

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	INSL	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: 716SF

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

ENERGY CODE COMPLIANCE BASED OFF R406.3:
-1.2 (1 CREDIT)
-2.1 (1 CREDIT)
-3.1A (1 CREDIT)
-4.1 (0.5)
-5.6 (2 CREDITS)
-1.1 (0.5 CREDIT)

**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 if 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
- " symbol"/> CEILING HEIGHT
- symbol"/> NEW/REPLACED DOOR
- symbol"/> NEW/REPLACED WINDOW
- symbol"/> FLOOR FINISH
- symbol"/> 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



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

COVER PAGE

JOB NAME: LONG
JOB NO.: 2457
DRAWN BY: BAYLEE
PRINT DATE: 6/9/2025
CONTRACT: 9/27/2024
REVISIONS:

SHEET:
A1

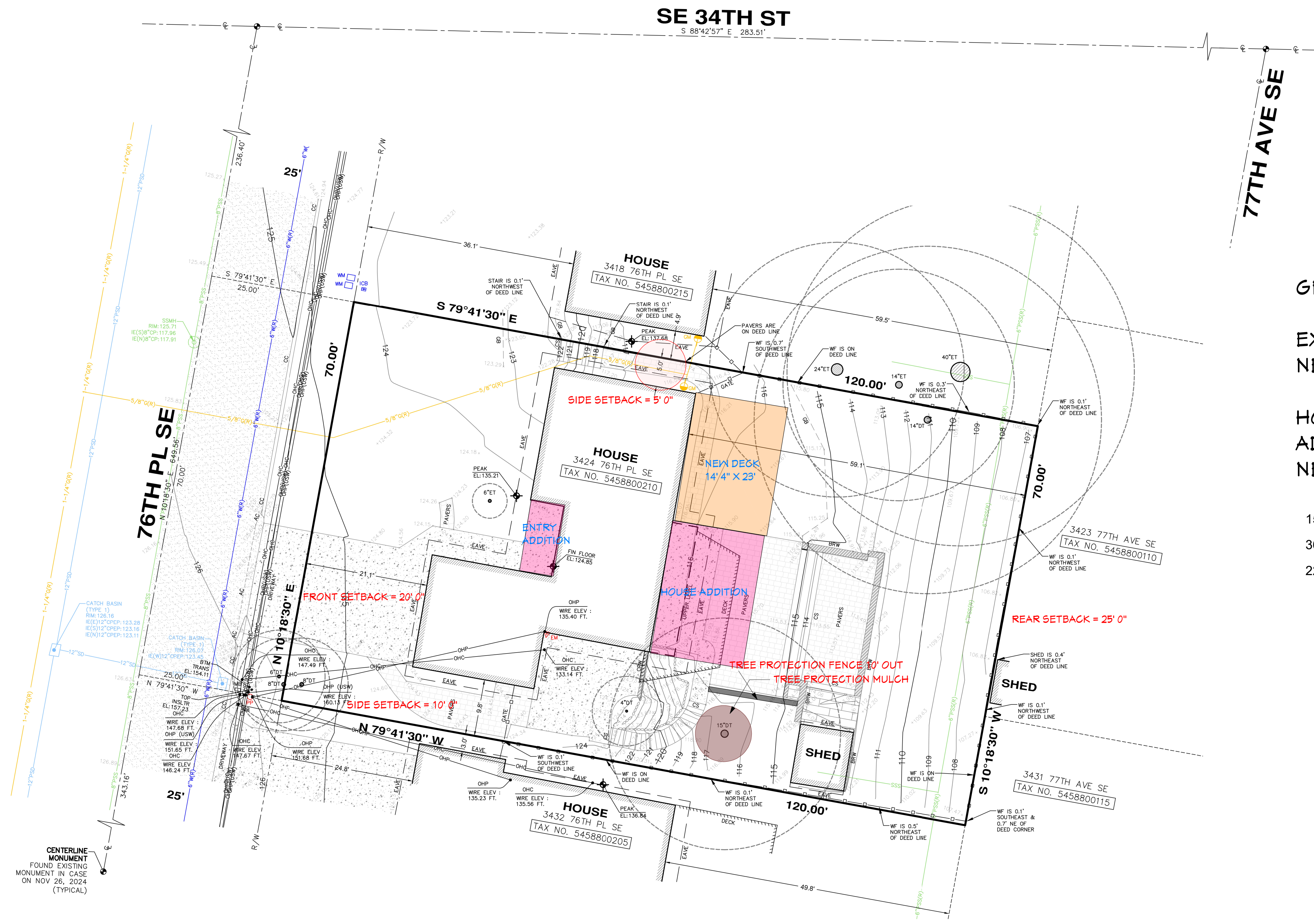


CLIENT: CHRIS AND HARMONY LONG
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SITE PLAN

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

157' OF EXTERIOR WALLS
36' WILL BE ALTERED FOR ADDITION
22.92% WILL BE ALTERED

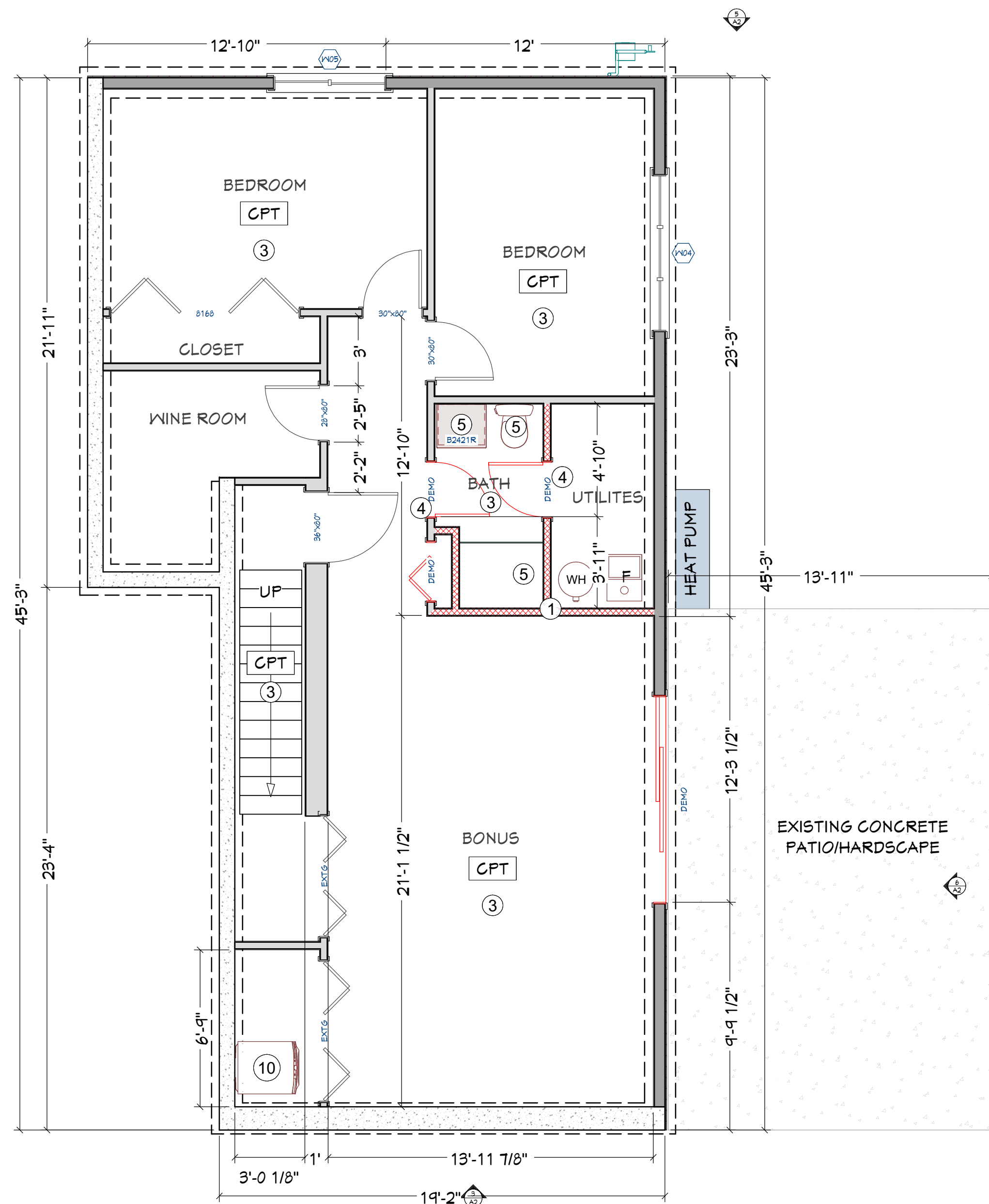
1 SITE PLAN
SCALE: 1" = 10'-0"

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

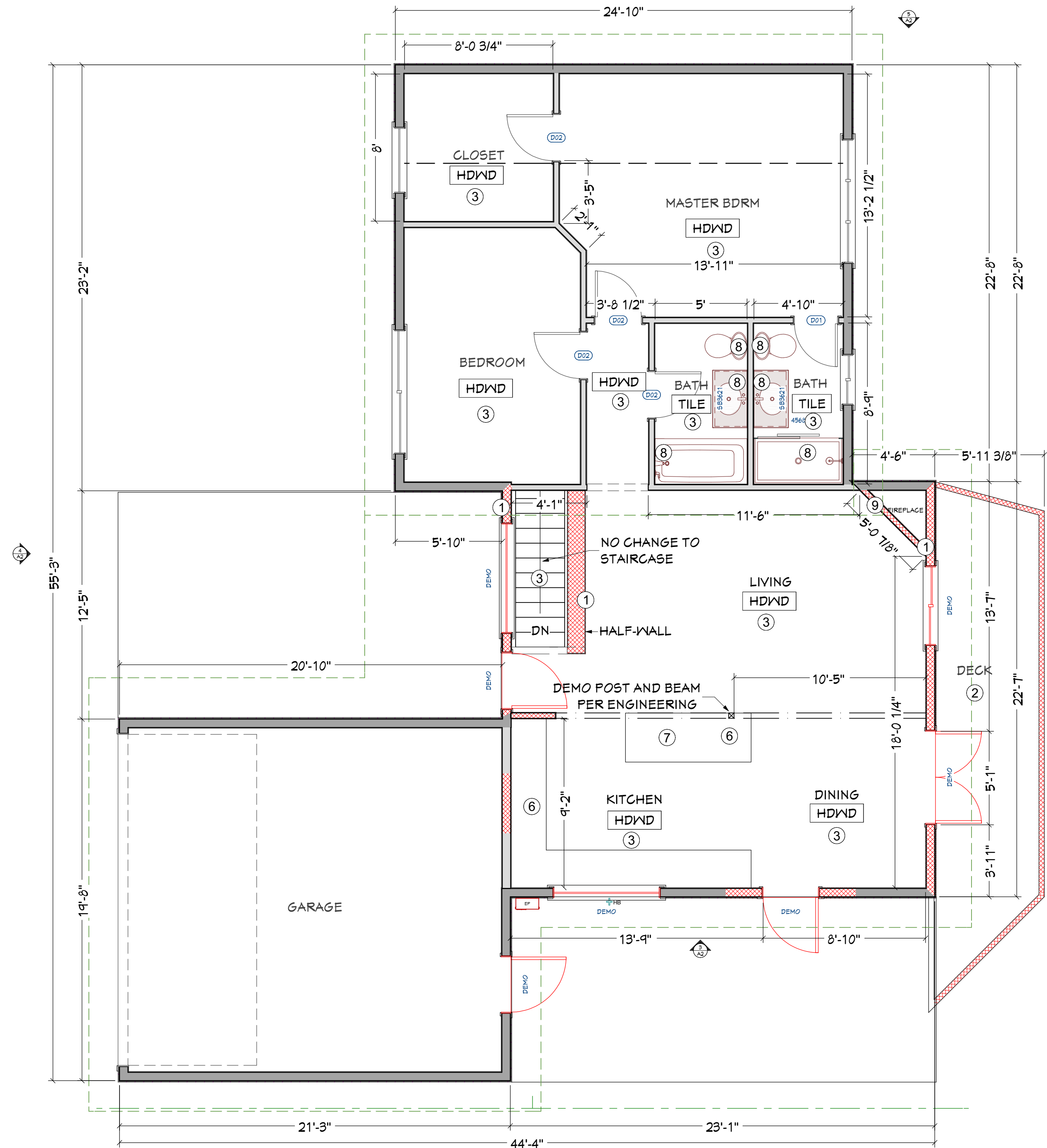


NOTE SCHEDULE	
①	DEMO WALLS
②	DEMO DECK AND DECK RAILING
③	DEMO FLOORING
④	DEMO DOORS
⑤	DEMO PLUMBING FIXTURES
⑥	DEMO ALL KITCHEN CABINETS
⑦	DEMO ALL KITCHEN APPLIANCE AND PLUMBING FIXTURES
⑧	DEMO PLUMBING
⑨	DEMO FIREPLACE

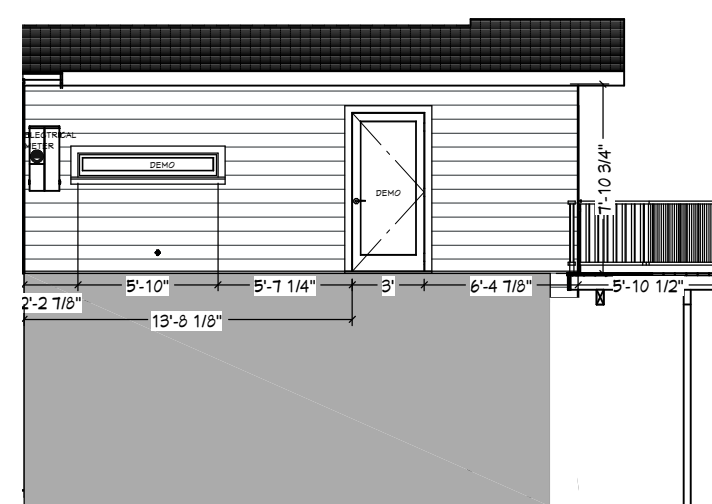
EXISTING SQUARE FOOTAGE: 2,070SF



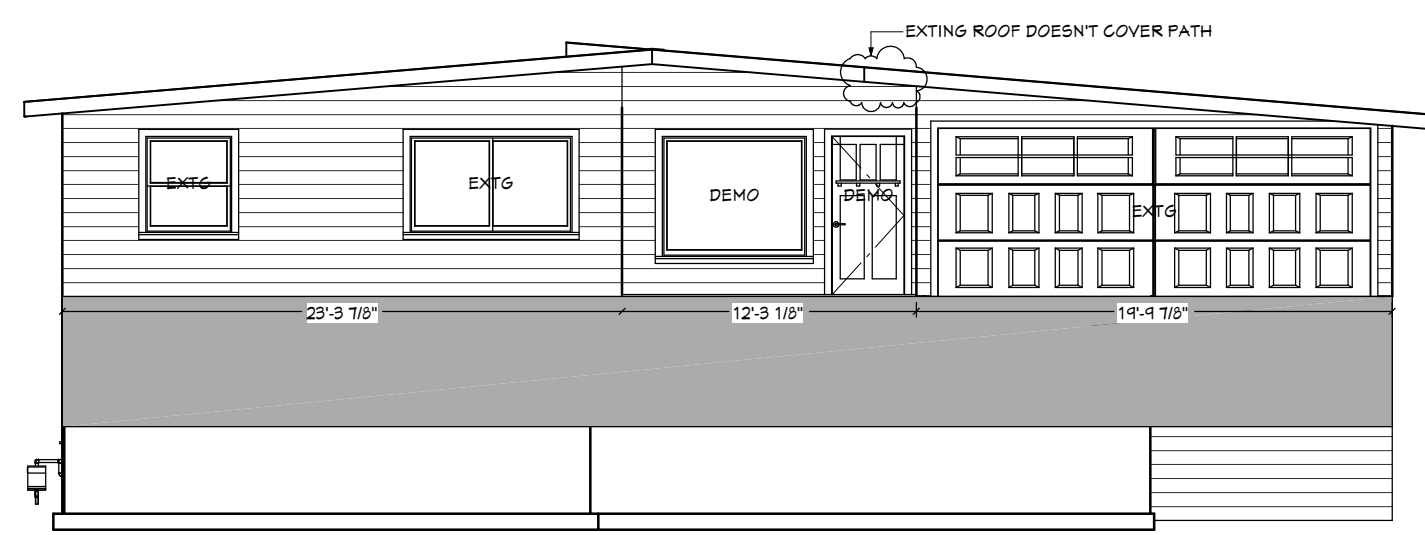
① EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



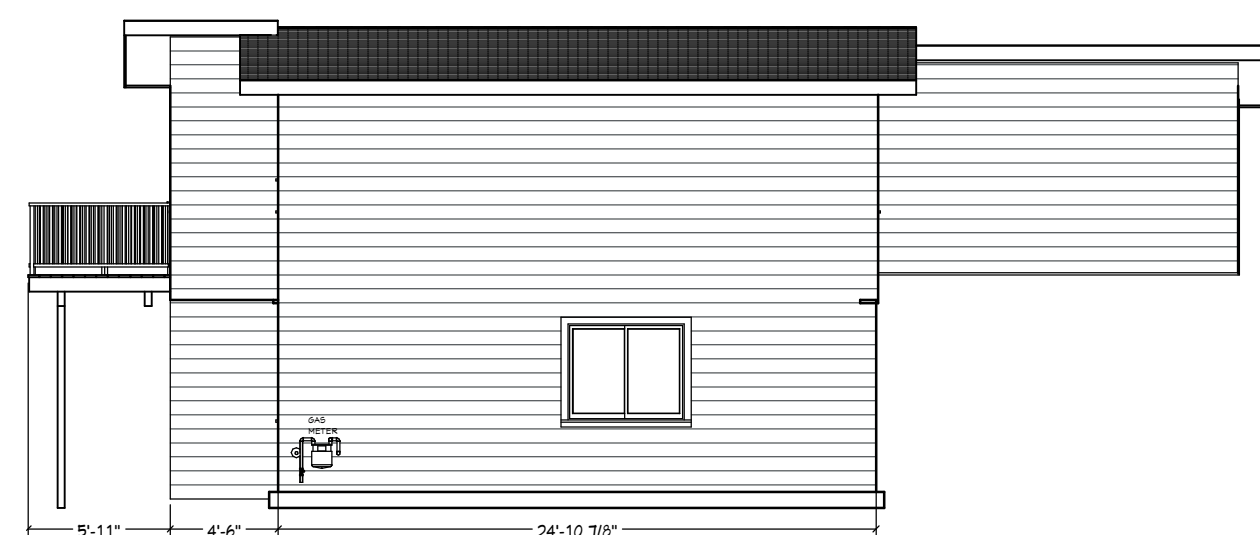
② EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



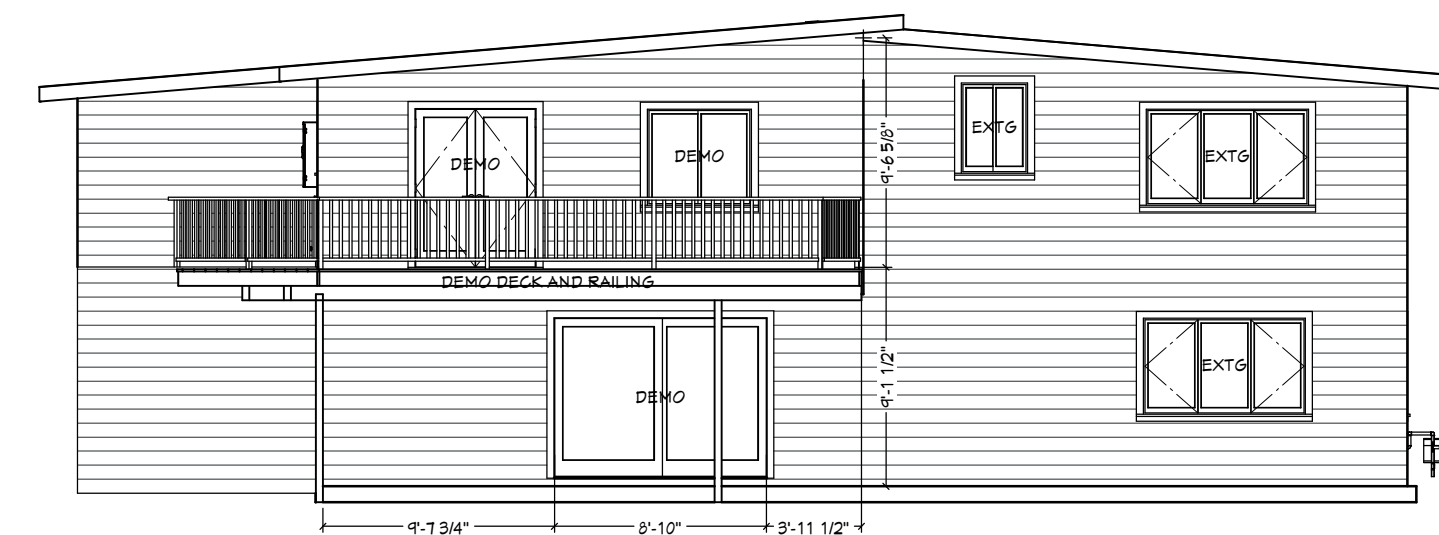
③ NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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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DRAWN BY: BAYLEE
PRINT DATE: 6/9/2025
CONTRACT: 9/27/2024
REVISIONS:

SHEET:

A3

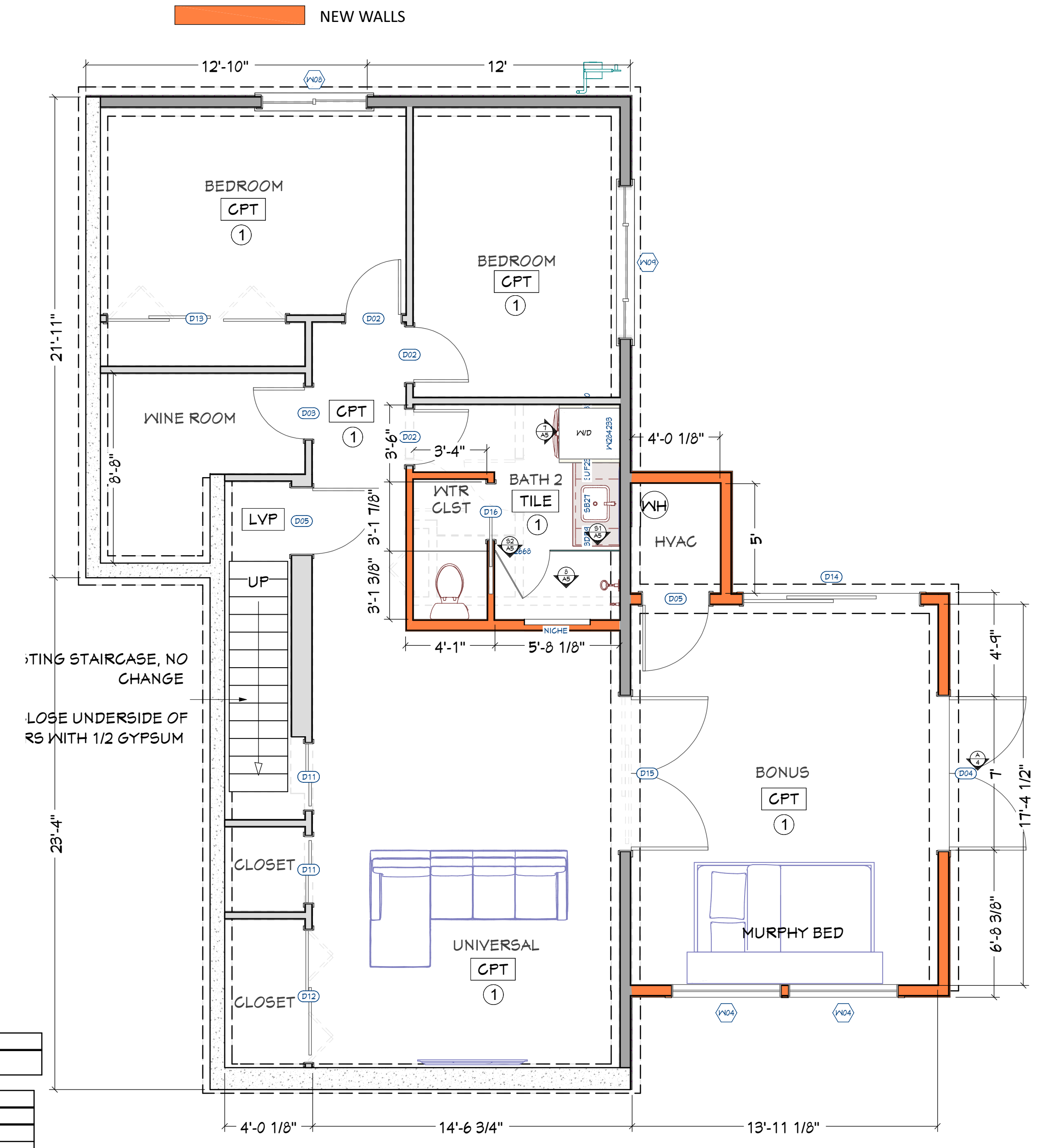
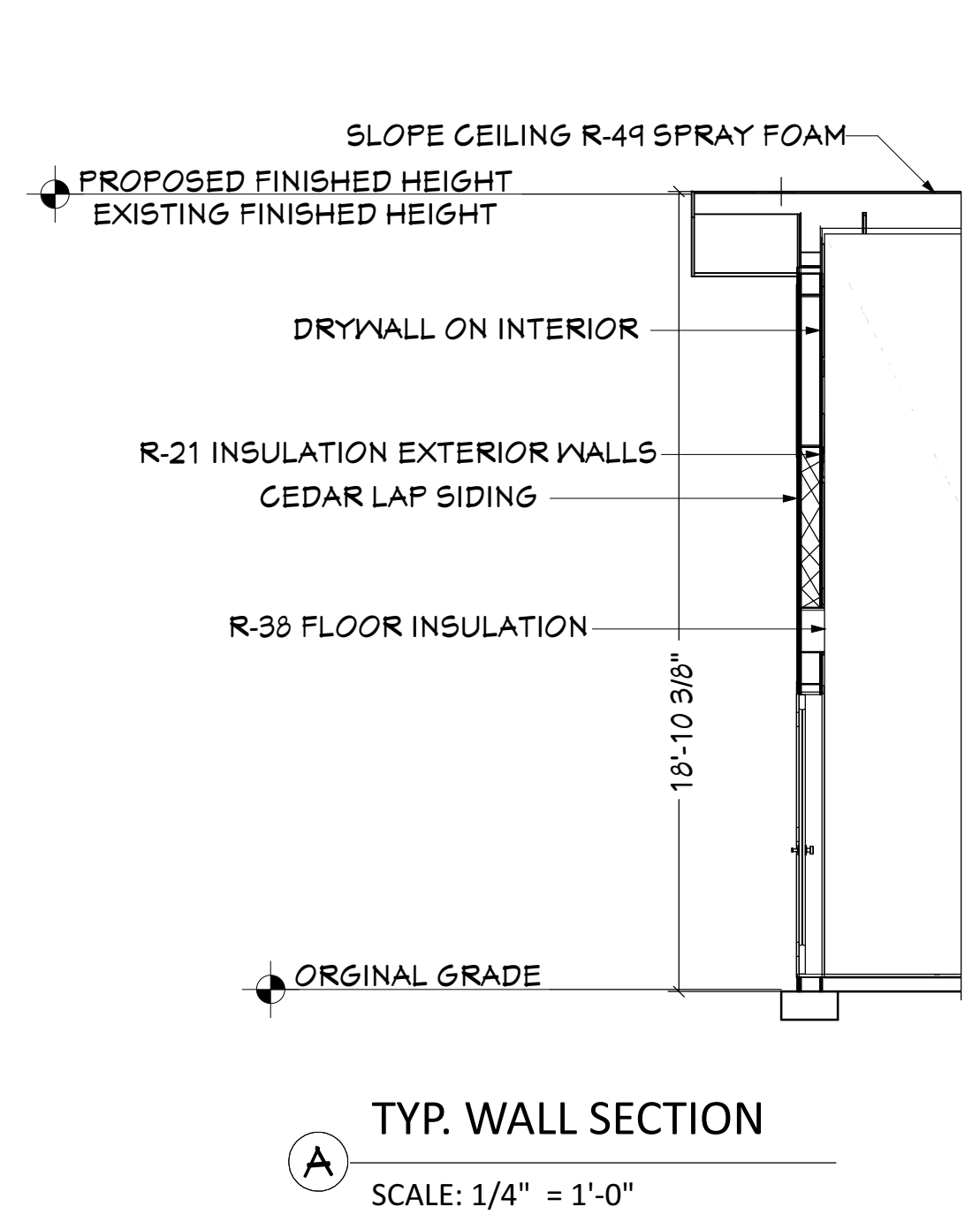


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NEW FLOOR PLAN

JOB NAME: LONG
 JOB NO.: 2457
 DRAWN BY: BAYLEE
 PRINT DATE: 6/9/2025
 CONTRACT: 9/27/2024

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NEW SQUARE FOOTAGE: 2,600SF

NOTE SCHEDULE

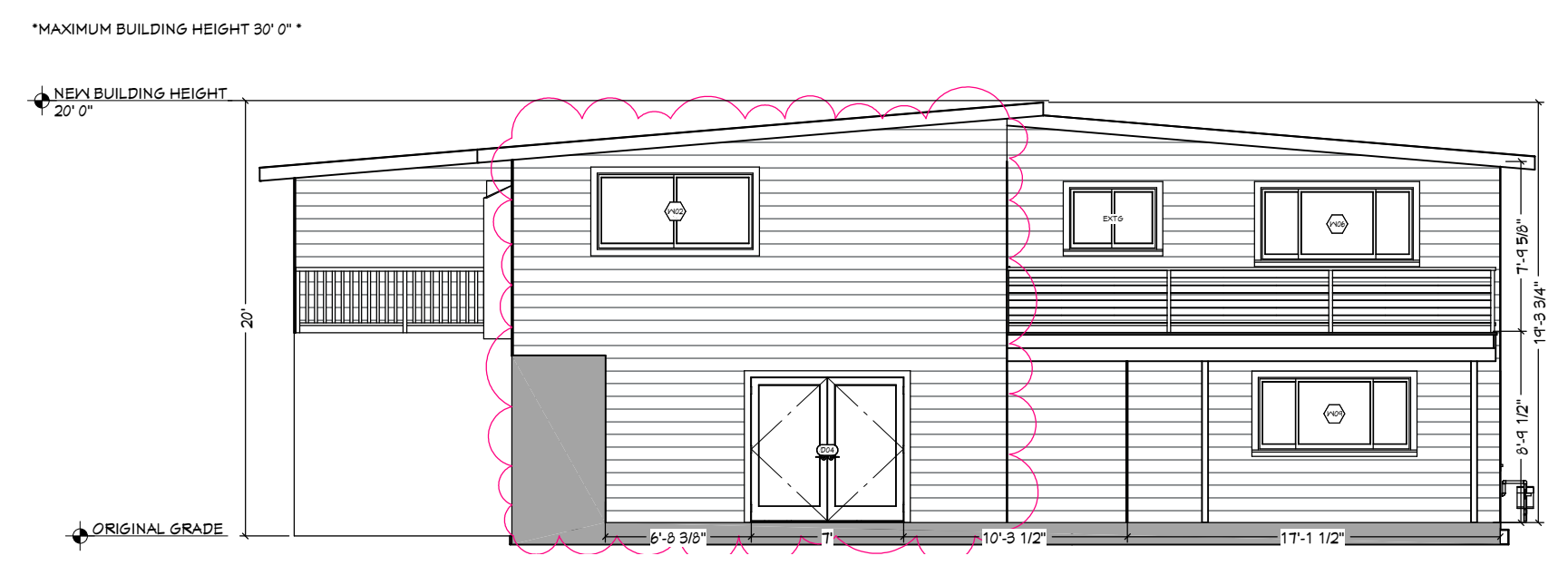
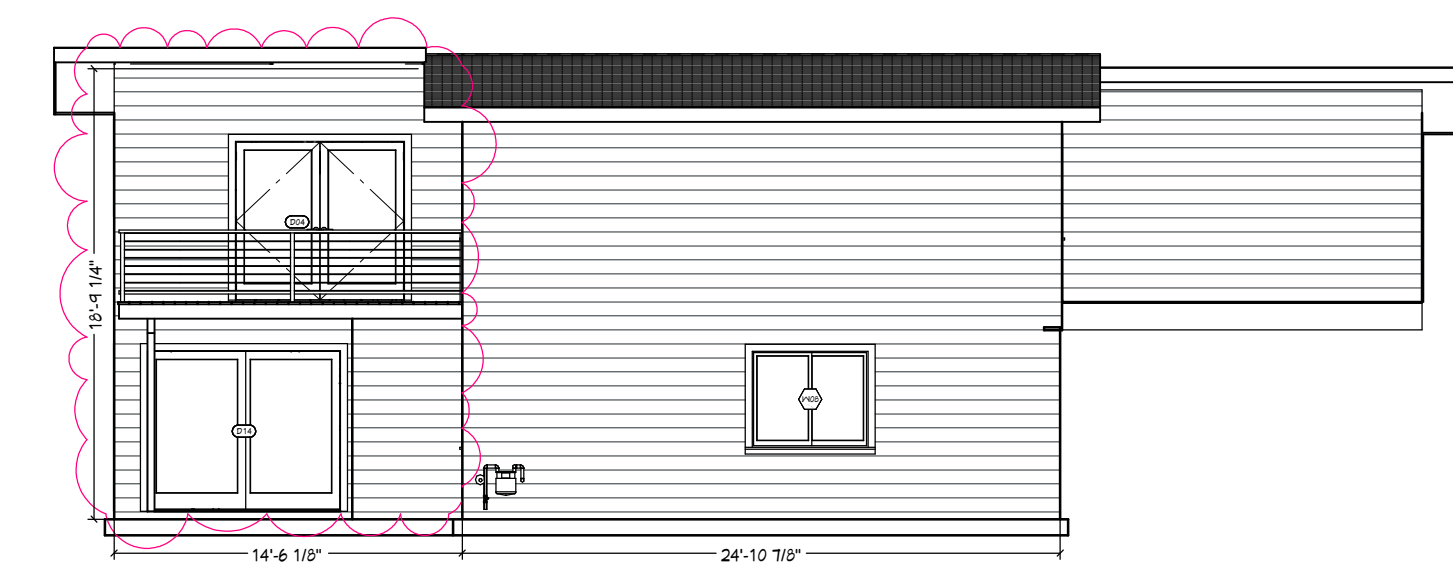
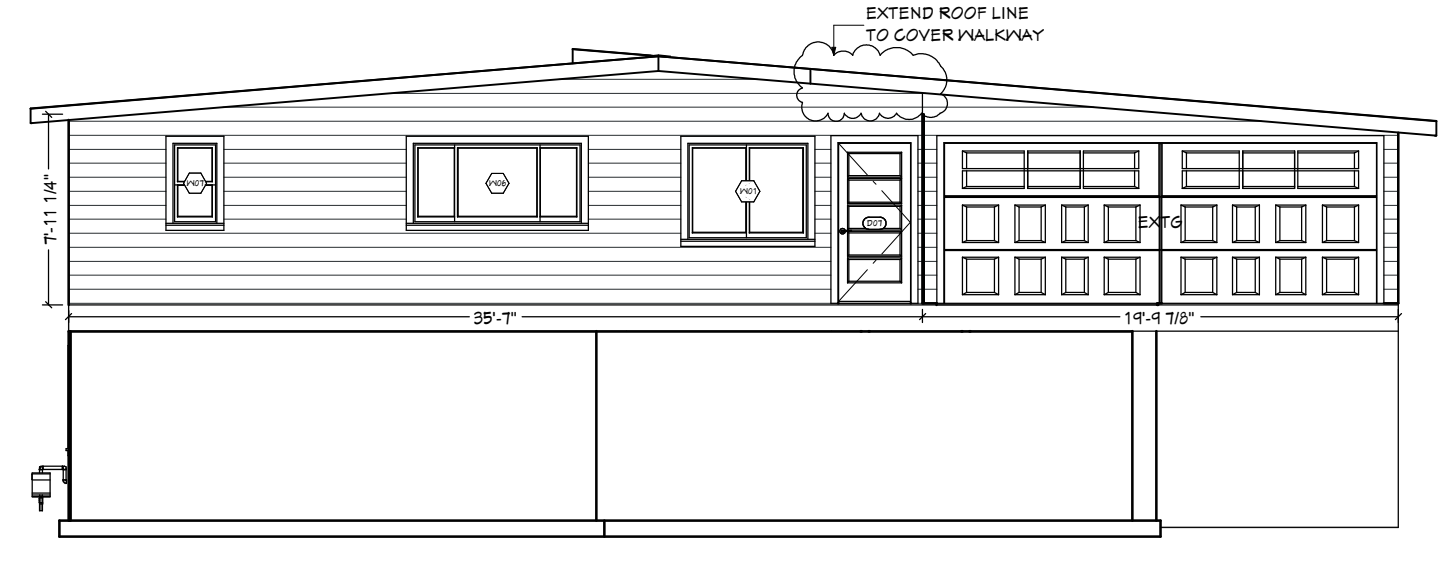
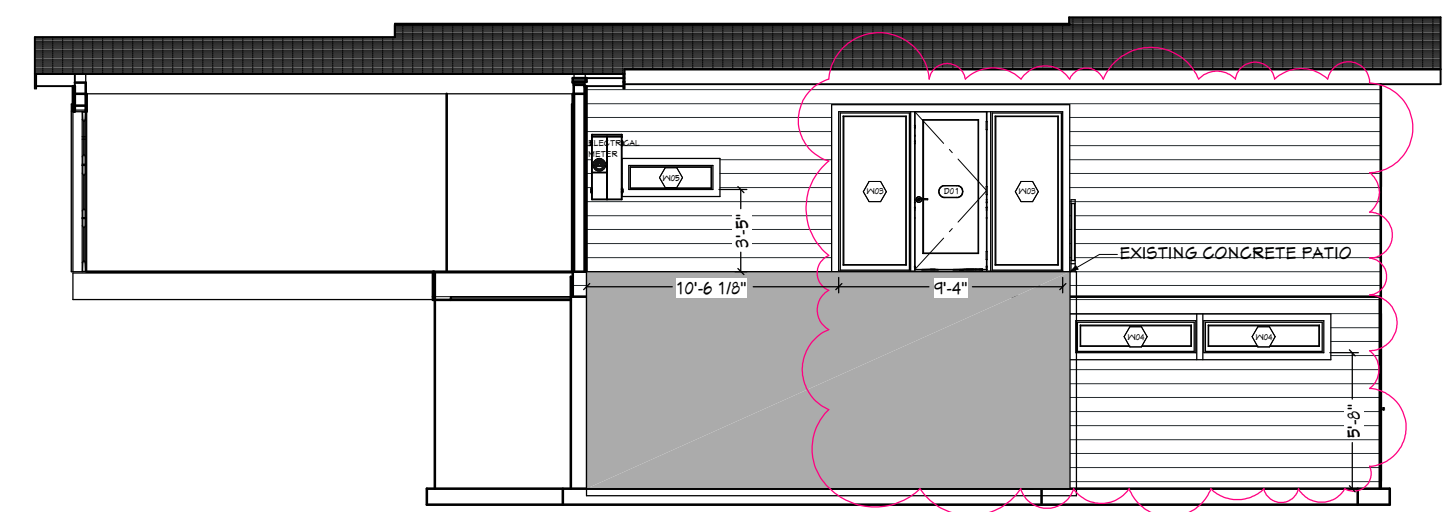
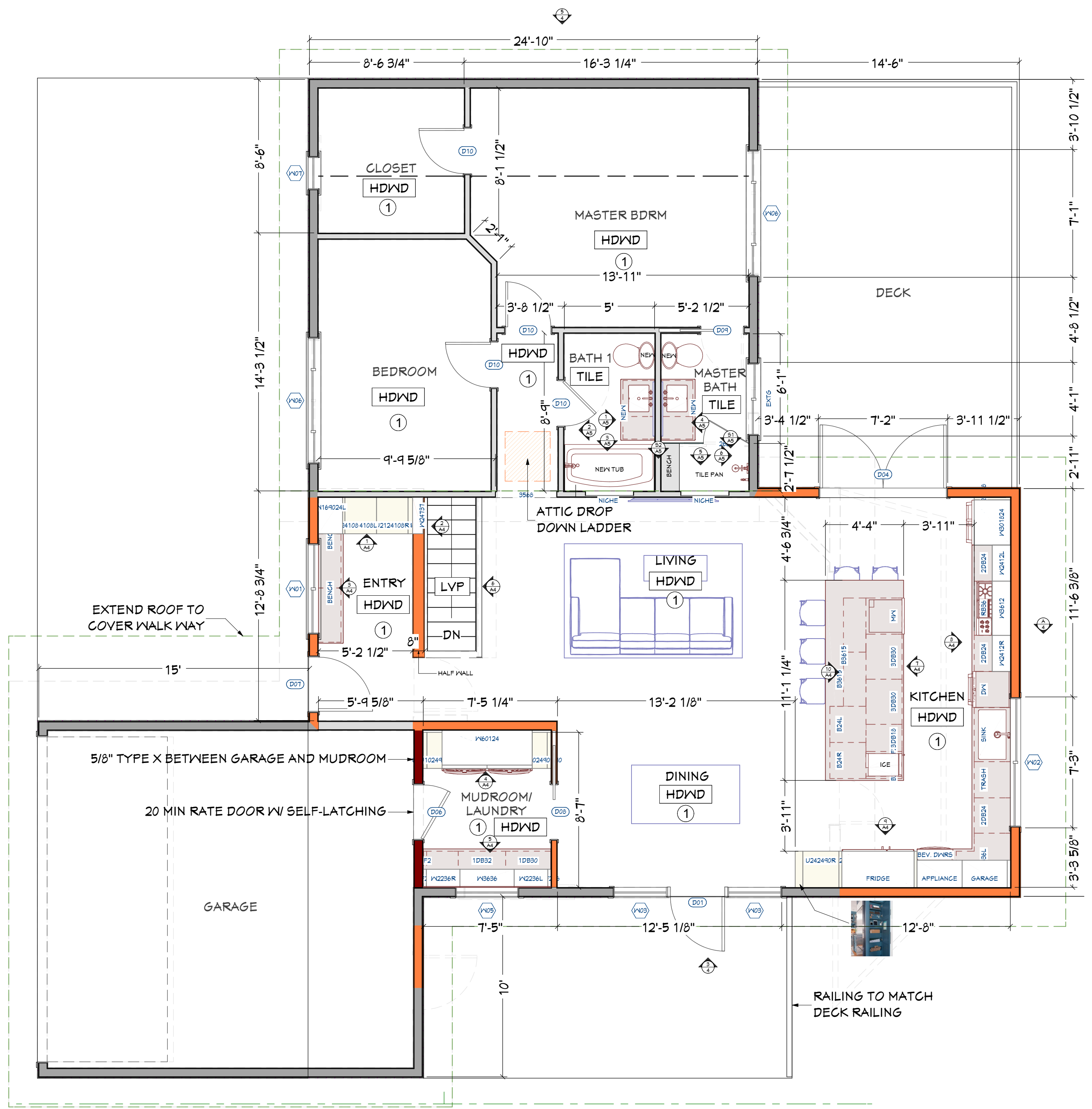
1	INSTALL NEW FLOORING
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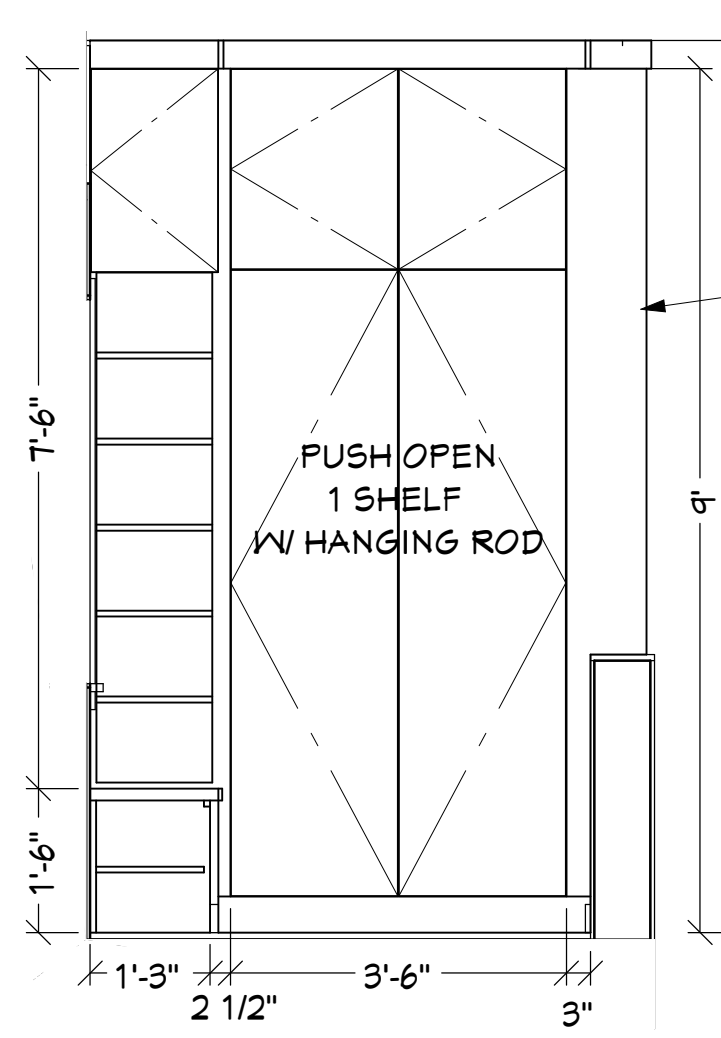
WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	FLOOR	DESCRIPTION
W01	1	60"	48"	1	LEFT SLIDING
W02	1	66"	42"	1	LEFT SLIDING
W03	2	36"	80"	1	FIXED GLASS
W04	2	60"	16"	0	FIXED GLASS
W05	1	42"	12"	1	FIXED GLASS
W06	2	84"	40"	1	TRIPLE SLIDING
W07	1	22"	40"	1	SINGLE HUNG
W08	1	58"	48"	0	RIGHT SLIDING
W09	1	84"	40"	0	TRIPLE SLIDING

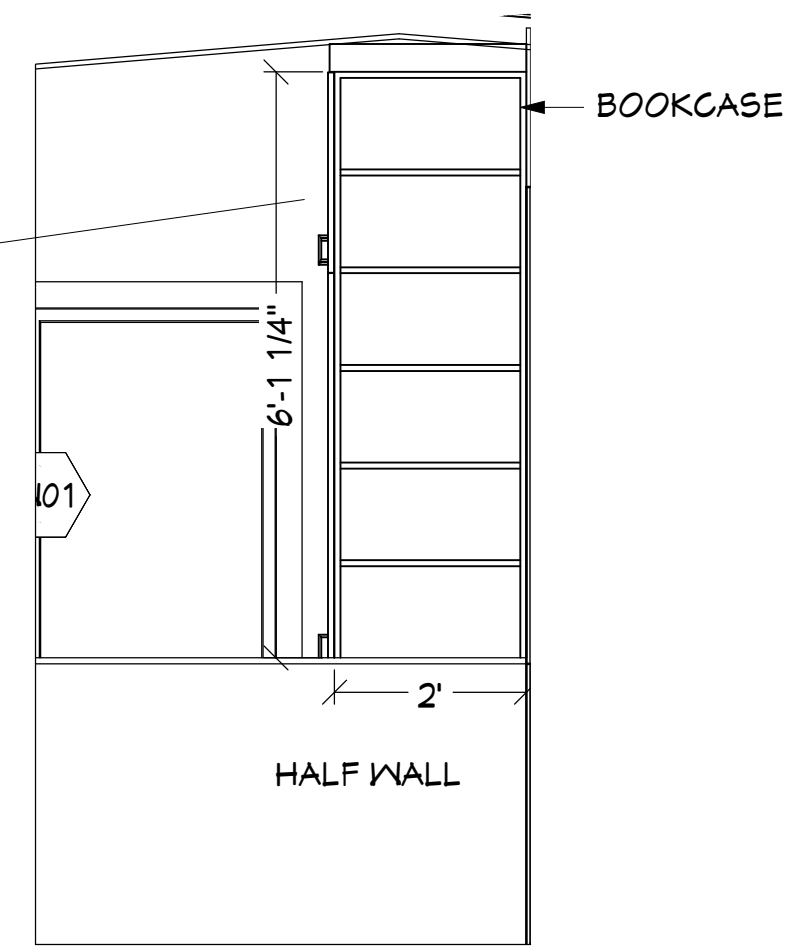
DOOR SCHEDULE

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	12"	80"	SLIDER-DOOR P01	
D13	1	47"	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	84"	80"	POCKET DOOR P01	

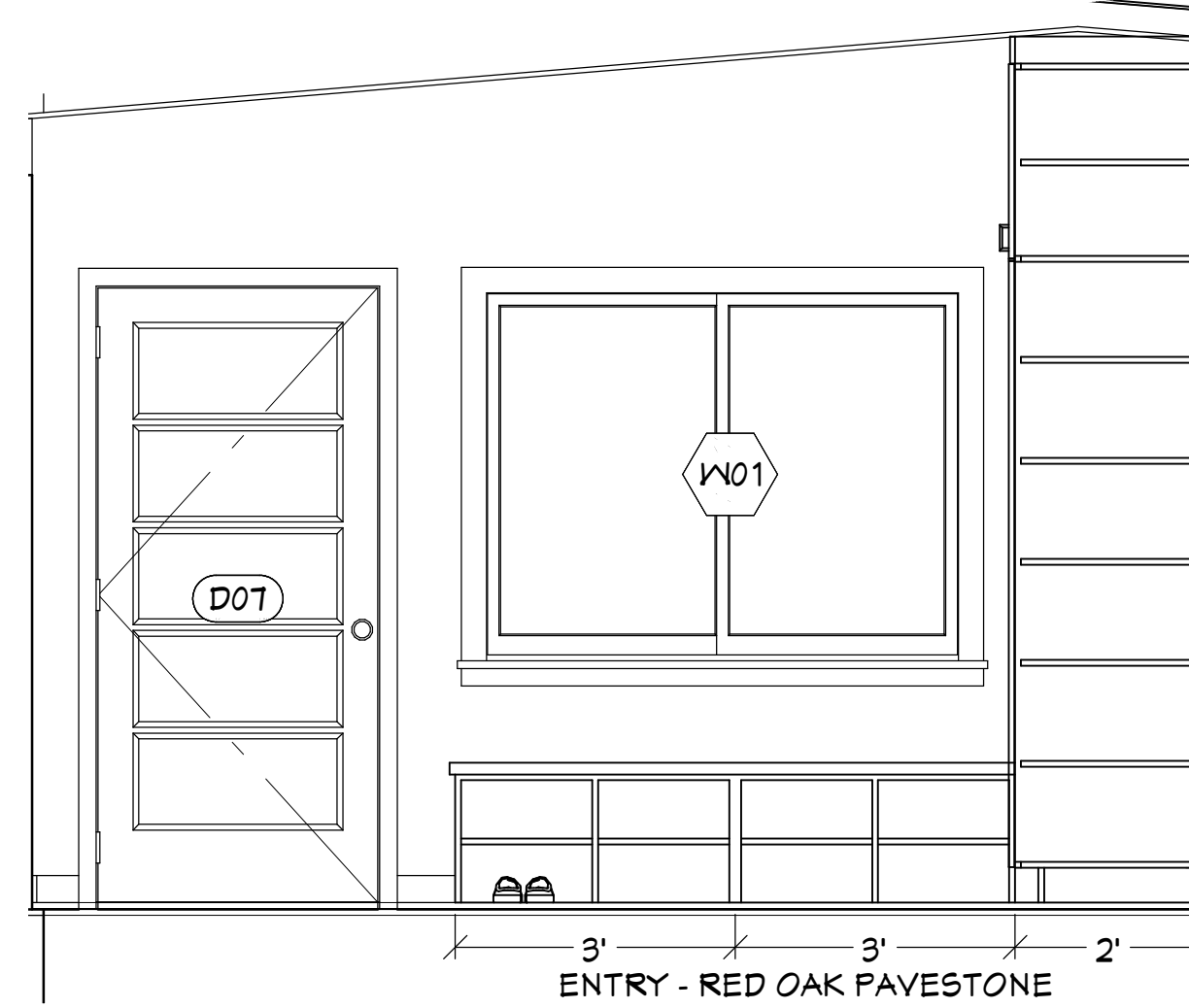




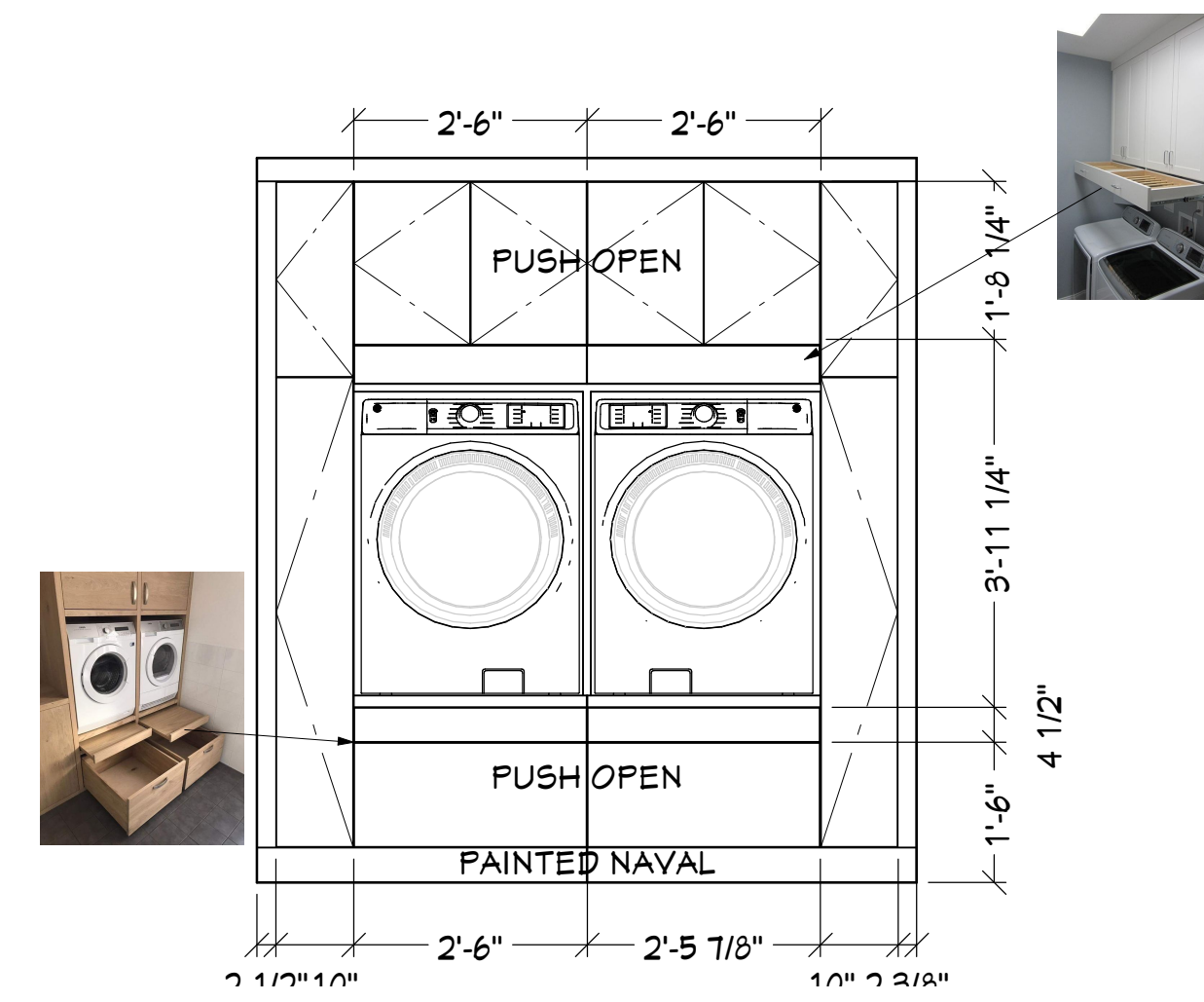
1 NORTH ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



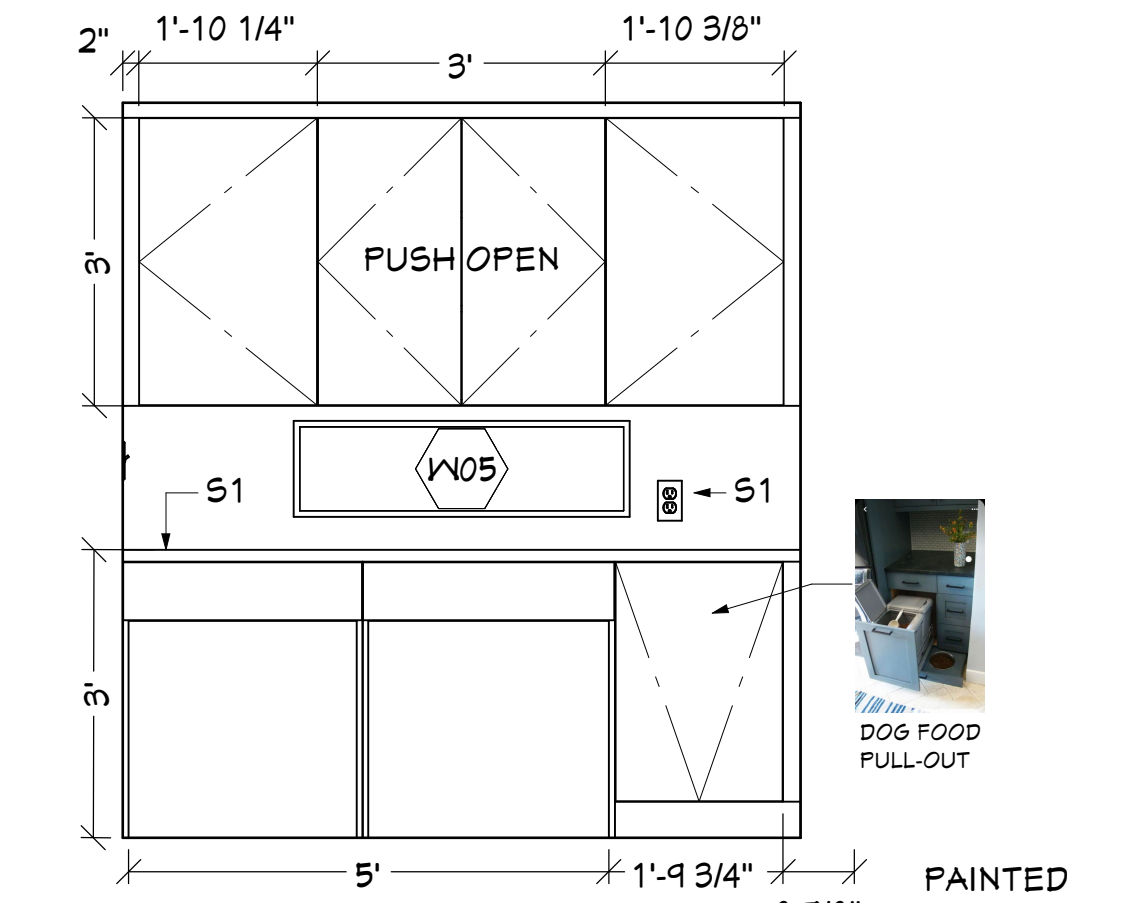
2 WEST ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



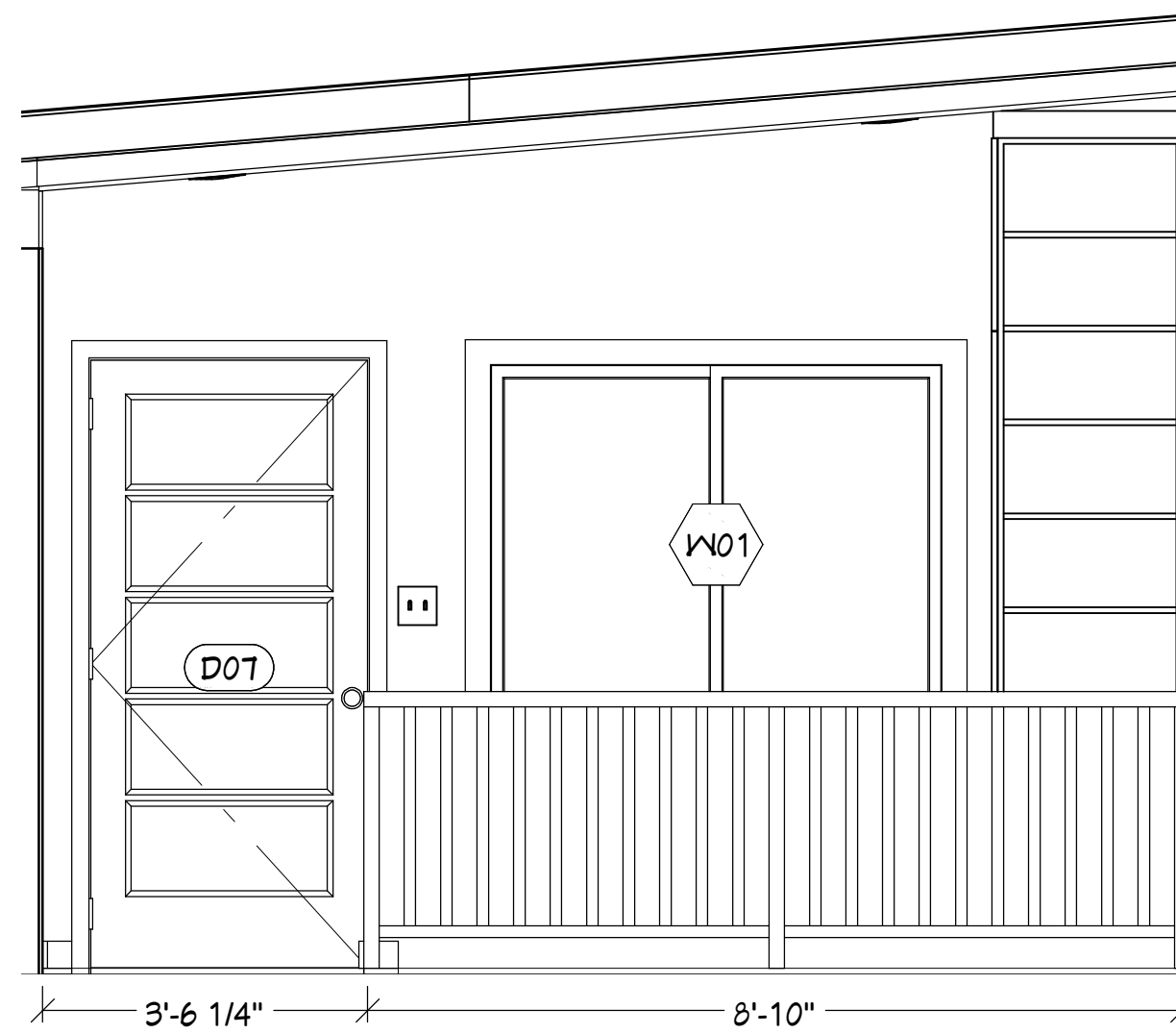
3 WEST ENTRY ELEVATION
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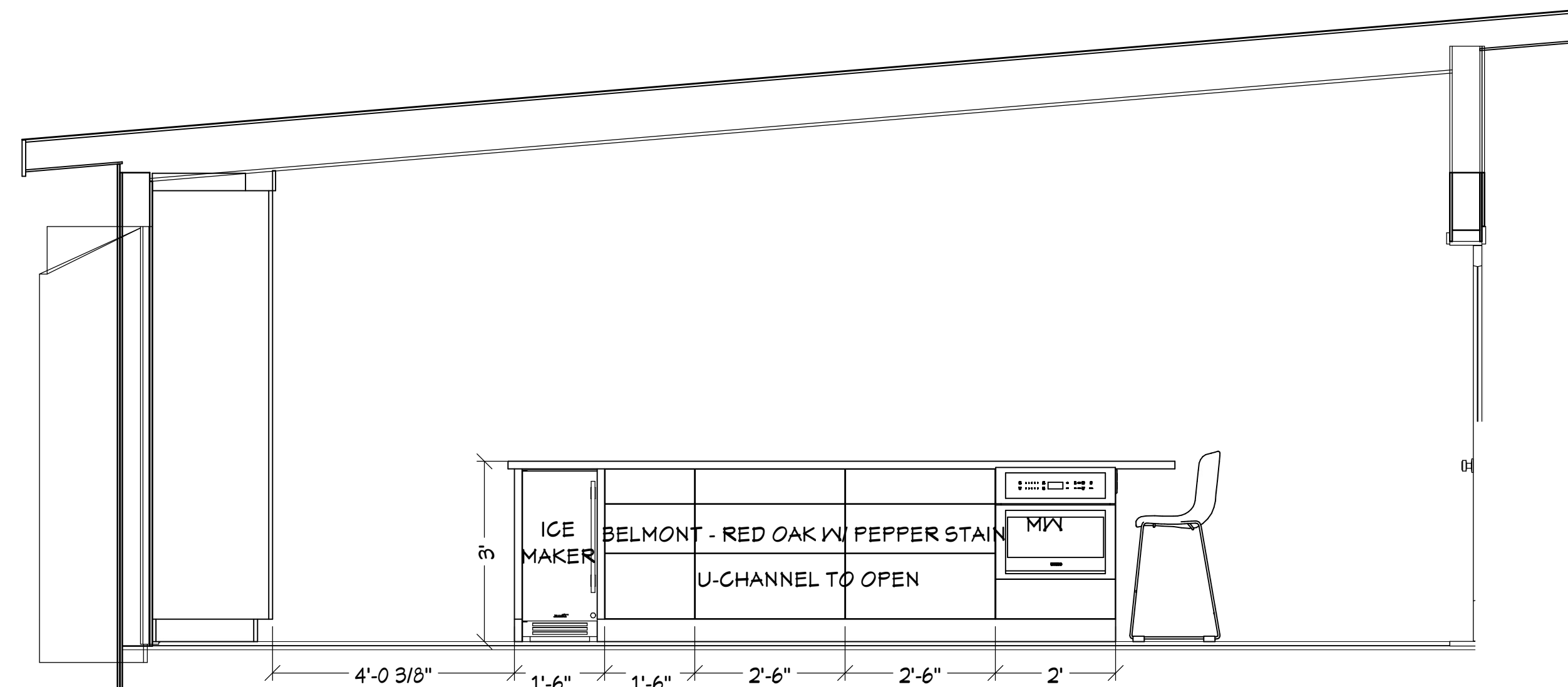
4 NORTH LAUNDRY ELEVATION
SCALE: 1/2" = 1'-0"



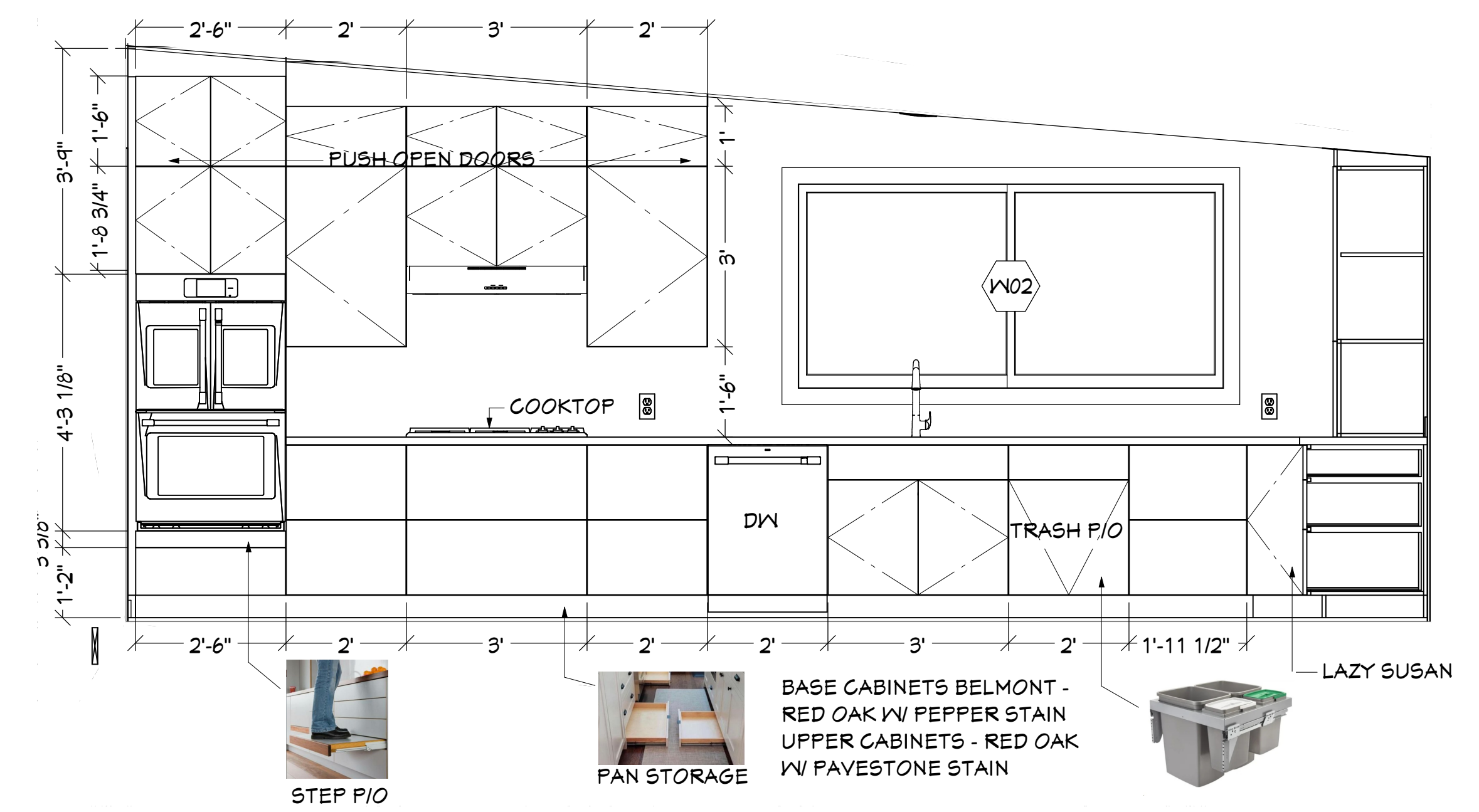
5 SOUTH LAUNDRY ELEVATION
SCALE: 1/2" = 1'-0"



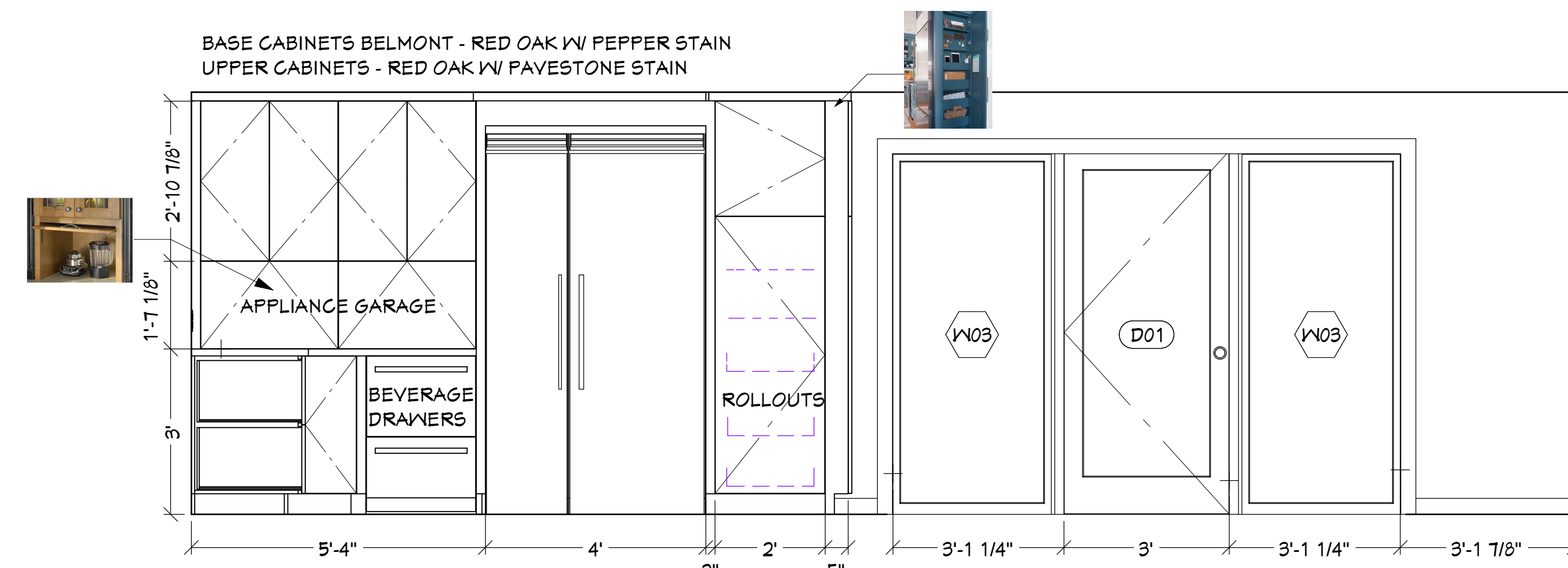
6 WEST ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



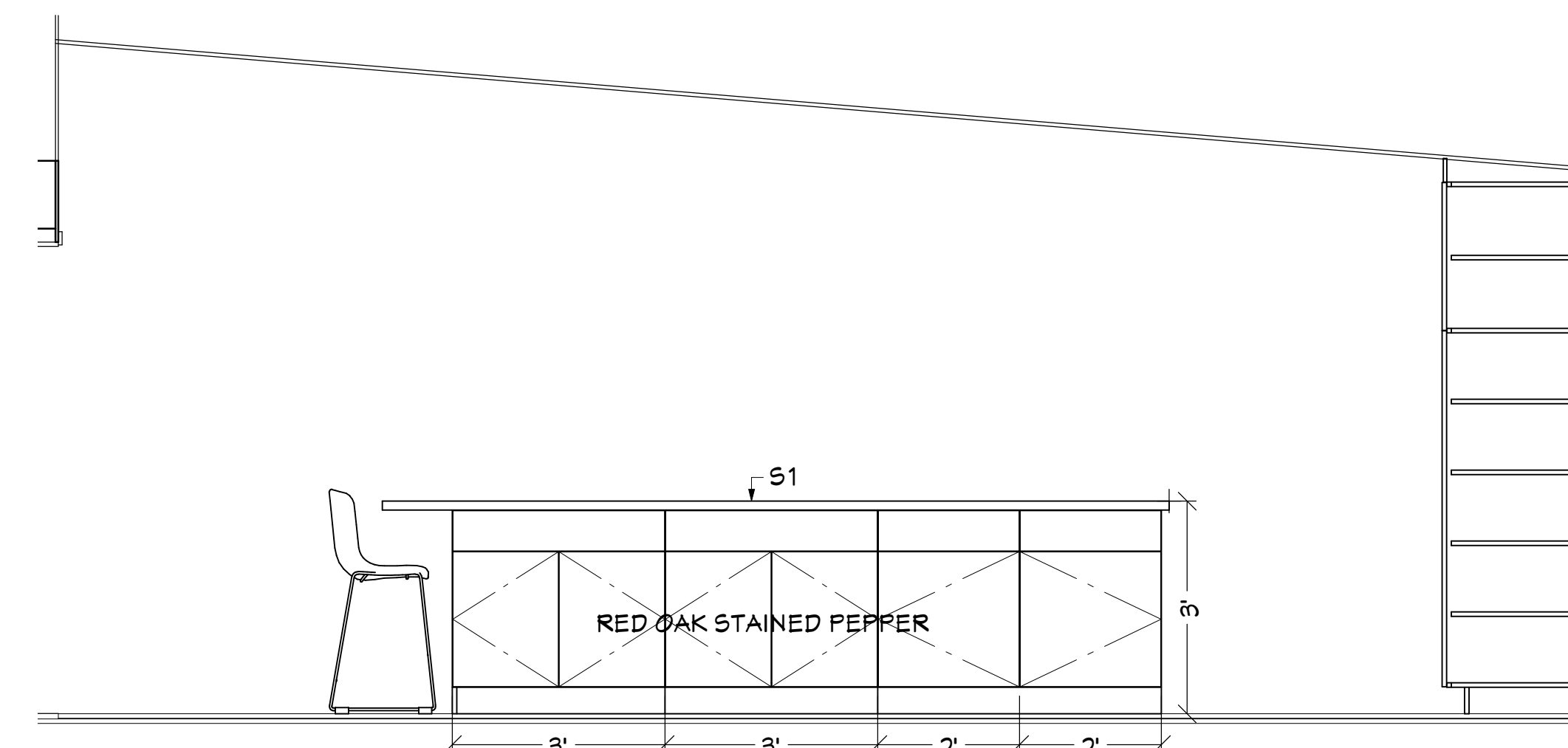
7 WEST ISLAND ELEVATION
SCALE: 1/2" = 1'-0"



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



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



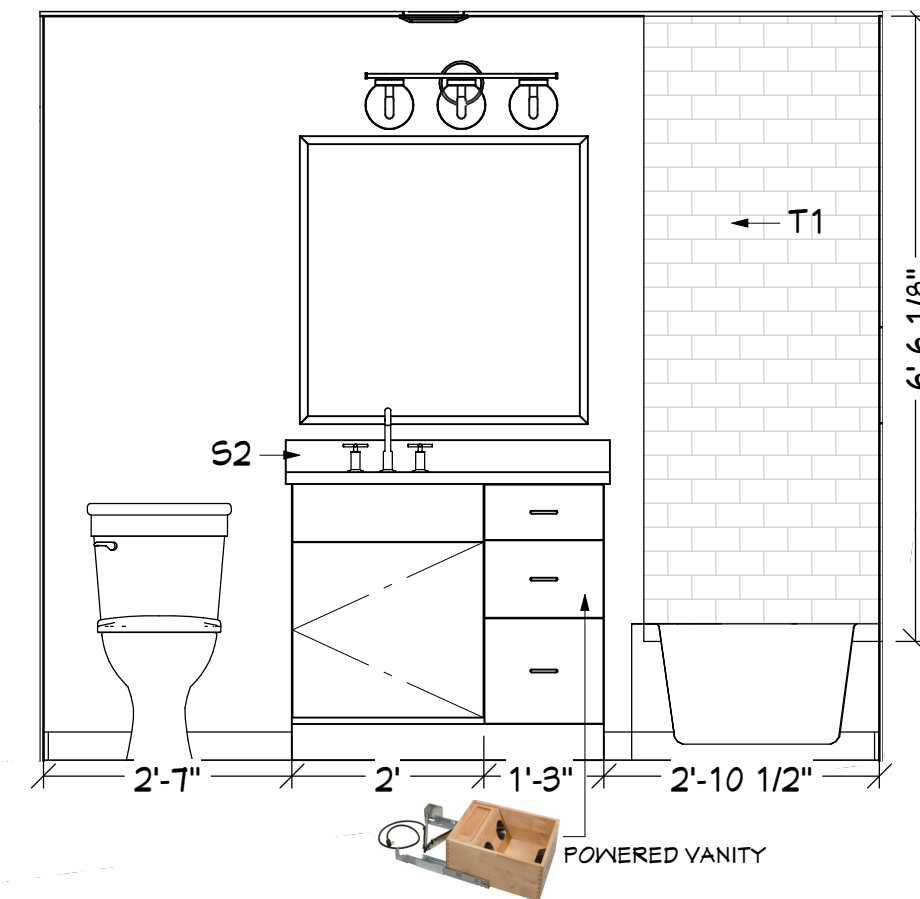
10 EAST ISLAND ELEVATION
SCALE: 1/2" = 1'-0"



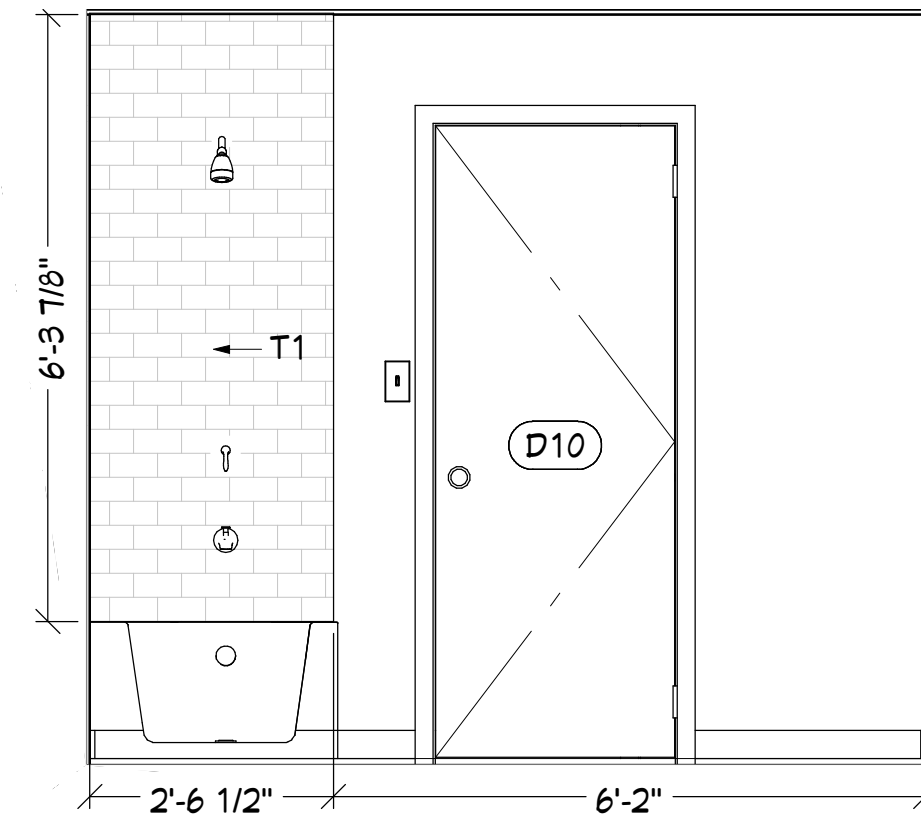
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INTERIOR ELEVATIONS

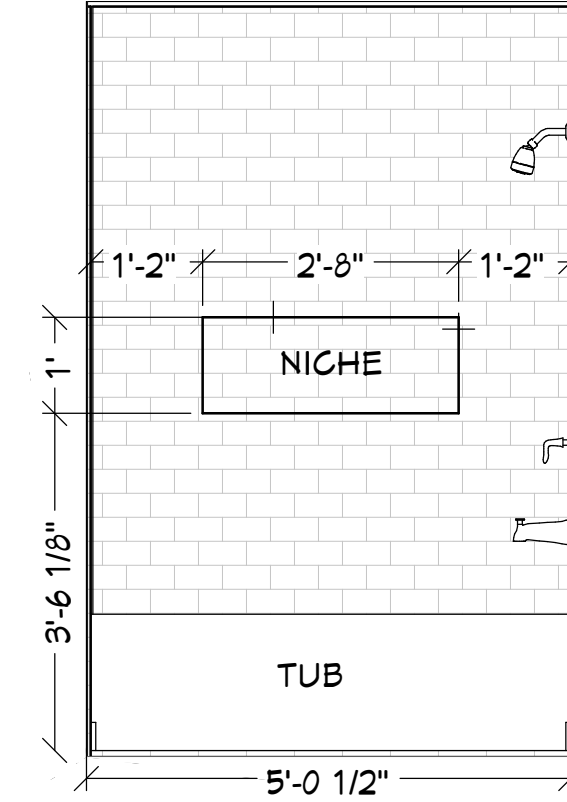
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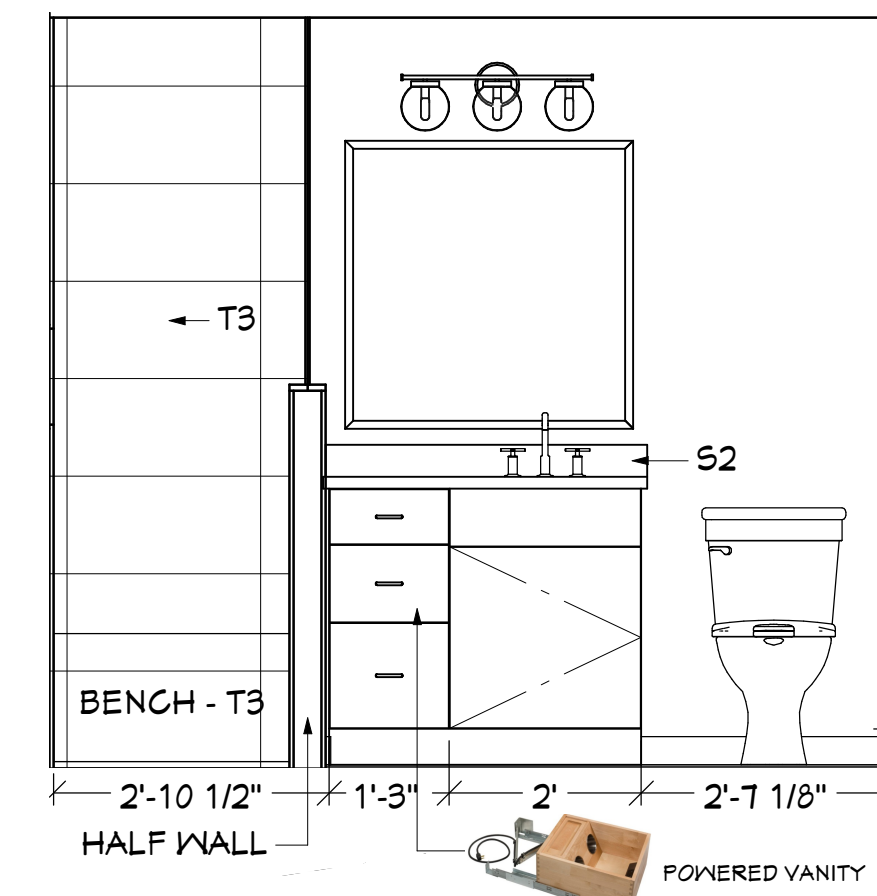
1 EAST BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



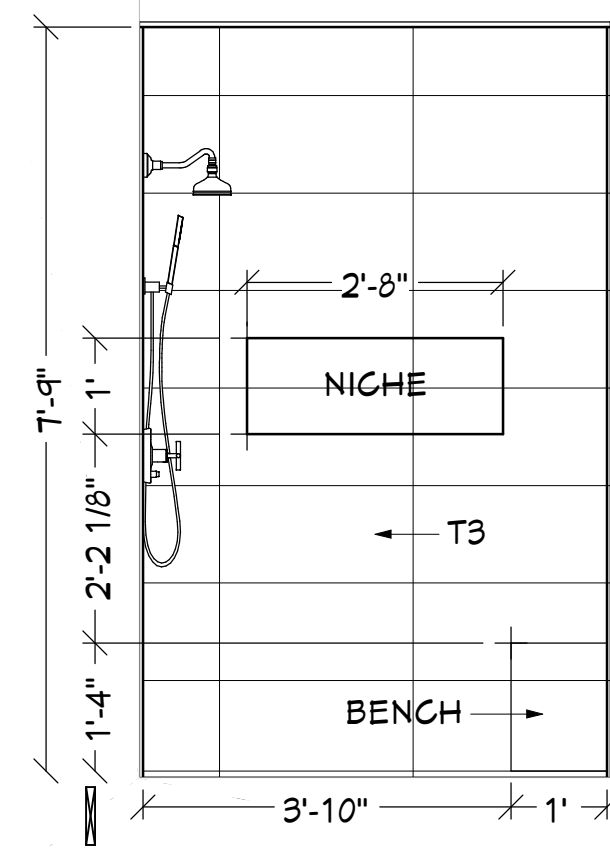
2 WEST BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



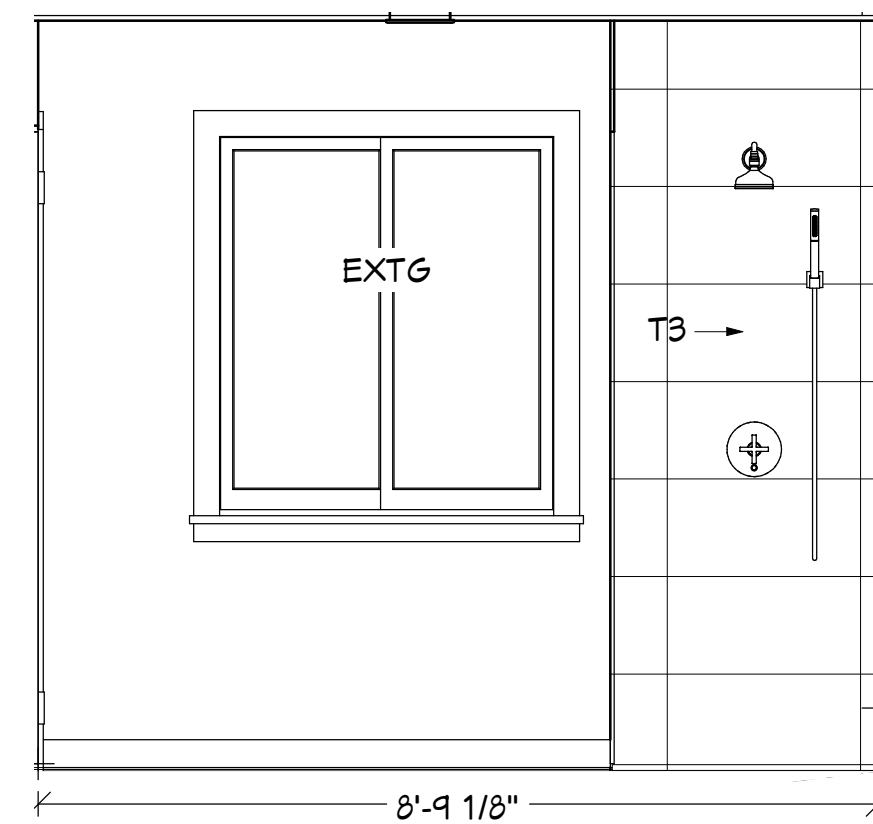
3 SOUTH BATH1 ELEVATION
SCALE: 1/2" = 1'-0"



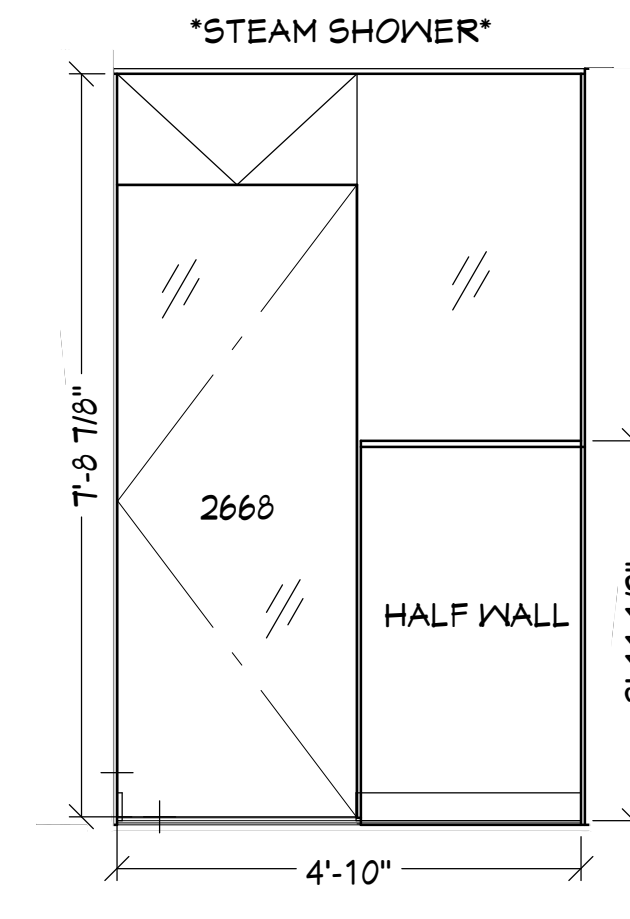
4 WEST MSTR ELEVATION
SCALE: 1/2" = 1'-0"



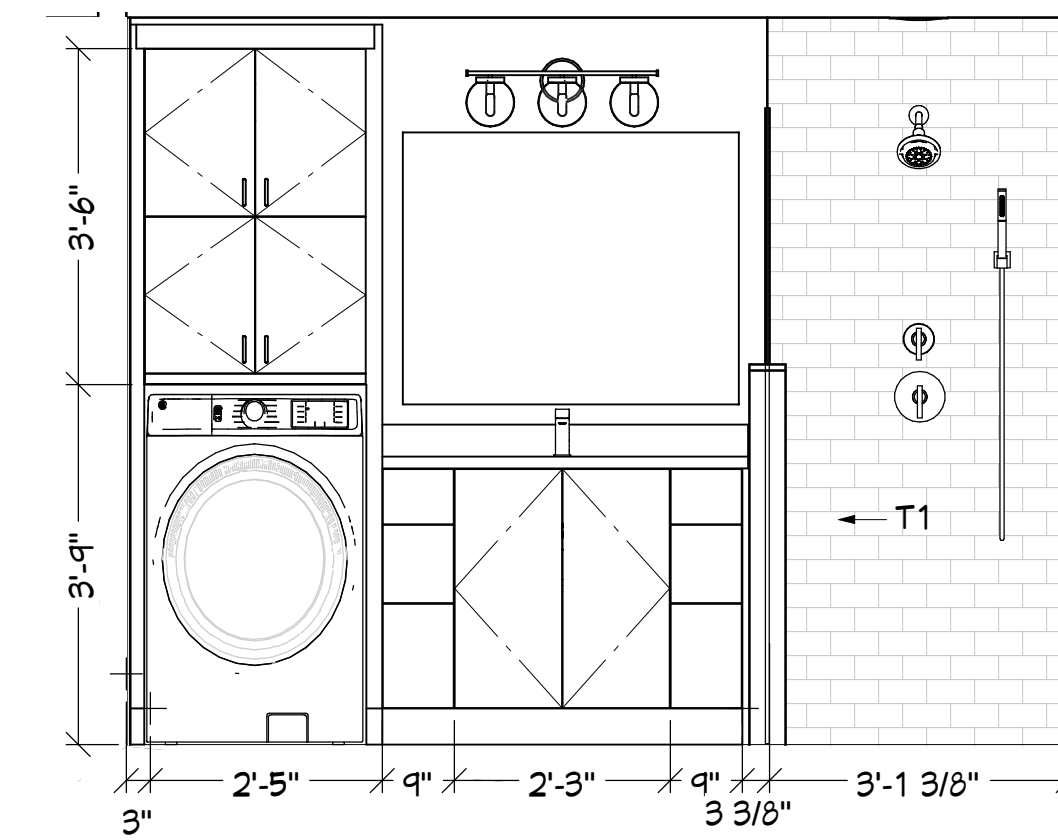
5 SOUTH MSTR ELEVATION
SCALE: 1/2" = 1'-0"



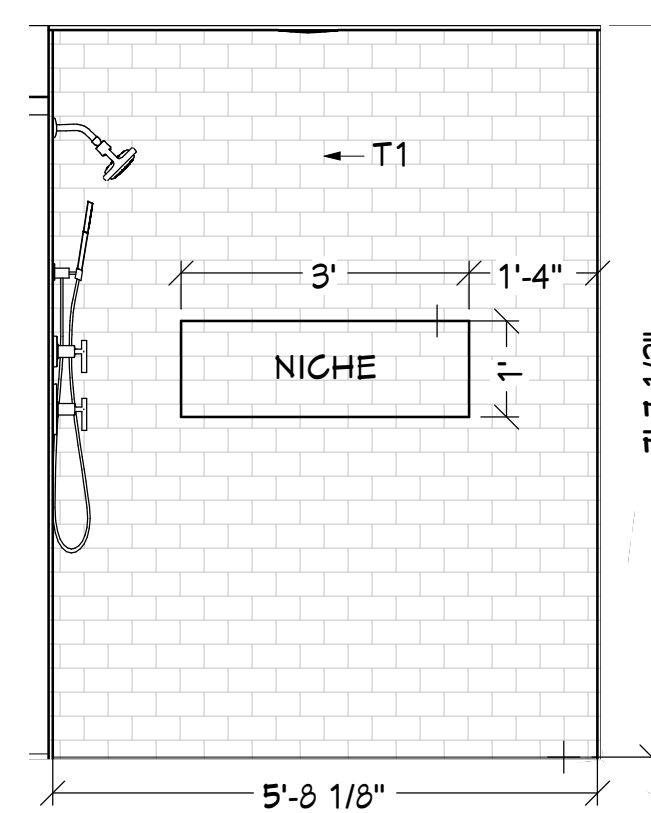
6 EAST MSTR ELEVATION
SCALE: 1/2" = 1'-0"



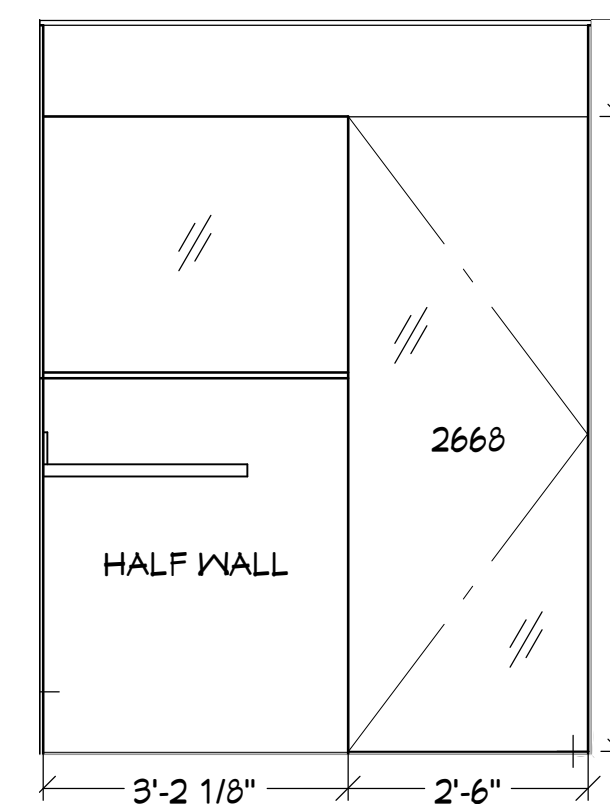
7 MSTR GLASS ELEVATION
SCALE: 1/2" = 1'-0"



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"



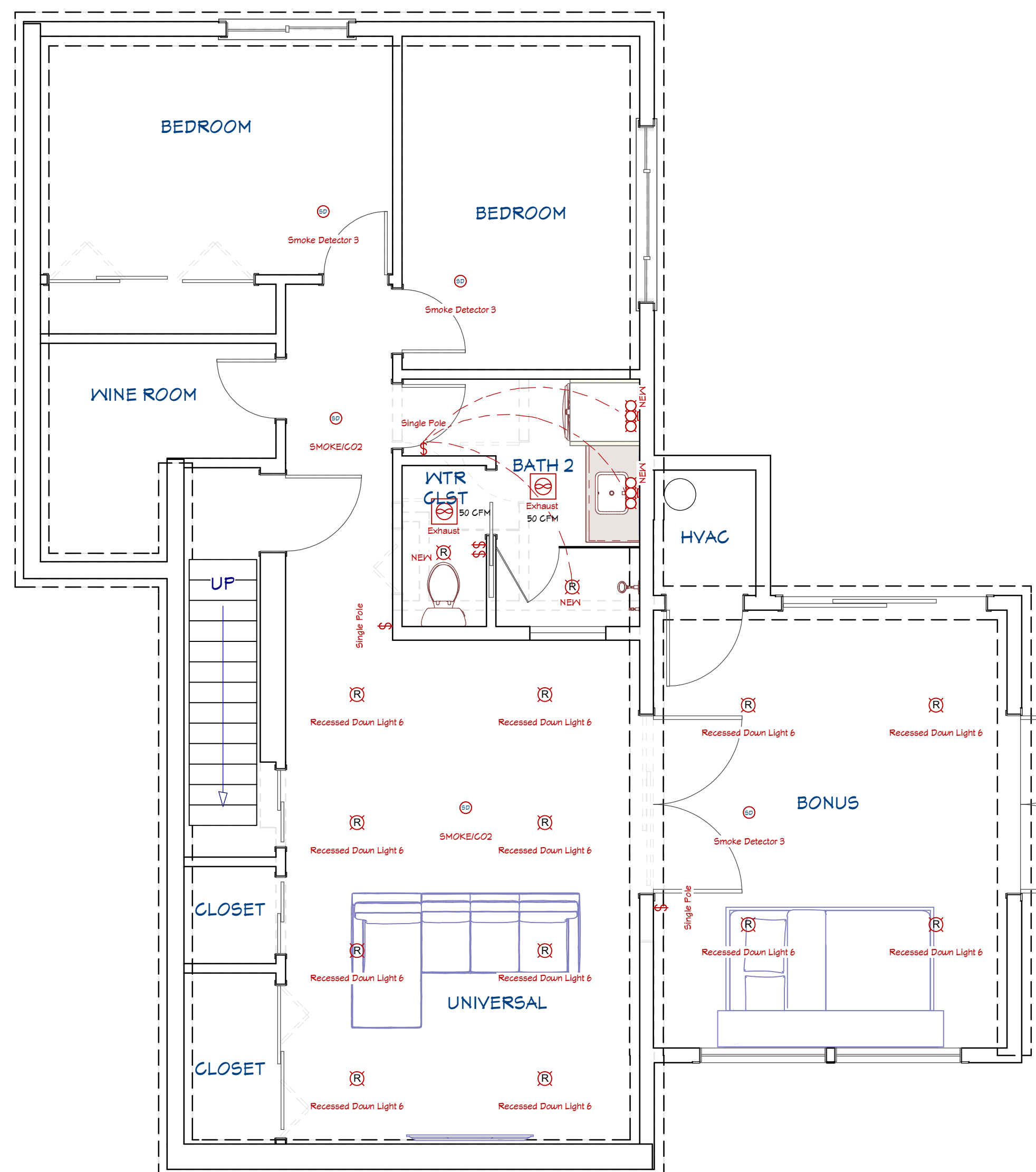
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BATHROOM ELEVATIONS

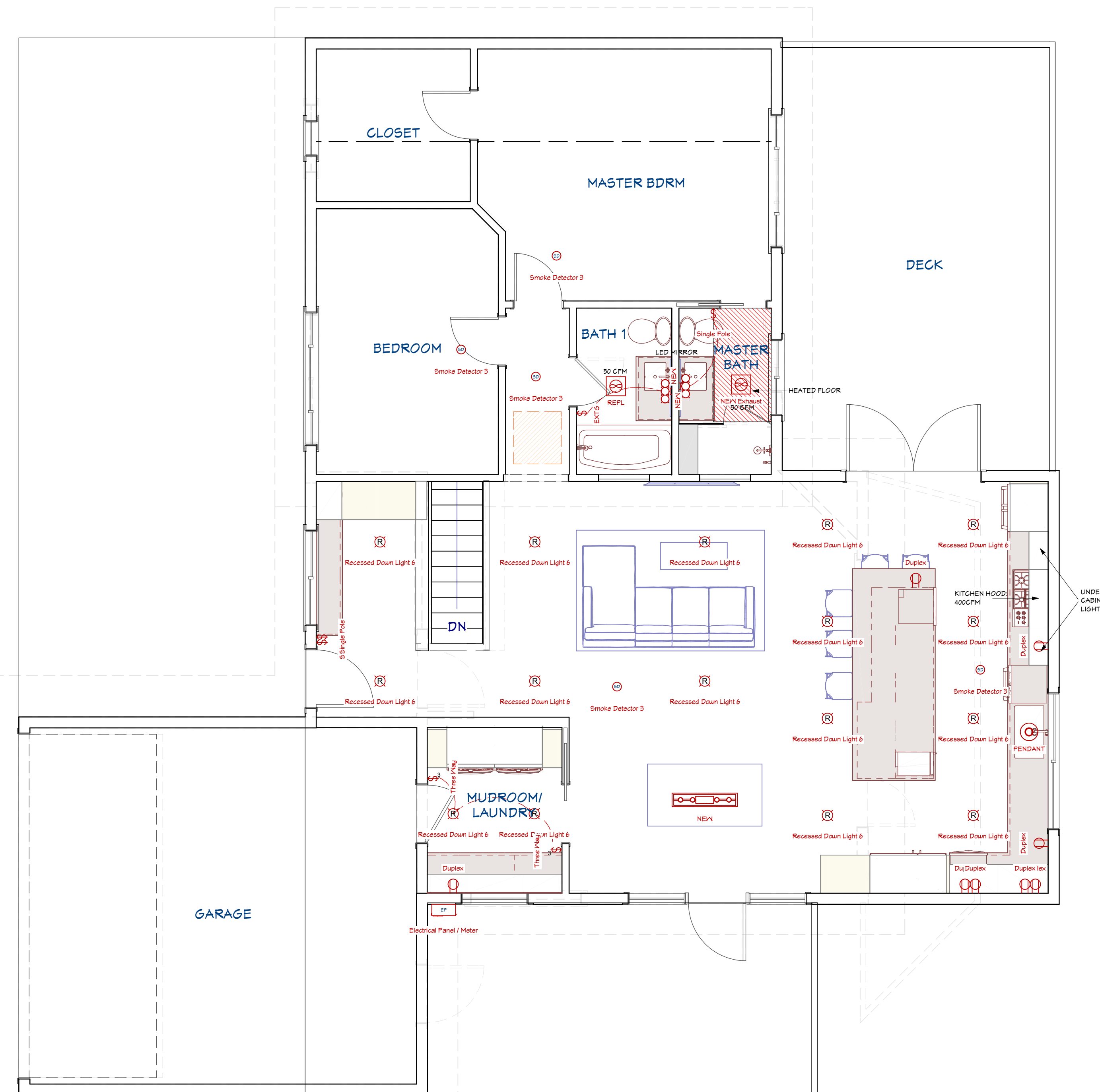
JOB NAME: LONG
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush 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: 6/9/2025
CONTRACT: 9/27/2024
REVISIONS:

SHEET:

A7

BUILDING CODE: 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)
FLOOR DEAD LOAD = 15 PSF
BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (NOMINAL 3 SEC GUST) = 100 MPH FOR RISK CATEGORY II, EXPOSURE "B", K_z+100
SOIL SITE CLASS "D" SEISMIC CATEGORY DIV 2 5s+14S, 5s+14S
OCCUPANCY GROUP: R-3 **CONSTRUCTION TYPE:** V-B

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO ARCHITECT AND/OR ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ARCHITECT AND/OR ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

GENERAL

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.
 BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 0.225"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
 FOUNDATION SILL BOLTS (MIN. 1" EMBED) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNO. METAL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR USP STEEL CONNECTORS.

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (F _c) AT 28 DAYS	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2500 psi	
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3000 psi (6% air entrained +/- 1%)	

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5 1/2 SACKS OF CEMENT PER CUBIC YARD. CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL. VERTICAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4 FT OF SOIL).

CARPENTRY

GENERAL
 ALL NAILING TO COMPLY WITH REQUIREMENTS OF IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10(1). ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANFPA M4. PER IRC 319.3, FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
 6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
 12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
 18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.

FASTENER DIMENSIONS
 ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS):
 8d COMMON (0.131" DIA, 2-1/2" LENGTH), 8d BOX (0.131" DIA, 2-1/2" LONG), 10d COMMON (0.148" DIA, 3" LONG), 10d BOX (0.128" DIA, 3" LENGTH), 16d COMMON (0.162" DIA, 3-1/2" LONG), 16d SINKER (0.148" DIA, 3-1/4" LONG), 5d COOLER (0.086" DIA, 1-5/8" LONG), 6d COOLER (0.092" DIA, 1-7/8" LONG).

LUMBER GRADES
 FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED MINIMUM DESIGN PROPERTIES, UNLESS NOTED OTHERWISE.

JOISTS:	WOOD TYPE:
2x4 to 2x8	HF #2 - Fb=850 psi, Fv=150 psi, Fc=1300 psi, E=13000000 psi
2x10 OR LARGER	HF #2 - Fb=850 psi, Fv=150 psi, Fc=1300 psi, E=13000000 psi
BEAM:	WOOD TYPE:
4x	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=16000000 psi
6x OR LARGER	DF-L #1 - Fb=1350 psi, Fv=170 psi, Fc=925 psi, E=16000000 psi
STUDS:	WOOD TYPE:
2x4 & 2x6	HF STUD - Fb=675 psi, Fv=150 psi, Fc=800 psi, E=12000000 psi
2x8 OR LARGER	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=13000000 psi
POSTS:	WOOD TYPE:
4x4	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=16000000 psi
4x6	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=16000000 psi
6x6 OR LARGER	DF-L #1 - Fb=1200 psi, Fv=170 psi, Fc=1000 psi, E=16000000 psi

GLUED-LAMINATED BEAM (GLB)
 SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
 F_b = 2,400 PSI, F_v = 165 PSI, F_c = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND JOIST
 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.

BEAMS DESIGNATED AS "L8L" SHALL HAVE THE MINIMUM PROPERTIES:
 F_b = 2,325 PSI, F_v = 310 PSI, F_c = 800 PSI (PERPENDICULAR), E = 1,550,000 PSI.
 BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
 F_b = 2,600 PSI, F_v = 285 PSI, F_c = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI.
 BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
 F_b = 2,300 PSI, F_v = 230 PSI, F_c = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI.
 CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:
 FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES
 PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD W/ AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD DOES NOT BEAR ON THE WALL. ALL PERMANENT TRUSS MEMBER BRACING SHALL BE INSTALLED PER THE TRUSS DESIGN DRAWINGS.

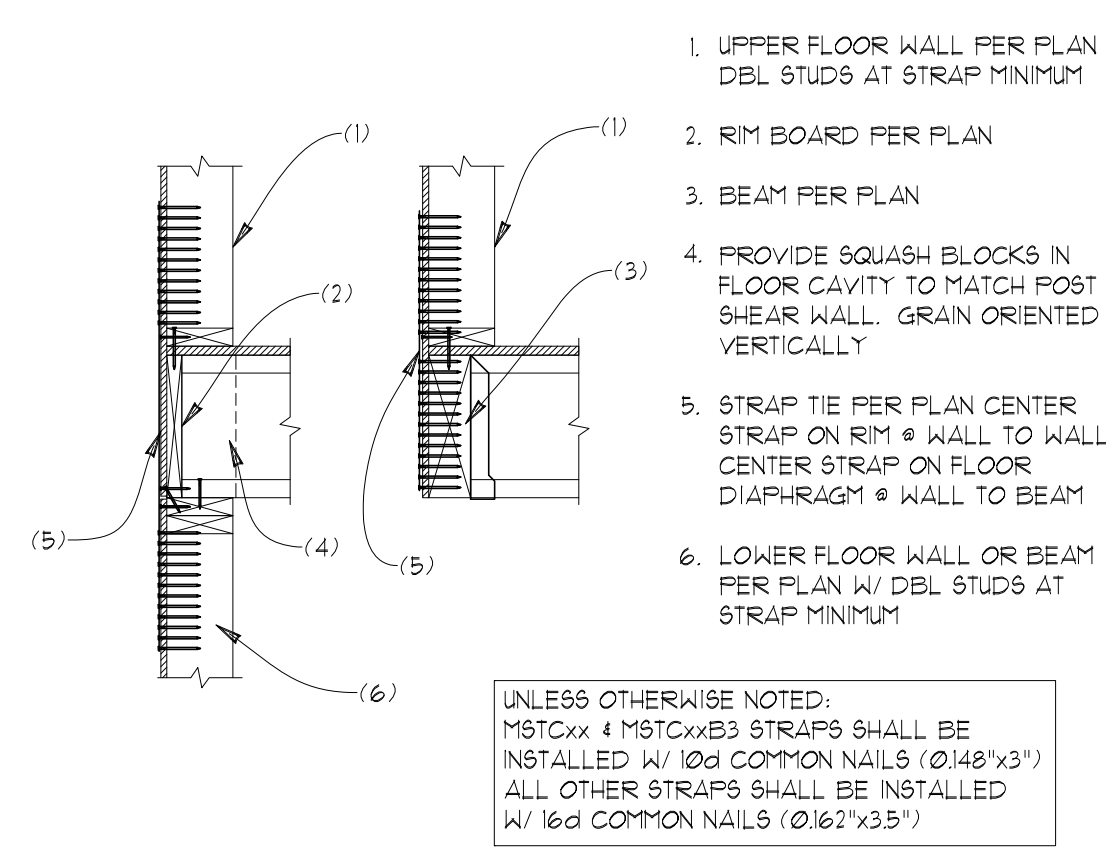
ROOF/WALL FLOOR SHEATHING
 ROOF SHEATHING SHALL BE MINIMUM 3/4" SHEATHING W/ 3/4" SPAN INDEX UNO. WALL SHEATHING INCLUDING GABLES SHALL BE 3/4" SHEATHING W/ 3/4" SPAN INDEX MINIMUM UNO. FLOOR SHEATHING SHALL BE MINIMUM 3/4" T&G SHEATHING W/ 40% SPAN INDEX MINIMUM UNO. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD UNO ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/ LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAP'S STAGGERED. WALL SHEATHING INCLUDING GABLES SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

STAIR FRAMING
 UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2x12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2x6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED CONNECTOR TO FLOOR BEAM SUCH AS SIMPSON LRU OR LSC. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2x6 JOISTS @ 16" O.C.

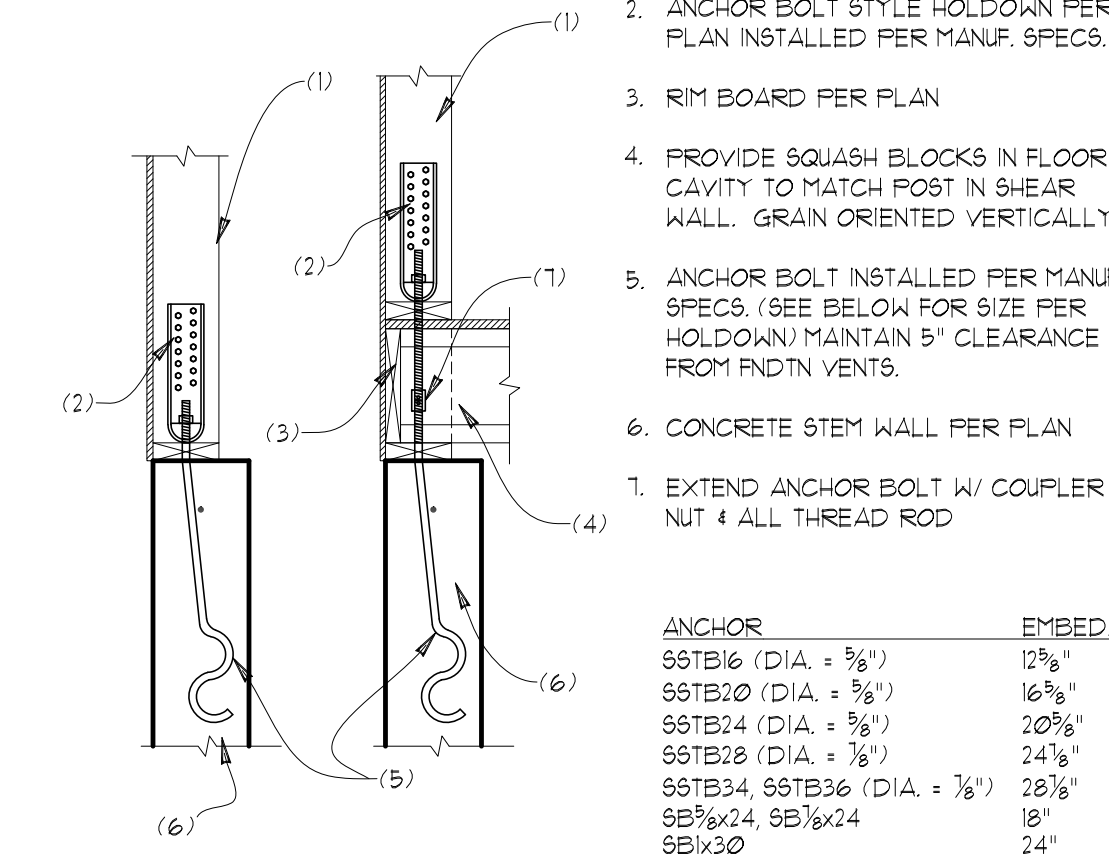
shear wall schedule

WALL MARK	SHEATHING (MINIMUM)	EDGE NAILING	FIELD NAILING	FRAMING @ ADJOINING PANEL EDGES	SOLE PLATE NAILING (STAGGER)	MINIMUM RIM BOARD OR BLOCKING WIDTH BELOW WALL	SILL PLATE	ANCHOR BOLT DIA. & SPACING
PI-6	3/4" SHEATHING ONE SIDE	8d (0.131"x2.5") AT 6" O.C.	12" O.C.	2x	(1) ROW 16d SINKER (0.148"x3 1/2") @ 8" O.C.	125" LSL (13E) UNLESS NOTED OTHERWISE	2x	5/8" DIA. @ 12" O.C.

- FRAMING SHALL BE 2x4 EM-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
- SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL ADJOINING HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d (0.131"x2.5") @ 6" O.C. EDGE & 12" O.C. FIELD.
- NAILING APPLIES TO ALL STUDS, TOP PLATES, SOLE PLATES, SILL PLATES, & BLOCKING. PANEL EDGE AND SILL/SOLE PLATE NAILING SHALL BE STAGGERED.
- ANCHOR BOLT SPACING IS 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 1 TIME THE ANCHOR BOLT DIAMETER AT ENDS AND SPACES. PROVIDE 0.225"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER DIAGONALLY. SLOTTED WASHERS MAY BE USED W/ A STANDARD CUT WASHER PROVIDED BETWEEN PLATE WASHER & NUT. DO NOT RECESS BOLTS.
- ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (UNO). ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d (0.131" DIA x 2.5" LONG), 10d (0.148" DIA x 3" LONG), 16d COMMON (0.162" DIA x 3.5" LONG), 16d SINKER (0.148" DIA x 3.5" LONG).
- IN LIEU OF 3x STUDS OR BLOCKING AT ADJOINING PANEL EDGES, 2-2x8 FACE NAILED W/ 10d COMMON NAILS (0.148" DIA x 3" LONG) STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. SHEATHING EDGES SHALL BE CENTERED BETWEEN THE 2-2x8 MEMBERS (SHALL NOT APPLY TO WALLS SHEATHED ON BOTH SIDES UNLESS ADJOINING PANEL EDGES ARE STAGGERED ON OPPOSITE FACES).
- HOLD-DOWNS AND STRAPS OF EQUIVALENT CAPACITY (W/ CURRENT ICC EVALUATION REPORT OR SIMILAR) MAY ONLY BE SUBSTITUTED FOR THOSE SPECIFIED ON PLAN WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.
- BLOCKING IN FLOOR JOIST CAVITY IS REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW. BLOCKING SHALL HAVE WOOD GRAIN ORIENTED VERTICALLY UNLESS NOTED OTHERWISE.
- SIMPSON MASAP MUDSILL ANCHORS MAY BE SUBSTITUTED (1) FOR (1) AT 2x SILL PLATES FOR THE 3/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.



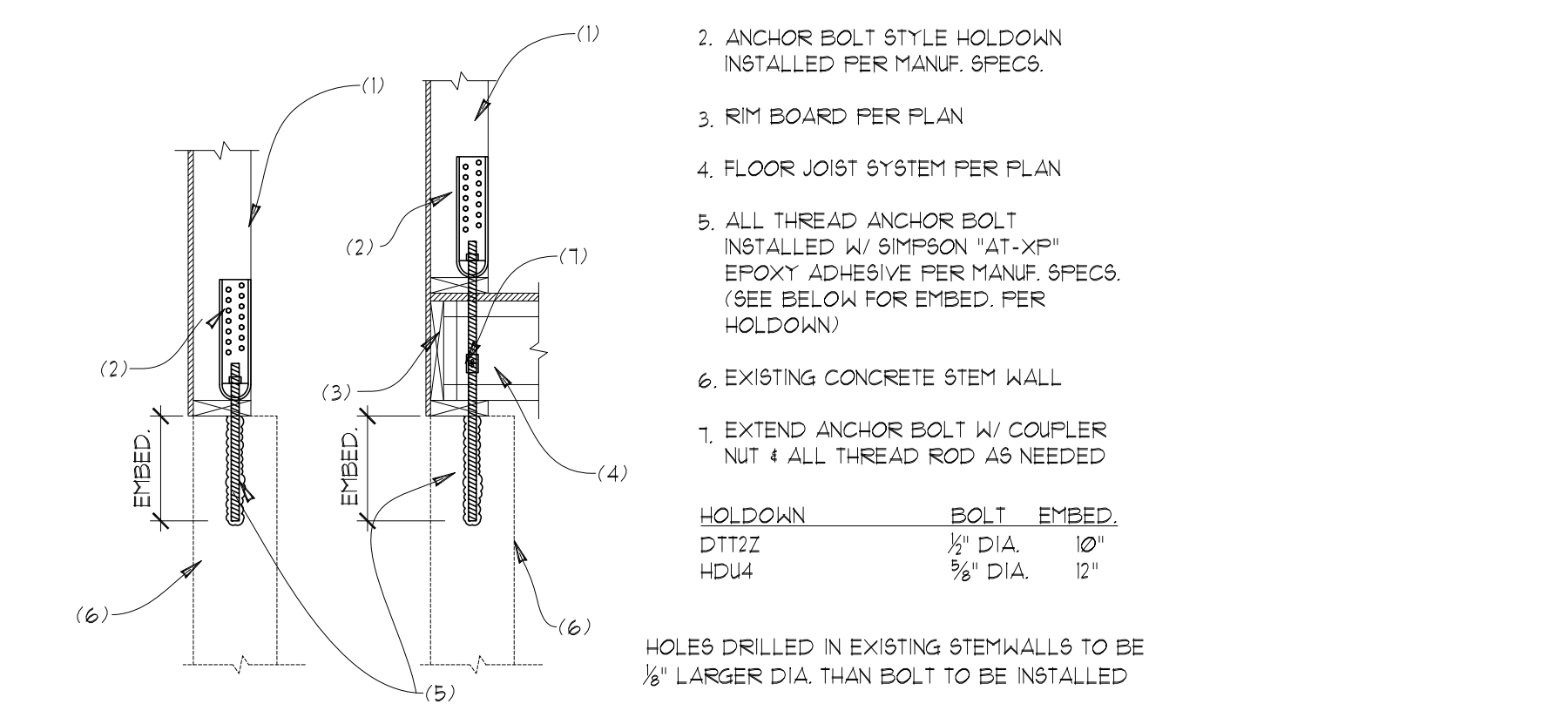
H1 TYPICAL STRAP TIE @ UPPER FLOORS
SCALE: 3/4"=1'



H2 TYPICAL ANCHOR BOLT HOLDDOWN
SCALE: 3/4"=1'

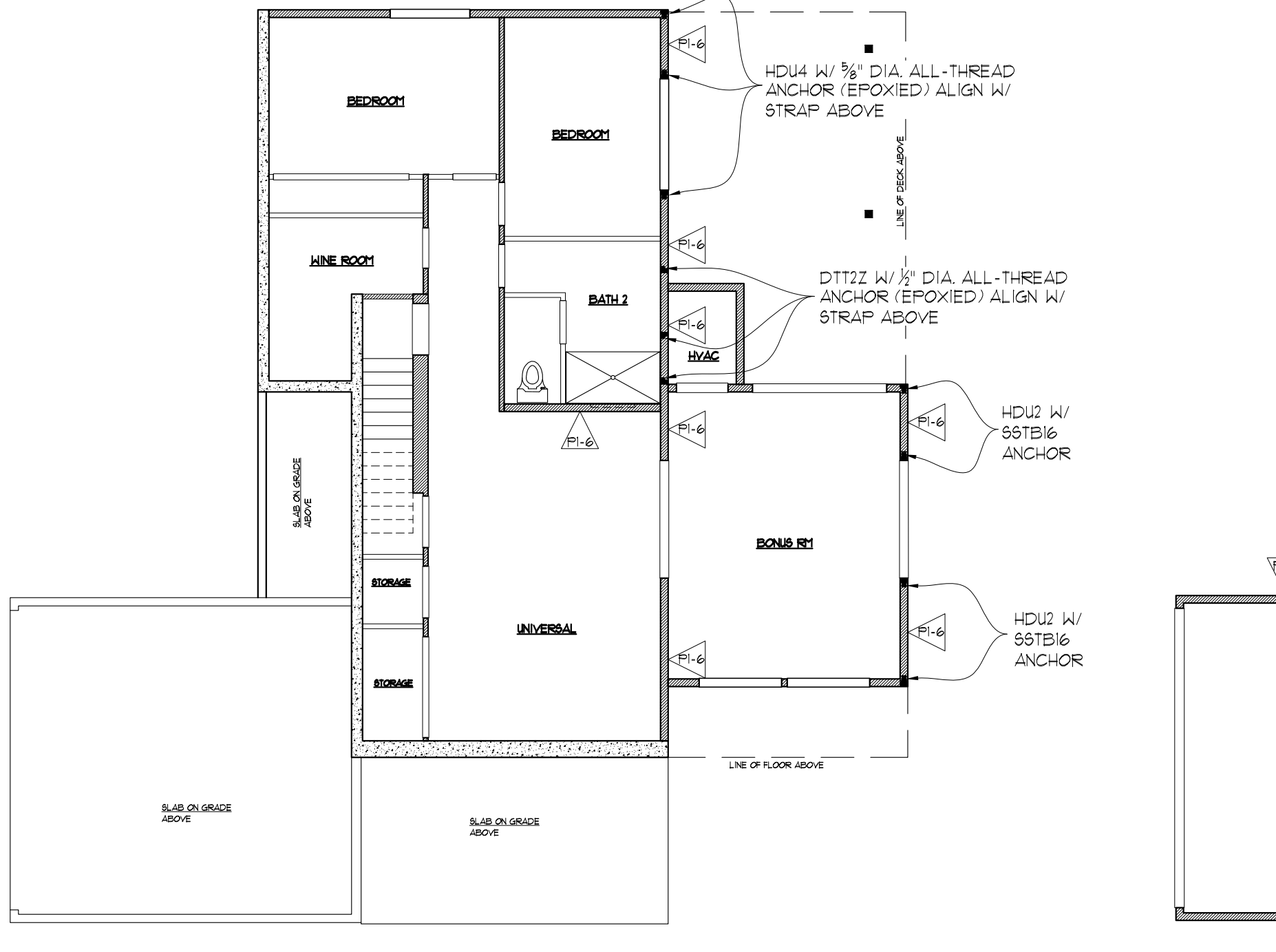
UNLESS OTHERWISE NOTED:
 MSTCxx & MSTCxxB3 STRAPS SHALL BE INSTALLED W/ 10d COMMON NAILS (0.148"x3")
 ALL OTHER STRAPS SHALL BE INSTALLED W/ 16d COMMON NAILS (0.162"x3.5")

ASSUMES MINIMUM 8" THICK CONCRETE STEM WALL WITH 4" MINIMUM EDGE DISTANCE & MINIMUM 14" FROM OUTSIDE CORNERS OF STEM WALL. FOR ANY OTHER CONDITIONS CONTACT ENGINEER OF RECORD PRIOR TO BEGINNING INSTALLATION.

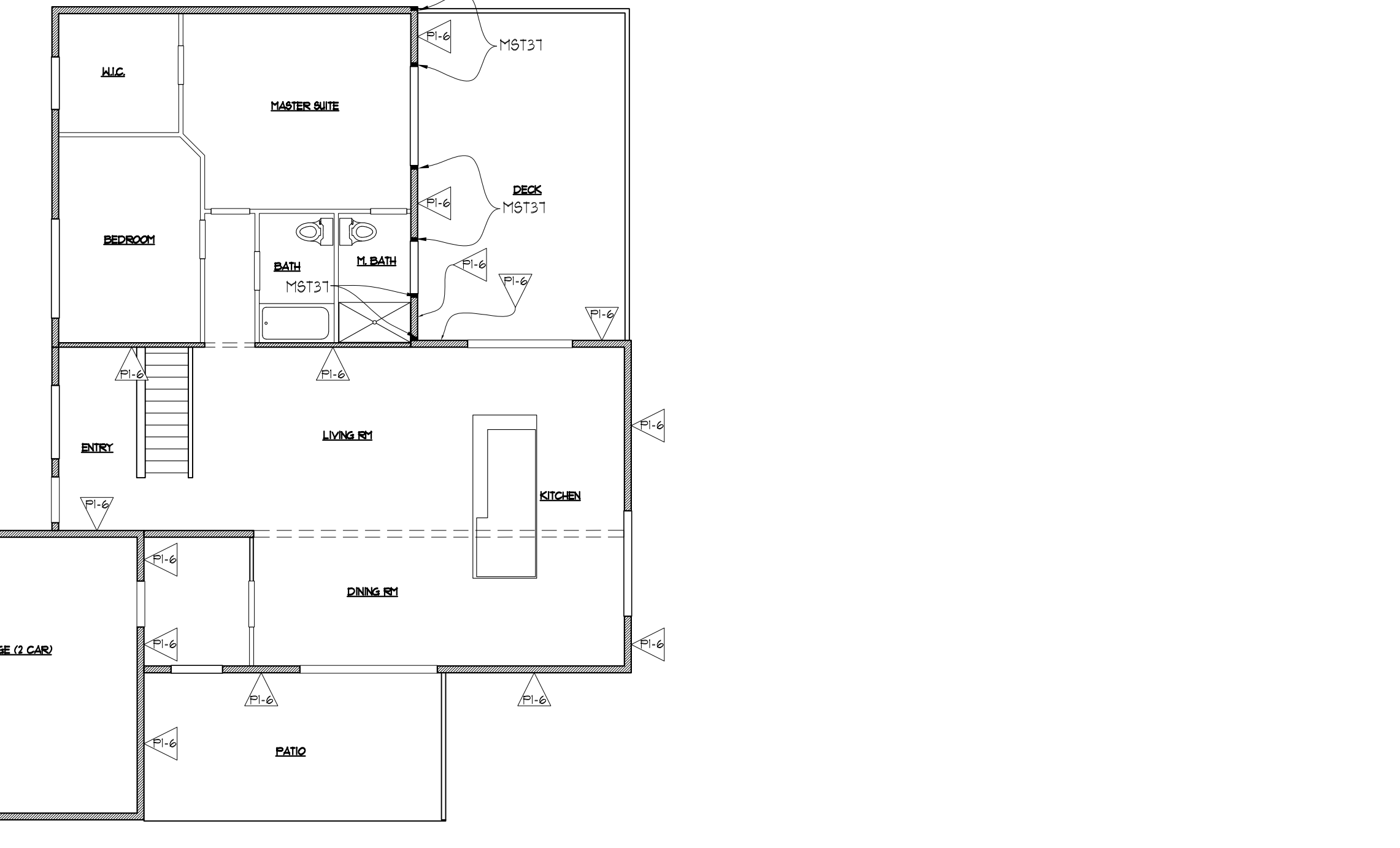


H3 REPLACEMENT HOLDOWN @ 8" STEM WALL
SCALE: 3/4"=1'

** SPECIAL INSPECTION MAY BE REQUIRED BY LOCAL JURISDICTION PRIOR TO INSTALLATION OF EPOXY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS WITH LOCAL OFFICIALS **



LOWER FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"



MAIN FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"

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

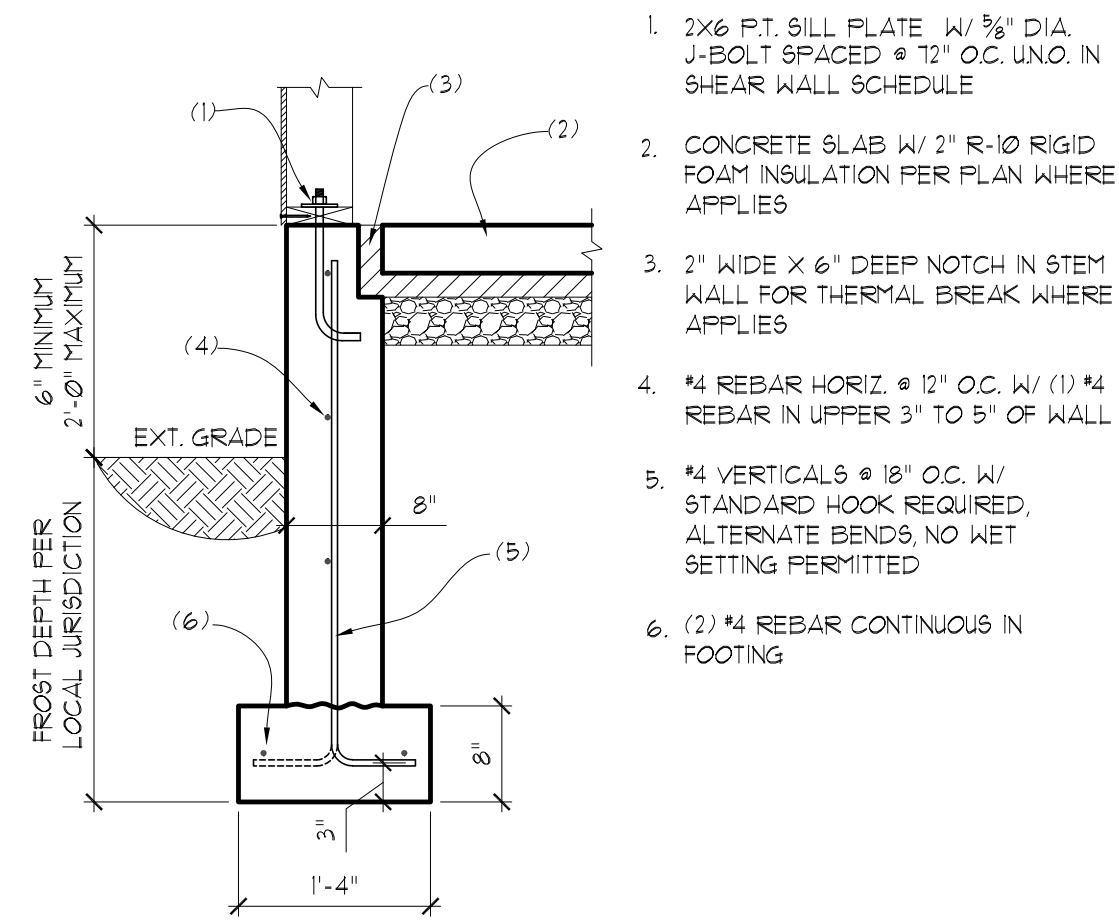
Myers Engineering, LLC
 3206 50th Street Court, Ste. 210-B
 Gig Harbor, WA 98335
 PH: 253-858-3248
 Email: myengineer@centurytel.net



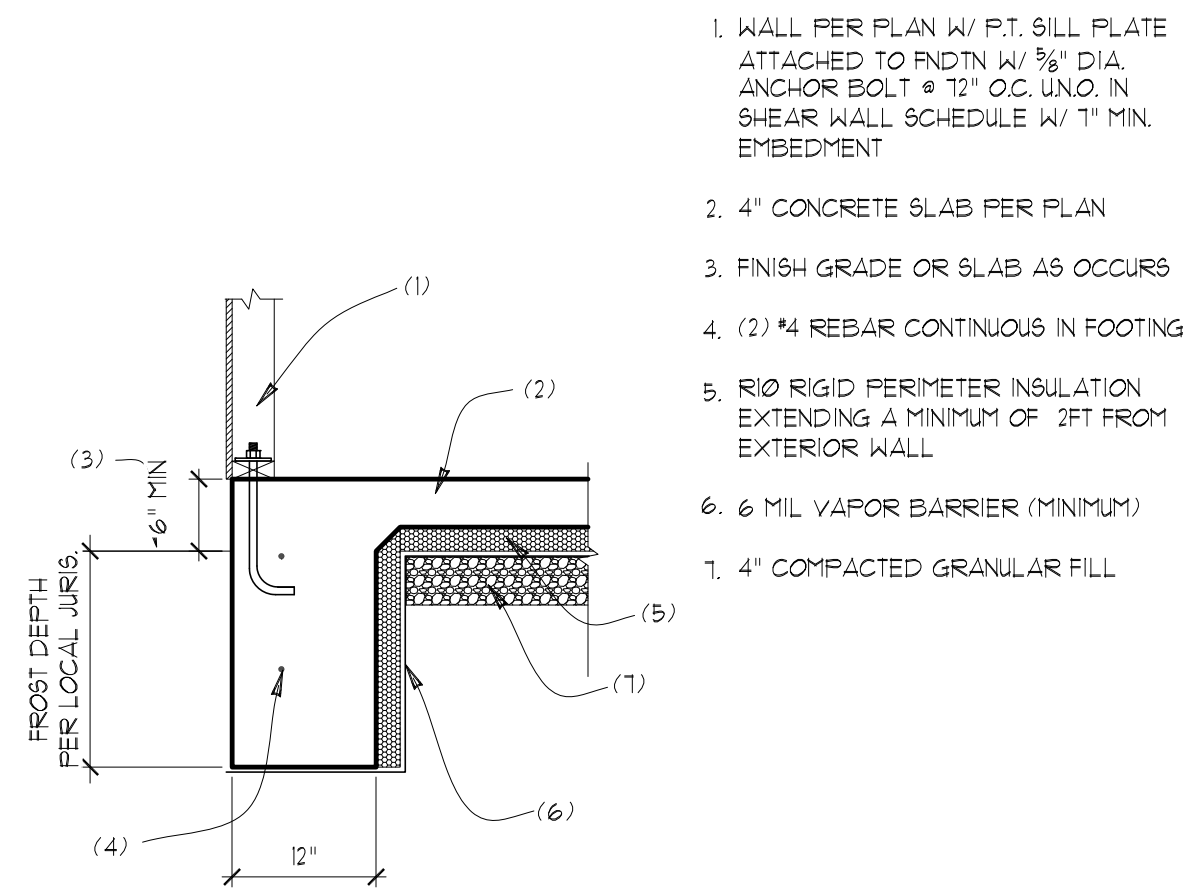
BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INITI:	DATE:

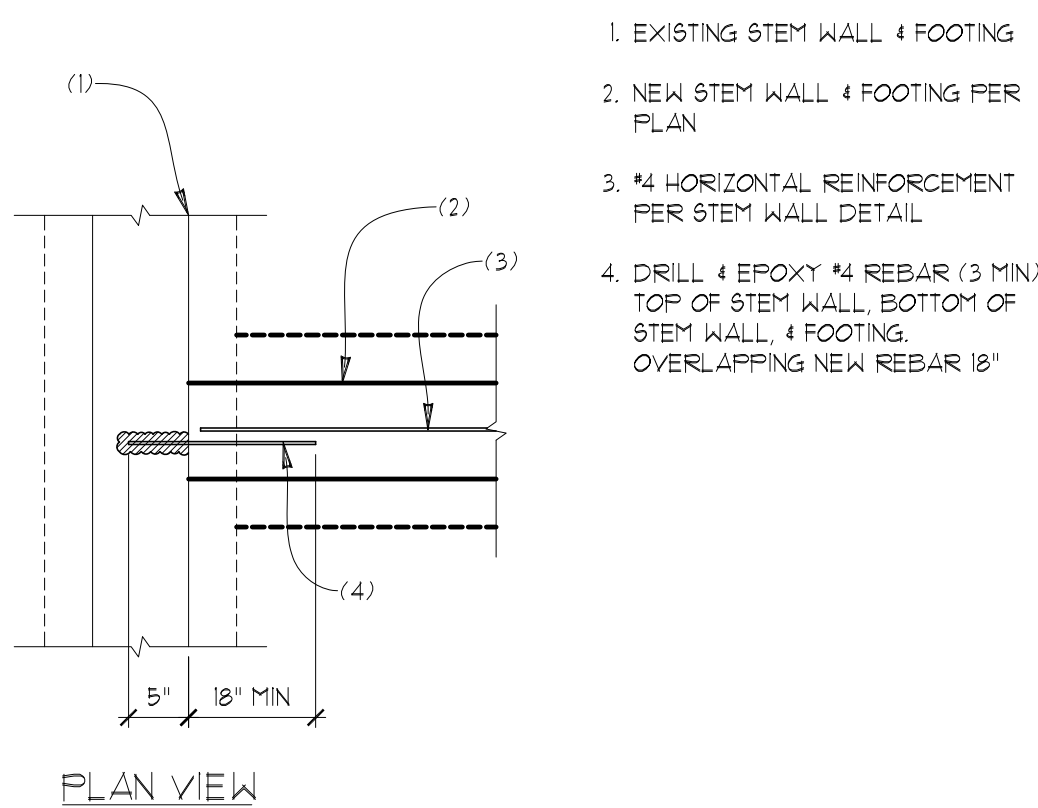
S1
 DATE: 9-21-2024
 INIT: MM
 PROJECT #: 2585



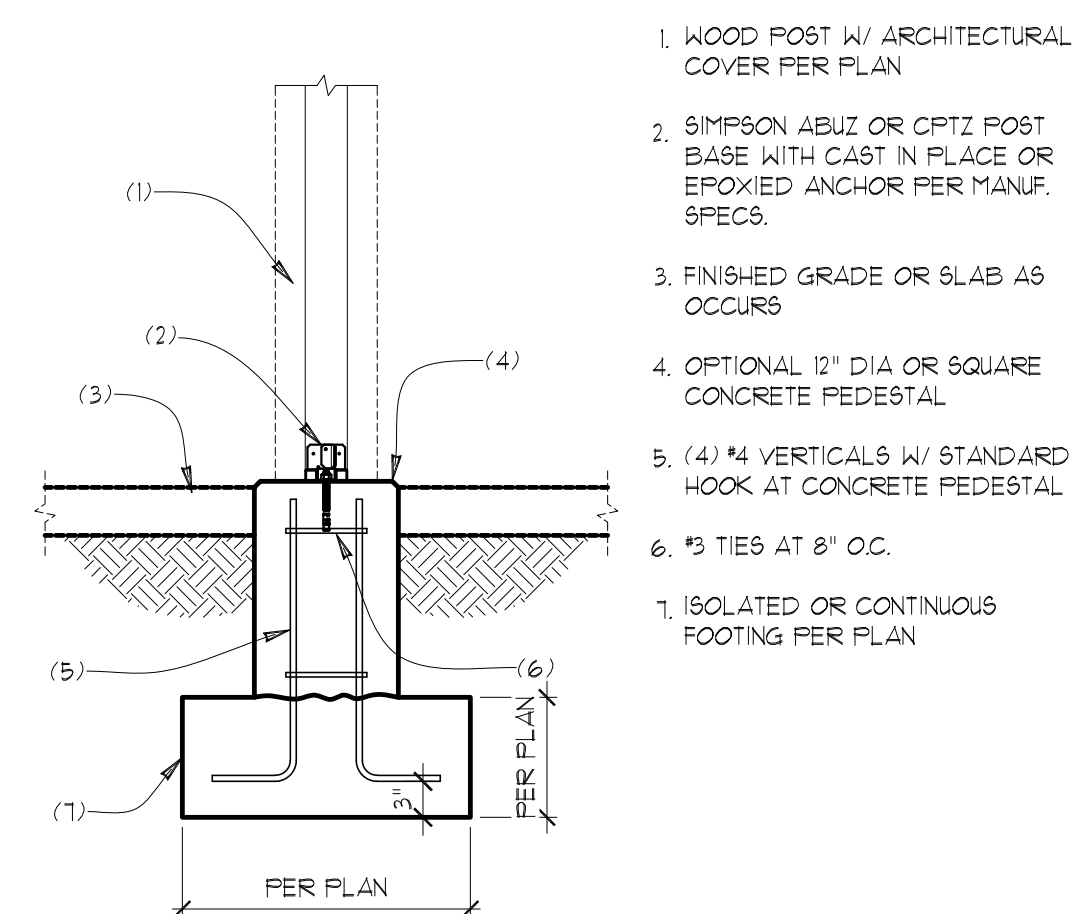
50 2" STEM WALL AT SLAB ON GRADE
SCALE: 3/4"=1'



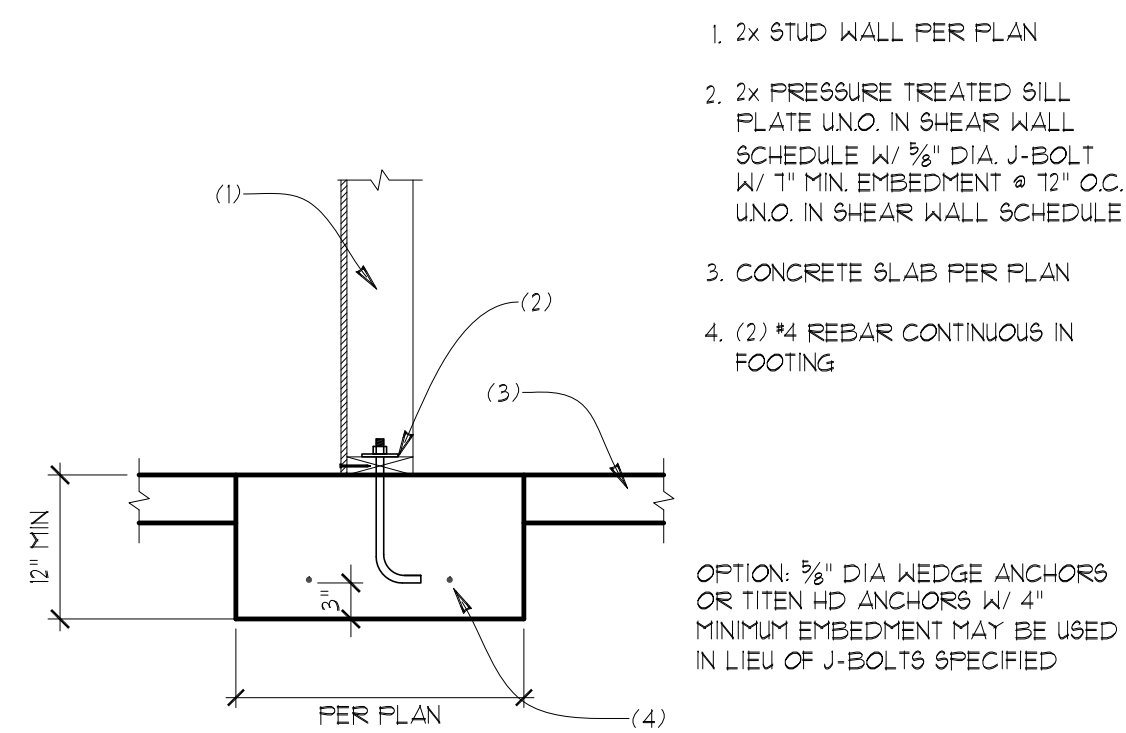
51 MONOLITHIC SLAB & FOOTING
SCALE: 3/4"=1'



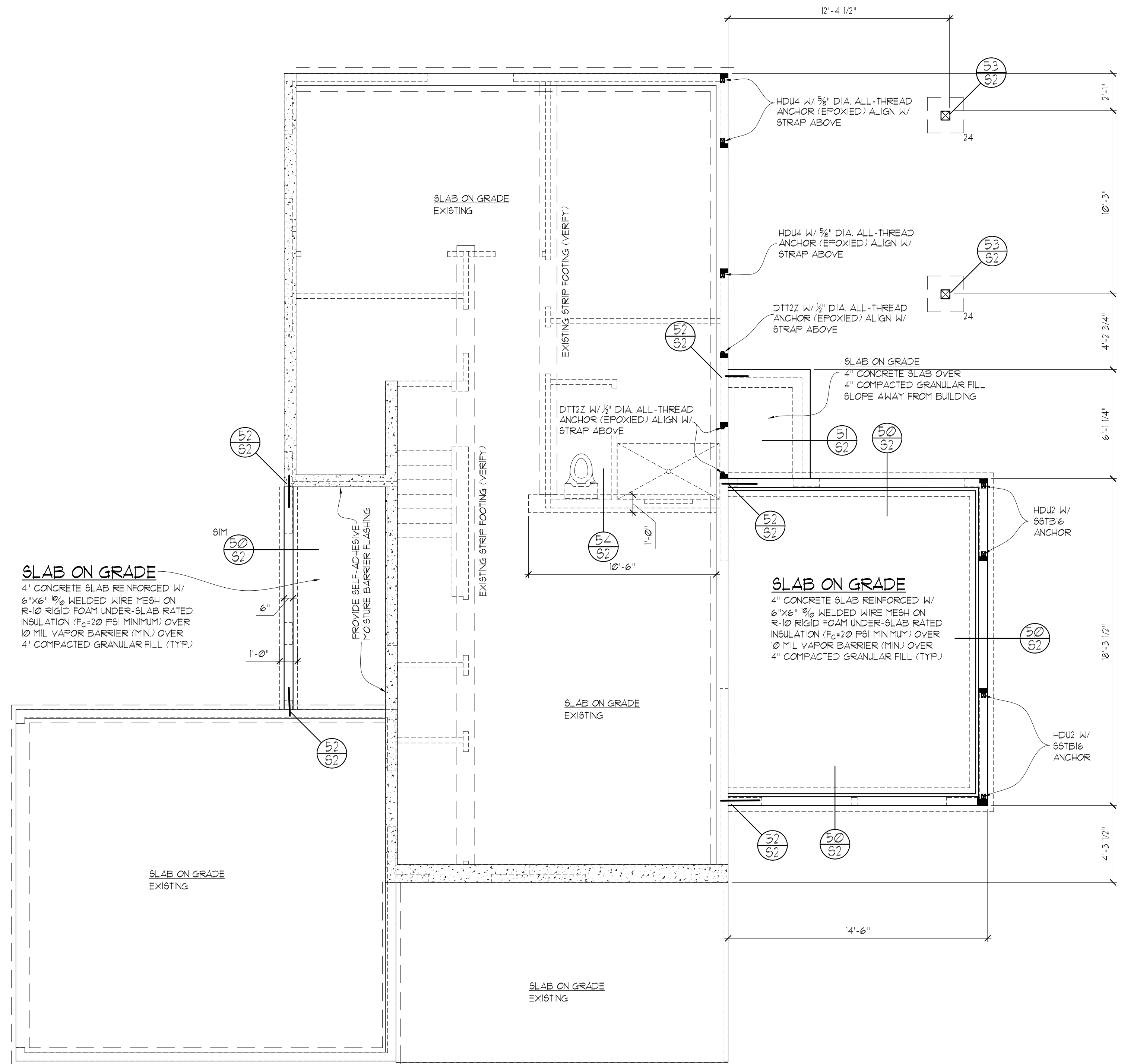
52 CONCRETE WALL AT EXIST WALL
SCALE: 3/4"=1'



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



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



FOUNDATION PLAN

- 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

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



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

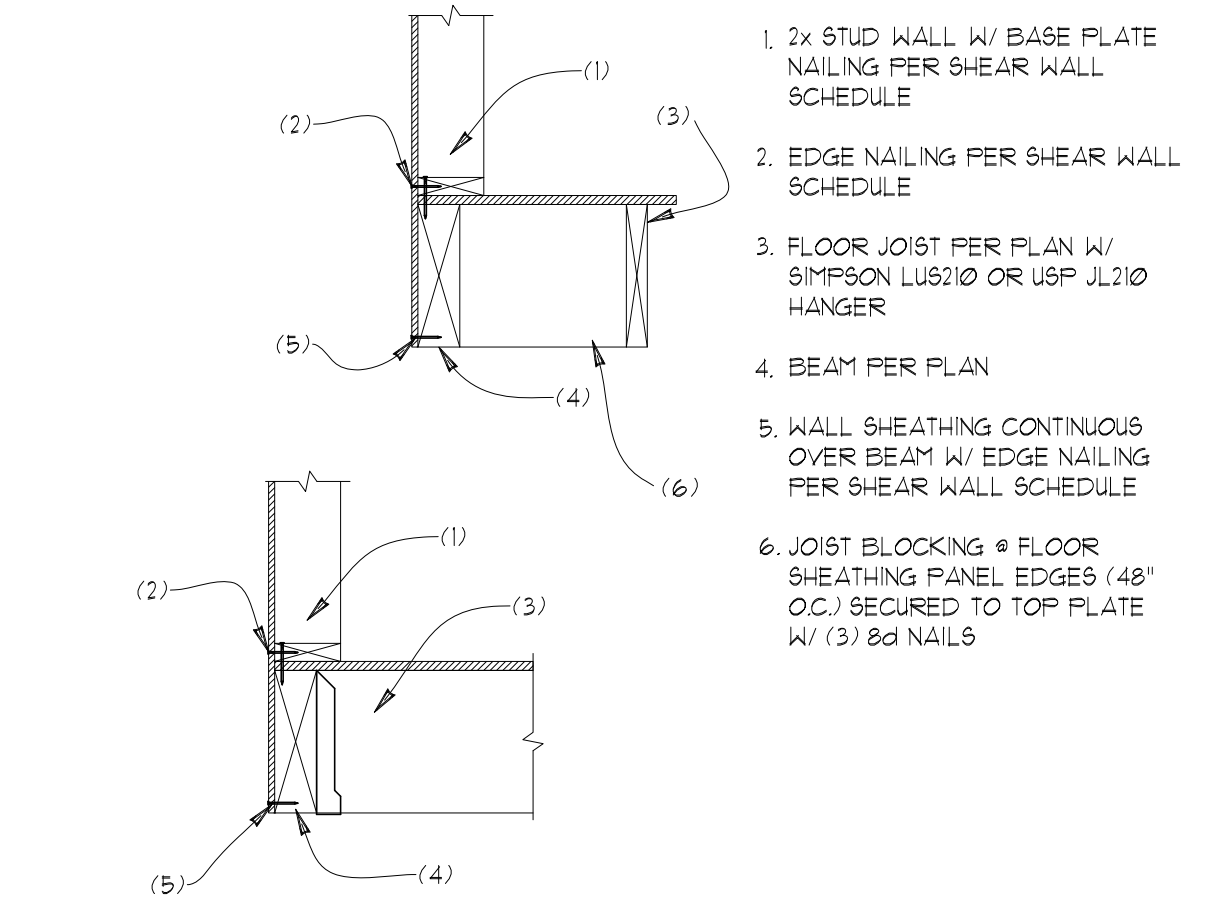


Digitally signed
by Mark Myers,
PE
Date: 2024.09.22
20:30:28 -0700

BUILDING DEPT. APPROVAL STAMPS:

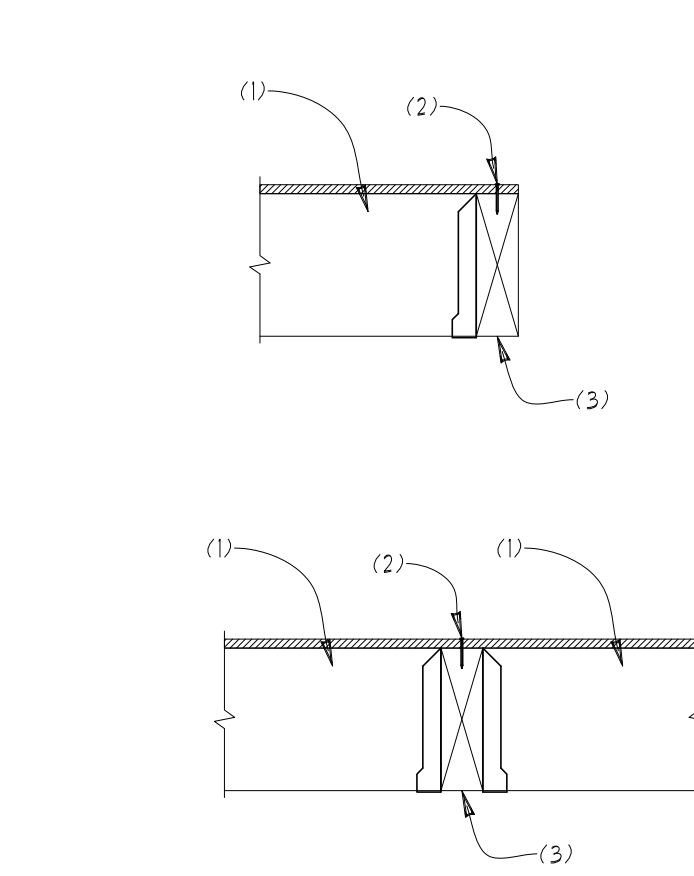
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S2	DATE: 9-21-2024
	INIT: MM
	PROJECT #: 2585



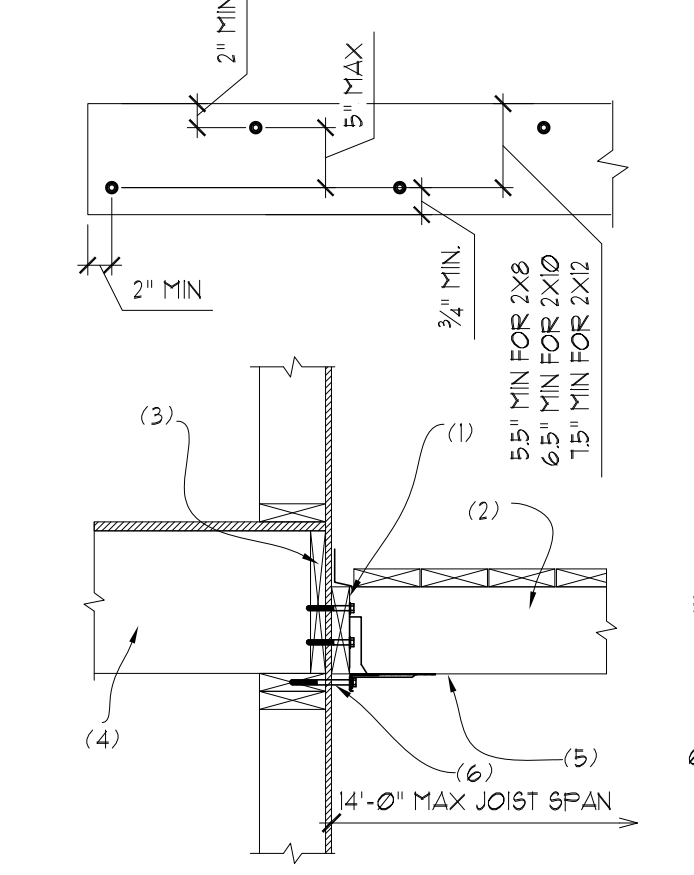
60 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"

- 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



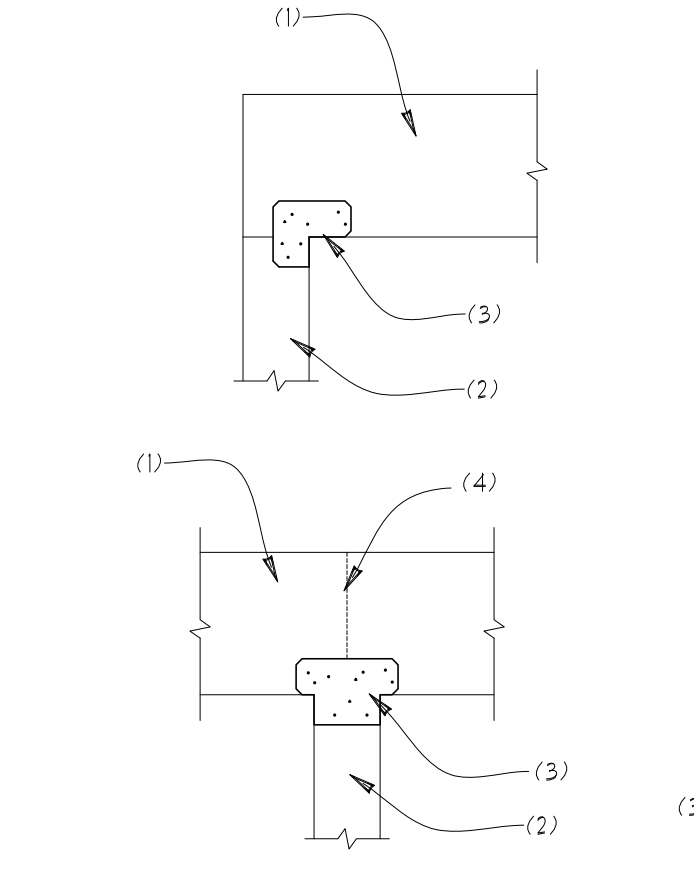
61 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"

- 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"

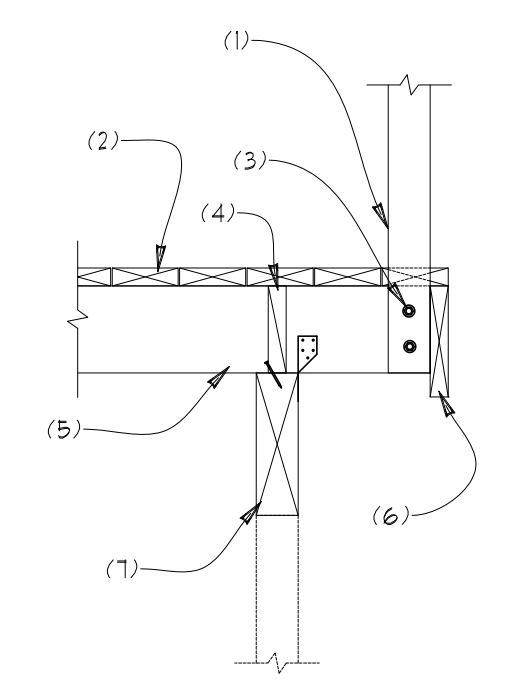
- 2x P.T. LEDGER TO MATCH DECK JOIST W/ 1/2"x4" LAG SCREWS W/ WASHERS OR 3/8" LEDGERLOK® SCREWS STAGGERED @ 12" O.C.
- SOLID 2x P.T. DECK JOIST PER PLAN W/ SIMPSON LUB HANGER INSTALLED USING #5 SIMPSON SD SCREWS
- SOLID RIM BOARD, 1/2" THICK MIN.
- FLOOR JOISTS PER PLAN
- (4) SIMPSON DTT12 OR USP ADT1 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"

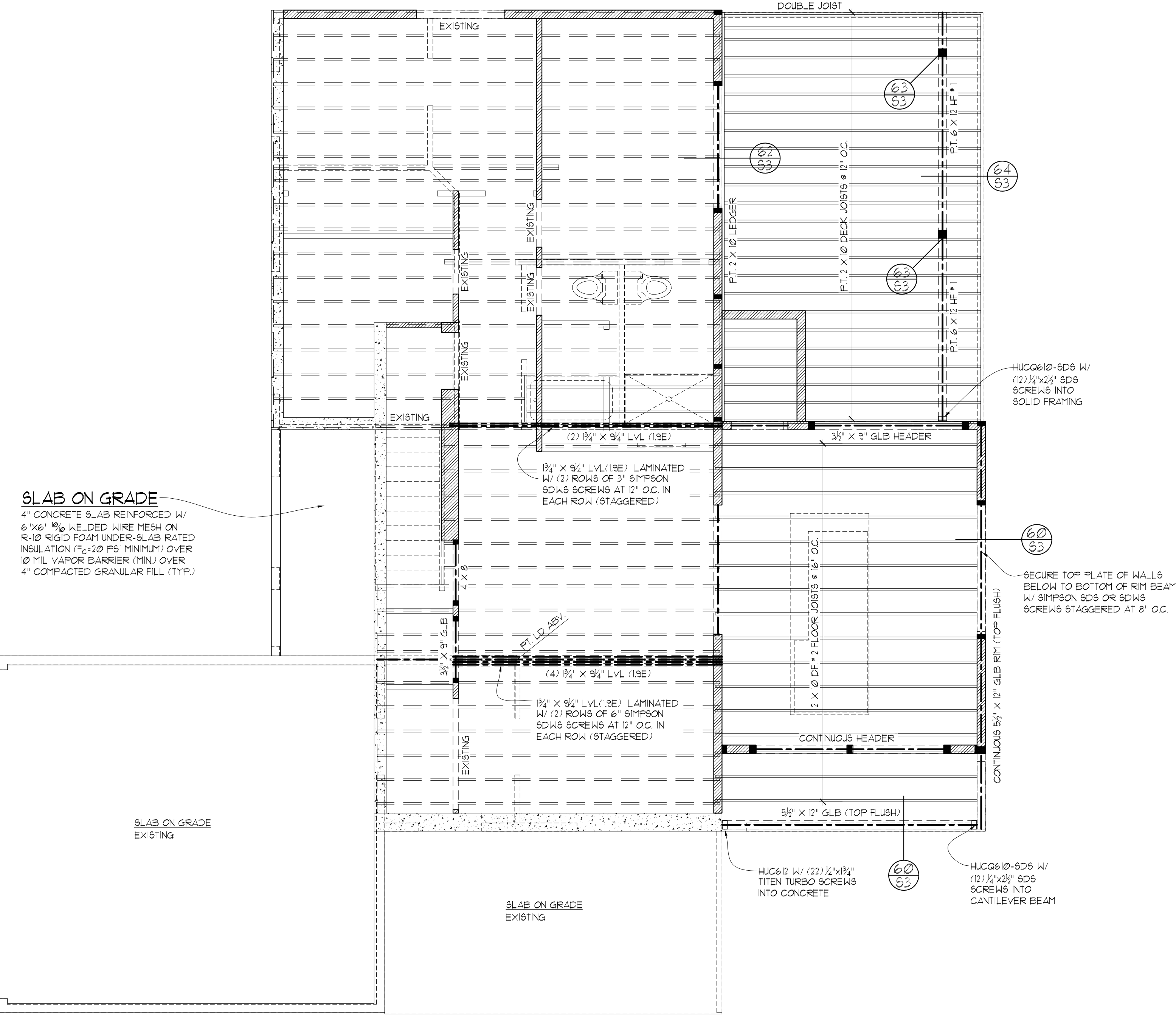
- BEAM PER PLAN
- WOOD POST OR COLUMN PER PLAN
- SIMPSON AC OR LCE POST CAPS (PAIRED)
- BEAM SPLICE AS OCCURS
- MITER CUT BEAMS AT CORNER CONDITION

PLAN VIEW AT CORNER



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



SLAB ON GRADE
4" CONCRETE SLAB REINFORCED W/ 6"x6" @ 18" 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

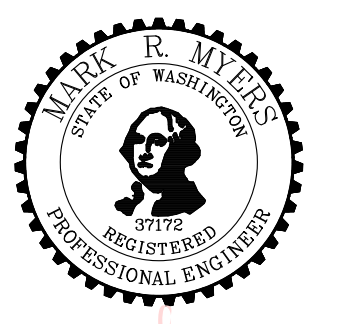
MAIN FLOOR FRAMING PLAN

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.

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

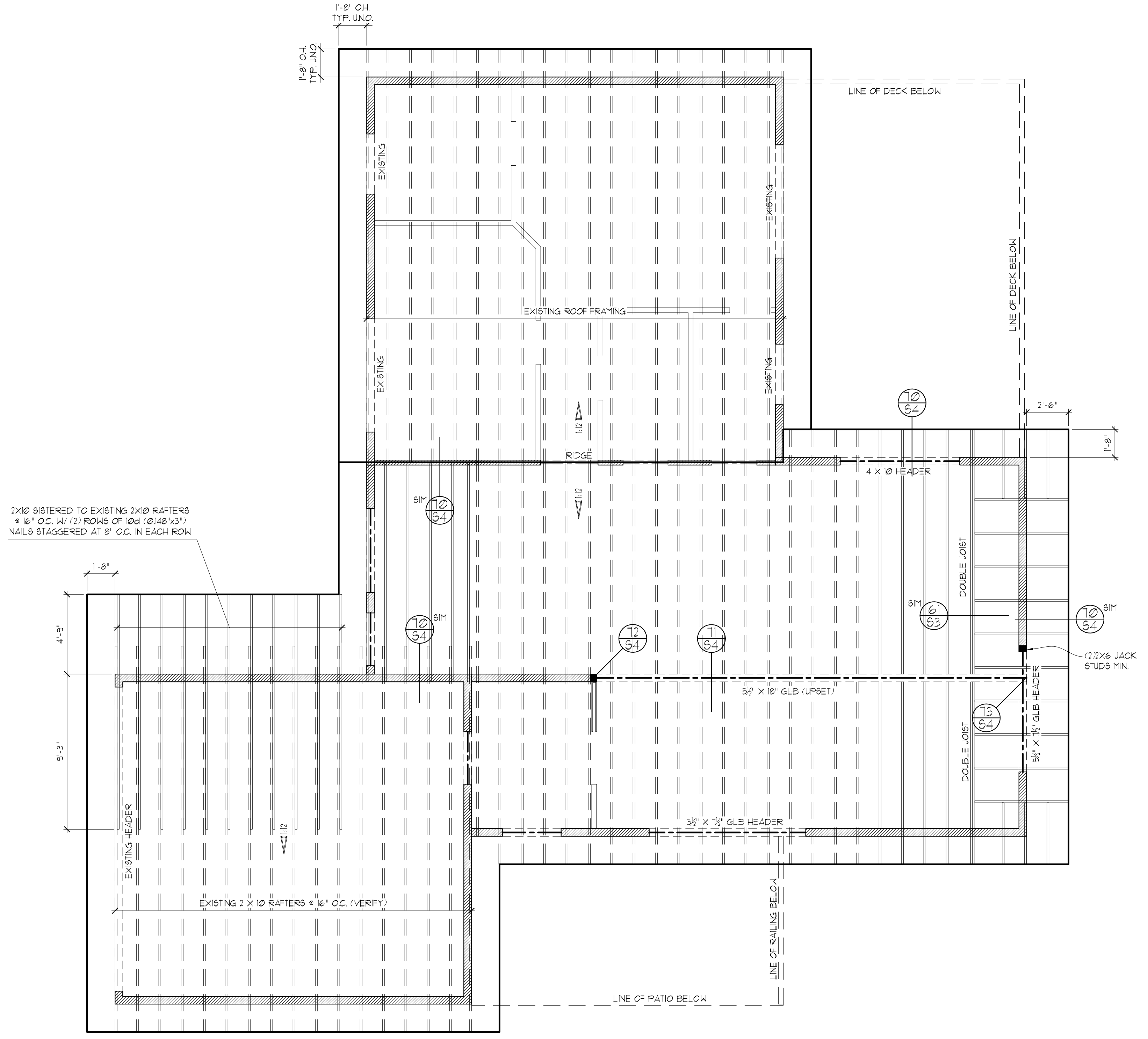
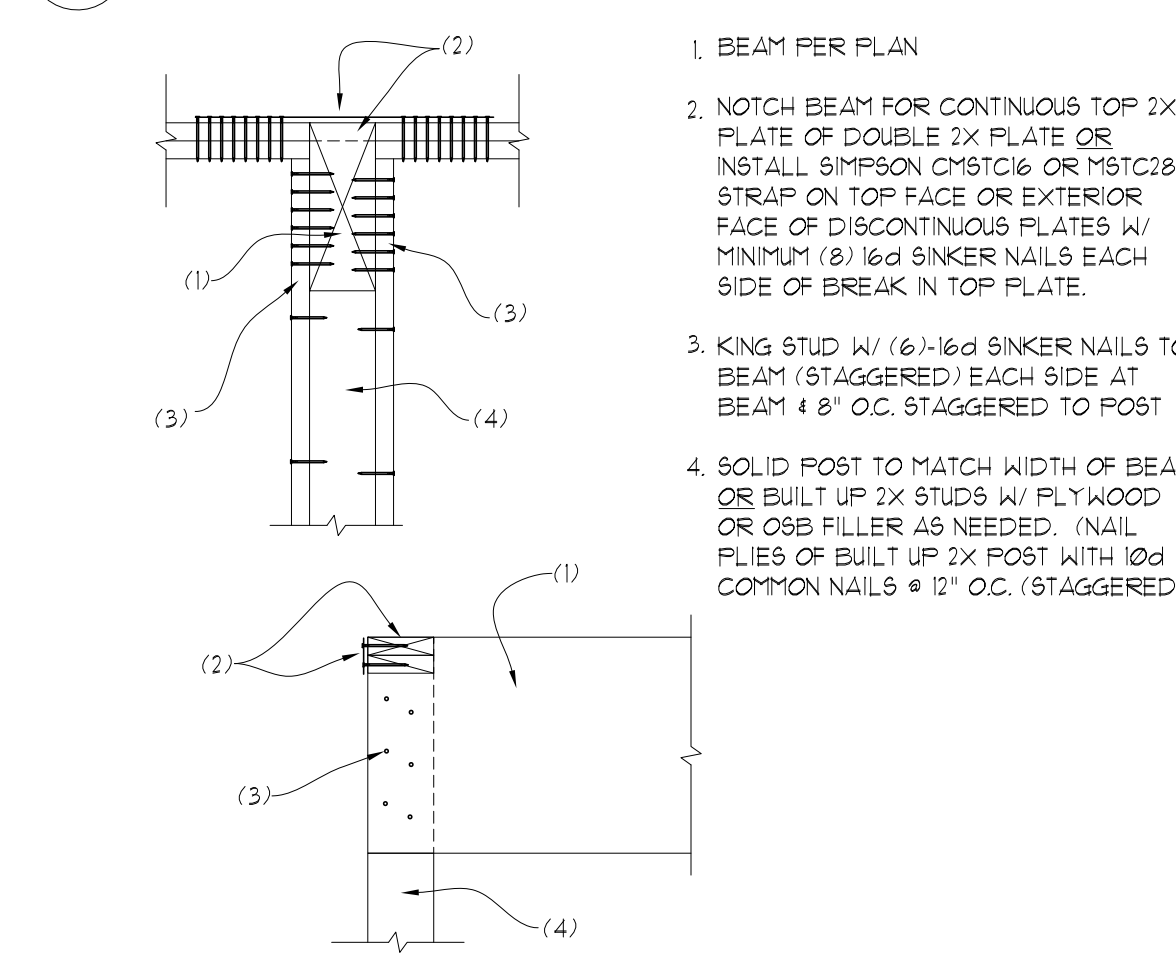
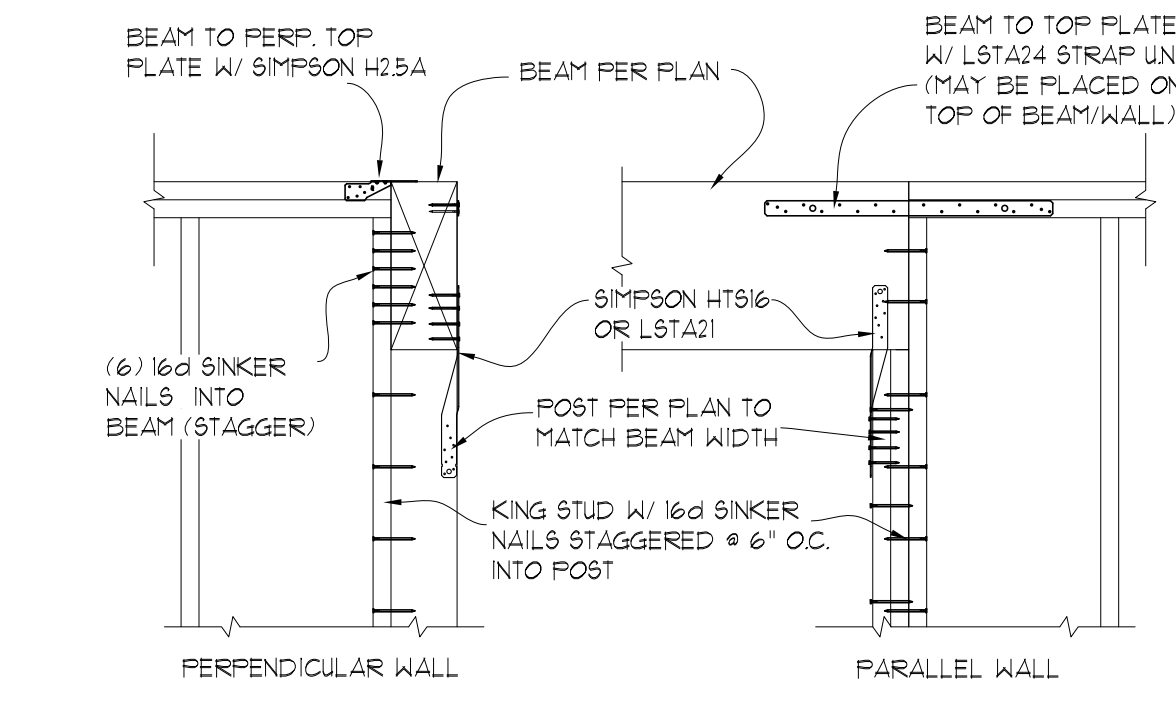
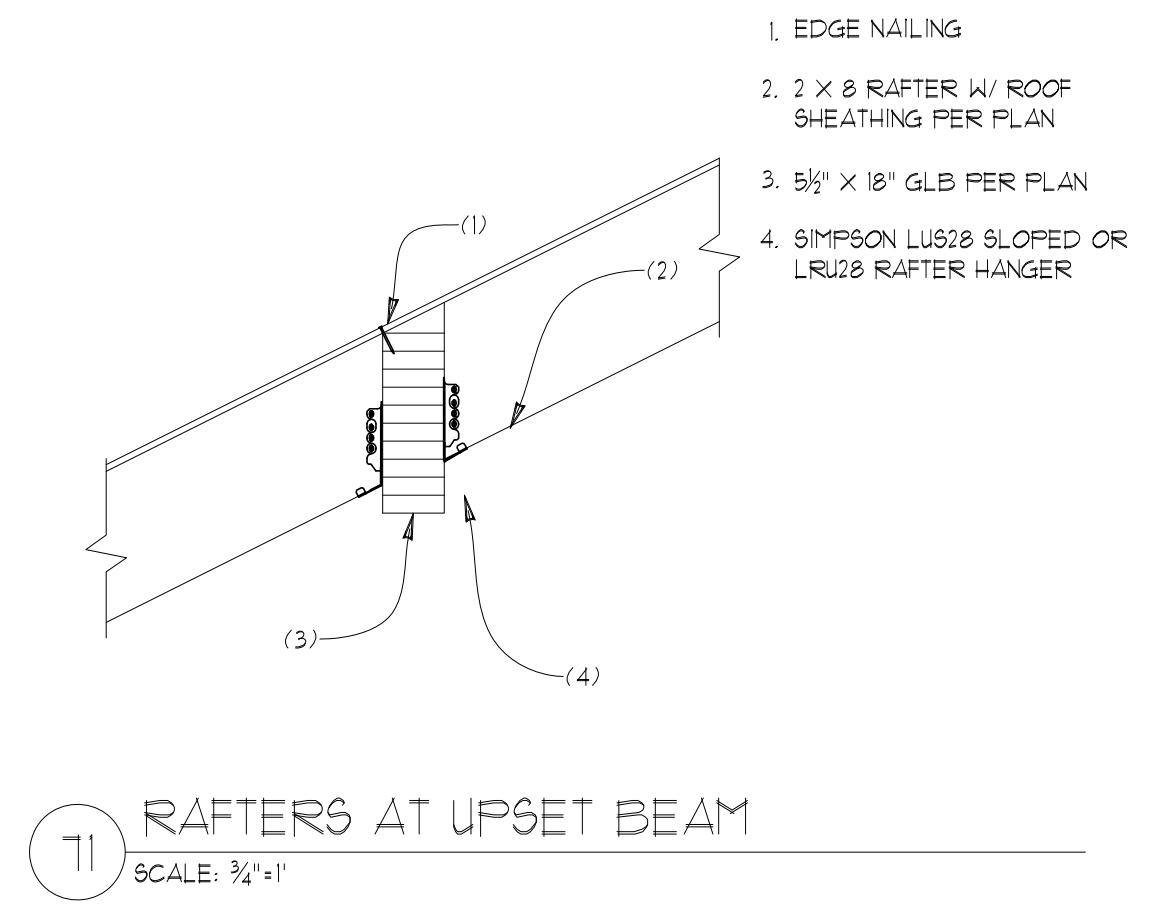
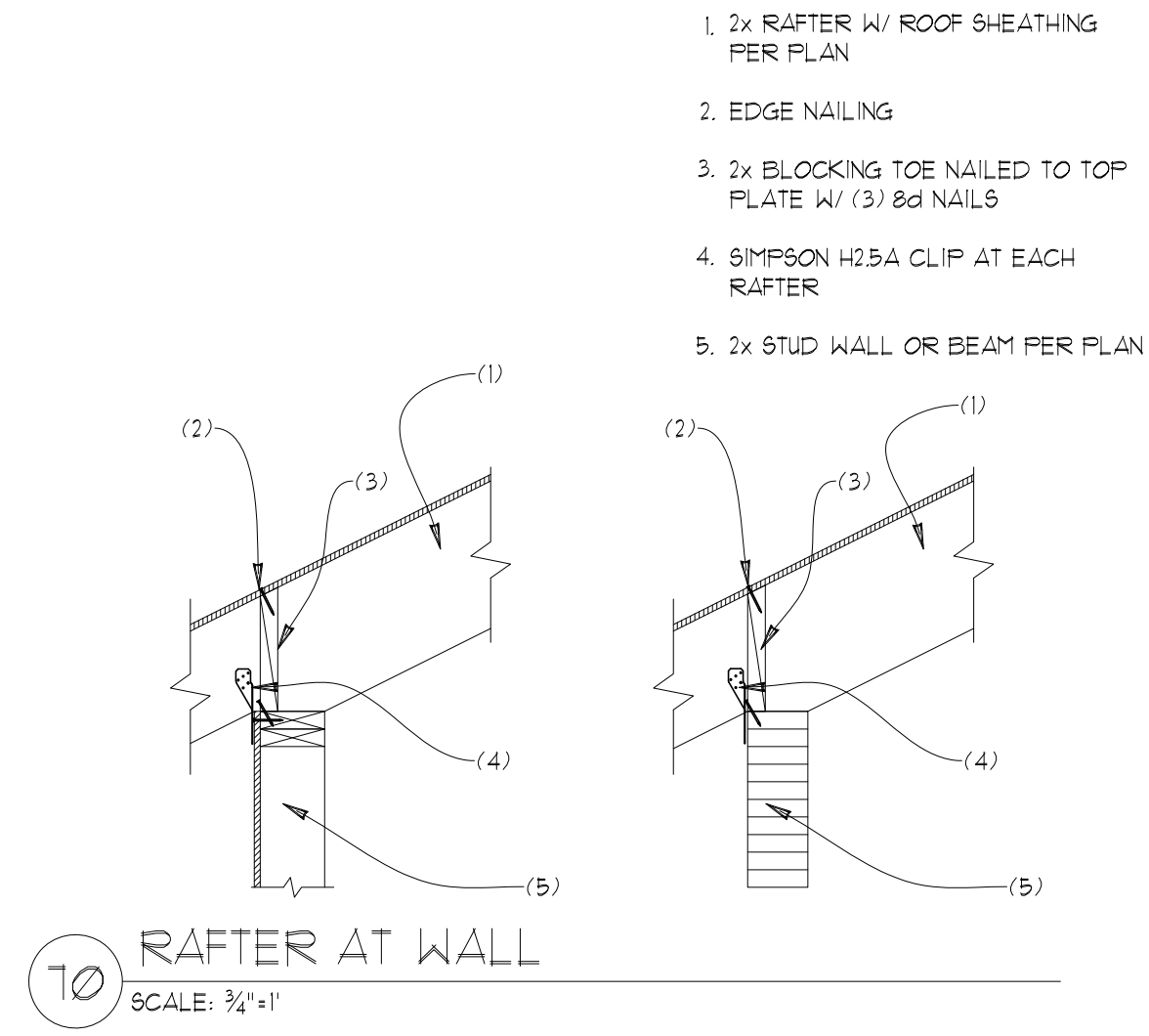


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BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

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



ROOF FRAMING PLAN

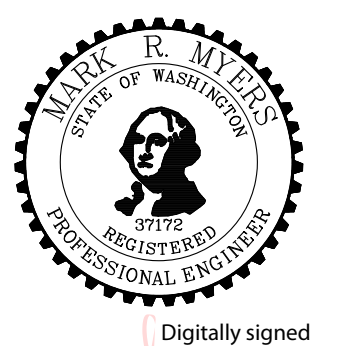
SCALE : 1/4" = 1'-0"

- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
 - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
 - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
 - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4x10 OF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- 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.)
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STRUCTURAL PLANS

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REVISION:	INIT:	DATE:

S4	DATE: 9-21-2024
	INIT: MM
PROJECT #: 2585	