

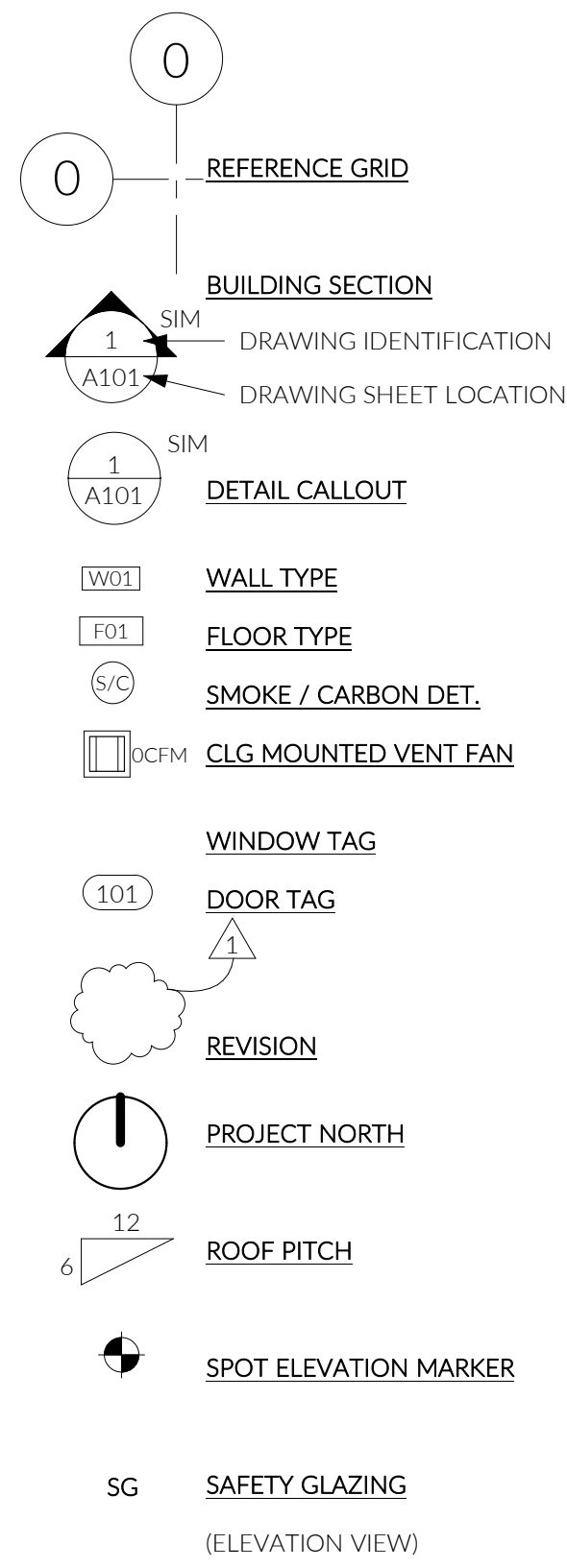
## STANDARD ABBREVIATIONS AND SYMBOLS

ANGLE	∠	FIBERGLASS	FGL	PAIR	PR
CENTERLINE	⊕	FIRE HOSE CABINET	FHC	PRE-CAST	PRCST
CHANNEL	∅	FINISH	FIN	PRESSURE TREATED	PT
DIAMETER OR ROUND NUMBER OR POUND	#	FLOOR	FL	PAPER TOWEL DISPENSER	PTD
PENNY	Ⓟ	FLASHING	FLG	PAPER TOWEL DISPENSER	PTD/R
PERPENDICULAR	⊥	FLUORESCENT	FLUOR	AND RECEPTACLE	
PLATE	Ⓟ	FACE OF CONCRETE	FOC	PARTITION	PTN
ANCHOR BOLT	AB	FACE OF FINISH	FOF	PAPER TOWEL RECEPTACLE	PTR
ACOUSTICAL	AC	FURNISH BY OWNER	FOIC	POLYVINYL CHLORIDE	PVC
AIR CONDITIONING	A/C	INSTALL BY CONTRACTOR		PAVEMENT	PVMT
ACOUSTICAL TILE	ACT	FURNISH BY OWNER	FOIO	QUARRY TILE	QT
AREA DRAIN	AD	INSTALL BY OWNER			
ADDITIVE	ADD	FACE OF STUD	FOS	RISER	R
ADHESIVE	ADH	FIREPLACE	FP	RETURN AIR	RA
ADJACENT	ADJ	FULL SIZE	FS	RADIUS	RAD
ADJUSTABLE	ADJT	FEET	FT	RUBBER BASE	RB
ACCESS FLOOR	AF	FIRE PROOFING	FRPF	ROD & SHELF	R&S
ABOVE FINISH FLOOR	AFF	FOOTING	FTG	ROOF DRAIN	RD
AGGREGATE	AGG	FURRING	FJRR	ROOF DRAIN, OVERFLOW	RD/O
ALUMINUM	AL	FUTURE	FUT	REINFORCING BAR	REBAR
ALTERNATE	ALT	FUTURE ROUGH-IN ONLY	FUT-RO	REFERENCE	REF
ACCESS PANEL	AP	FIXED	FX	REFRIGERATOR	REFR
APPROXIMATE	APPROX			REINFORCED	REINF
ARCHITECTURAL	ARCH	GAUGE OR GAGE	GA	REQUIRED	REQ
ASPHALT	ASPH	GALVANIZED	GALV	RESILIENT	RESIL
ATTENUATION	ATT	GRAB BAR	GB	REGISTER	RGTR
ACOUSTICAL WALL FABRIC	AWF	GENERAL	GEN CONTR	RIGHT HAND OR ROBE HOOK	RH
ACOUSTICAL WALL PANEL	AWP	CONTRACTOR		ROOM	RM
		GLASS OR GLAZING	GL	ROUGH OPENING OR REVERSE	RO
		GLU-LAM BEAM	GLEBM	OSMOSIS WATER	OSW
		GLASS MESH MORTAR UNIT	GMMU	ROUGH SAWN	RS
		GROUND	GND	RUBBER	RUB
		GRADE	GR	REVERSE	RVS
		GYPSUM WALL BOARD	GWB		
		GYP		SOUTH	S
				SOLID CORE	SC
				SEAT COVER DISPENSER	SCD
				SCHEDULE	SCHD
				SOAP DISPENSER	SD
				SECTION	SECT
				SQUARE FEET	SF
				SAFETY GLAZING	SG
				SHOWER	SHR
				SHEET	SHT
				SHEATHING	SHTH
				SOLAR INSULATED GLAZING	SIG
				SIMILAR	SIM
				SINK	SK
				SEALER	SLR
				SANITARY NAPKIN DISPENSER	SNL
				SANITARY NAPKIN RECEPTACLE	SNR
				SEALANT	SNT
				STAND PIPE	SP
				SPECIFICATION	SPEC
				SQUARE	SQ
				STAINLESS STEEL	SST
				SERVICE SINK	SSK
				SOUND TRANSMISSION	STC
				CLASS	
				STANDARD	STD
				STEEL	STL
				STORAGE	STOR
				STRUCTURAL	STRL
				SUSPENDED	SUSP
				SHEET VINYL OR SEAMLESS VINYL	SV
				SERVICE	SVCE
				SYMMETRICAL	SYM
				SWITCHBOARD	SWBD
				SPECIAL WALL COVERING	SWC
				TREAD	T
				TOWEL BAR	TB
				TERRAZZO	TER
				TELEPHONE	TEL
				TOP AND BOTTOM	T & B
				TONGUE AND GROOVE	T & G
				TEMPERED GLAZING	TG
				THRESHOLD	THR
				TEMPERED INSULATED GLAZING	TIG
				TACKBOARD	TKBD
				TO	TO
				TOP OF CURB	TOC
				TOP OF FOOTING	TOF
				TOP OF PAVEMENT	TOP
				TOP OF STEEL	TOS
				TOP OF SLAB	TOSL
				TOP OF WALL	TOW
				TOILET PAPER DISPENSER	TPD
				TOILET PARTITION	TPTN
				TELEVISION	TV
				TYPICAL	TYP
				UNDERWRITERS LABORATORY	UL
				UNFINISHED	UNF
				UNLESS OTHERWISE NOTED	UON
				URINAL	UR
				VARIABLE	VAR
				VINYL BASE	VB
				VINYL COMPOSITION TILE	VCT
				VAPOR RETARDER	VR
				VENTILATOR	VENT
				VERTICAL	VERT
				VESTIBULE	VEST
				VINYL	VIN
				VENEER	VNR
				VINYL TILE	VT
				VINYL WALL COVERING	VWC
				WEST	W
				WITH	W/
				WITHOUT	W/O
				WATER CLOSET	WC
				WOOD OR WIDTH	WD
				WINDOW	WDW
				WIRE GLASS	WG
				WIRE MESH	WM
				WATER PROOF	WP
				WORKING POINT	WPT
				WATER RESISTANT	WR
				WAINSCOT	WSCT
				WEIGHT	WT
				WELDED WIRE FABRIC	WWF
				TRANSFORMER	XFR

SHEET INDEX		
SHEET NUMBER	SHEET NAME	CONTENTS
GENERAL		
G 1.0	COVER SHEET	SYM KEY, BLDG CODE NOTES, PROP INFO, GEN NOTES
G 1.1	WINDOW & DOOR SCH, ENERGY & MECH CODE NOTES, ASSEMBLIES	ENERGY CODE NOTES, MECH NOTES, SCHEDULES
ARCHITECTURAL		
A 1.0	SITE PLAN	SITE PLAN, ZONING NOTES
A 2.0	PENTHOUSE DEMOLITION PLAN	SCOP E OF DEMOLITION
A 2.1	PENTHOUSE FLOOR PLAN	ROOM LAYOUT
A 2.2	CLERESTORY PLAN	WINDOW LOCATIONS
A 2.3	ROOF PLAN	MECHANICAL ROOF TOP UNITS AND VISUAL SCREEN
A 3.0	EXTERIOR ELEVATIONS	ELEVATION AT NEW DOORS AND EXISTING ROOF PHOTOS
A 4.0	SECTIONS	BUILDING SECTION
A 6.0	INTERIOR ELEVATIONS	WINDOW ELEVATIONS
E 1.0	LIGHTING PLANS	LIGHTING, SMOKE/CO DETECTOR AND VENTILATION LOCATIONS
MECHANICAL		
M001	MANUAL J LOADS	FOR REFERENCE ONLY
M101	DUCT PLAN	FOR REFERENCE ONLY
M201	VENTILATION PLAN	FOR REFERENCE ONLY
M301	HEAT PUMP SYSTEM DETAILS	FOR REFERENCE ONLY

## GENERAL NOTES READ BEFORE BEGINNING ANY WORK

- THESE DRAWINGS AND THE INFORMATION THEY DEPICT ARE INSTRUMENTS OF SERVICE FOR THE ARCHITECT AND ARE PROTECTED FULLY BY COPYRIGHT LAW. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE REPRODUCED AND USED IN ANY CAPACITY WHATSOEVER TO CONSTRUCT ANY BUILDINGS OR PORTIONS OF BUILDINGS AT LOCATIONS OTHER THAN THOSE WHICH ARE DEPICTED EXPLICITLY HEREIN. IT IS THE FULL INTENTION OF THE ARCHITECT TO DEPICT A BUILDING WHICH IS COMPLIANT TO EVERY ASPECT OF CURRENT LOCAL BUILDING CODES.
- ENERGY, MECHANICAL AND LAND USE CODE. UNDER NO CIRCUMSTANCES HAVE ANY VIOLATIONS OF SAID CODES BEEN REPRESENTED INTENTIONALLY, AND UNDER NO CIRCUMSTANCES SHOULD THESE DRAWINGS BE INTERPRETED AS SUCH. IF VIOLATIONS OF CODE ARISE THROUGH THE REVIEW AND CONSTRUCTION OF THE BUILDING(S) CONTAINED IN THIS DRAWING SET, CONTACT THE ARCHITECT IMMEDIATELY BEFORE BEGINNING OR CONTINUING WORK.
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE SUBMITTING PROPOSALS, BIDS, OR PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
- THIS PLAN SET DOES NOT CONSTITUTE A FINAL CONSTRUCTION SET UNLESS STAMPED AND FINALED BY A CITY MUNICIPALITY.
- SAFETY RESPONSIBILITY FOR THE SAFETY OF ALL INDIVIDUALS PERFORMING FIELD WORK TO CONSTRUCT THE BUILDING DELINEATED IN THIS DRAWING SET RESTS SOLELY ON THE CONTRACTOR. BY INTENT, THESE DRAWINGS CONTAIN NO INFORMATION REGARDING THE SAFETY OF THE INDIVIDUALS PERFORMING SAID WORK AS THE CONSIDERATION OF SUCH LIES FULLY WITHIN THE DUTIES AND EXPERTISE OF THE CONTRACTOR.
- ALL PRODUCTS, MATERIALS, AND APPLIANCES SHALL BE INSTALLED DIRECTLY ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS. IF SAID INSTRUCTIONS CALL FOR A LICENSED PERSON OF A SPECIFIC TRADE TO PERFORM INSTALLATION, WORK SHALL BE DONE AS SUCH.
- ALL FASTENERS USED TO SECURE PRESSURE TREATED WOOD MATERIALS SHALL BE GALVANIZED OR TREATED WITH A SIMILAR CORROSION-RESISTANT COATING.



## PROJECT TEAM

**OWNERS**  
 THOMAS AND JANET SOEPRONO  
 2800 75TH AVE SE, STE 300  
 MERCER ISLAND, WA 98040  
 TOM SOEPRONO  
 (909) 709-0447  
 tsoeprono@gmail.com

**ARCHITECT**  
 FIRST LAMP, LLC  
 4915 RAINIER AVE S, STE 202  
 SEATTLE, WA 98118  
 TAYLOR CALLAWAY, AIA  
 206.414.9884  
 taylor@firstlamp.net

**GENERAL CONTRACTOR**  
 ISLAND CREST BUILDERS  
 4210 85TH AVE SE  
 MERCER ISLAND, WA 98040  
 JUSTIN DAVIS  
 206.422.2271  
 justin@islandcrestbuilders.com

**STRUCTURAL ENGINEER**  
 DCI ENGINEERS  
 818 STEWART ST, STE 1000  
 SEATTLE, WA 98101  
 GREG GILDA  
 206.332.1900  
 ggilda@dc-engineers.com

**INTERIOR DESIGN**  
 MANDY CALLAWAY INTERIORS  
 4915 RAINIER AVE S, STE 202  
 SEATTLE, WA 98118  
 MANDY CALLAWAY  
 206.992.5949  
 mandy@mandycallaway.com

**BUILDING ENVELOPE CONSULTANT**  
 CROSS 2 DESIGN GROUP  
 2476 WESTLAKE AVE N, STE 102  
 SEATTLE, WA 98109  
 AARON LEMCHEN  
 206.283.0066  
 alemchen@cross2dg.com

**MECHANICAL DESIGN**  
 BUILD WITH BALANCE  
 AARON BARNETT  
 206.409.4948  
 aaron@buildwithbalance.com

## PROPERTY INFORMATION

**PARCEL #**  
 086900090

**ADDRESS**  
 2800 75TH AVE SE, STE 300  
 MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION:**  
 QTR; NW SEC: 12 TWP; 24 RGE; 4 LOT; BLK; PBK; SUB: BLUE SKY VISTA

PENTHOUSE OF BLUE SKY VISTA, A CONDOMINIUM, AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 25 THROUGH 29, INCLUSIVE, AND ANY AMENDMENTS THERETO, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 5837077, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

## PROJECT DESCRIPTION

PARTIAL INTERIOR REMODEL (2,517 SF) OF A SINGLE TENANT PENTHOUSE LEVEL (5,068 SF TOTAL GFA) IN AN EXISTING CONDOMINIUM BUILDING. PROJECT INCLUDES RECONFIGURATION OF SPACES WITH NEW KITCHEN, MUDROOM, AND HVAC SYSTEMS, WINDOWS AND DOORS TO BE REPLACED WITH MINOR NON-STRUCTURAL ALTERATIONS TO EXISTING OPENINGS. NEW INTERIOR FURRING AND INSULATION TO BE ADDED AT EXTERIOR WALLS AND ROOF.

## BUILDING AREAS

<b>CONDITIONED</b>		
INTERIOR PENTHOUSE UNIT AREA	2,517 SF	(REMODEL AREA)
INTERIOR AREA	1,319 SF	(NOT IN SCOPE)
ELEVATOR SHAFT (NOT IN SCOPE)	66 SF	(NOT IN SCOPE)
TOTAL INTERIOR AREA	3,902 SF	
<b>UNCONDITIONED</b>		
EXTERIOR TERRACE EAST	259 SF	(NOT IN SCOPE)
SUNROOM ENCLOSED EXTERIOR TERRACE EAST	495 SF	(NOT IN SCOPE)
EXTERIOR TERRACE WEST	412 SF	(NOT IN SCOPE)
TOTAL EXTERIOR AREA	1,166 SF	

## APPLICABLE CODES

GOVERNING CODE	2018 IEBC/IBC
	2018 IMC
	2018 UPC
	2018 IFC
	2018 WSEC-R
	ICC/ANSI A117.1-09

## DEFERRED SUBMITTAL LIST

MECHANICAL	REVIEWED BY INSPECTOR IN THE FIELD
ELECTRICAL/LIGHTING	REVIEWED BY INSPECTOR IN THE FIELD
PLUMBING	REVIEWED BY INSPECTOR IN THE FIELD
FIRE ALARM AND SIGNALING	UNDER SEPARATE TI PERMIT

## FIRE CODE NOTES

### MERCER ISLAND FIRE DEPARTMENT COMPLIANCE:

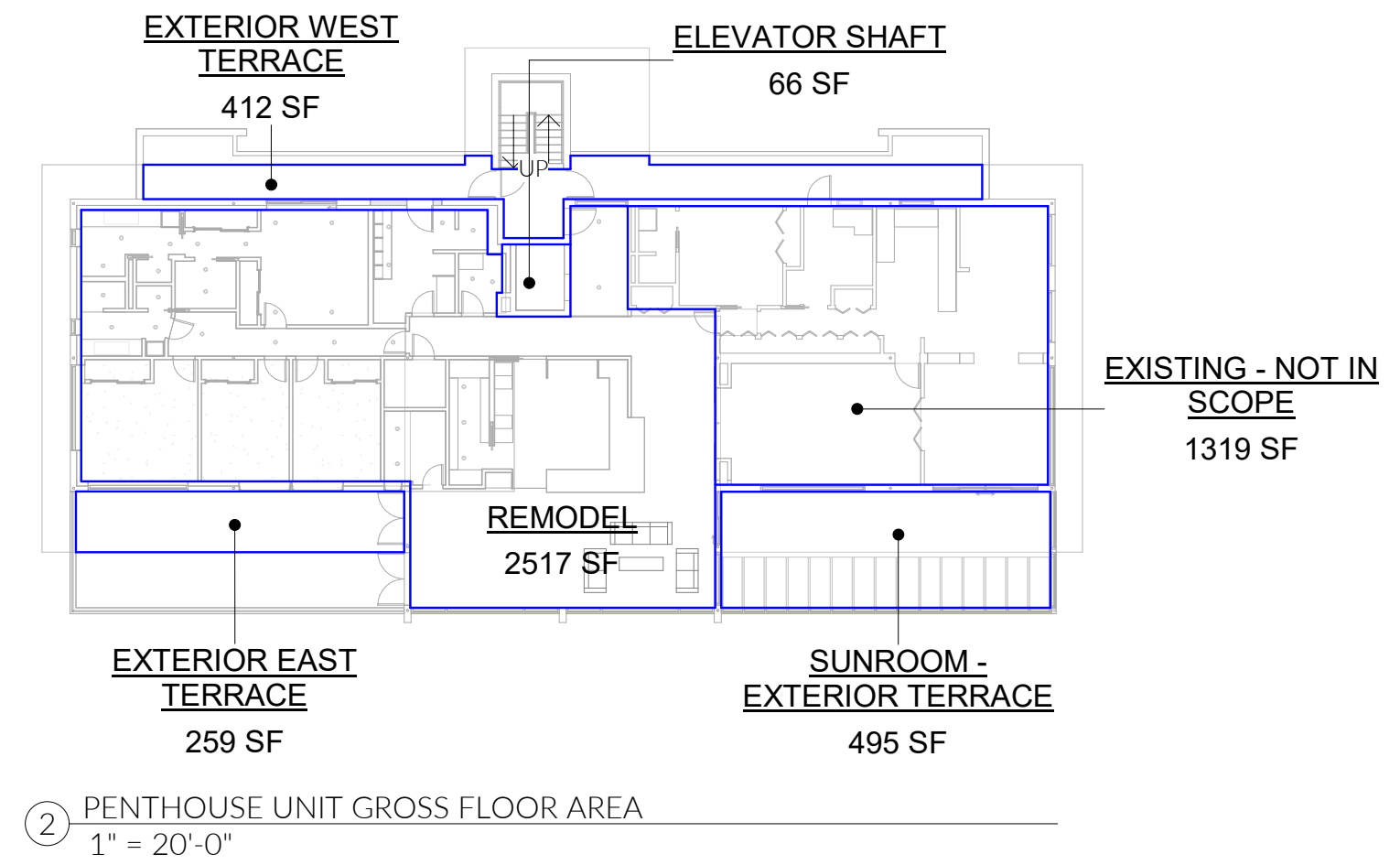
- DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE (IFC) CHAPTER 33
- THE HOME SHALL BE EQUIPPED WITH INTERCONNECTED CARBON MONOXIDE DETECTORS AND SMOKE ALARMS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).

## ZONING ANALYSIS

SCREENING OF SERVICE AND MECHANICAL AREAS (MICC 19.12.060)	B.3. METERS AND MECHANICAL UNITS, WATER METERS, GAS METERS, ELECTRIC METERS, GROUND-MOUNTED MECHANICAL UNITS AND ANY OTHER SIMILAR STRUCTURES SHOULD BE HIDDEN FROM PUBLIC VIEW OR SCREENED.
--	--

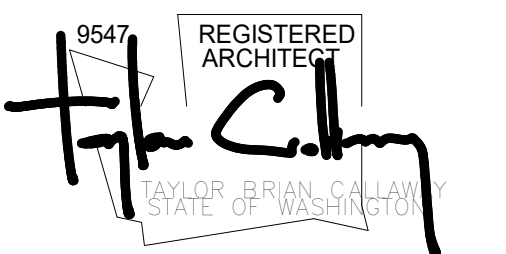
## ZONING SUMMARY

GENERAL BASE ZONE	MF-2
BUILDING HEIGHT	
MAXIMUM HEIGHT ALLOWED (MICC 19.03.010)	36 FT OR 3 STORIES, + 5 FT APPURTENANCES
EXISTING BUILDING HEIGHT	NO CHANGE
YARDS	
FRONT	20 FT
REAR	25 FT
SIDE	20 FT
LOT COVERAGE	NO CHANGE
FLOOR AREA RATIO	NO CHANGE
REQUIRED OFF-STREET PARKING	NO CHANGE



1 INTERIOR PERSPECTIVE  
 12" = 1'-0"

206.414.9884  
 4915 RAINIER AVE S, STE 202  
 SEATTLE, WA 98118  
 INFO@FIRSTLAMP.NET



SOEPRONO REMODEL  
 2800 75TH AVE SE, STE 300  
 MERCER ISLAND, WA 98040

### MUNICIPAL APPROVAL STAMPS

	2204	
	PERMIT SET   .04.18.2023	
	REVISIONS	
NO.	DESCRIPTION	DATE

DRAWN BY: MD

COVER SHEET



## BUILDING CODE COMPLIANCE

PER IBC 2018 WA STATE AND MERCER ISLAND AMENDMENTS

OCCUPANCY GROUP:

**NO CHANGE TO EXISTING PENTHOUSE OCCUPANCY**  
 R-2 APARTMENT  
 S-1 STORAGE - IBC 311.2 MODERATE-HAZARD STORAGE  
 S-2 PARKING GARAGE - IBC 311.3 LOW-HAZARD STORAGE  
 ACCESSORY OR ANCILLARY USES IBC

CONSTRUCTION TYPE:

NO CHANGE TO EXISTING  
 TYPE III (PERMITTED IN 1964)  
 TYPE IIIB (UNDER 2018 IBC)

FIRE PROTECTION:

901.4.3 FOR ANY ALTERATION WITHIN A BUILDING OR STRUCTURE, THE FIRE PROTECTION AND LIFE SAFETY SYSTEMS SHALL BE EXTENDED ALTERED OR AUGMENTED TO MAINTAIN AND CONTINUE PROTECTION WITHIN THE BUILDING OR STRUCTURE. PERSONS SHALL NOT REMOVE OR MODIFY ANY FIRE PROTECTION OR LIFE SAFETY SYSTEM INSTALLED OR MAINTAINED UNDER THE PROVISIONS OF THIS CODE WITHOUT APPROVAL BY THE FIRE CODE OFFICIAL.

FIRE ALARM SYSTEM:

FIRE ALARM SYSTEM PER NFPA 72 AND IFC SECTION 907.9. TENANT IMPROVEMENT TO BE SUBMITTED UNDER SEPARATE PERMIT

HORIZONTAL BUILDING SEPARATION:

420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

ALLOWABLE BUILDING HEIGHT AND AREA CALCULATION:

NO CHANGE TO EXISTING

CONSTRUCTION TYPE IIIB & OCCUPANCY R2:

NO CHANGE TO EXISTING

ALLOWABLE BUILDING HEIGHT:

NO CHANGE TO EXISTING

BUILDING AREA:

NO CHANGE TO EXISTING

AVERAGE GRADE PLANE:

NO CHANGE TO EXISTING

USE BY LEVEL:

NO CHANGE TO EXISTING  
 BASEMENT PARKING GARAGE, STORAGE, SERVICE  
 LEVEL 1 APARTMENT  
 LEVEL 2 APARTMENT  
 LEVEL 3 APARTMENT  
 ROOF ROOF

FIRE RESISTANCE:

FIRE RESISTANCE REQUIREMENTS PER IBC TABLE 601  
 PRIMARY STRUCTURAL FRAME TYPE IIIB  
 BEARING WALLS 0  
 EXTERIOR 2  
 INTERIOR 0  
 NON-BEARING WALLS AND PARTITIONS EXTERIOR (BASED ON FIRE SEPARATION)  
 X<30' 1  
 X>=30' 0  
 INTERIOR 0  
 FLOOR CONSTRUCTION 0  
 ROOF CONSTRUCTION 0

FIRE SEPARATION DISTANCES:

ALLOWABLE UNPROTECTED OPENINGS IBC TABLE 705.8 - UNPROTECTED, NONSPRINKLED BUILDINGS  
 0'-X'-3' NOT PERMITTED  
 3'-X'-5' NOT PERMITTED  
 5'-X'-10' 10% MAX OPENING  
 10'-X'-15' 15% MAX OPENING  
 15'-X'-20' 25% MAX OPENING  
 20'-X'-25' 45% MAX OPENING  
 25'-X'-30' 70% MAX OPENING  
 30'-X' NO LIMIT

## ENERGY CODE COMPLIANCE

PER R503 - ALL NEW / ALTERED OR RENOVATED PORTIONS SHALL CONFORM TO THE 2018 WASHINGTON STATE ENERGY CODE

APPLICABLE CODE:

2018 WASHINGTON STATE RESIDENTIAL ENERGY CODE

CLIMATE:

4C

COMPLIANCE PATH:

PRESCRIPTIVE - R402.1.1

REQUIREMENTS

VERTICAL FENESTRATION U-FACTOR .30  
 SLAB WOOD DOOR (NO GLAZING) U-FACTOR .46  
 CEILING R-49  
 WALL - ABOVE GRADE R-21  
 STRUCTURAL HEADERS R-10

ADDITIONAL ENERGY NOTES

- A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
- A MINIMUM OF 90 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- U-FACTORS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 AND SHALL BE LABELED AS SUCH FROM THE MANUFACTURER.
- R503.1.2 HEATING AND COOLING SYSTEMS. NEW HEATING, COOLING AND DUCT SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTIONS R403.1, R403.2, R403.3 AND R403.6.

## INSULATION INSTALLATION NOTES

RECESSED LIGHTING

- RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING'S THERMAL ENVELOPE SHALL BE TYPE IC RATED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0CFM WHEN TESTED AT 75PA AND SHALL HAVE A LABEL DEMONSTRATING THIS STANDARD.

- ALL RECESSED FIXTURES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

WALLS

- WALL, DOOR, AND WINDOW HEADERS SHALL BE INSULATED TO A VALUE OF R-10.

## DOOR SCHEDULE

Door Number	Description	Location	Width	Height	U-Factor	Finish	Comments
LEVEL 3 - PENTHOUSE							
300	EXISTING FLUSH PANEL	HALLWAY	3'-0"	6'-8"		CLEAR SEALER	EXISTING EXTERIOR DOOR, REFINISH WITH NEW HARDWARE
301	DOUBLE GLASS	DINING	6'-0"	6'-8"	.65	SPLIT FRAME COLOR, WHITE EXTERIOR/BLACK INTERIOR	EXTERIOR DOOR
302	DOUBLE GLASS	EXTERIOR EAST TERRACE	6'-0"	6'-8"	.65	SPLIT FRAME COLOR, WHITE EXTERIOR/BLACK INTERIOR	EXTERIOR DOOR
304A	DOUBLE BARN DOOR	PLAYROOM	4'-0"	8'-0"			CUSTOM SALVAGED MIRRORED PANELS
305	FLUSH POCKET	KITCHEN	2'-8"	6'-8"			
306	FLUSH PANEL	GUEST RESTROOM	2'-6"	6'-8"			
307	FLUSH PANEL	HALLWAY	2'-6"	6'-8"			
308	FLUSH PANEL	HALLWAY	2'-6"	6'-8"			
309	FULL LITE	MUD ROOM	3'-0"	6'-8"	.65	WHITE EXTERIOR & INTERIOR	EXTERIOR DOOR, FROSTED GLASS
310	SLIGING GLASS	BEDROOM 1	8'-0"	6'-8"	.65	WHITE EXTERIOR & INTERIOR	EXTERIOR DOOR
311	FLUSH PANEL	STORAGE	2'-4"	6'-8"			
313	FLUSH POCKET	PRIMARY BATH	2'-4"	6'-8"			
314	SLIGING GLASS	LIVING	6'-0"	6'-8"	.65	SPLIT FRAME COLOR, WHITE SUNROOM/BLACK INTERIOR	EXTERIOR DOOR
315	BI-PASS FLUSH	CL	5'-0"	6'-8"			
316	FLUSH PANEL	BEDROOM 1	2'-6"	6'-8"			
317	FLUSH POCKET	KIDS BATH	2'-4"	6'-8"			
318	FLUSH PANEL	KIDS BATH	2'-4"	6'-8"			
319	FLUSH PANEL	EXERCISE ROOM	2'-6"	6'-8"			
320	BI-PASS FLUSH	EXERCISE ROOM	6'-0"	6'-8"			
321	BI-PASS FLUSH	BEDROOM 2	5'-0"	6'-8"			
322	FLUSH PANEL	BEDROOM 2	2'-6"	6'-8"			
323	FLUSH PANEL	HALLWAY	2'-6"	6'-8"			
324	BI-PASS FLUSH	CL	5'-0"	6'-8"			
326	FLUSH PANEL	HALLWAY	2'-6"	6'-8"			
327	FLUSH PANEL	MECH ROOM	2'-6"	6'-8"			
330	FLUSH POCKET	KITCHEN	3'-4"	6'-8"			
332	FLUSH POCKET	WIC	2'-6"	6'-8"			
334	FLUSH POCKET	WC	2'-4"	6'-8"			
335	BI-PASS FLUSH	BEDROOM 1	6'-0"	6'-8"			

DOOR NOTES:

- PLEASE REFER TO PLANS AND ELEVATIONS FOR OPERATION AND GLAZING TYPE
- ALL DOORS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.

## WINDOW SCHEDULE

Plan Tag	Count	Level	Operation	NFRC U-VAL	Comments	Width	Height	Sill Height	Head Height
A	4	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	6'-0"	2'-6"	9'-10"	12'-4"
B	6	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	2'-9"	2'-6"	9'-10"	12'-4"
C	2	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	3'-3"	2'-6"	9'-10"	12'-4"
D	3	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	4'-9"	2'-6"	9'-10"	12'-4"
E	2	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	5'-10"	4'-6"	2'-0"	6'-6"
F	1	LEVEL 3 - PENTHOUSE	Fixed	.30	VINYL FRAME	2'-0"	4'-6"	2'-0"	6'-6"

WINDOW NOTES:

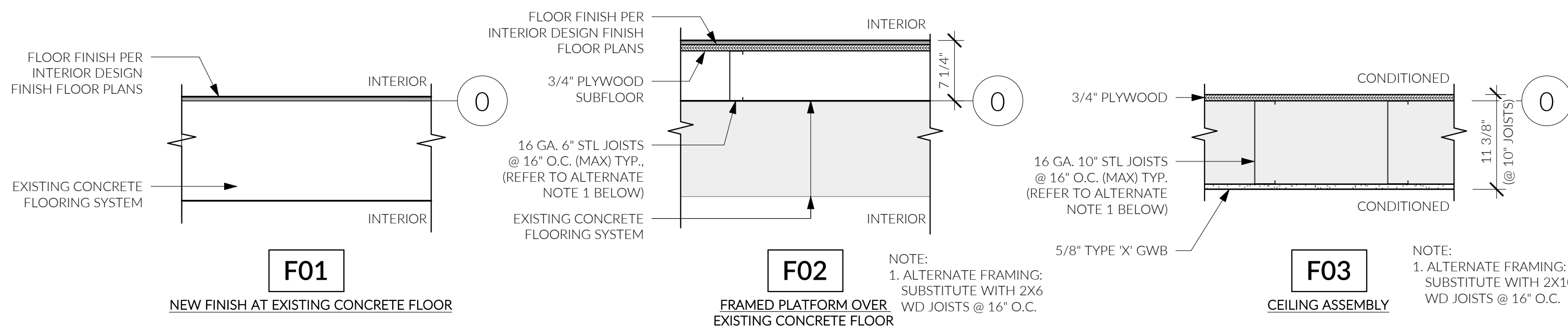
- PLEASE REFER TO ELEVATIONS ON SHEET A3.0 & A6.0 FOR OPERATION, MULLING, AND SAFETY GLAZING.
- ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.
- EGRESS WINDOWS BELOW 36" A.F.F. ARE REQUIRED TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1. (EXCEPT ON 4)

GLAZING SCHEDULE

TYPE	MANUFACTURER	PRODUCT	DESCRIPTION	U-FACTOR	SHGC	VT
1	TBD	TBD	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM AND DOORS WITH DOUBLE PANE LOW-E ARGON FILLED INSULATED GLAZING UNIT, TYPICAL	.65	.70	.60

NOTES:

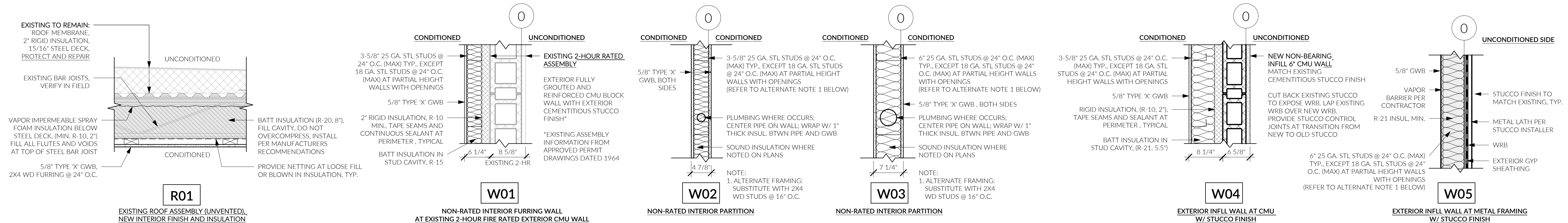
- THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM, IGUS, AND GLASS DOOR PERFORMANCE VALUES PER R303.1.3. FENESTRATION PRODUCT RATING, FINAL STOREFRONT AND DOOR SYSTEM SPECIFICATION TO SUBMIT NFRC CERTIFICATION COMPLIANT WITH MINIMUM PERFORMANCE REQUIREMENTS.



FLOOR LEGEND

1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.



ROOF LEGEND

1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.

WALL TYPE LEGEND

1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.

206.414.9884  
 4915 RAINIER AVE S, STE 202  
 SEATTLE, WA 98118  
 INFO@FIRSTLAMP.NET



SOEPRONO REMODEL  
 2800 75TH AVE SE, STE 300  
 MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

2204  
 PERMIT SET | 04.18.2023

REVISIONS  
 NO. DESCRIPTION DATE

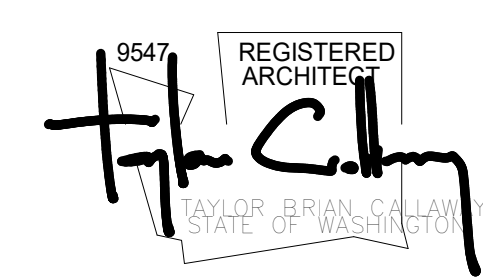
DRAWN BY: MD

WINDOW & DOOR SCH,  
 ENERGY & MECH CODE NOTES,  
 ASSEMBLIES

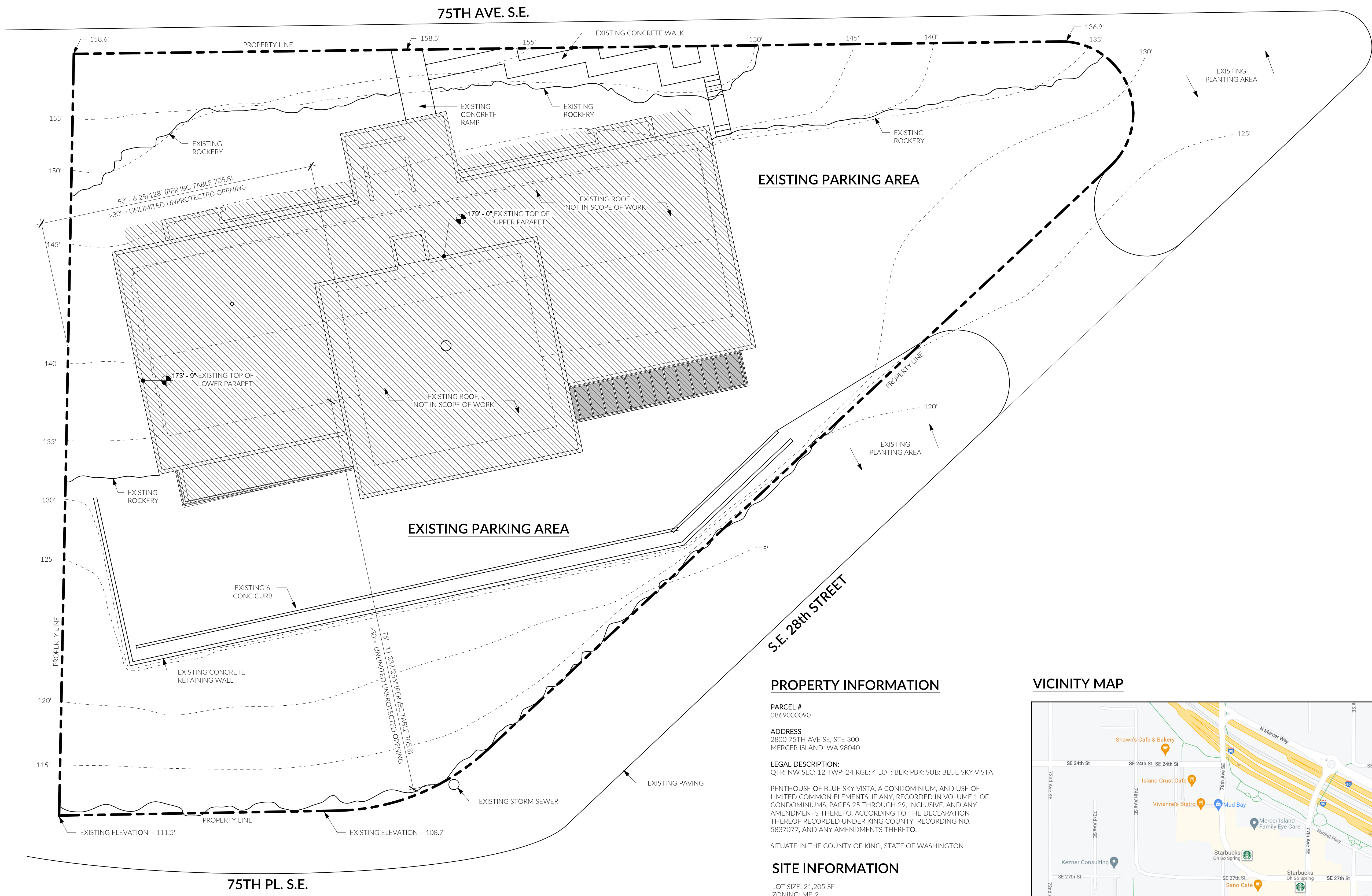
G 1.1



206.414.9884  
4915 RAINIER AVE S, STE 202  
SEATTLE, WA 98118  
INFO@FIRSTLAMP.NET



SOEPRONO REMODEL  
2800 75TH AVE SE, STE 300  
MERCER ISLAND, WA 98040



1 A - SITE PLAN  
1" = 10'-0"

SITE PLAN GENERAL NOTES  
1. ALL EXISTING SITE INFORMATION INCLUDING CONTOURS AND SPOT ELEVATIONS FROM ORIGINAL APPROVED PERMIT DRAWING SET DATED 5/15/1964



PROPERTY INFORMATION

PARCEL #  
0869000090

ADDRESS  
2800 75TH AVE SE, STE 300  
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:  
QTR: NW SEC: 12 TWP: 24 RGE: 4 LOT: BLK: PBK: SUB: BLUE SKY VISTA

PENTHOUSE OF BLUE SKY VISTA, A CONDOMINIUM, AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 25 THROUGH 29, INCLUSIVE, AND ANY AMENDMENTS THERETO, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 5837077, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

SITE INFORMATION

LOT SIZE: 21,205 SF  
ZONING: MF-2  
EXISTING BUILDING 3 STORIES OF RESIDENTIAL USE OVER 1 LEVEL AT GRADE OF PARKING.  
BUILDING TOTAL UNITS: 9 UNITS

VICINITY MAP



MUNICIPAL APPROVAL STAMPS

2204	PERMIT SET   .04.18.2023
NO.	DESCRIPTION
	DATE

DRAWN BY: MD

SITE PLAN





MUNICIPAL APPROVAL STAMPS

2204

PERMIT SET | .04.18.2023

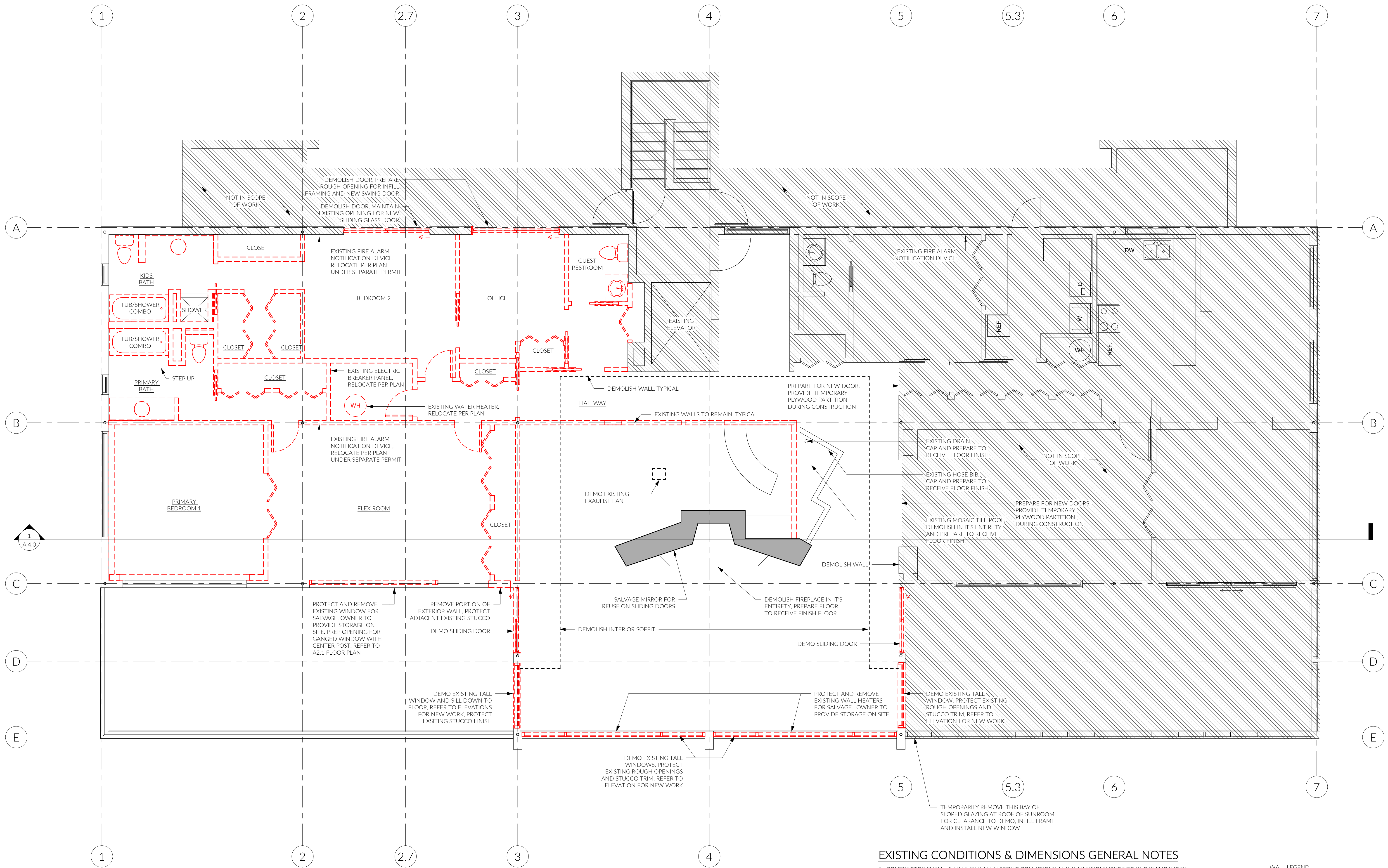
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: MD

PENTHOUSE DEMOLITION PLAN

A 2.0



1 PENTHOUSE FLOOR PLAN  
1/4" = 1'-0"

**EXISTING CONDITIONS & DIMENSIONS GENERAL NOTES**

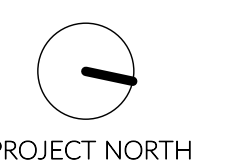
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES DURING DEMOLITION.

**DEMOLITION NOTES**

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
3. NO DEMOLITION WORK SHALL BEGIN WITHOUT FIELD VERIFICATION BY THE CONTRACTOR AND OWNER APPROVAL.
4. CONTRACTOR TO LOCATE ALL IN BUILDING UTILITIES PRIOR TO BEGINNING DEMOLITION.
5. CONTRACTOR TO COORDINATE WITH OWNER THE DISCONNECTION OF ALL UTILITIES NECESSARY FOR DEMOLITION. ALL UNUSED UTILITIES MUST BE CAPPED PER UTILITY COMPANY STANDARDS.
6. AFTER ASBESTOS ABATEMENT, STRUCTURAL ENGINEER TO REVIEW EXISTING STRUCTURE PRIOR TO DEMOLITION OF INTERIOR PARTITIONS. ANY WORK ALTERING EXISTING STRUCTURE REQUIRES FIELD REVIEW BY STRUCTURAL ENGINEER BEFORE COMMENCING WORK.

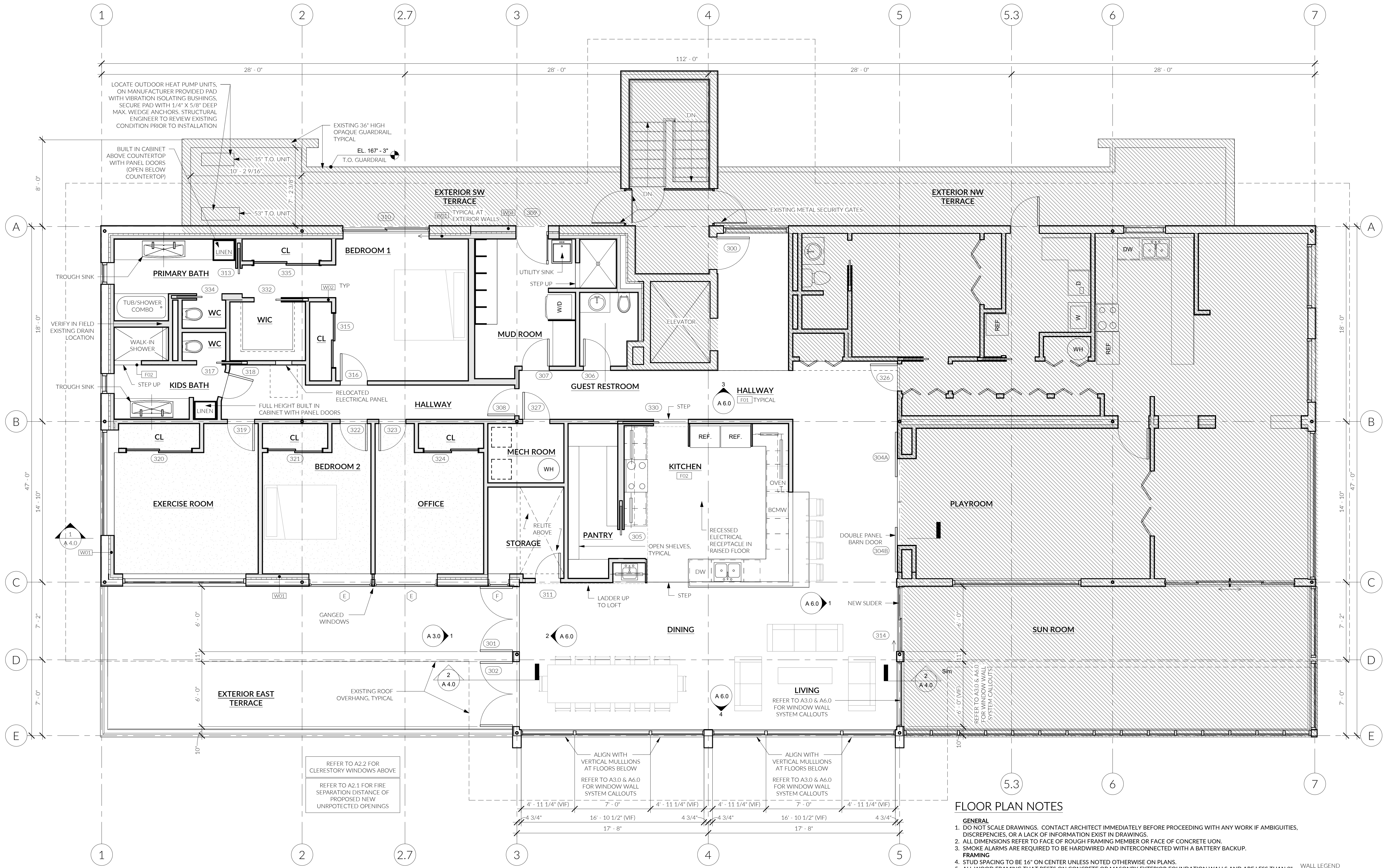
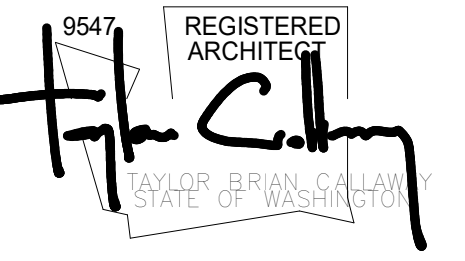
**WALL LEGEND**

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL



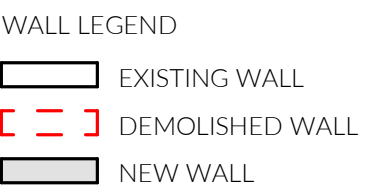
PROJECT NORTH





**FLOOR PLAN NOTES**

- GENERAL**
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
  - ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
  - SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP.
- FRAMING**
- STUD SPACING TO BE 16" ON CENTER UNLESS NOTED OTHERWISE ON PLANS.
  - ALL WOOD FRAMING THAT RESTS ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GRADE SHALL BE PRESERVATIVE TREATED.
  - STUD BAYS AT LOCATIONS TO RECEIVE TOWEL BARS, TP HOLDERS, OR OTHER SUCH WALL-MOUNTED FIXTURES SHALL BE FILLED IN WITH HORIZONTAL BLOCKING 12" ABOVE AND BELOW THE ESTIMATED FUTURE MOUNTING HEIGHT.
  - FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE-RATED OR ACOUSTICAL PARTITION AND PROVIDE COMPLETE AND CONTINUOUS ASSEMBLY AS REQUIRED PER THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
  - WHEN LIGHT GAUGE METAL FRAMING CONTINUES PAST INTERMEDIATE STRUCTURE AS IN MULTI-STORY STAIR ENCLOSURES AND SIMILAR CONDITIONS, ATTACH TO INTERMEDIATE STRUCTURE WITH SLOTTED CONNECTION OR OTHER MEANS, SO THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO LIGHT GAUGE METAL FRAMING.
- PROTECTION FROM BUILDING-BORNE MOISTURE**
- IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS INCLUDED IN THE BUILDING ENVELOPE, A PVA PRIMER SHALL BE APPLIED TO THE FACE OF DRYWALL PRIOR TO PAINTING.
  - INSTALL MOLD AND MOISTURE RESISTANT DRYWALL ON WALLS AND CEILINGS ADJACENT TO WET AREAS IN ROOMS WITH HIGH HUMIDITY.
  - PROVIDE CEMENTITIOUS BACKER BOARD SUBSTRATE FOR TILE INSTALLATIONS AT WET AREAS.
- FIRE PROTECTION**
- GWB TO BE 5/8" TYPE 'X' GYPSUM WALL BOARD UNLESS NOTED OTHERWISE ON PLANS.



1 PENTHOUSE FLOOR PLAN  
1/4" = 1'-0"

MUNICIPAL APPROVAL STAMPS

2204  
LAND USE PERMIT | 05.01.2023

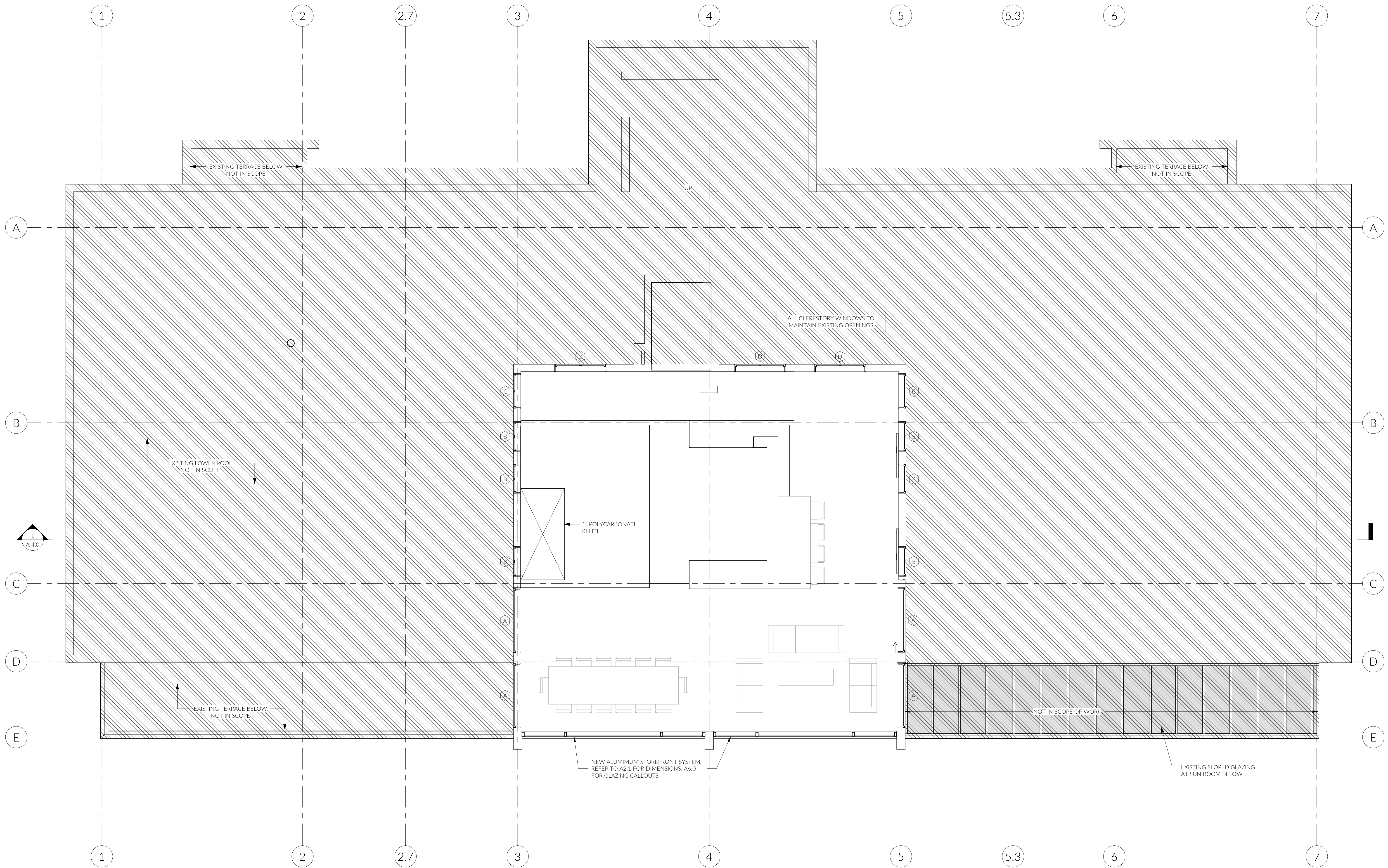
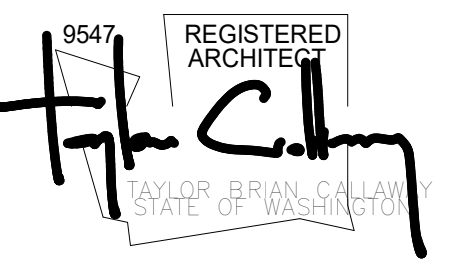
REVISIONS  
NO. DESCRIPTION DATE

DRAWN BY: MD

PENTHOUSE FLOOR PLAN







1 PENTHOUSE FLOOR PLAN  
1/4" = 1'-0"

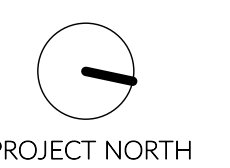
MUNICIPAL APPROVAL STAMPS

2204  
PERMIT SET | 04.18.2023

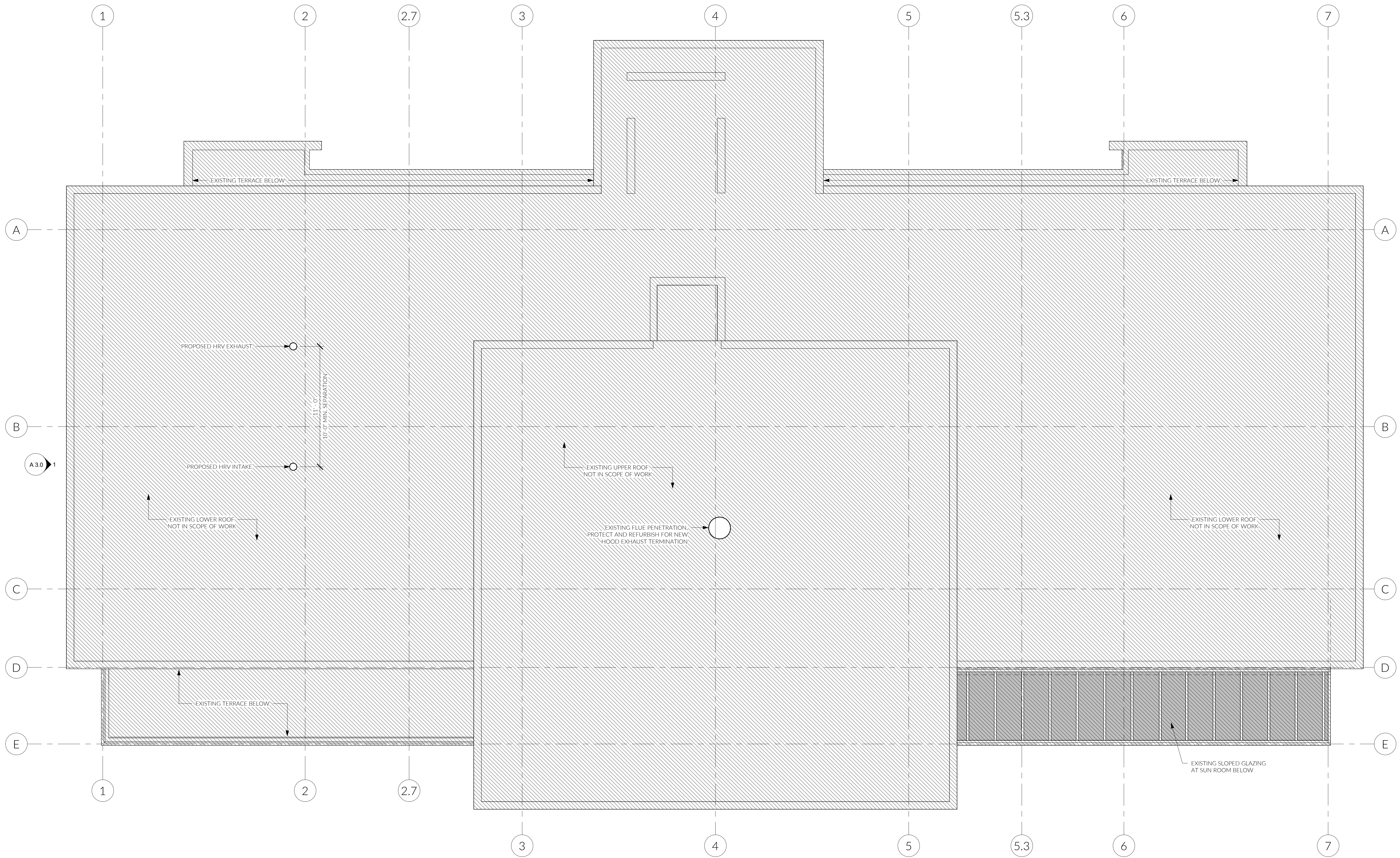
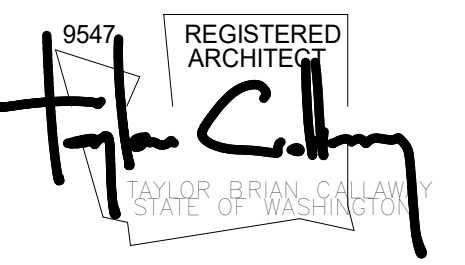
NO.	DESCRIPTION	DATE

DRAWN BY: Author

CLERESTORY PLAN







1 A - ROOF PLAN  
1/4" = 1'-0"

**ROOF PLAN NOTES**

1. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES OR DISCREPANCY EXIST IN DRAWINGS.
2. ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER UNON.
3. REFER TO BUILDING ENVELOPE CONSULTANT FOR FLASH, COUNTER FLASH, CAULK AND SEAL AT ALL NEW PLUMBING AND MECHANICAL PENETRATIONS THROUGH ROOF MEMBRANES. WATERPROOFING SHALL EXTEND FROM PENETRATION FLANGE 24" IN ALL DIRECTIONS BEYOND PENETRATION EDGE.
5. ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.

MUNICIPAL APPROVAL STAMPS

2204

PERMIT SET | 04.18.2023

NO.	DESCRIPTION	DATE

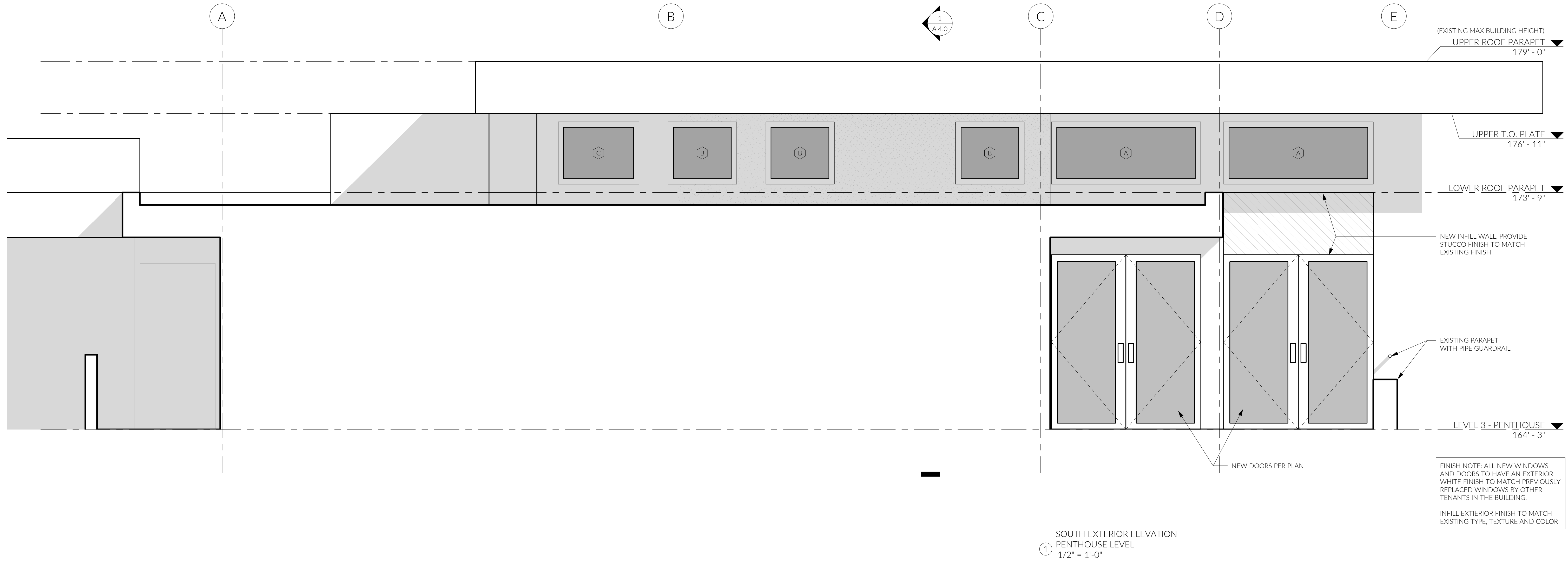
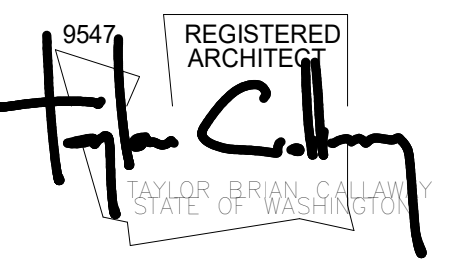
DRAWN BY: MD

ROOF PLAN



A 2.3





EXISTING FIREPLACE FLUE TERMINATION. MAINTAIN AND REFURBISH FOR RANGE HOOD EXHAUST

② ROOF PHOTO 1  
1 1/2" = 1'-0"



NEW HRV INTAKE TO BE LOCATED 10'-0" MINIMUM FROM NEW HRV EXHAUST AND ALL EXISTING EXHAUST LOCATIONS (VERIFY EXISTING EXHAUST LOCATIONS IN FIELD AND PROVIDE REQUIRED CLEARANCES PER 2018 IBC AND IMC)

④ ROOF PHOTO 2  
1 1/2" = 1'-0"



REMOVE WINDOW AND SILL BELOW. PREPARE OPENING FOR NEW DOUBLE DOOR WITH CLERESTORY WINDOW ABOVE

REMOVE WINDOW AND SILL BELOW. PREPARE OPENING FOR NEW DOUBLE DOOR WITH CLERESTORY WINDOW ABOVE

NO WORK AT EXTERIOR TERRACE

⑤ ROOF PHOTO 3  
1 1/2" = 1'-0"

MUNICIPAL APPROVAL STAMPS

2204  
LAND USE PERMIT | 05.01.2023

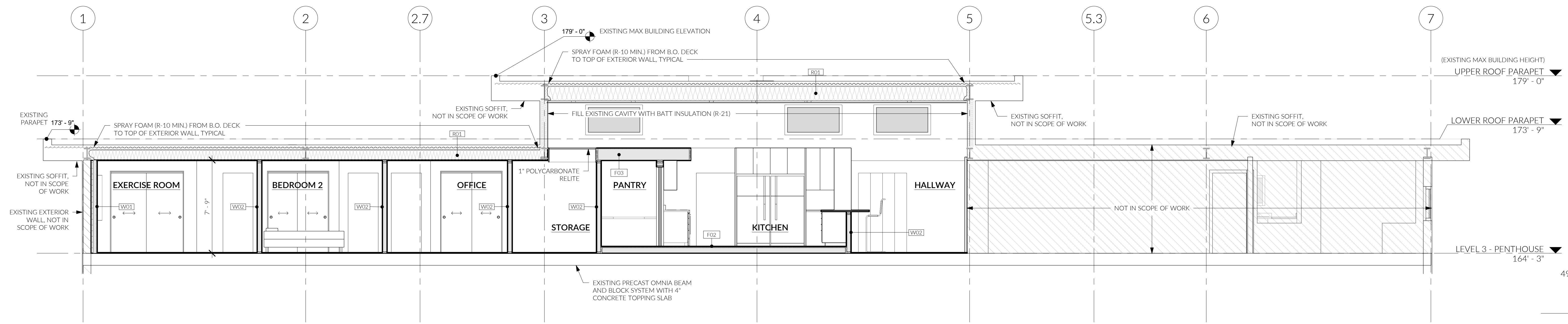
REVISIONS  
NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

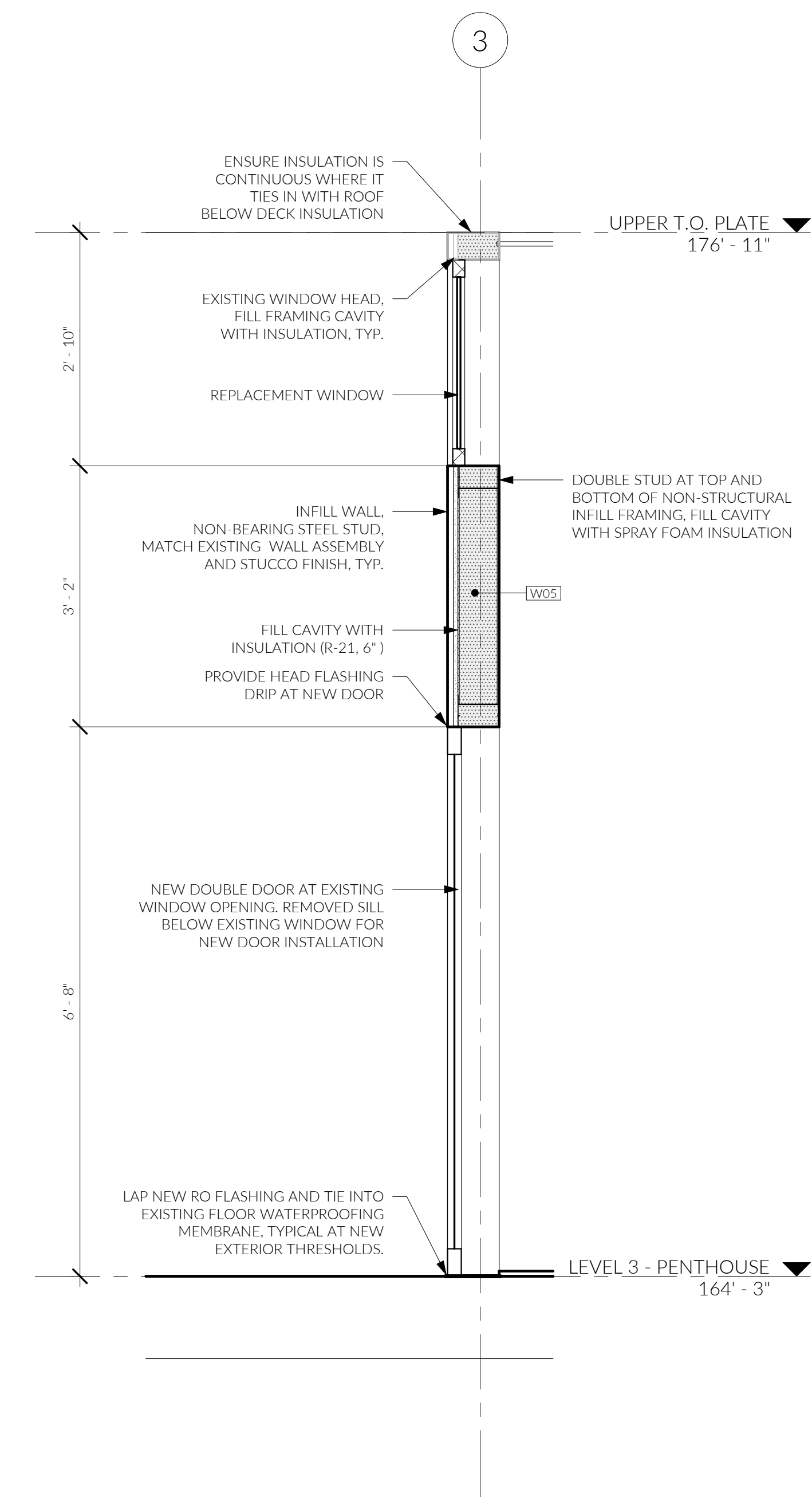
DRAWN BY: MD

EXTERIOR ELEVATIONS

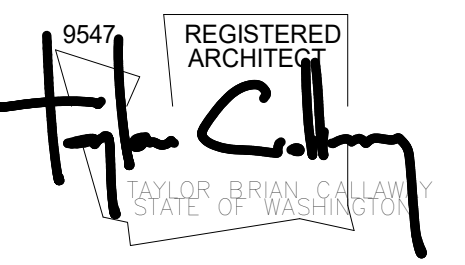




① LONGITUDINAL SECTION  
1/4" = 1'-0"



② WALL SECTION AT INFILL FRAMING  
3/4" = 1'-0"



MUNICIPAL APPROVAL STAMPS

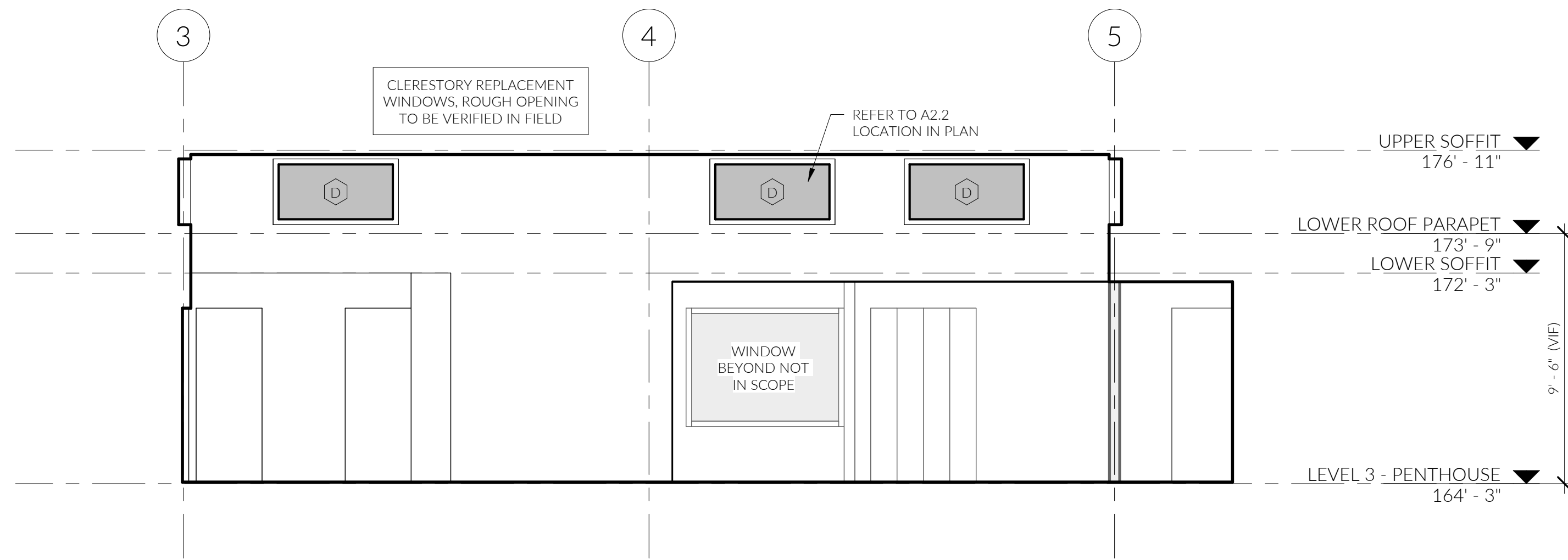
2204  
PERMIT SET | 04.18.2023

NO.	DESCRIPTION	DATE

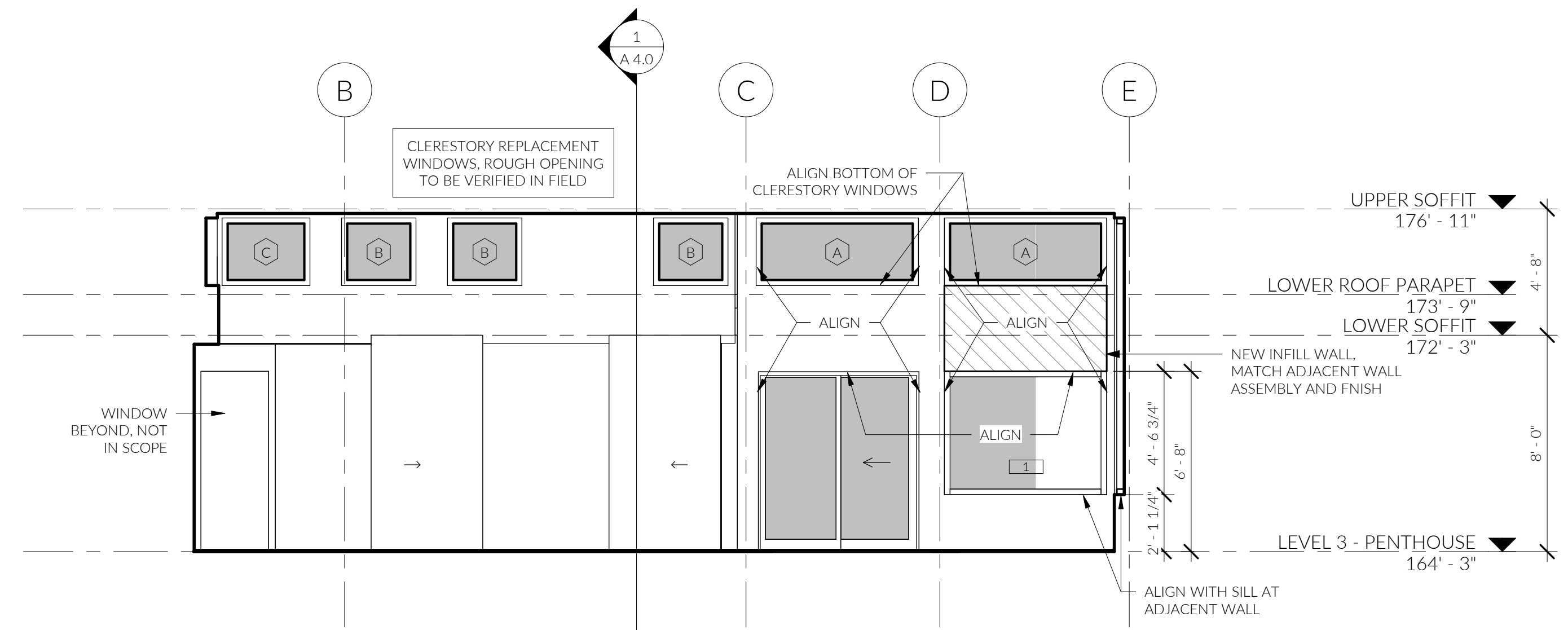
DRAWN BY: LAMP

SECTIONS

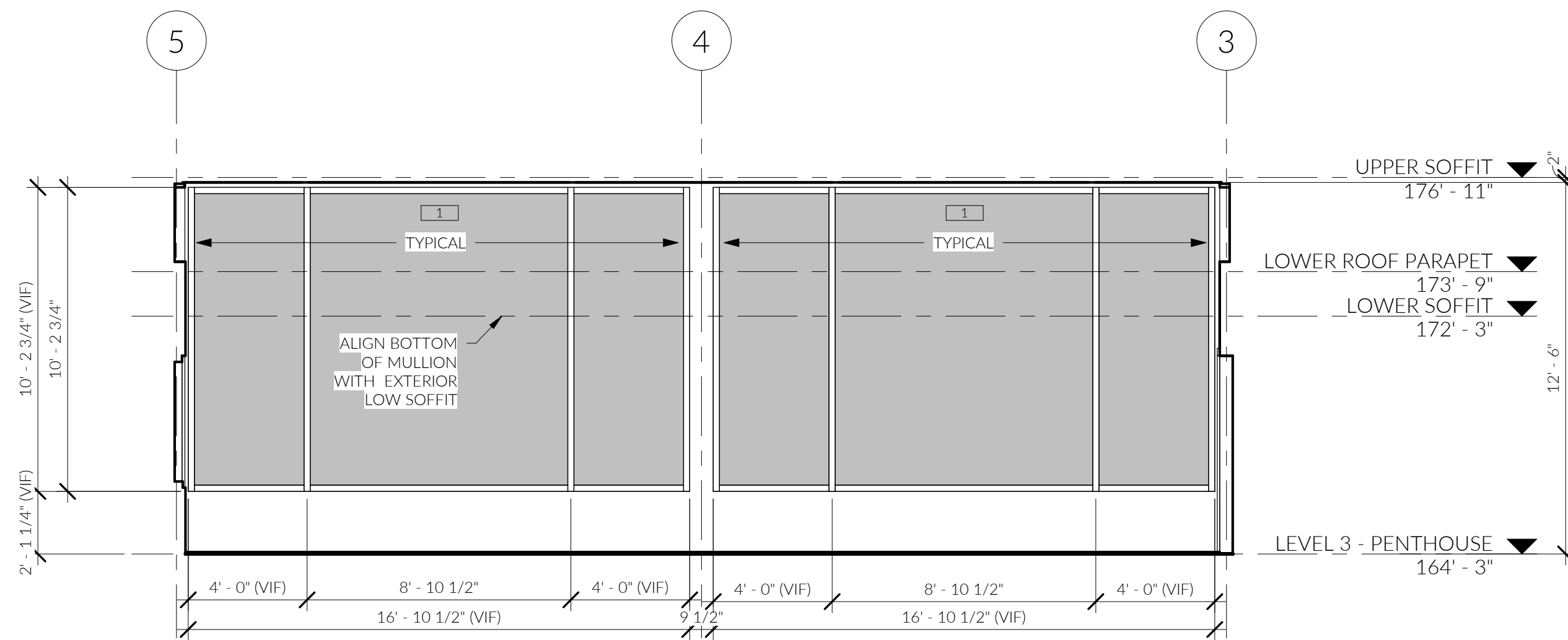




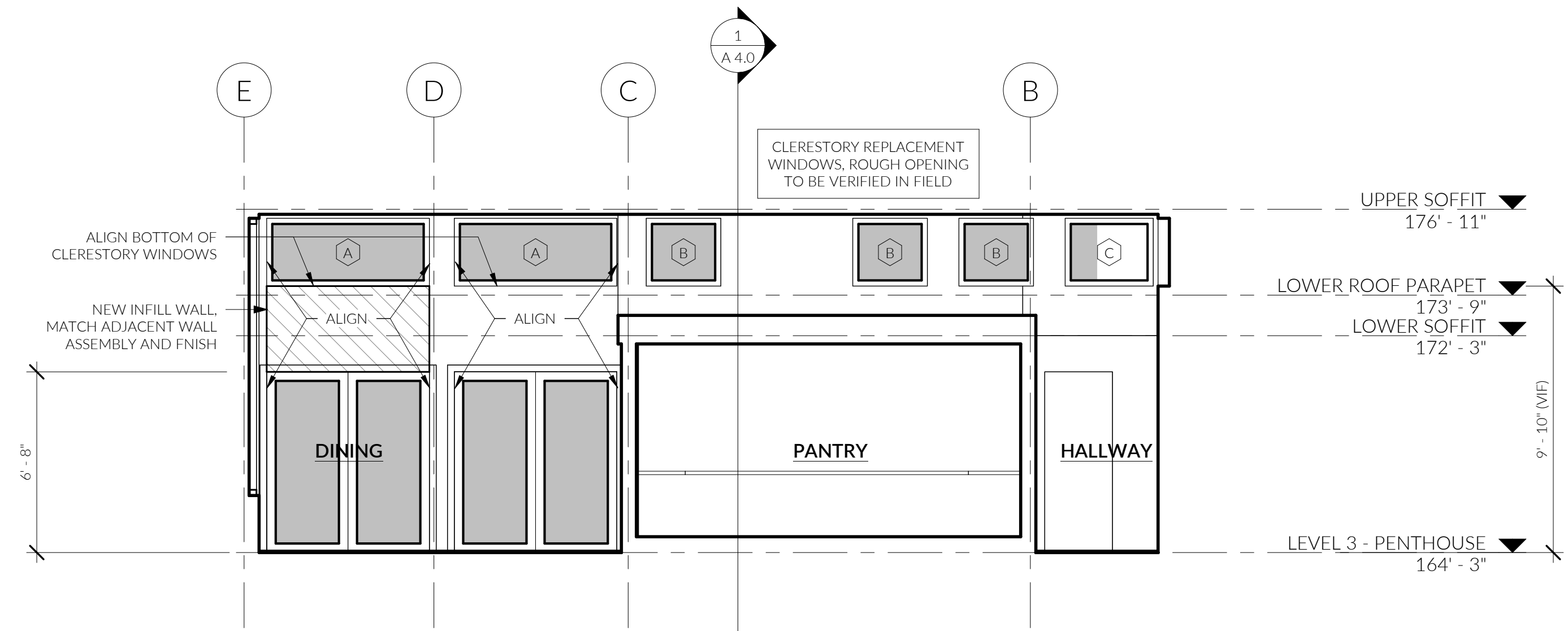
3 INTERIOR ELEVATION  
1/4" = 1'-0"



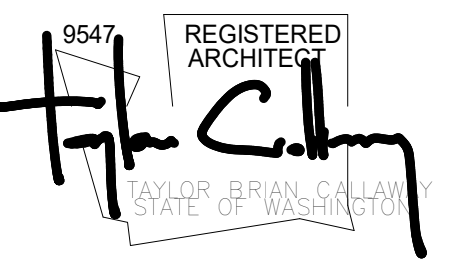
1 INTERIOR ELEVATION  
1/4" = 1'-0"



4 INTERIOR ELEVATION  
1/4" = 1'-0"



2 INTERIOR ELEVATION  
1/4" = 1'-0"



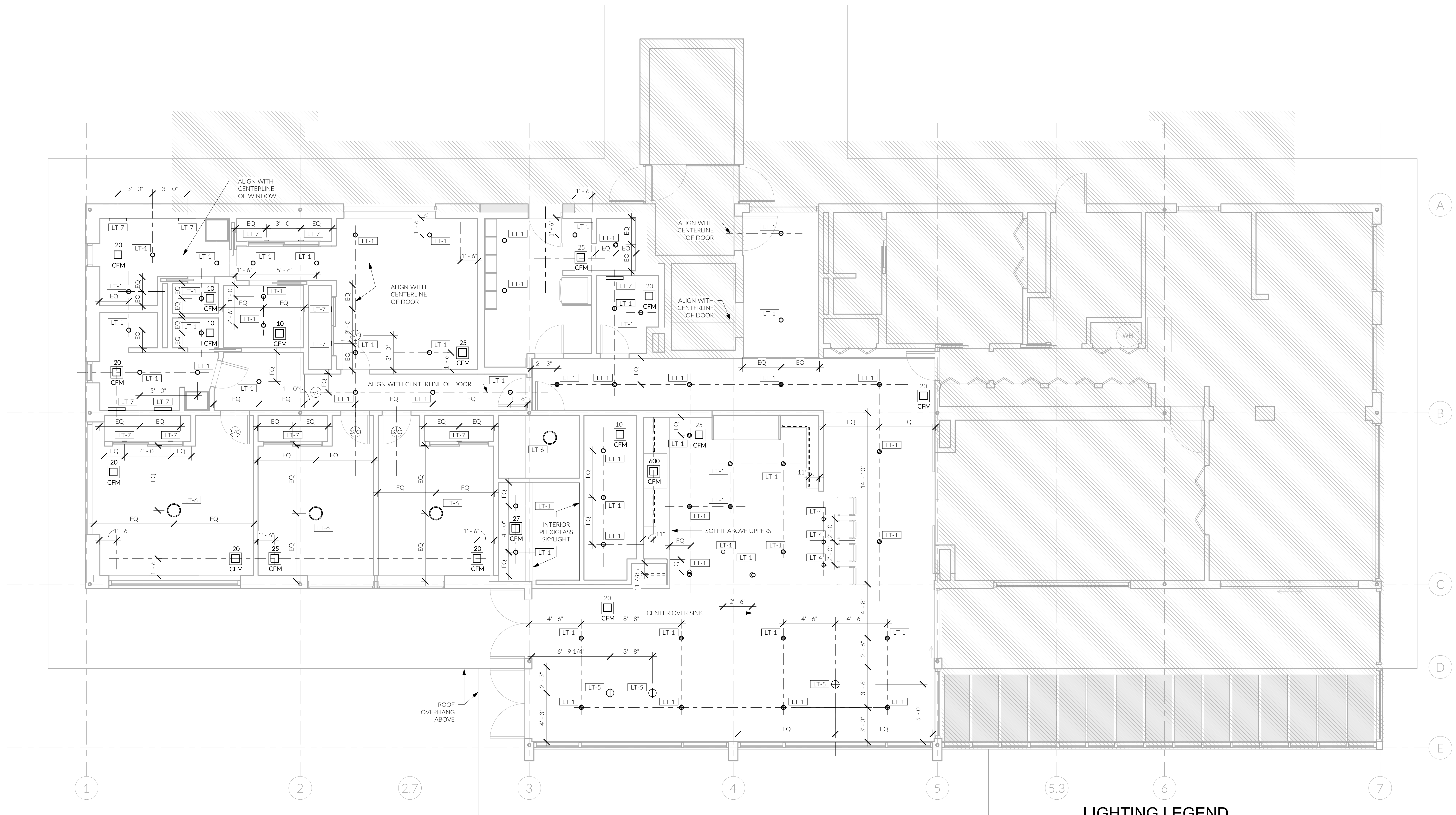
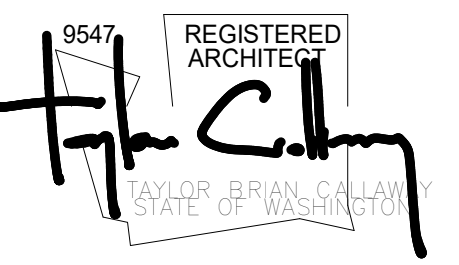
MUNICIPAL APPROVAL STAMPS

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY: TBD

INTERIOR ELEVATIONS





1 LEVEL 3 - LIGHTING PLAN  
1/4" = 1'-0"

NOTES:  
1. REFER TO M101 DUCTING PLAN AND M201 VENTILATION PLAN FOR HVAC DESIGN

**LIGHTING LEGEND**

- LT-1 - Recessed LED - 4"
- ◐ LT-2 - Recessed LED - Directional - 4" Round
- LT-3 - Recessed LED - 2"
- ⊕ LT-4 - Pendant 4"
- ⊕ LT-5 Pendant 8"
- LT-6 - Surface Mount LED - 15" Round
- ▭ LT-7 - Wall Sconce - Bath Bar
- LT-8 - Wall Sconce - Round Puck 5"
- - - - LT-10 - Under Cabinet LED Strip
- CFM VENTILATION SUPPLY
- SC SMOKE DETECTOR + CARBON MONOXIDE DETECTOR

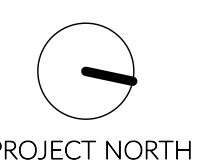
MUNICIPAL APPROVAL STAMPS

2204  
PERMIT SET | .04.18.2023

NO.	DESCRIPTION	DATE

DRAWN BY: LAMP

LIGHTING PLANS





**wrightsoft** Load Short Form  
Entire House

Job: Soeprono  
Date: Mar 15, 2023  
By: Aaron Barnett

For: Soeprono  
WA

**Project Information**

**Design Information**

	Htg	Cig	Method	Infiltration	Blower door
Outside db (°F)	25	83			
Inside db (°F)	70	72	Shielding / stories		3 (partial) / 1
Design TD (°F)	45	21	Pressure ACH/AVF		50 Pa / 5.0 / 4181 cfm
Daily range	-	M			
Inside humidity (%)	50	50			
Moisture difference (gr/lb)	40	19			

**HEATING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Heating input	Heating output	Temperature rise	Actual air flow	Air flow factor	Static pressure	Space thermostat
n/a	n/a	n/a	n/a	n/a	0 Btu/h	0 Btu/h	0 °F	0 cfm	0 cfm/Btu/h	0 in H2O	n/a

**COOLING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Sensible cooling	Latent cooling	Total cooling	Actual air flow	Air flow factor	Static pressure	Load sensible heat ratio
n/a	n/a	n/a	n/a	n/a	0 Btu/h	0 Btu/h	0 Btu/h	0 cfm	0 cfm/Btu/h	0 in H2O	0

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg AVF (cfm)	Cig AVF (cfm)
Bedroom Wing AHU	1433	14722	11347	600	600
Unconditioned	1484	0	0	0	0
Great Room W AHU	515	10162	16900	600	600
Great Room E AHU	779	13245	13297	600	600
Entire House	4211	38128	40313	1800	1800
Other equip loads		156	73		
Equip @ 0.98 RSM			39497		
Latent cooling			2667		
TOTALS	4211	38284	42184	1800	1800

Calculations approved by ACCA to meet all requirements of Manual J 9th Ed.

**wrightsoft** High Submittal Universal 2023 23.01 R05.0565  
2023-Apr-14 12:31:31 Page 1

**wrightsoft** Load Short Form  
Bedroom Wing AHU

Job: Soeprono  
Date: Mar 15, 2023  
By: Aaron Barnett

For: Soeprono  
WA

**Project Information**

**Design Information**

	Htg	Cig	Method	Infiltration	Blower door
Outside db (°F)	25	93			
Inside db (°F)	70	72	Shielding / stories		3 (partial) / 1
Design TD (°F)	45	21	Pressure ACH/AVF		50 Pa / 5.0 / 4181 cfm
Daily range	-	M			
Inside humidity (%)	50	50			
Moisture difference (gr/lb)	40	19			

**HEATING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Heating input	Heating output	Temperature rise	Actual air flow	Air flow factor	Static pressure	Capacity balance point = 16 °F
Mitsubishi Electric	Mitsubishi Electric	SJZ-KA18NAHZ	204627056	10.4 HSPF	21600 Btu/h @ 47°F	33 °F	33 °F	600 cfm	0.041 cfm/Btu/h	0.50 in H2O	10.4 SEER

**COOLING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Sensible cooling	Latent cooling	Total cooling	Actual air flow	Air flow factor	Static pressure	Load sensible heat ratio
Mitsubishi Electric	Mitsubishi Electric	SJZ-KA18NAHZ	204627056	12.5 EER, 18.4 SEER	12500 Btu/h	5600 Btu/h	18000 Btu/h	600 cfm	0.053 cfm/Btu/h	0.50 in H2O	0.92

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg AVF (cfm)	Cig AVF (cfm)
Exercise Room	225	3980	2965	146	157
Bedroom 2	198	1457	973	59	51
Kids Bath	98	1070	685	44	31
Primary Bath	119	2298	918	94	49
Office	150	1466	956	57	51
WIC	81	0	0	0	0
Primary BR	210	2476	3624	101	162
Hallway	112	0	0	0	0
Storage	68	433	510	18	27
Master Room	169	1863	816	81	43
Mechanical Room	45	0	0	0	0

Calculations approved by ACCA to meet all requirements of Manual J 9th Ed.

**wrightsoft** High Submittal Universal 2023 23.01 R05.0565  
2023-Apr-14 12:31:31 Page 4

**wrightsoft** Load Short Form  
Great Room E AHU

Job: Soeprono  
Date: Mar 15, 2023  
By: Aaron Barnett

For: Soeprono  
WA

**Project Information**

**Design Information**

	Htg	Cig	Method	Infiltration	Blower door
Outside db (°F)	25	93			
Inside db (°F)	70	72	Shielding / stories		3 (partial) / 1
Design TD (°F)	45	21	Pressure ACH/AVF		50 Pa / 5.0 / 4181 cfm
Daily range	-	M			
Inside humidity (%)	50	50			
Moisture difference (gr/lb)	40	19			

**HEATING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Heating input	Heating output	Temperature rise	Actual air flow	Air flow factor	Static pressure	Space thermostat
Mitsubishi Electric	Mitsubishi Electric	MXZ-SM35NAH-Z-U1	204629372	12.4 HSPF	20000 Btu/h @ 47°F	31 °F	31 °F	600 cfm	0.045 cfm/Btu/h	0 in H2O	12.5 EER, 22.3 SEER

**COOLING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Sensible cooling	Latent cooling	Total cooling	Actual air flow	Air flow factor	Static pressure	Load sensible heat ratio
Mitsubishi Electric	Mitsubishi Electric	MXZ-SM35NAH-Z-U1	204629372	12.5 EER, 22.3 SEER	16200 Btu/h	1800 Btu/h	18000 Btu/h	600 cfm	0.045 cfm/Btu/h	0 in H2O	0.89

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg AVF (cfm)	Cig AVF (cfm)
Great Room East	668	13245	13297	600	600
Powder Room	38	0	0	0	0
Plantry	73	0	0	0	0
Great Room E AHU	779	13245	13297	600	600
Other equip loads		0	0		
Equip @ 0.98 RSM			13004		
Latent cooling			1696		
TOTALS	779	13245	14701	600	600

Calculations approved by ACCA to meet all requirements of Manual J 9th Ed.

**wrightsoft** High Submittal Universal 2023 23.01 R05.0565  
2023-Apr-14 12:31:31 Page 6

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg AVF (cfm)	Cig AVF (cfm)
Bedroom Wing AHU	1433	14722	11347	600	600
Other equip loads		156	73		
Equip @ 0.98 RSM			11168		
Latent cooling			976		
TOTALS	1433	14878	12144	600	600

Calculations approved by ACCA to meet all requirements of Manual J 9th Ed.

**wrightsoft** High Submittal Universal 2023 23.01 R05.0565  
2023-Apr-14 12:31:31 Page 5

**wrightsoft** Load Short Form  
Great Room W AHU

Job: Soeprono  
Date: Mar 15, 2023  
By: Aaron Barnett

For: Soeprono  
WA

**Project Information**

**Design Information**

	Htg	Cig	Method	Infiltration	Blower door
Outside db (°F)	25	93			
Inside db (°F)	70	72	Shielding / stories		3 (partial) / 1
Design TD (°F)	45	21	Pressure ACH/AVF		50 Pa / 5.0 / 4181 cfm
Daily range	-	M			
Inside humidity (%)	50	50			
Moisture difference (gr/lb)	40	19			

**HEATING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Heating input	Heating output	Temperature rise	Actual air flow	Air flow factor	Static pressure	Space thermostat
Mitsubishi Electric	Mitsubishi Electric	MXZ-SM35NAH-Z-U1	202292037	12 HSPF	20000 Btu/h @ 47°F	31 °F	31 °F	600 cfm	0.059 cfm/Btu/h	0 in H2O	12.5 EER, 22.3 SEER

**COOLING EQUIPMENT**

Make	Trade	Model	AHRI ref.	Efficiency	Sensible cooling	Latent cooling	Total cooling	Actual air flow	Air flow factor	Static pressure	Load sensible heat ratio
Mitsubishi Electric	Mitsubishi Electric	MXZ-SM35NAH-Z-U1	202292037	12.5 EER, 22.3 SEER	17000 Btu/h	180 Btu/h	18000 Btu/h	600 cfm	0.059 cfm/Btu/h	0 in H2O	0.96

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg AVF (cfm)	Cig AVF (cfm)
Great Room West	515	10162	16900	600	600
Great Room W AHU	515	10162	16900	600	600
Other equip loads		0	0		
Equip @ 0.98 RSM			16528		
Latent cooling			283		
TOTALS	515	10162	16821	600	600

Calculations approved by ACCA to meet all requirements of Manual J 9th Ed.

**wrightsoft** High Submittal Universal 2023 23.01 R05.0565  
2023-Apr-14 12:31:31 Page 7

**BALANCE**  
CONSTRUCTION CONSULTING  
9544 49th Ave NE  
Seattle, WA 98115  
206-409-4948

Soeprono

2800 75th Ave SE, Suite 300  
Mercer Island, WA 98040

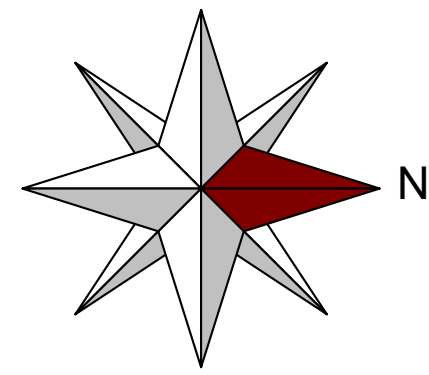
Manual J Loads

Drawn By:  
Aaron Barnett  
04/10/2023

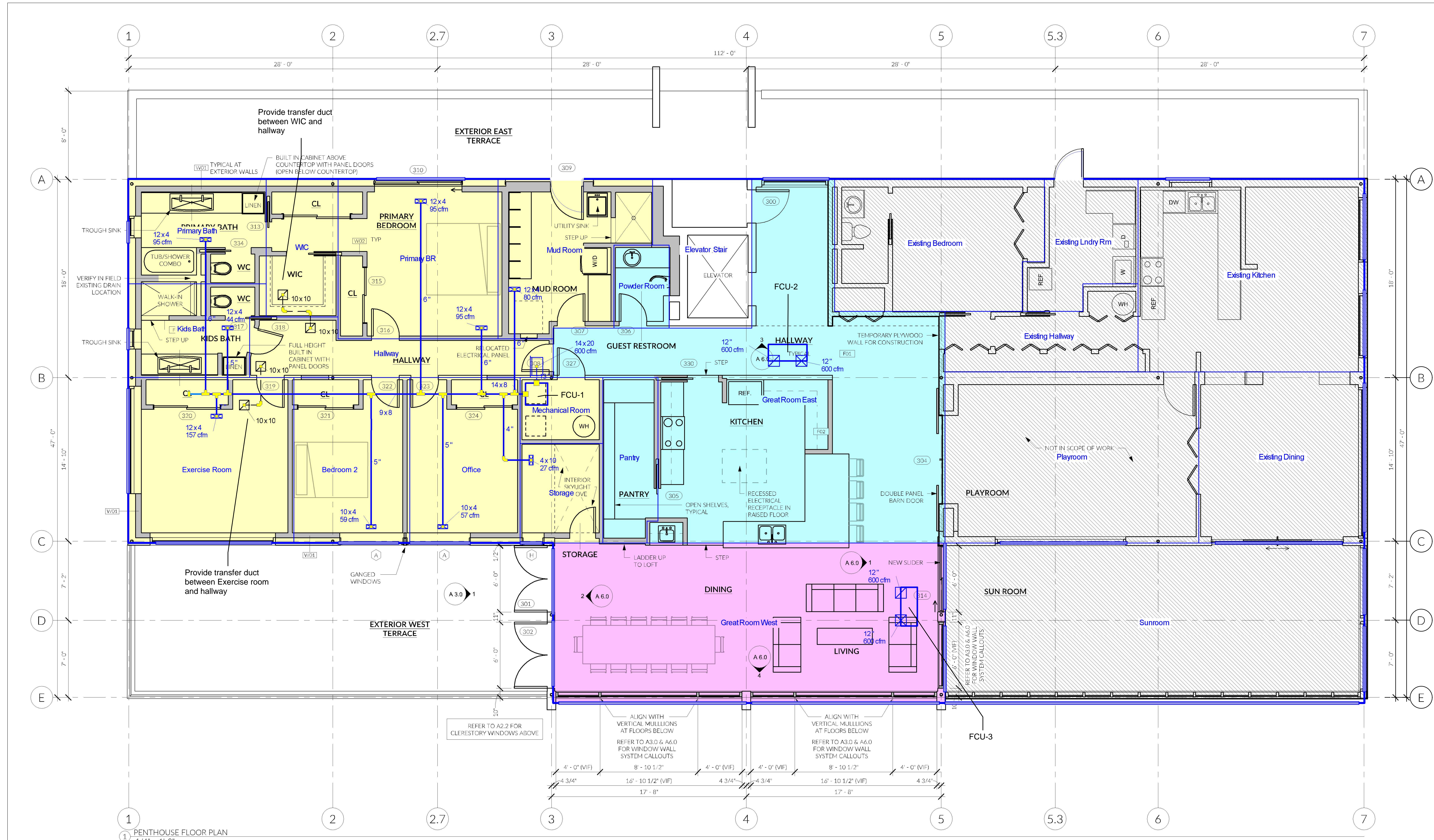
M001

FOR REFERENCE ONLY





Sheet 1



1) PENTHOUSE FLOOR PLAN  
4/24/23 - 4/25/23

Fan Coil Schedule						
Designation	Manufacturer	Model	Airflow (cfm)	Maximum SP (in. WG)	Outdoor Unit	Reference Page
FCU-1	Mitsubishi	SVZ-KP18NA	600	0.5"	SUZ-KA18NAHZ.TH	M301
FCU-2	Mitsubishi	MLZ-KP18NA2-U1	600	N/A	MXZ-SM36NAMHZ-U1	M301
FCU-3	Mitsubishi	MLZ-KP18NA2-U1	600	N/A	MXZ-SM36NAMHZ-U1	M301

**Job #: Soeprono**  
**Performed by Aaron Barnett for:**  
 Soeprono  
 WA

Scale: 1 :  
 Page 1  
 Right-Suite® Unive  
 22.0.04 RSU6  
 2023-Apr-09 20  
 ...oeprono\_MJ8\_Updated

M101

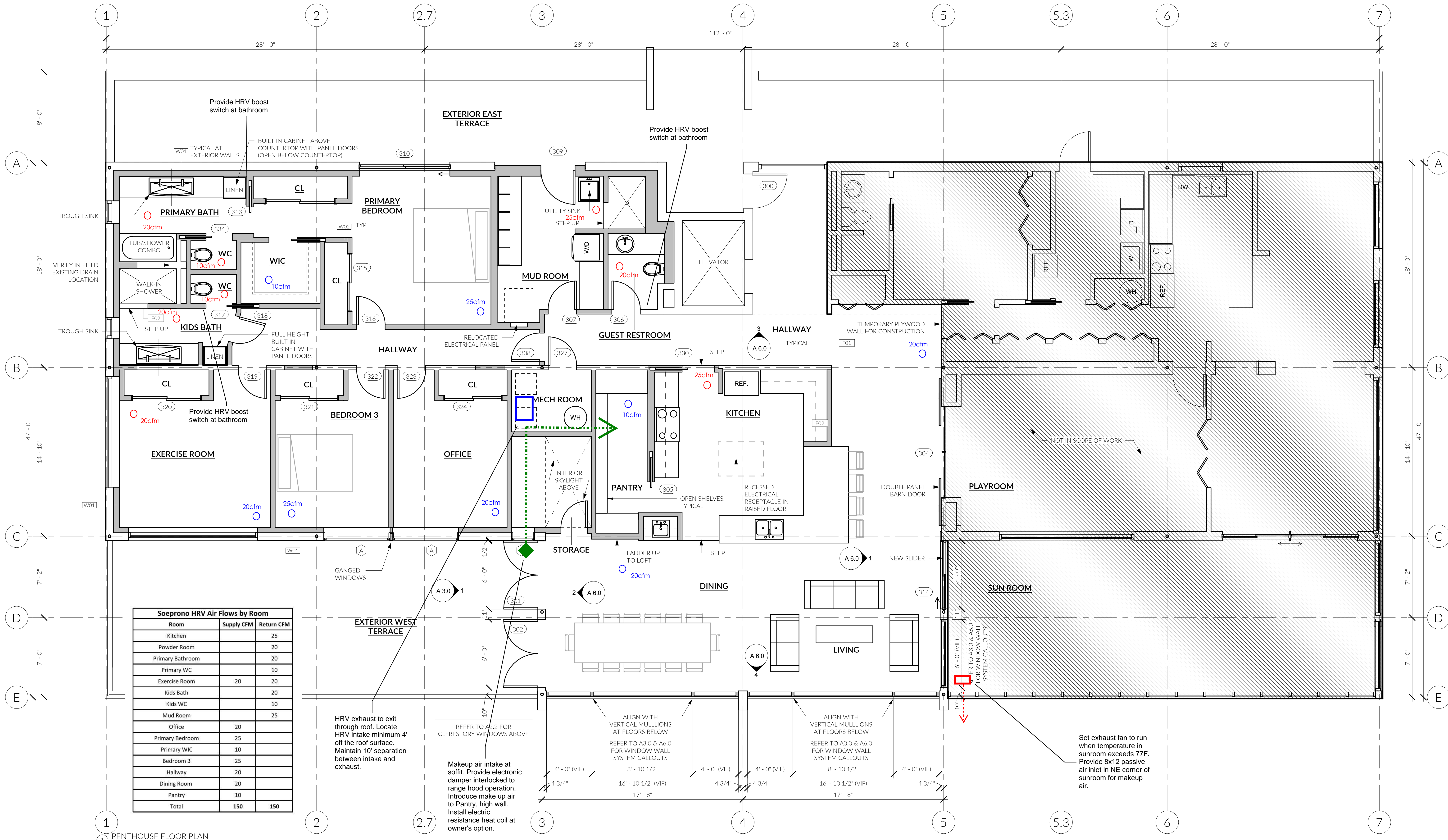
**BALANCE**  
 CONSTRUCTION CONSULTING  
 9544 49th Ave NE  
 Seattle, WA 98115  
 206-409-4948

**Soeprono**  
 2800 75th Ave SE, Suite 300  
 Mercer Island, WA 98040

Duct Plan

Drawn By:  
 Aaron Barnett  
 04/10/2023





1 PENTHOUSE FLOOR PLAN  
1/4" = 1'-0"

**FLOOR PLAN NOTES**

**General**

- Do not scale drawings. Contact architect immediately before proceeding with any work if ambiguities, discrepancies, or a lack of information exist in drawings.
  - All dimensions refer to face of rough framing member or face of concrete UON.
  - Smoke alarms are required to be hardwired and interconnected with a battery backup.
  - Foundation Concrete dampproofing shall be installed at below-grade concrete walls which enclose habitable space.
  - All foundation footings that enclose habitable space shall be drained with continuous 4" perforated pipe surrounded by crushed rock, sloped @ 1/4" per ft. min. to drain.
- Crawl Space**
- If crawl spaces are vented, they shall be vented through openings in the perimeter walls. Openings shall be provided within 3' of each corner of the building and be covered with sheet metal plates, cast-iron grilling or grating, load-bearing brick, hardware cloth, or corrosion-resistant wire mesh. See IRC (or SRC) R408.2 for more specifics on approved covering materials.
  - If crawl spaces are unvented, exposed earth shall be covered with a continuous Class I vapor retarder with joints overlapping by 6" and sealed or taped. The edges of the vapor retarder shall extend at least 6" up the stem wall and shall be attached and sealed to the stem wall. A radon system shall be installed that meets the requirements of SRC Appendix F.
  - Access shall be provided to all under-floor spaces. Openings through a perimeter wall shall be not less than 16" x 24". When any portion of the through-wall access is below grade, an areaway not less than 16" x 24" shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.

**Framing**

- All interior walls shall be framed using 2x4 studs UON.
- Attic spaces greater than 30 SF in area must be provided an access hatch with a minimum opening dimension of 22" x 30" and a minimum headroom of 30"
- All ceilings are flat UON.
- All wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground shall be preservative treated.
- All wood framing that rests on concrete or masonry exterior foundation walls and are less than 8" above exposed grade shall be preservative treated.
- Stud bays at locations to receive towel bars, TP holders, or other such wall-mounted fixtures shall be filled in with horizontal blocking 12" above and below the estimated future mounting height.
- Protection from Building-Borne Moisture**
- In all framed walls, floors, and roof/ceilings included in the building envelope, a PVA primer shall be applied to the face of drywall prior to painting.
- GWB used to finish the walls and ceilings in all bathroom spaces shall be moisture resistant. Material thickness of 1/2" shall be installed in locations where ceiling framing does not exceed 12" oc. 5/8" shall be installed in locations where ceiling framing does not exceed 16" oc.
- Fire Safety**
- All enclosed and accessible under-stair spaces shall be finished with 1/2" minimum thickness GWB.
- Garage spaces adjoined to the remaining portion of the building shall be finished with 5/8" Type X GWB.

**Occupant Safety**

- All handrails for stairs with a change in height greater than 30" shall be between 34" and 38" in height, measured vertically from the nosing of the tread. The bottom rail of the handrail shall be positioned so as not to allow a 6" sphere from passing between it and the treads below.
  - Balusters shall be placed so as not to allow the passage of a 4" sphere.
  - All handrails shall be continuous for the run of the stairs and shall terminate into a newell or safety terminal.
  - All guards at all porches, balconies landings, and stairs shall have a minimum height of 36" measured vertically above the adjacent walking surface. The opening between the bottom surface of the guard and the walking surface shall be smaller than that which allows the passage of a sphere with a diameter of 4".
  - An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- Appliances**
- All appliances shall be installed per manufacturers written instructions unless a conflict with local code exists, in which case local code shall govern appliance installation.
  - Gas Fireplaces shall be listed and labeled for its application and use.
  - Prior to beginning work, contractor shall verify chimney framing dimensions allow for required clearances to combustible materials established by appliance installation requirements.
  - Appliances having an ignition source located in garage spaces shall be elevated such that the source of ignition is not less than 18" above the garage floor.

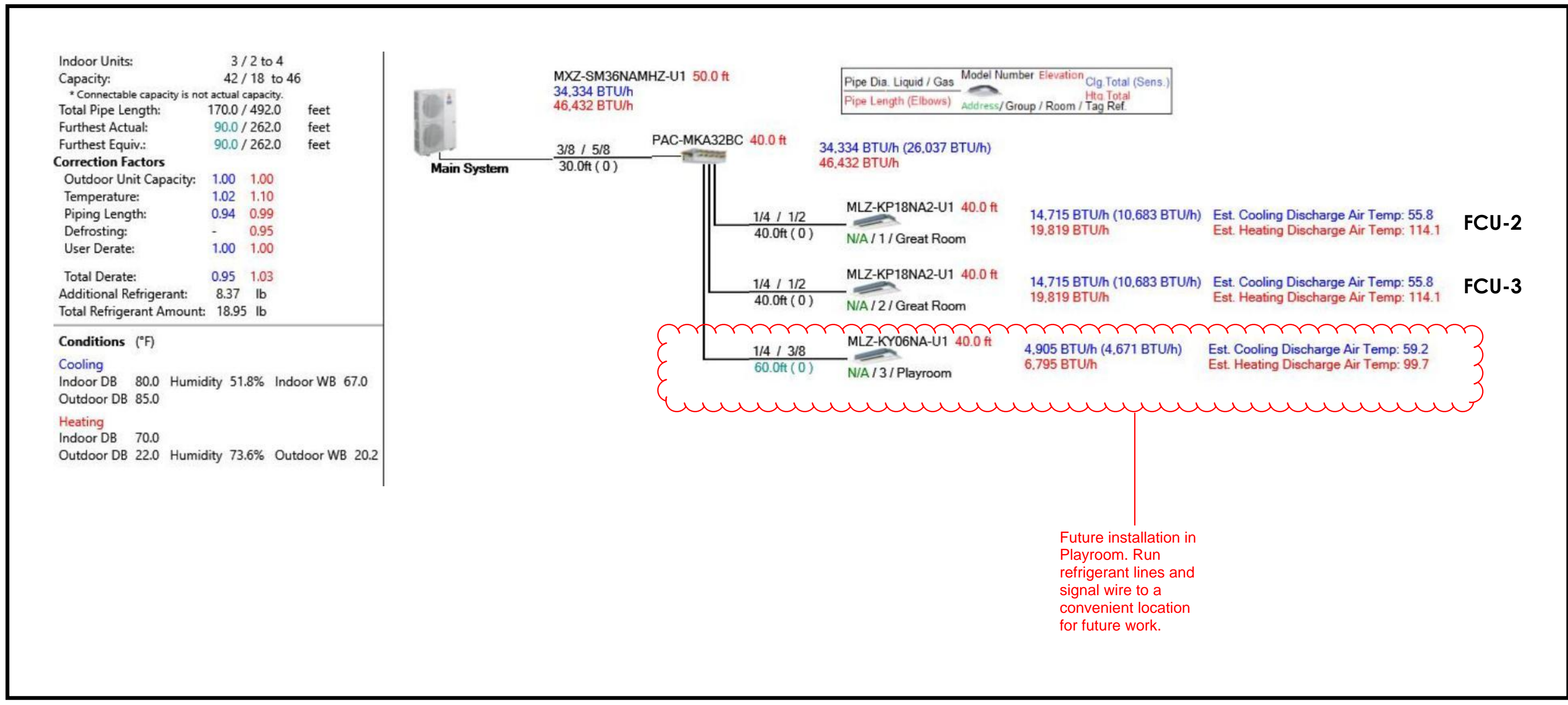
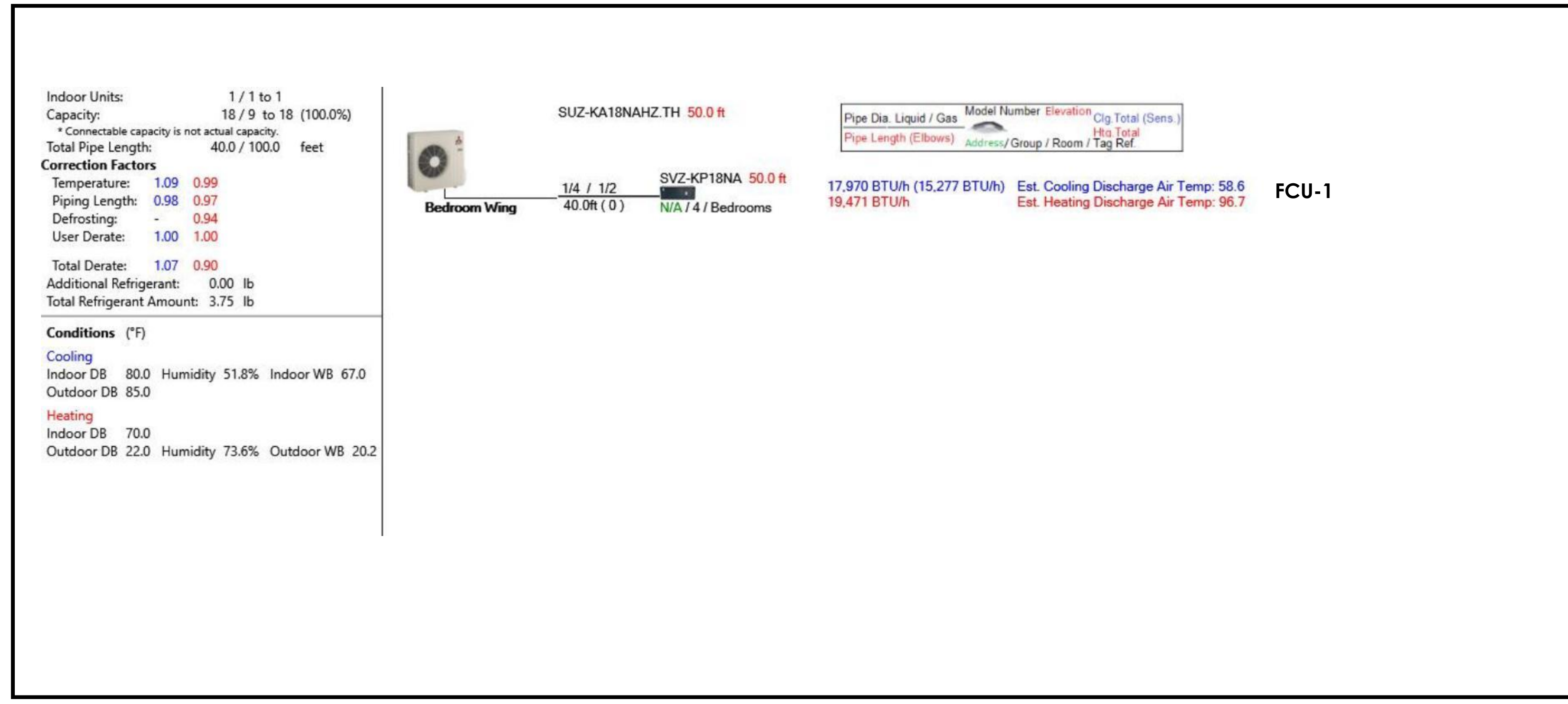
**WALL LEGEND**

[Solid Line]	EXISTING WALL
[Dashed Line]	DEMOLISHED WALL
[Hatched Area]	NEW WALL

FOR REFERENCE ONLY

PROJECT NORTH





### wrightsoft Duct System Summary

Bedroom Wing AHU  
 FCU-1

Job: Soeprono  
 Date: Mar 15, 2023  
 By: Aaron Barnett

---

#### Project Information

For: Soeprono  
 WA

---

	Heating	Cooling
External static pressure	0.50 in H2O	0.50 in H2O
Pressure losses	0.23 in H2O	0.23 in H2O
Available static pressure	0.27 in H2O	0.27 in H2O
Supply / return available pressure	0.208 / 0.062 in H2O	0.208 / 0.062 in H2O
Lowest friction rate	0.102 in/100ft	0.102 in/100ft
Actual air flow	600 cfm	600 cfm
Total effective length (TEL)		266 ft

---

#### Supply Branch Detail Table

Name	Design (Btu/h)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
Bedroom 2	h 1457	59	51	0.106	5.0	0x0	ShMt	26.0	170.0	st2
Exercise Room	c 2965	146	157	0.115	7.0	0x0	ShMt	30.0	150.0	st2
Kids Bath	h 1070	44	31	0.108	5.0	0x0	ShMt	33.0	160.0	st2
Mud Room	h 1983	81	43	0.112	6.0	0x0	ShMt	10.5	175.0	st1
Office	h 1406	57	51	0.102	5.0	0x0	ShMt	19.5	185.0	st1
Primary BR	c 1812	50	96	0.103	6.0	0x0	ShMt	27.0	175.0	st1
Primary BR-A	c 1812	50	96	0.106	6.0	0x0	ShMt	10.0	185.0	st1
Primary Bath	h 2298	94	49	0.113	6.0	0x0	ShMt	43.0	140.0	st2
Storage	c 510	18	27	0.106	4.0	0x0	ShMt	10.5	185.0	st1

---

#### Supply Trunk Detail Table

Name	Trunk Type	Htg (cfm)	Clg (cfm)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Duct Material	Trunk
st1	Peak AVF	600	600	0.102	771	11.3	8 x 14	ShtMetl	st1
st2	Peak AVF	343	288	0.106	685	9.1	8 x 9	ShtMetl	st1

---

#### Return Branch Detail Table

Name	Grille Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb3	0x0	600	600	61.5	0.102	651	13.0	0x0		ShMt	

2023-Apr-14 21:31:31  
 Page 2

**BALANCE**  
 CONSTRUCTION CONSULTING  
 9544 49th Ave NE  
 Seattle, WA 98115  
 206-409-4948

**Soeprono**  
 2800 75th Ave SE, Suite 300  
 Mercer Island, WA 98040

Heat Pump System Details

Drawn By:  
 Aaron Barnett  
 04/10/2023

M301

FOR REFERENCE ONLY