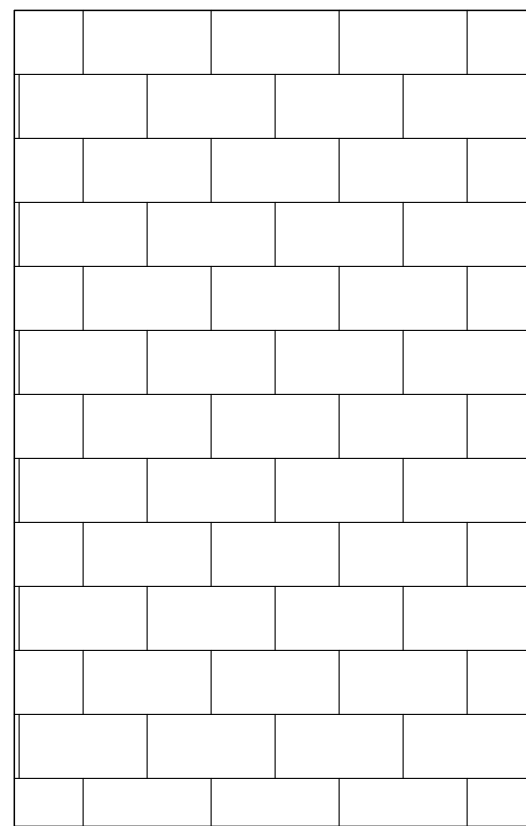
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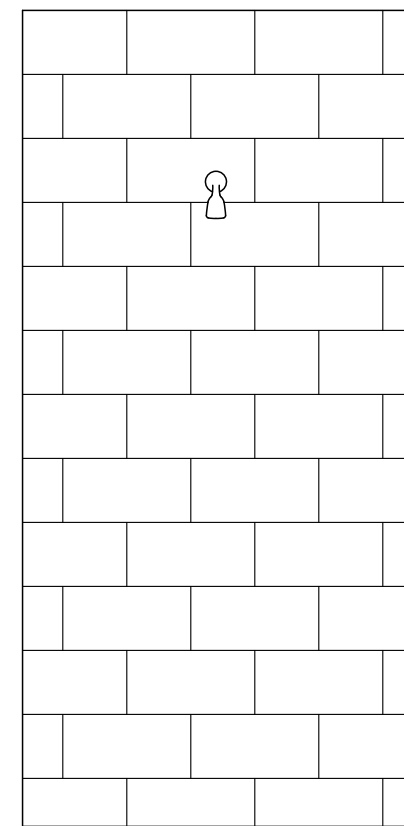
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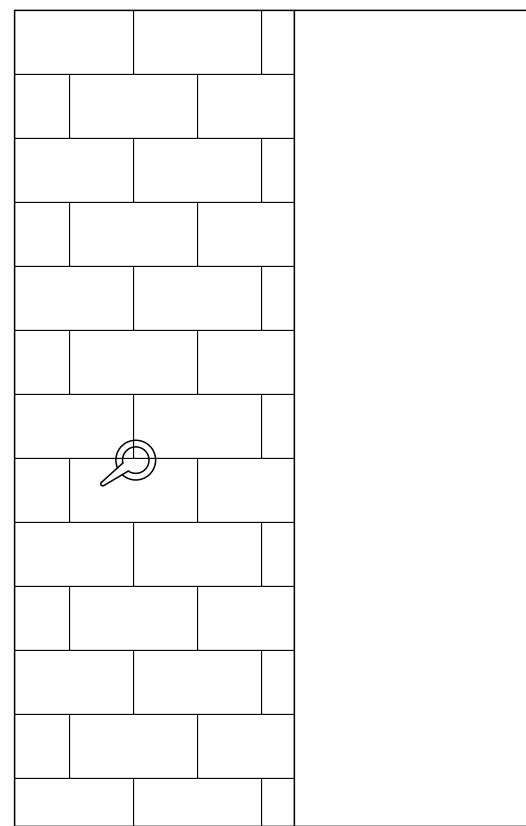
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K



J



I

WC

1/2" = 1'-0"

SHOWER 2

1/2" = 1'-0"



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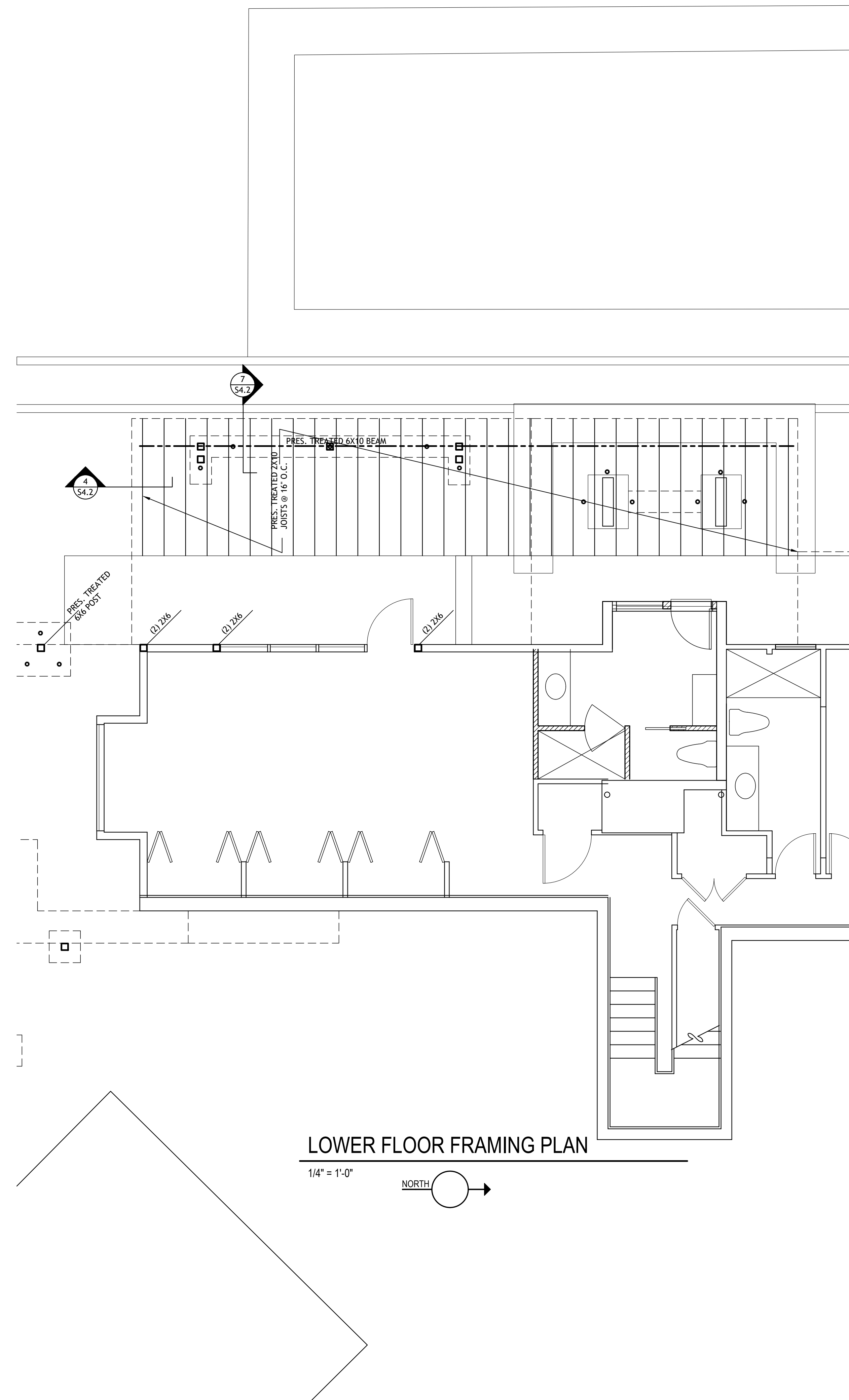
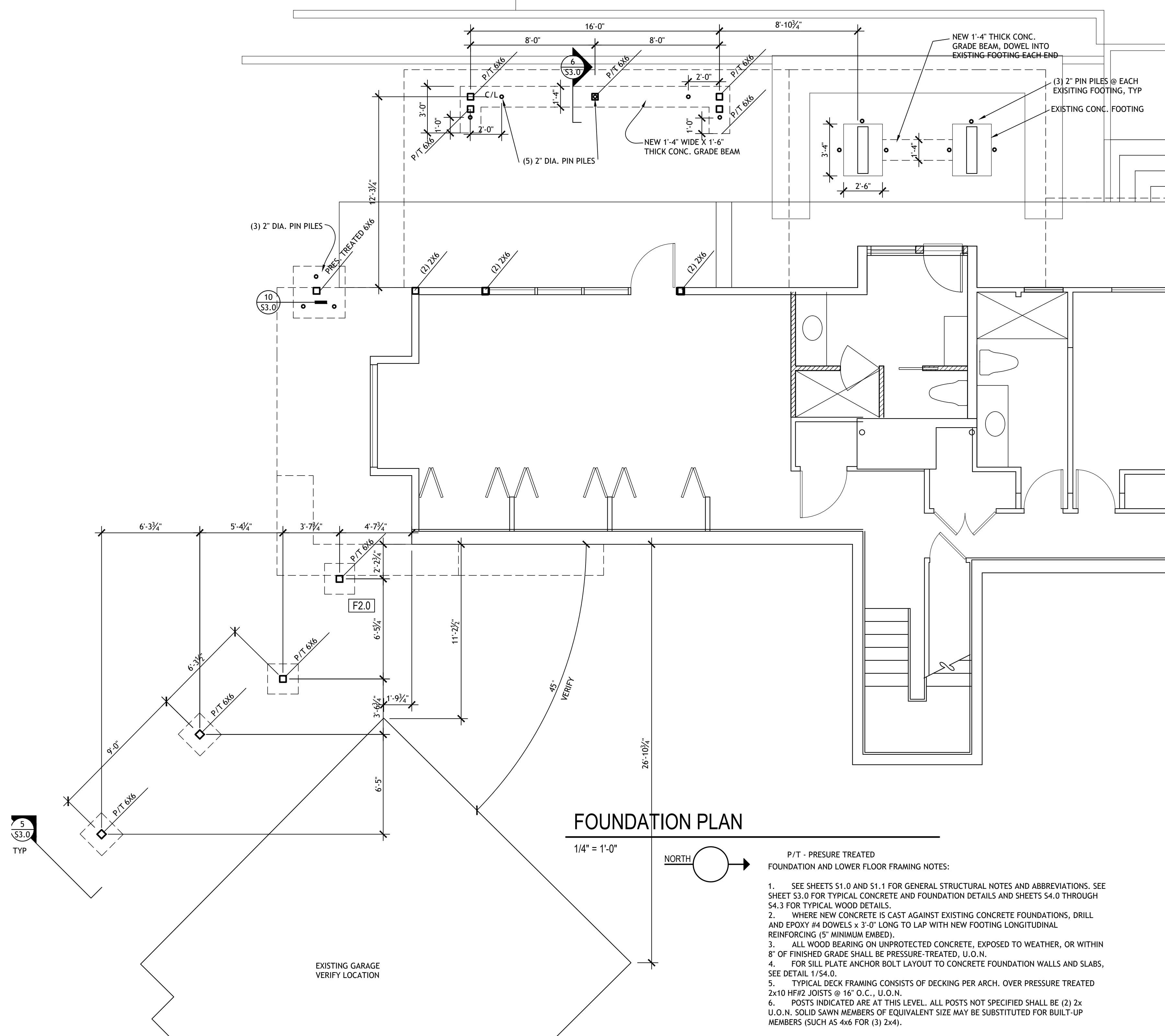
7649 WEST MERCER WAY
MERCER ISLAND, WA 98040

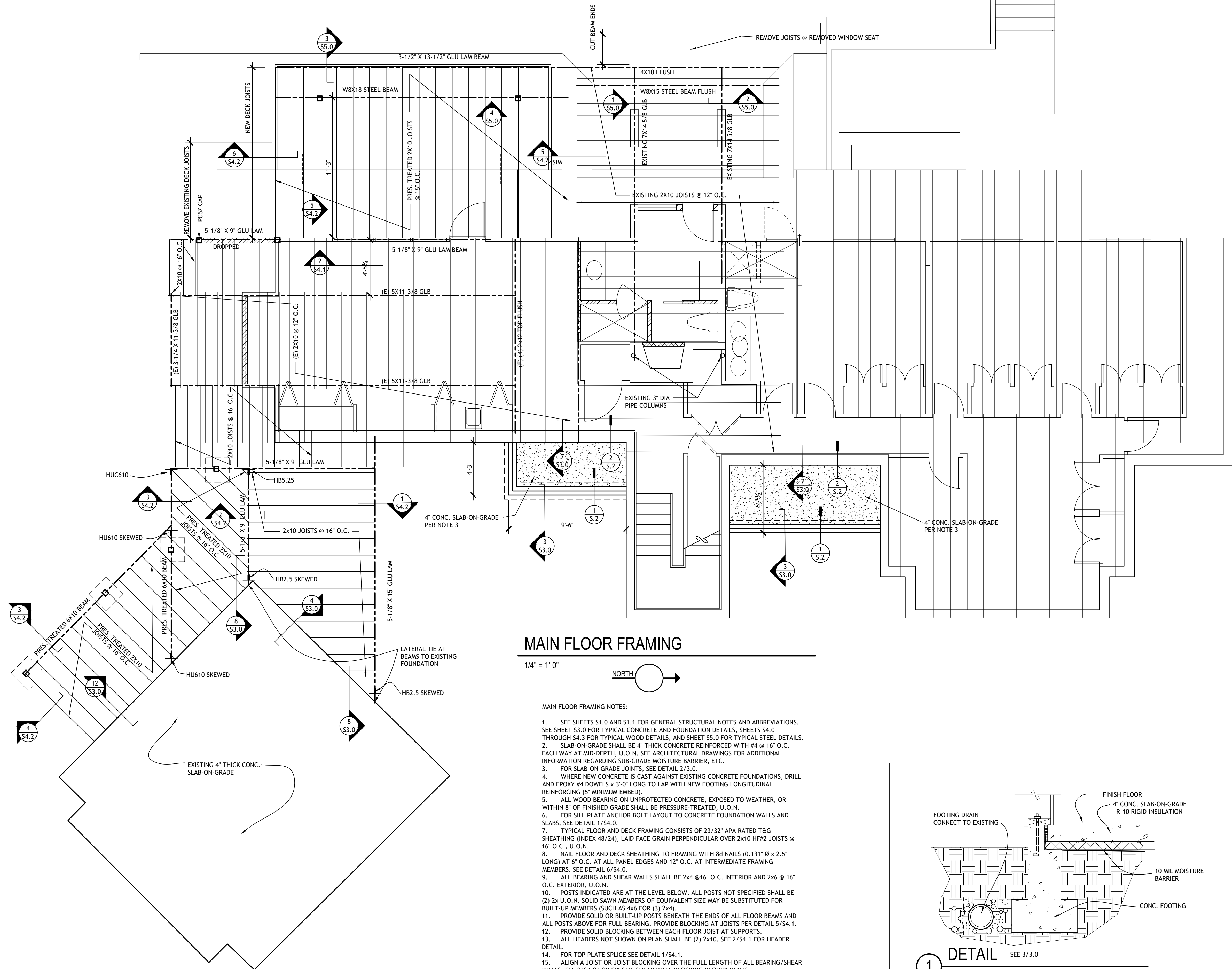
INTERIOR
ELEVATIONS

Sheet No. 6.4
Project No. 2413
Date: 4/30/25

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MERCER ISLAND, WA 98040

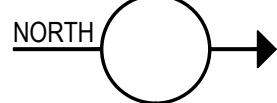
Sheet No.	S.1
Project No.	2413
Date:	4/30/25





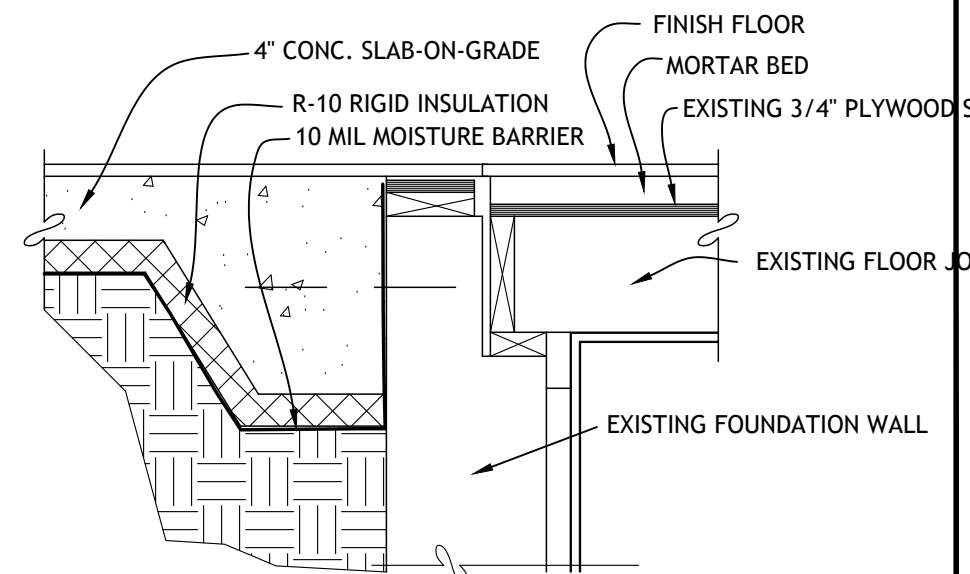
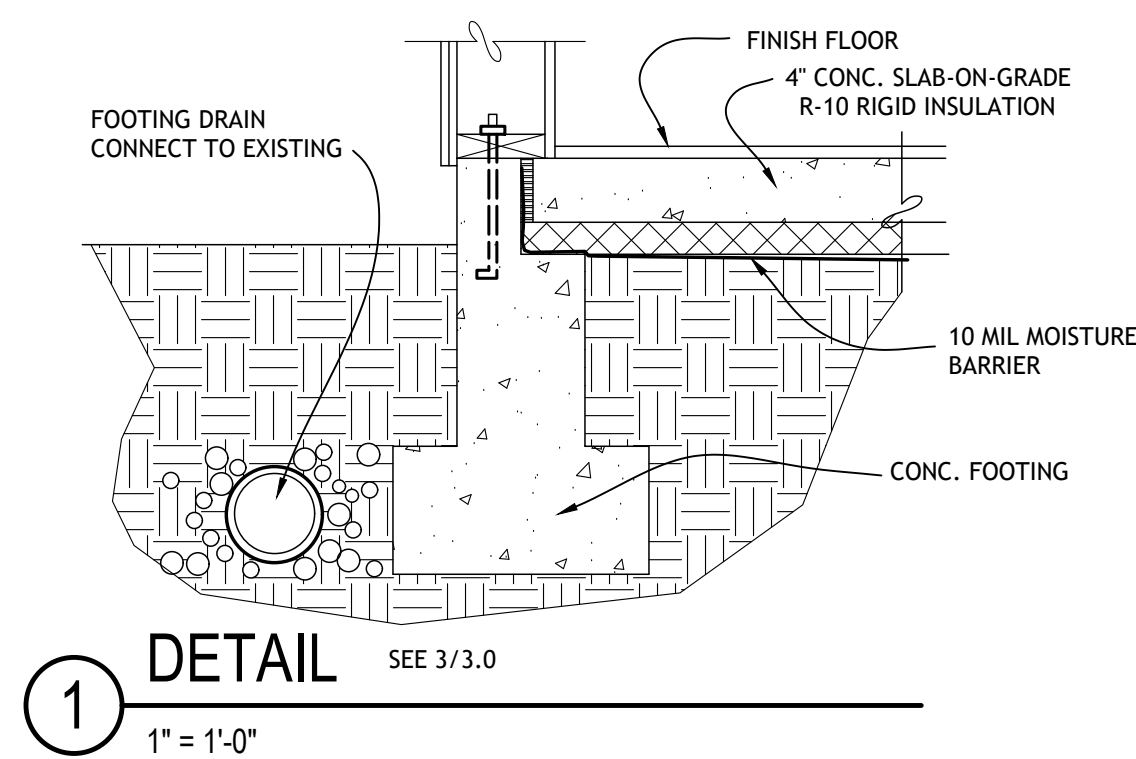
MAIN FLOOR FRAMING

1/4" = 1'-0"



MAIN FLOOR FRAMING NOTES:

- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS, SHEETS S4.0 THROUGH S4.3 FOR TYPICAL WOOD DETAILS, AND SHEET S5.0 FOR TYPICAL STEEL DETAILS.
- SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER, ETC.
- FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/3.0.
- WHERE NEW CONCRETE IS CAST AGAINST EXISTING CONCRETE FOUNDATIONS, DRILL AND EPOXY #4 DOWELS x 3'-0" LONG TO LAP WITH NEW FOOTING LONGITUDINAL REINFORCING (5" MINIMUM EMBED).
- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/54.0.
- TYPICAL FLOOR AND DECK FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x10 HF#2 JOISTS @ 16" O.C., U.O.N.
- NAIL FLOOR AND DECK SHEATHING TO FRAMING WITH 8d NAILS (0.131" Ø x 2.5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SEE DETAIL 6/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
- POSTS INDICATED ARE AT THE LEVEL BELOW. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS 4x6 FOR (3) 2x4).
- PROVIDE SOLID OR BUILT-UP POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLOCKING AT JOISTS PER DETAIL 5/54.1.
- PROVIDE SOLID BLOCKING BETWEEN EACH FLOOR JOIST AT SUPPORTS.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10. SEE 2/54.1 FOR HEADER DETAIL.
- FOR TOP PLATE SPLICE SEE DETAIL 1/54.1.
- ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.



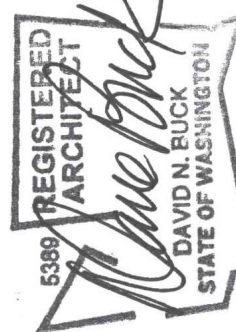
SHIPPER RESIDENCE REMODEL

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MERCER ISLAND, WA 98040

MAIN FLOOR FRAMING

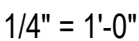
Sheet No. **S.2**
Project No. 2413
Date: 4/30/25

No. Date Revision



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ROOF FRAMING NOTES:

1. SEE SHEETS 51.0 AND 51.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS 54.0 THROUGH 54.3 FOR TYPICAL WORK DETAILS.
2. LULLY FLOOR ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING INDEX 32/16, 2" X 4" FACE GRAIN PERPENDICULAR OVER 2" X 4" NAILERS @ 24" O.C., U.O.N. HANG JOISTS WITH LUZL FRAE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
3. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" @ 2 x 5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SEE DETAIL 6/54.0.
4. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
5. POSTS INDICATED AT THE LEVEL ABOVE. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS 4x6 FOR (3) 2x4).
6. POSTS SHALL BE FULLY BOLTED TO WALLS AND SHALL EXTEND BEYOND THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLOCKING AT JOISTS PER DETAIL 5/54.1.
7. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN H1 CUP AT EVERY MEMBER TO TOP PLATE.
8. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10. SEE 2/54.1 FOR HEADER DETAIL.
9. FOR TOP PLATE SPLICE SEE DETAIL 1/54.1.
10. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
11. SW-X INDICATES SHEAR WALL AT THE LEVEL ABOVE. SEE SHEAR WALLS SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL SHEAR WALLS SHALL BE SHEATHED WITH 5/8" X 6" CR716A, U.O.N.
12. HDUX INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST, U.O.N.

SHIPPER RESIDENCE REMODEL

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ROOF FRAMING

Sheet No.	S.3
Project No.	2413
Date:	4/30/25

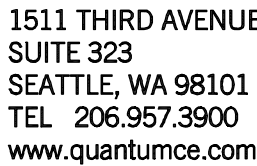
(The following apply unless shown otherwise on the plans.)

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

ALL BEARING STUD NAILS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCG/ECCG CAPS AND PGS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

d		At	L	Angle
φ		Penny (Nails)	LB.	Found
°		Diameter	LL	Live Load
..#		Degrees	LLH	Long Leg Horizontal
#...		Pounds	LLV	Long Leg Vertical
		Number	LONGIT.	Longitudinal
			LT. WT.	Lightweight
(A)		Above		
A.B.		Anchor Bolt	MAX.	Maximum
ADD'L		Additional	MECH.	Mechanical
ALT.		Alternate	MEZZ.	Mezzanine
APPROX.		Approximate	MF	Moment Frame
ARCH.		Architect	MFR.	Manufacturer
			MIN.	Minimum
(B)		Below	MISC.	Miscellaneous
B/		Bottom of	MK.	Mark
BF		Braced Frame		
BLK.G.		Blocking	(N)	New
BLDG.		Building	N.	North
BM.		Beam	N.S.	Near Side
BOT.		Bottom	NOM.	Nominal
BRG.		Bearing	NTS	Not to Scale
BTWN.		Between		
			O.C.	On Center
Ĉ		Centerline	O.D.	Outside Diameter
Ĉ		Camber	O.F.	Outside Face
CIP		Cast In Place	O.H.	Overhang
C.J.	Construction Joint or Control Joint		OPNG.	Opening
CJP	Complete Joint Penetration		OPP.	Opposite
CLG.		Ceiling		
CLR.		Clear	PAF	Powder Activated Fastener
CMU	Concrete Masonry Unit		PG.	Precast
COL.	Column		PERM.	Permanent
CONC.	Concrete		PERP.	Perpendicular
CONN.	Connections		PJP	Partial Joint Penetration
CONST.	Construction		PL or P̄	Plate
CONT.	Continuous		PLF	Pounds per linear Foot
CSK.	Countersink		PLYWD	Plywood
			PREFAB.	Prefabricated
DBA	Deformed Bar Anchor		PSF	Pounds per Square Foot
DBL.	Double		PSI	Pounds per Square Inch
DEG.	Degree		P.T. or PT	Post-Tensioning
DF	Doug Fir-Larch		P/T	Pressure-Treated
DIA.	Diameter			
DIA.G.	Diagonal		RAD.	Radius
DIAFH.	Diaphragm		REF.	Reference
DIM.	Dimension		REINF.	Reinforce or Reinforcement
DN.	Down		REQD.	Required
DO	Ditto		REV.	Revise
DTL.	Detail		R.O.	Rough Opening
DWG.	Drawing			
			S.	South
(E)		Existing	SCH. or SCHED.	Schedule
E.	East		SECT.	Section
E.A.	Each		SHT.	Sheet
E.F.	Each Face		SIM.	Similar
EL.	Elevation		SOG	Slab On Grade
ELEV.	Elevator		SPEC.	Specification
EMBED.	Embedment Length		SQ.	Square
ENGR.	Engineer		SQ. FT.	Square Feet
EQ.	Equal		SQ. IN.	Square Inch(es)
E.N.	Each Way		SPP	Spruce-Pine-Fir
EXP.	Expansion		S.S.	Stainless Steel
EXT.	Exterior		STD.	Standard
			STIFF.	Stiffener
FDN.	Foundation		STL.	Steel
FIN.	Finish		STR.	Structural
FLR.	Floor		SUB.	Substitute
FRP	Fiber Reinforced Polymer		SYM.	Symmetrical
F.S.	Far Side			
FT.	Foot or Feet		T/	Top of
FTG.	Footing		T&B	Top and Bottom
			T&G	Tongue & Groove
GA.	Gauge		TEMP.	Temporary
GALV.	Galvanized		THRU	Through
GL	Glove Laminated		T.O.C.	Top of Concrete
GWB	Gypsum Wall Board		T.O.S.	Top of Steel
			T.O.W.	Top of Wall
HDG	Hot Dipped Galvanized		TRANS.	Transverse
HF	Hem Fir		TS	Tube Steel
HGR.	Hanger		TYP.	Typical
HORIZ.	Horizontal			
HSS	Hollow Structural Section		U.O.N.	Unless Otherwise Noted
HT.	Height			
			VERT.	Vertical
I.D.	Inside Diameter		VIF	Verify in Field
I.F.	Inside Face			
IN.	Inch		W.	West
INFO.	Information		W/ or w/	With
INT.	Interior		W.H.S.	Welded Headed Stud
			W/O	Without
JT.	Joint		WP	Work Point
			W.T.S.	Welded Threaded Stud
K	Kips		WWF	Welded Wire Fabric
KSF	Kips per Square Foot			
KSI	Kips per Square Inch		X SECT.	Cross Section
			X-STR	Extra Strong
			XX-STR	Double Extra Strong



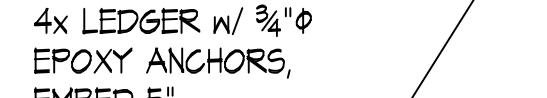
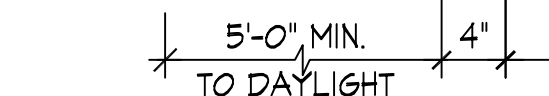
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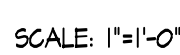
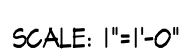
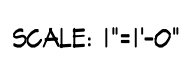
GENERAL STRUCTURAL NOTES

SHEET NO.

S1.1



SCALE: 1"=1'-0"



SCALE: NONE

NOTE:
STAGGER EACH LINE OF
NAILING (AT ALL PANEL
EDGES) AS INDICATED

SCALE: NONE

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING

DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

- NOTES:**
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
 2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

SCALE: 1"=1'-0"

NOTES:

- ① INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
- ② ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- ③ PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.131"φ x 2-1/2" @ 12" O.C.
- ④ EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 1" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
- ⑤ PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- ⑥ PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS, PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 1/54.1 FOR TOP PLATE SPLICE.
- ⑦ ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKs. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- ⑧ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.

SHEAR WALL SCHEDULE - 8d NAILS

HOLDOWN	EPOXY ANCHOR Ø	EPOXY ANCHOR IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	5/8" Ø	12"	(6) 1/4"x2 1/2" SD6

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS,
OR METAL PLATES FOR ALL CONNECTORS IN
CONTACT WITH PRESSURE TREATED MEMBERS.

TYPICAL EPOXY HOLDOWN TO EXISTING CONCRETE



QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
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SEATTLE, WA 98101
TEL 206.957.3900
www.quantumce.com

SEAL:



PROJECT:

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APPROVAL:

[illegible]

ISSUES: 0 REVISIONS: 1

P.M.	SHT
P.E.	MKS
DRAWN BY:	SSN
SCALE:	AS SHOWN
DATE:	5/1/25
JOB NO.	24349.01

SHEET TITLE:

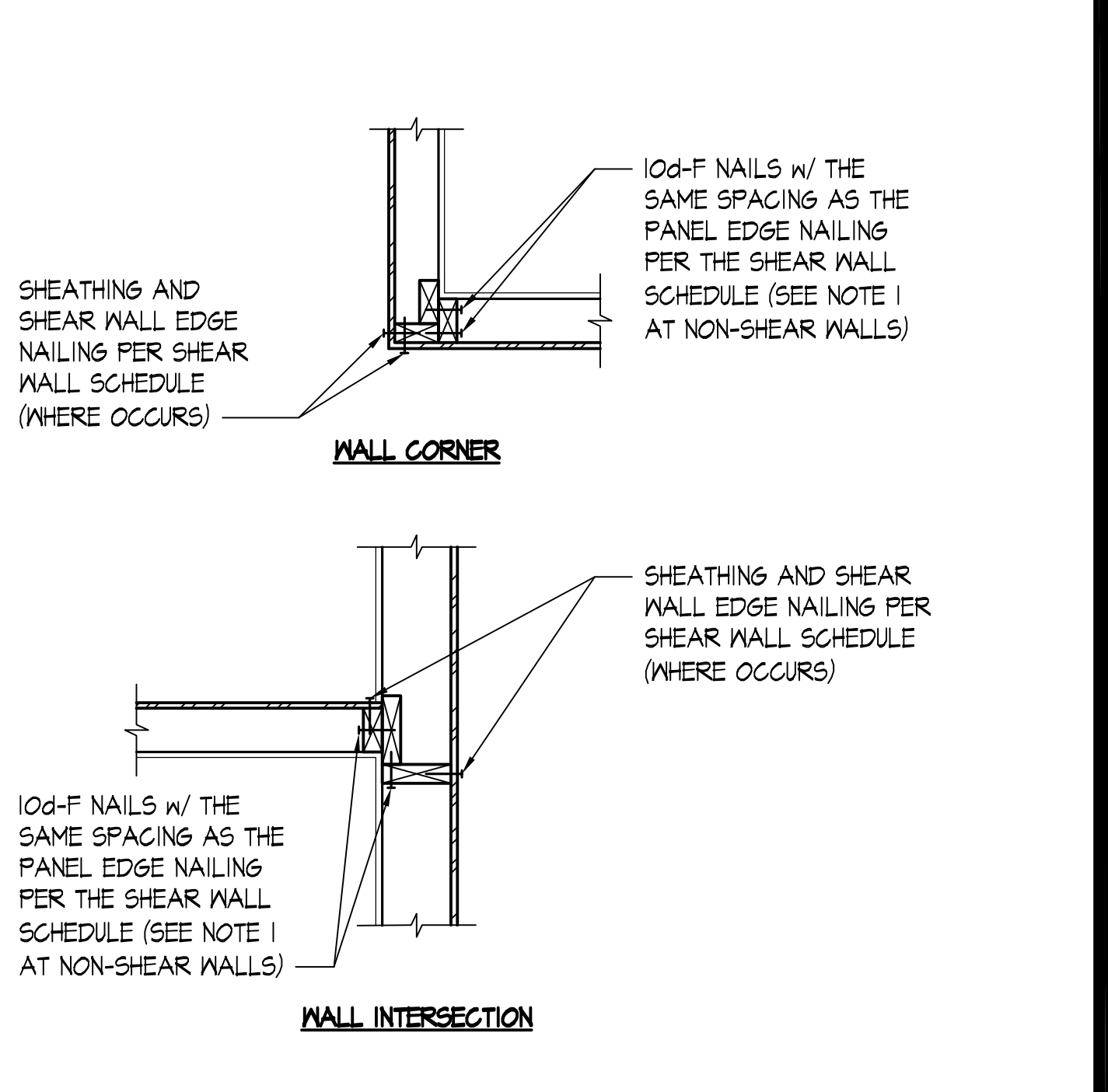
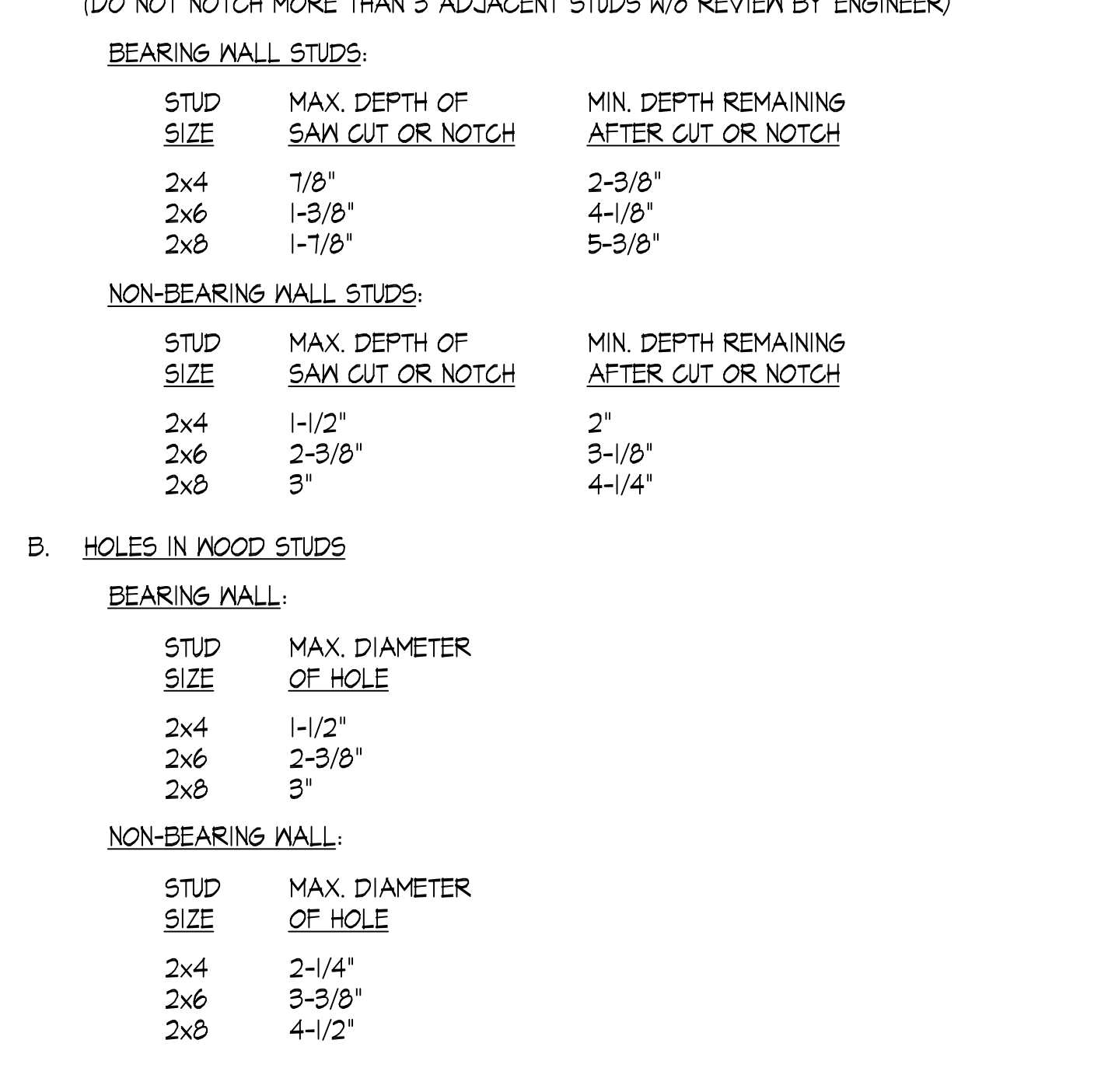
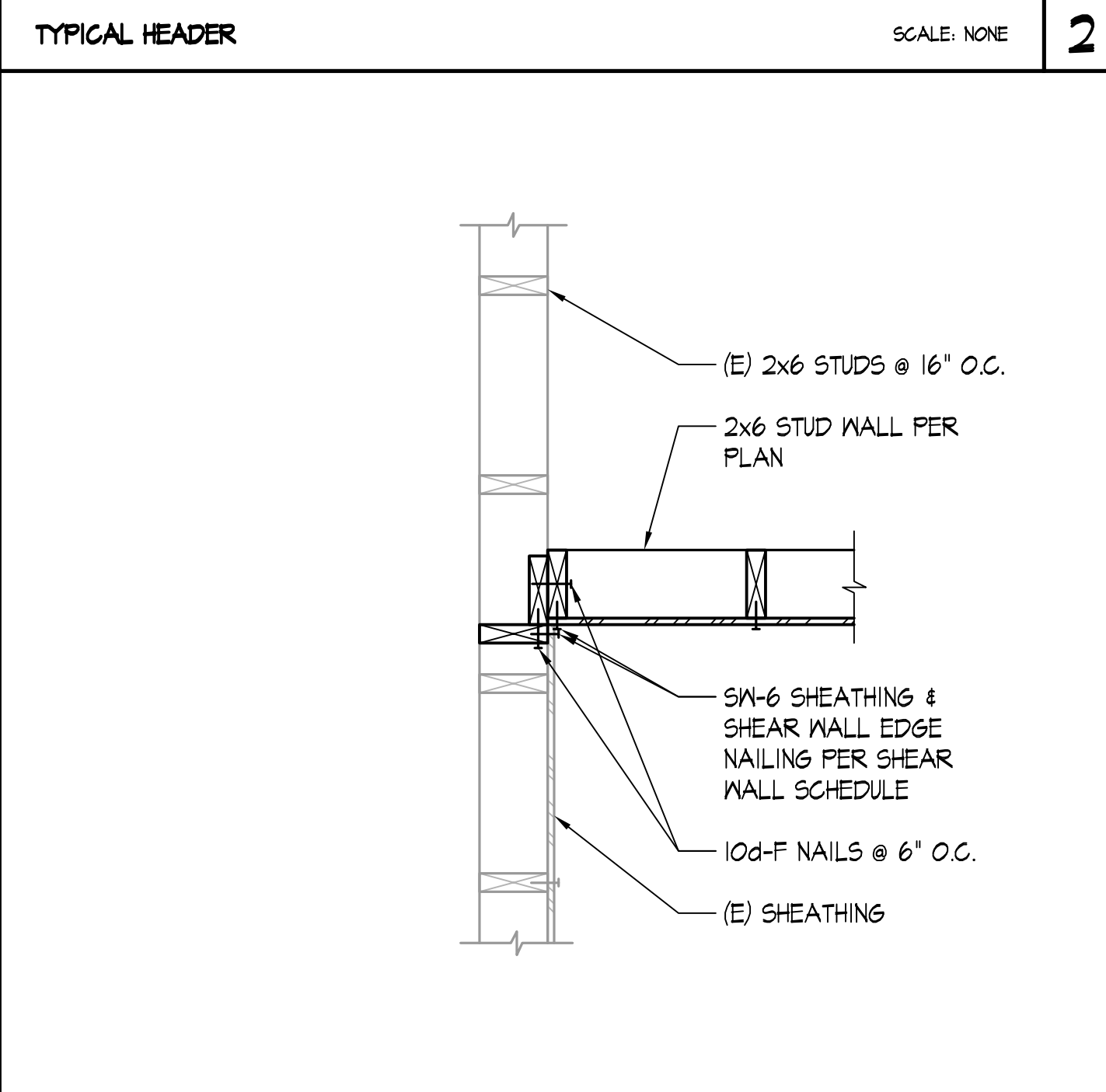
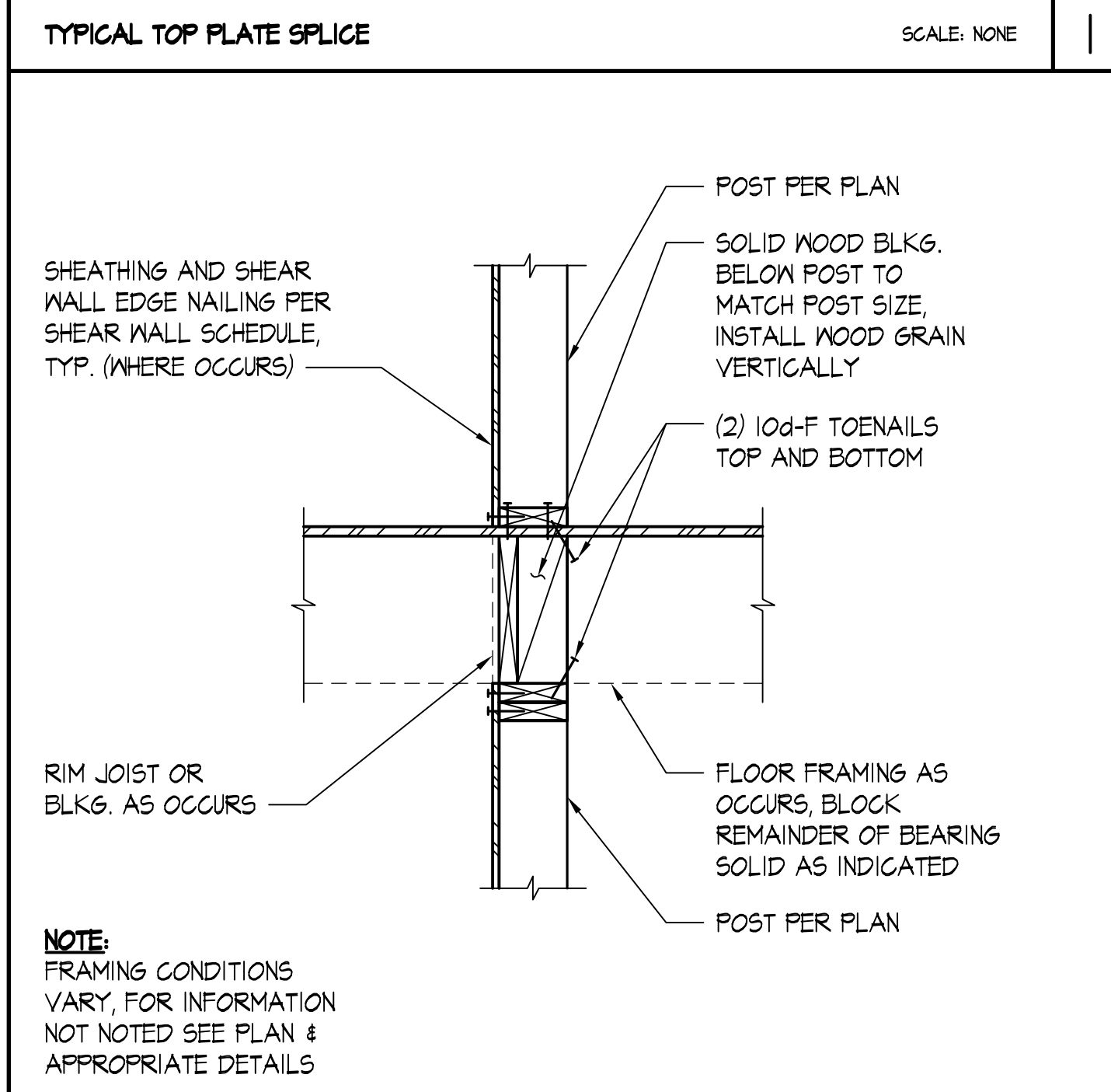
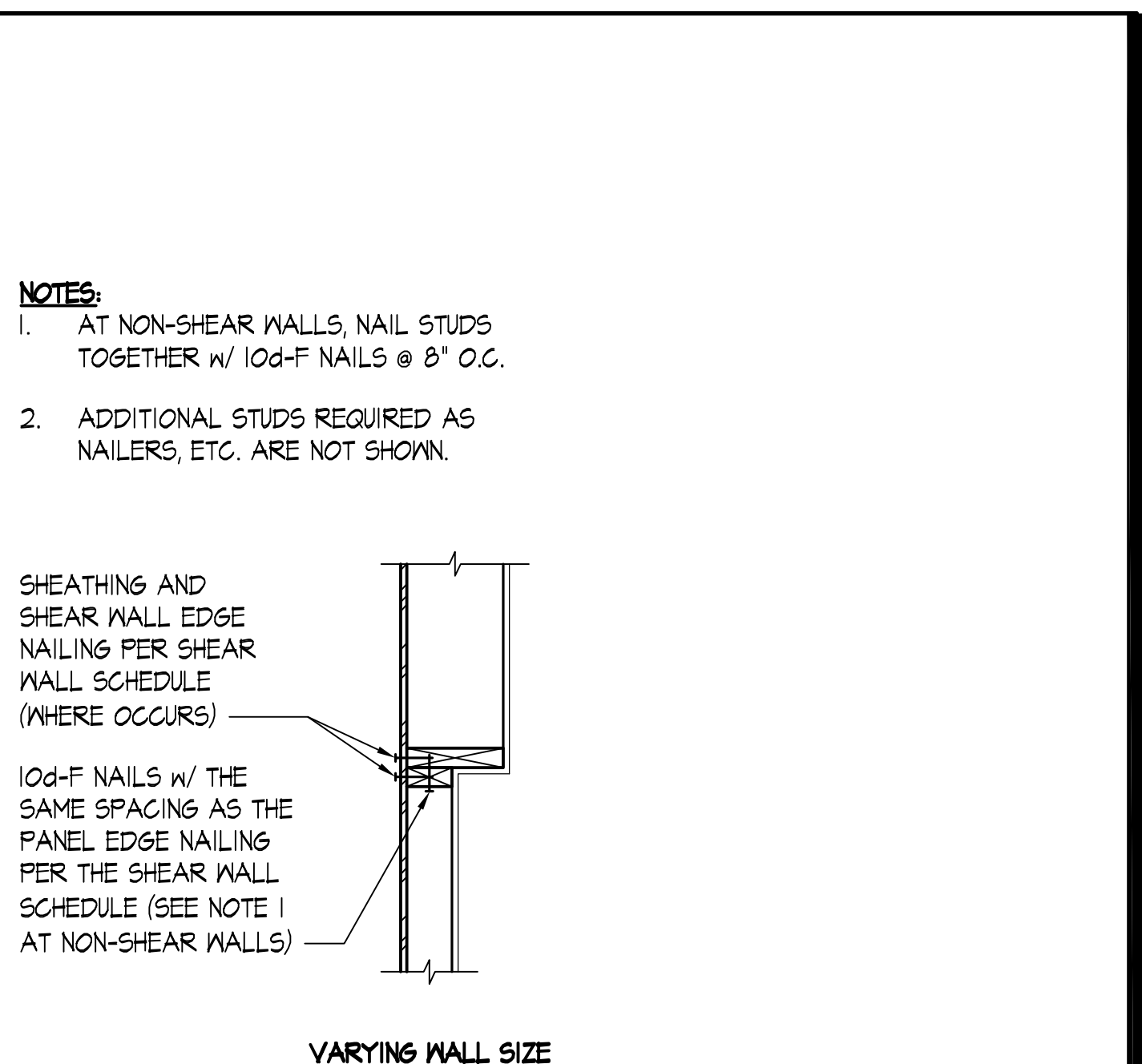
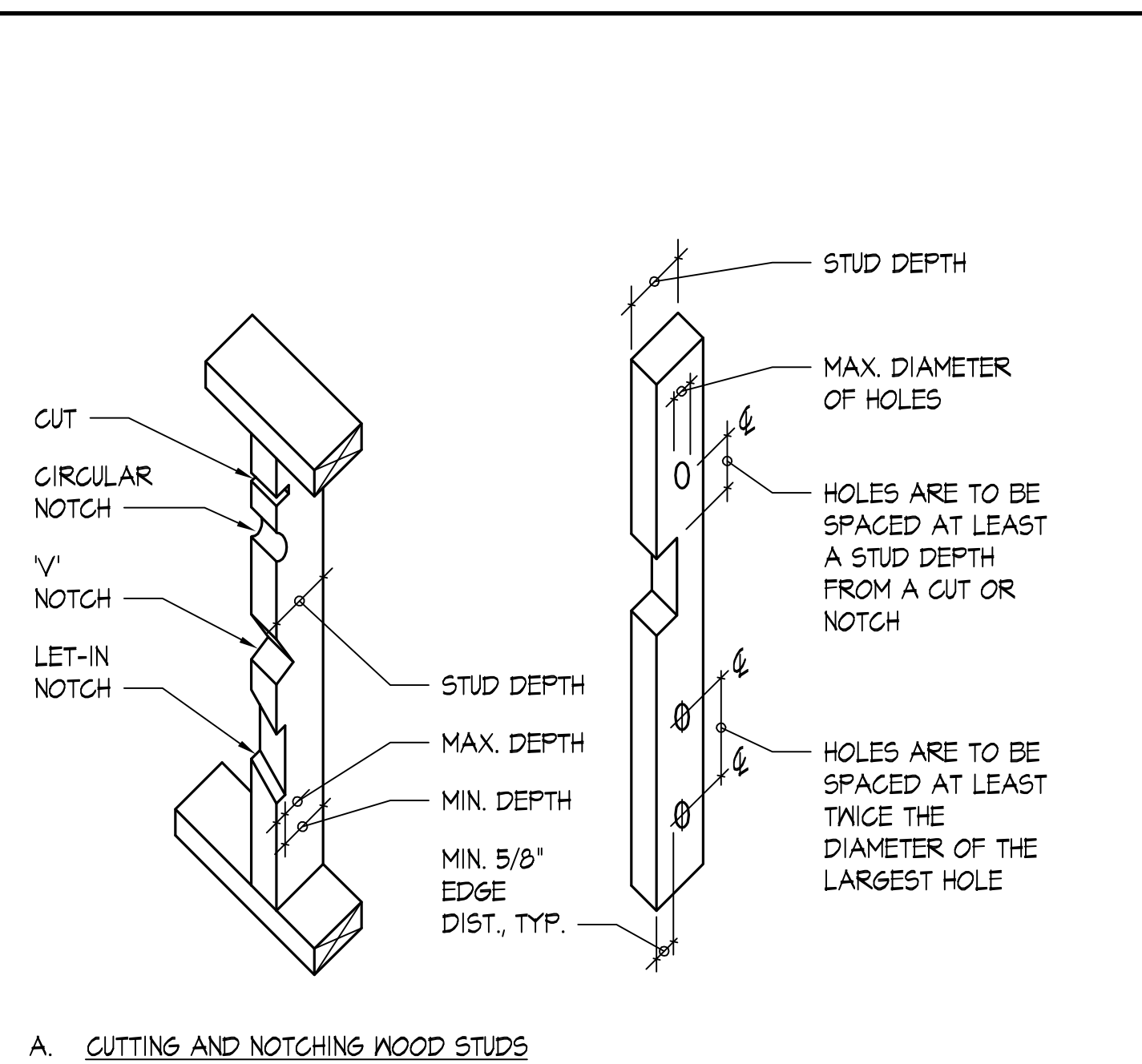
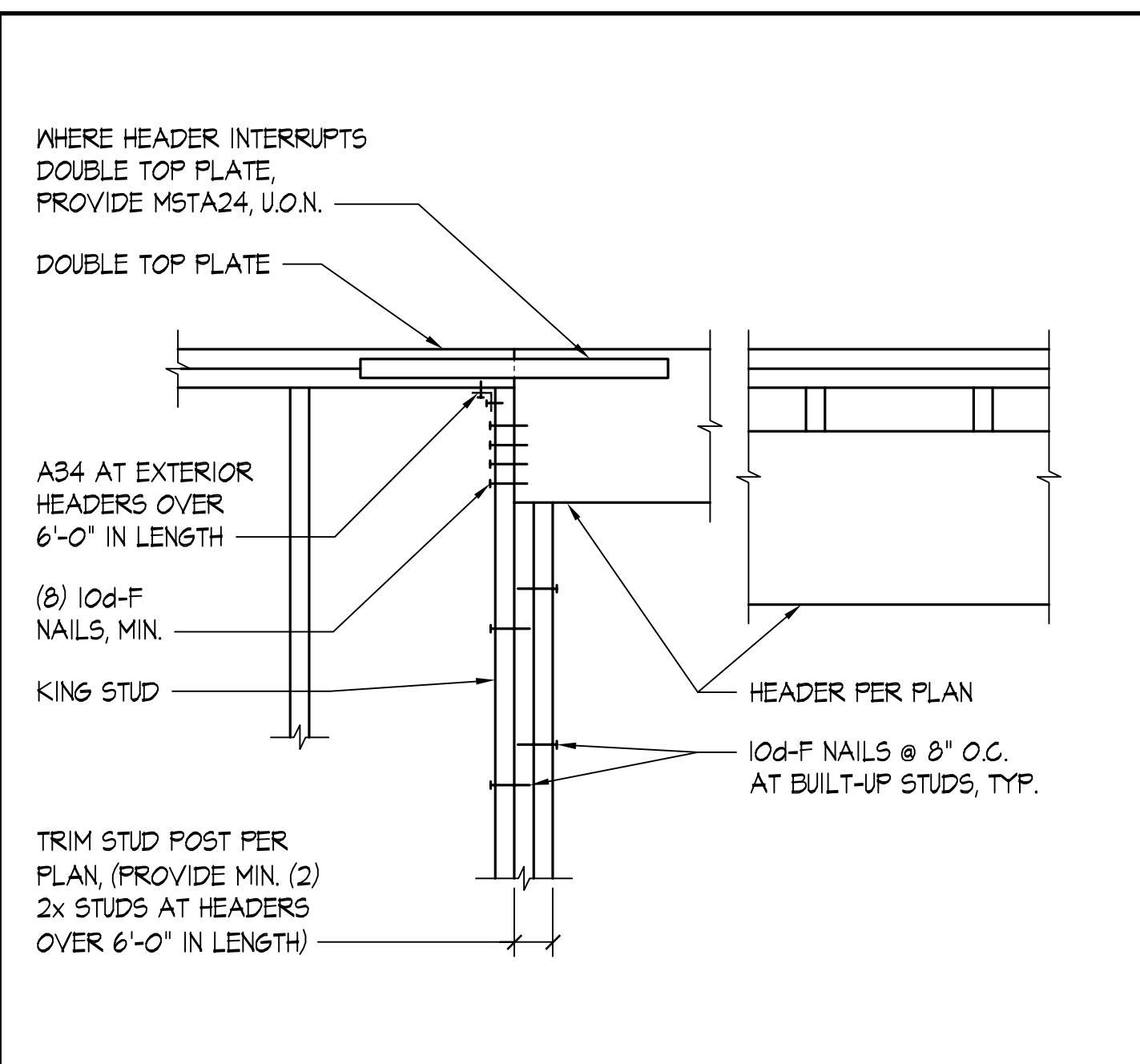
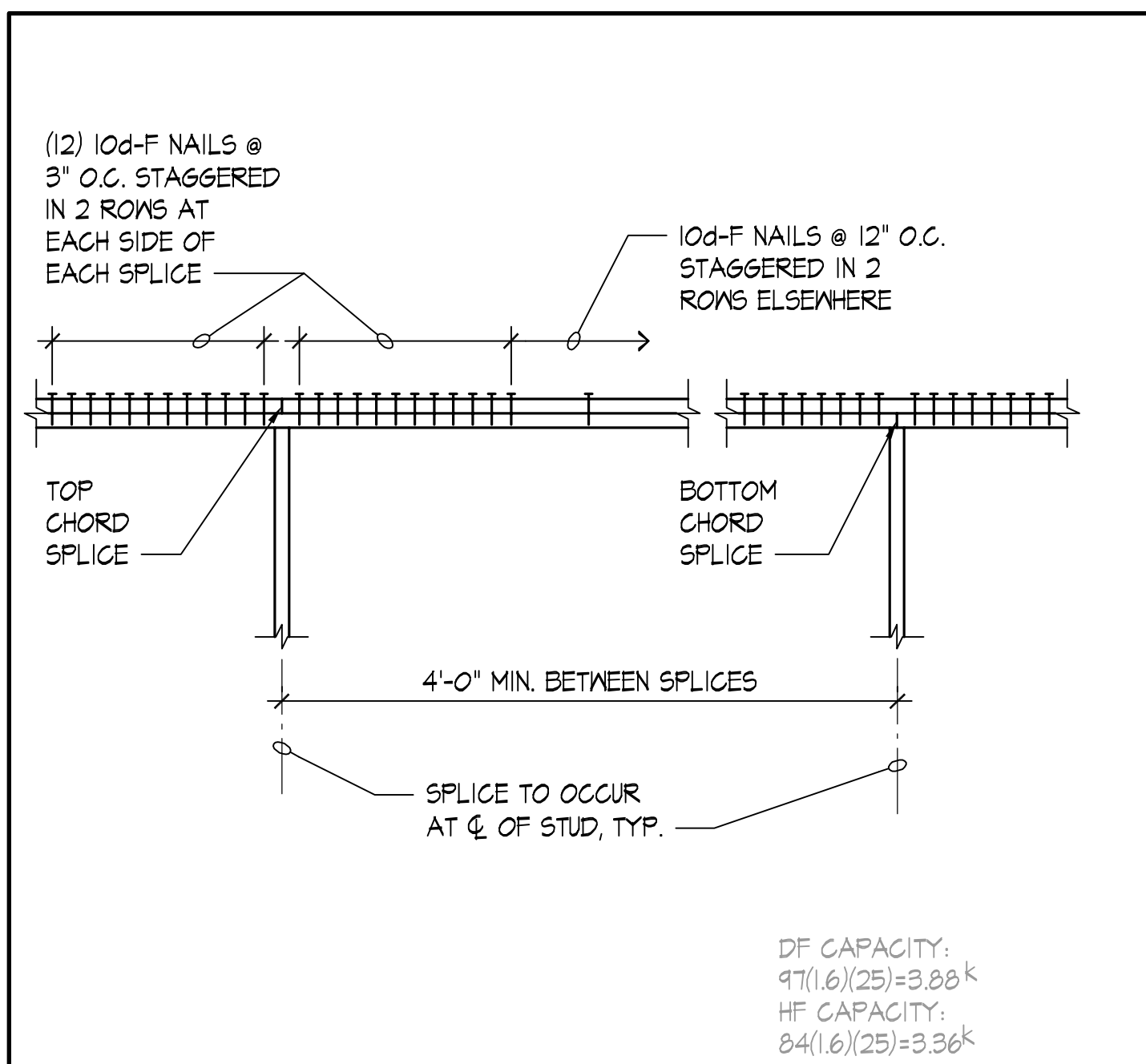
WOOD DETAILS

SHEET NO.

S4.0

SCALE: NONE

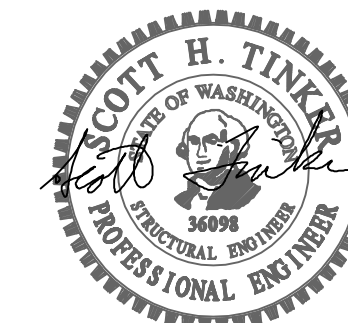
12



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PROJECT:

SHIPPER RESIDENCE
REMODEL

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MERCER ISLAND, WA 98040

APPROVAL:

[illegible]

ISSUES: 0 REVISIONS: 1

P.M. SHT

P.E.	MKS
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DRAWN BY: **SSN**

SCALE: AS SHOWN

DATE: 5/1/25

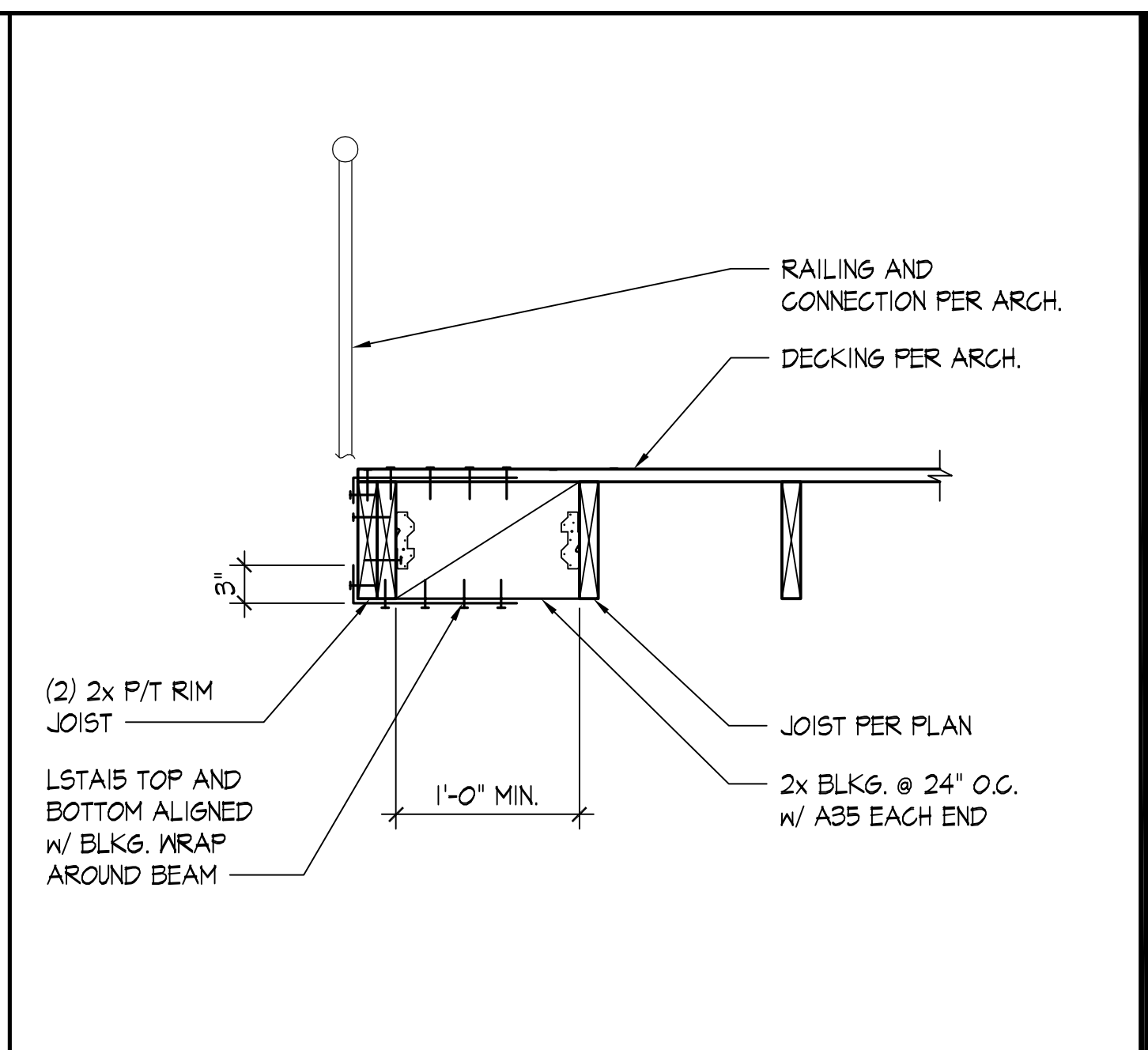
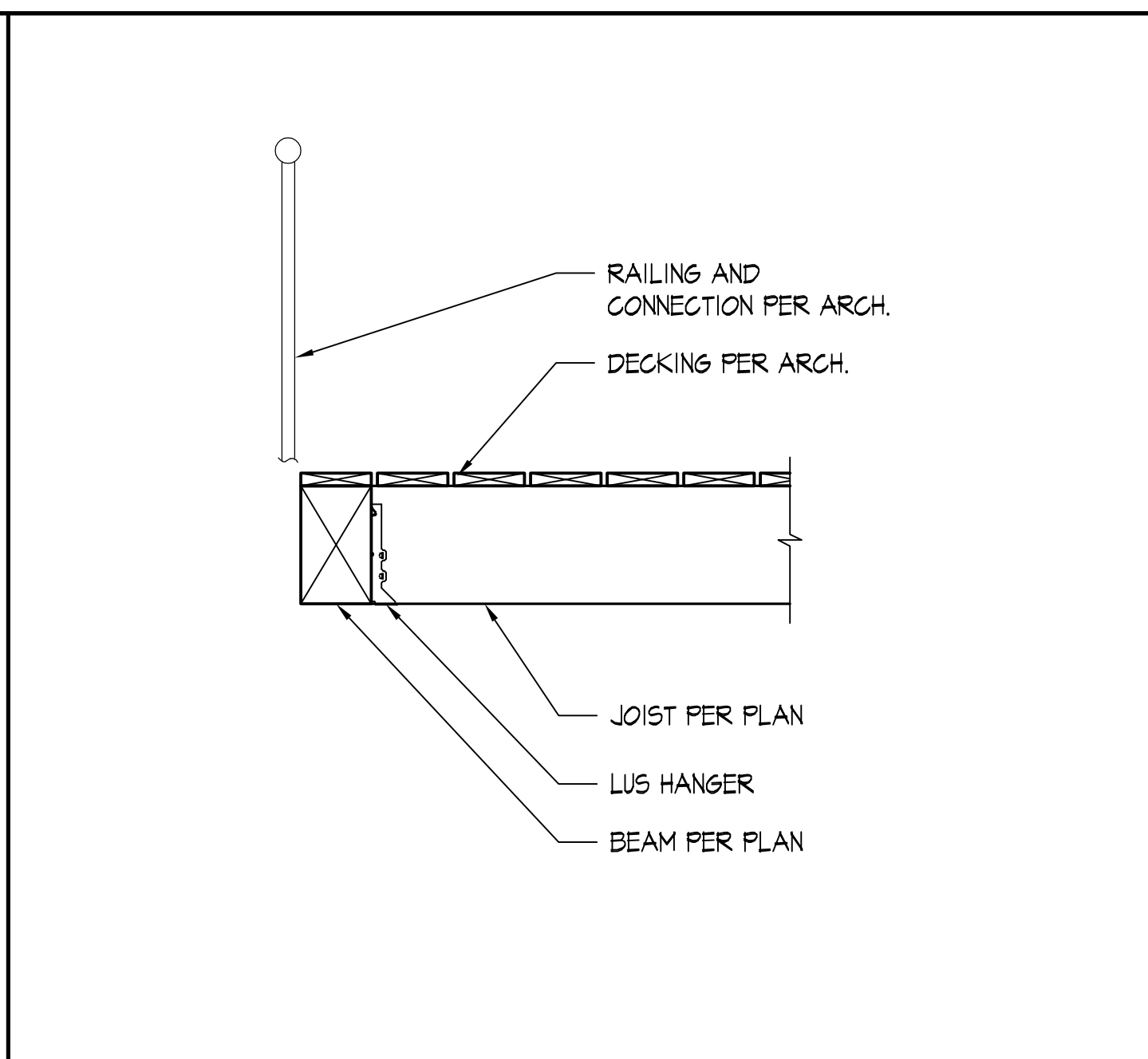
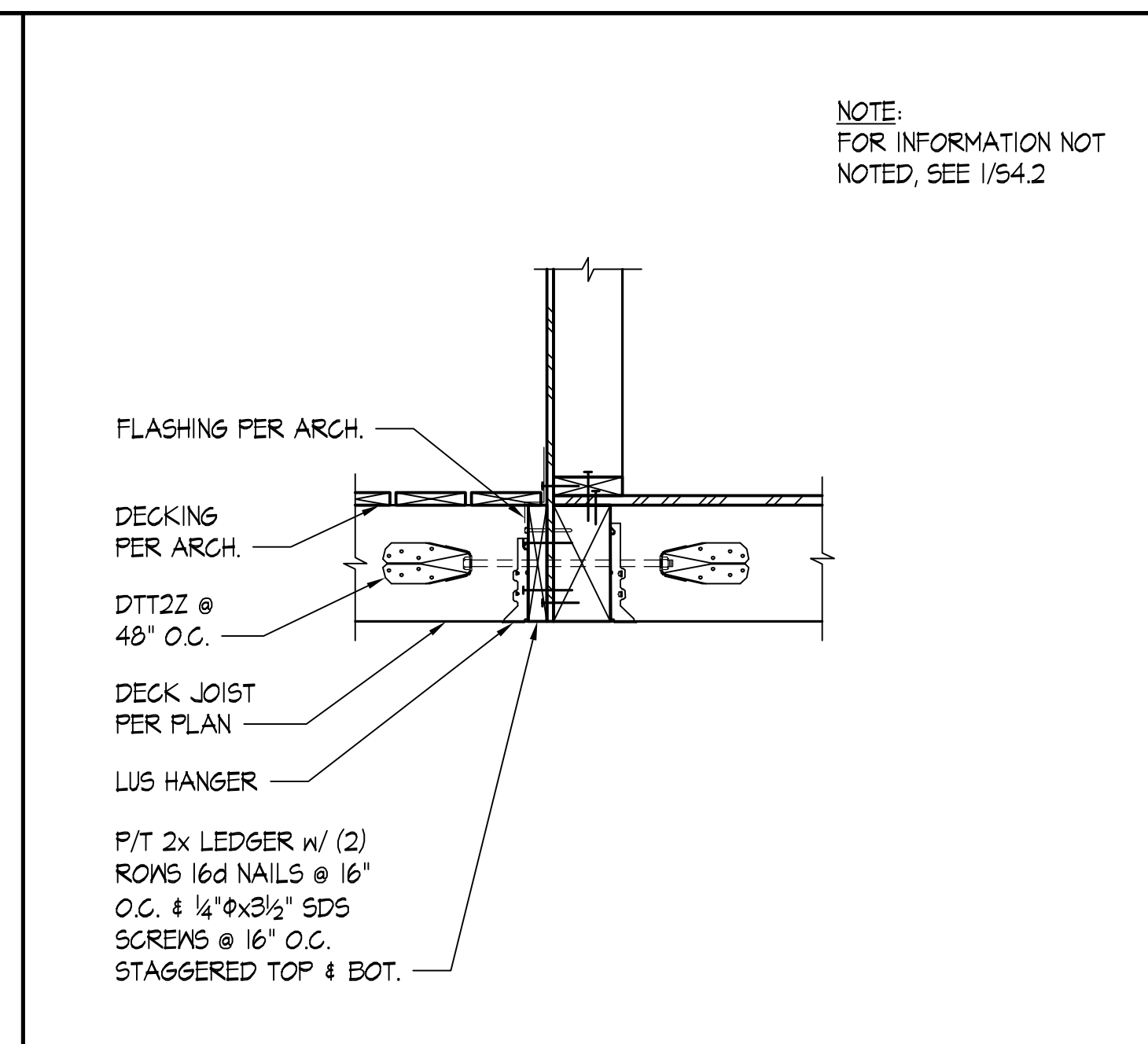
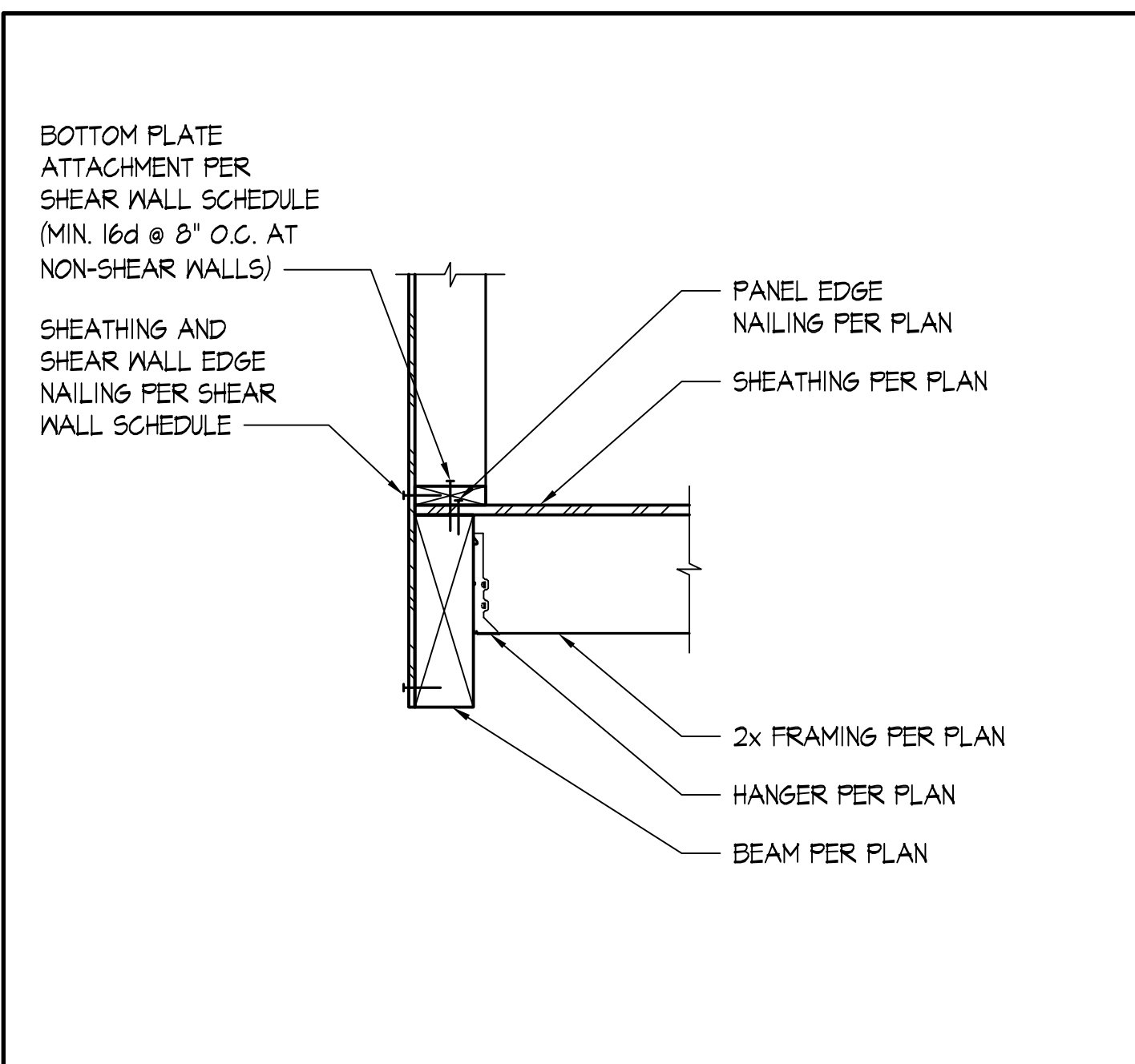
JOB NO. 24349.01

SHEET TITLE:

WOOD DETAILS

SHEET NO.

S4.1



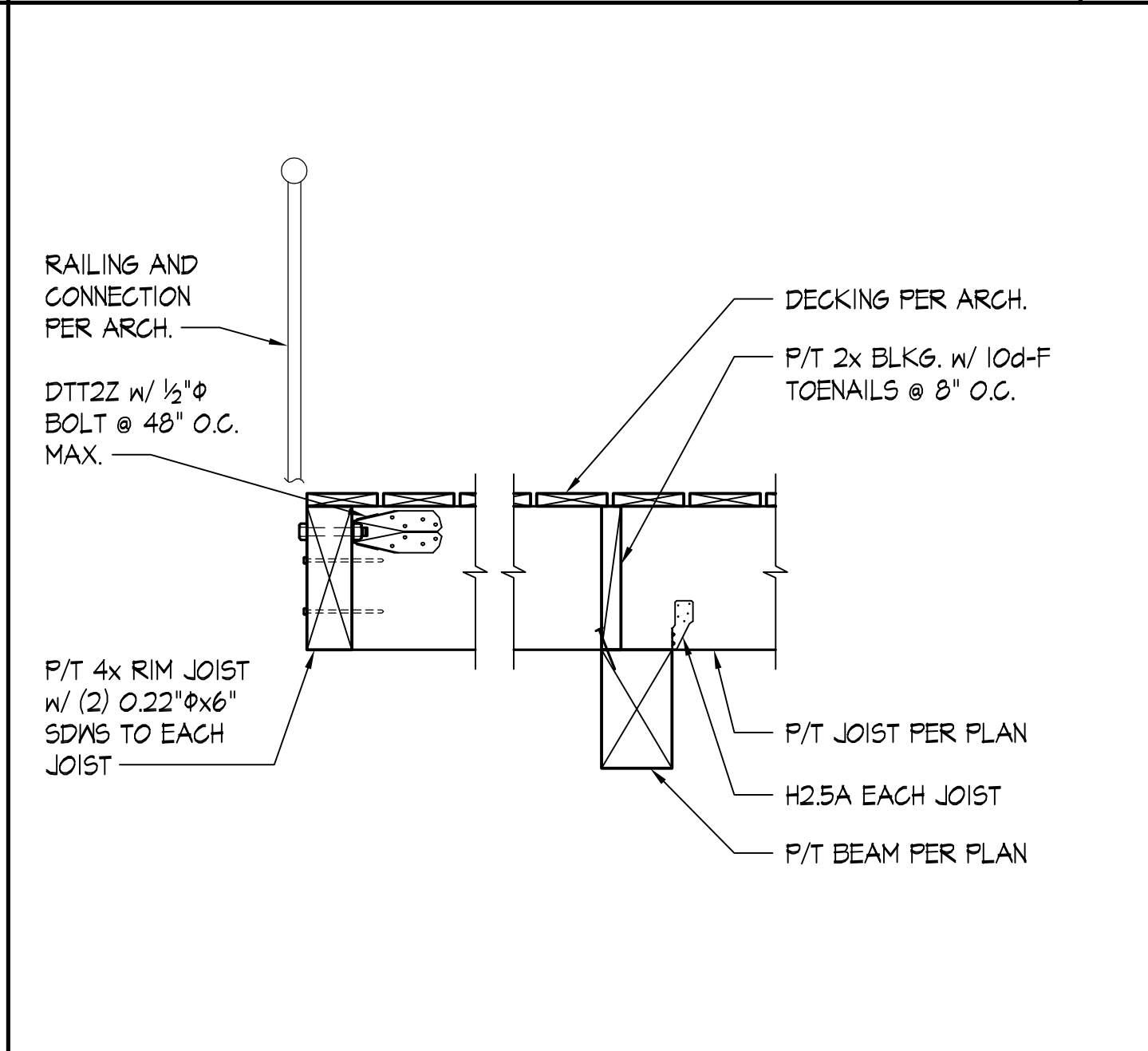
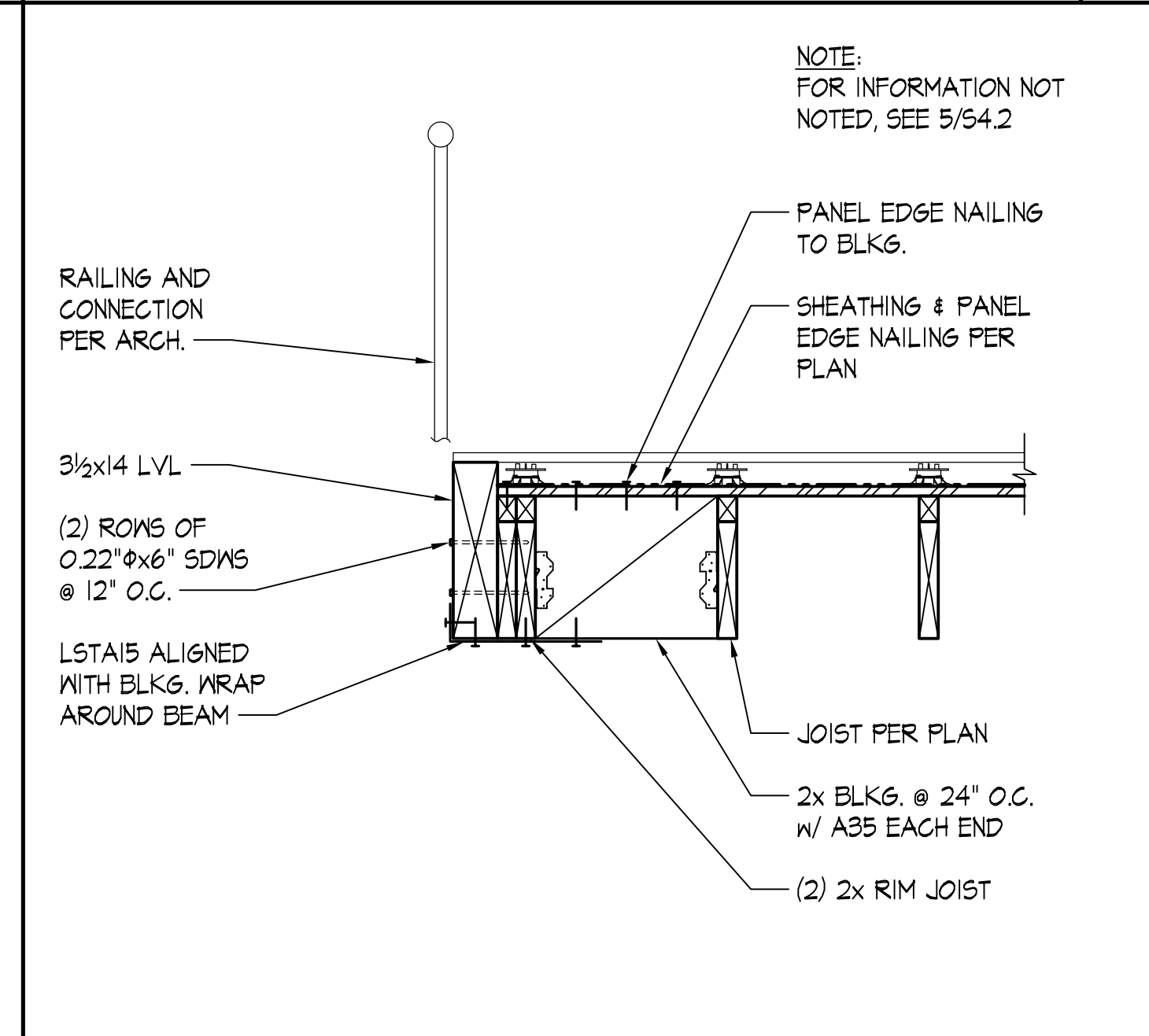
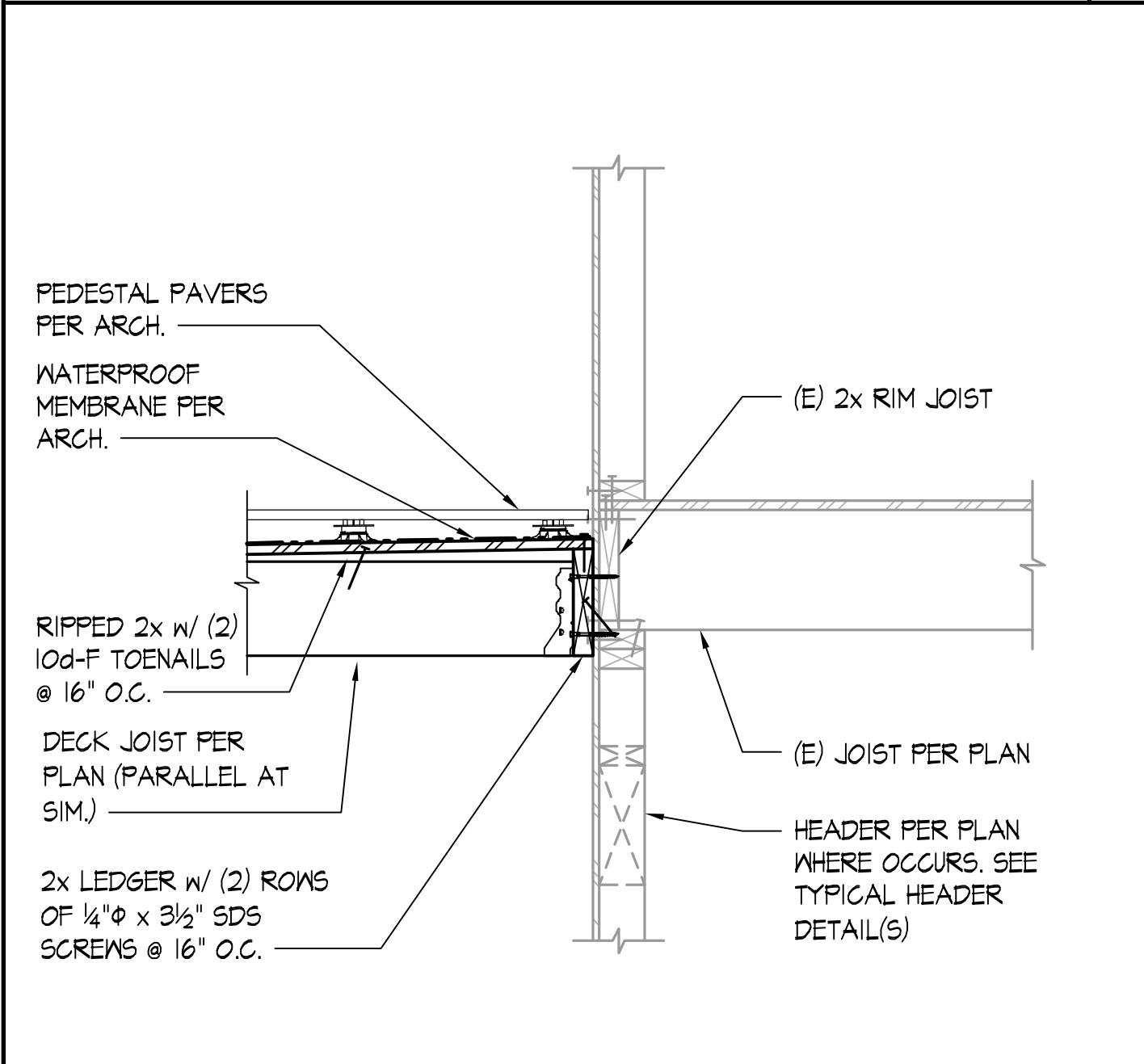
TYPICAL STRUCTURAL WALL TO PARALLEL PERIMETER
BEAM BELOW - 2x FRAMING PERPENDICULAR

SCALE: NONE

DETAIL	SCALE: NONE	2
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TYPICAL DECK EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT	SCALE: NONE	3
---	-------------	---

TYPICAL FLOOR EDGE - JOIST PARALLEL	SCALE: NONE	4
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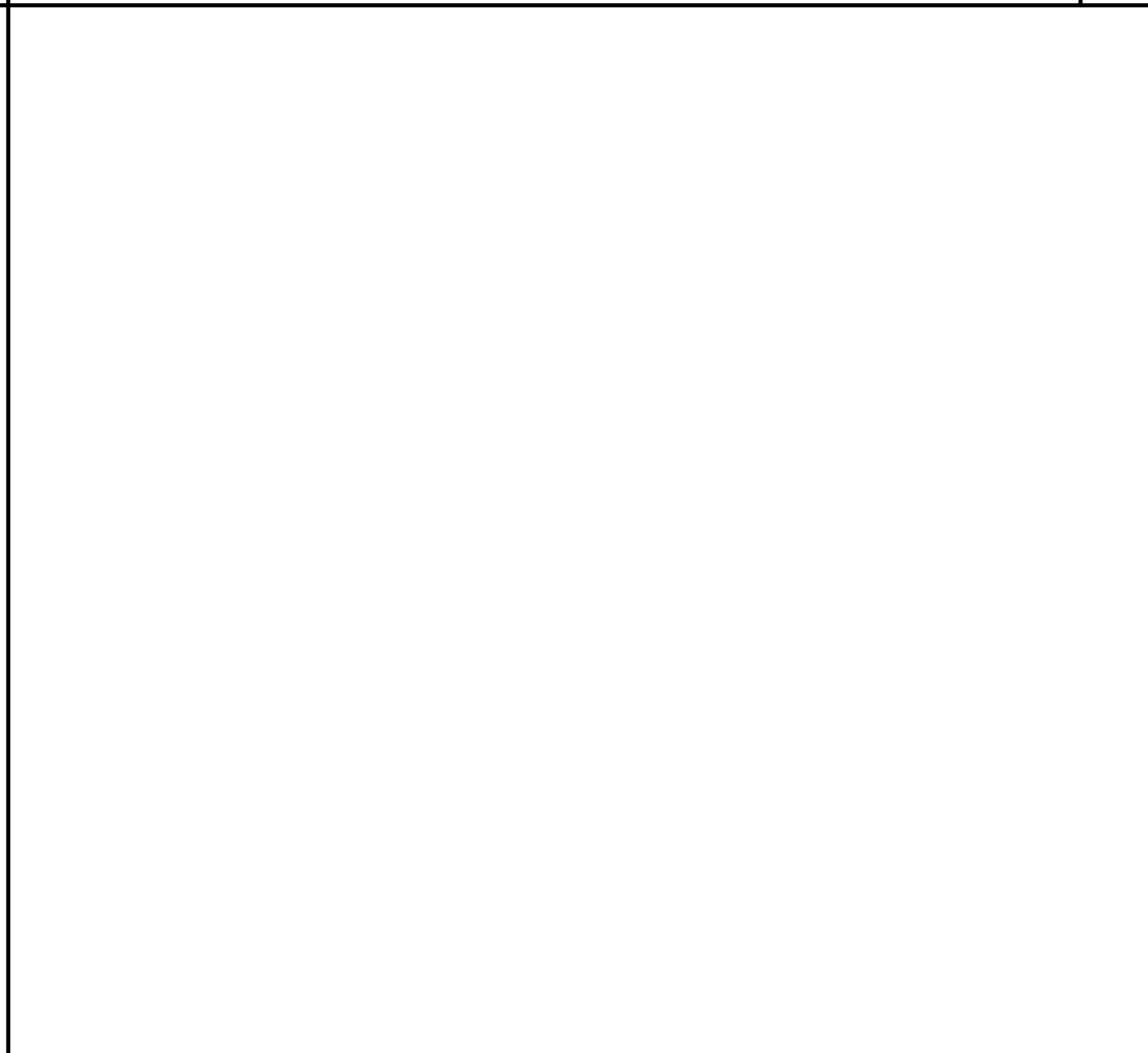
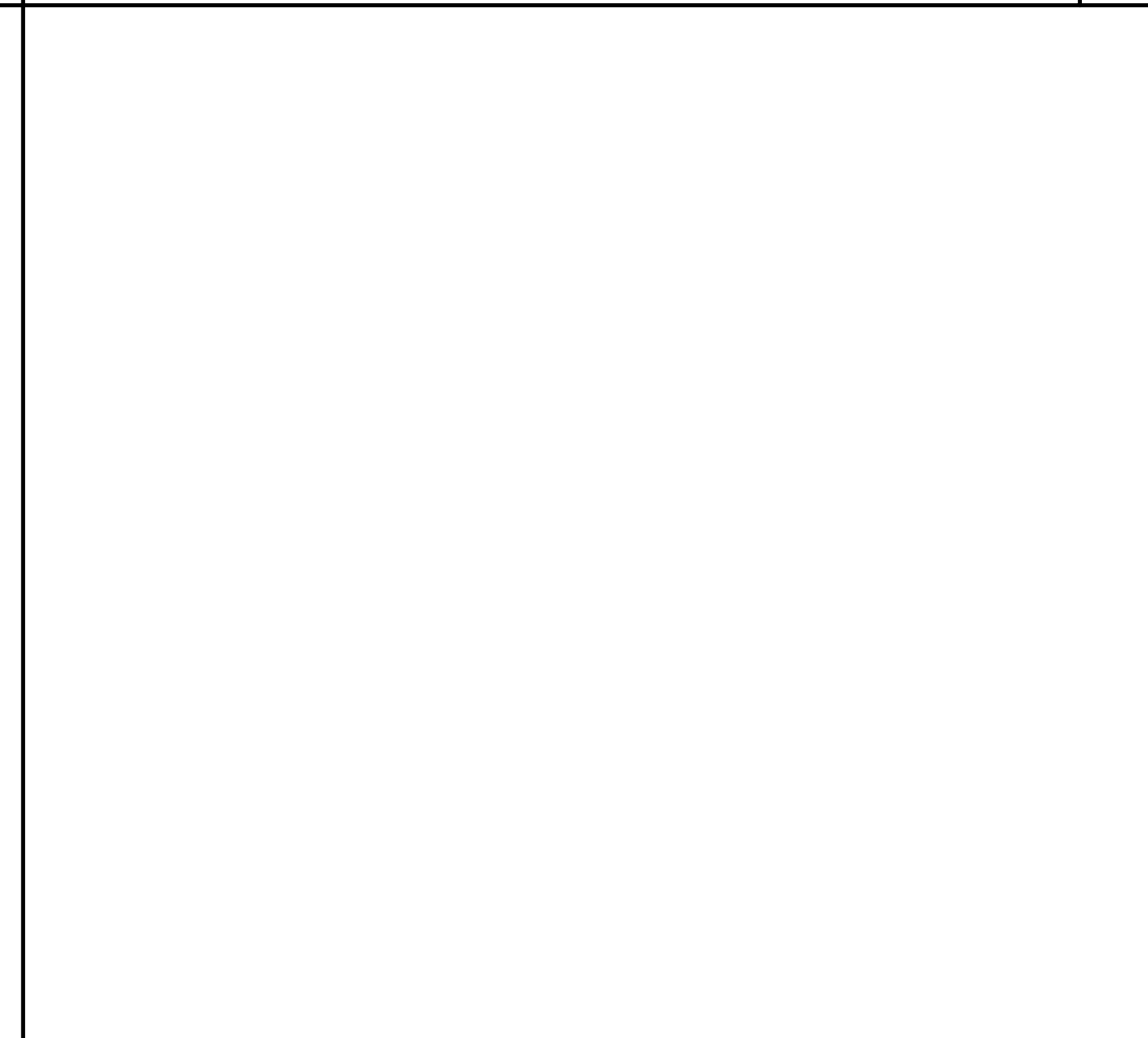
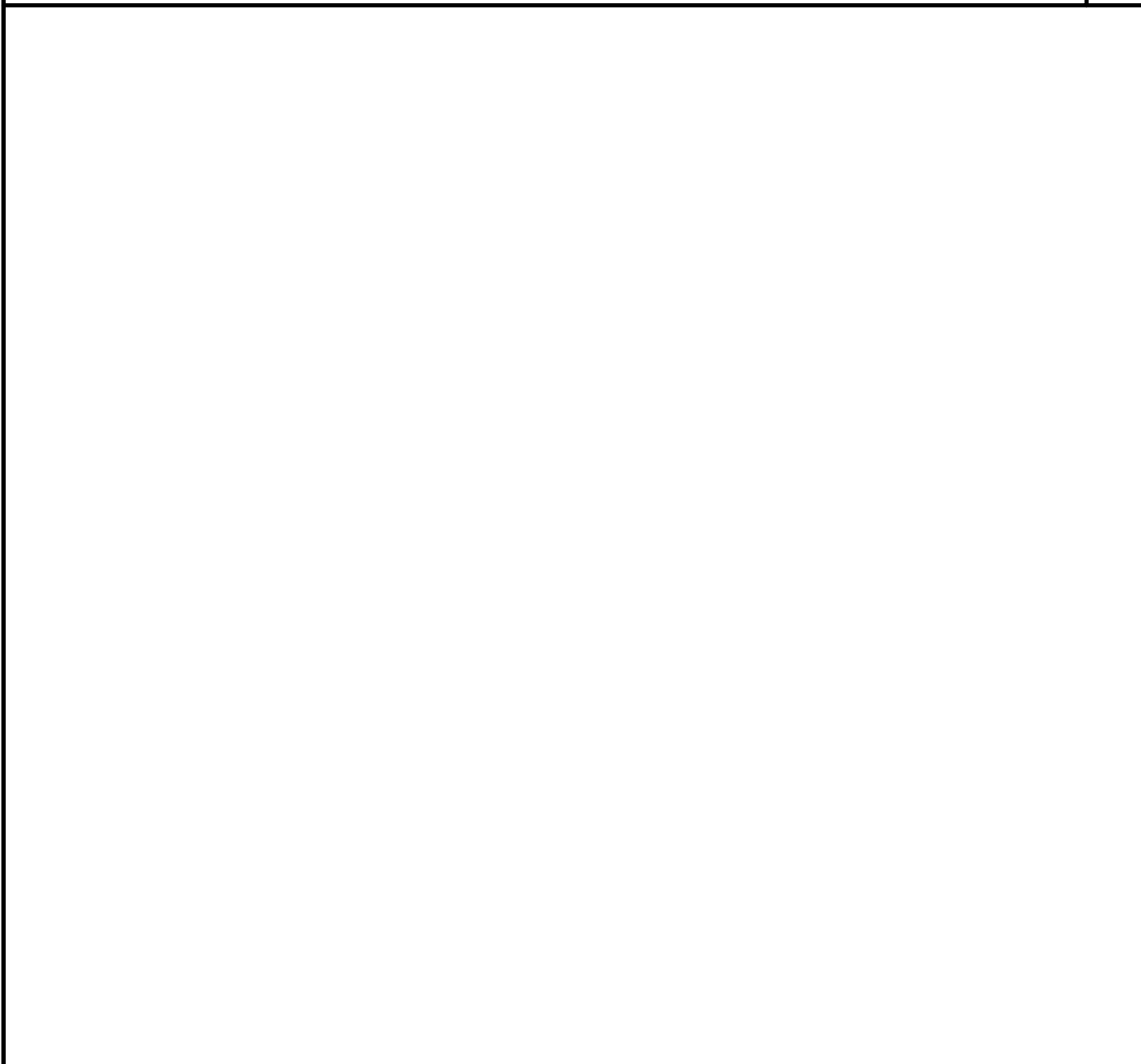


TYPICAL EXTERIOR WALL - 2x JOIST PERPENDICULAR

DETAIL	SCALE: NONE	6
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TYPICAL DECK EDGE RAILING - JOIST PERPENDICULAR	SCALE: NONE	7
---	-------------	---

DETAIL	SCALE: 1"=1'-0"	8
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DETAIL	SCALE: 1"=1'-0"	9
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DETAIL	SCALE: 1"=1'-0"	10
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DETAIL	SCALE: 1"=1'-0"	
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DETAIL	SCALE: 1"=1'-0"	12
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APPROVAL:

[illegible]

ISSUES: ○ REVISIONS: △

P.M. SHT

P.E. MKS

DRAWN BY: **SSN**

SCALE: **AS SHOWN**

DATE: 5/1/25

JOB NO. 24349.01

SHEET TITLE:

FLOOR DETAILS

SHEET NO.

S4.2

