

ARCHITECTURAL INNOVATIONS, P.S.

Forward Thinking Design Solutions For Your Environment

March 26, 2026

City Of Mercer Island
Attn: Jacob Halverson, Tony Newton
Project Name: Attia Remodel
Address: 8555 85th Ave SE
Application ID # 2506-014
AI Job # 24009

Jurisdictional Comments

- 1) **Sheet A1.1 Site Plan: Label and show side yard setback for the southern part of the property.**
The side yard setback for the southern part of the property is within setback established for the 10' sewer and utility easement, however at the request of the examiner, it has been added to the site plan
- 2) **Sheet A1.1 Site Plan: Please show and provide tree protection measures for all trees with a dripline near the areas of disturbance-including tree on neighboring properties to ensure no damage during construction.**
Tree fencing was called out and its location depicted on the previous submittal (Trees DS12 & DS6). A detail has been added to the site plan showing what the tree fencing is to entail. No trees on adjacent properties are to be impacted by this minor construction.
- 3) **Sheet A2.1 & A3 Floor Plans: Specify the cfm for all fans via directly on plan or via a legend. Per M1505.4.4(1)**
Fan size requirements are called out on the Symbols and Legend block on each floor plan. The minimum cfm for the Kitchen fan has been updated to the current code.
- 4) **Sheet A2.1 Floor Plan: Please provide a line or narrate the garage/dwelling unit separation. The stairs are of particular concern and the bottom will need to be fire rated.**
The Keynote P-1 is called out in the garage and addresses the unit separation requirements. A notation has been added to the plans for the contractor to verify that the underside of the existing stairs is compliant with this requirement.
- 5) **Sheet A2.1 Floor Plan: Plans examiner considers this space a sleeping room. Size and layout. R314: Smoke alarms are to be installed in each sleeping room. Provide a smoke detector on plan.**
Though this is not a sleeping room after discussing it with the plans examiner his interpretation has been taken into account and a smoke alarm has been added.
- 6) **Sheet A2.3 Floor Framing Plan: The revised Geo-report recommends grade beams or pin-piles: Please revise the design and provide pin pile or beam details and specification.**
Please see response by structural engineer. The plans have been modified as directed.
- 7) **Sheet A3 Floor Plans: The new deck footings may be support on footings, provided that the footing can be tied together with grade beam. Otherwise, the deck columns should be supported on piles, such as 2-inch diameter pin piles can be driven with hand equipment.**
See response to comment 6 above.

- 8) **Sheet A4 Roof Plan:** Attic access openings are required by IRC R807.1 and need to be located on the drawings. A 22x30” opening needs to be provided where the minimum unobstructed headroom is at least 30 inches. Show all locations on the drawings.

The existing attic access noted on sheets A3 and A3.1 in bedroom #2 addresses this concern. The associated keynote mentions construction requirements and section A on sheet A6 shows how the new roof can be accessed from the existing.

- 9) **Sheet A6 Sections:** Please include table WSEC 402.1.3 in the construction documents.

This table has been added to sheet E WSEC Calculations.

- 10) **Sheet SD-1 Structural Details:** Reference note about pin piles. Update foundation details

See response to comment 6 above.

Respectfully,

Edward Pozniak,
Project Manager



March 26, 2025

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Attia Remodel – 8555 85th Ave SE

Mercer Island, WA
PLAN REVIEW COMMENTS
M+K Project #: 203-25006

Reference

Plan Review Comments, received 03/18/2026

Structural Notes & Details, Prepared by Mulhern+Kulp, Dated 03/26/2026

Geotech Report, Prepared by PanGEO Inc., Dated 02/24/2026

Ed,

Pursuant to your request, we are providing this letter to address the structural items resulting from the plan review comments for the above referenced home in the City of Mercer Island, WA. Below, please find the plan review comment, followed by our response.

PLAN REVIEW COMMENTS

- *Comment 8: The revised geo-report recommends grade beams or pin-piles: Please revise the design and provide pin pile or beam details and specifications.*

Response: Please see the updated plans for the grade beams at the new deck posts, as recommended by the above referenced Geotech report. Please also see the updated foundation notes on sheet S-0.0 for the new soil bearing pressure per the above referenced Geotech report. It is the professional opinion of this office that the grade beams below the deck posts are adequate to support all code required loads and that the foundation has been designed in accordance with the above referenced Geotech report.

- *Comment 17: Reference note about pin-piles. Update foundation details.*

Response: Please note that grade beams were specified as an acceptable alternative to the pin piles mentioned in the above referenced geotech report. It is the professional opinion of this office that all relevant structural information pertaining to the grade beams has been provided on the structural plans and has been designed in accordance with the above referenced Geotech report. No further action is required.



Architectural Innovations – Attia Remodel – Mercer Island, WA
Plan Review Comments
03/24/2026

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

Alex Van Reymersdal, E.I.T. *Staff Engineer*

Nicholas J Dastalfo, P.E. *Project Manager*

Nicholas J Martignetti, P.E. *Associate Owner + San Diego Office Director*



03/26/2026

Signature, Seal & Date