

PROJECT INFO

OWNER:
CHRIS & HARMONY LONG

PARCEL #:
545880-0210

PROJECT ADDRESS:
3424 76TH PL SE
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:
MERCERDALE ADD

ENGINEER:
MYERS ENGINEERING LLC
MYENGINEER@CENTURYTEL.NET
253-858-3248

BUILDER:
ERS CONSTRUCTION
11627 AIRPORT RD SUITE A
EVERETT, WA 98204

DESIGNER:
BAYLEE CLIFFORD
BAYLEE.CLIFFORD@ERSCONST.COM
425-295-8855

SCOPE OF WORK:
2-STORY ADDITION WITH KITCHEN,
ENTRY & BATHS REMODEL

ABBREVIATIONS

ABV	ABOVE	HB	HOSE BIB
ADJ	ADJUSTABLE	HDWR	HARDWARE
APPROX	APPROXIMATE	HORIZ	HORIZONTAL
BLK	BLOCKING	INT	INTERIOR
BLW	BELOW	INSTR	INSTALL
BO	BOTTOM OF	MFR	MANUFACTURE
CAB	CABINET	MIN	MINIMUM
C/C	CENTER TO CENTER	OC	ON CENTER
CDR	CEDAR	PLY	PLYWOOD
CL	CENTERLINE	PT	PRESSURE TREATED
COL	COLUMN	REM	REMAIN
CONC	CONCRETE	REPL	REPLACE
CONT	CONTINUOUS	RO	ROUGH OPENING
CPT	CARPET	RMV	REMOVE
CTR	CENTER	RU	REUSE EXISTING ITEM
DIA	DIAMETER	SD	SMOKE DETECTOR
DN	DOWN	SHWR	SHOWER
DS	DOWN SPOUT	SS	STAINLESS STEEL
EQ	EQUAL	T&G	TONGUE & GROOVE
EXTG	EXISTING	TMP	TEMPERED
EXT	EXTERIOR	TO	TOP OF
FIN	FINISH	TYP	TYPICAL
FIXT	FIXTURE	UNO	UNLESS NOTED OTHER
FTG	FOOTING	VERT	VERTICAL
FV	FIELD VERIFY	VIN	VINYL
FX	FIXED	WD	WOOD
GWB	GYPSUM WALL BOARD	WIN	WINDOW

VICINITY MAP (NOT TO SCALE)



NO TREE REMOVALS

GROSS LOT AREA: 8,400SF
NEW LOT AREA: 7,959SF
ALLOWED LOT COVERAGE AREA: 2,940SF
ALLOWED LOT COVERAGE: 40%

EXISTING LOT COVERAGE: 1,992SF
NEW LOT COVERAGE: 2,295SF
PROPOSED LOT COVERAGE 23% OF LOT

HARDSCAPE:
ALLOWED HARDSCAPE: 756SF
TOTAL HARDSCAPE: 1165F

GROSS FLOOR AREA:
EXISTING TOTAL FLOOR AREA: 2,530SF
NEW TOTAL FLOOR AREA: 3,057SF

**TABLE C402.1.3
OPAQUE THERMAL ENVELOPE INSULATION COMPONENT
MINIMUM REQUIREMENTS, R-VALUE METHOD^{a,j}**

CLIMATE ZONE	5 AND MARINE 4	
	All Other	Group R
Roofs		
Insulation entirely above deck	R-38ci	R-38ci
Metal buildings ^b	R-25 + R-22 LS	R-25 + R-22 LS
Attic and other	R-49	R-49
Walls, Above Grade		
Mass ^b	R-9.5 ^c ci	R-13.3ci
Mass transfer deck slab edge ^d	See Table C402.1.4	See Table C402.1.4
Metal building	R-13 + R-14ci	R-13 + R-14ci
Steel framed	R-13 + R-10ci	R-19 + R-8.5ci
Wood framed and other	R-13 + R-7.5ci std or R-20+R-3.8ci std	R-13 + R-7.5ci std or R-20 + R-3.8ci std or R-25 std
Walls, Below Grade		
Below-grade wall ^{e,h}	Same as above grade	Same as above grade
Floors		
Mass ^f	R-30ci	R-30ci
Joist/framing	R-30 ^g	R-30 ^g
Slab-on-Grade Floors		
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs ^d	R-10 perimeter & under entire slab	R-10 perimeter & under entire slab

NOTES

- All work shall be done in conformance with the 2021 International Building code, 2018 Washington State Energy Code, Uniform Plumbing Code (UPC), National Electric Code (NEC) and applicable City and State of Washington codes and ordinances.
- Provide smoke and CO2 detectors per IRC Section 314 and 315.
- Best practices shall be taken in the installation/construction of materials
- Written dimensions on the Drawings shall take precedence over scaled dimensions and/or contractor shall consult with Architect/Designer
- Dimensions are from face of drywall to face of drywall unless noted otherwise
- Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The Architect/Designer must be notified of any variations from the dimensions and/or conditions shown on these Drawings. Any such variation shall be resolved by the Architect/Designer prior to proceeding with the work.
- Repetitive features not noted on the Drawings shall be completely provided as drawn in full. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are similar in character to details shown, similar details of construction shall be used, subject to review and approval by the Architect/Designer. Refer to Drawings for openings, architectural requirements and dimensions.
- Contractor and Subcontractors shall refer to Specifications or Scope of Work for additional information before proceeding on each stage of work.
- Homeowner shall do walkthrough with subcontractors, project manager, and/or Architect/Designer to locate fixtures, accessories, outlets, switches, etc.
- Actual fixtures and appliances may differ in appearance from those shown on Drawings
- Drawings are representations of materials (such as tile). Site conditions and actual materials may vary when installed.
- Remove debris from the site as it accumulates to prevent unsafe conditions.
- Protect construction from weather as work proceeds.
- Existing materials are noted as "extg". New materials are not annotated as such. Assume materials not called out as existing are new.
- NFPA 13D Fire Sprinkler system in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence.

SYMBOLS & LEGEND

- EXISTING WALL (TO REMAIN)
- REMOVE EXISTING WALL
- TO BE DEMOLISHED
- EXTG JOIST DIRECTION
- FRAME NEW WALL
- CEILING HEIGHT
- NEW/REPLACED DOOR
- NEW/REPLACED WINDOW
- FLOOR FINISH
- MATERIAL FINISH

CODE REFERENCES

2021 RESIDENTIAL BUILDING CODE
MERCER ISLAND MUNICIPAL CODE
MERCER ISLAND ZONING CODE

DRAWING INDEX

- A1 COVER
- A2 SITE PLAN
- A3 EXISTING
- A4 NEW
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 ELECTRICAL
- S1 STRUCTURAL
- S2 STRUCTURAL
- S3 STRUCTURAL
- S4 STRUCTURAL

ENERGY CODE COMPLIANCE BASED OFF R406.3:
- 1.2 (1 CREDIT) Vertical Fenestration U=0.20
- 2.1 (1 CREDIT) Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 pascals
- 3.1A (1 CREDIT) Energy Star rated gas or propane furnace with minimum AFUE of 95%
- 4.1 (0.5) All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling
- 5.6 (2.5 CREDITS) Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration w/ the air-to-refrigerant
- 7.1 (0.5 CREDIT) All appliances shall be new and energy star rated

**TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^c U-FACTOR	GLAZED FENESTRATION SHGC ^{d,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^g WALL R-VALUE	SLAB ^h R-VALUE & DEPTH	CRAWL SPACE ⁱ WALL R-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65 ^f	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50 ^f	0.65	0.30	30	13	5/8	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13/17	30 ^g	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5 ^h	15/19	30 ^g	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38 ^g	15/19	10, 4 ft	10/13



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COVER PAGE

JOB NAME: LONG
JOB NO.: 2457
DRAWN BY: BAYLEE
PRINT DATE: 7/31/2025
CONTRACT: 9/27/2024
REVISIONS:

SHEET:
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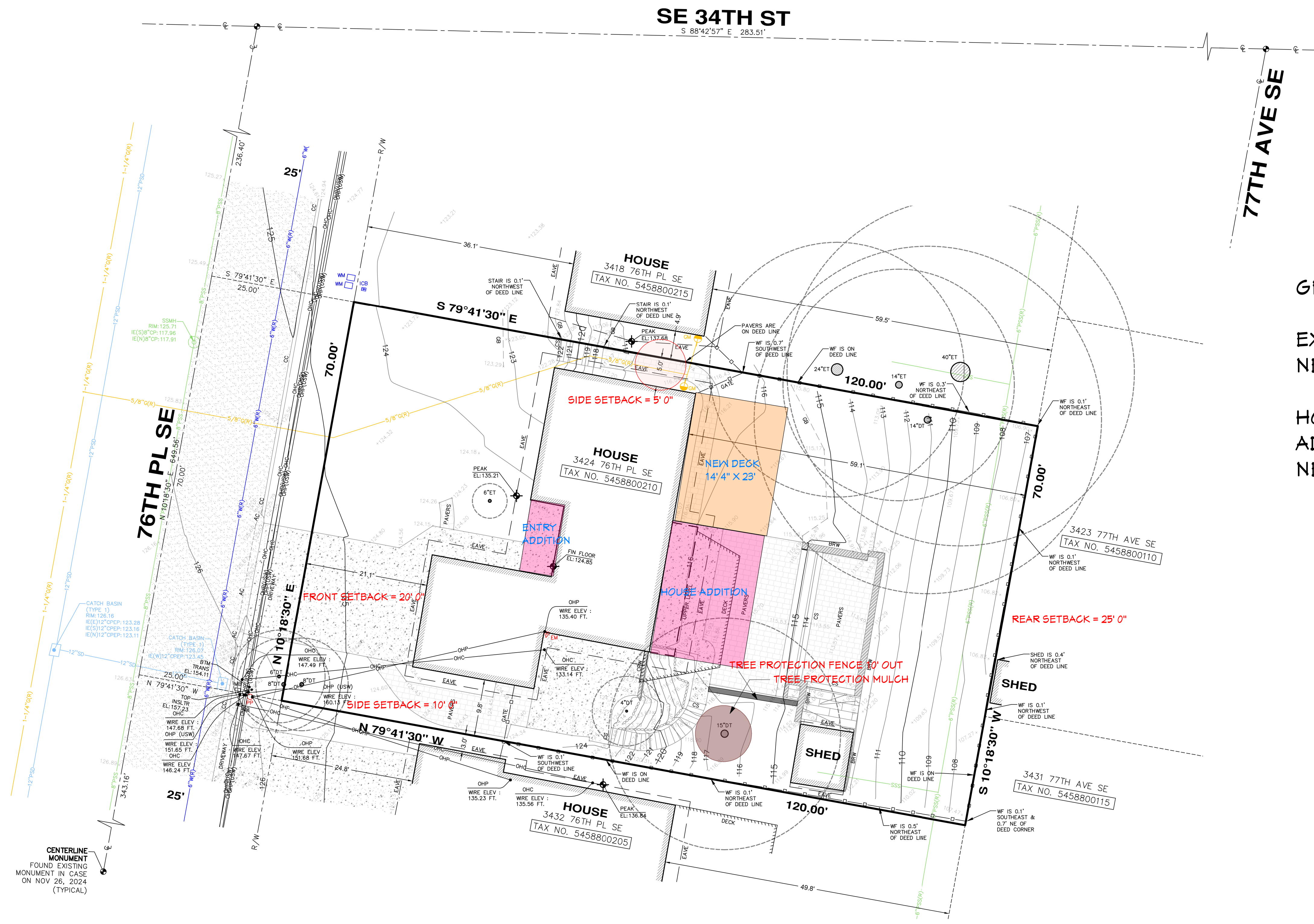



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SITE PLAN

JOB NAME: LONG
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 HOUSE ADDITION

 DECK ADDITION

GROSS LOT AREA: 8,400SF
 EXISTING LOT COVERAGE: 1,992SF
 NEW LOT COVERAGE: 2,295SF
 HOUSE EXISTING SQUARE FOOTAGE: 2,070SF
 ADDITION SQUARE FOOTAGE: 544SF
 NEW HOUSE SQUARE FOOTAGE: 2,614SF

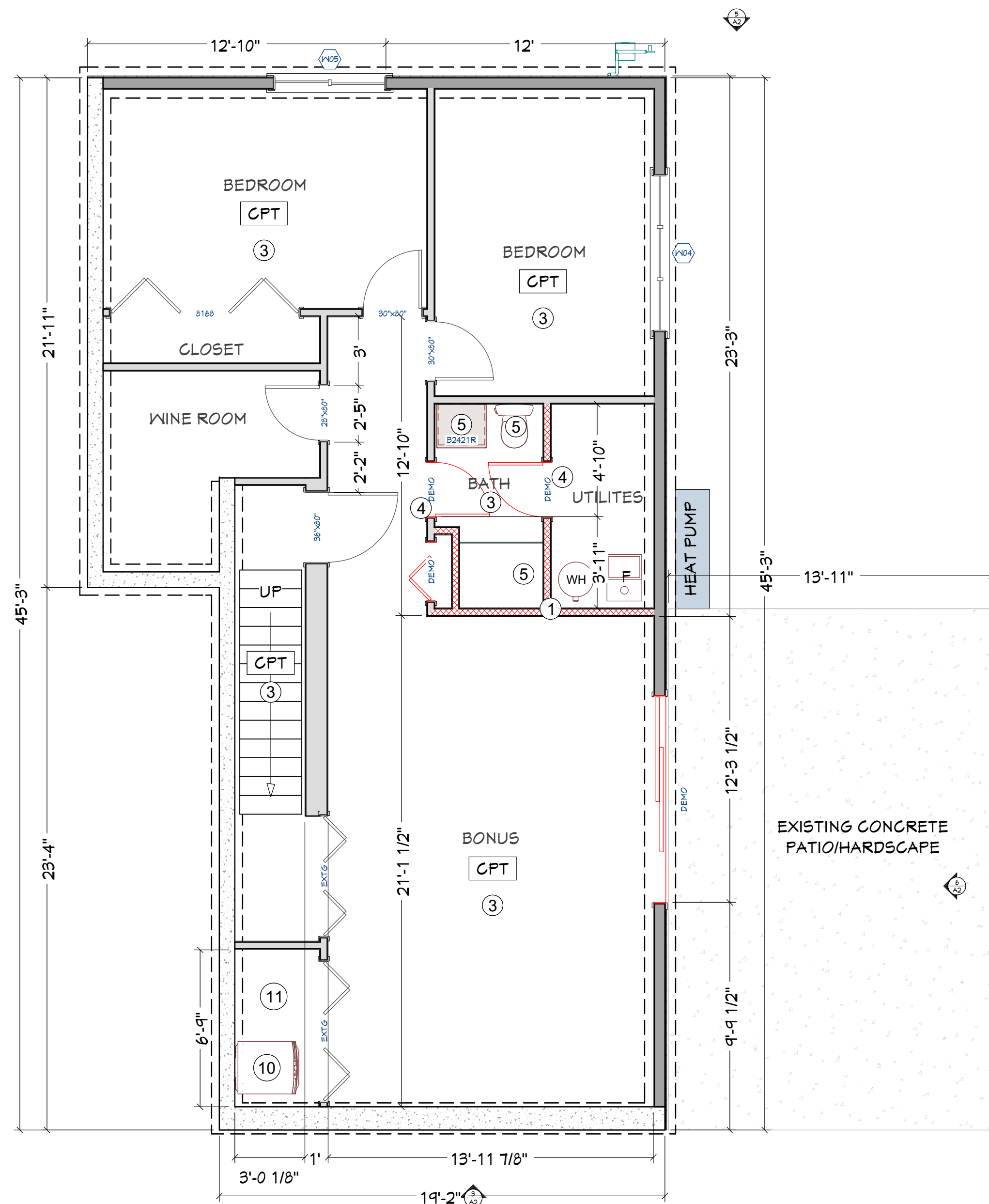
1 SITE PLAN
 SCALE: 1" = 10'-0"

CENTERLINE MONUMENT FOUND EXISTING MONUMENT IN CASE ON NOV 26, 2024 (TYPICAL)

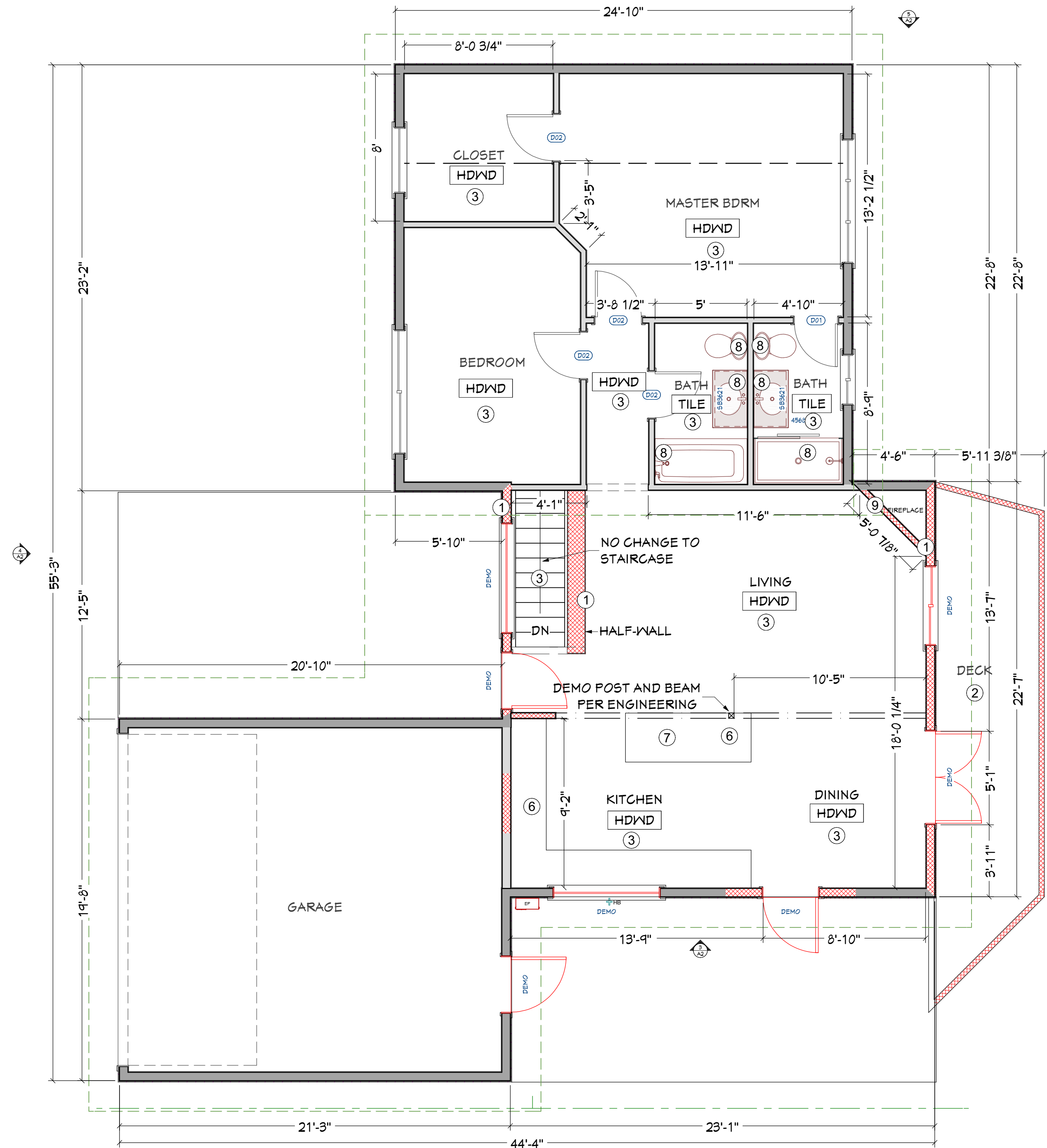


NOTE SCHEDULE	
①	DEMO WALLS
②	DEMO DECK AND DECK RAILING
③	DEMO FLOORING
④	DEMO DOORS
⑤	DEMO PLUMBING FIXTURES
⑥	DEMO ALL KITCHEN CABINETS
⑦	DEMO ALL KITCHEN APPLIANCE AND PLUMBING FIXTURES
⑧	DEMO PLUMBING
⑨	DEMO FIREPLACE

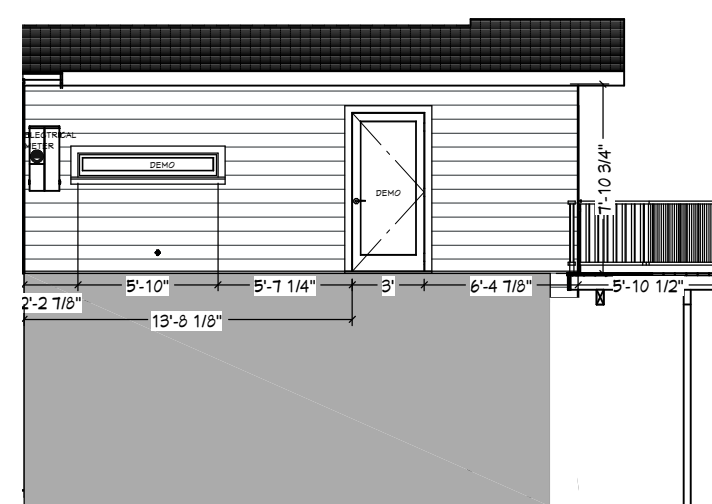
EXISTING SQUARE FOOTAGE: 2,070SF



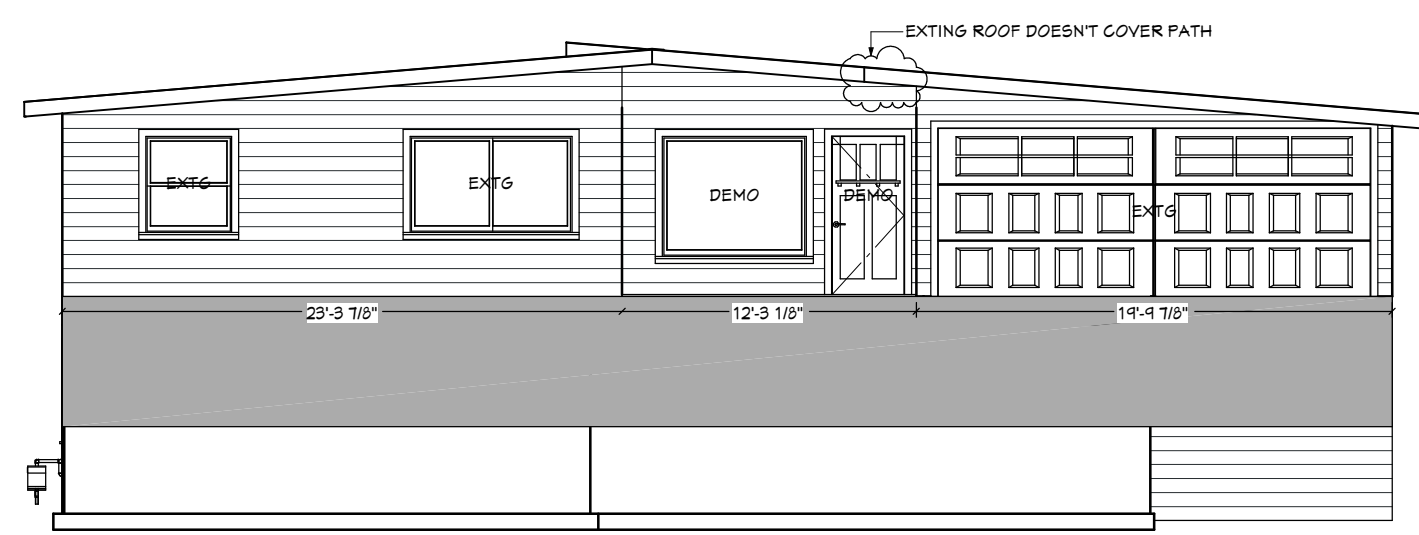
① EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



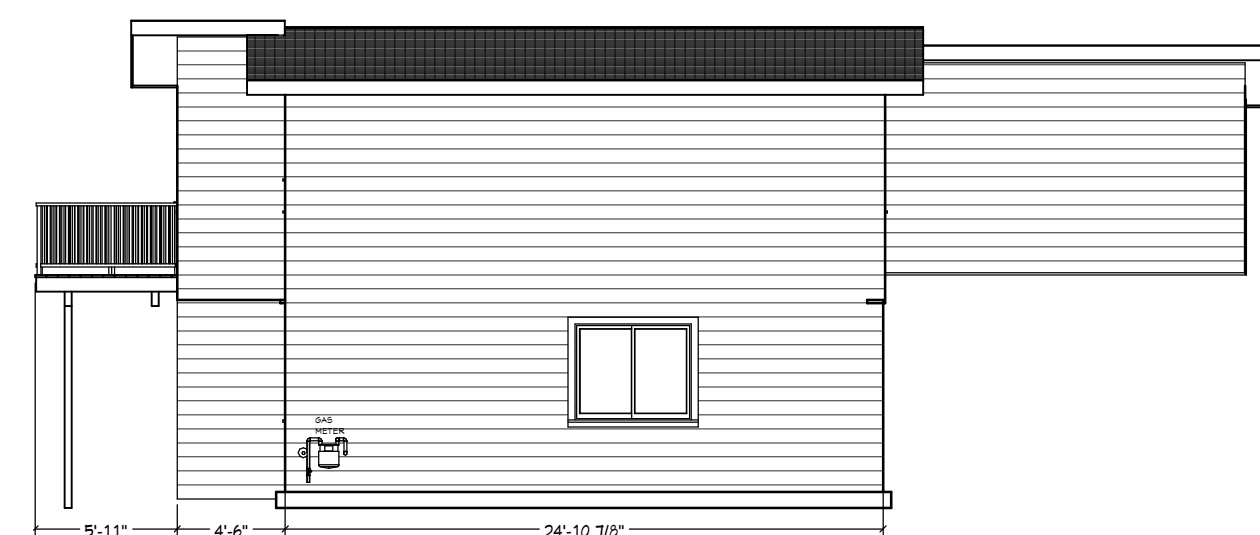
② EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



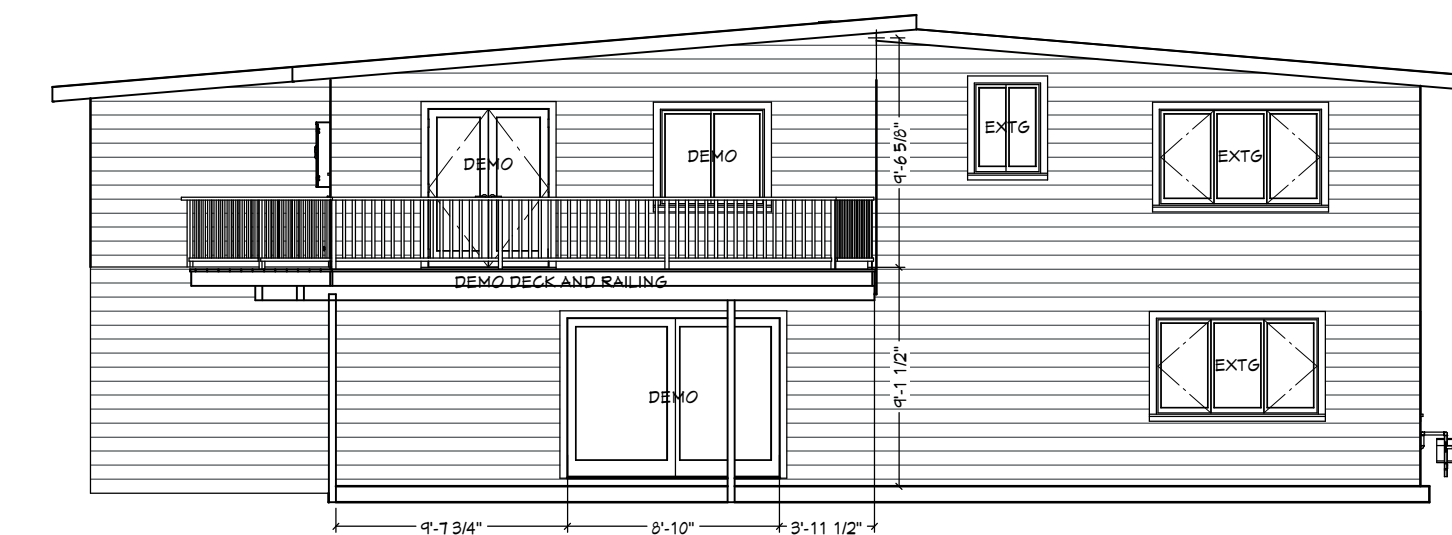
③ NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



④ EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



⑤ SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



⑥ WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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EXISTING FLOOR PLAN
& EXTERIOR ELEVATIONS

JOB NAME: LONG
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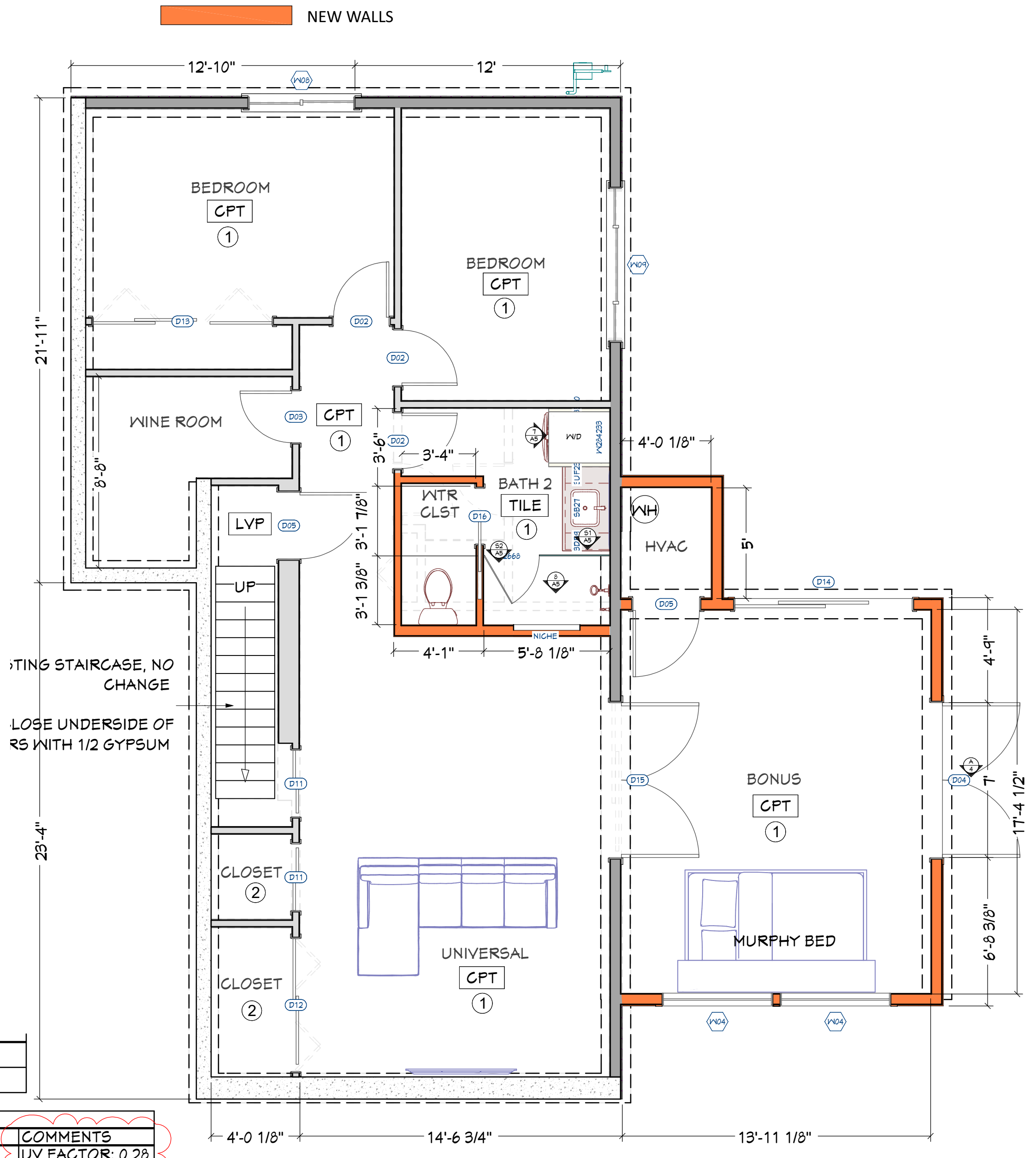
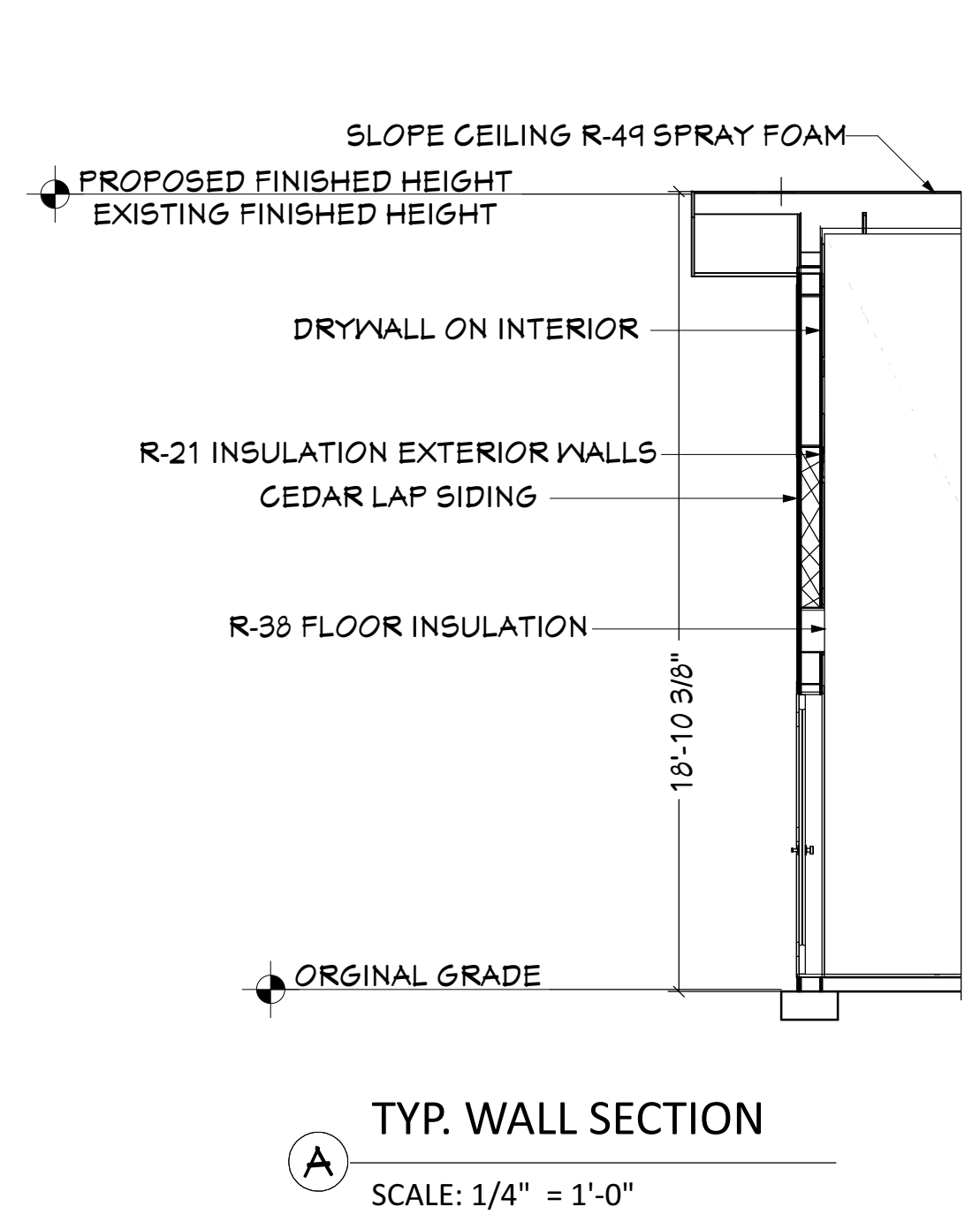


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NEW FLOOR PLAN

JOB NAME: LONG
 JOB NO.: 2457
 DRAWN BY: BAYLEE
 PRINT DATE: 7/31/2025
 CONTRACT: 9/27/2024
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NEW SQUARE FOOTAGE: 2,600SF

NOTE SCHEDULE

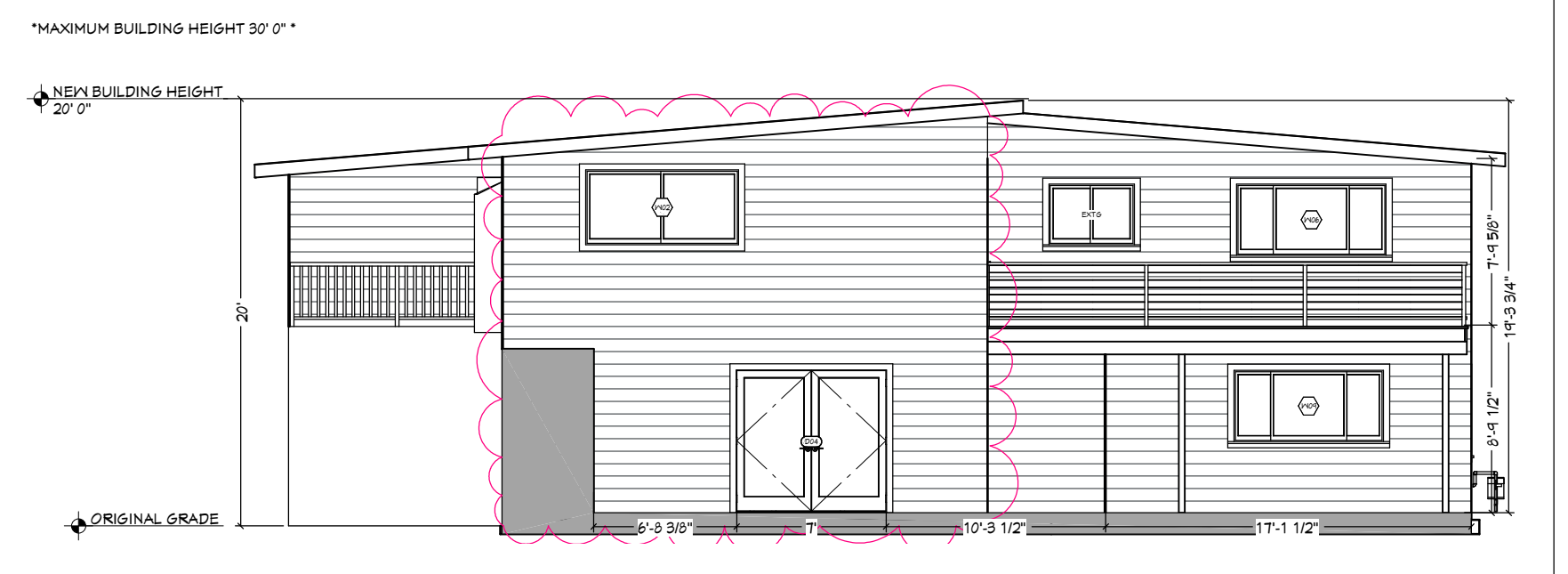
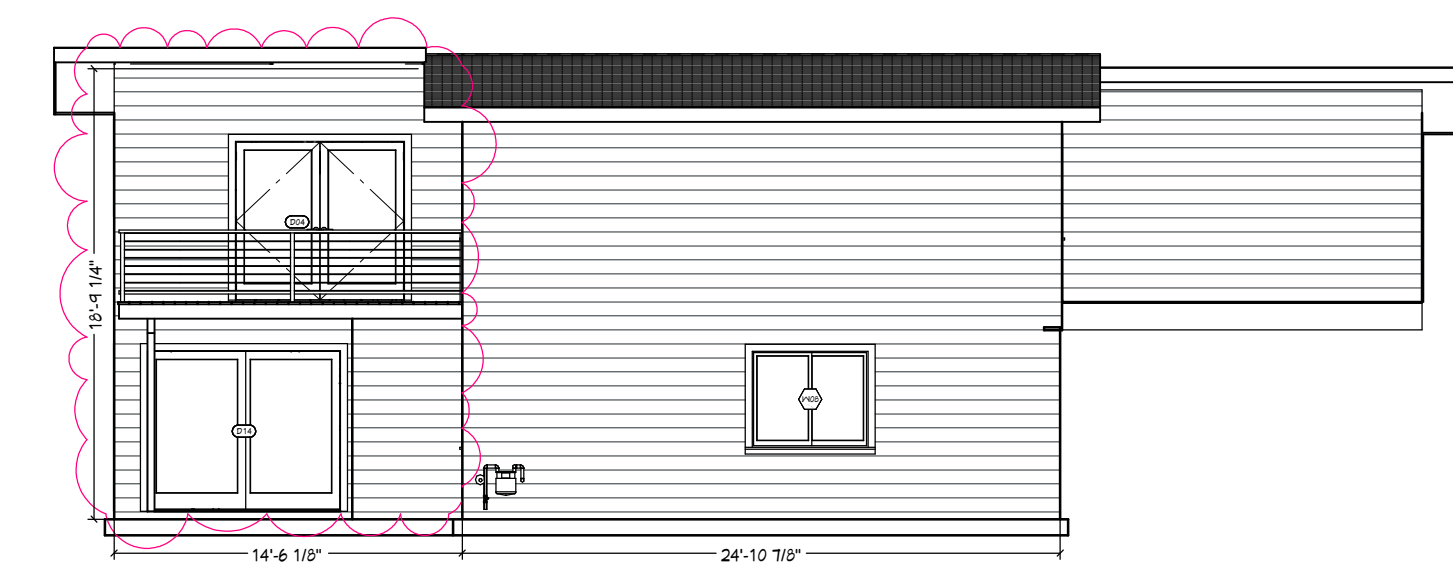
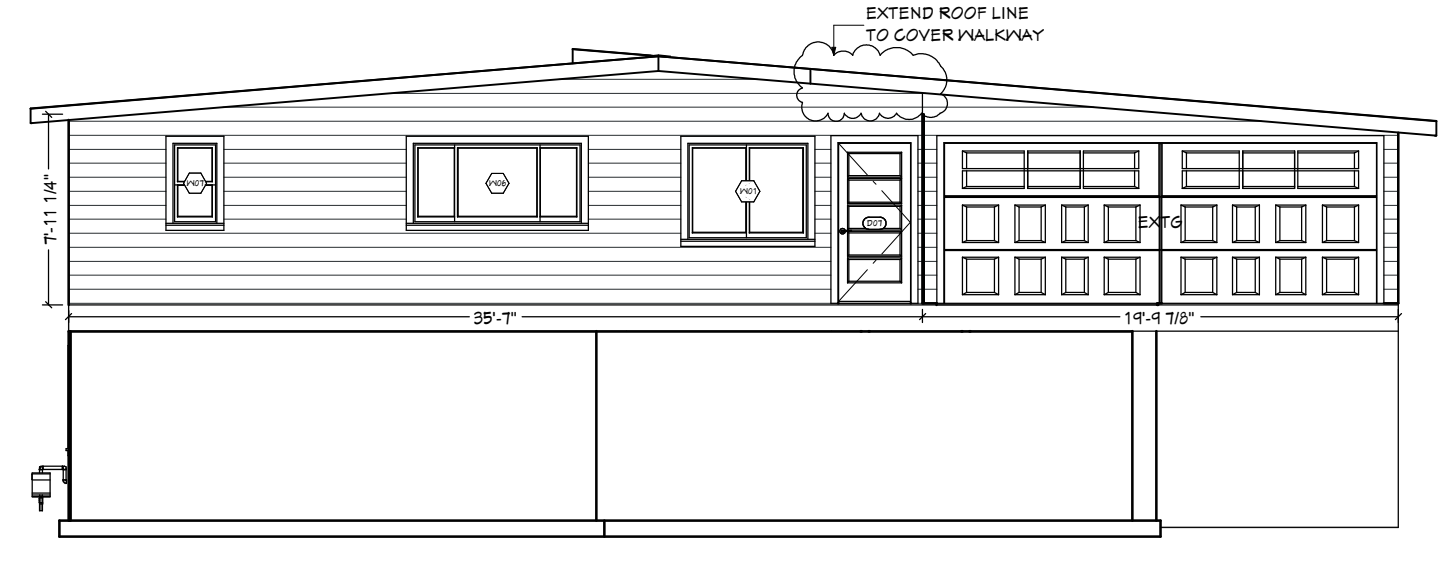
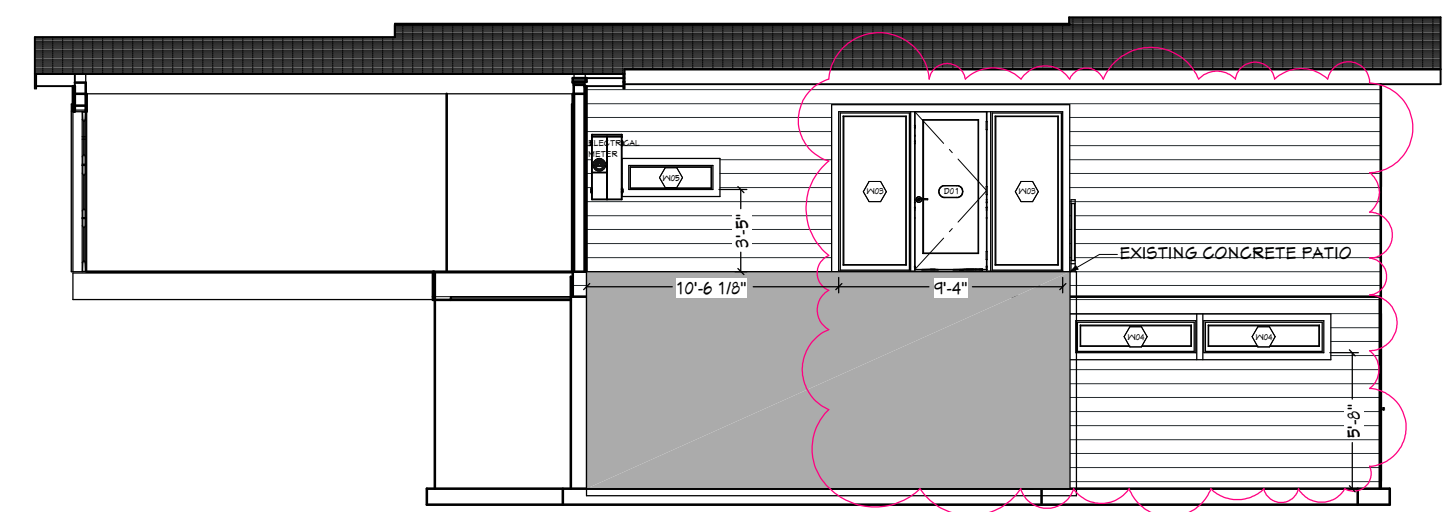
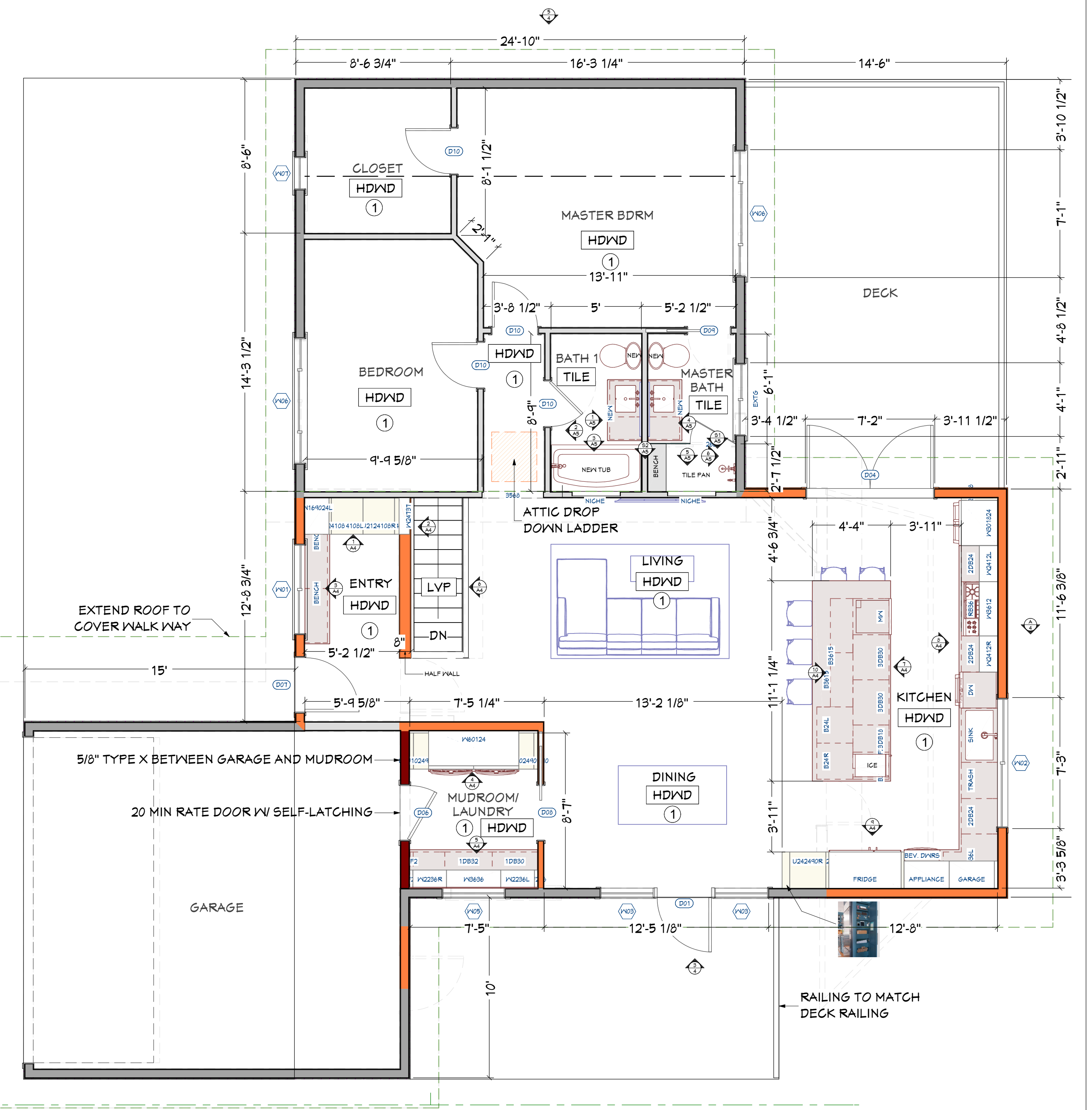
①	INSTALL NEW FLOORING
②	ADD ADJUSTABLE SHELVING

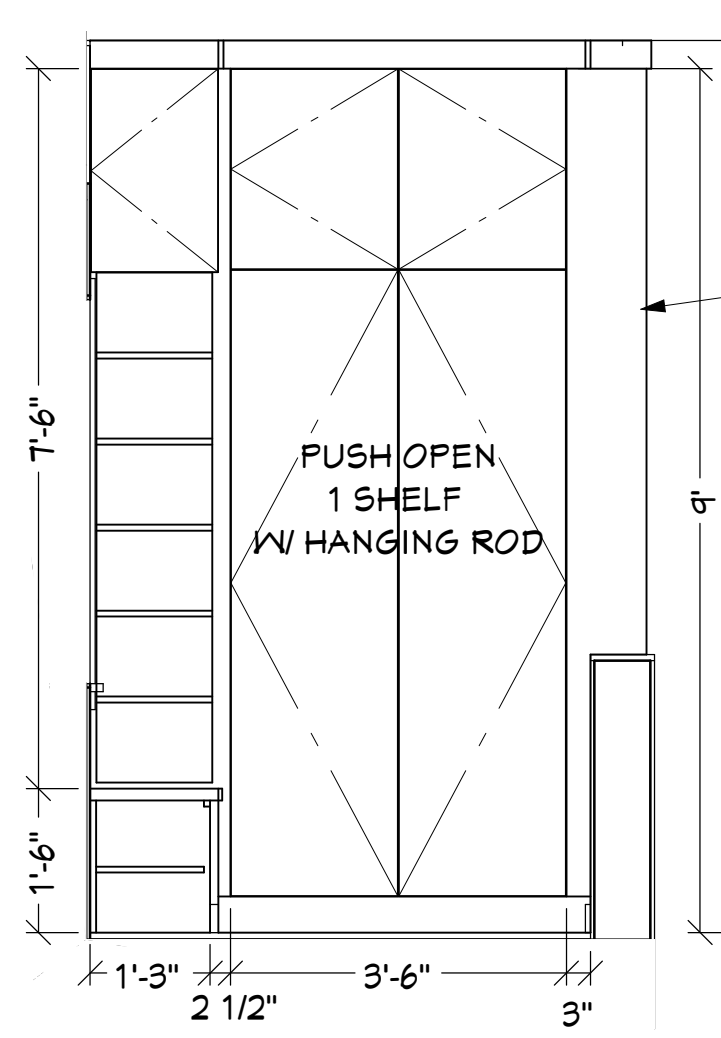
WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	FLOOR	DESCRIPTION	COMMENTS
W01	1	60"	48"	1	LEFT SLIDING	UV FACTOR: 0.28
W02	1	86"	42"	1	LEFT SLIDING	UV FACTOR: 0.28
W03	2	36"	80"	1	FIXED GLASS	UV FACTOR: 0.28
W04	2	60"	16"	0	FIXED GLASS	UV FACTOR: 0.28
W05	1	42"	12"	1	FIXED GLASS	UV FACTOR: 0.28
W06	2	84"	40"	1	TRIPLE SLIDING	UV FACTOR: 0.28
W07	1	22"	40"	1	SINGLE HUNG	UV FACTOR: 0.28
W08	1	58"	48"	0	RIGHT SLIDING	UV FACTOR: 0.28
W09	1	84"	40"	0	TRIPLE SLIDING	UV FACTOR: 0.28

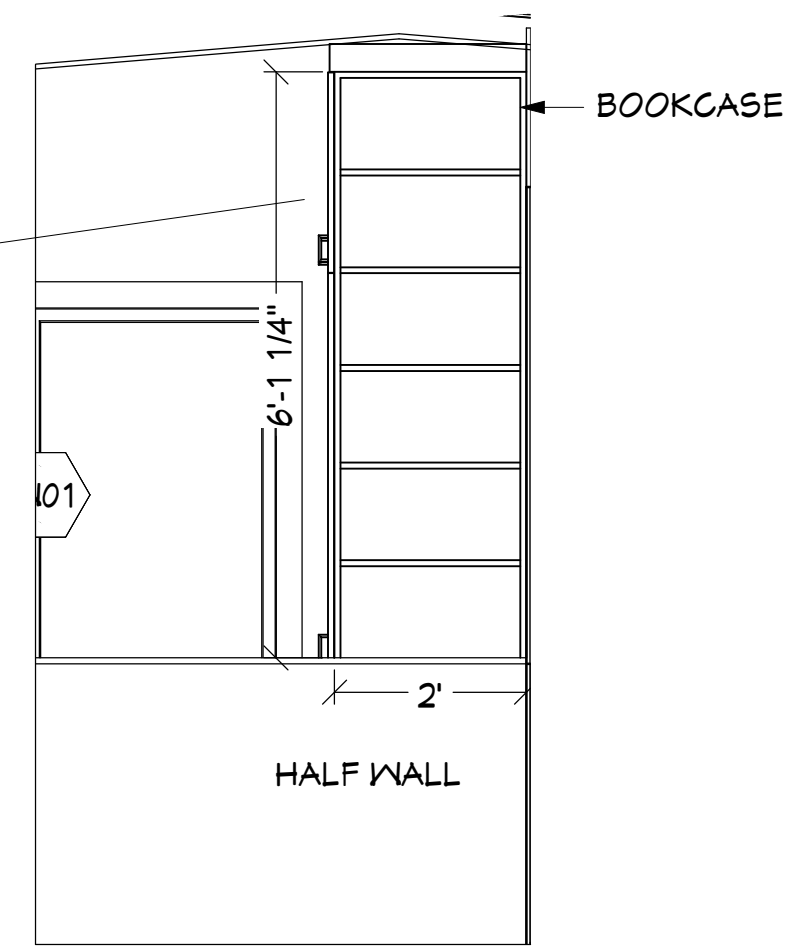
DOOR SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	36"	80"	EXT. HINGED-GLASS PANEL	EXTERIOR DOOR
D02	3	30"	80"	HINGED-DOOR P01	
D03	1	28"	80"	HINGED-DOOR P01	
D04	2	84"	80"	EXT. DOUBLE HINGED-GLASS PANEL	EXTERIOR DOOR
D05	2	36"	80"	HINGED-DOOR P01	
D06	1	36"	80"	EXT. HINGED- 20 INTERIOR	FIRE RATED
D07	1	36"	80"	EXT. HINGED-DOOR F04	ENTRY DOOR
D08	1	36"	80"	POCKET- 20 INTERIOR	
D09	1	28"	80"	POCKET- 20 INTERIOR	
D10	4	30"	80"	HINGED- 20 INTERIOR	
D11	2	36"	80"	SLIDER-DOOR P01	
D12	1	72"	80"	SLIDER-DOOR P01	
D13	1	97"	80"	TRIPLE SLIDER-DOOR P01	
D14	1	46"	80"	EXT. SLIDER-GLASS PANEL	EXTERIOR DOOR
D15	1	84"	80"	EXT. DOUBLE HINGED-DOOR P01	
D16	1	30"	80"	POCKET-DOOR P01	

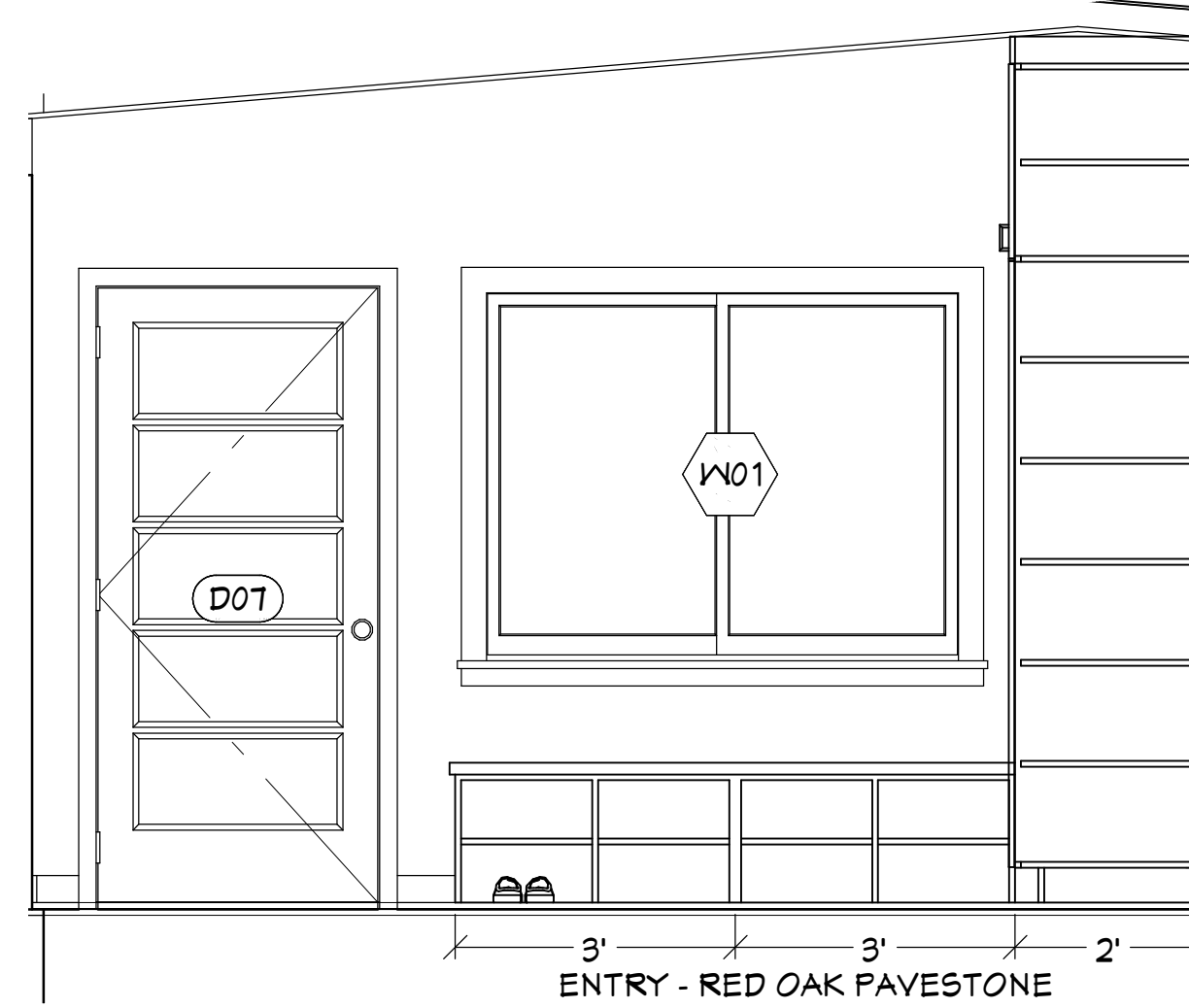




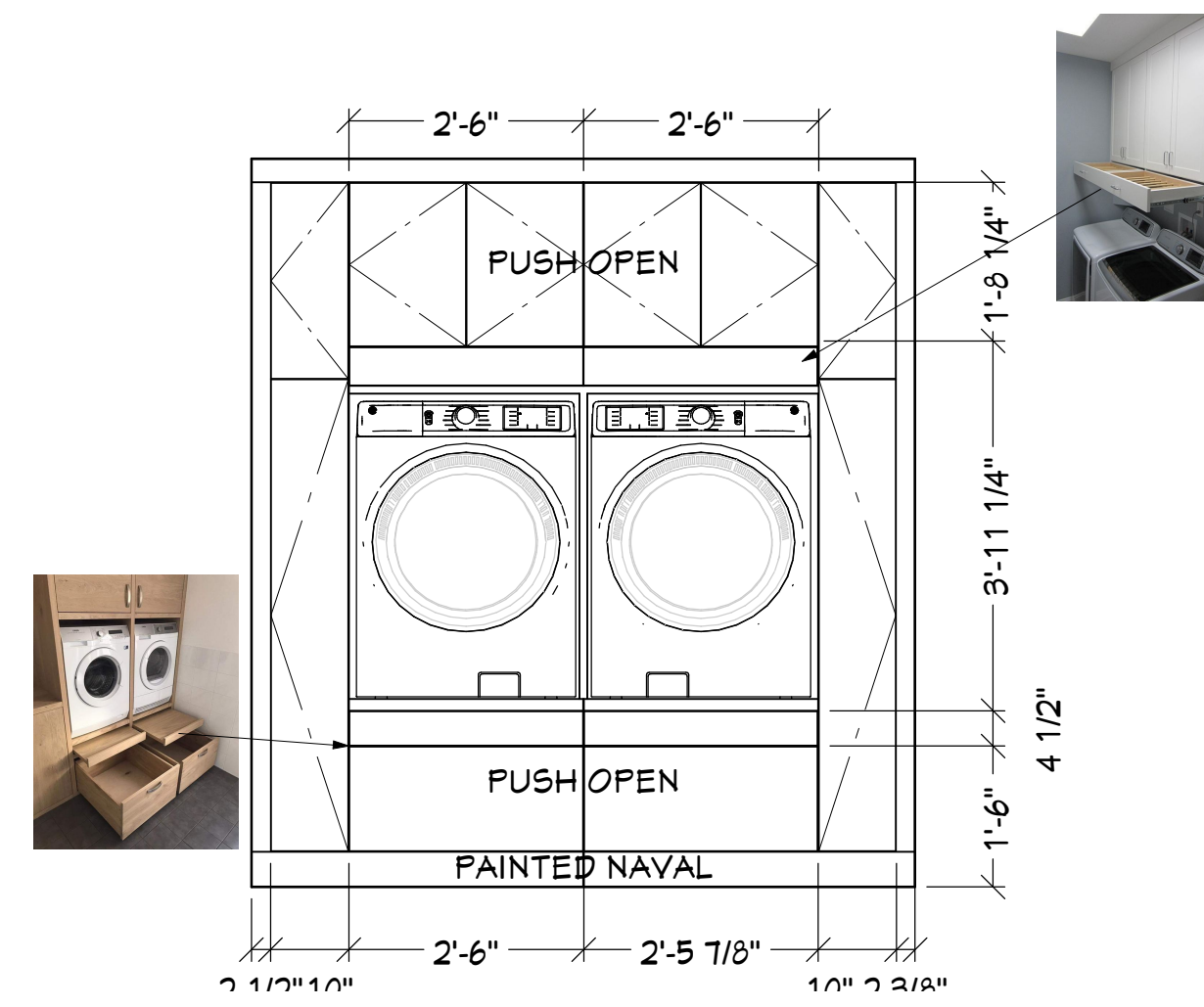
1 NORTH ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



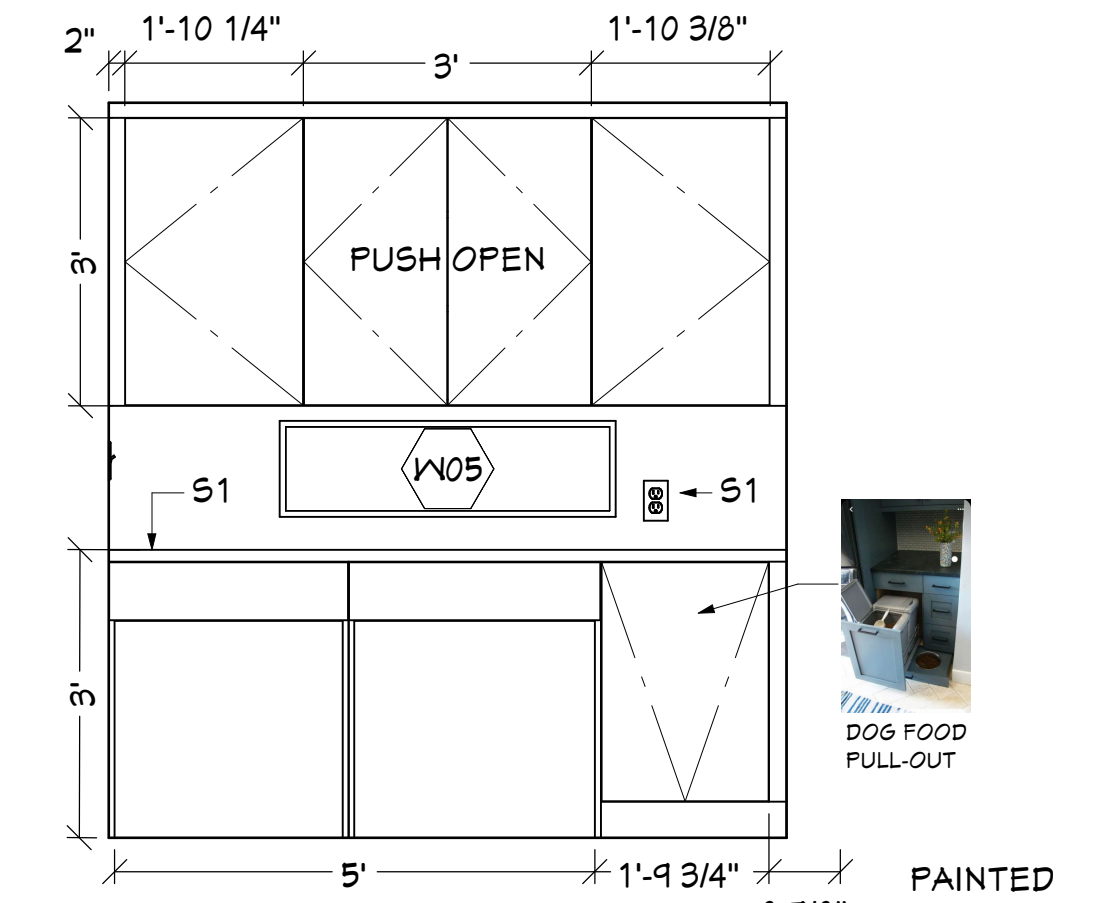
2 WEST ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



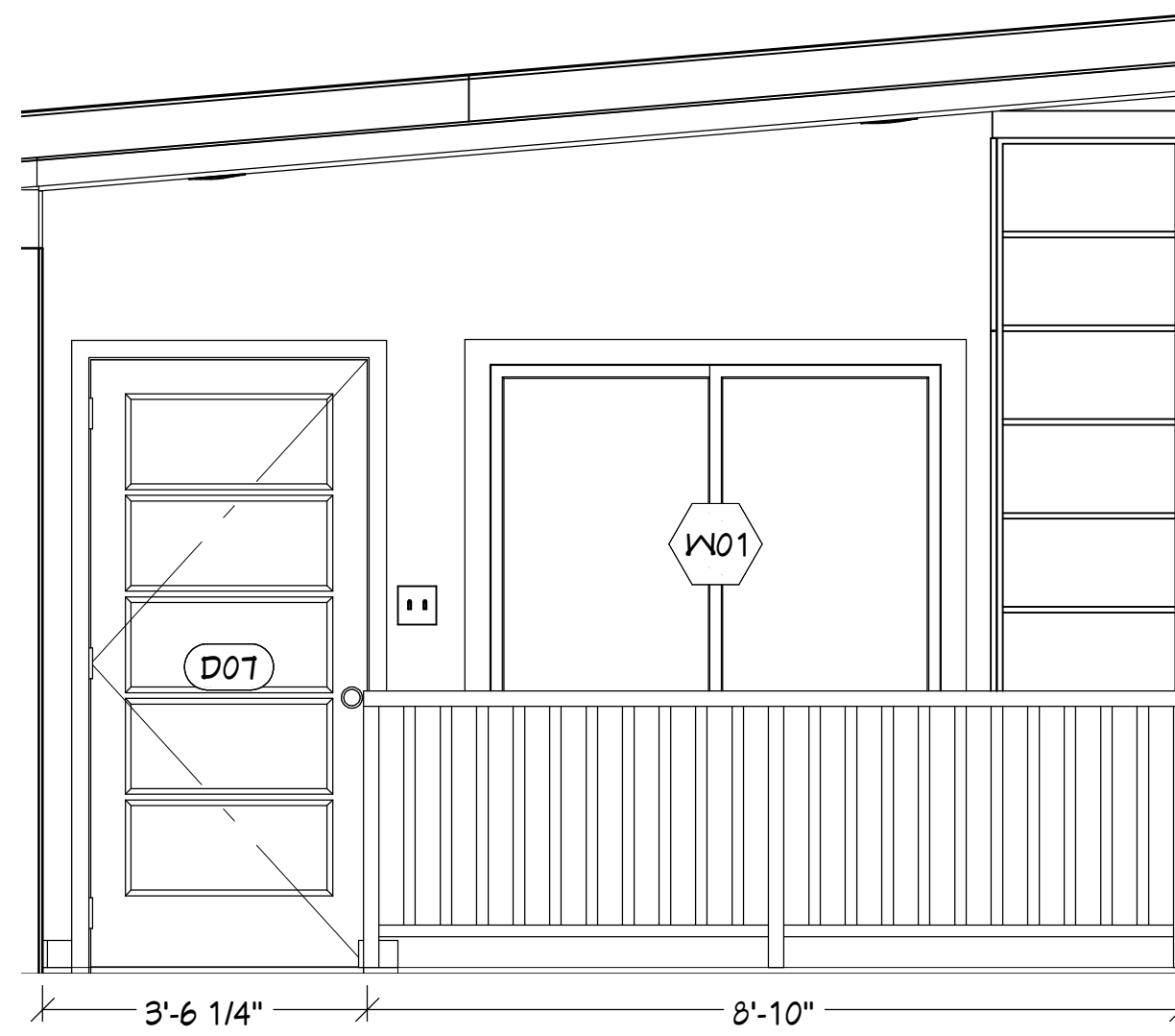
3 WEST ENTRY ELEVATION
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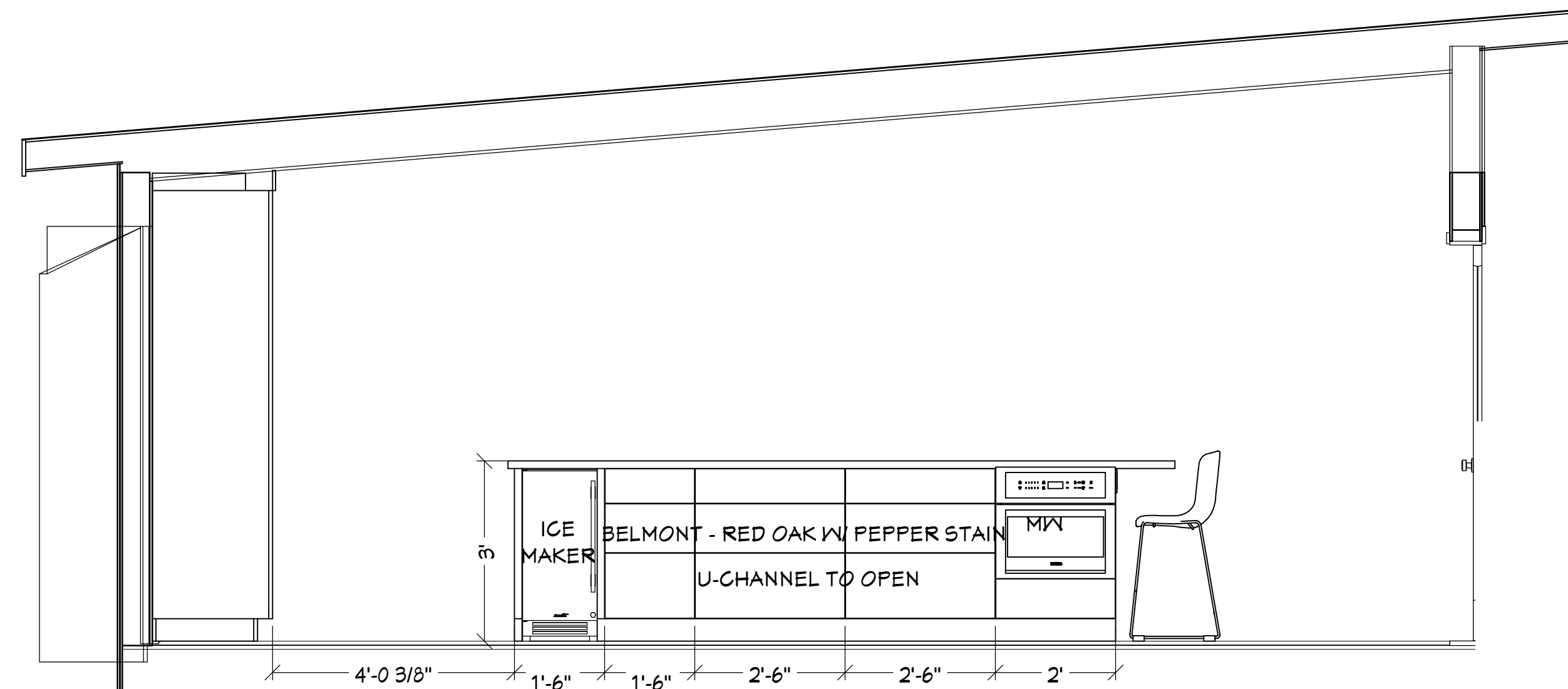
4 NORTH LAUNDRY ELEVATION
SCALE: 1/2" = 1'-0"



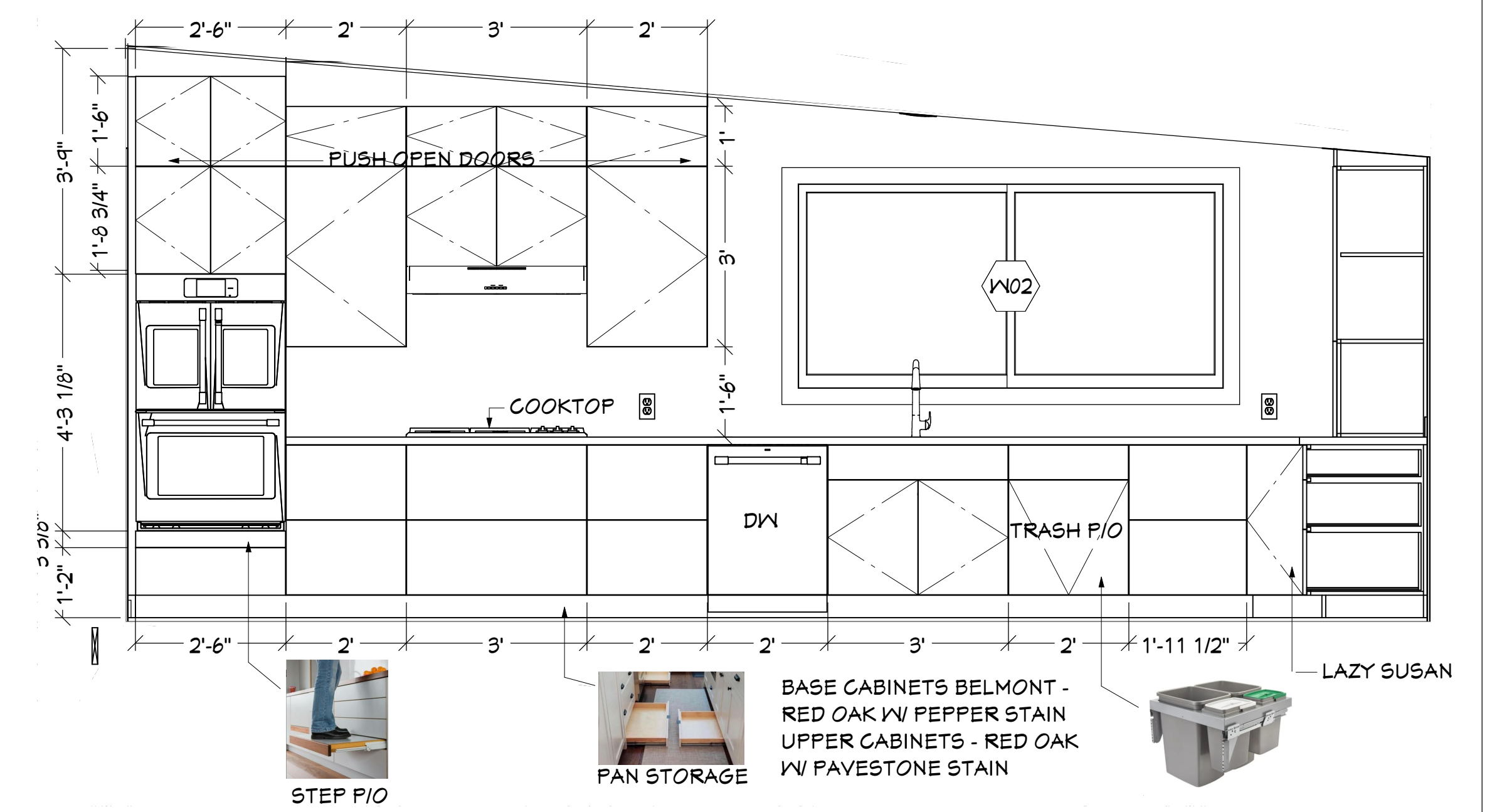
5 SOUTH LAUNDRY ELEVATION
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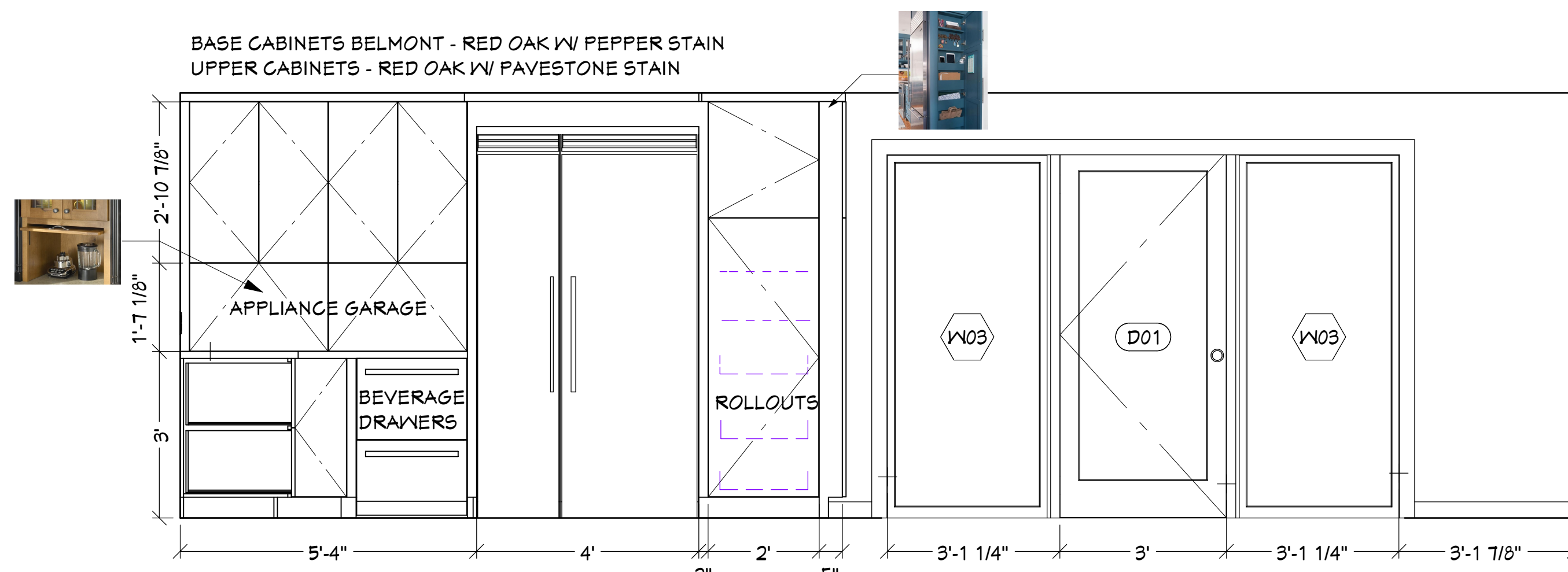
6 WEST ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



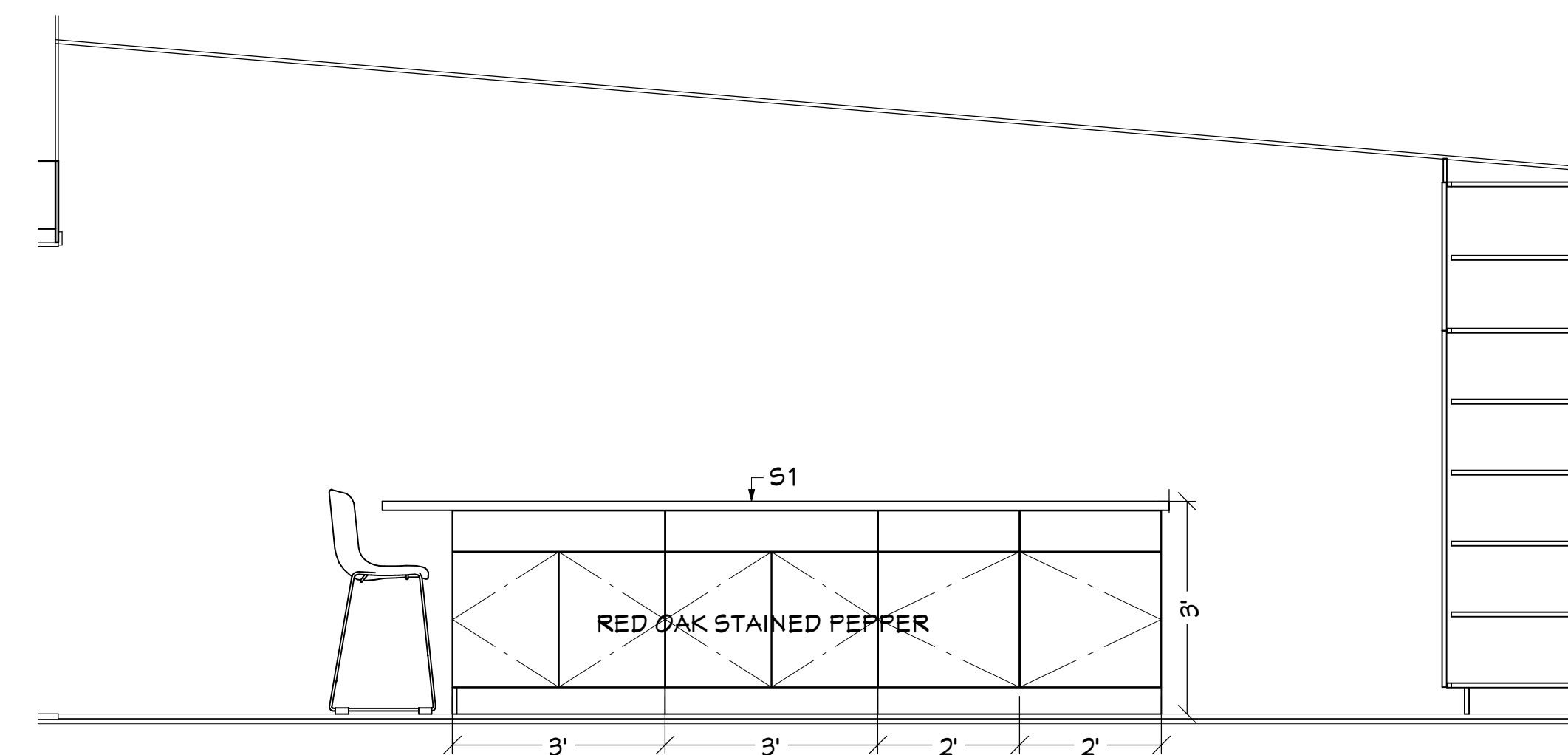
7 WEST ISLAND ELEVATION
SCALE: 1/2" = 1'-0"



8 EAST KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



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



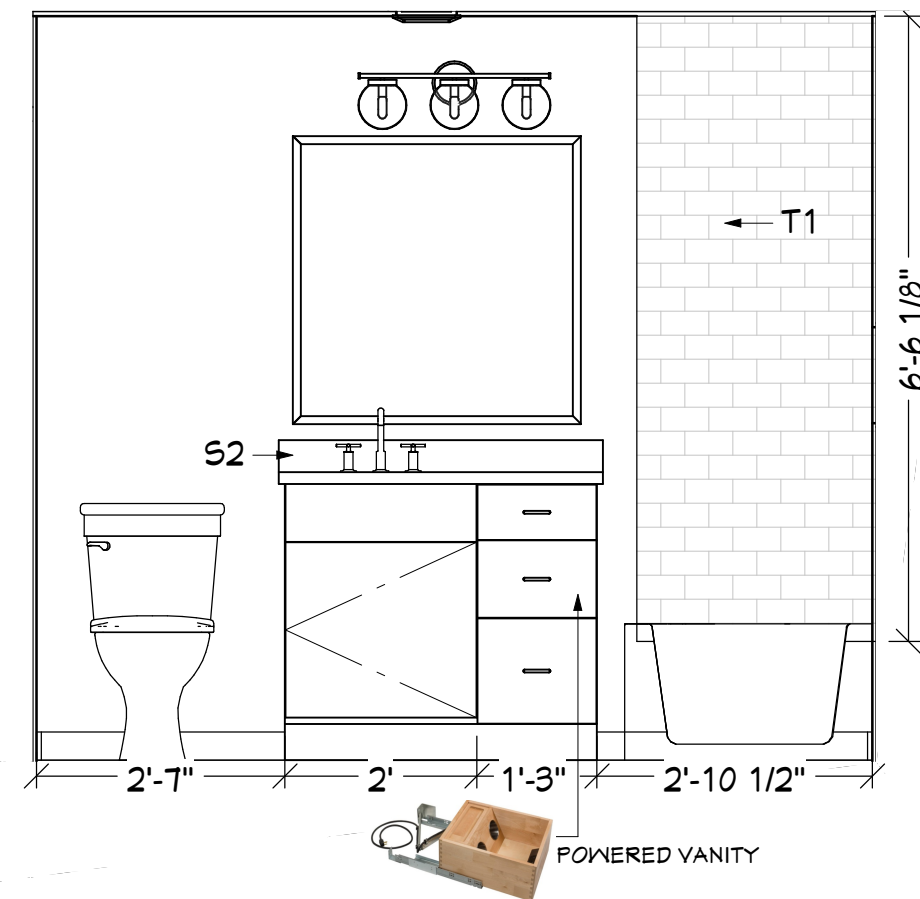
10 EAST ISLAND ELEVATION
SCALE: 1/2" = 1'-0"



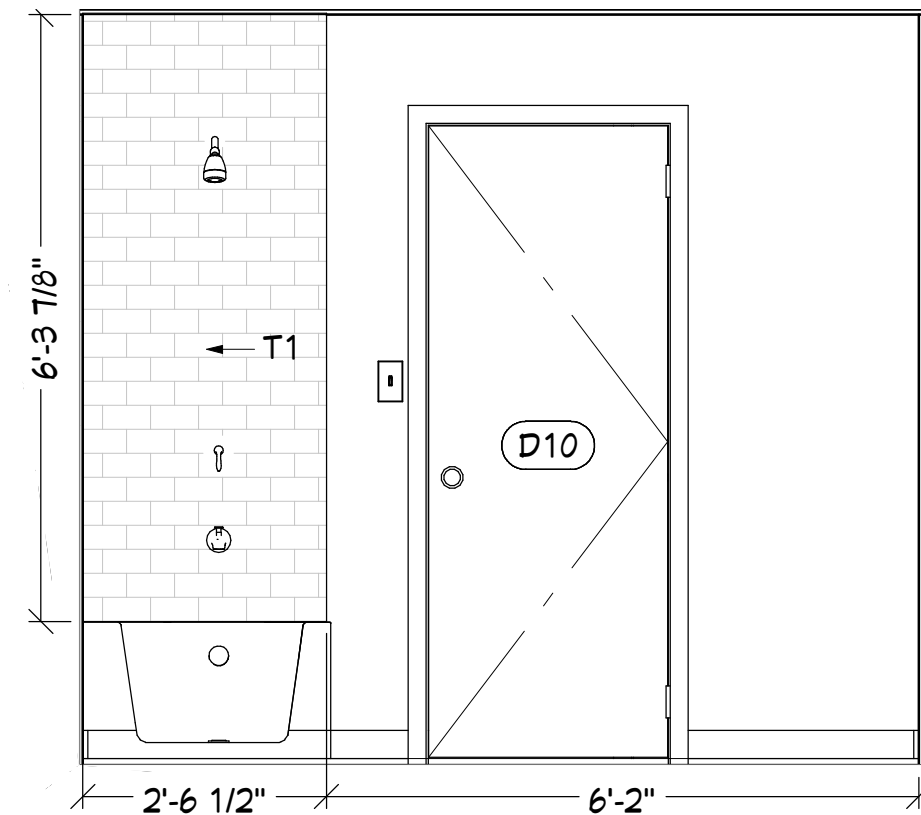
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INTERIOR ELEVATIONS

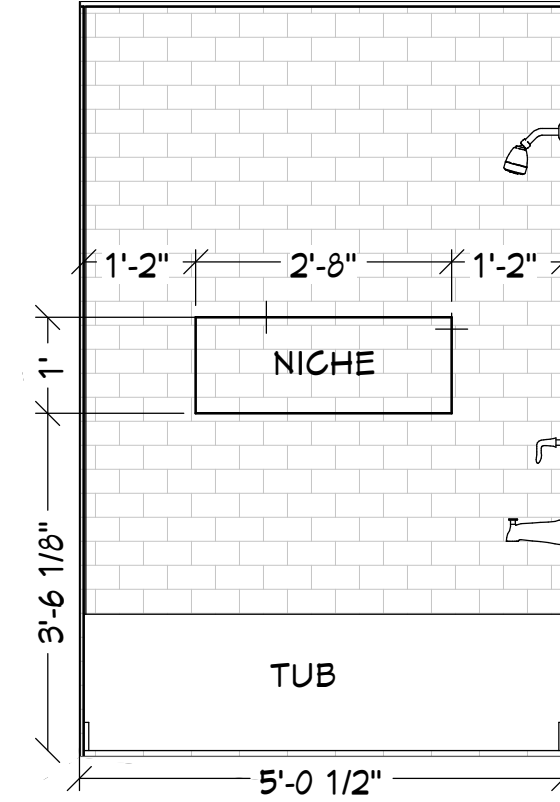
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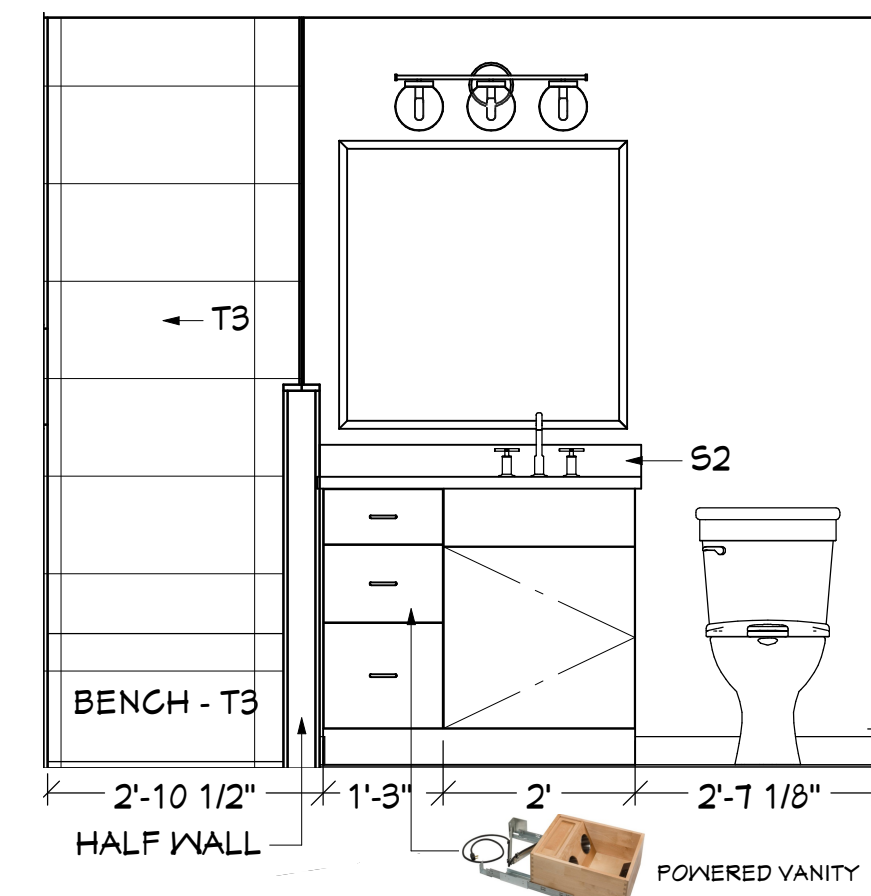
1 EAST BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



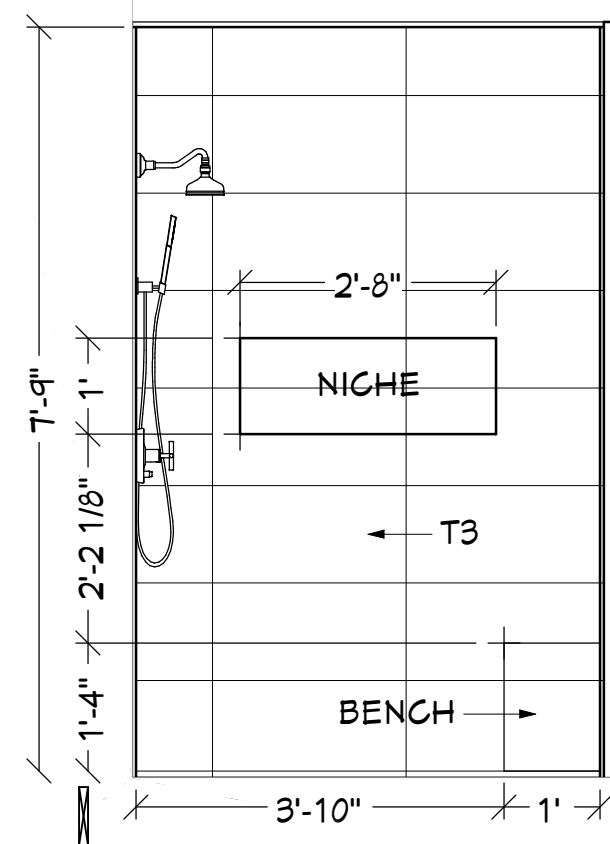
2 WEST BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



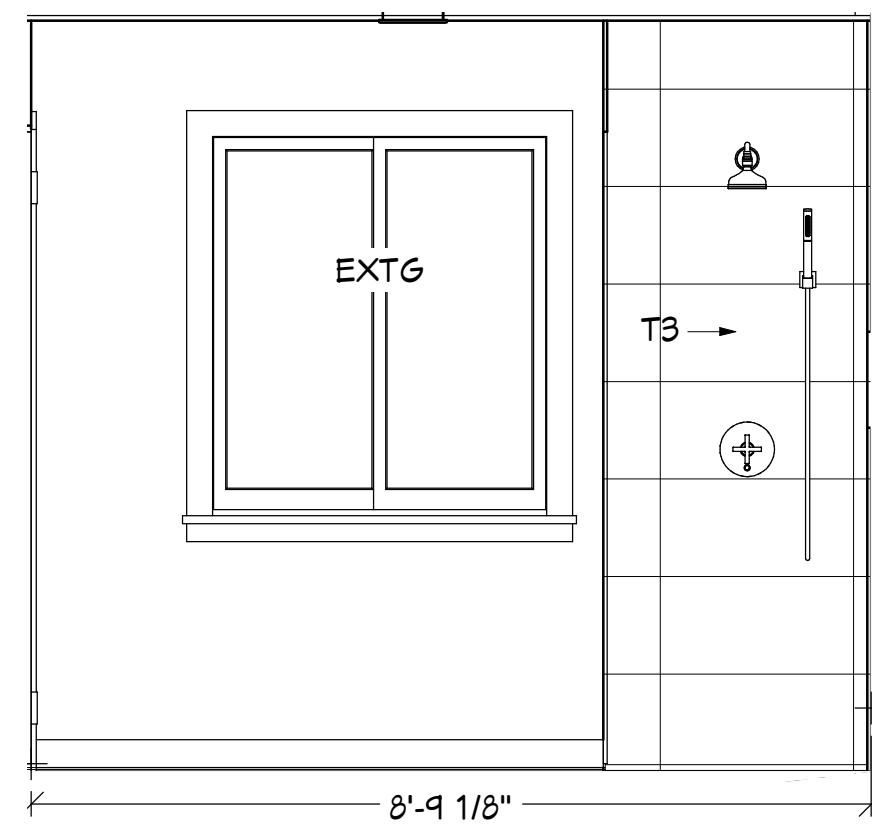
3 SOUTH BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



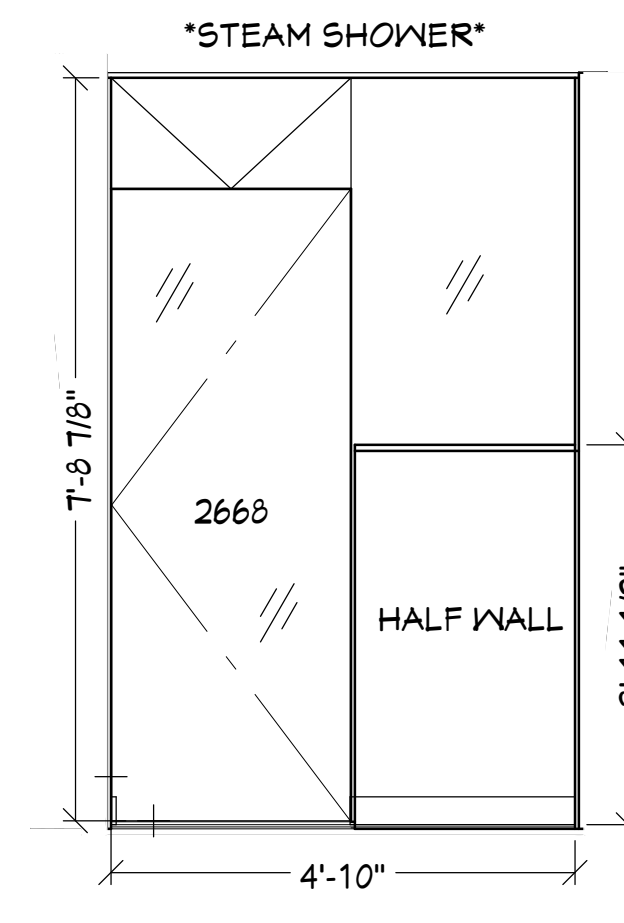
4 WEST MSTR ELEVATION
SCALE: 1/2" = 1'-0"



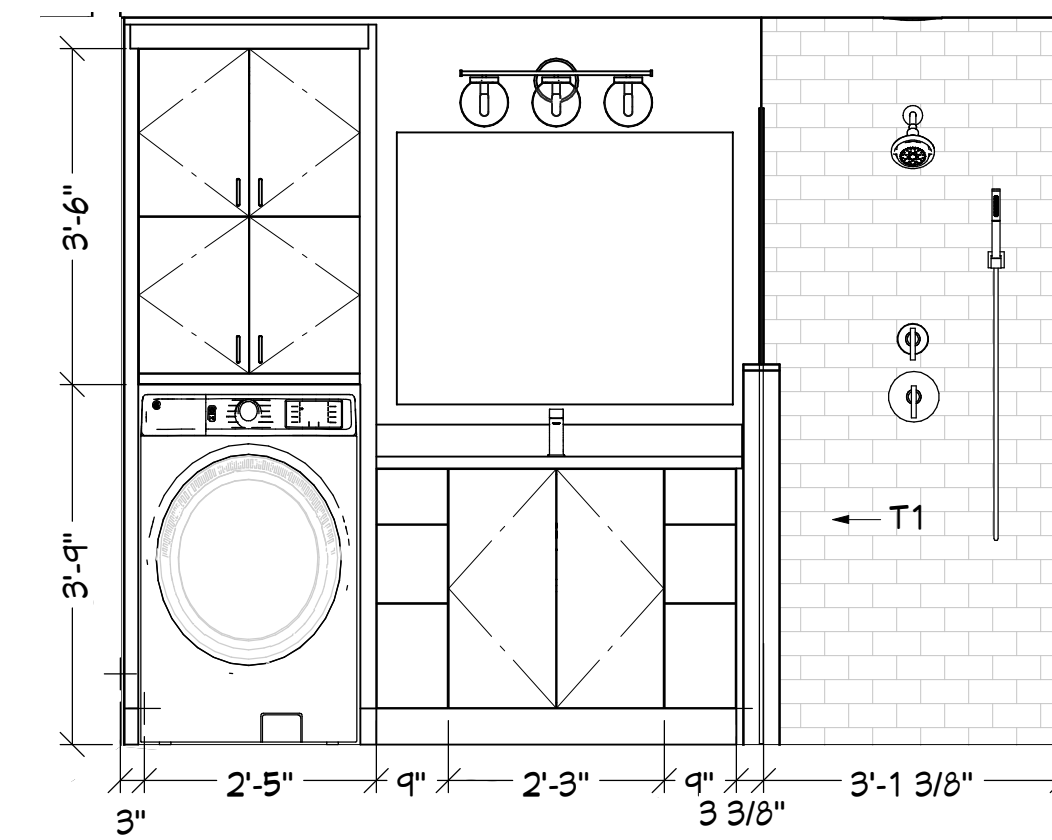
5 SOUTH MSTR ELEVATION
SCALE: 1/2" = 1'-0"



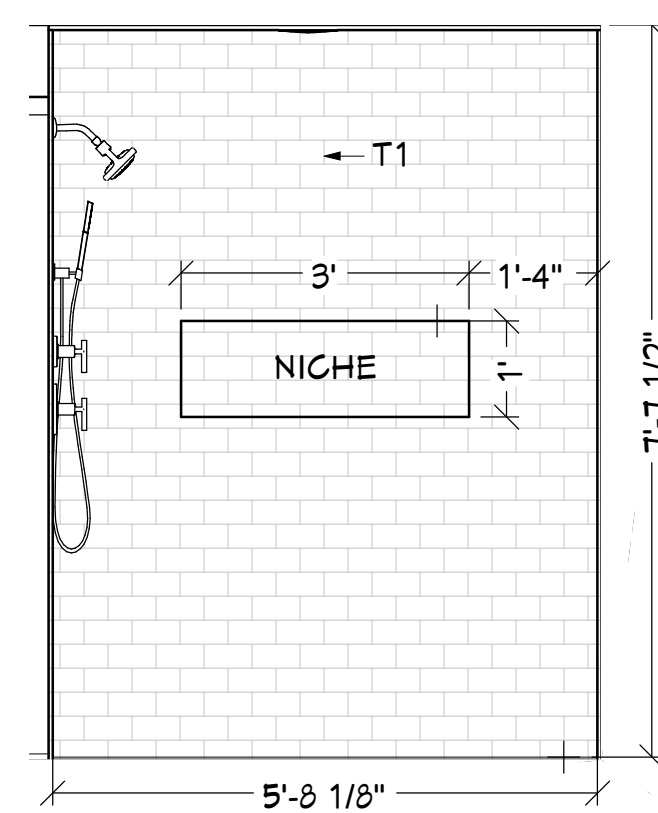
6 EAST MSTR ELEVATION
SCALE: 1/2" = 1'-0"



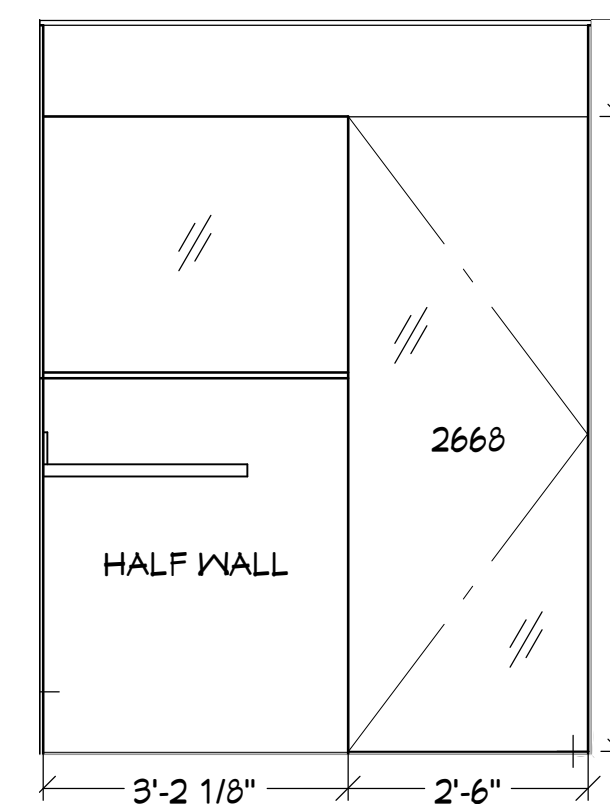
7 MSTR GLASS ELEVATION
SCALE: 1/2" = 1'-0"



8 EAST BATH2 ELEVATION
SCALE: 1/2" = 1'-0"



9 SOUTH BATH2 ELEVATION
SCALE: 1/2" = 1'-0"



10 SOUTH BATH2 ELEVATION
SCALE: 1/2" = 1'-0"



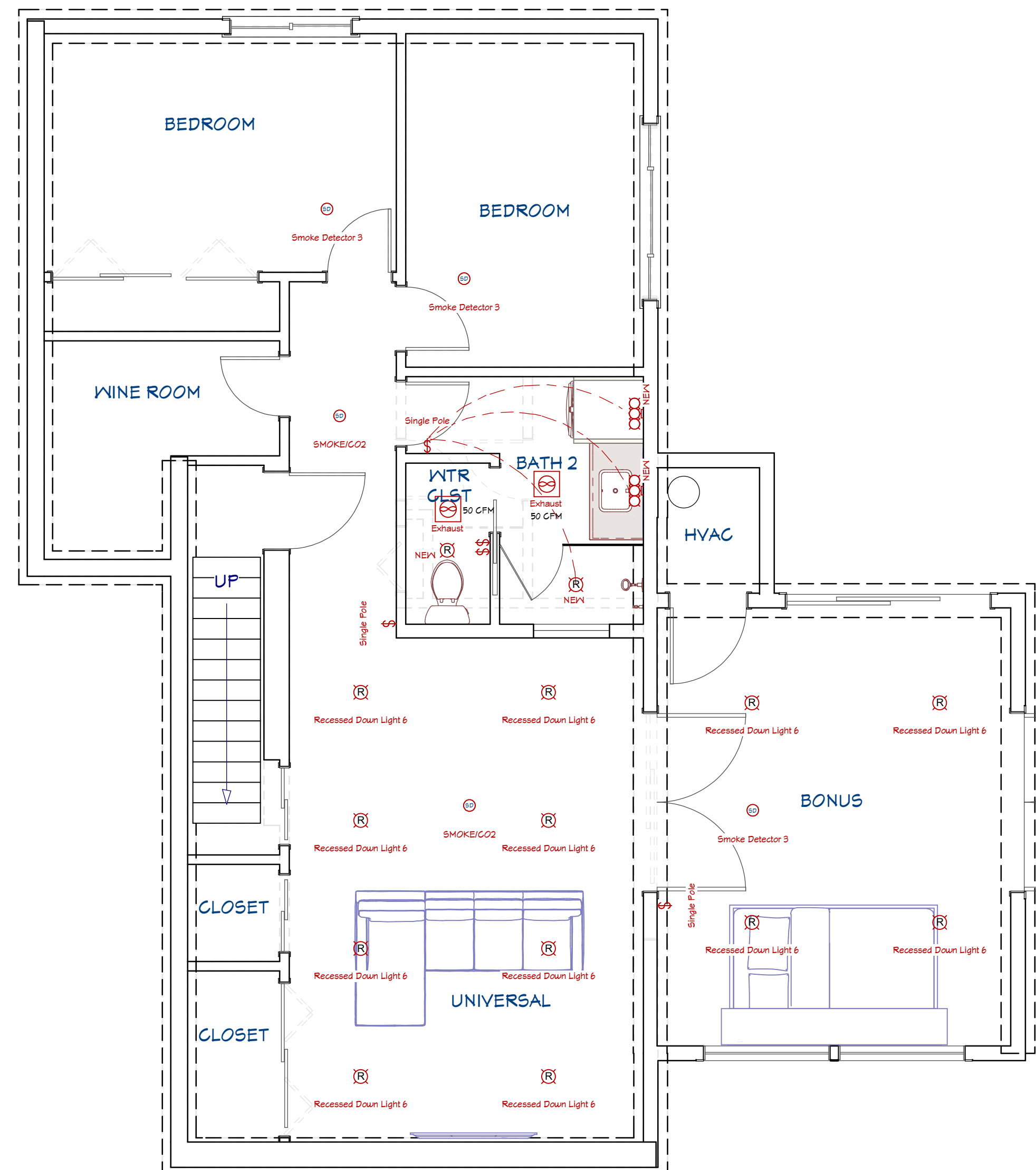
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BATHROOM ELEVATIONS

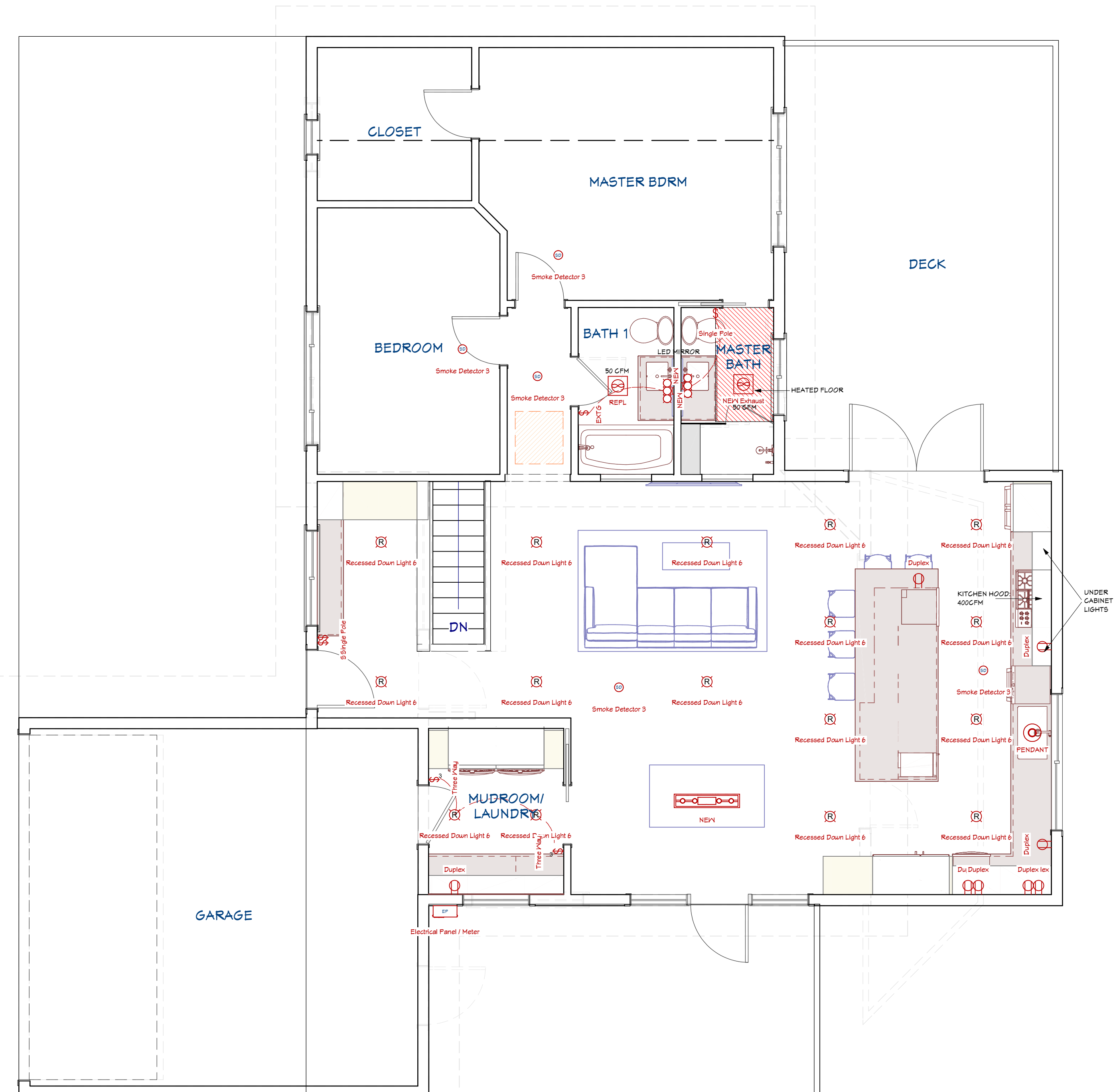
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

- GENERAL NOTES & SPECIFICATIONS FOR ELECTRICIAN:**
- TWO-STORY HOME WITH CRAWL AND ATTIC
 - ALL RECESSED CANS AND ELECTRICAL TRIM SUPPLIED BY INSTALLER
 - WHITE BAFFLES AND TRIMS
 - 6" CAN SIZE UNLESS NOTED OTHERWISE
 - ALL CABINET LIGHTING SUPPLIED BY INSTALLER
 - REPLACE OUTLETS AND SWITCHES IN PROJECT AREA AS NECESSARY
 - TOGGLE SWITCHES
 - OUTLET AND SWITCH COVERS SHALL BE WHITE, U.N.O.
 - PLUGMOLD SHALL BE WHITE
 - DEDICATED CIRCUITS AS REQUIRED FOR KITCHEN APPLIANCES (SEE SPECS) AND ANY GENERATORS AND/OR TUBS
 - GFCI PER CODE IN BATHROOMS
 - DEDICATED CIRCUIT FOR FLOOR HEAT
 - SMOKE AND CO2 DETECTORS (SUPPLIED BY INSTALLER) AS REQUIRED BY JURISDICTION.
 - PER IRC R314.1 & IRC R315.1
 - LOCATE EXHAUST FANS IN BATHROOM(S) AND LAUNDRY ROOM PER PLANS AND SPECS
 - EXHAUST FAN PROVIDED BY INSTALLER
 - ALARM SYSTEM
 - HEATED FLOORS
 - PLUMBING REQUIREMENTS
 - LOW VOLTAGE



1 BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

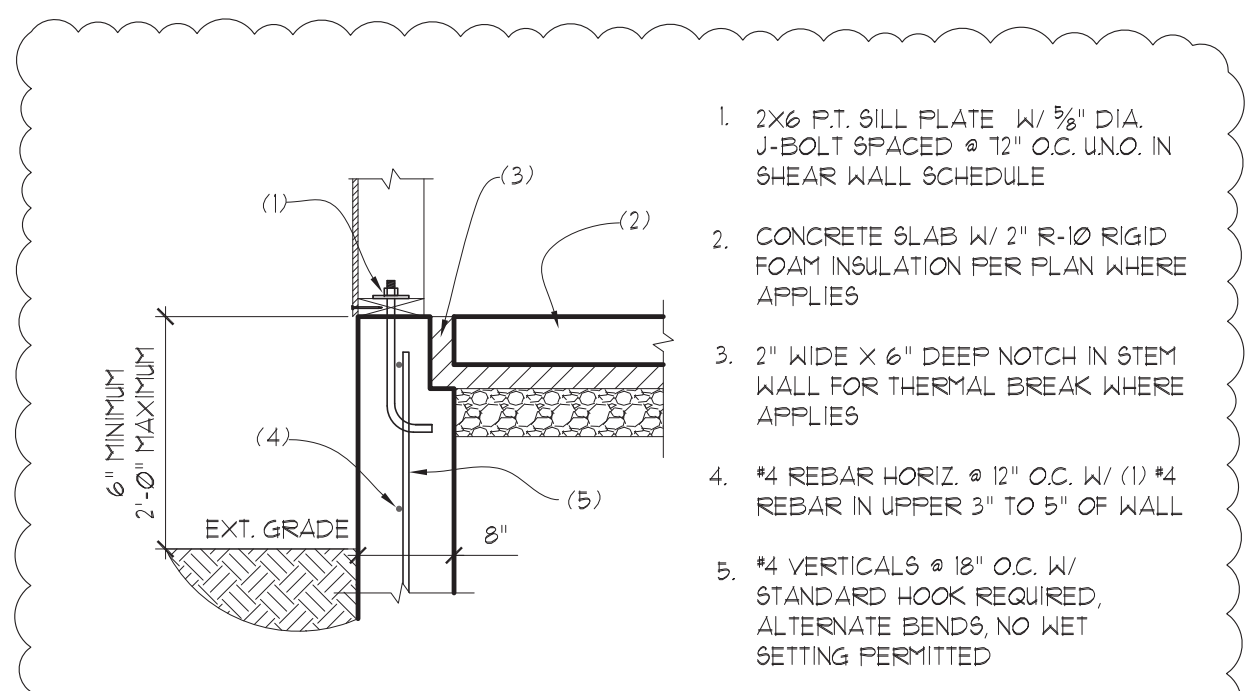
PROJECT NOTE:
LOCATE ISLAND OUTLETS!
NEC, section 210.52(C)(2) required that at least one receptacle be installed within a kitchen island that had a countertop with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. Within the same section of the 2020 NEC, it has been revised to require at least one receptacle within the first nine square feet or fraction thereof, of an island countertop and an additional receptacle for every 18 square feet or fraction thereof. An additional requirement states that at least one receptacle shall be located within two feet of the outer end of a peninsula countertop.



CLIENT: CHRIS AND HARMONY LONG
ADDRESS: 3424 76TH PL SE MERCER ISLAND, WA 98040

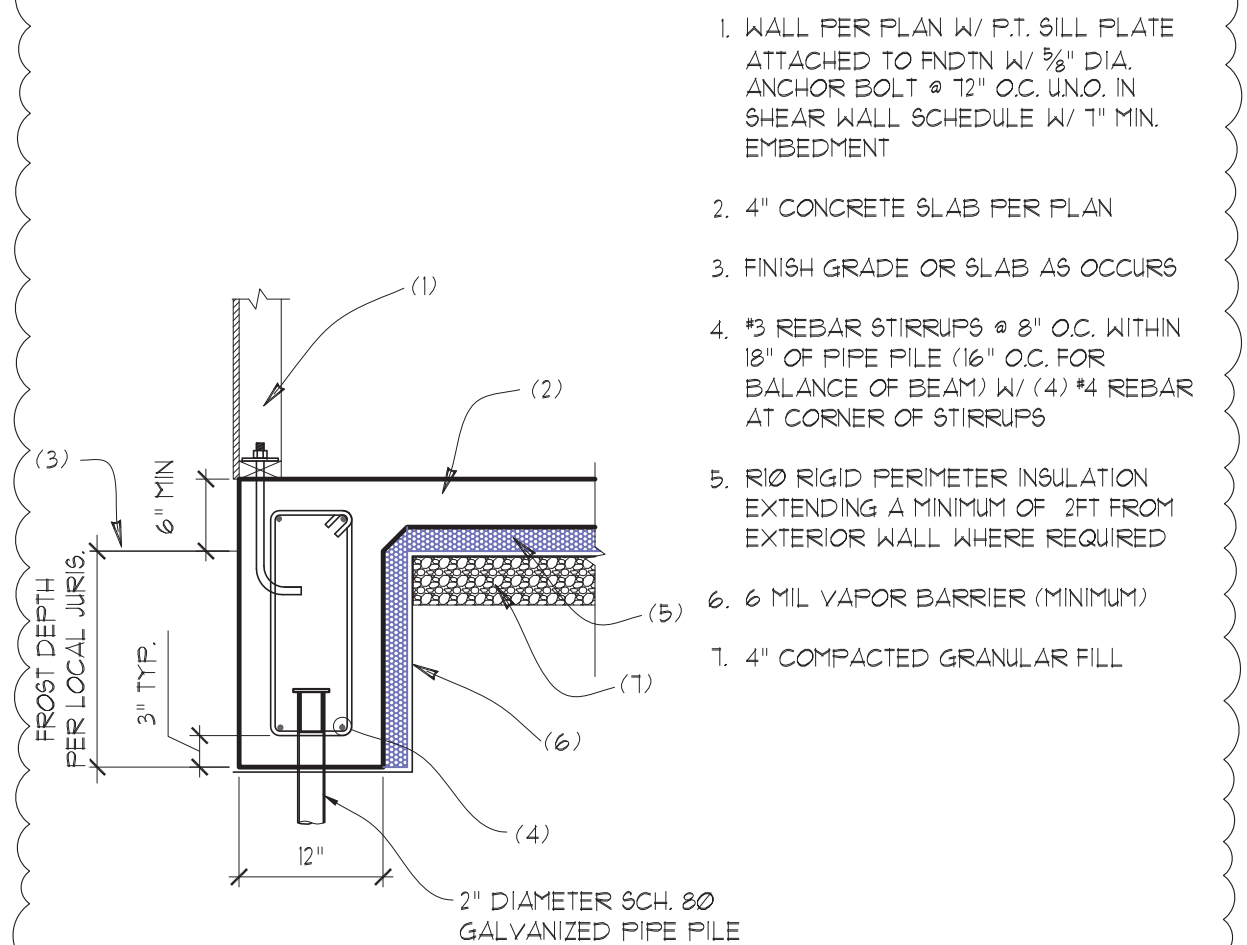
ELECTRICAL PLAN

JOB NAME: LONG
JOB NO.: 2457
DRAWN BY: BAYLEE
PRINT DATE: 7/31/2025
CONTRACT: 9/27/2024
REVISIONS:



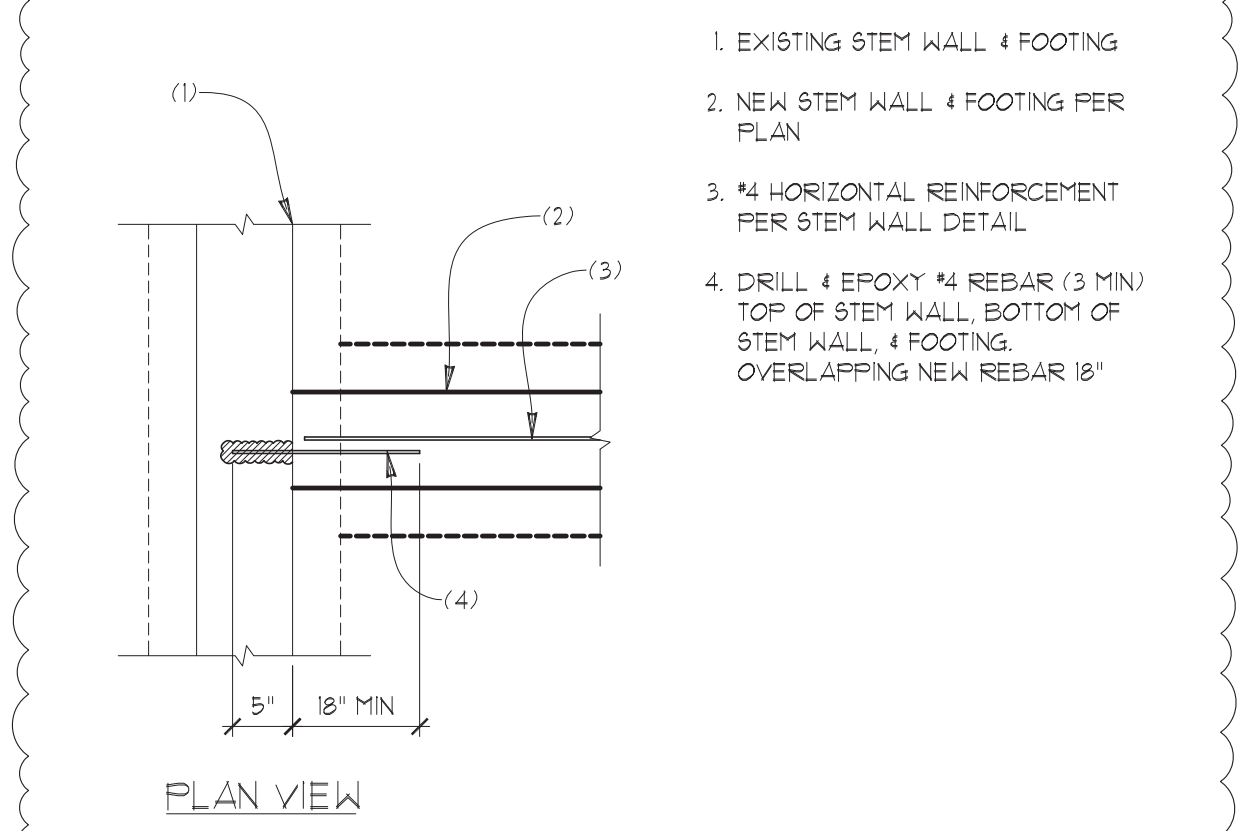
- 2x6 P.T. SILL PLATE W/ 3/8" DIA. ANCHOR BOLT SPACED @ 12" O.C. UNO. IN SHEAR WALL SCHEDULE
- CONCRETE SLAB W/ 2" R-10 RIGID FOAM INSULATION PER PLAN WHERE APPLIES
- 2" WIDE X 6" DEEP NOTCH IN STEM WALL FOR THERMAL BREAK WHERE APPLIES
- #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
- #4 VERTICALS @ 18" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS NO WET SETTING PERMITTED

50 8" STEM WALL AT SLAB ON GRADE
SCALE: 3/4"=1"



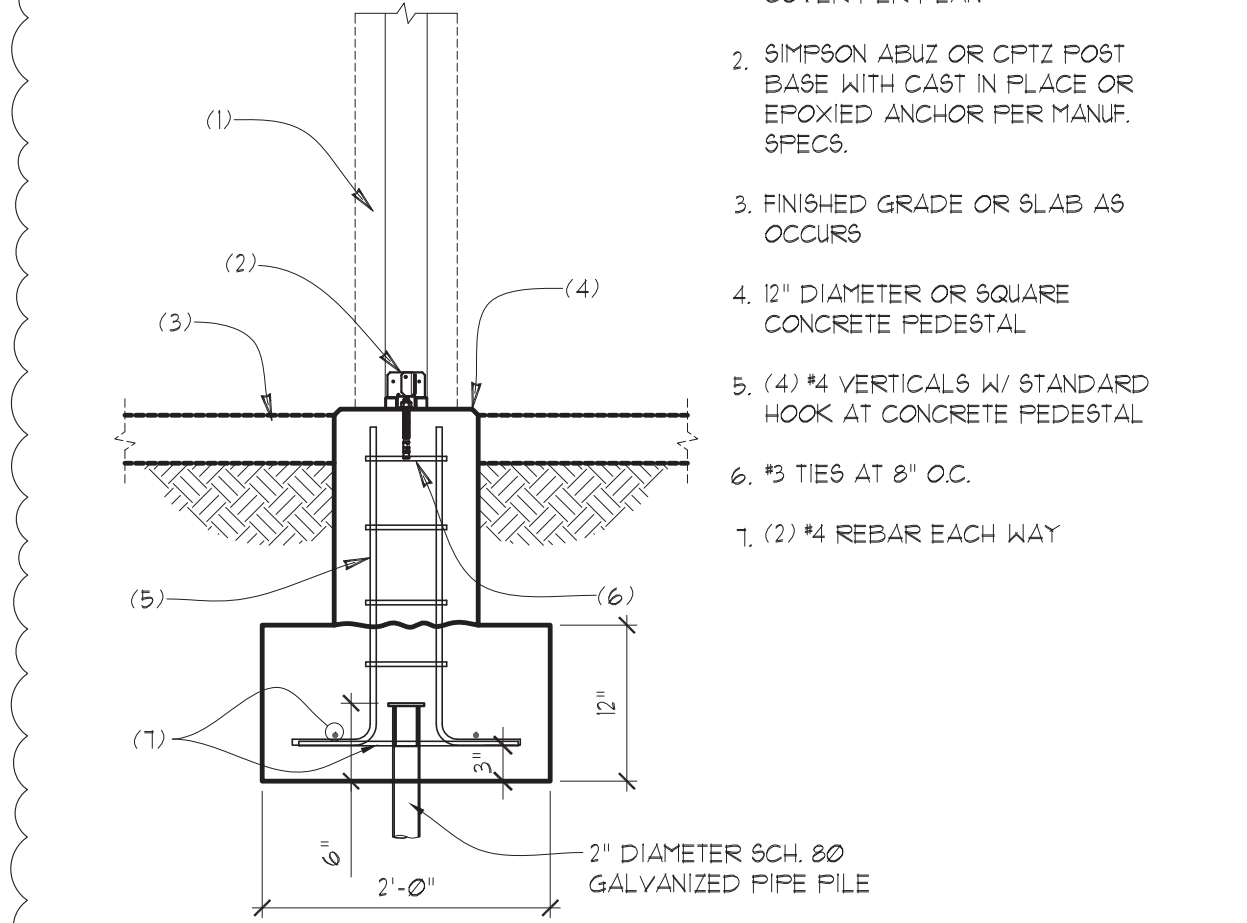
- WALL PER PLAN W/ P.T. SILL PLATE ATTACHED TO FNDTN W/ 3/8" DIA. ANCHOR BOLT @ 12" O.C. UNO. IN SHEAR WALL SCHEDULE W/ 1" MIN. EMBEDMENT
- 4" CONCRETE SLAB PER PLAN
- FINISH GRADE OR SLAB AS OCCURS
- #3 REBAR STIRRUPS @ 8" O.C. WITHIN 18" OF PIPE PILE (16" O.C. FOR BALANCE OF BEAM) W/ (4) #4 REBAR AT CORNER OF STIRRUPS
- R-10 RIGID PERIMETER INSULATION EXTENDING A MINIMUM OF 2FT FROM EXTERIOR WALL WHERE REQUIRED
- 6 MIL VAPOR BARRIER (MINIMUM)
- 4" COMPACTED GRANULAR FILL

51 MONOLITHIC SLAB & FOOTING
SCALE: 3/4"=1"



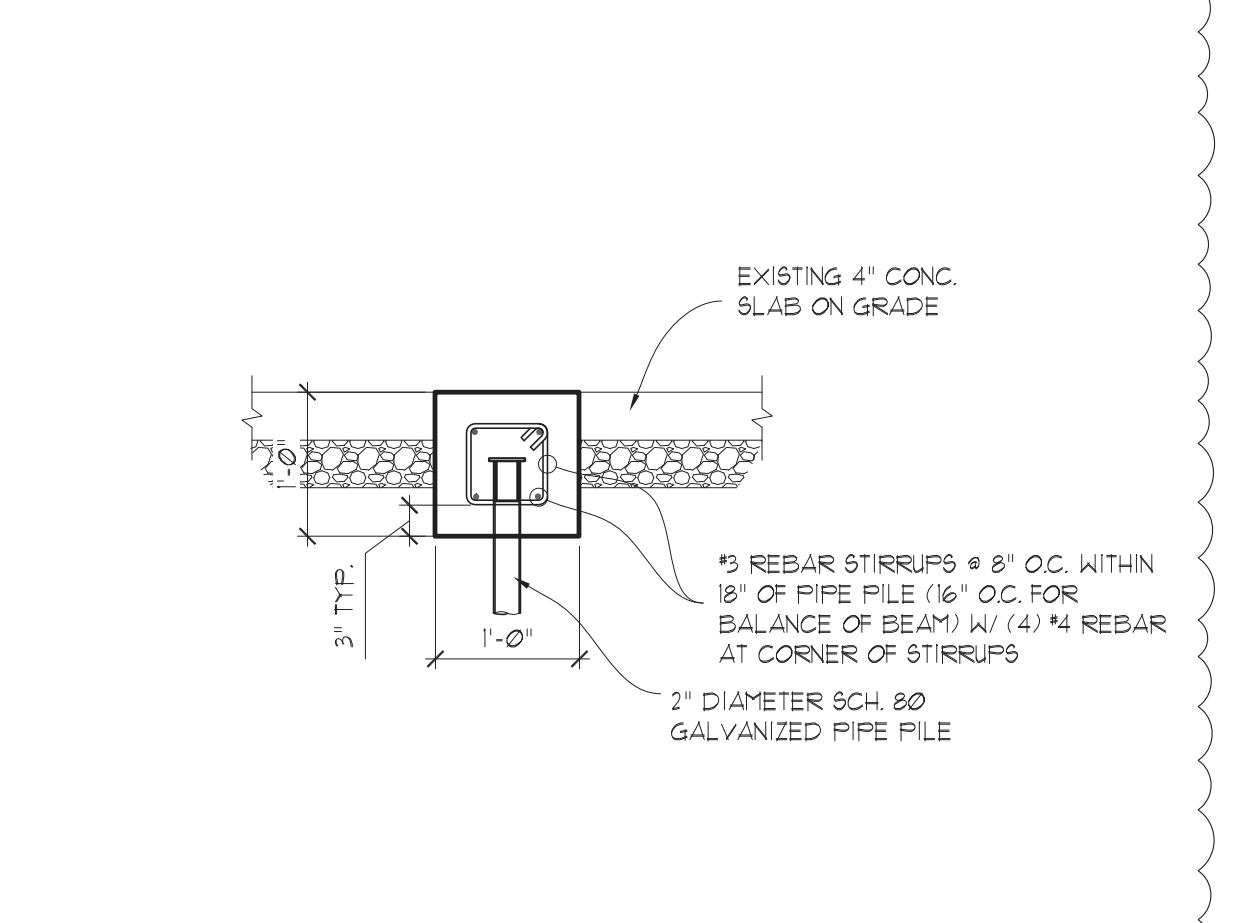
- EXISTING STEM WALL & FOOTING
- NEW STEM WALL & FOOTING PER PLAN
- #4 HORIZONTAL REINFORCEMENT PER STEM WALL DETAIL
- DRILL & EPOXY #4 REBAR (3 MIN) TOP OF STEM WALL, BOTTOM OF STEM WALL, & FOOTING. OVERLAPPING NEW REBAR 18"

52 CONCRETE WALL AT EXIST WALL
SCALE: 3/4"=1"



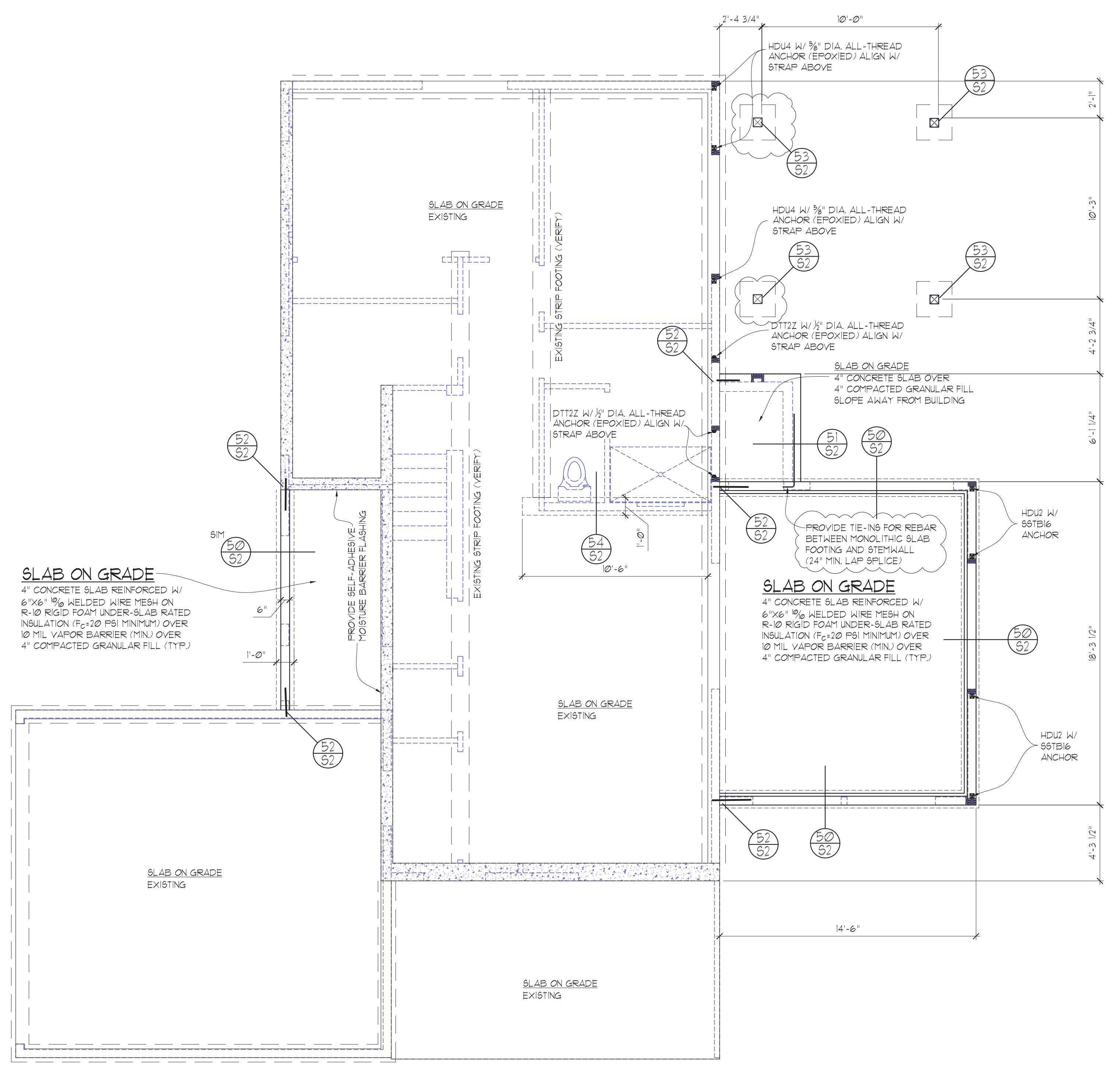
- WOOD POST W/ ARCHITECTURAL COVER PER PLAN
- SIMPSON ABUZ OR CFTZ POST BASE WITH CAST IN PLACE OR EPOXYED ANCHOR PER MANUF. SPECS.
- FINISHED GRADE OR SLAB AS OCCURS
- 12" DIAMETER OR SQUARE CONCRETE PEDESTAL
- (4) #4 VERTICALS W/ STANDARD HOOK AT CONCRETE PEDESTAL
- #3 TIES AT 8" O.C.
- (2) #4 REBAR EACH WAY

53 FOOTING AT WOOD COLUMN
SCALE: 3/4"=1"



- EXISTING 4" CONC. SLAB ON GRADE
- #3 REBAR STIRRUPS @ 8" O.C. WITHIN 18" OF PIPE PILE (16" O.C. FOR BALANCE OF BEAM) W/ (4) #4 REBAR AT CORNER OF STIRRUPS
- 2" DIAMETER SCH. 80 GALVANIZED PIPE PILE

54 INTERIOR CONT. THICKENED FOOTING
SCALE: 3/4"=1"



FOUNDATION PLAN

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

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL
- PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL

24 P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY

SEE SHEET S1 FOR TYPICAL INSTALLATION DETAILS FOR STRAPS & FOUNDATION ANCHORS

SEE SHEET S2.1 FOR PILE LAYOUT & TYPICAL DETAILS FOR PILE & GRADE BEAM DETAILS

STRUCTURAL PLANS

REMODEL & ADDITION TO THE:
LONG RESIDENCE
3424 76th PLACE SE
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Court, Ste. 210-B
Gig Harbor, WA 98335
PH: 253-858-3248
Email: myengineer@centurytel.net

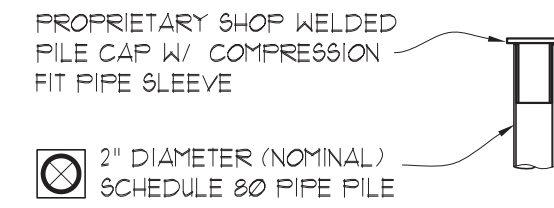
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REVISION:	INITI:	DATE:
FNDTN PIN FILES	MM	7-30-2025

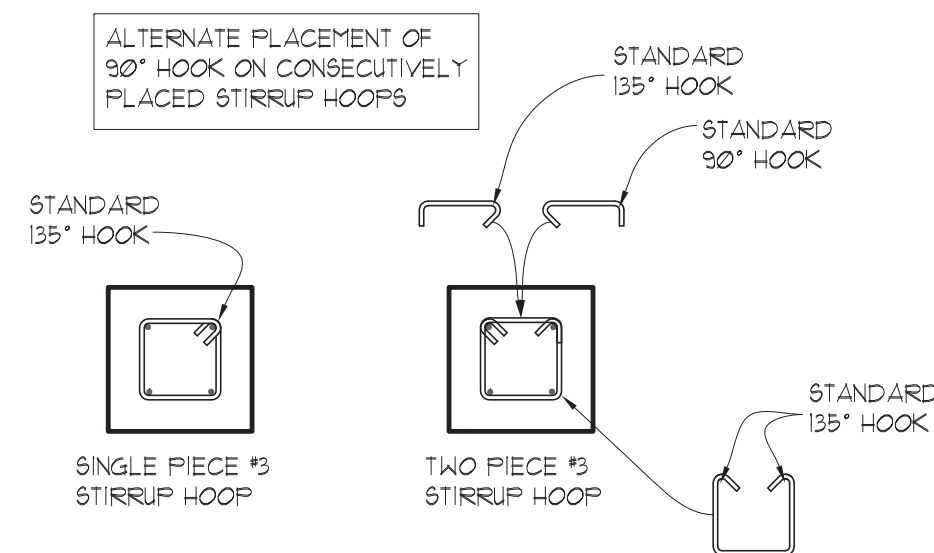
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DATE:
9-21-2024
INIT:
MM
PROJECT #:
2585

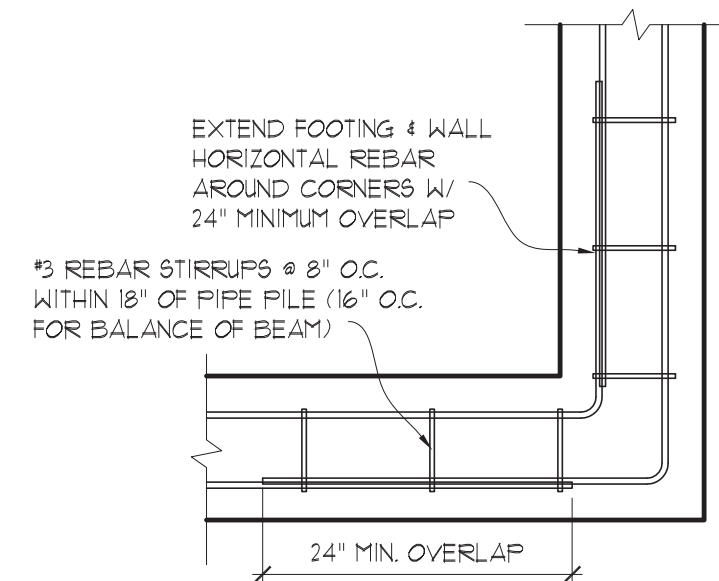


STEEL WELDING INSPECTION TO BE IN COMPLIANCE WITH AWS D11. ALL STEEL WELDING TO BE PERFORMED BY WELDERS CERTIFIED BY WASHINGTON STATE ASSOCIATION OF BUILDING OFFICIALS (WABO)

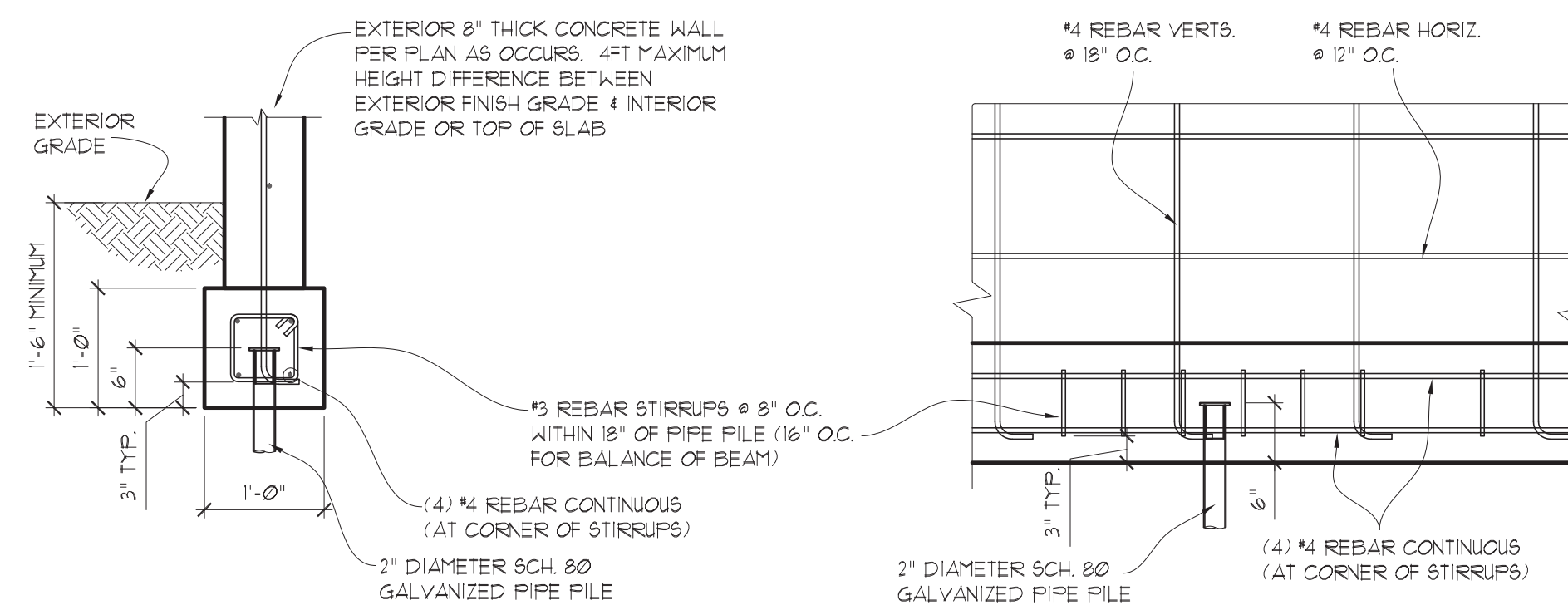
A TYPICAL PILE CAP
SCALE: 3/4"=1'



B SHEAR TIE CONFIGURATION OPTIONS
SCALE: 3/4"=1'

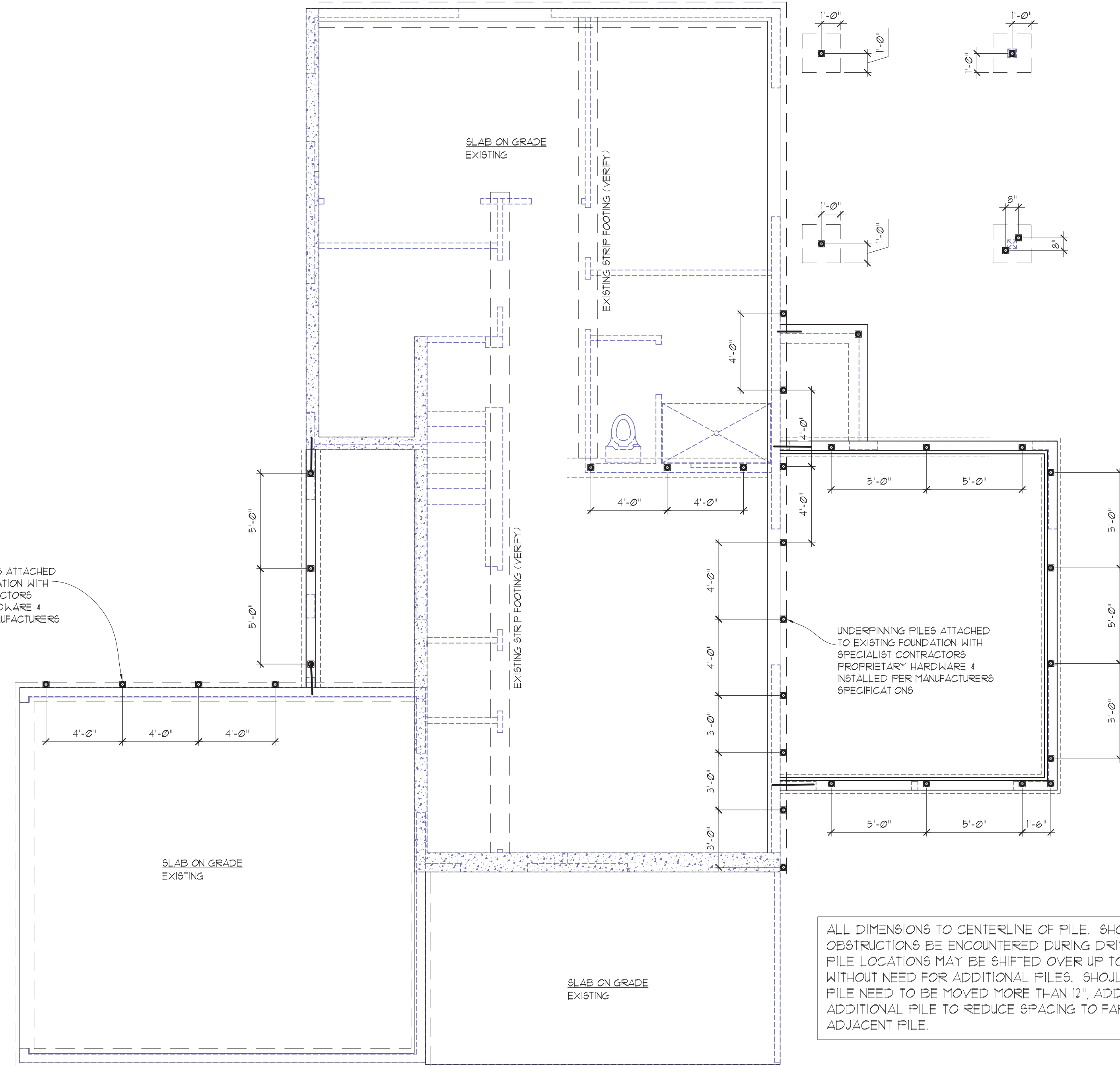


C TYPICAL REBAR AT CORNER
SCALE: 3/4"=1'



D TYPICAL PIPE PILE AT GRADE BEAM FOOTING
SCALE: 3/4"=1'

UNDERPINNING PILES ATTACHED TO EXISTING FOUNDATION WITH SPECIALIST CONTRACTORS PROPRIETARY HARDWARE & INSTALLED PER MANUFACTURERS SPECIFICATIONS



ALL DIMENSIONS TO CENTERLINE OF PILE. SHOULD OBSTRUCTIONS BE ENCOUNTERED DURING DRIVING, PILE LOCATIONS MAY BE SHIFTED OVER UP TO 12" WITHOUT NEED FOR ADDITIONAL PILES. SHOULD A PILE NEED TO BE MOVED MORE THAN 12", ADD (1) ADDITIONAL PILE TO REDUCE SPACING TO FARTHEST ADJACENT PILE.

FILE LAYOUT

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

PIPE PILING SHALL BE MINIMUM 2" DIAMETER (NOMINAL) SCHEDULE 80, ASTM A-53 GRADE "A" STEEL PIPE CONTINUOUSLY DRIVEN TO REFUSAL W/ 90 LB JACKHAMMER. REFUSAL CRITERIA IS LESS THAN 1" OF ADVANCEMENT OVER 10 SECONDS FOLLOWING 1 MINUTE OF CONTINUOUS DRIVING. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. MINIMUM PILE LENGTH SHALL BE 25FT. PIPE PILING DRIVEN TO REFUSAL ARE ASSUMED TO HAVE LOAD CAPACITY OF 4 KIPS PER GEOTECHNICAL ENGINEERING REPORT #24-412 ISSUED BY PanGEO Inc. DATED 1-1-2025.

REPRESENTATIVE OF PanGEO Inc. SHALL BE ON SITE FOR CONTINUOUS OBSERVATION & DOCUMENTATION OF PIPE PILE INSTALLATION AND TESTING. FINAL ACCEPTANCE OF INSTALLED PILES SHALL BE AT THE DISCRETION OF THE GEOTECHNICAL CONSULTANT IN COLLABORATION WITH THE ENGINEER OF RECORD.

STRUCTURAL PLANS

REMODEL & ADDITION TO THE:
LONG RESIDENCE
3424 76th PLACE SE
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Court, Ste. 210-B
Gig Harbor, WA 98335
PH: 253-858-3248
Email: myengineer@centurytel.net

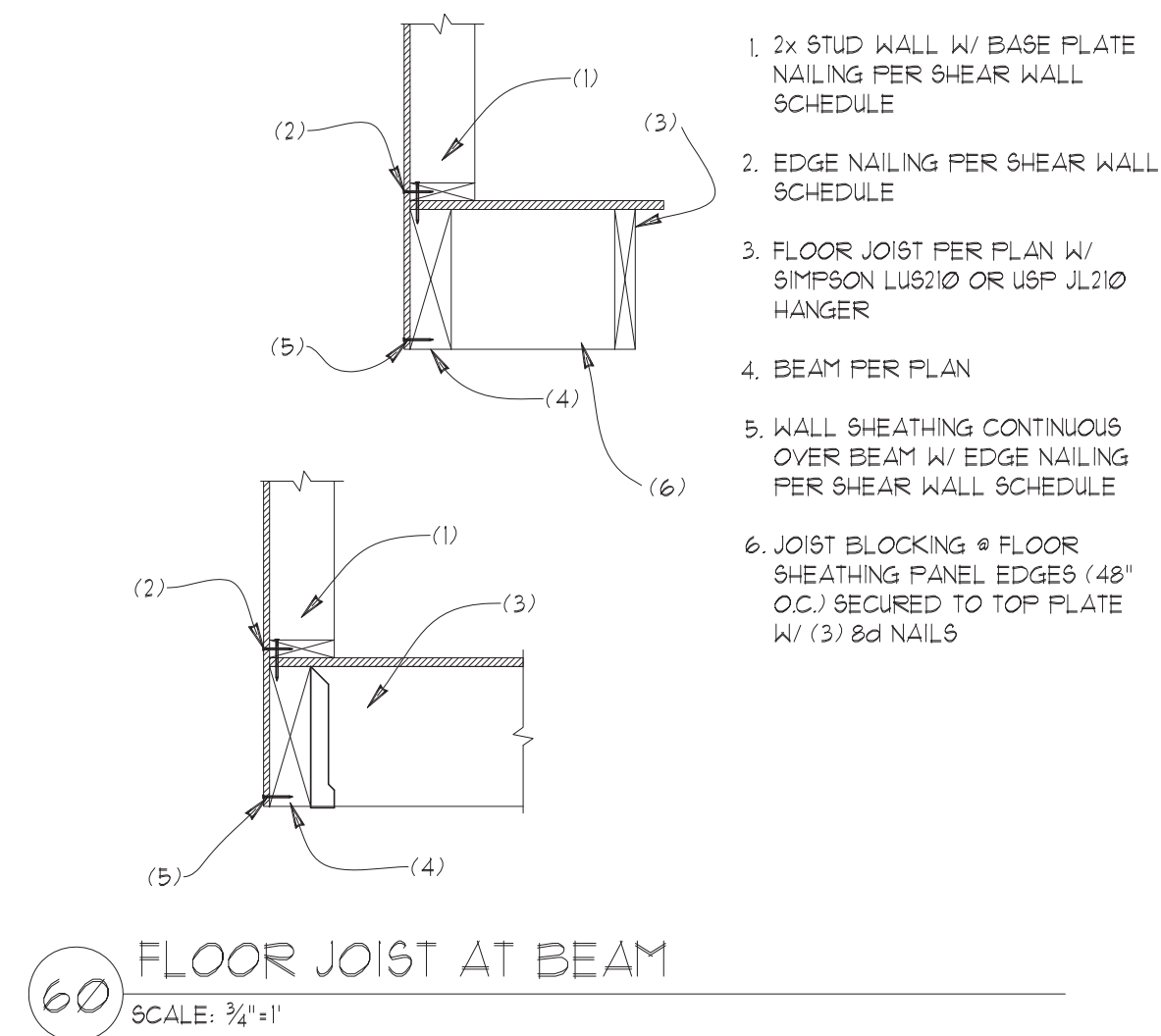


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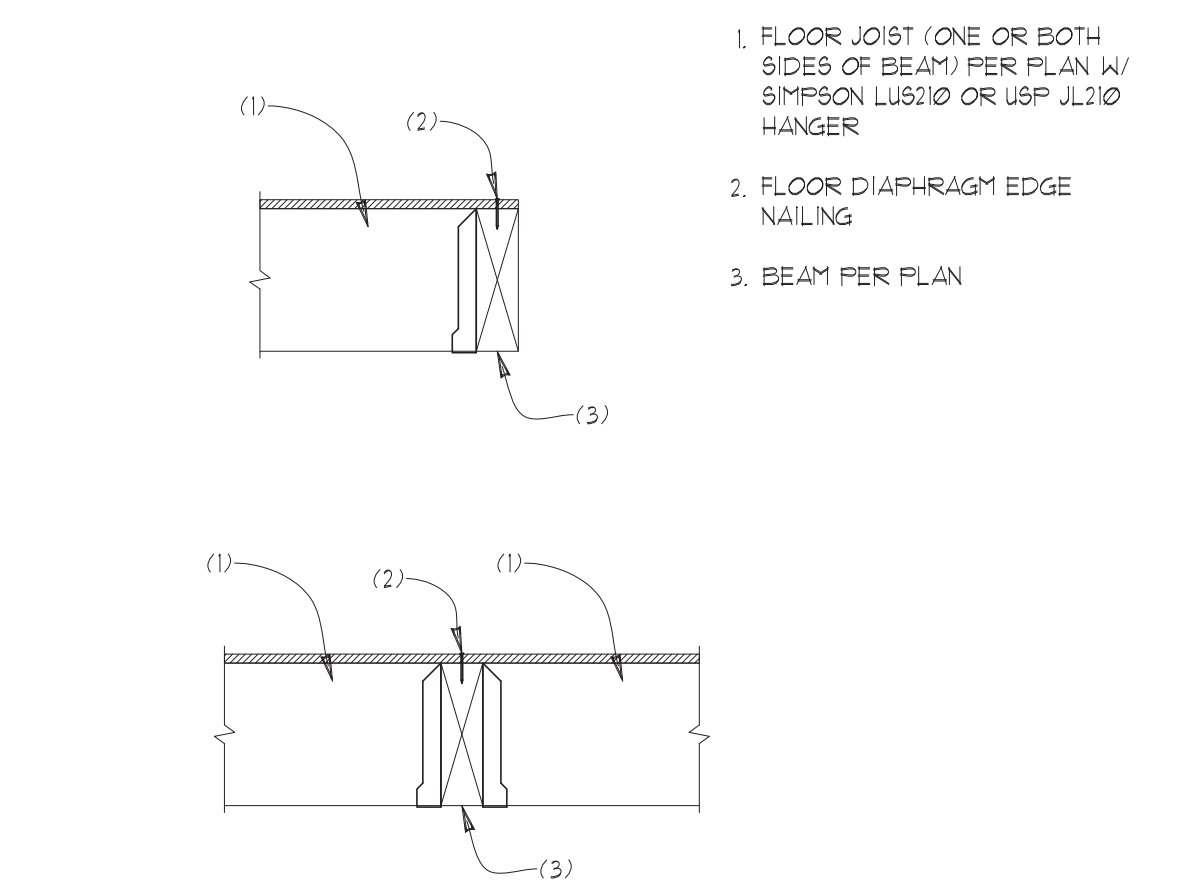
REVISION:	INIT:	DATE:
RNDTN PIN PILES	MM	1-30-2025

S2.1	DATE:	9-21-2024
	INIT:	MM
	PROJECT #:	2585



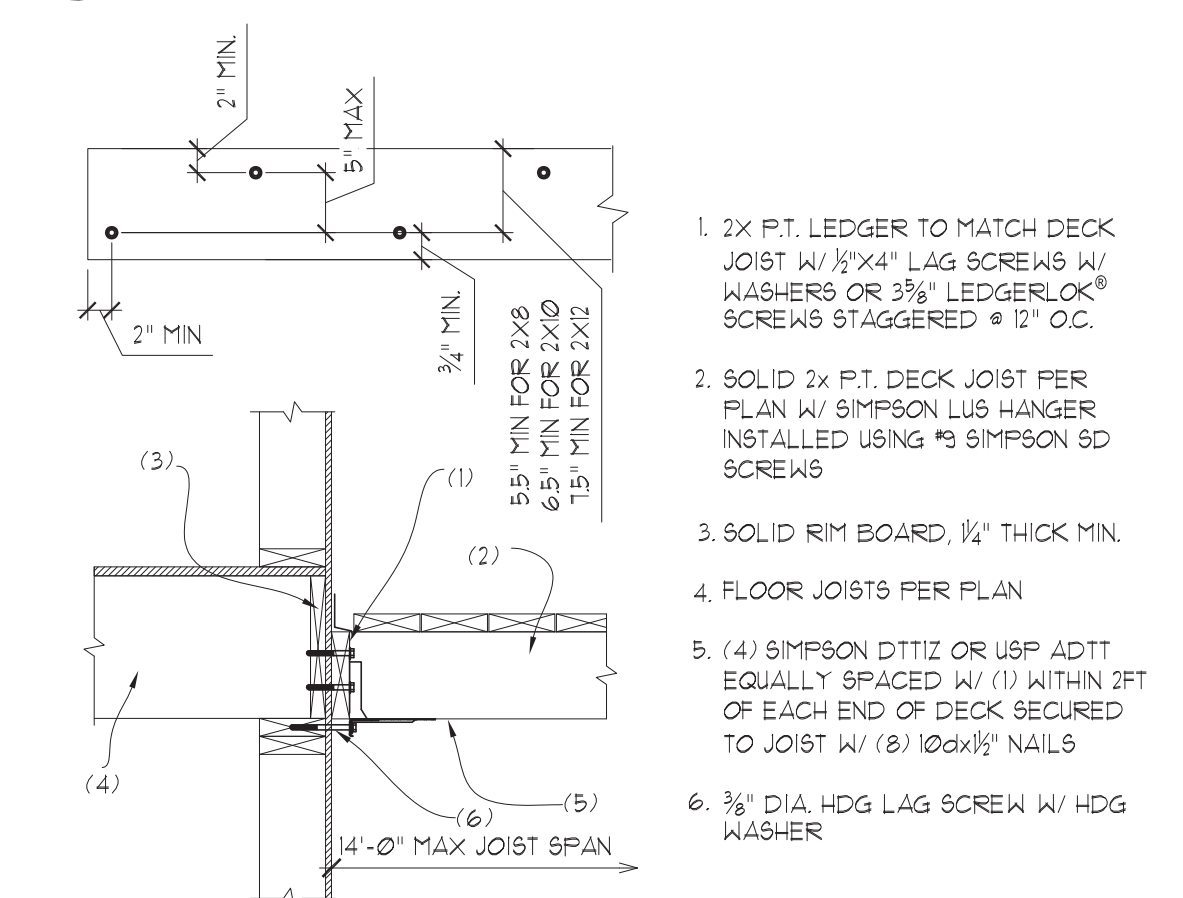
60 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"

- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- FLOOR JOIST PER PLAN W/ SIMPSON LU5710 OR USP JL710 HANGER
- BEAM PER PLAN
- WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE
- JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS



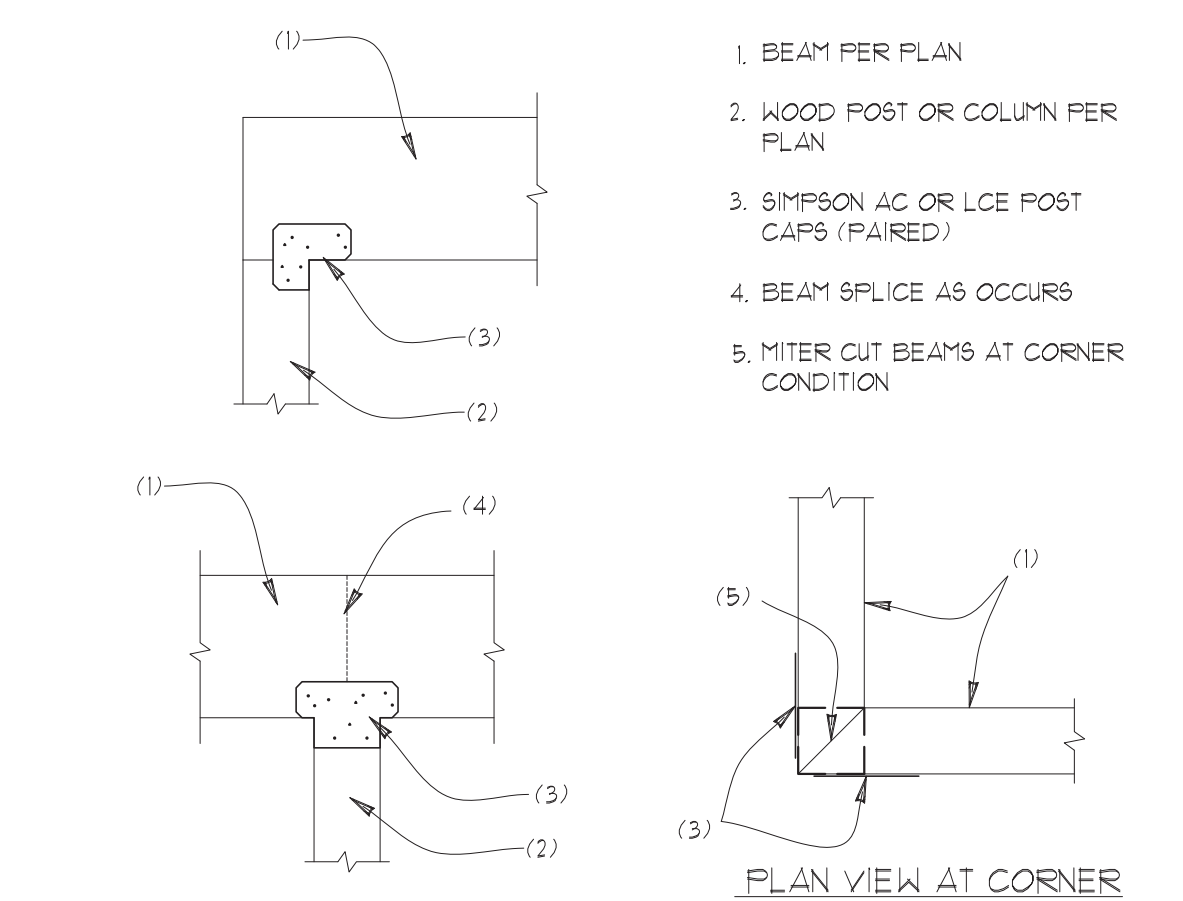
61 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"

- FLOOR JOIST (ONE OR BOTH SIDES OF BEAM) PER PLAN W/ SIMPSON LU5710 OR USP JL710 HANGER
- FLOOR DIAPHRAGM EDGE NAILING
- BEAM PER PLAN



62 DECK LEDGER AT RIM BOARD
SCALE: 3/4"=1"

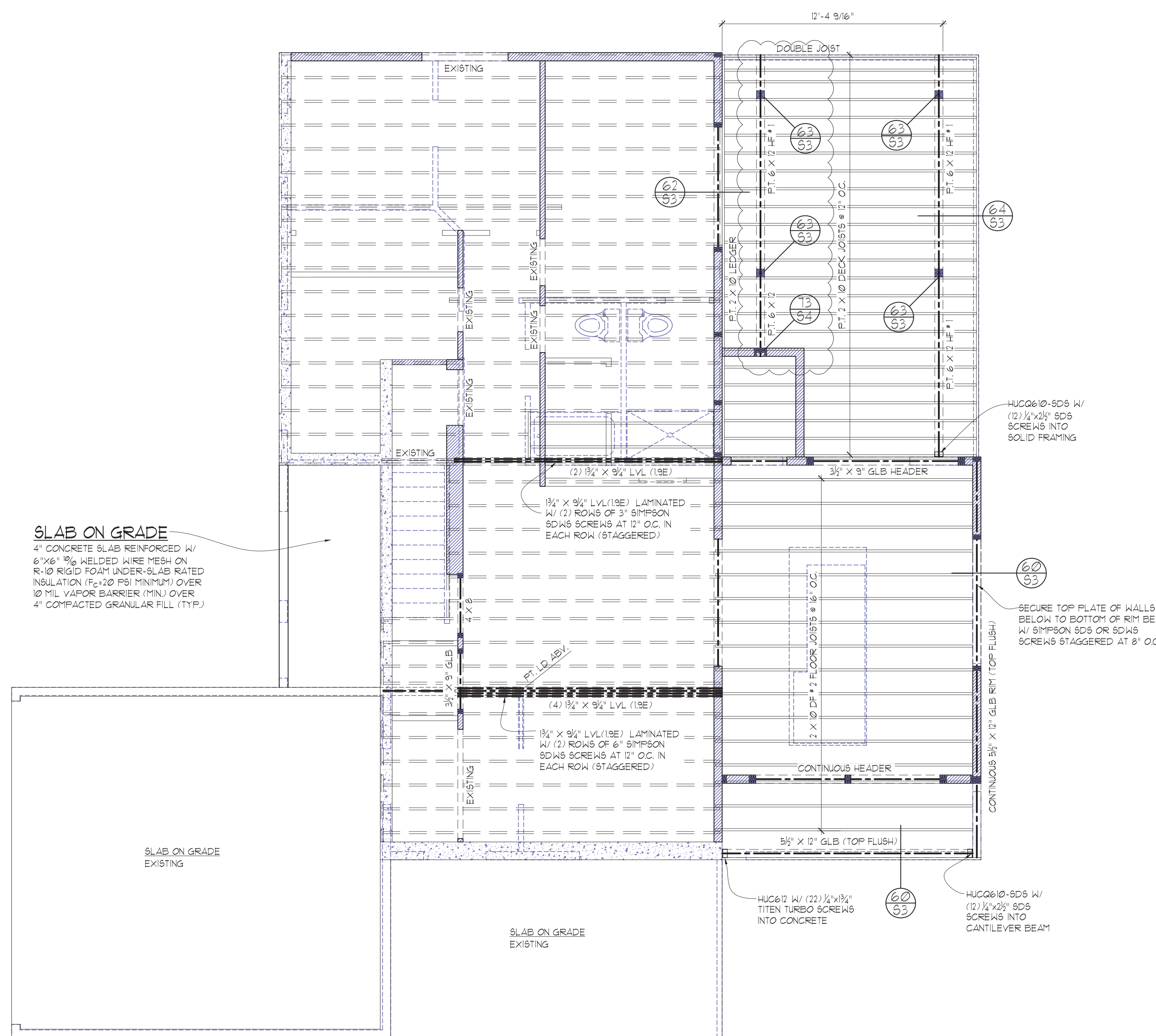
- 2x P.T. LEDGER TO MATCH DECK JOIST W/ 1/2"x4" LAG SCREWS W/ WASHERS OR 3/8" LEDGERLOK® SCREWS STAGGERED @ 12" O.C.
- SOLID 2x P.T. DECK JOIST PER PLAN W/ SIMPSON LUB HANGER INSTALLED USING #5 SIMPSON SD SCREWS
- SOLID RIM BOARD, 1/2" THICK MIN.
- FLOOR JOISTS PER PLAN
- (4) SIMPSON DTT12 OR USP ADT1 EQUALLY SPACED W/ (1) WITHIN 2FT OF EACH END OF DECK SECURED TO JOIST W/ (8) 10d x 1 1/2" NAILS
- 3/8" DIA. HDG LAG SCREW W/ HDG WASHER



63 WOOD BEAM AT WOOD POST
SCALE: 3/4"=1"

- BEAM PER PLAN
- WOOD POST OR COLUMN PER PLAN
- SIMPSON AC OR LCE POST CAPS (PAIRED)
- BEAM SPLICE AS OCCURS
- MITER CUT BEAMS AT CORNER CONDITION

PLAN VIEW AT CORNER



SLAB ON GRADE
4" CONCRETE SLAB REINFORCED W/ 6"x6" #6 WELDED WIRE MESH ON R-10 RIGID FOAM UNDER-SLAB RATED INSULATION (F=10 PSI MINIMUM) OVER 10 MIL VAPOR BARRIER (MIN) OVER 4" COMPACTED GRANULAR FILL (TYP.)

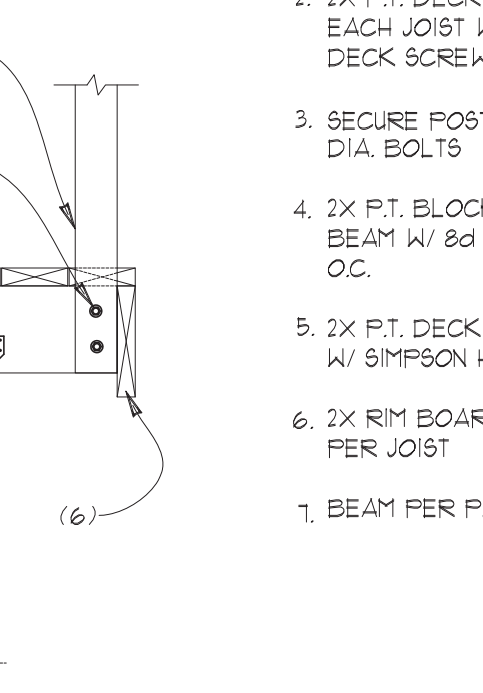
SLAB ON GRADE EXISTING

SLAB ON GRADE EXISTING

MAIN FLOOR FRAMING PLAN

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

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN
- RAILINGS AND POSTS FOR GUARDS AT STAIR OPENINGS SHALL RESIST 200 LB LOAD IN ANY DIRECTION APPLIED AT TOP. INFILL PICKETS SHALL RESIST 50 LB LOAD OVER 1 SQ FT AT ANY LOCATION. MANUFACTURER SPECIFICATIONS FOR PROPRIETARY GUARD/RAILING SYSTEMS SHALL BE ON SITE FOR INSPECTION.

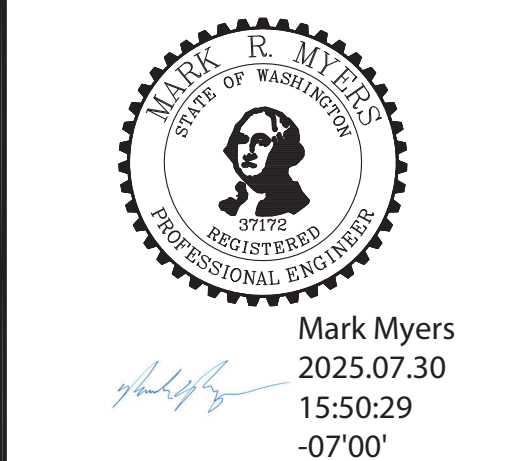


64 CANTILEVER DECK
SCALE: 3/4"=1"

- 4x4 P.T. WOOD POST W/ ARCHITECTURAL COVER PER PLAN
- 2x P.T. DECKING SECURED TO EACH JOIST W/ 2-16d NAILS OR DECK SCREWS
- SECURE POST TO JOIST W/ 2-1/2" DIA. BOLTS
- 2x P.T. BLOCKING SECURED TO BEAM W/ 8d TOE NAILS @ 6" O.C.
- 2x P.T. DECK JOISTS PER PLAN W/ SIMPSON H25 TO BEAM
- 2x RIM BOARD W/ (2) 8d NAILS PER JOIST
- BEAM PER PLAN

STRUCTURAL PLANS
REMODEL & ADDITION TO THE:
LONG RESIDENCE
3424 76th PLACE SE
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Court, Ste. 210-B
Gig Harbor, WA 98335
PH: 253-858-3248
Email: myengineer@centurytel.net



Mark Myers
2025.07.30
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BUILDING DEPT. APPROVAL STAMP:

REVISION:	INIT:	DATE:
RND IN PIN FILES	MM	7-30-2025

S3	DATE:	9-21-2024
	INIT:	MM
	PROJECT #:	2585

