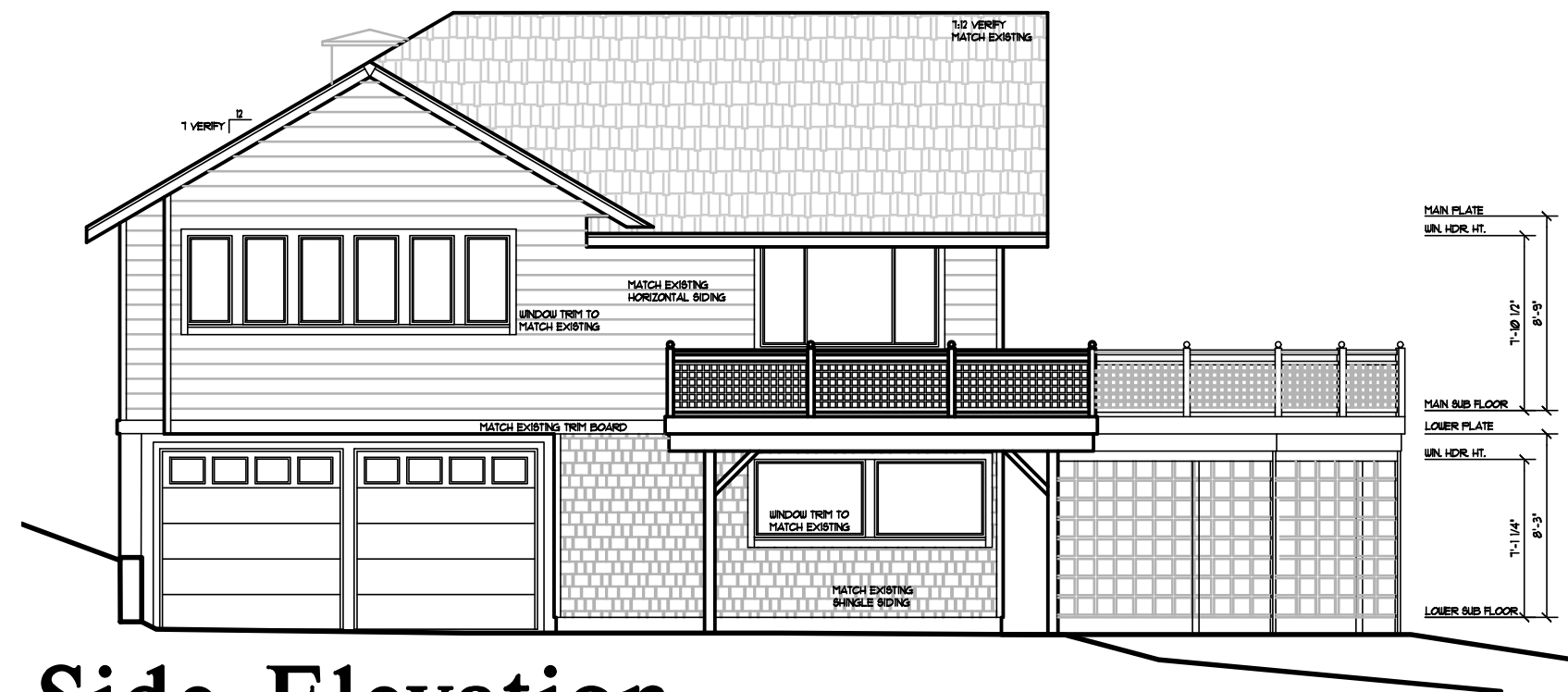
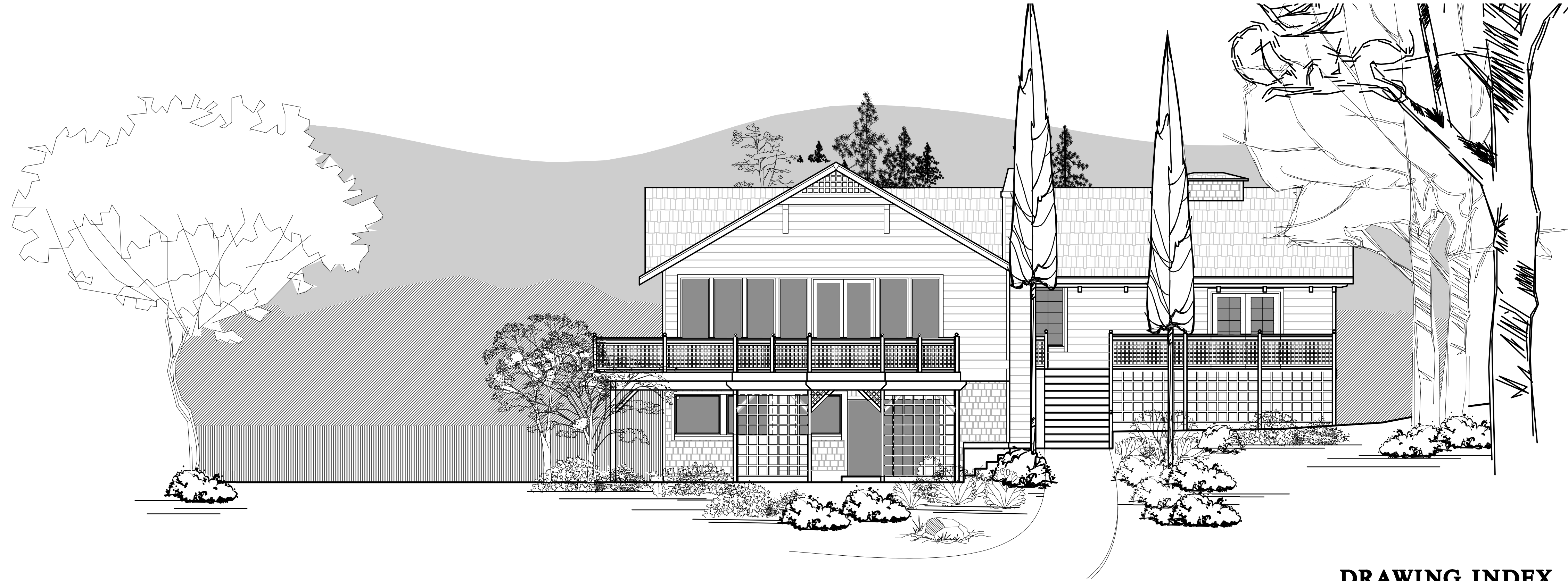




Existing Site Photo



Side Elevation

Engi & Nabil Attia Attia Remodel

8555 85th Ave SE

Mercer Island WA

DRAWING INDEX

- A1. CODE NOTES
- A1.1. SITE PLAN SURVEY
- A2.0. FOUNDATION PLAN
- A2.1. LOWER FLOOR PLAN
- A2.2. EXISTING LOWER FLOOR
- A2.3. MAIN FLOOR FRAMING PLAN
- A3. MAIN FLOOR PLAN
- A3.1. EXISTING MAIN FLOOR
- A4. ROOF PLAN
- A5. ELEVATIONS
- A6. BUILDING SECTIONS
- DI. STANDARD DETAILS
- E. WSEC COMPLIANCE
- S0.0. STRUCTURAL NOTES & SCHEDULES
- SD.1. STRUCTURAL DETAILS

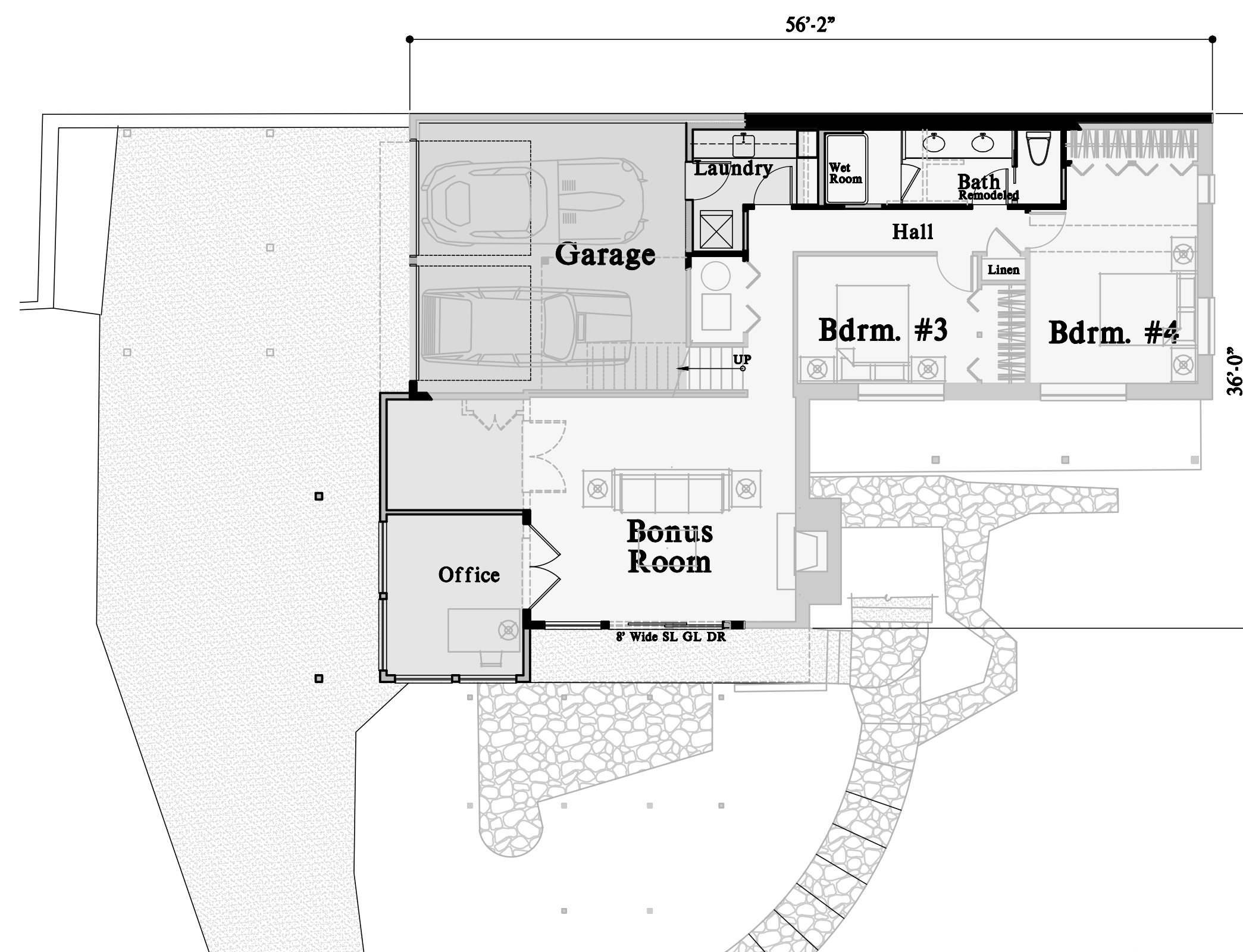
A NFPA 72- Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required.

SCOPE OF WORK

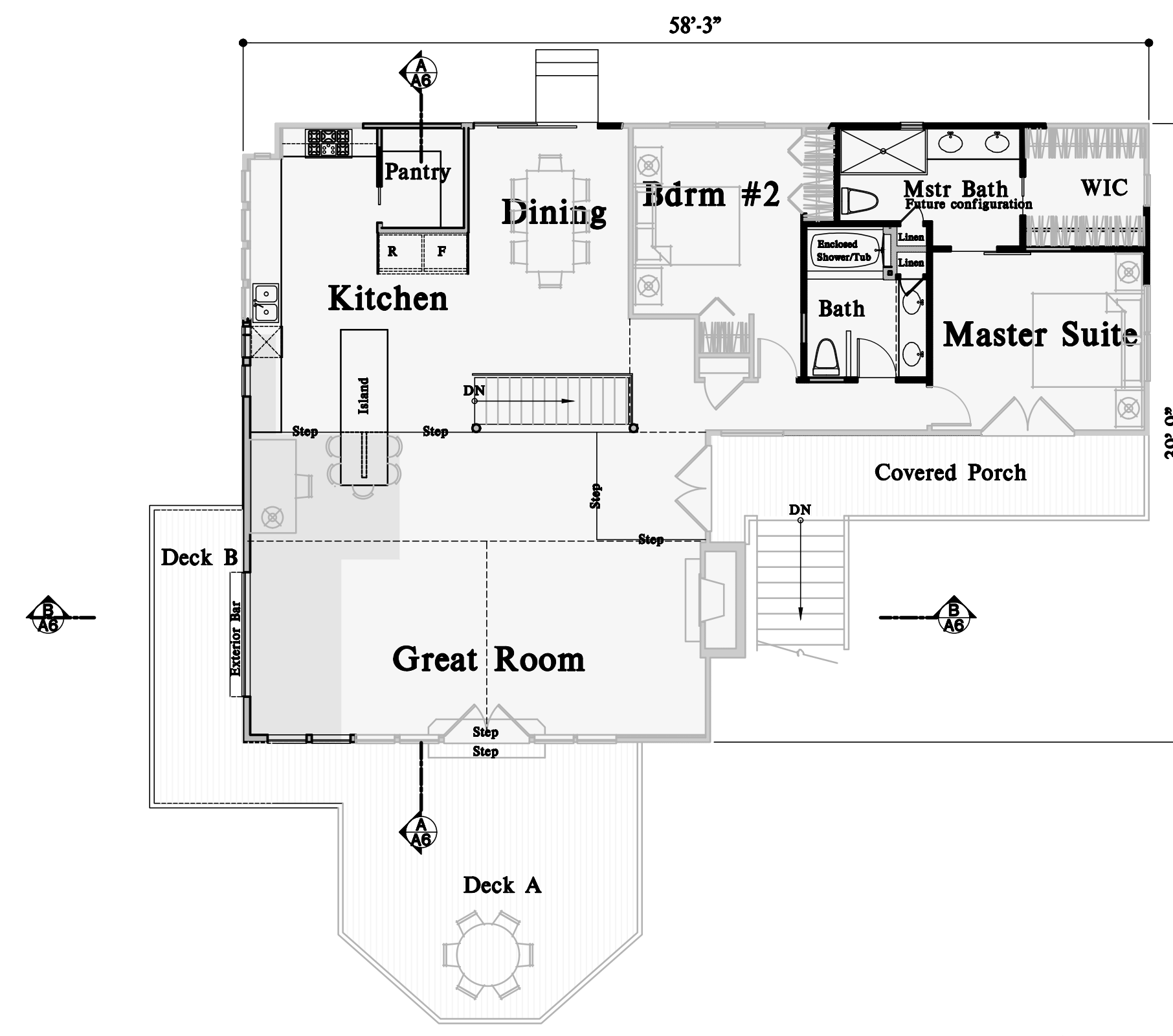
- 1) EXPANSION OF EXISTING GREAT ROOM ON THE MAIN FLOOR ALONG WITH SUPPORTING STRUCTURE LOCATED ON THE LOWER FLOOR.
- 2) RELOCATION OF THE UTILITY ROOM INTO A SEGMENTED PORTION OF THE GARAGE.
- 3) INTERIOR REMODEL OF THE KITCHEN, DINING ROOM, MASTER BATH, HALL BATH AND LOWER FLOOR BATH.
- 4) REMOVAL OF TRELIS AT GARAGE.
- 5) REPAIR/EXPAND PORTION OF DECK B.

SQUARE FOOTAGE

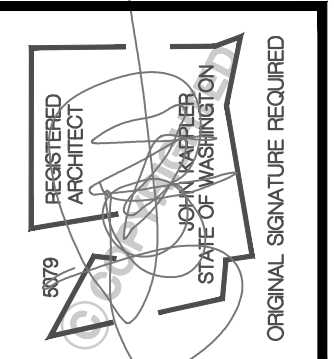
	N/A SF	N/A
UPPER FLR	N/A SF	N/A
MAIN FLR	1,603 SF (+167)	1,770
LOWER FLR	924 SF (+261)	1,185
TOTAL	2,527 SF	2,955
UNFINISHED	N/A SF	N/A
GARAGE	445 SF	379
CVRD PORCH	158 SF	158
DECKS	581 SF	459



Lower Floor Plan



Main Floor Plan



Date	By	Description
5/30/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
Mercer Island WA
8555 85th Ave SE
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.knaptechinc.com

TITLE
JOB NO.: 24009.03
STARTING NO.: 24009.22

SHEET
COVER SHEET

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

1. This coversheet has been prepared in a generic outline form following the standards set by the Construction Standards Institute (CSI). It is for the convenience of the Contractor/Owner. This outline is intended to work with a material selection list following the CSI format. Not all items are necessarily required to complete this specific project. Coordinate with Contractor/Owner for complete listing of specifications. Within this coversheet it will state, Coordinate with material finish selection schedule.

2. These drawings are copyrighted. ARCHITECTURAL INNOVATIONS P.S. retains all rights, ownership and copyright of this design under the federal copyright act. Reproductions of illustrations or working drawings in any form is by authorization of ARCHITECTURAL INNOVATIONS P.S. only.

3. Authorized reproductions must bear the name of ARCHITECTURAL INNOVATIONS P.S.

4. Construction/working drawings by their very nature are diagrammatic and do not purport to show all details or conditions of construction. Questions generally arise to the architectural/design intent and to construction technical detailing within these drawings. As clarifications, interpretations and revisions are all part of the construction process. ARCHITECTURAL INNOVATIONS P.S. therefore shall not be liable for any direct, indirect, or consequential damages as a result of not participating in the construction process.

5. Do not vary or modify the work shown, except with written instruction from ARCHITECTURAL INNOVATIONS P.S. Report discrepancies and/or omissions to the architect immediately.

6. Due to the nature of construction and the building process there will be bidder design and Contractor/Owner selection of the building products, components, and assemblies. This set of working drawings is intended to be a "bidder set" and does not include specifications or building materials list. Therefore it is the Contractor/Owners responsibility to provide and coordinate specifications, including product selection and installation or assembly. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for discrepancies or conflicts which occur through Contractor/Owner specified materials and their respective installation. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for any items which may be called out or referred to by manufacturer as brand name. Items called out are done so for convenience only.

7. Do not scale these drawings for critical dimensions. Verify all dimensions and datum before commencing work and be responsible for their accuracy. Report discrepancies and/or omissions to the architect immediately.

8. The Contractor/Owner is responsible for coordinating work with all trades to ensure proper and adequate interface of all trade works. The contractor shall be responsible for all required safety precautions and procedures required to do this work.

9. Except as specifically defined otherwise, interpretation for all definitions, abbreviations, and supplemental definitions shall follow accepted referenced standards.

10. All work within this contract shall represent that of industry standards for the respective trades in the location in which the project is built.
All references to IRC, IBC, and W.S.E.C. are references to the 2021 code updates & WA state Amendments.

01000 MISCELLANEOUS ASSEMBLY REQUIREMENTS

1. Provide crawl space access, minimum 18" x 24" unobstructed access through the floor, 16" x 24" through perimeter walls and below grade access, per IRC section R408.4. Insulate and weather-strip per W.S.E.C. R402.1.4. Allow 1/8" minimum space under wood joists and 1/2" minimum space under wood girders.
2. Provide attic access, minimum 22" x 30" with 30" minimum headroom, at unobstructed readily accessible opening per IRC section R307.1. Insulate and weather-strip per W.S.E.C. R402.1.4. requirements.
3. Provide ventilation per IRC, as follows:
 - A) Crawl space ventilation: Minimum net area shall be not less than 1 sq. ft. per 300 sq. ft. under floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings per section R406.2.
 - B) Attic ventilation: Minimum net area shall be not less than 1 sq. ft. per 50 sq. ft. of attic area or 1 sq. ft. per 300 sq. ft. of attic area if at least 40 percent, and not more than 50 percent, of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and is no more than 3 feet below the ridge or highest point of the space. The balance of required ventilation to be provided by eave or cornice vents per IRC section R906.2 and W.S.E.C. requirements.
4. Slope all decks, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
5. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per IRC section R301.1.
6. Garage-house separation:
 - A) Garage ceilings separating attic spaces shall be protected with 1/2" Gypsum. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type V Gypsum on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" Gypsum per IRC Table R307.6.
 - B) Door between garage and house shall be a self-closing solid wood core honeycomb core steel, or 20-minute fire-rated door having a minimum thickness of 1-3/8" per IRC section R307.5.
 - C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 16 gauge sheet steel or other approved material and shall have no openings into the garage per IRC R307.5.2.
 - D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

1. Stair assembly:
 - A) Minimum headroom height 6'-8" per IRC section R301.2.
 - B) Minimum stair tread depth 10" with a 3/4" minimum width measured above handrail height. Maximum riser height 7-1/4" per IRC sections R301.4 & R301.6.
 - C) Top of handrail shall be 34" minimum and 38" maximum above tread nosing and not less than 1-1/2" from the wall. Return rail ends to wall per IRC section R301.8.
 - D) Install fire blocking between stringers at the top and bottom of each run per IRC section R307.1.
2. Cover usable space under stairs with 1/2" Gypsum per IRC section R307.1.
3. Laundry Chutes & Downspout Shafts - provide 5/8" type X Gypsum or 26 gauge sheet metal with lock top on solid concrete shafts. Shaft openings shall be self-closing solid core 1-3/8".
4. Fireblocking shall be provided in wood-frame construction in the following locations:
 - A) In concealed spaces of stud walls and partitions, including furled spaces and parallel rows of studs or staggered studs, as follows:
 1. Vertically at the ceiling and floor levels.
 2. Horizontally at intervals not exceeding 10 feet.
 - B) At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cover ceilings.
 - C) In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R307.1.
 - D) At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with and approved material to resist the free passage of flame and products of combustion.
 - E) For the fireblocking of chimneys and fireplaces, see Section R1003.0.
 - F) Fireblocking of corridors of a two-family dwelling is required at the line of dwelling unit separation.
10. Fireblocking shall consist of the following materials per IRC R307.3.1.
 - 1) 2" nominal lumber.
 - 2) Two thickness of 1" nominal lumber with broken lap joints.
 - 3) One thickness of 3/4" wood structural panels with joints backed by 3/4" wood structural panels.
 - 4) One thickness of 3/4" particleboard with joints backed by 3/4" particleboard.
 - 5) One 1/2" gypsum board.
 - 6) Batt or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
 - 7) Structural design criteria. These notes are provided for convenience only and do not imply that complete structural analysis has been done on this structure.
 - A) Truss Loading: (UNO) 75psf
 - Top chord live load: 1psf
 - Top chord dead load: 1psf
 - Bottom chord live load: 10psf without storage
 - 20psf if limited storage
 - 30psf if sleeping room

- TOTAL LOAD: 47psf or 52psf
- B) Roof live load: 25 psf (UNO)
 - C) Floor live load: 40 psf (UNO). Deck Live Load 60 psf (UNO)
 - D) Stair and corridor live load: 40 psf
 - E) Mechanical units - weights provided by manufacturer
 - F) Wind: 110 mph (UNO)
 - G) Seismic Design Category: D12 (UNO)
 - H) Allowable soil pressure: Unless a soils report by a qualified engineer is provided, all footings and foundations shall be on assumed 1500 psf bearing capacity unless otherwise noted on drawing.
 - I) Equivalent fluid pressure 35 psf (UNO)
 - K) All footings to be located below the frost line depth 18" (UNO)

01000 MISCELLANEOUS ASSEMBLY REQUIREMENTS (cont.)

2. Prefabricated Fireplaces and Solid Fuel Burning Appliances per IMC and IRC Chapter 101:
 - A) Solid fuel burning appliances include dirt-tight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and all shall comply with the provisions of IMC.
 - B) Metal Chimneys shall be enclosed above the story in which the appliance served is located, in walls having one hour fire resistance rating, and with a space on all sides between chimney and enclosing walls sufficient for expansion and repair for entire chimney. Walls shall be without openings per IMC.
 - C) Provide fireblocking at chimney per IRC section R307.1.
 - D) Install metal fireplace with hearth and surround per manufacturers specifications.
 - E) Prefabricated fireplaces, chimneys, and related components to bear UL or ICSO seal of approval and be installed per manufacturers requirements.
 - 3. Fireblocking per IRC sections R307.1.

01000 REGULATORY REQUIREMENTS

1. All construction shall conform to the 2021 International Residential Code (IRC), 2021 International Building Code (IBC), 2021 International Fire Code (IFC), 2021 International Mechanical Code (IMC), 2021 Uniform Plumbing Code (UPC), 2021 Washington State Energy Code (W.S.E.C.) and be in accordance with all State Laws and Regulations and various codes imposed by jurisdictional requirements and local authorities.
2. Arrange inspections that are mandatory due to jurisdictional requirements.

- 01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS
1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements.
 2. Provide Controlling Controls - including erosion sediment and surface water control and entrapment during construction per jurisdictional requirements.

END DIVISION 1

DIVISION 2
SITE WORK

01200 EARTHWORK

1. Rough grading: 4" below finish grading unless otherwise specified.
2. Finish grading: Landscaping division 027000.
3. Excavation: backfilling and compacting for structure as needed.
4. Excavation, backfilling and compacting for pavement as needed.
5. Hauling and disposal of excavated material as needed.
6. Importing of material as needed.
7. Rock removal as needed.

01300 PAVING AND SURFACING

1. Walk, road, and parking paving:
 - A) Asphalt 2" class B, over 3" crushed rock or 2" ATB.
 - B) Crushed rock 5/8" min.
 - C) Concrete per Division 3.
1. Finish and color.

- Coordinate with materials finish selection schedule.
1. Unit Pavers: Coordinate with materials finish selection schedule.
 2. Pavement marking: Coordinate with materials finish selection schedule.

01700 SEWAGE AND DRAINAGE

1. Subdrainage systems:
 - A) Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
 - 2. Storm sewage systems:
 - A) Ejectors and risers, traps, and frames.
 - 1. Coordinate with materials finish selection schedule.
 - B) Culverts: Coordinate with materials finish selection schedule.
 - C) Drain pipes: 4" ADS non-perforated light line.
2. Sanitary sewage systems:
 - A) Sewage collection lines 8" PVC unless cast iron is noted.
 - B) Septic system: Per drawings of bidders designer.
3. Execution:
 - 1. Slope all drains, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
 - 2. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per IRC section R301.1.
 - 6. Garage-house separation:
 - A) Garage ceilings separating attic spaces shall be protected with 1/2" Gypsum. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type V Gypsum on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" Gypsum per IRC Table R307.6.
 - B) Door between garage and house shall be a self-closing solid wood core honeycomb core steel, or 20-minute fire-rated door having a minimum thickness of 1-3/8" per IRC section R307.5.
 - C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 16 gauge sheet steel or other approved material and shall have no openings into the garage per IRC R307.5.2.
 - D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

01800 SITE IMPROVEMENTS

1. Irrigation system: Bidder design.
 - 1. Coordinate with materials finish selection schedule.
2. Fences and gates:
 - 1. Coordinate with materials finish selection schedule.

01900 LANDSCAPING

END DIVISION 2

DIVISION 3
CONCRETE

01300 CONCRETE FORMWORK

1. Formwork and bracing for structural cast-in-place concrete shall be by subcontractor and shall conform to the design specification for metal plate connected wood trusses'. Design drawings and details to be available upon request.
2. Prefabricated concrete plate roof truss shall be designed and stamped by the manufacturer in accordance with the design specification for metal plate connected wood trusses'. Design drawings and details to be available upon request.
3. Roof design: legal loading and bracing shall be by manufacturer.
4. Field alterations of truss must be designed by manufacturer.
4. Fasteners and adhesives: All nails shall be common wire nails for intended purpose per IRC Table R602.3.11. Attach timber joists to flush headers and beams with Simpson 1/2" hanger straps or equal to suit intended purpose. Simpson connectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division B, Connectors and Fasteners in contact with masonry shall be triple zinc 2MA4 (688 per ASTM A653) hot dipped galv. steel (ASTM B3 for fasteners), stainless steel, silicone bronze, or copper as required per design.
5. Post to nail footing connection. Provide pressure treated post and positive connection per IRC section R403.6.
6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated.

01300 CONCRETE REINFORCING

1. Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy = 60ksi per IRC section R404.13.3.11. Unless otherwise noted per Engineer.
2. Welded wire fabric: at locations per plans and details: 6x6, W4.4, W4.5F.
3. Execution:
 - 1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner bars to match horizontal reinforcement. Minimum coverage per details and IRC section R404.13.15.

01300 CONCRETE ACCESSORIES

1. Anchor bolts: 1/2" triple zinc 2MA4 (688 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors), with a minimum 1" embedment, per IRC section R403.16, unless otherwise noted per Engineer.
2. U-bolts: 3/2" triple zinc 2MA4 (688 per ASTM A653) hot dipped galv. steel (ASTM B3 for fasteners), stainless steel, silicone bronze, or copper as required per design.
3. Execution:
 - 1. Anchor bolts at 6'-0" o.c. max. for one story 4'-0" o.c. for buildings over two stories in height, 2' from corners and joints, with a minimum embedment of 1". Provide a minimum of (2) bolts per plate section per IRC section R403.16.

01300 CAST-IN-PLACE CONCRETE

1. Structural concrete: Design Fc = 2500 psi min 5-1/2" sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4". Segregation of materials to be prevented. Use Fc = 3000 psi concrete at 28 days with air entrainment only for concrete exposed to weather. In accordance with IRC Table R402.2. Special inspection not required unless otherwise per Engineer.
2. Architectural concrete: for exposed aggregate finish (sawed). Fc = 3000 psi at 28 days, with 3/8" round aggregate.

01300 CAST-IN-PLACE CONCRETE (cont.)

1. Admixtures:
 - A. All concrete shall have water reducing admixtures except for footings.
 - B. Air entrainment shall be 5-7% in all concrete exposed to weather. IRC Table R402.2
 - C. Coloring agent: Coordinate with materials finish selection schedule.
- 3 - Execution

END DIVISION 3

Division 4
MASONRY

04100 MORTAR

1. Type "M" or "S" mortar with integral waterproofing agent per IRC section R606.2.6
2. Execution:
 - 1. Per IRC section R606.2

04100 MASONRY ACCESSORIES

1. Corrosion-resistant metal ties per IRC section R103.8.4.
2. Joint reinforcement: Standard strand no. 9, U.S. gauge wire per IRC section R103.8
3. Execution:
 - 1. Per IRC Chapter 1.

04200 UNIT MASONRY

1. All construction shall conform to the 2021 International Residential Code (IRC), 2021 International Building Code (IBC), 2021 International Fire Code (IFC), 2021 International Mechanical Code (IMC), 2021 Uniform Plumbing Code (UPC), 2021 Washington State Energy Code (W.S.E.C.) and be in accordance with all State Laws and Regulations and various codes imposed by jurisdictional requirements and local authorities.
2. Arrange inspections that are mandatory due to jurisdictional requirements.

04200 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements.
2. Provide Controlling Controls - including erosion sediment and surface water control and entrapment during construction per jurisdictional requirements.

END DIVISION 1

DIVISION 2
SITE WORK

01200 EARTHWORK

1. Rough grading: 4" below finish grading unless otherwise specified.
2. Finish grading: Landscaping division 027000.
3. Excavation: backfilling and compacting for structure as needed.
4. Excavation, backfilling and compacting for pavement as needed.
5. Hauling and disposal of excavated material as needed.
6. Importing of material as needed.
7. Rock removal as needed.

01300 PAVING AND SURFACING

1. Walk, road, and parking paving:
 - A) Asphalt 2" class B, over 3" crushed rock or 2" ATB.
 - B) Crushed rock 5/8" min.
 - C) Concrete per Division 3.
1. Finish and color.

- Coordinate with materials finish selection schedule.
1. Unit Pavers: Coordinate with materials finish selection schedule.
 2. Pavement marking: Coordinate with materials finish selection schedule.

01700 SEWAGE AND DRAINAGE

1. Subdrainage systems:
 - A) Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
 - 2. Storm sewage systems:
 - A) Ejectors and risers, traps, and frames.
 - 1. Coordinate with materials finish selection schedule.
 - B) Culverts: Coordinate with materials finish selection schedule.
 - C) Drain pipes: 4" ADS non-perforated light line.
2. Sanitary sewage systems:
 - A) Sewage collection lines 8" PVC unless cast iron is noted.
 - B) Septic system: Per drawings of bidders designer.
3. Execution:
 - 1. Slope all drains, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
 - 2. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per IRC section R301.1.
 - 6. Garage-house separation:
 - A) Garage ceilings separating attic spaces shall be protected with 1/2" Gypsum. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type V Gypsum on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" Gypsum per IRC Table R307.6.
 - B) Door between garage and house shall be a self-closing solid wood core honeycomb core steel, or 20-minute fire-rated door having a minimum thickness of 1-3/8" per IRC section R307.5.
 - C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 16 gauge sheet steel or other approved material and shall have no openings into the garage per IRC R307.5.2.
 - D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

01800 SITE IMPROVEMENTS

1. Irrigation system: Bidder design.
 - 1. Coordinate with materials finish selection schedule.
2. Fences and gates:
 - 1. Coordinate with materials finish selection schedule.

01900 LANDSCAPING

END DIVISION 2

DIVISION 3
CONCRETE

01300 CONCRETE FORMWORK

1. Formwork and bracing for structural cast-in-place concrete shall be by subcontractor and shall conform to the design specification for metal plate connected wood trusses'. Design drawings and details to be available upon request.
2. Prefabricated concrete plate roof truss shall be designed and stamped by the manufacturer in accordance with the design specification for metal plate connected wood trusses'. Design drawings and details to be available upon request.
3. Roof design: legal loading and bracing shall be by manufacturer.
4. Field alterations of truss must be designed by manufacturer.
4. Fasteners and adhesives: All nails shall be common wire nails for intended purpose per IRC Table R602.3.11. Attach timber joists to flush headers and beams with Simpson 1/2" hanger straps or equal to suit intended purpose. Simpson connectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division B, Connectors and Fasteners in contact with masonry shall be triple zinc 2MA4 (688 per ASTM A653) hot dipped galv. steel (ASTM B3 for fasteners), stainless steel, silicone bronze, or copper as required per design.
5. Post to nail footing connection. Provide pressure treated post and positive connection per IRC section R403.6.
6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated.

01300 CONCRETE REINFORCING

1. Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy = 60ksi per IRC section R404.13.3.11. Unless otherwise noted per Engineer.
2. Welded wire fabric: at locations per plans and details: 6x6, W4.4, W4.5F.
3. Execution:
 - 1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner bars to match horizontal reinforcement. Minimum coverage per details and IRC section R404.13.15.

01300 CONCRETE ACCESSORIES

1. Anchor bolts: 1/2" triple zinc 2MA4 (688 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors), with a minimum 1" embedment, per IRC section R403.16, unless otherwise noted per Engineer.
2. U-bolts: 3/2" triple zinc 2MA4 (688 per ASTM A653) hot dipped galv. steel (ASTM B3 for fasteners), stainless steel, silicone bronze, or copper as required per design.
3. Execution:
 - 1. Anchor bolts at 6'-0" o.c. max. for one story 4'-0" o.c. for buildings over two stories in height, 2' from corners and joints, with a minimum embedment of 1". Provide a minimum of (2) bolts per plate section per IRC section R403.16.

01300 CAST-IN-PLACE CONCRETE

1. Structural concrete: Design Fc = 2500 psi min 5-1/2" sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4". Segregation of materials to be prevented. Use Fc = 3000 psi concrete at 28 days with air entrainment only for concrete exposed to weather. In accordance with IRC Table R402.2. Special inspection not required unless otherwise per Engineer.
2. Architectural concrete: for exposed aggregate finish (sawed). Fc = 3000 psi at 28 days, with 3/8" round aggregate.

01300 CAST-IN-PLACE CONCRETE (cont.)

1. Admixtures:
 - A. All concrete shall have water reducing admixtures except for footings.
 - B. Air entrainment shall be 5-7% in all concrete exposed to weather. IRC Table R402.2
 - C. Coloring agent: Coordinate with materials finish selection schedule.
- 3 - Execution

END DIVISION 3

Division 7
THERMAL AND MOISTURE PROTECTION

07100 WATER PROOFING & DAMP PROOFING

1. Per IRC section R406.
2. Execution:
 - 1. Per IRC section R406.2

07100 VAPOR AND AIR RETARDER

1. Ground cover: 6 mil polyethylene, black with 1/2" minimum lap.
2. Building wrap: see the "TYPICAL BUILDING MATERIALS" list on the drawings.

07200 INSULATION

1. Fiberglass (or mineral) wool batts, blown mineral wool, and extruded polystyrene:
 - A. Walls: 1. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
 - B. Ceiling: 1. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
 - C. Floor: 1. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
 - D. Sub on grade: R-10 (per W.S.E.C. Table R402.1).
2. Insulating foam: A. Standard sealant foam.

07300 ROOFING MATERIAL

1. Shingles and roofing tiles:
 - A. See the "TYPICAL BUILDING MATERIALS" list on the drawings
 - 2. Membrane roofing: A. 3-ply hot mopped.

07400 SIDING MATERIAL

1. Siding: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
2. Trim: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
3. Soffits: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
- Other: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.

07500 FINISHING AND SHEET METAL

1. Install per manufacturer's recommendation and Chapter 1 of the IRC.
2. Execution:
 - 1. Min. 26 Gauge galvanized, prefinished.

07600 ROOFING SPECIALTIES

1. Vents:
 - A. Ridge vent: manufactured by:
 - 1. Coordinate with materials finish selection schedule (by others).
 - B. Mahron vent: manufactured by:
 - 1. Coordinate with materials finish selection schedule (by others).
2. Gutters:
 - A. Continuous aluminum, pre-coated:
 - 1. Style: K profile
 - 2. Color: Match fascia
 - 3. Downspouts:
 - A. 2x3 rectangular aluminum, pre-coated:
 - 1. Color: Match fascia & trim
 - B. Tie to 1" drain system.

07700 SKYLIGHTS

1. Skylights to conform with IRC section R308.6.
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).

07800 SEALANTS AND CAULKING

1. Caulking: A. Sylene butadiene caulking (SBR). Color: Match siding

END DIVISION 7

DIVISION 8
DOORS AND WINDOWS

1. Single pane 1/4" DPAUN
2. Continuous or cantilever: 24" V8 DP/CF
3. All other door: Hem-Fir Standard or better.
4. Plywood-interior and board (OSB): APA graded.
5. Wall sheathing: see "TYPICAL BUILDING MATERIALS" list on the draws.
6. Floor sheathing: see "TYPICAL BUILDING MATERIALS" list on the draw.
7. All wood members in contact with exposed concrete to be pressure treated members.

08100 WOOD DOORS (Lower Level, Main Level, Upper Level)

1. Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
2. Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
3. Sillie and rail/stone door: A. Coordinate with materials finish selection schedule (by others).
4. Patio door: A. Coordinate with materials finish selection schedule (by others).
5. Other: A. Coordinate with materials finish selection schedule (by others).

08200 SPECIALTY DOORS

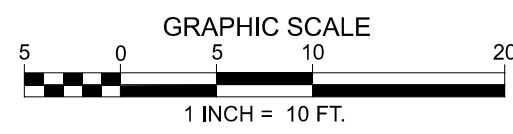
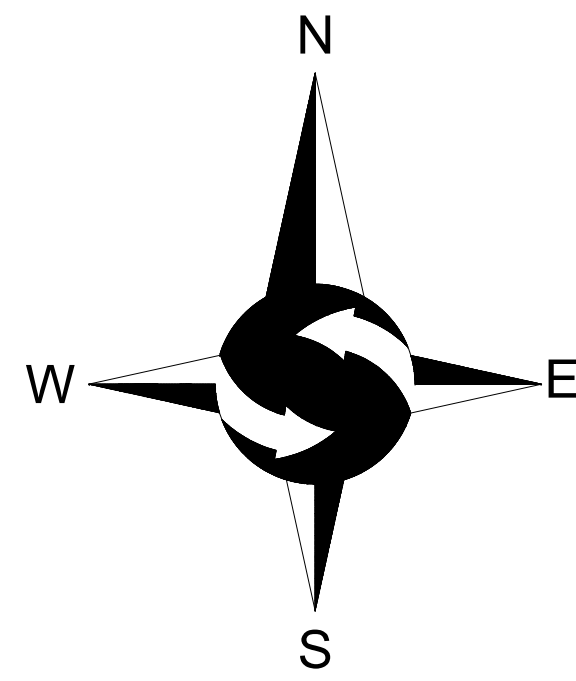
1. Sliding glass door:
 - A. Coordinate with materials finish selection schedule (by others).
2. Garage door: (make/style): (see division 1450)
 - A. Coordinate with materials finish selection schedule (by others).

08300 WOOD/VINYL WINDOWS

1. Note: Egress -
 - A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 sq. ft. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per IRC section R308.
 - B. Safety glaze per IRC section R308.
 - C. See plans for egress and operation.
2. Manufactured by:
 - A. Color: 1. Coordinate with materials finish selection schedule (by others).
 - B. Style: 1. Coordinate with materials finish selection schedule (by others).

08400 WOOD/VINYL WINDOWS

1. Note: Egress -
 - A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 sq. ft. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per IRC section R308.
 - B. Safety glaze per IRC section R308.
 - C. See plans for egress and operation.
2. Manufactured by:
 - A. Color: 1. Coordinate with materials finish selection schedule (by others).
 - B. Style:



LEGEND

	FOUND MONUMENT IN CASE		OVERHEAD UTILITIES
	FOUND REBAR AS DESCRIBED		WOOD FENCE
	FOUND BRASS DISK		CONCRETE WALL
	SET MAG NAIL AS DESCRIBED		TIMBER WALL
	SET PROPERTY LINE STAKE		ROCKERY
	SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP		ASPHALT SURFACE
	POWER METER		CONCRETE SURFACE
	GAS METER		GRAVEL SURFACE
	UTILITY HANDHOLE		BRICK SURFACE
	UTILITY POLE		FLAGSTONE SURFACE
	CATCH BASIN		CE CEDAR
	SANITARY SEWER MANHOLE		DS DECIDUOUS
	WATER VALVE		* INDICATES MULTI-TRUNK
	FIRE HYDRANT		
	WATER METER		
	APPROXIMATE LOCATION SANITARY SEWER LINE		
	APPROXIMATE LOCATION STORM DRAIN LINE		
	APPROXIMATE LOCATION UNDERGROUND WATER LINE		
	APPROXIMATE LOCATION UNDERGROUND POWER LINE		

LEGAL DESCRIPTION

LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N30°45'41"E BETWEEN FOUND MONUMENTS.

PROJECT INFORMATION

PROPERTY OWNER:	SHELLY & GARY ODEGARD 8555 85TH AVENUE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	073610-0041
PROJECT ADDRESS:	8555 85TH AVENUE SE MERCER ISLAND, WA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	9,967 S.F. (0.229 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 61133357 COMMITMENT SECOND BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., DATED SEPTEMBER 7, 2023.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

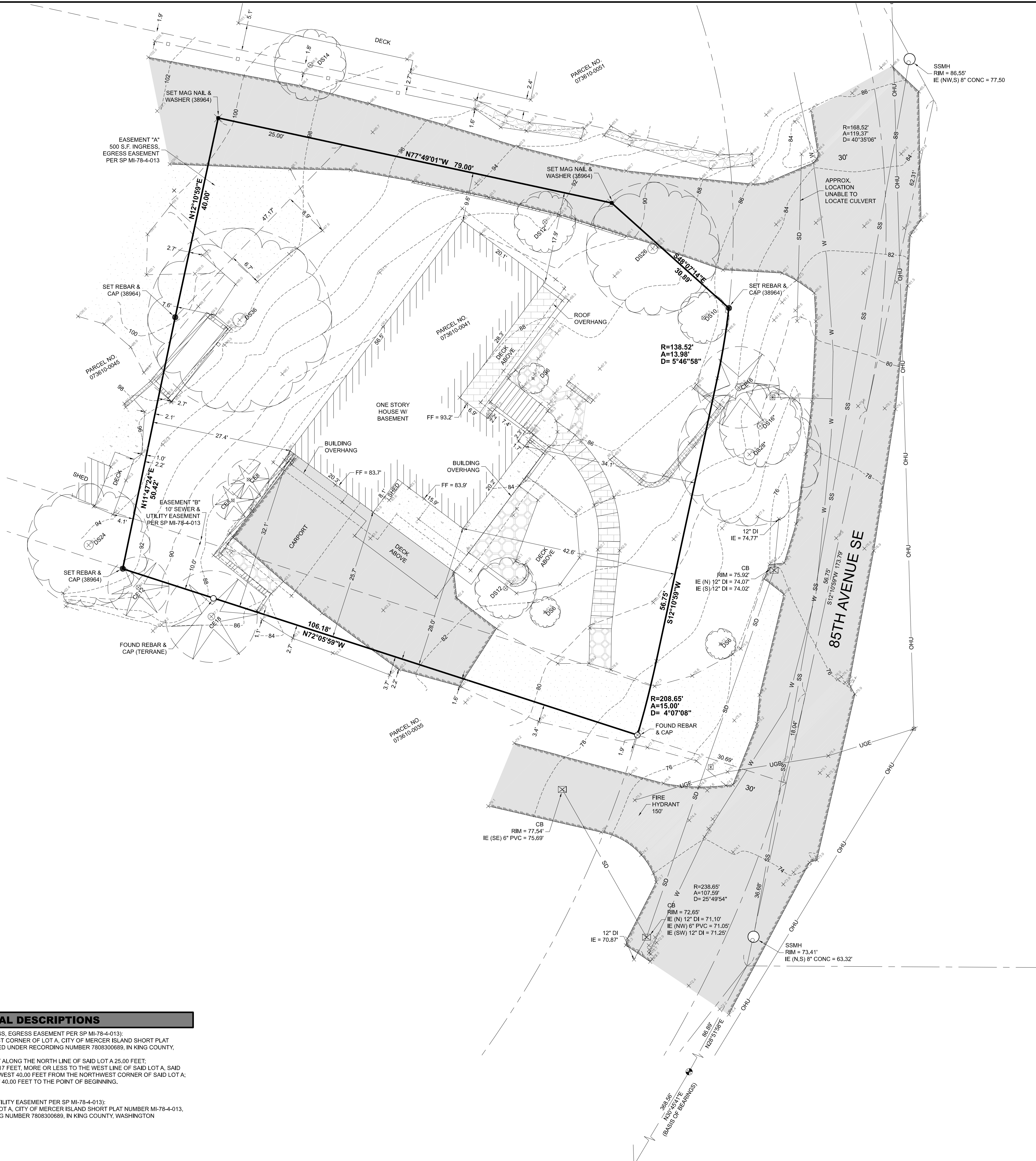
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.
DATUM - NAVD 88
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/12 THE CONTOUR INTERVAL OR PLUS/ MINUS 1.0' FOR THIS PROJECT.

EASEMENT LEGAL DESCRIPTIONS

EASEMENT "A" (500 S.F. INGRESS, EGRESS EASEMENT PER SP MI-78-4-013): BEGINNING AT THE NORTHWEST CORNER OF LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON; THENCE SOUTH 77°49'01" EAST ALONG THE NORTH LINE OF SAID LOT A 25.00 FEET; THENCE SOUTHWESTERLY 47.17 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT A, SAID POINT BEING SOUTH 12°10'59" WEST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 12°10'59" EAST 40.00 FEET TO THE POINT OF BEGINNING.

EASEMENT "B" (10' SEWER & UTILITY EASEMENT PER SP MI-78-4-013): THE SOUTHERLY 10 FEET OF LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON



SW 1/4, NW 1/4, SEC 31, TWP 24N, RNG 5E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

ENGI ATTIA & NABIL ISKANDER
8555 85TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 23-685

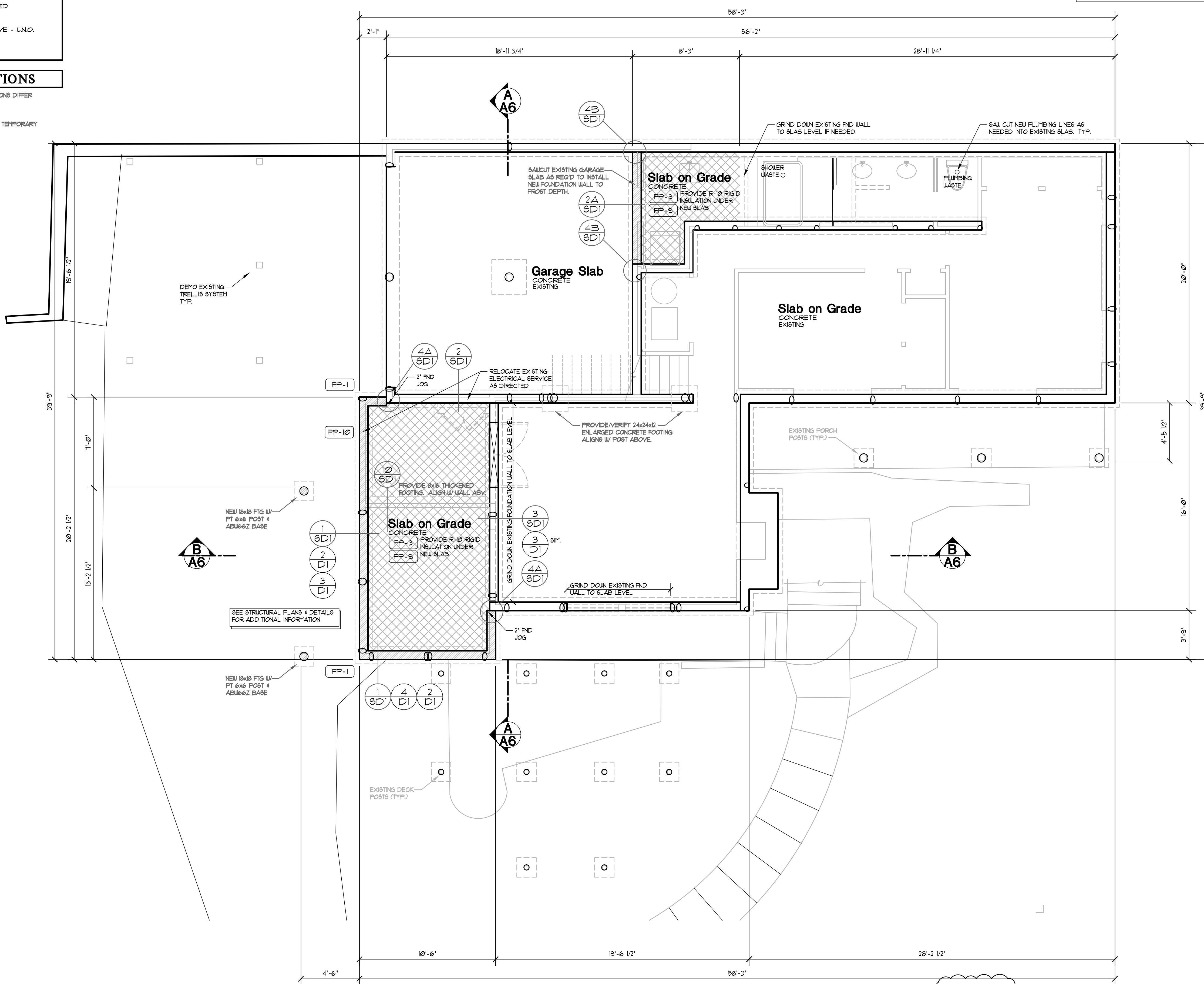
DRAWN BY: MTS
CHECKED BY: TNW
DATE: 1/22/2024
SHEET 1 OF 1



WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	EXISTING AND NEW WALLS ABOVE - U.N.O.
	EXISTING FOUND. WALLS
	NEW FOUND. WALLS

- STRUCTURAL NOTATIONS**
- CONTACT MILHEIN 4 KULP IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN/ASSUMED.
 - BUILDER/CONTRACTOR IS RESPONSIBLE FOR WEATHERPROOFING ALL ENGINEERED LUMBER.
 - BUILDING/CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.

ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



- GENERAL FRAMING NOTES**
- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
 - SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
 - TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6/200 SHEET A-1
 - TRUSS LOADING: SEE DIV. 6/200 SHEET A-1
 - TRUSS SPAN PER FLOOR PLANS
 - TRUSS TYPE PER ROOF FRAMING PLAN
 - ROOF FRAMING SPACING: 24" o.c. U.N.O.
 - ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
 - RAFTER TAIL: 2x4. VERIFY.
 - ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
 - ALL HEADERS ARE 4x10 DF #2 U.N.O. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 6/200 SHEET A-1. HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
 - STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40%
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

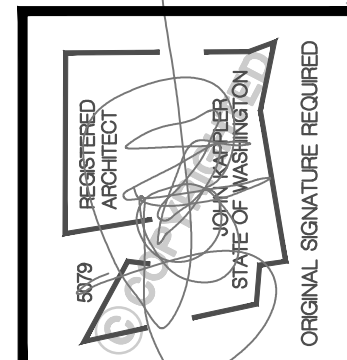
- FOUNDATION KEYNOTES**
- FF-1 CONCRETE STEM WALL, 8" WIDE WITH MIN. 15"x1' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
 - FF-2 CONCRETE STEM WALL, 6" WIDE WITH MIN. 12"x6" FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
 - FF-3 CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROUBLED FINISH, W/ 6x6 Wx4x12 WUF ON 4" GRANULAR FILL. SLOPE 1" TO DOOR. PROVIDE THICKENED EDGE AT DOOR. SEE DIV. 3 SHEET A-1
 - FF-4 6x6 POST ON CB66, 1" ABOVE SLAB ON 36"x36"x8" MAT FOOTING ON SOLID SUBSTRATE W/ (4) #4 BAR EACH WAY. SEE DIV. 3 SHEET A-1
 - FF-5 CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
 - FF-6 ALL CRIPPLE WALLS ARE 2x6 OR 3x4 @ 16" o.c. U.N.O. 14" MIN STUD LENGTH PER IRC SEE DIV. 6 SHEET A-1
 - FF-7 4x10 BEAM LINE, U.N.O. MIN. 1" CLEARANCE FROM FOOTING. SEE DIV. 6 SHEET A-1
 - FF-8 4x4 PRESSURE TREATED POST (SCAB POST AND BEAM) WITH 2x4) ON 30"x30" FELT ON MAT FOOTING U.N.O. PROVIDE 4x6 POST @ BEAM SPLICE. POSITIVE CONNECTION FROM POST TO FOOTING. SEE DIV. 6 SHEET A-1
 - FF-9 10 MIL BLACK POLYETHYLENE GROUND COVER ON GRADE UNDER HABITABLE SPACE. SEE DIV. 1 SHEET A-1
 - FF-10 ELECTRICAL SERVICE: PROVIDE (1) 2 1/2" SCHEDULE 80 PVC CONDUIT FOR ELECTRICAL SERVICE AND (1) 5/8"x20" LONG GALVANIZED ROD FOR ELECTRICAL GROUNDING. SEE DIV. 16 AND VERIFY W/ SITE CONDITIONS
 - FF-11 BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
 - FF-12 10"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 6/200 SHEET A-1
 - FF-13 PRESSURE BLOCKING OF SAME SIZE AS ADJACENT JOIST.
 - FF-14 24"x24"x1" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1" STRIP FOOTING PER DETAIL 16/D1
 - FF-15 30"x30"x1" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 15"x1" STRIP FOOTING
 - FF-16 36"x36"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY
 - FF-17 STUB STEEL 12" INTO SLAB @ 12" o.c.
 - FF-18 FLOOR JOIST SEE DIV. 6 SHEET A-1
 - FF-19 4x8 BEAM LINE, SOLID BLOCKING BETWEEN JOIST OVER SUPPORT. SEE DIVISION 6/200 SHEET A-1
 - FF-20 PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW SEE DIV. 6 SHEET A-1
 - FF-21 MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS
 - FF-22 EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
 - FF-23 3" DIAMETER STEEL POST
 - FF-24 EDGE OF CONCRETE

SYMBOLS & LEGEND

	POINT LOADS FROM ABOVE
	POINT LOADS FROM ABOVE W/ LOADING
	POINT LOAD TRANSFERING DOWN
	POINT LOAD TRANSFERING DOWN W/ LOADING
	HANGER
	POINT LOAD TRANSFERRED BY KICKER
	HOLD DOWN WITH SIZE DESIGNATION
	VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
	HORIZONTAL STRAP WITH SIZE DESIGNATION
	INDICATES BEAM CALCULATION WITH INDEXED NUMBER
	WALL ABOVE
	WALL BELOW

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.

FOUNDATION PLAN
Scale 1/4"=1'-0"



Date	By	Description
5/20/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
Mercer Island WA
8555 85th Ave SE
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

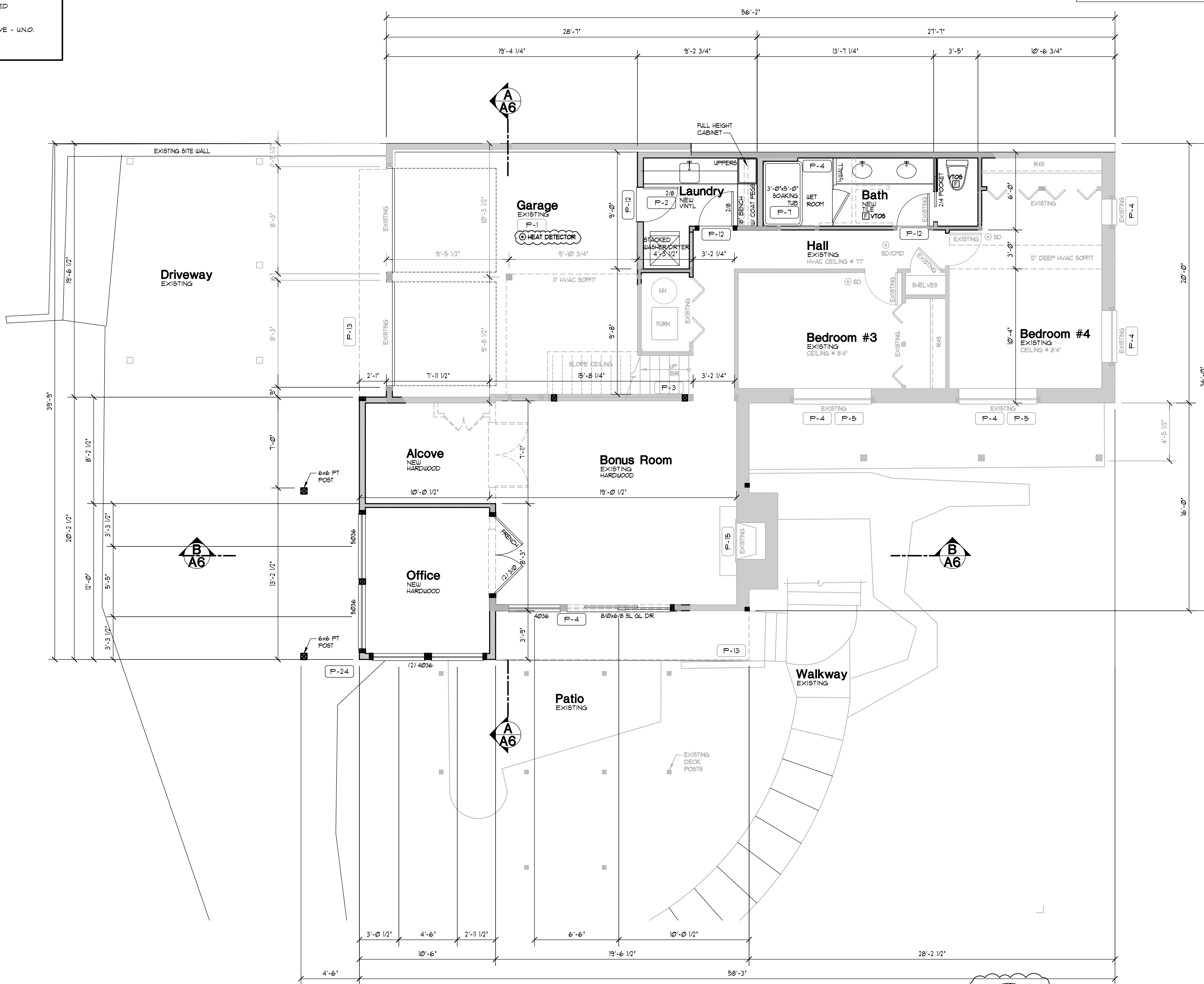
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St.
Bellevue, WA 98007
1-800-888-4517
www.knapichomeplans.com

TITLE
JOB NO.: 2400903
STARTING NO.: 2400922

SHEET
A2.0

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	EXISTING AND NEW WALLS ABOVE - UNO
	EXISTING FOUND WALLS
	NEW FOUND WALLS

ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



GENERAL PLAN NOTES

- SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
- ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1
- SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
- SEE TYP. MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES

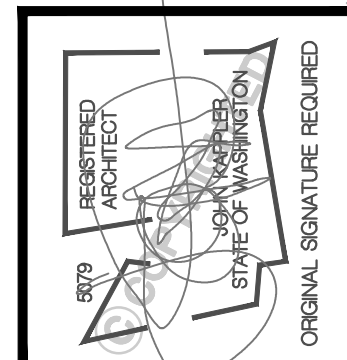
- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYPE 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 01022.6.A. SHEET A-1.
- P-2 1 1/4" MIN. SELF CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01022.6.B. SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.1 A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.I.B. PER I.R.C. SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.1. SEE DIV. 01022.1 SHEET A-1.
- P-4 SAFETY GLAZING PER I.R.C. SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 01022.00 SHEET A-1
- P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 01022.00 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN NUTS. PER I.R.C. SECTION 507.2. SEE DIV. 01250 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 1 1/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01022.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01022.1 SHEET A-1
- P-11 22"x32" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01022.12 SHEET A-1 D. FIREBLOCK OPENINGS AROUND PENETRATIONS * EACH FLOOR PER I.R.C. SECTION R1023.19. E. FIREPLACE MUST COMPLY WITH UL 127 TESTING SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-16 3" DIAMETER STEEL POST
- P-17 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- P-18 1" VENT FOR MECHANICAL, 1' CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1
- P-19 PLANT SHELF
- P-20 UPPER AND LOWER LINEN CABINETS
- P-21 SOFFIT AREA
- P-22 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ INSULATION MIN. PER USEC

SYMBOLS AND LEGEND

- F FAN - DIRECT VENT TO OUTSIDE - BATHROOMS/LAUNDRY 50 CFM MIN. - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
 - WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO I.R.C. M1503.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1503.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE
 - T THERMOSTAT @ 50" ABOVE FLOOR
 - 100' SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM OR HEAT DETECTOR WHERE NOTED AND PER I.R.C. R314.2.3
 - HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY PER I.R.C. R314
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15/16 SEE SHEET A1
- | | | |
|--|--|--|
| | | |
|--|--|--|
- A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
 B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
 C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
 D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

LOWER FLOOR PLAN

Scale 1/4"=1'-0"



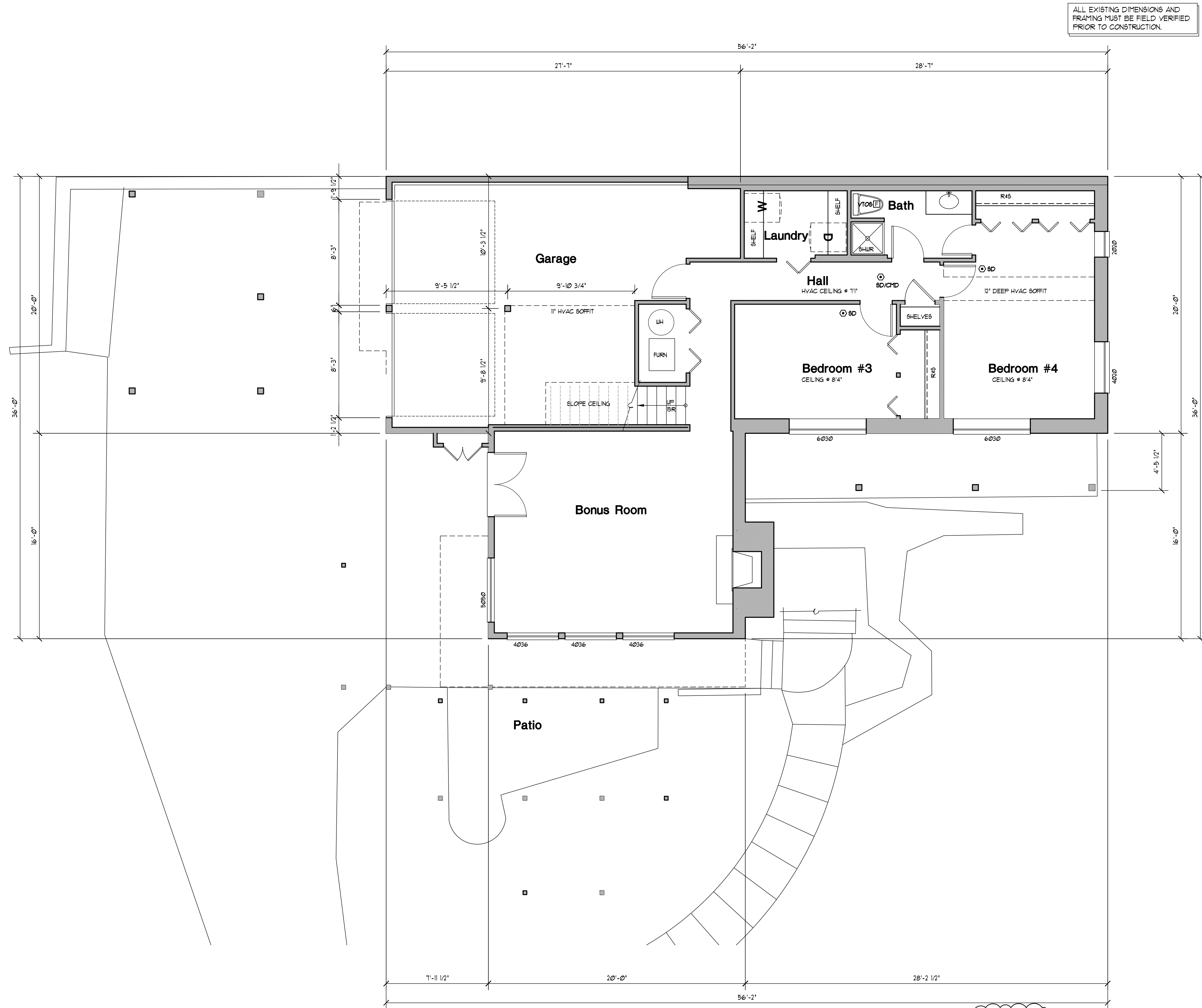
Date	By	Description
5/20/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
 8555 85th Ave SE
 Mercer Island WA
 THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 SE 16th St
 Bellevue, WA 98007
 1-800-888-4517
 www.knapichomeplans.com

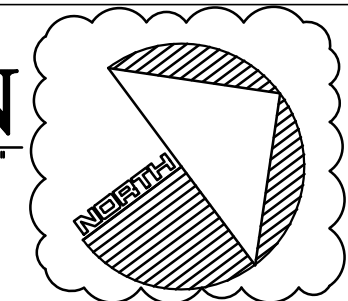
TITLE
JOB NO.: 24009.03
STARTING NO.: 24009.22

SHEET
A2.1

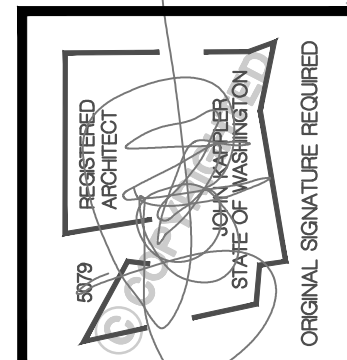


EXISTING LOWER FLOOR PLAN

Scale 1/4"=1'-0"



ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



Date	By	Description
5/30/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
 8555 85th Ave SE
 Mercer Island WA
 THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 SE 16th St
 Bellevue, WA 98007
 1-800-888-4517
 www.knaptechconsultants.com

TITLE	
JOB NO. :	24009.03
STARTING NO. :	24009.22

SHEET
A2.2

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	EXISTING AND NEW WALLS ABOVE - U.N.O.
	EXISTING FOUND WALLS
	NEW FOUND WALLS

STRUCTURAL NOTATIONS

- EXISTING ROOF FRAMING TO REMAIN. INSTALL NEW 3/4"x3/4" #14 ROOF RAFTERS @ 24" O.C. MAX SPACING, SISTERED TO EACH EXISTING ROOF MEMBER W/ (3) 3/8"x3" NAILS @ 12" O.C. PROVIDE NEW 2x10 HP, COLLAR TIES FASTENED TO EACH NEW RAFTER W/ (4) 1/2" THRU-BOLTS @ 6" SISTERED W/ EXISTING ROOF MEMBER AS REQ'D W/ (3) 3/8"x3" NAILS @ 12" O.C. UNDER FRAME CEILING AS REQ'D BASED ON ARCH PLANS.
- PROVIDE / VERIFY (2) 2x6 JACKS (MIN) BETWEEN OPENINGS AND (2) 2x6 CRIPPLE POST ABOVE HEADER TIGHT TO UNDERSIDE OF ROOF FRAMING. FASTEN (1) SIMPSON C36 STRAP @ INTERIOR & EXTERIOR FACE OF WALL AT EACH JACK CENTERED ON THE HDR ABOVE & FASTENED TO STUD ABOVE W/ 1/4" MIN END LENGTH ON EACH STUD.
- EXISTING BEARING WALL TO BE REMOVED. BUILDER/CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS AND TEMPORARY SHORING. BUILDER/CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY SHORING TO UNDERSIDE OF EXISTING ROOF FRAMING PRIOR TO DEMO OF EXISTING BEARING WALLS/POSTS.
- CUT BACK EXISTING ROOF MEMBER AS REQ'D TO INSTALL NEW FLUSH BEAMS & FASTEN EXISTING ROOF MEMBERS TO NEW FLUSH BEAMS PER DETAIL 95D-1.
- CUT BACK EXISTING ROOF MEMBER AS REQ'D TO BEAR NEW CONTINUOUS BOTTOM FLUSH BEAM ON POST LOCATIONS SHOWN. SEE DTL 95D-1 FOR CONNECTIONS (TYP).
- AT NEW EXTERIOR WALL, FASTEN NEW END STUD TO EXISTING END STUD W/ 3/8"x3" NAILS @ 12" O.C. VERTICALLY.
- INFILL EXISTING OPENINGS AS REQ'D W/ 2x4 @ 16" O.C.
- CONTACT MULHERN & KULP IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN/ASSUMED.
- BUILDER/CONTRACTOR IS RESPONSIBLE FOR WEATHERPROOFING ALL ENGINEERED LUMBER.
- BUILDER/CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.
- IF STEEL POSTS, PROVIDE 4x8x1/4" CAP & BASE PLATE FASTENED FRAMING ABOVE/BELOW W/ (4) 1/2"x1/2" SIMPSON SD6 SCREWS.
- IF WOOD POSTS, PROVIDE (2) SIMPSON A35 CLIPS @ TOP & BOTTOM OF POST.

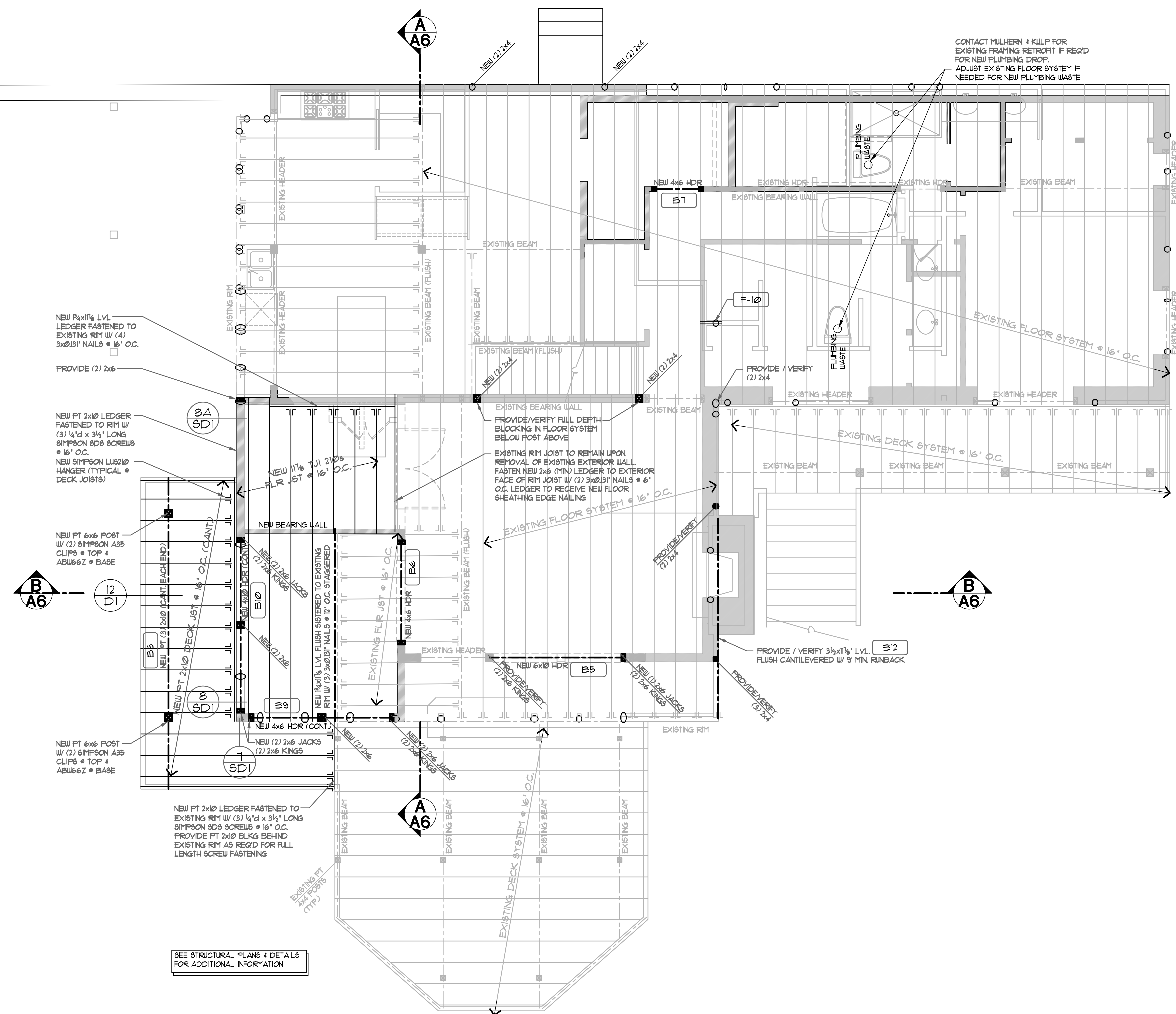
ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GENERAL FRAMING NOTES

- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1
 - TRUSS LOADING, SEE DIV. 0100 SHEET A-1
 - TRUSS SPAN PER FLOOR PLANS
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24" O.C. U.N.O.
- ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 U.N.O. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 06100 SHEET A-1
- HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BORING 40%
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

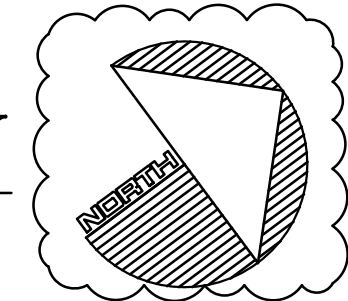
FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.15 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 0100.3 SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 FULL DEPTH PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING. 2x OVERFRAMING @ 24" O.C. PROVIDE 2x6 STRONGBACK FUELING AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" OC



SEE STRUCTURAL PLANS & DETAILS FOR ADDITIONAL INFORMATION

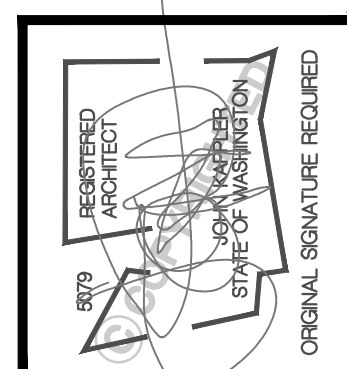
MAIN FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"



SYMBOLS & LEGEND

	POINT LOADS FROM ABOVE
	POINT LOADS FROM ABOVE W/ LOADING
	POINT LOAD TRANSFERING DOWN
	POINT LOAD TRANSFERING DOWN W/ LOADING
	HANGER
	POINT LOAD TRANSFERRED BY KICKER
	HOLD DOWN WITH SIZE DESIGNATION
	VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
	HORIZONTAL STRAP WITH SIZE DESIGNATION
	INDICATES BEAM CALCULATION WITH INDEXED NUMBER
	WALL ABOVE
	WALL BELOW

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.



Date	By	Description
5/20/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
Mercer Island WA
8555 85th Ave SE
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

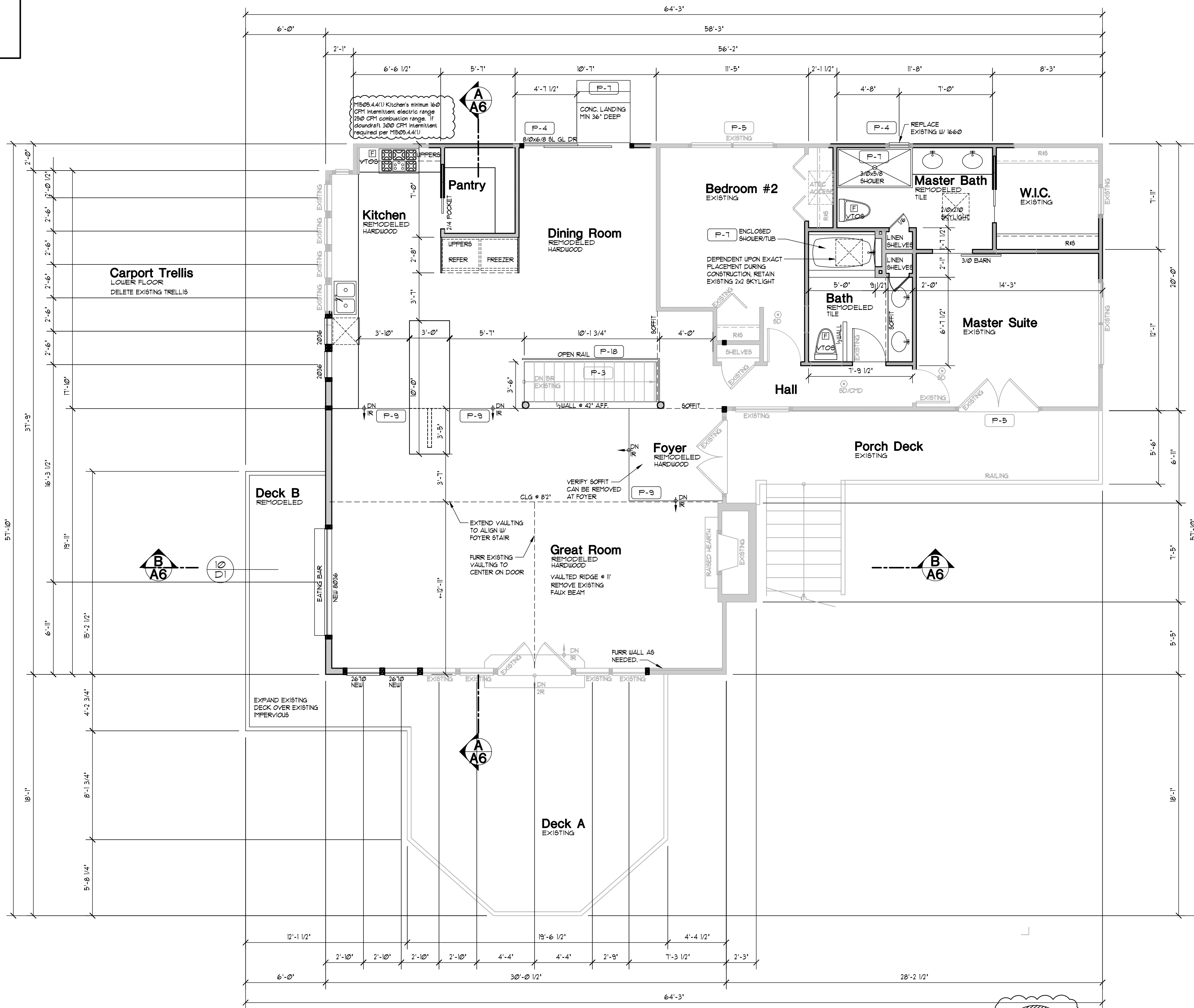
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.knapichomeplans.com

TITLE
JOB NO.: 2400903
STARTING NO.: 2400922

SHEET
A2.3

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	EXISTING AND NEW WALLS ABOVE - UNO
	EXISTING FOUND WALLS
	NEW FOUND WALLS

ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



SYMBOLS AND LEGEND	
	FAN - DIRECT VENT TO OUTSIDE - BATHROOMS/LAUNDRY 50 CFM MIN. - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
	WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC M1503.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1503.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
	THERMOSTAT @ 5'-0" ABOVE FLOOR
	100% SMOKE ALARM PER IRC M1303.4 WITH BATTERY BACKUP. INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM OR HEAT DETECTOR WHERE NOTED AND PER IRC R314.2.3
	HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY PER IRC R314
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15/16 SEE SHEET A1	
	AIR HANDLER
	HEAT PUMP
	WH
A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.	
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.	
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.	
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.	

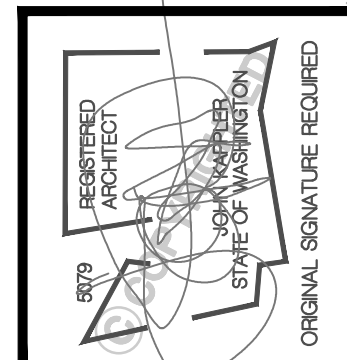
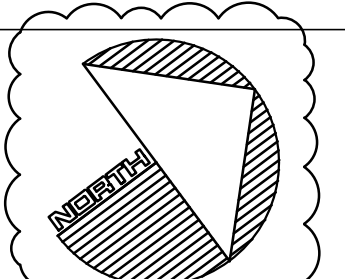
- GENERAL PLAN NOTES**
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
 - ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1
 - SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
 - SEE TYP. MATERIALS LIST ON SECTION SHEET
 - SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.
- FLOOR PLAN KEY NOTES**

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYPE 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 01022.6.A. SHEET A-1.
- P-2 1 1/4" MIN. SELF-CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01022.6.B. SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER IRC SECTION R311.1 A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 1 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER IRC, TABLE R301.5 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER IRC, SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.I.B. PER IRC, SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER IRC, SECTION R302.1. SEE DIV. 01022.1 SHEET A-1.
- P-4 SAFETY GLAZING PER IRC, SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 02020 SHEET A-1
- P-5 EGRESS WINDOW PER IRC, SECTION R310 SEE DIV. 02020 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN NELTS. PER IRC, SECTION 507.2. SEE DIV. 02020 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 1 1/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS. HANDRAIL REQUIRED PER IRC, SECTION R311.8. SEE DIV. 01022.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01022.1 SHEET A-1
- P-11 22"x32" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO IRC, REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 C. HEARTH SHALL CONFORM TO IRC REQUIREMENT SEE DIV. 01022.12 D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER IRC, SECTION R1003.19. E. FIREPLACE MUST COMPLY WITH UL 127 TESTING SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-16 3" DIAMETER STEEL POST
- P-17 36" GUARDRAIL PER IRC, SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- P-18 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER IRC, SECTION R302.11. SEE DIV. 15 SHEET A-1
- P-19 PLANT SHELF
- P-20 UPPER AND LOWER LINEN CABINETS
- P-21 SOFFIT AREA
- P-22 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ INSULATION MIN. PER USEC

SQUARE FOOTAGE

	EXISTING	PROPOSED
UPPER FLR	N/A SF	N/A SF
MAIN FLR	1,603 SF (+167)	1,770 SF
LOWER FLR	924 SF (+261)	1,185 SF
TOTAL	2,527 SF	2,955 SF
UNFINISHED	N/A SF	N/A SF
GARAGE	445 SF	379 SF
CVRD PORCH	158 SF	158 SF
DECKS	581 SF	459 SF

MAIN FLOOR PLAN
Scale 1/4"=1'-0"



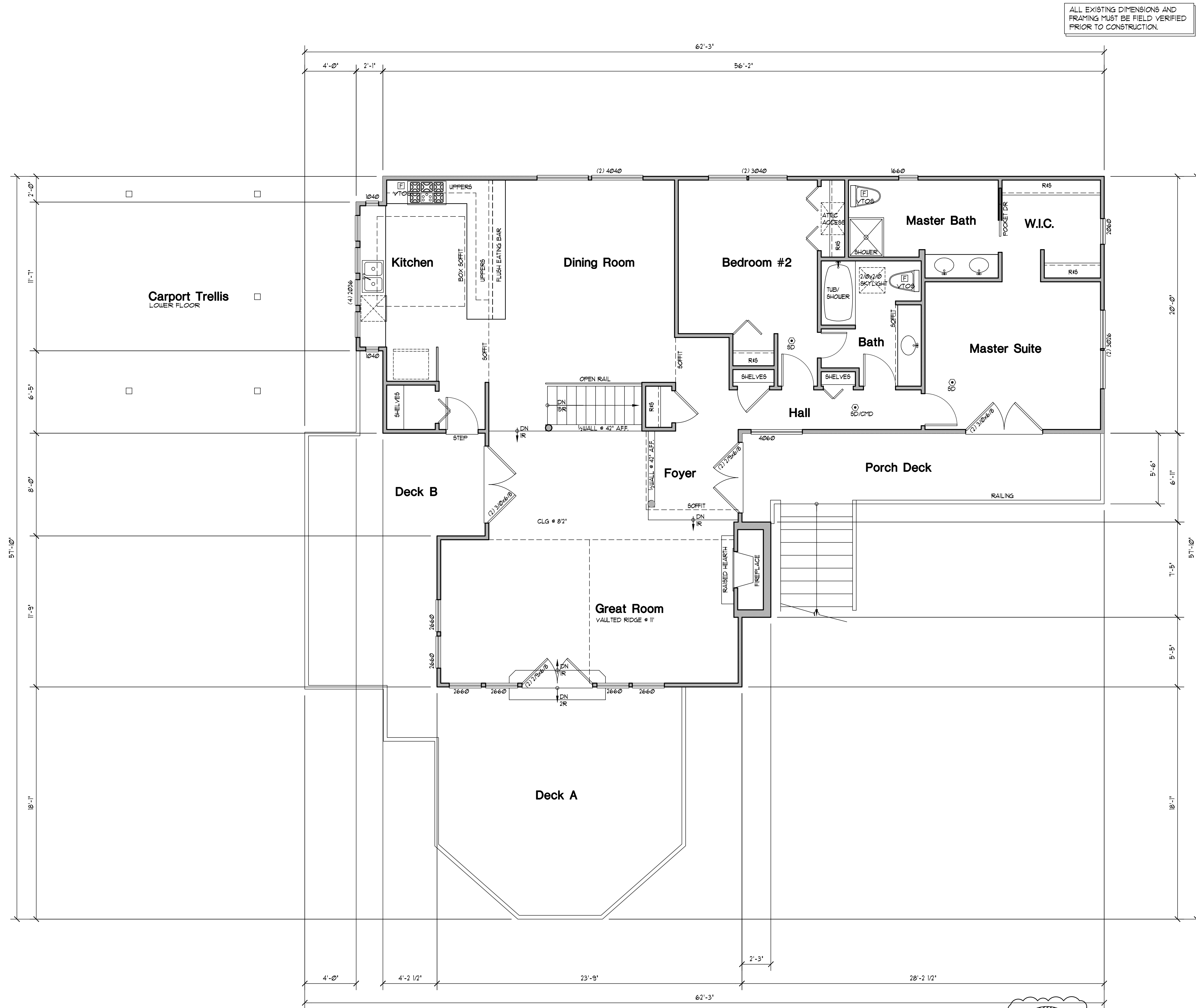
Date	By	Description
5/20/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
8555 85th Ave SE
Mercer Island WA
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

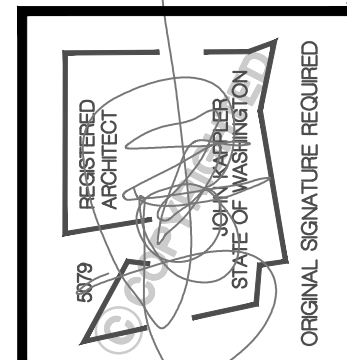
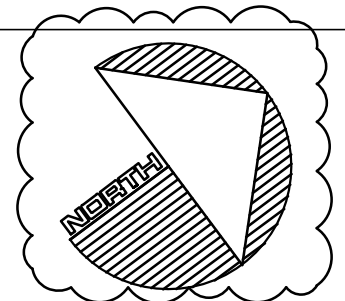
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.knapichomeplans.com

TITLE
JOB NO.: 240093
STARTING NO.: 2400932

SHEET
A3



EXISTING MAIN FLOOR PLAN
Scale 1/4"=1'-0"



Date	By	Description
5/30/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
8555 85th Ave SE
Mercer Island WA
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kaplanarchitect.com

TITLE
JOB NO. : 24009.03
STARTING NO. : 24009.22

SHEET
A3.1

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS
	EXISTING AND NEW WALLS ABOVE - U.O.
	EXISTING FOUND. WALLS
	NEW FOUND. WALLS

STRUCTURAL NOTATIONS

- EXISTING ROOF FRAMING TO REMAIN. INSTALL NEW 3/4"x3/4" #14 ROOF RAFTERS @ 24" O.C. MAX SPACING, DISTERED TO EACH EXISTING ROOF MEMBER W/ (3) 3/8"x3" NAILS @ 12" O.C. PROVIDE NEW 2x6 HP, COLLAR TIES FASTENED TO EACH NEW RAFTER W/ (4) 1/2" THRU-BOLTS & DISTERED W/ EXISTING ROOF MEMBER AS REQ'D W/ (3) 3/8"x3" NAILS @ 12" O.C. UNDER FRAME CEILING AS REQ'D BASED ON ARCH PLANS.
- PROVIDE / VERIFY (2) 2x6 JACKS (MIN) BETWEEN OPENINGS AND (2) 2x6 CRIPPLE POST ABOVE HEADER TIGHT TO UNDERSIDE OF ROOF FRAMING. FASTEN (1) SIMPSON C36 STRAP @ INTERIOR & EXTERIOR FACE OF WALL AT EACH JACK, CENTERED ON THE HDR ABOVE & FASTENED TO STUD ABOVE W/ 1/4" MIN END LENGTH ON EACH STUD.
- EXISTING BEARING WALL TO BE REMOVED. BUILDER/CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS AND TEMPORARY SHORING. BUILDER/CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY SHORING TO UNDERSIDE OF EXISTING ROOF FRAMING PRIOR TO DEMO OF EXISTING BEARING WALLS/POSTS.
- CUT BACK EXISTING ROOF MEMBER AS REQ'D TO INSTALL NEW FLUSH BEAMS & FASTEN EXISTING ROOF MEMBERS TO NEW FLUSH BEAMS PER DETAIL 9-5D-1.
- CUT BACK EXISTING ROOF MEMBER AS REQ'D TO BEAR NEW CONTINUOUS BOTTOM FLUSH BEAM ON POST LOCATIONS SHOWN. SEE DTL 9-5D-1 FOR CONNECTIONS (TYP).
- AT NEW EXTERIOR WALL, FASTEN NEW END STUD TO EXISTING END STUD W/ 3/8"x3" NAILS @ 12" O.C. VERTICALLY.
- INFILL EXISTING OPENINGS AS REQ'D W/ 2x4 @ 16" O.C. CONTACT MULHERRN & KULP IS EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN/ASSUMED.
- BUILDER/CONTRACTOR IS RESPONSIBLE FOR WEATHERPROOFING ALL ENGINEERED LUMBER.
- BUILDER/CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.
- IF STEEL POSTS, PROVIDE 4x8x1/4" CAP & BASE PLATE FASTENED FRAMING ABOVE/BELOW W/ (4) 1/2"x1/2" SIMPSON SD6 SCREWS.
- IF WOOD POSTS, PROVIDE (2) SIMPSON A35 CLIPS @ TOP & BOTTOM OF POST.

ALL EXISTING DIMENSIONS AND FRAMING MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GENERAL FRAMING NOTES

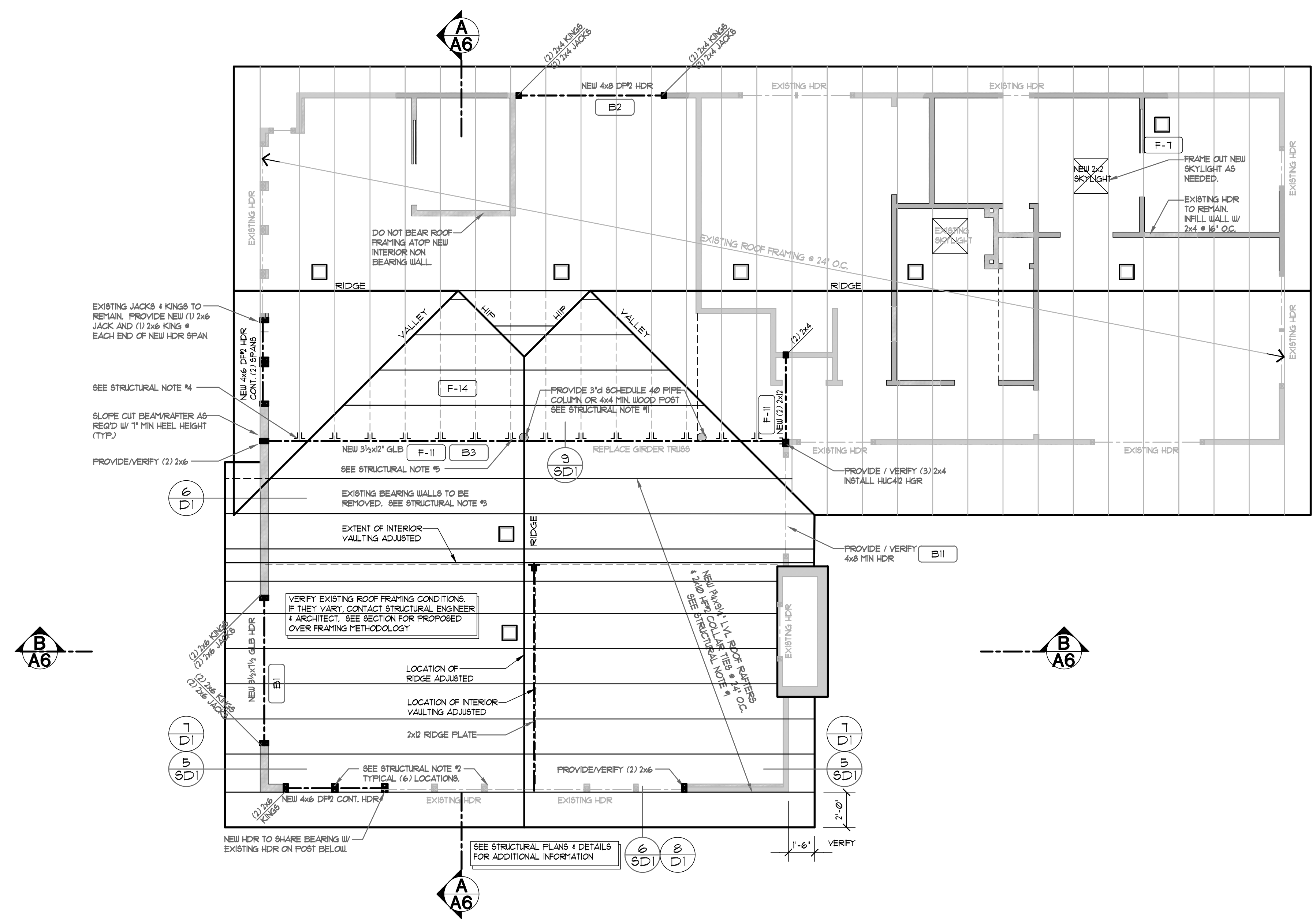
- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1
 - TRUSS LOADING, SEE DIV. 0100 SHEET A-1
 - TRUSS SPAN PER FLOOR PLANS
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24" O.C. U.O.
- ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x8 DF #2 U.O. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.O. SEE DIV. 06100 SHEET A-1. HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40%.
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.18 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP FLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 0100 SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 FULL DEPTH PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING. 2x OVERFRAMING @ 24" O.C. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" O.C. TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" O.C.

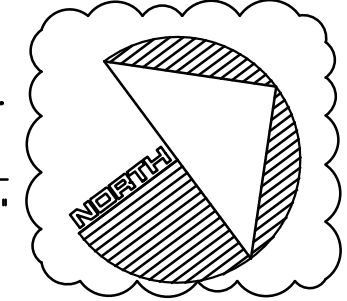
ROOF VENT CALCULATION	
TOTAL ROOF AREA	803 SF/900 = .534 SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 214 SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE	= 267 SF MAX.
8 ROOF JACKS AT 50 SQ. IN. EACH (36" MAX. BELOW RIDGE)	= 400 SQ. IN. = 278 SF
114 L.F. OF EAVE VENTS AT 3.3-SQ. IN./L.F. = 3762 SQ. IN. = 261 SF	
TOTAL SF OF VENTILATION PROVIDED	= 539 SF

VERIFY EXISTING VENTILATION MEETS REQUIREMENTS



ROOF FRAMING PLAN

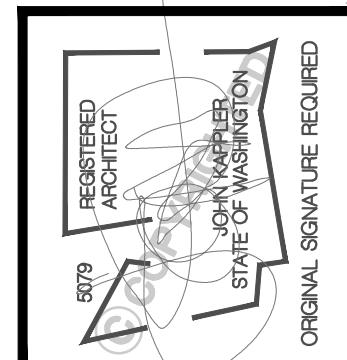
Scale 1/4"=1'-0"



SYMBOLS & LEGEND

-
-
-
-
-
-
-
-
-
-
-
-

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.



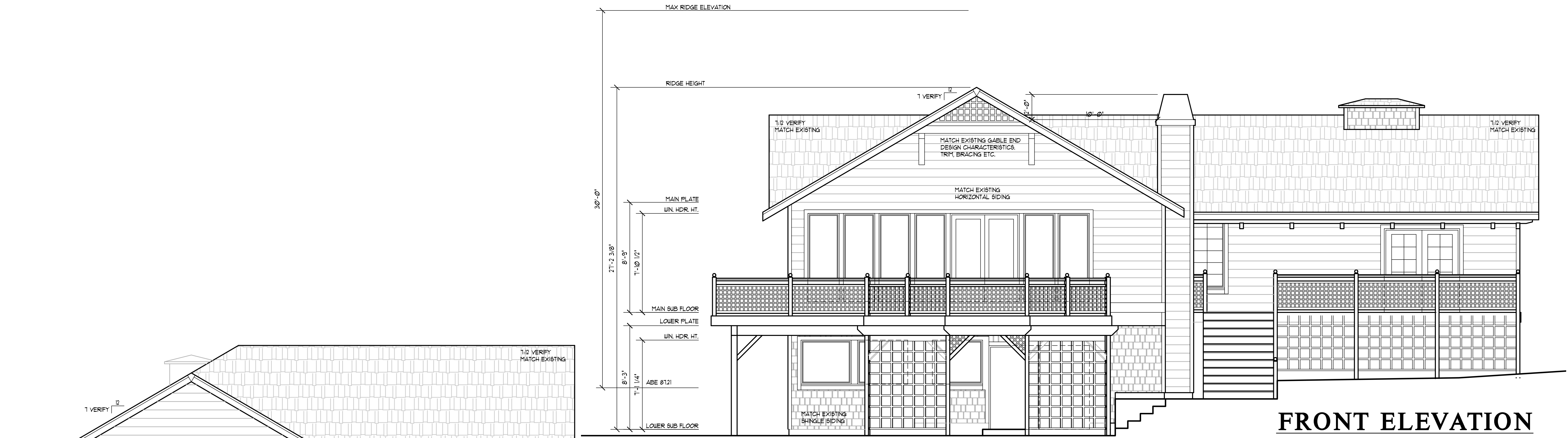
Date	By	Description
5/20/25	ECP	PERMIT SET
8/22/25	ECP	JURISDICTIONAL COMMENTS

Engi & Nabil Attia
Attia Remodel
 8555 85th Ave SE
 Mercer Island WA
 THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

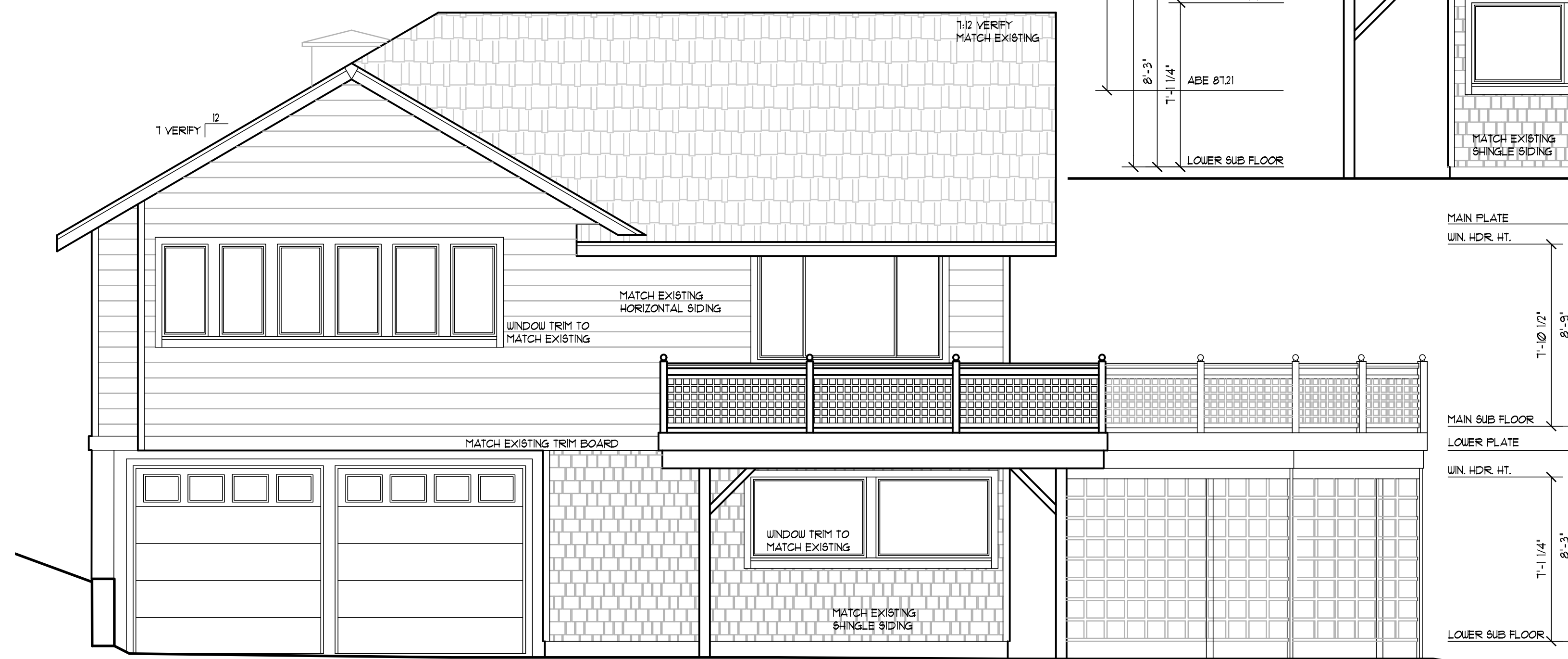
ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 SE 16th St
 Bellevue, WA 98007
 1-800-888-4517
 www.kennethjohansen.com

TITLE
JOB NO.: 240903
STARTING NO.: 240922

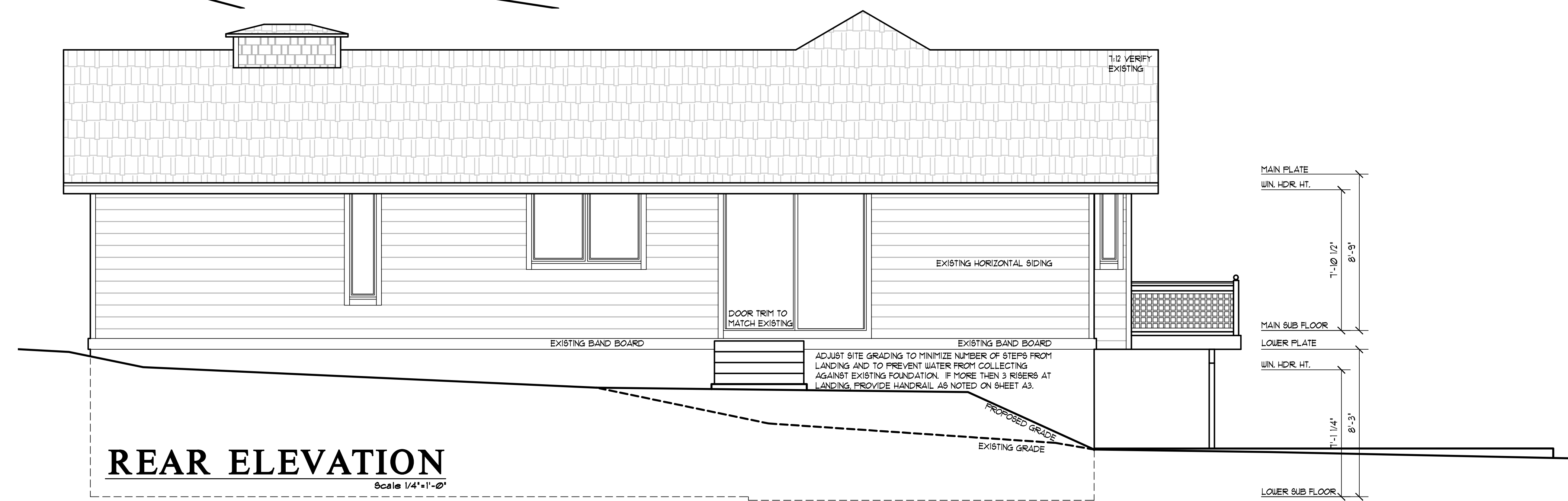
SHEET
A4



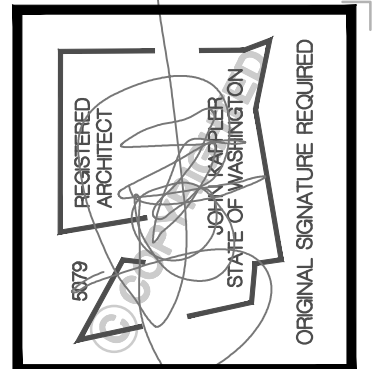
FRONT ELEVATION
Scale 1/4"=1'-0"



SIDE ELEVATION
Scale 1/4"=1'-0"



REAR ELEVATION
Scale 1/4"=1'-0"



Date	By	Description
5/30/25	ECP	PERMIT SET

Engi & Nabil Attia
Attia Remodel
8555 85th Ave SE
Mercer Island WA
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 84th St.
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO. : 2400903 STARTING NO. : 2400922

SHEET
A5

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7) SHINGLES (DIV. 010005)
 BUILDING PAPER: (DIV. 7) 30# BUILDING PAPER
 SHEATHING: (DIV. 6) 7/16" O.S.B. OR EQUAL
 FRAMING: (DIV. 6) PER PLAN
 INSULATION: (DIV. 7) PER WSEC
 SOFFIT: (DIV. 7) PER SPEC.
 GWB: (DIV. 9) 5/8" GWB

EXTERIOR WALL CONSTRUCTION

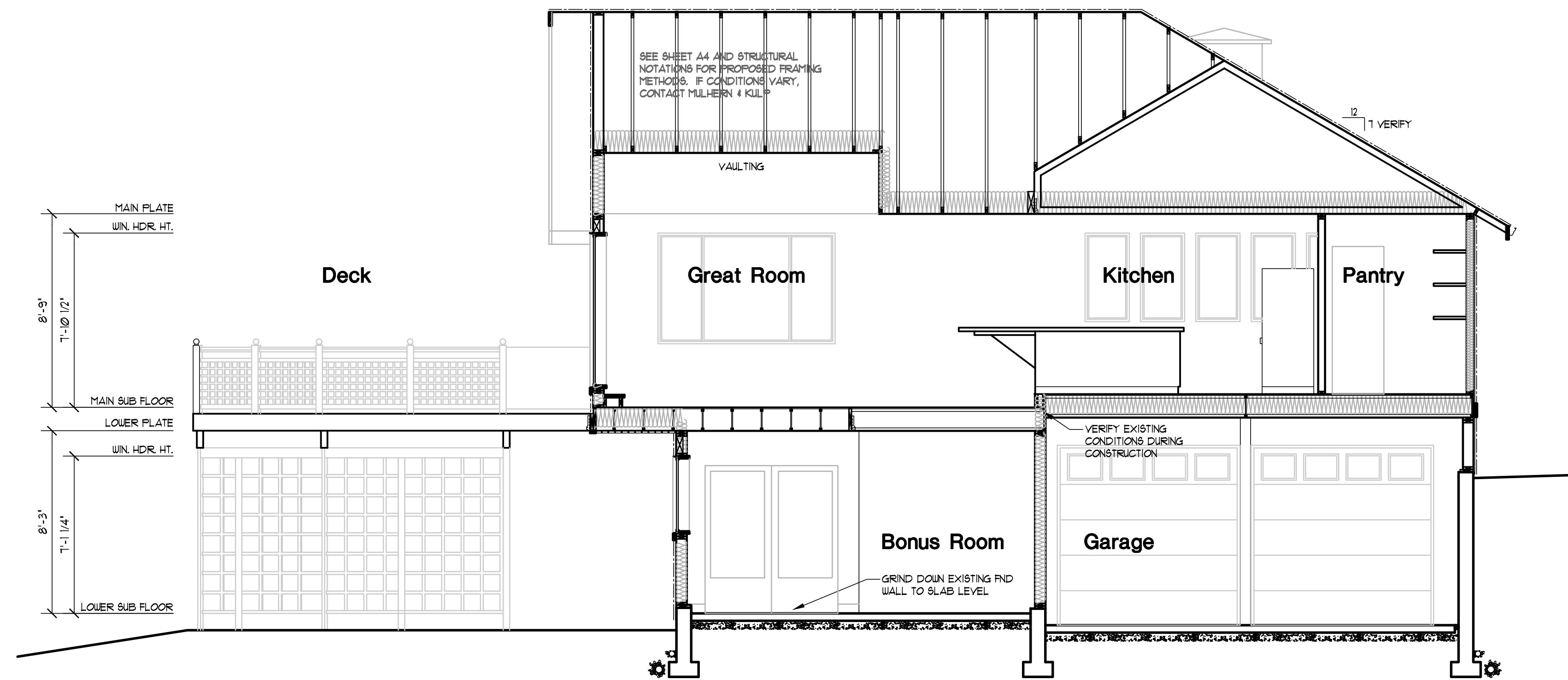
SIDING MATERIAL: (DIV. 7) WOOD SIDING (DIV. 01005)
 BUILDING WRAP: (DIV. 7) 15# BUILDING PAPER
 SHEATHING: (DIV. 6) 1/2" CDX PLYWOOD OR EQUAL
 FRAMING: (DIV. 6) 2 X 6 STUDS AT 16" OC
 INSULATION: (DIV. 7) PER WSEC
 PROVIDE CLASS II VAPOR RETARDER
 IN MARINE ZONE 4
 GWB: (DIV. 9) 1/2" GWB

FLOOR CONSTRUCTION

FLOORING: (DIV. 9) FINISH PER PLANS (DIV. 01005)
 SUBFLOOR: (DIV. 6) 3/4" T&G (PLYWD, COMPLY, OR BQ)
 FRAMING: (DIV. 6) PER PLANS
 INSULATION: (DIV. 7) PER WSEC
 SOFFIT: (DIV. 7) PER SPEC.

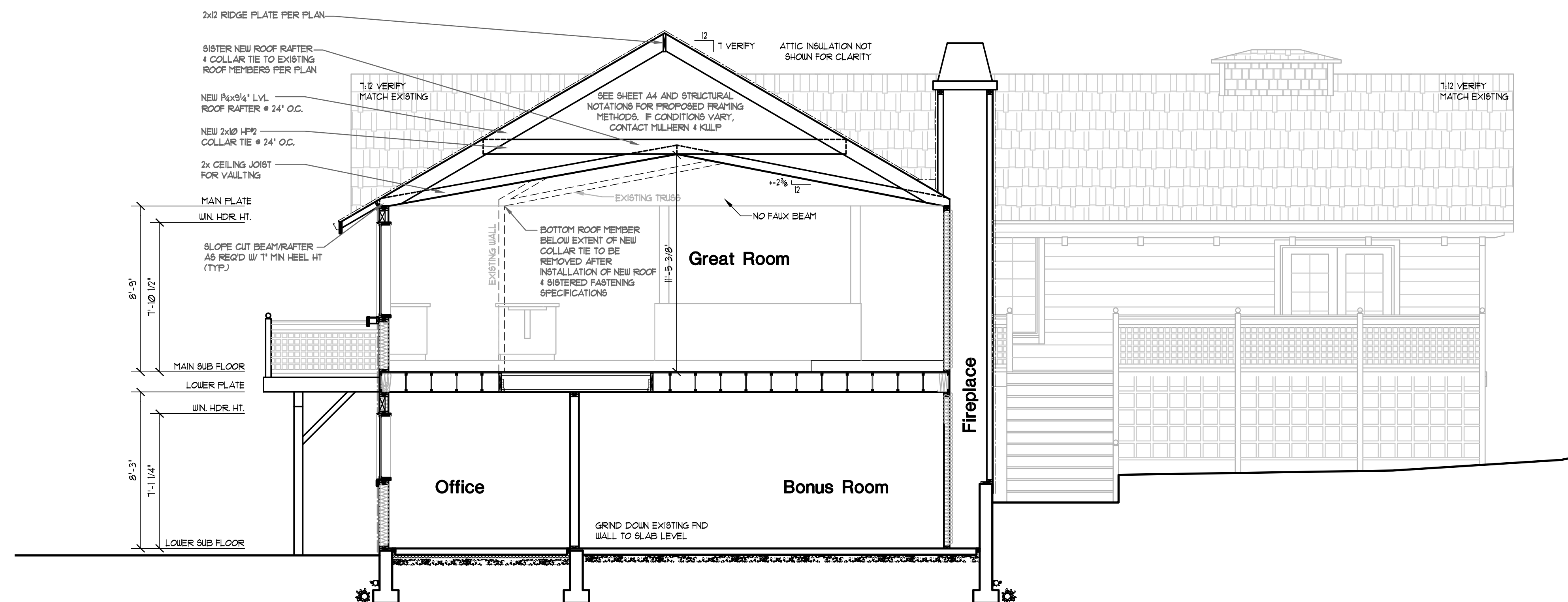
TRIM:(DIV. 6)

WINDOW: HEAD: MATCH EXISTING
 (WITH NO BRICK MOLD) JAMB: MATCH EXISTING
 CORNER BOARDS: SILL: MATCH EXISTING
 FASCIA: INSIDE: 2x2
 OUTSIDE: MATCH EXISTING
 2x8 UNO



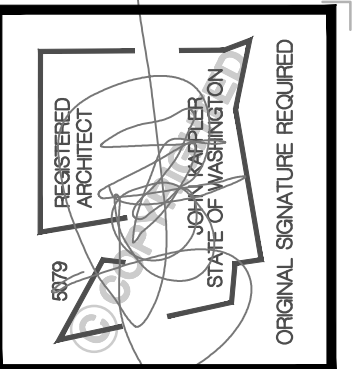
BUILDING SECTION A-A

Scale 1/4"=1'-0"



BUILDING SECTION B-B

Scale 1/4"=1'-0"



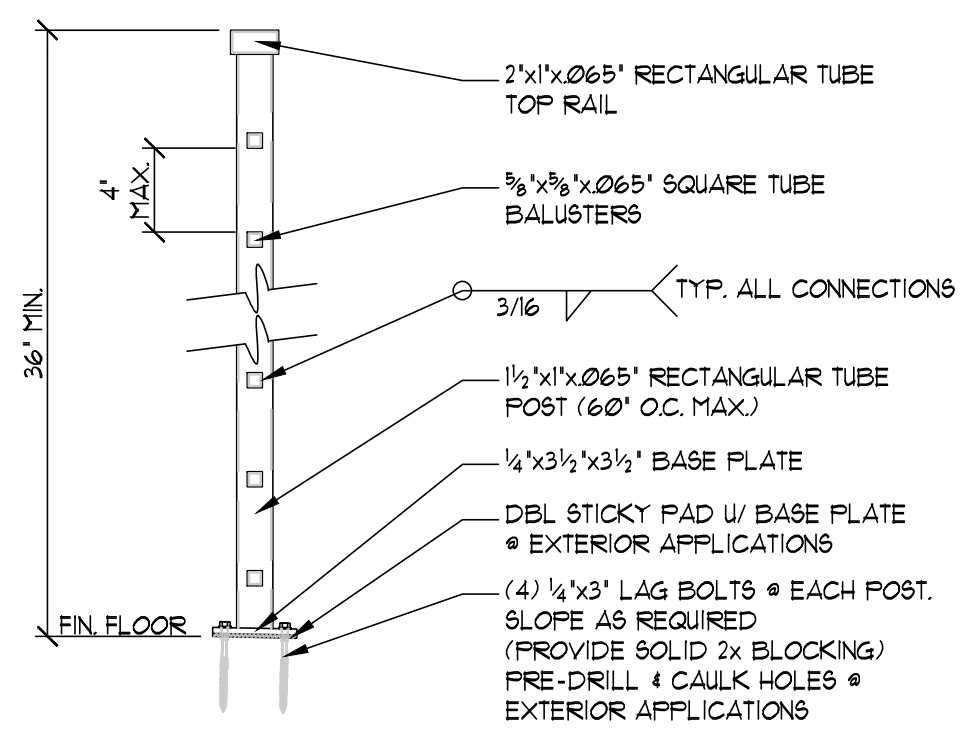
Date	By	Description
5/30/25	ECB	PERMIT SET

Engi & Nabil Attia
Attia Remodel
 8555 85th Ave SE
 Mercer Island WA
 THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

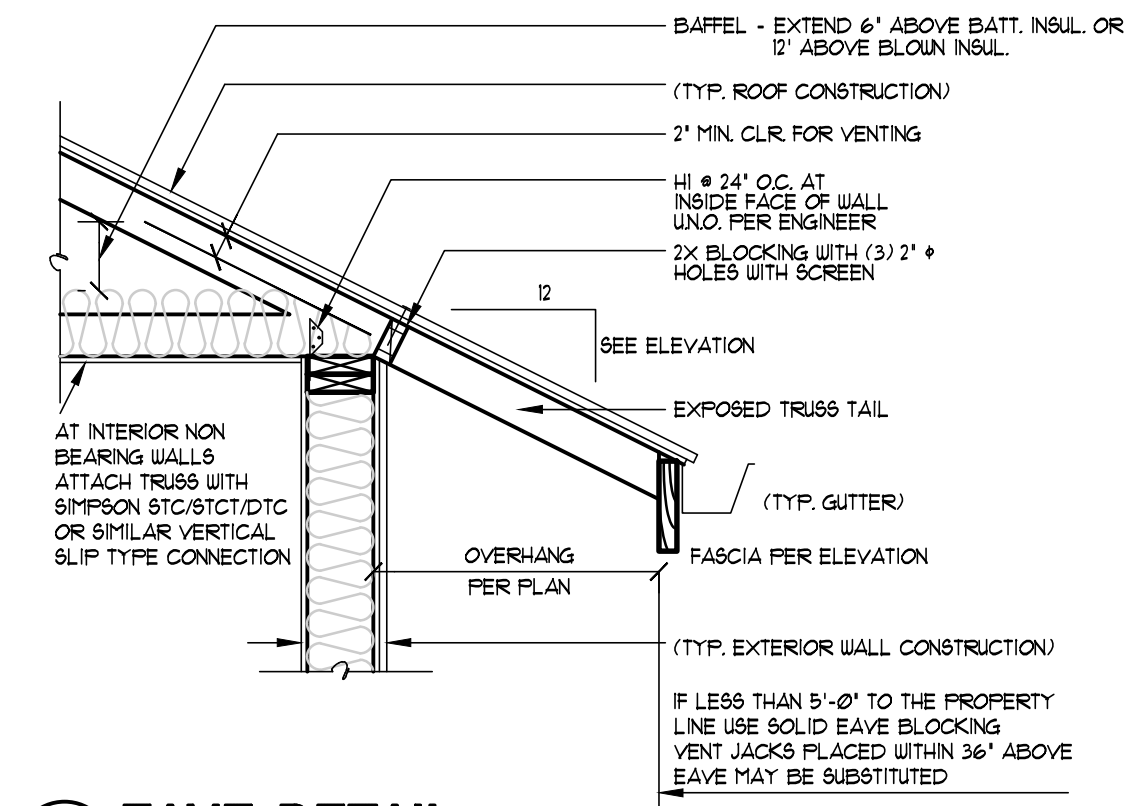
ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 SE 64th St.
 Bellevue, WA 98007
 1-800-888-4517
 www.kapplerhomeplans.com

TITLE	
JOB NO.:	24009.03
STARTING NO.:	24009.22

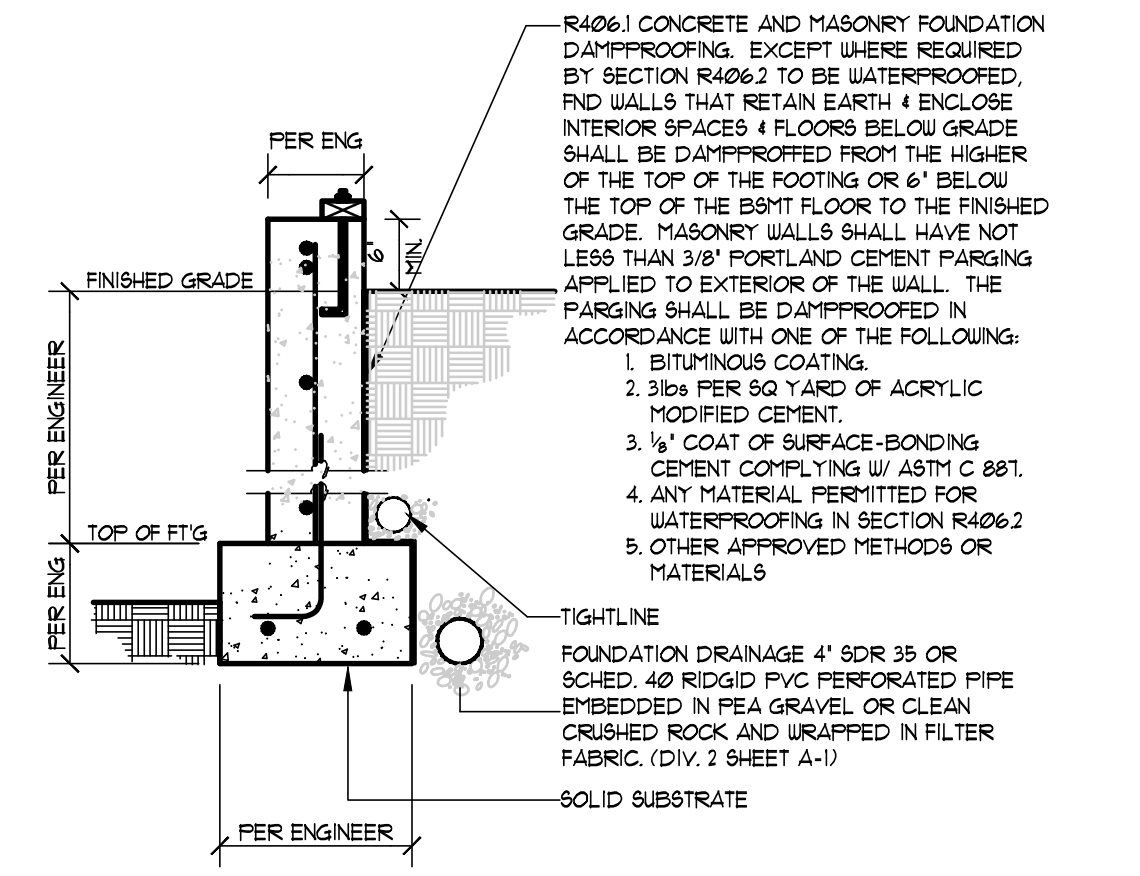
SHEET
A6



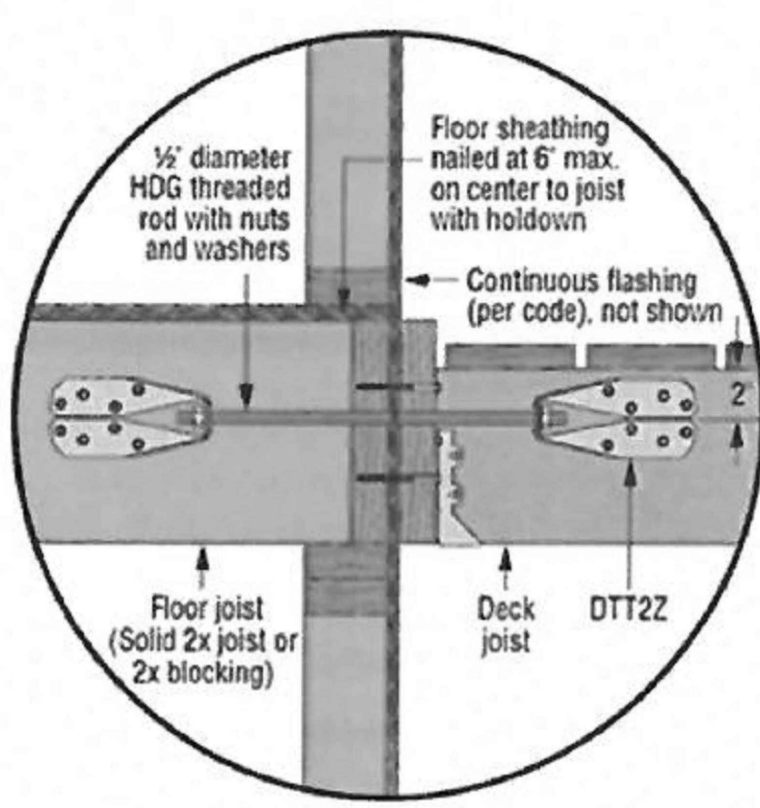
10 STANDARD RAIL DETAIL
1/2"=1'-0"



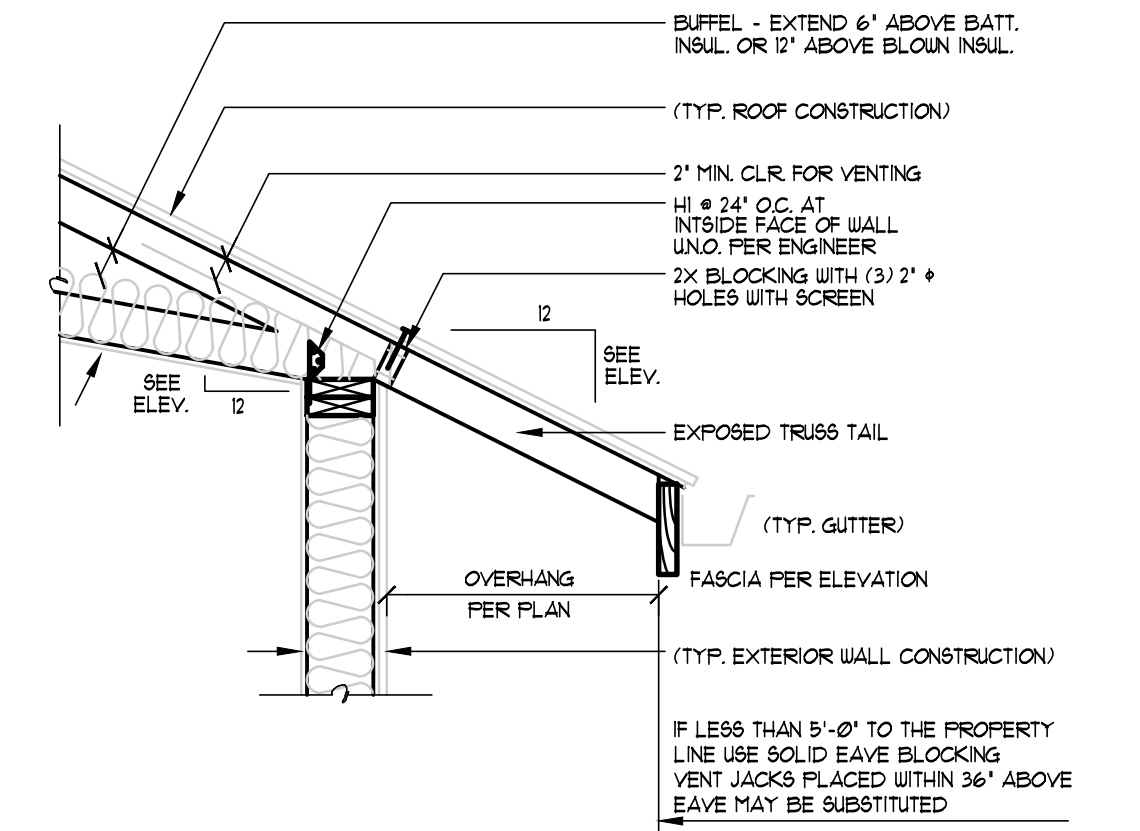
6 EAVE DETAIL
3/4"=1'-0"



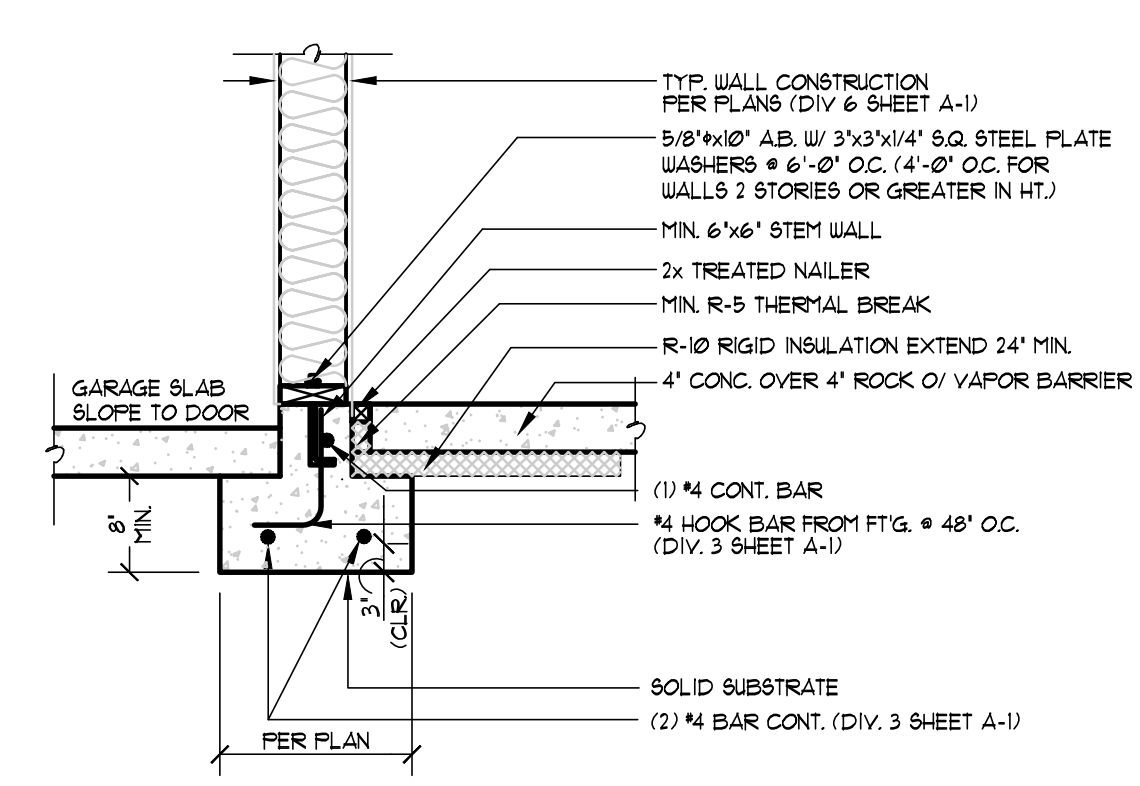
2 DAMP PROOFING DETAIL
3/4"=1'-0"



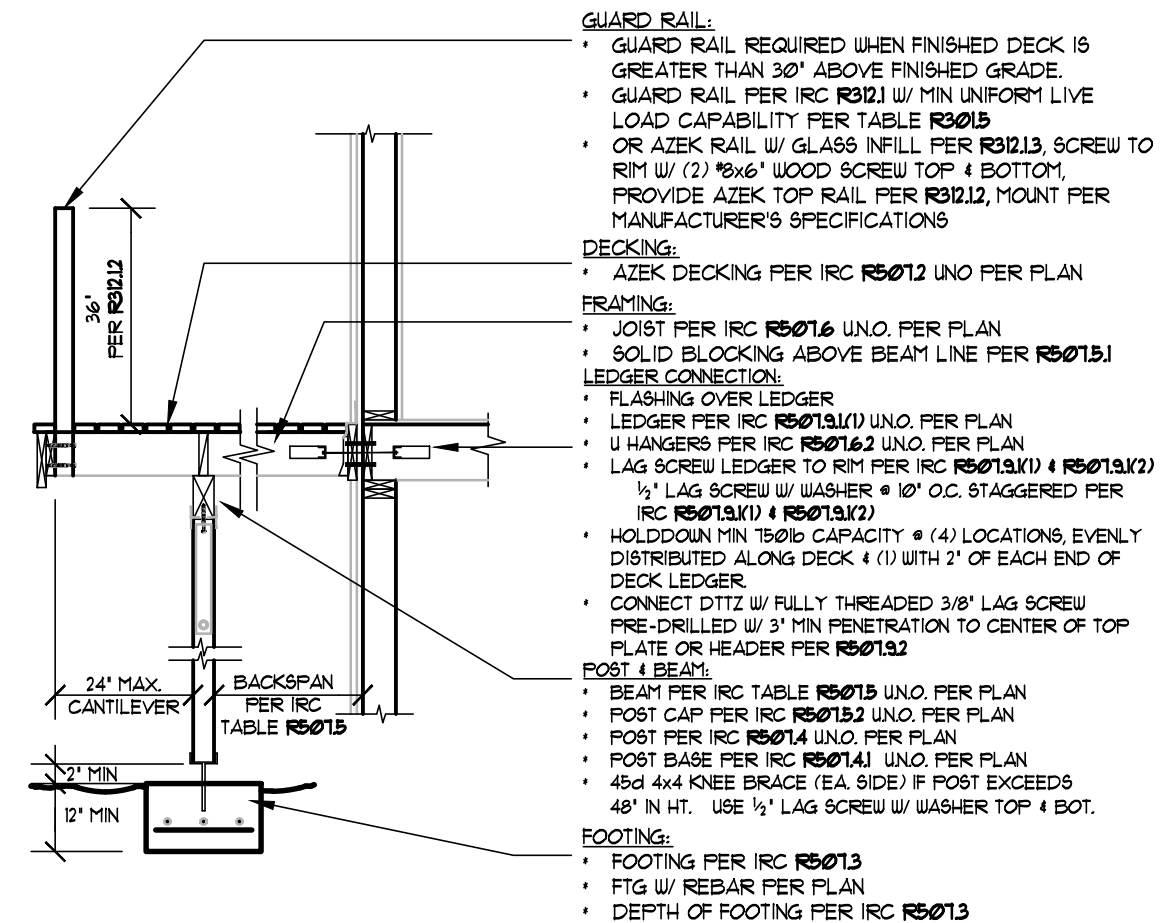
11 TYP. DECK DETAIL (DTT22)
3/4"=1'-0"



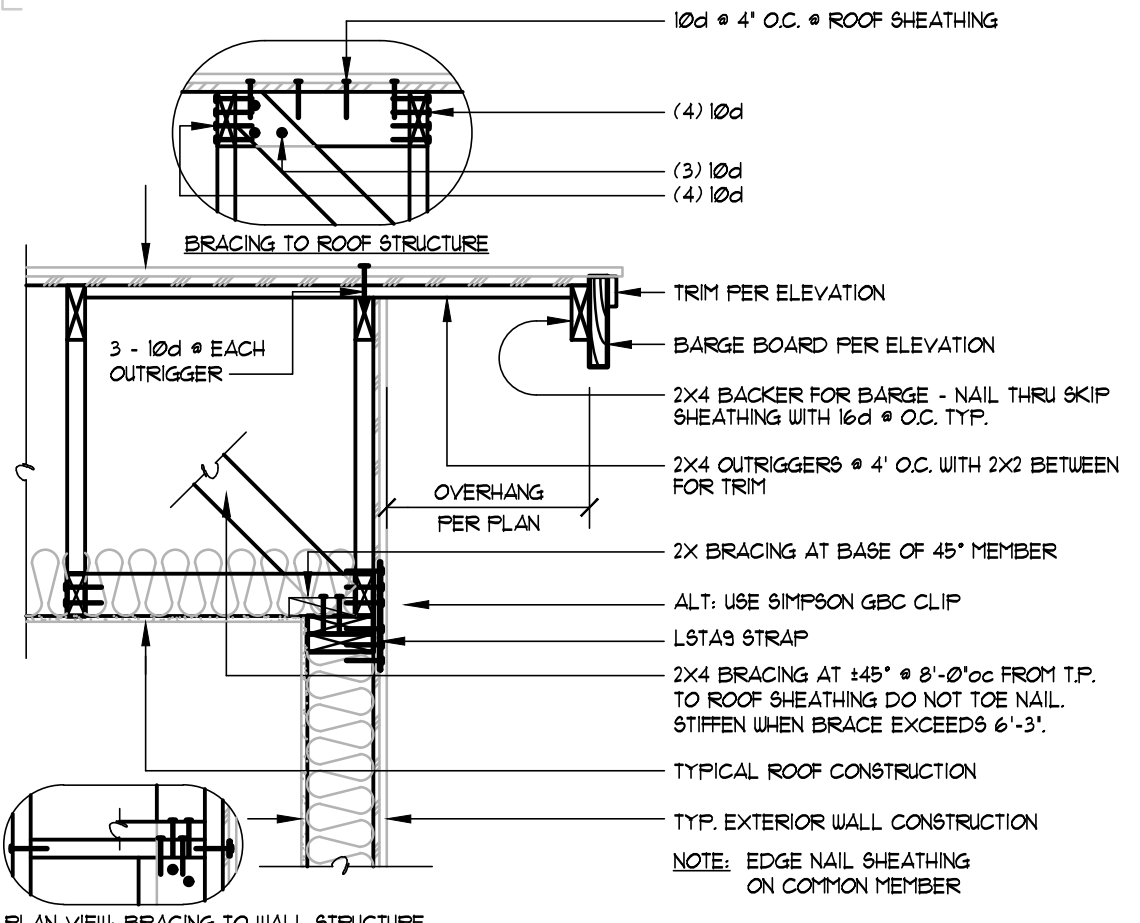
7 EAVE DETAIL
3/4"=1'-0"



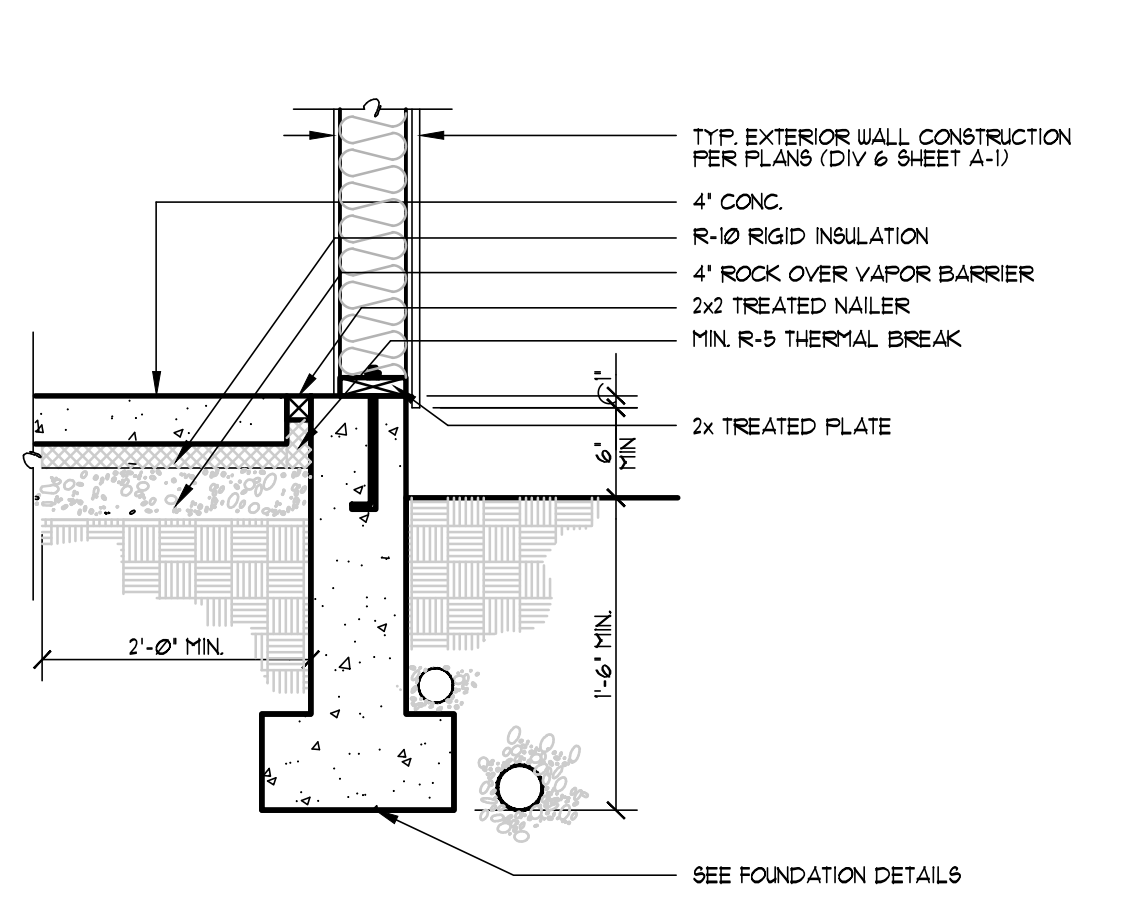
3 FOUNDATION DETAIL
3/4"=1'-0"



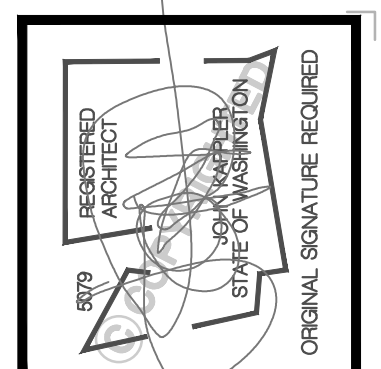
12 TYP. DECK DETAIL (per IRC 507)
3/4"=1'-0"



8 GABLE END DETAIL
3/4"=1'-0"



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



Date	By	Description
5/20/25	ECF	PERMIT SET

Engi & Nabil Attia
Attia Remodel
8555 85th Ave SE
Mercer Island WA
THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.knapicthompson.com

TITLE
JOB NO.: 24009.03
STARTING NO.: 24009.02

SHEET
D1

SLAB ON GRADE
 4" CONC. SLAB ON 10 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB
 4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE w/VA STATE AMENDMENTS. DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: EXT. SLABS ON GRADE f_y = 60,000 psi * UTILIZE 5/8" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL. ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT. TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 34" MIN. BEND BARS AND LAP AT CORNERS, PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT, PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (5'-0" O.C.) FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x 1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS). ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2. BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. ARCH/BUILDER TO VERIFY ALL DIMENSIONS. 	

DEMOLITION/RENOVATION NOTES

FRAMING AND FOUNDATION PLANS HAVE BEEN DESIGNED TO BE STRUCTURALLY SOUND UPON COMPLETION OF THE WORK. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR (UNLESS SPECIFICALLY NOTED ON PLANS).

DURING DEMOLITION AND CONSTRUCTION, IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE TEMPORARY SHORING/BRACING OF EXISTING ELEMENTS INTENDED TO REMAIN.

THE STRUCTURAL PLANS HAVE BEEN PREPARED WITH EXISTING FRAMING/FOUNDATION ASSUMPTIONS AS NOTED ON THE PLANS. IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO CONTACT M&K STRUCTURAL ENGINEERING IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS DEPICTED ON THE CONSTRUCTION DOCUMENTS.

DEMOLITION/RENOVATION NOTES

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN DETAIL AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACINGS, GUTS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. I-JOISTS:
 1/8" DEAD LOAD

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF RAFTERS:	10
CEILING JOISTS:	10
FLOOR (I-JOIST):	10
LIVE LOAD (PSF):	
ROOF:	20
RESIDENTIAL LIVING AREAS:	40
RESIDENTIAL SLEEPING AREAS:	30
RESIDENTIAL GARAGE:	50
RESIDENTIAL DECK AREAS:	60
SNOW LOAD:	
GROUND SNOW LOAD (P _s) (PSF):	25
FLAT ROOF SNOW LOAD (P _s) (PSF):	25
SNOW EXPOSURE FACTOR (C _e):	0.8
SNOW LOAD IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (C _t):	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (V _w) (MPH):	100
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (I _w):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFF. (GC _i):	0.18
TOPOGRAPHIC FACTOR (K _z):	1.0
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I _s):	1.0
MAPPED SPECTRAL RESPONSE:	
S ₁ : 1.465	S ₂ : 0.504
SITE CLASS:	D
SPECTRAL RESPONSE COEFF.:	
S ₁ : 1.12	S ₂ : 0.603
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS:	
LIGHT FRAMED WALLS	
w/WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR (ADDITION):	
TRANS: 12 k	LONG: 12 k
SEISMIC RESPONSE COEFF. (C _w) (ADDITION):	
TRANS: 0.180	LONG: 0.180
RESPONSE MODIFICATION FACTOR (R):	
TRANS: 6.5	LONG: 6.5
EQUIVALENT LATERAL FORCE	

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN DETAIL AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACINGS, GUTS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR I-JOIST MANUFACTURER

ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. I-JOISTS:
 1/8" DEAD LOAD

LATERAL BRACING NOTES

THIS REMODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.

100 MPH WIND IN 2021 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2021 IRC.

ACCORDINGLY, THIS REMODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

- 3/16" OSB OR 1/2" PLYWOOD:

FASTEN SHEATHING w/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL NEW EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.

NOTES:

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 3"x0.131" NAILS @ 8" O.C. USE (12x3"x0.131" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO).
- ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.
- WHERE OSB/PLYWOOD SHEATHING IS APPLIED TO BOTH FACES OF A SHEAR WALL, PANEL JOINT SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.) OR SHEAR WALL ABOVE (S.W.A.)
- BEAM / HEADER
- AREA OF OVERFRAMING
- JL METAL INDICATES AREA OF ROOF OVERFRAMING
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE w/VA STATE AMENDMENTS.

WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.

GENERAL FRAMING

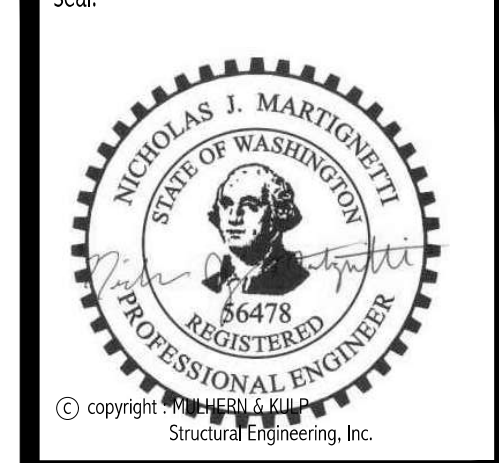
- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (#F) #2 GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (#F) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (#F) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (#F #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS OR ON PLANS. ALL NAILS REQUIRED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX. CHASTLED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING 60N NAILS.
- FASTEN ALL BEAMS TO COLLARS w/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2325 PSI, Fv=310 PSI, E=1.55x10⁶ PSI
 - LVL MEMBERS - Fb=2600 PSI, Fv=285 PSI, E=2.0x10⁶ PSI
 - GLB MEMBERS - Fb=2400 PSI, Fv=1850 PSI, Fv=265 PSI, E=1.8x10⁶ PSI; DF/DF 24F-V4 (MIN)
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS w/ 3-RINGS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 RINGS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.

FLOOR FRAMING

- JOISTS HAVE BEEN DESIGNED BY MULHERN & KULP TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER SHOWN.
- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 5/16"-1-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND 2 1/2"x0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. 2 3/8"x0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD. 2 3/8"x0.131" NAILS @ 3" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- PANEL EDGE NAILING TO 3/8" OSB RIM BOARDS SHALL BE AT 6" O.C.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ 1/2" LONG NAILS.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 8" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) SIMPSON H25T CLIPS AT FLUSH BEAMS IN THE ROOF & AT ALL BEARING POINTS.



MULHERN + KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 7720 Trade Street, Suite 255, San Diego, CA 92121
 p 619-595-0010 • mulhern+kulp.com

M&K project number:
203-25006

project mgr: **NJD**
 drawn by: **MCH**
 issue date: **05-12-25**

REVISIONS:

date: _____ initial: _____

ARCHITECTURAL INNOVATIONS

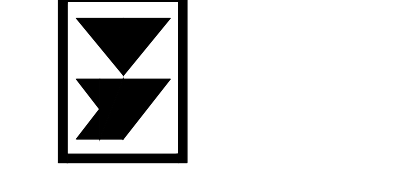
STRUCTURAL NOTES

ATTIA REMODEL
8555 85TH AVE SE
MERCER ISLAND, WA

sheet:
S-0.0



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7720 Trade Street, Suite 255, San Diego, CA 92121
p 619-593-0010 - mulhernkulp.com



M&K project number:
203-25006

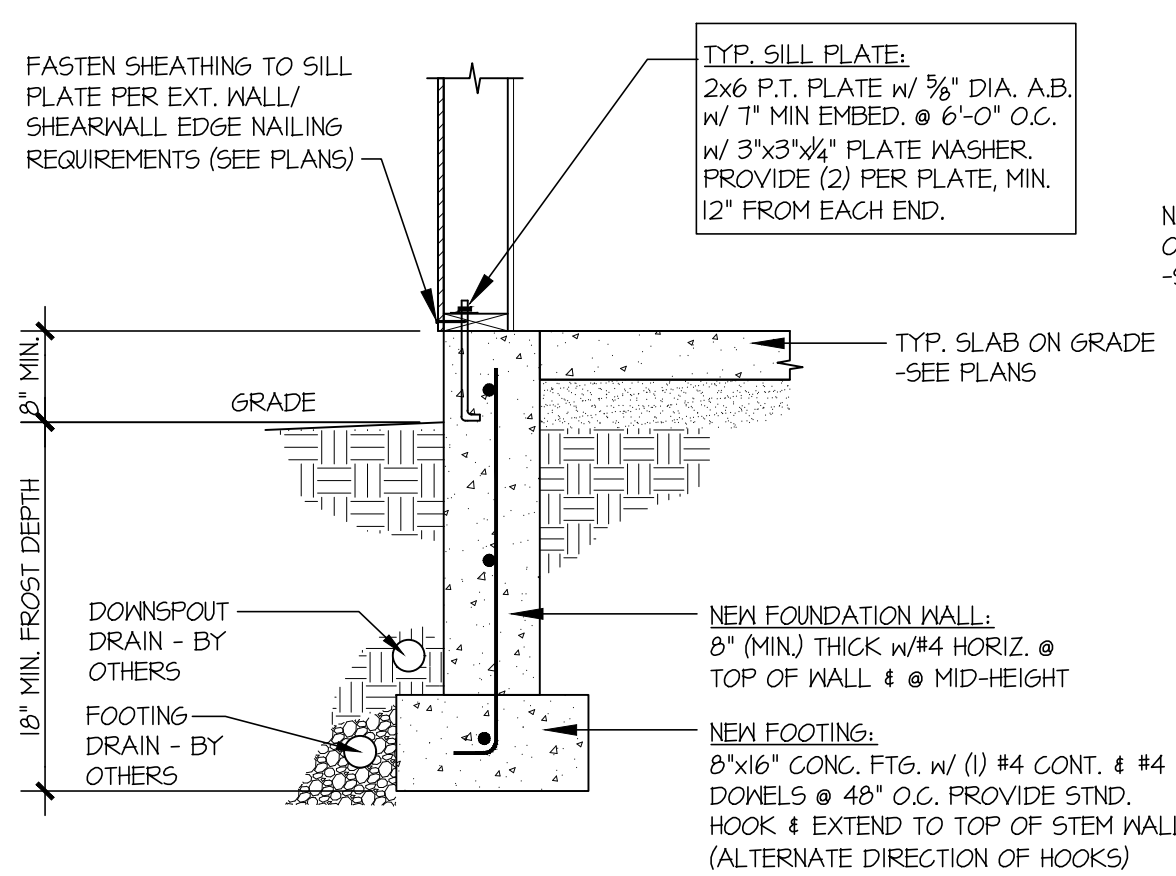
project mgr: **NJD**
drawn by: **MCH**
issue date: **05-12-25**

REVISIONS:
date: initial:

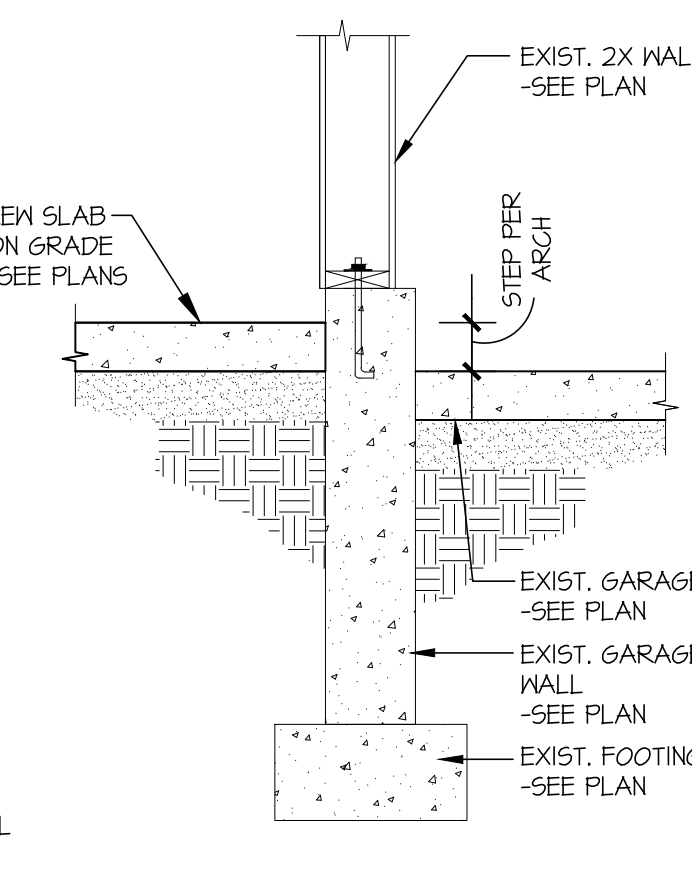
ARCHITECTURAL
INNOVATIONS

STRUCTURAL DETAILS
ATTIA REMODEL
8555 85TH AVE SE
MERCER ISLAND, WA

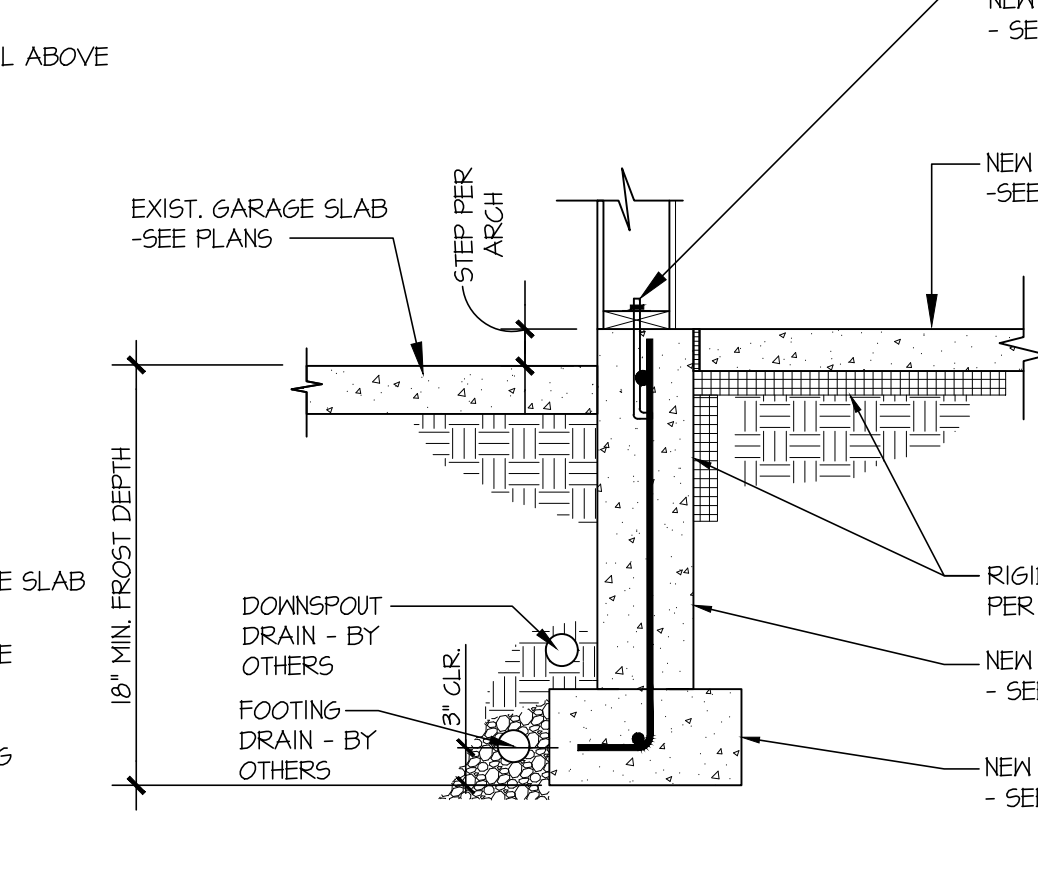
sheet:
SD-1



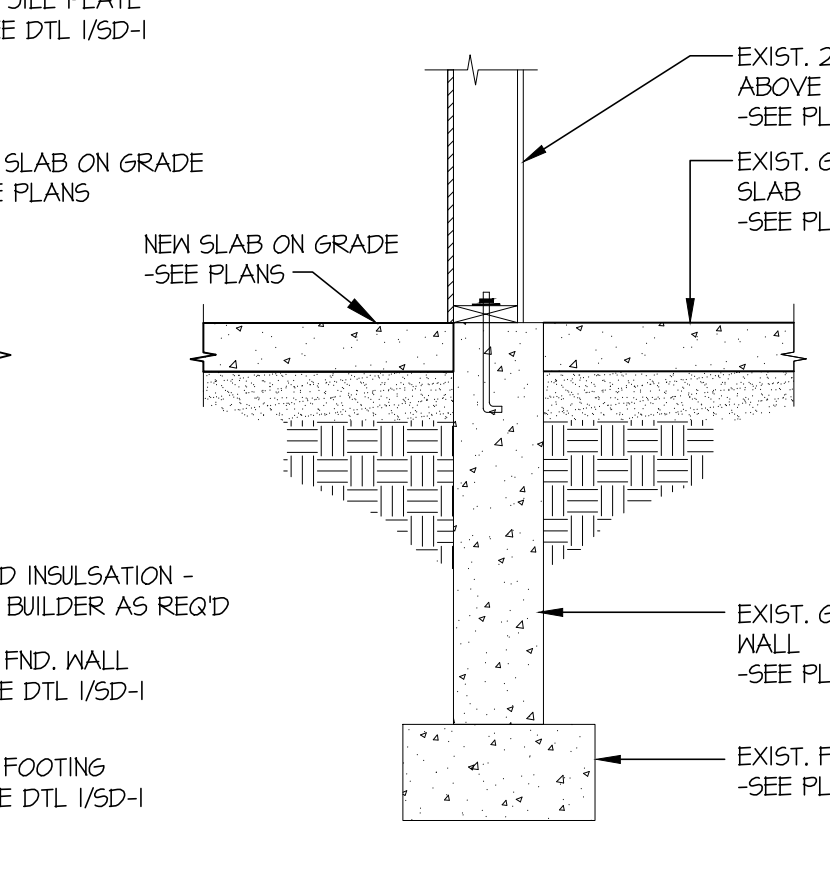
1 SECTION
SCALE: 3/4"=1'-0"



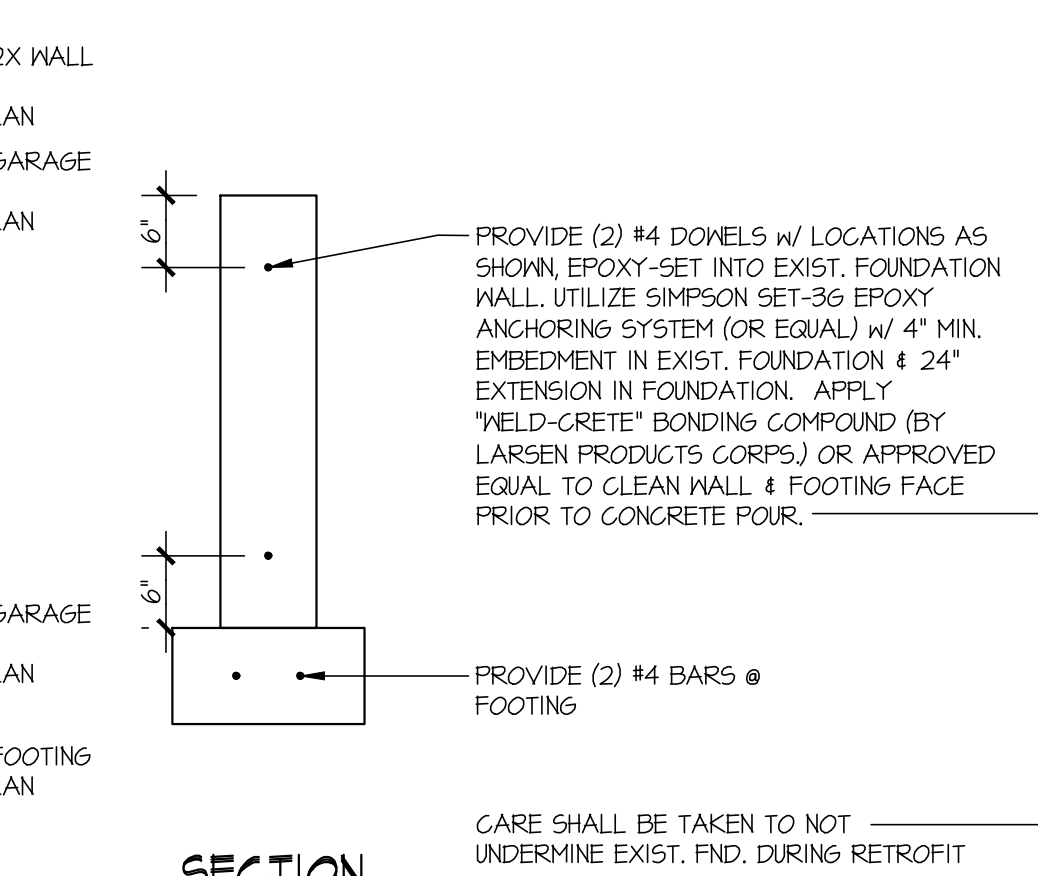
2 SECTION
SCALE: 3/4"=1'-0"



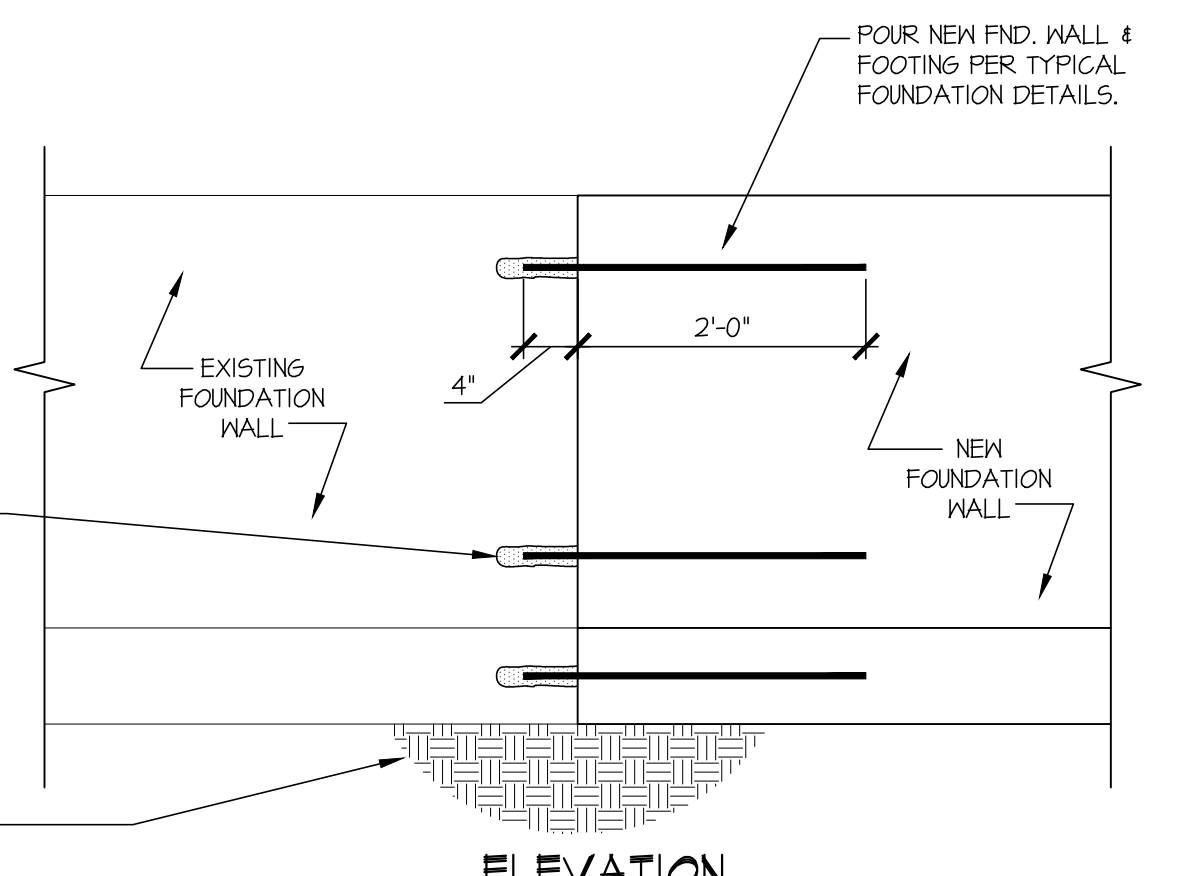
2A SECTION
SCALE: 3/4"=1'-0"



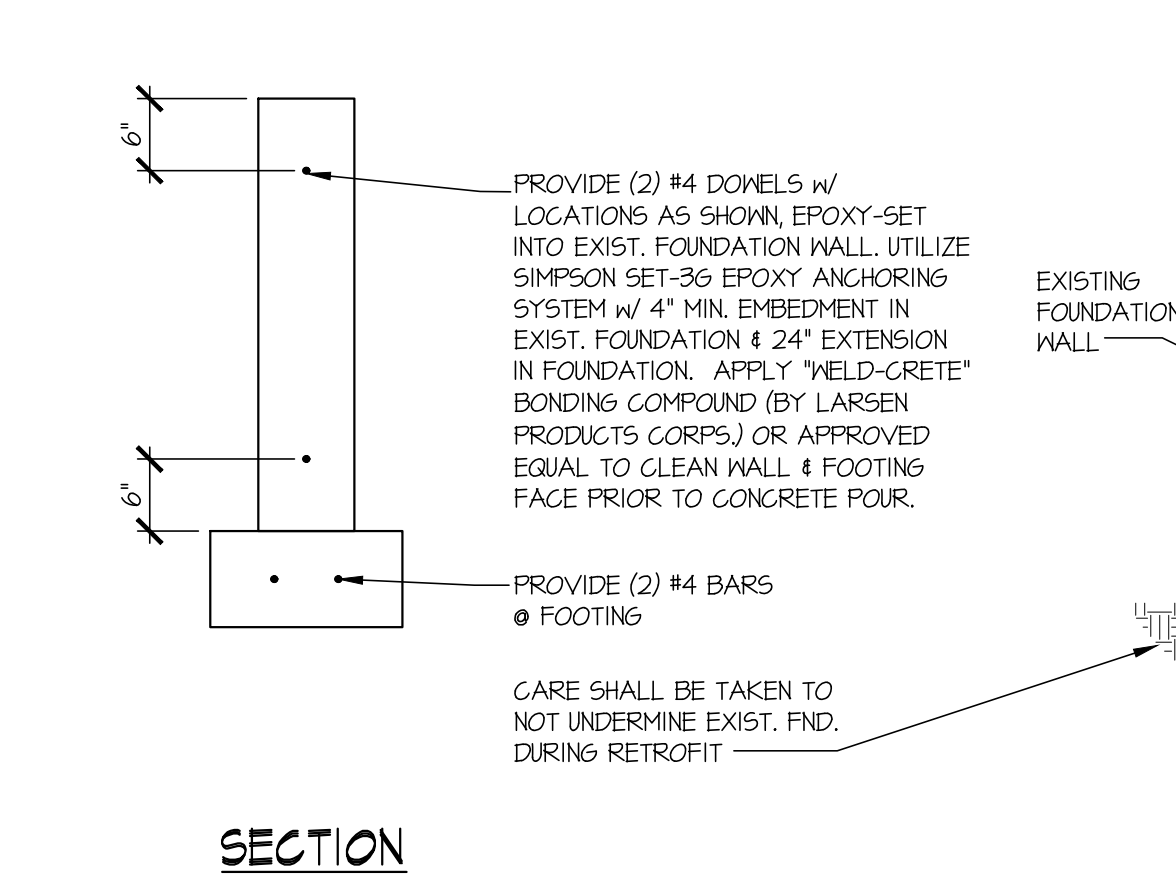
3 SECTION
SCALE: 3/4"=1'-0"



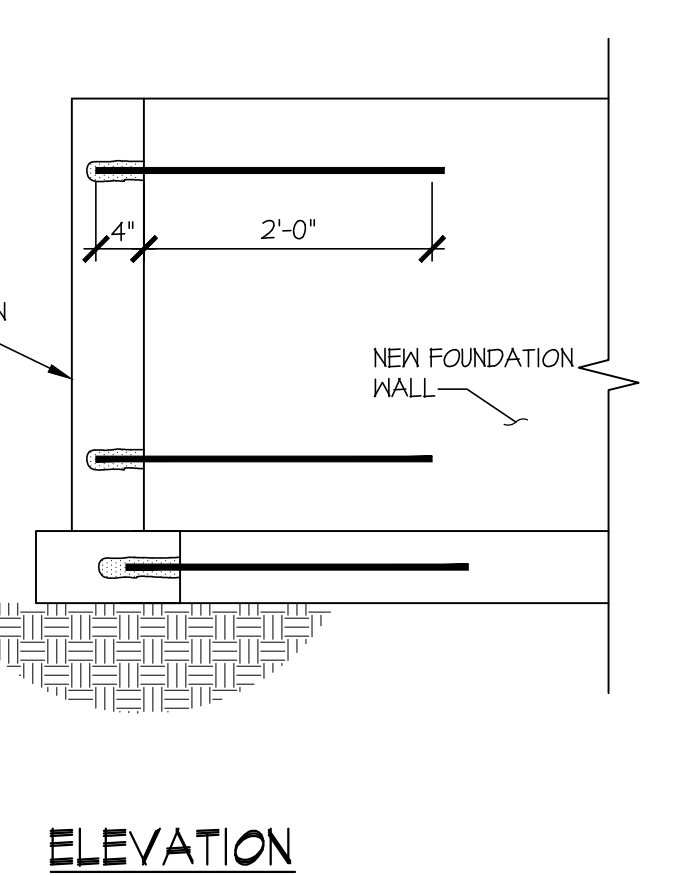
4A SECTION
SCALE: 3/4"=1'-0"



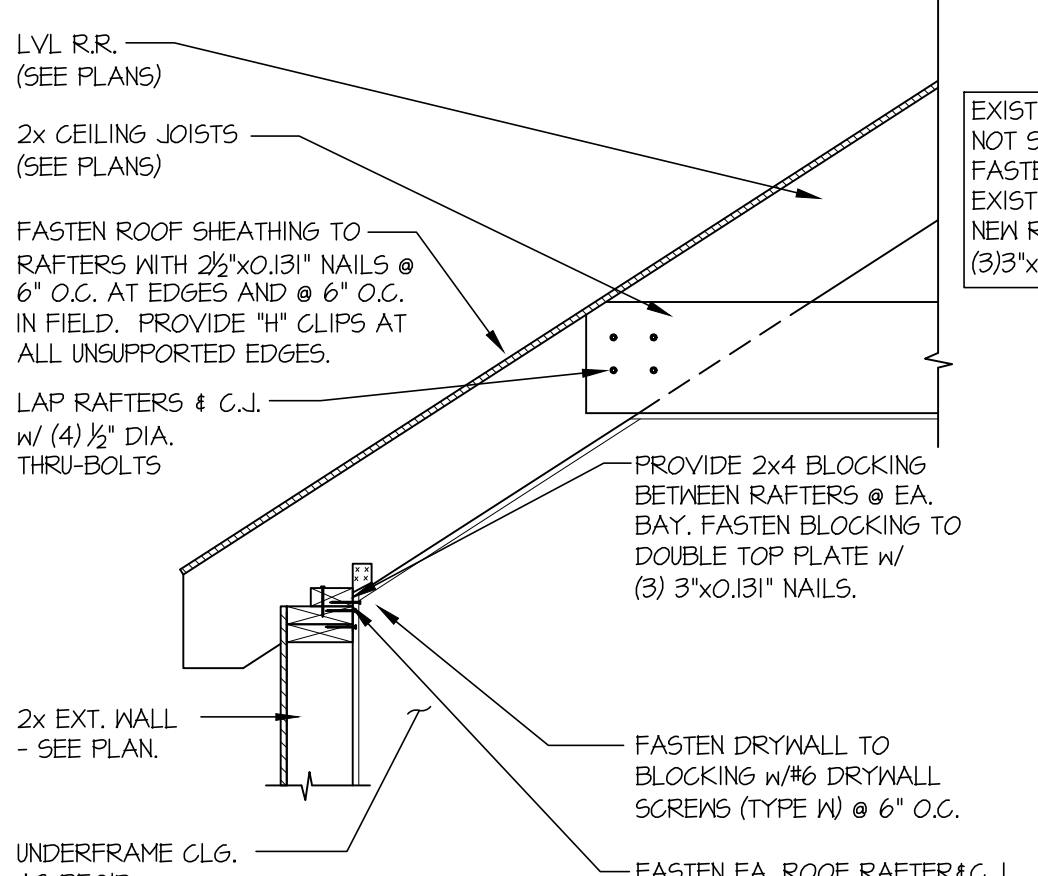
ELEVATION



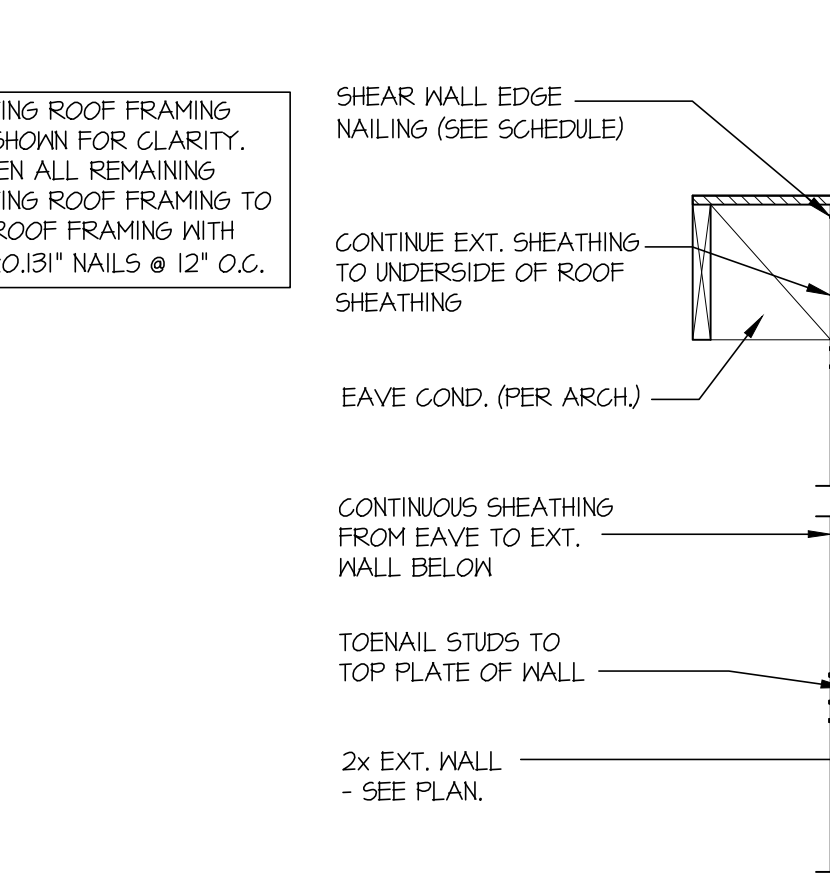
4B SECTION
SCALE: 3/4"=1'-0"



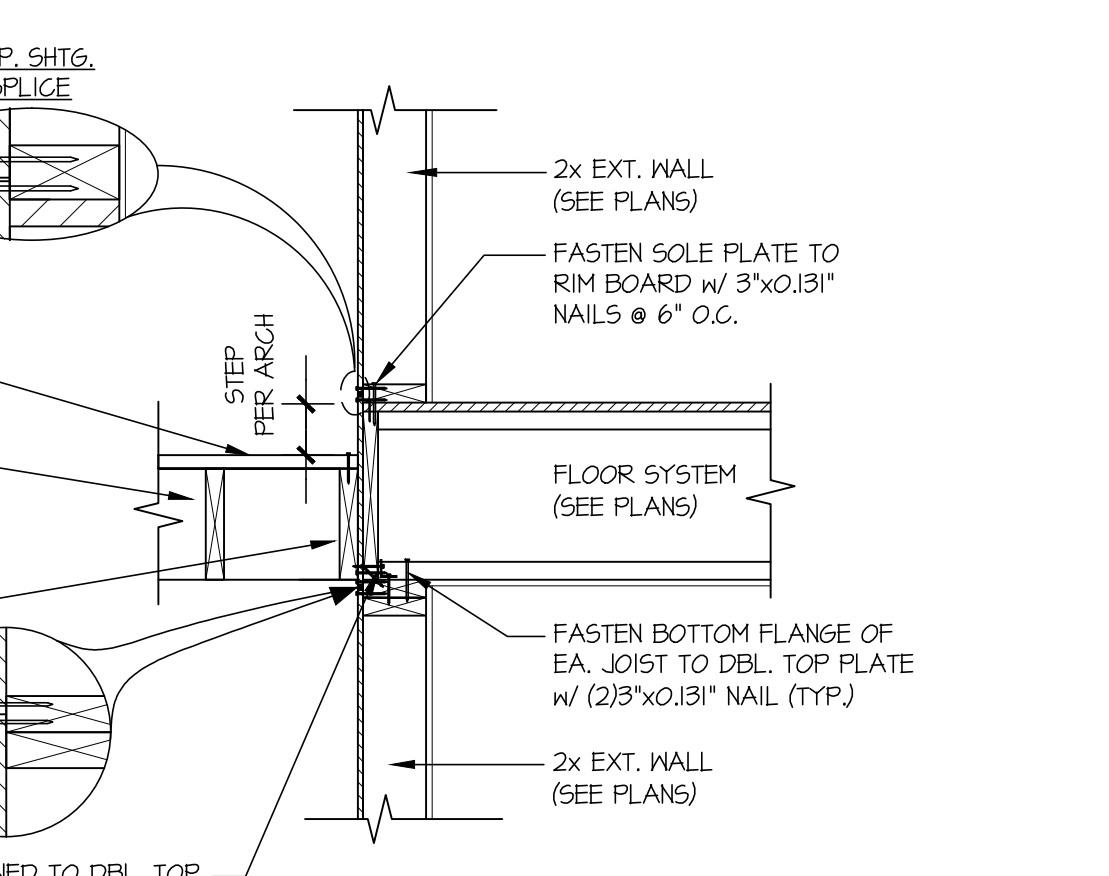
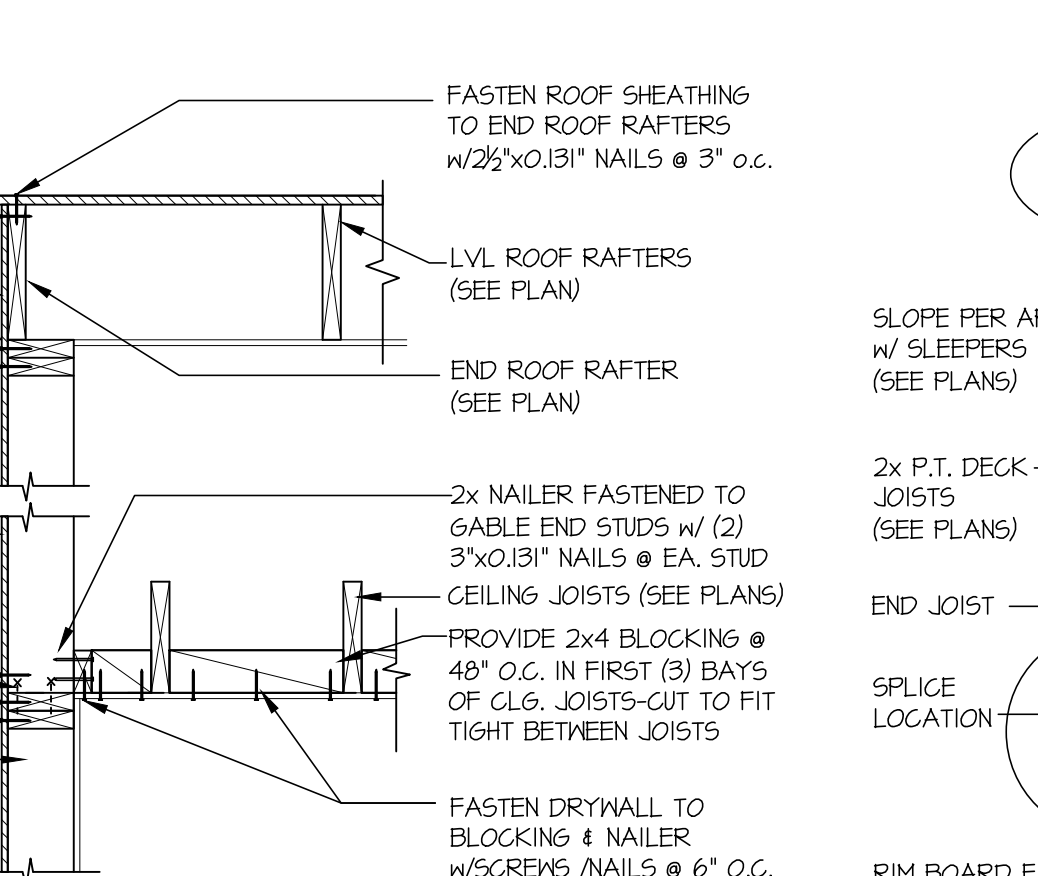
ELEVATION



5 SECTION
SCALE: 3/4"=1'-0"

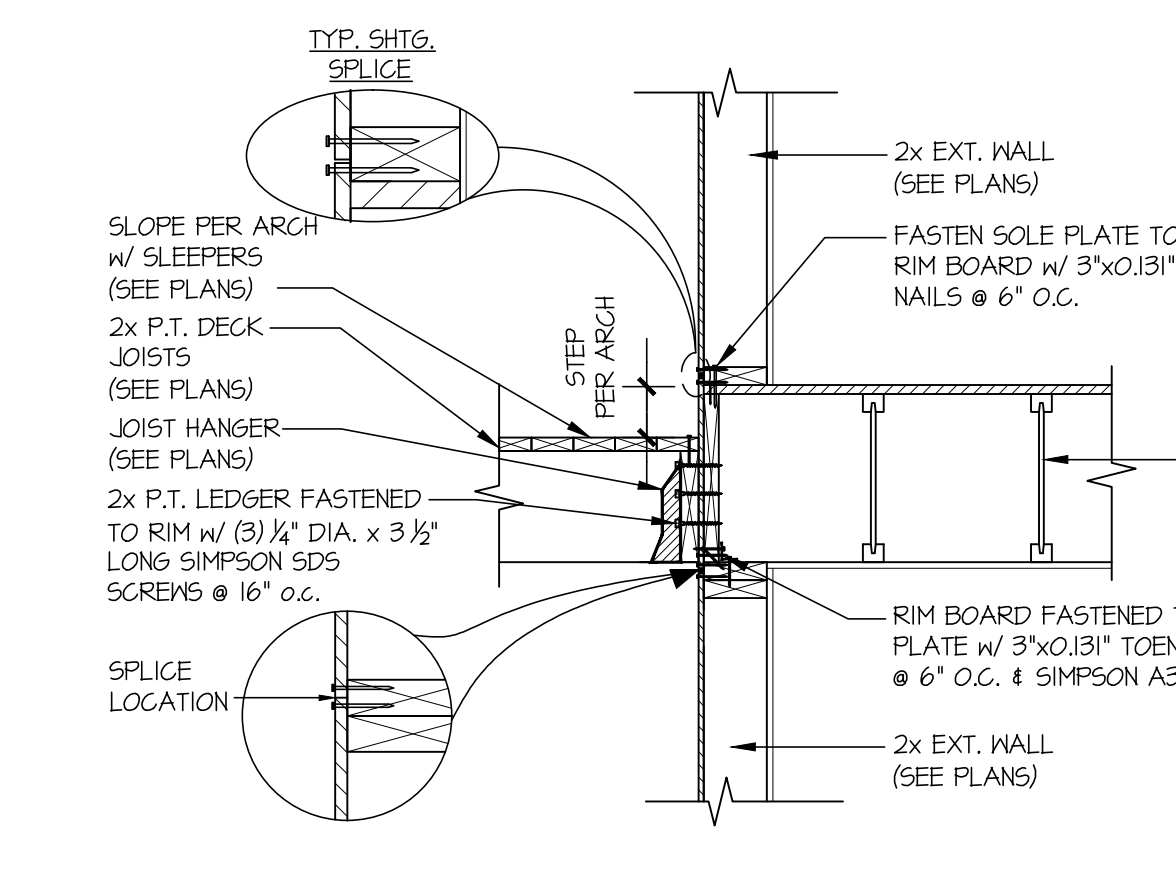


6 SECTION
SCALE: 3/4"=1'-0"



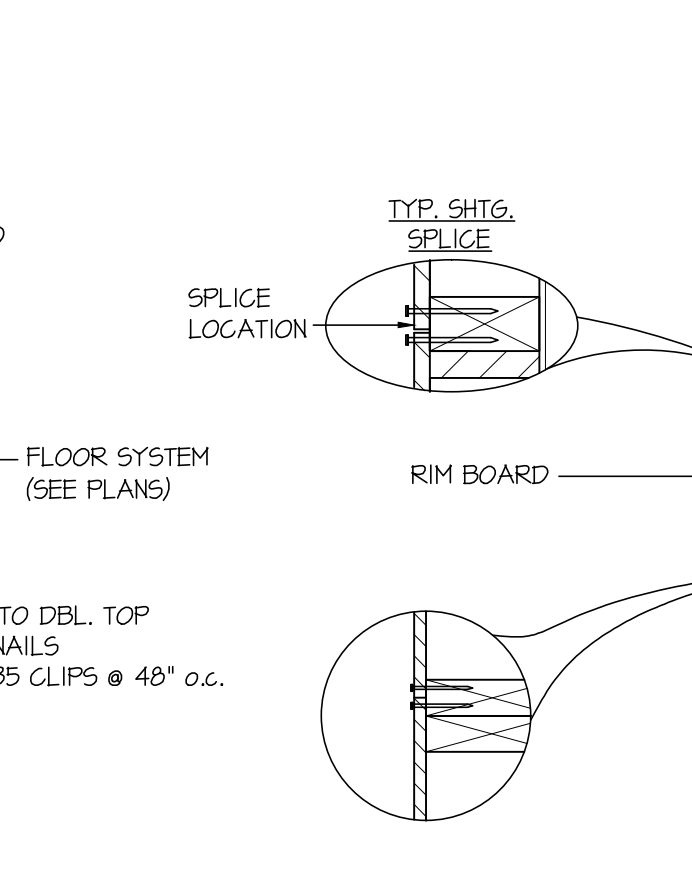
7 SECTION
SCALE: 3/4"=1'-0"

PERPENDICULAR FRAMING



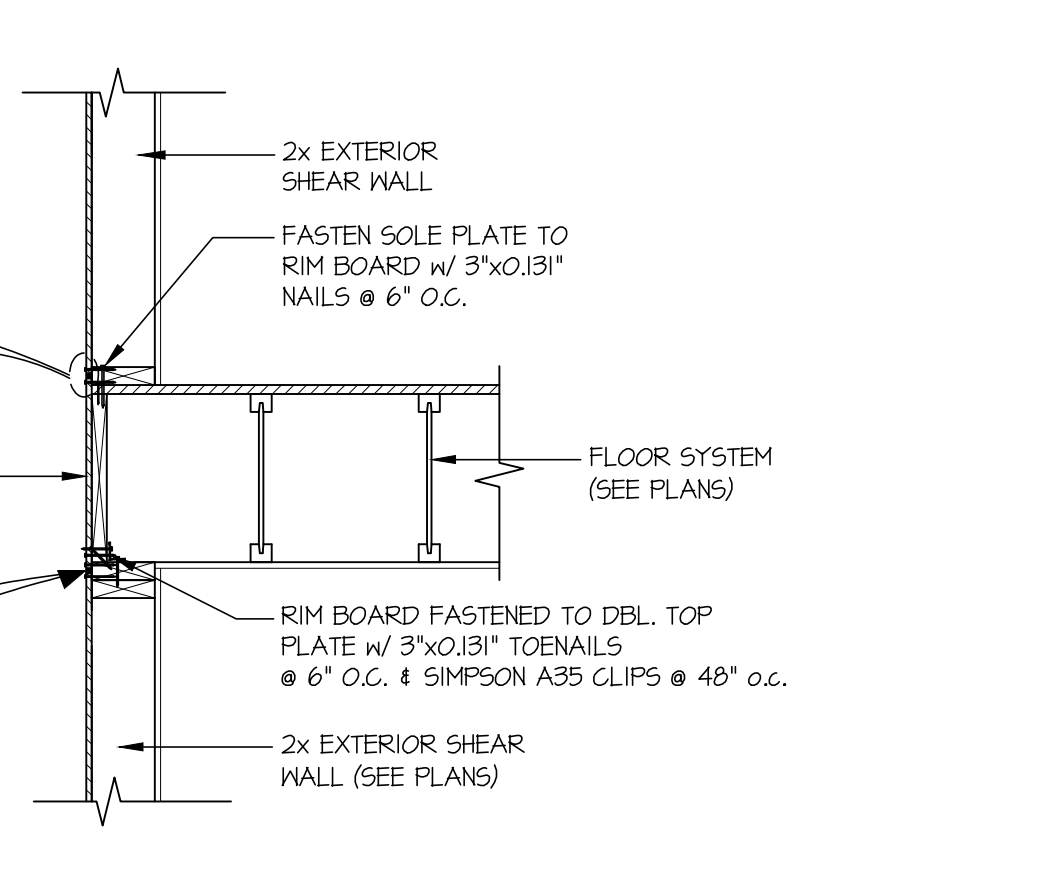
8 SECTION
SCALE: 3/4"=1'-0"

PARALLEL FRAMING

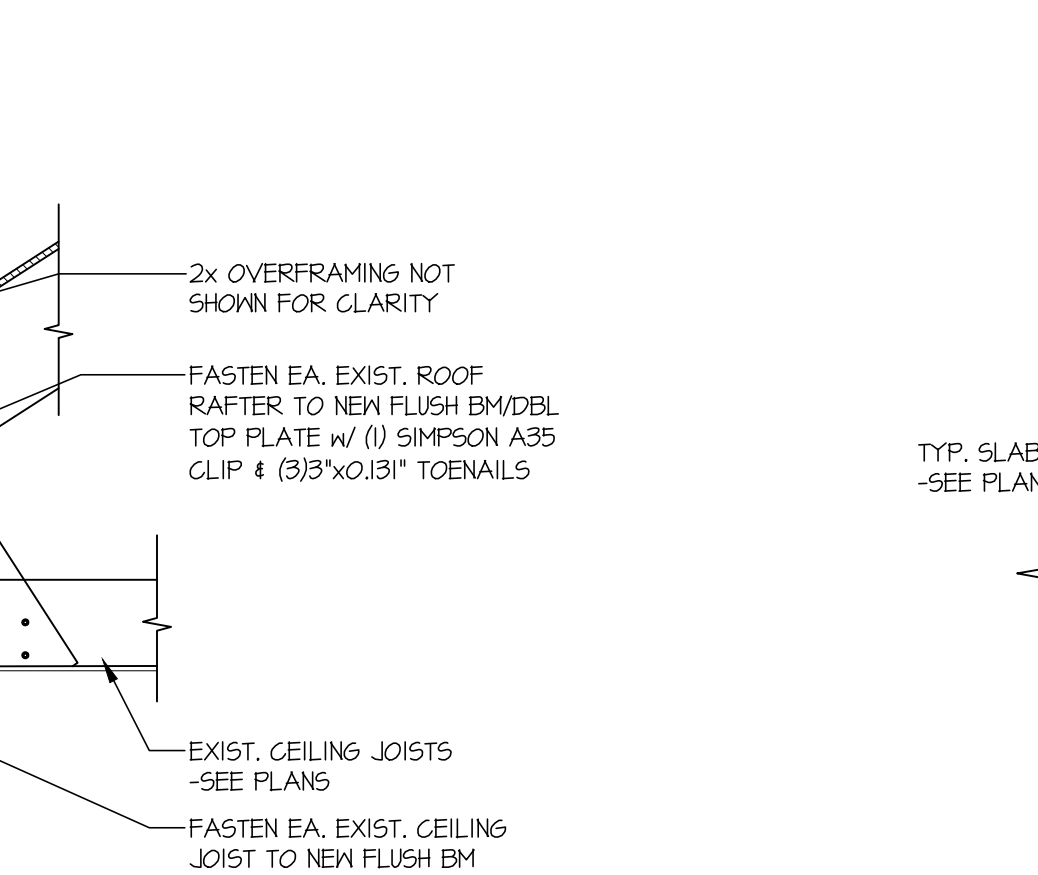
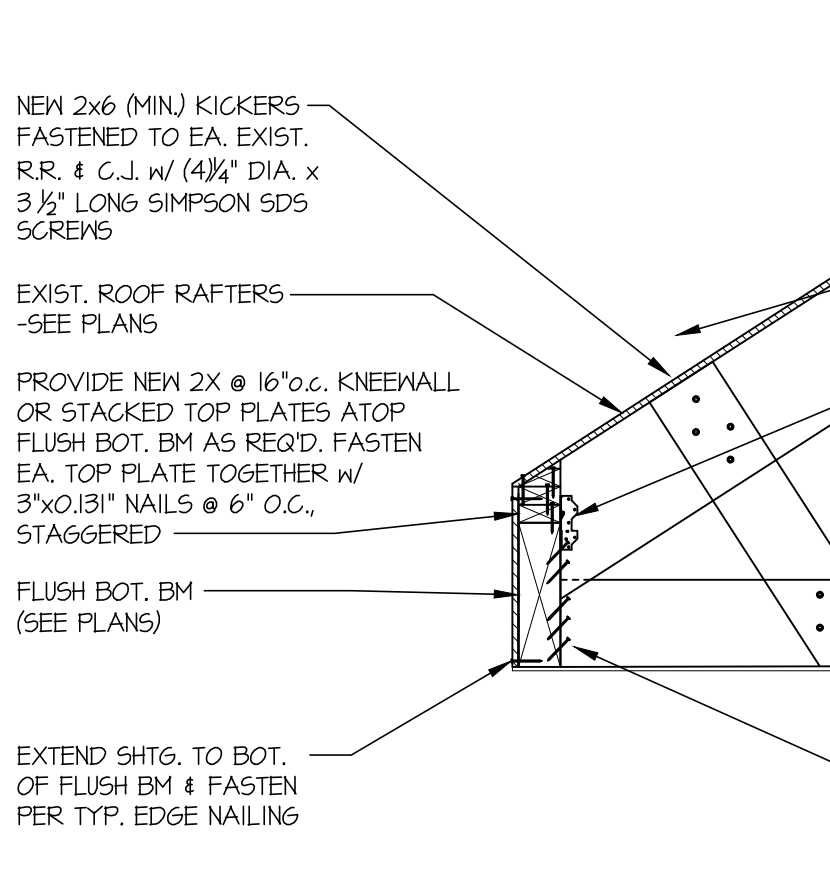


8A SECTION
SCALE: 3/4"=1'-0"

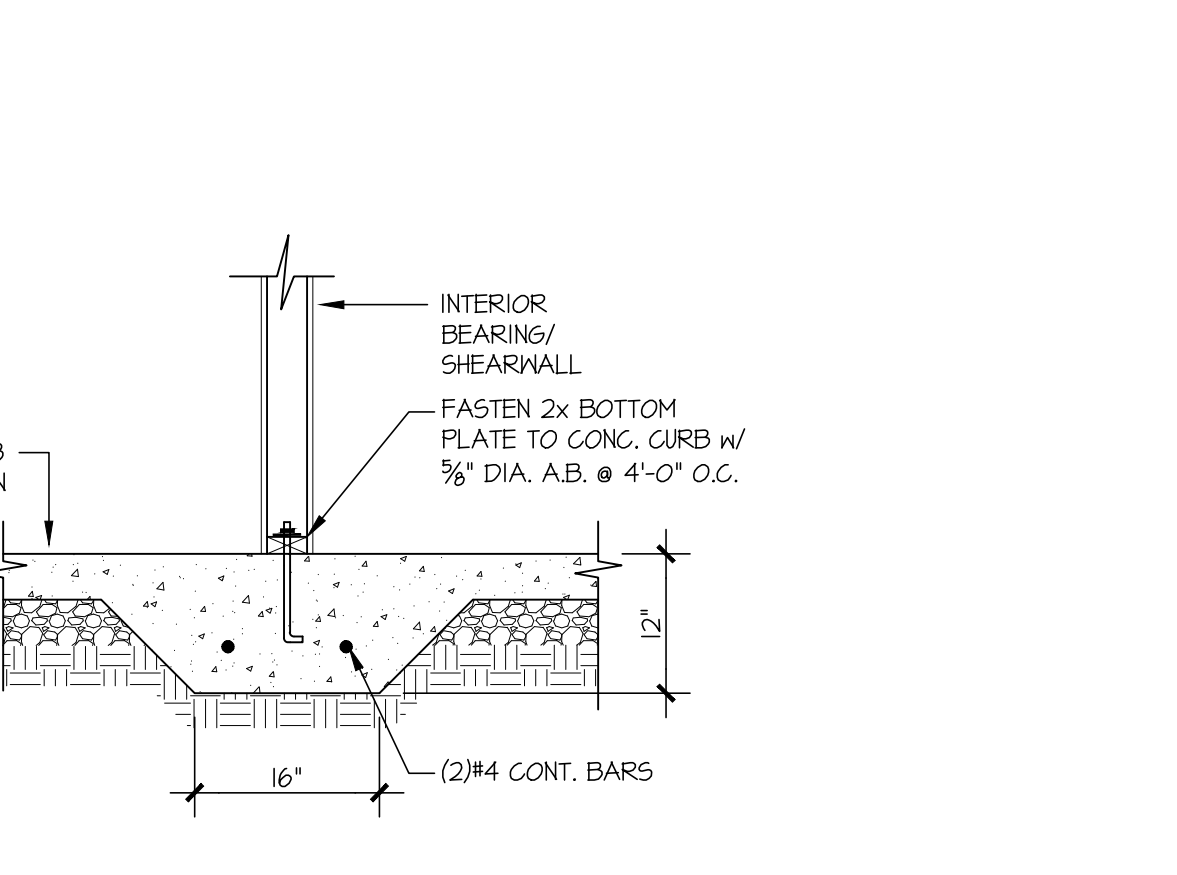
PARALLEL FRAMING



9 SECTION
SCALE: 3/4"=1'-0"



10 SECTION
SCALE: 3/4"=1'-0"



sheet:
SD-1