

Vicinity Map



Symbol Legend

	Door number ID # Floor		Wall Type
	Window Number ID # Floor		Smoke/Carbon Monoxide Detector
	Detail Reference		Exhaust Fan
	Exterior Elevation Reference		Existing Wall
	Interior Elevation Reference		New Framed Wall
	Section Reference		New Concrete Wall
	Wall Section		Demo
	Datum		Existing Contour
	North Arrow		New Contour
			Footing Drain
			Water Line
			Sanitary Sewer Line
			Gas Line
			Hose bib
			Revision
			Watercourse (non-piped)
			Watercourse (piped)

Environmental Information

Environmentally Critical Areas (ECA):
Site is on the waterfront of Lake Washington. Work to be performed within the Shoreline Buffer pursuant to all codes and as outlined in MICC 19.13.050

There is no planned excavation or grading.
No existing trees will be affected.

Abbreviations

AFF	Above Finish Floor
ASSY.	Assembly
BO	Bottom of
CL	Center Line
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC.	Concrete
CONR.	Continuous
DIA.	Diameter
DS	Downspout
EA.	Each
EL.	Elevation
Eq.	Equal/Equivalent
EXTG.	Existing
FFE	Finish Floor Elevation
FRG.	Footing
FLR.	Floor
FCC	Face of Concrete
FOF	Face of Finish
FOS	Face of Stud
FOIC	Furnished by Owner, Installed by Contractor
FOIO	Furnished by Owner, Installed by Owner
GWB	Gypsum Wall Board
Hr.	Height
Jst.	Joist
Mtl.	Metal
OC	On Center
O/	Over
PCC	Pre-cast Concrete
PT	Pressure Treated
Req.	Required
RO	Rough Opening
SW	Shear Wall
SM.	Similar
SOG	Slab on Grade
Sst.	Stainless Steel
STRUCT.	Structural
T&G	Tongue and Groove
TO	Top of
TOP	Top of Plate
TOS	Top of Slab
TOW	Top of Wall
Typ.	Typical
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VIF	Verify in Field
W/I	Within
Wdw.	Window

Project Information

Site location:
7250 E. Mercer Way
Mercer Island, WA 98040

Assessor's Parcel Number:
257950-0070

Legal Description:
FLOODS LAKE SIDE TRS 9 & S 1/2 OF 8 & SH LDS ADJ
PLat Block: 3
Plat Lot: 8-9

Contact Information

Owner:
Tom and April Loeser
7250 E. Mercer Way
Mercer Island, WA 98040

Architecture (Project Contact):
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Structural Engineering:
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General Contractor:
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Contractor License #: DYNACI*999P

Project Description:

Exterior Modifications:
• Replace masonry cap on existing waterfront bulkhead. No changes to actual bulkhead.

Interior Renovations:
N/A

Off Street Parking:
• Garage w/ parking for >1 car exists. No changes proposed.

Zoning and Code Information

Zoning:
R-8.4

Required Yards:
Front Yard: 20'
Rear Yard: 25'
Side Yards: (a) For lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet.

(b) For lots with a lot width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17% of the lot width.

Minimum side yard width. The minimum side yard width is five feet or 33 percent of the aggregate side yard total width, whichever is greater.

Lot = $\pm 95'-2\ 1/2"$ wide x 17% = $16'-2\ 1/4"$ minimum total side yard
 $16'-2\ 1/4" \times 33\% = 5'-4\ 1/8"$ minimum side yard

On a waterfront lot, the setback for all structures (including fences over 48" in height) is 25 feet from the Ordinary High Water (OHW) line. Regardless of the location of access to the lot, the front yard may be measured from the property line opposite and generally parallel to the OHW line.

Construction Type:
V-B

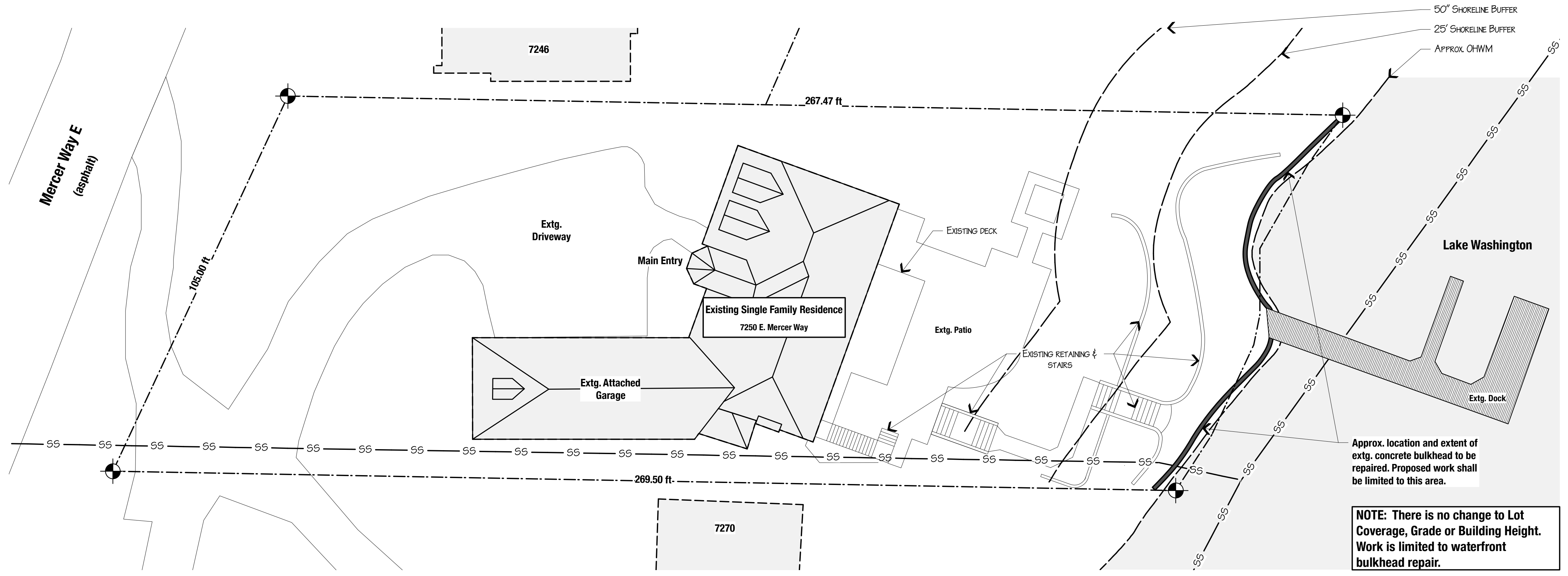
Occupancy Class:
Single Family Residence

Code information:
Comply with all applicable codes and laws:
• 2018 International Building Code (IBC)
• 2018 International Residential Code (IRC)
• 2018 International Mechanical Code (IMC)
• 2018 International Fuel Gas Code (IFGC)
• 2018 Uniform Plumbing Code (UPC)
• 2018 International Fire Code (IFC)
• 2018 International Existing Building Code
• 2018 International Swimming Pool and Spa Code
• Washington State Energy Code (WCEC)
• ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

Energy Information:
N/A

Mechanical System:
N/A

Fire & Life Safety:
• Residence will be equipped with a monitored smoke and carbon monoxide detection system.
• Smoke detectors shall be placed in and outside all sleeping rooms as well as on other floors. Locations noted on Floor Plans.
• A carbon monoxide detector shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling in accordance with the manufacturer's recommendation.
• All bedrooms shall have emergency egress. Egress windows shall have:
• 5.7sf min. clear open area (5.0 if on ground floor)
• 20" clear open width
• 24" clear open height
• 44" maximum sill height
• Safety glazing to be used in and adjacent to doors, close to floor and in other potentially dangerous areas.



Approx. location and extent of extg. concrete bulkhead to be repaired. Proposed work shall be limited to this area.

NOTE: There is no change to Lot Coverage, Grade or Building Height. Work is limited to waterfront bulkhead repair.