

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 ARGUMENTED 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>7'-30' 0 INTERIOR 0 FLOOR CONSTRUCTION 0 ROOF CONSTRUCTION 0
FIRE SEPARATION DISTANCES:	ALLOWABLE UNPROTECTED OPENINGS PER 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 R403.3 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 MIRRORING 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	SLUGING 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	SLUGING 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	Description
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:

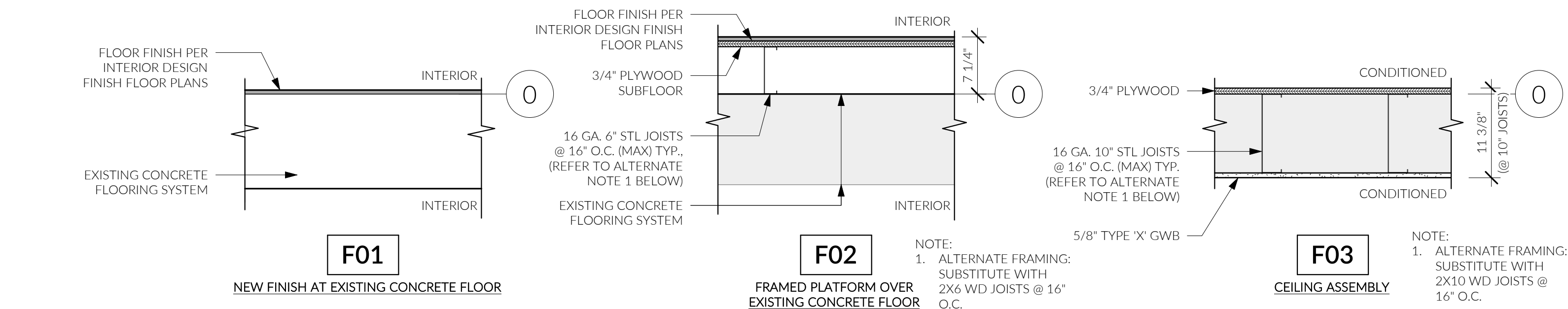
- PLEASE REFER TO ELEVATIONS ON SHEET A3.0 & A6.0 FOR OPERATION, MULLING, AND SAFETY GLAZING.
- ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.
- EGRESS WINDOWS BELOW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

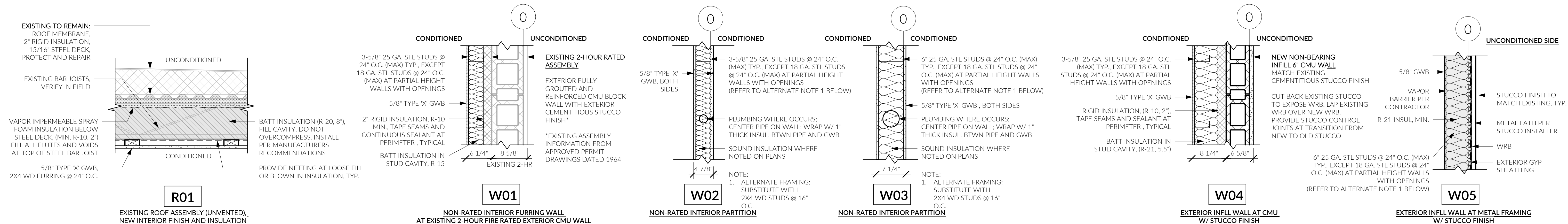
NOTES:

- 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.



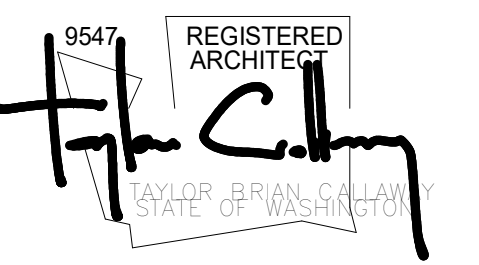
ROOF LEGEND
1" = 1'-0"

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.

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MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

PERMIT # 2304-194 | DSR23-003

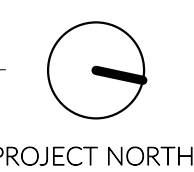
PROJECT # 2204

PERMIT SUBMITTAL | 04.18.2023

REVISIONS
NO. DESCRIPTION DATE

DRAWN BY: MD

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



PROJECT NORTH

G 1.1

FIRST LAMP ARCHITECTS BUILDERS

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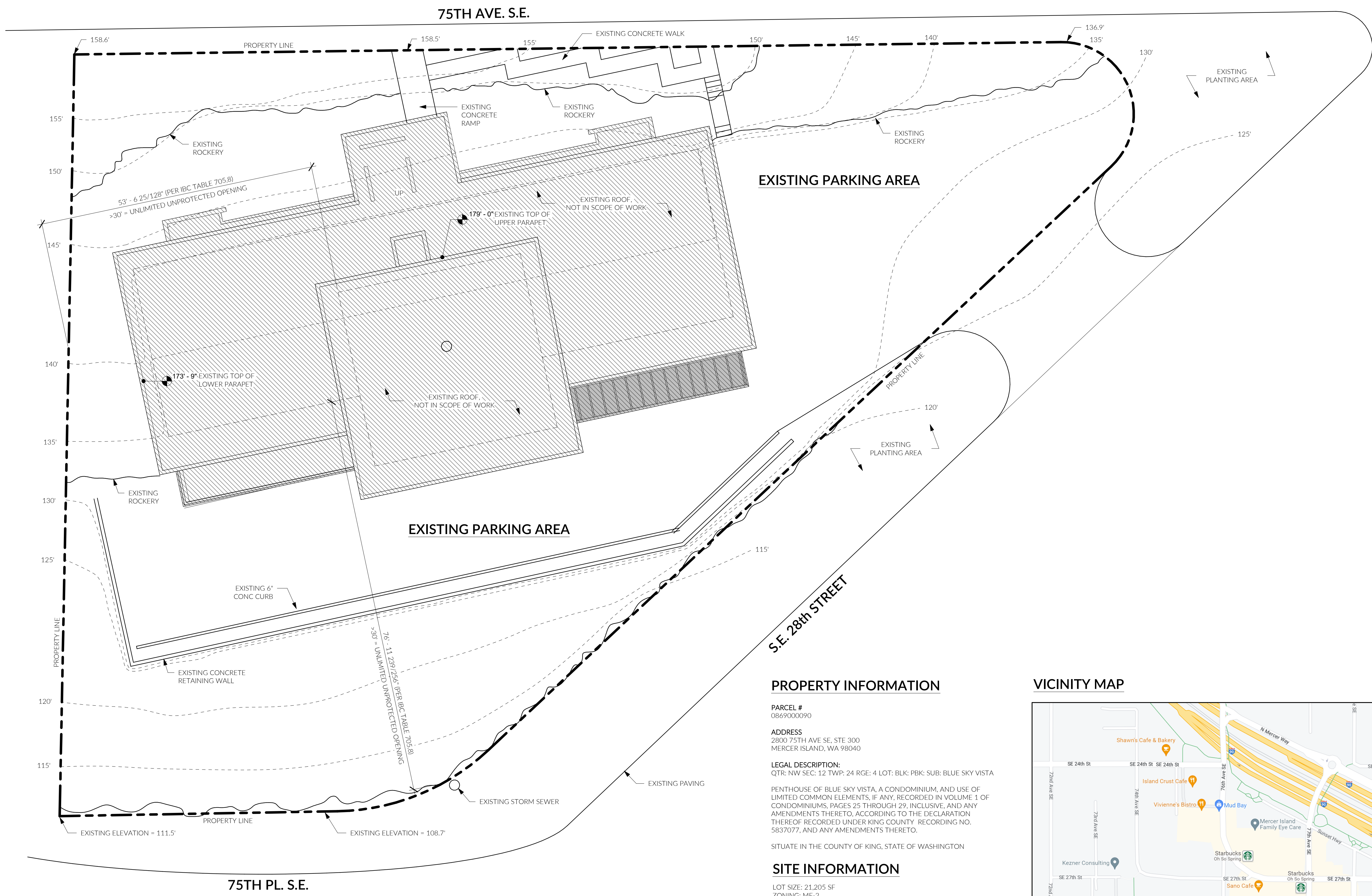
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PROJECT # 2204
PERMIT SUBMITTAL | 04.18.2023

NO.	DESCRIPTION	REVISIONS	DATE

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SITE PLAN

A 1.0



PROPERTY INFORMATION

PARCEL #
0869000090

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

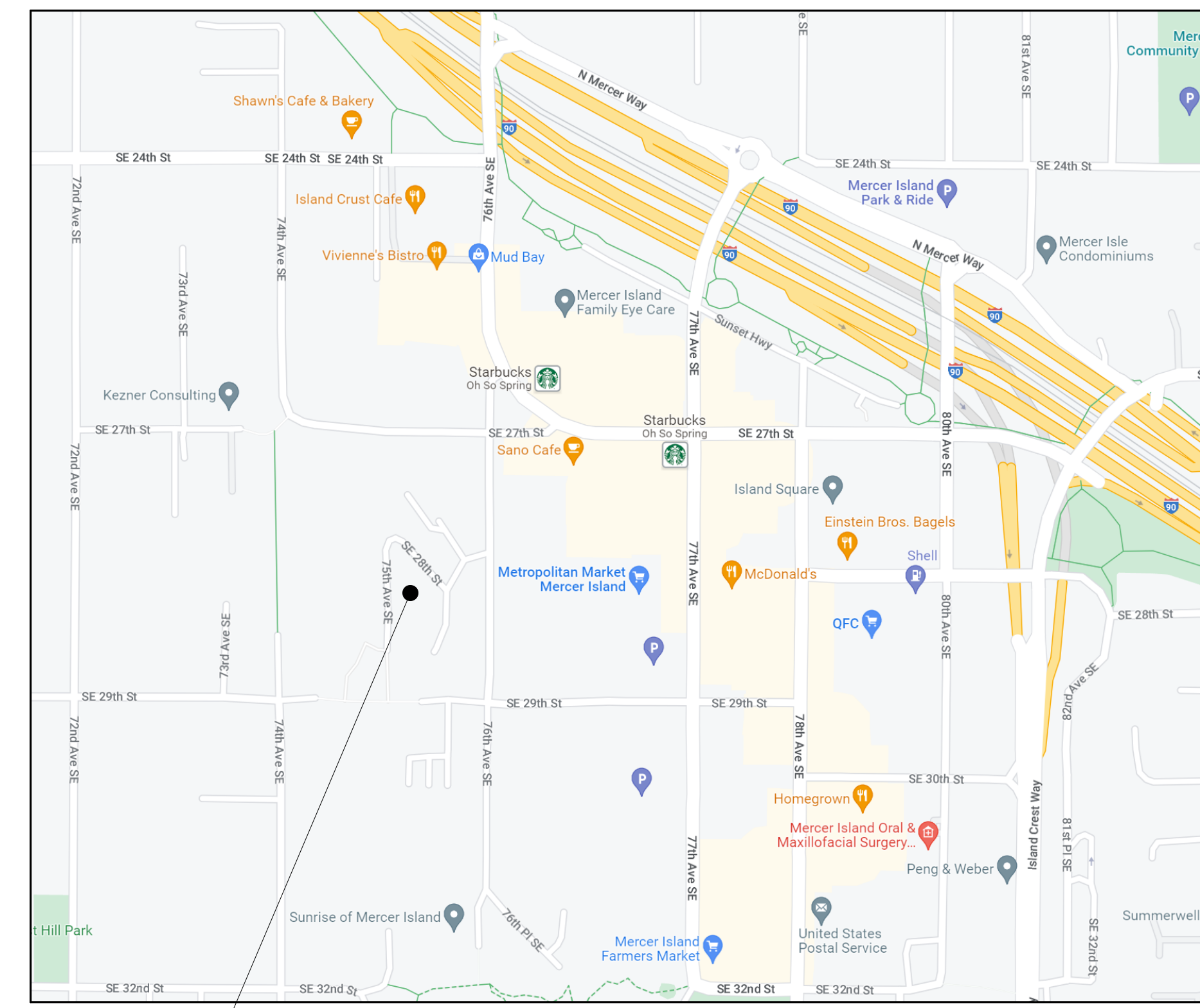
LEGAL DESCRIPTION:
QTR: NW SEC: 12 TWP: 24 RGE: 4 LOT: BLK: PBK: SUB: BLUE SKY VISTA
PENTHOUSE OF BLUE SKY VISTA, A CONDOMINIUM, AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 25 THROUGH 29, INCLUSIVE, AND ANY AMENDMENTS THERETO, ACCORDING TO THE DECLARATION THEREOF 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

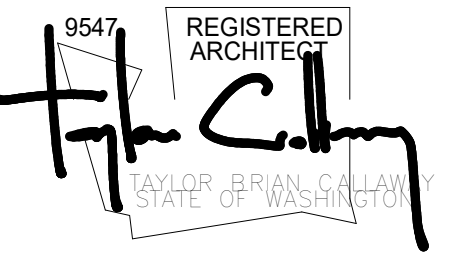
VICINITY MAP



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





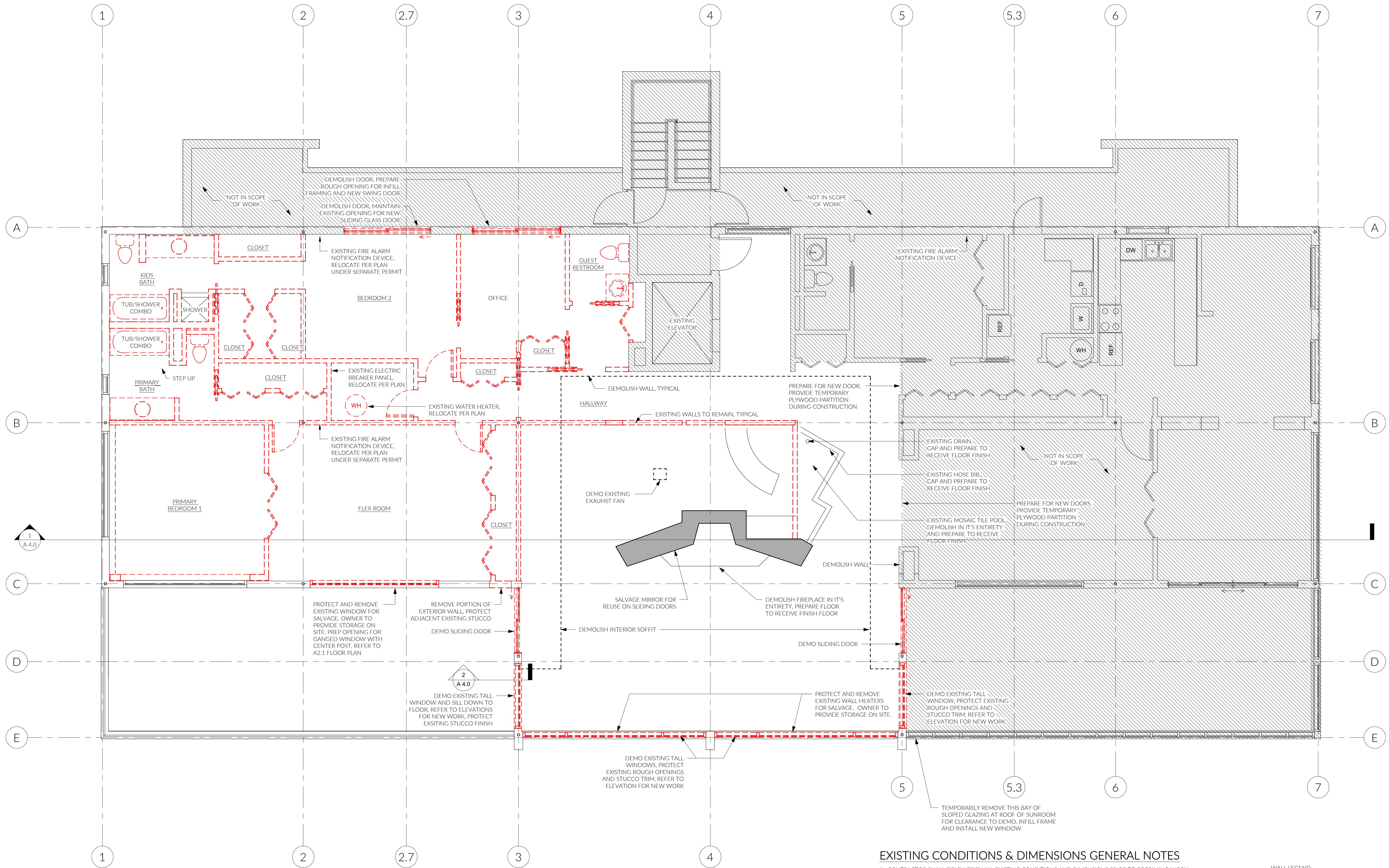
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PENTHOUSE DEMOLITION PLAN



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

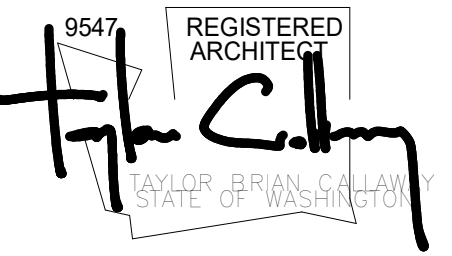
1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
3. NO DEMOLITION WORK SHALL BEGIN WITHOUT FIELD VERIFICATION BY THE CONTRACTOR AND 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 UTILIZES 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

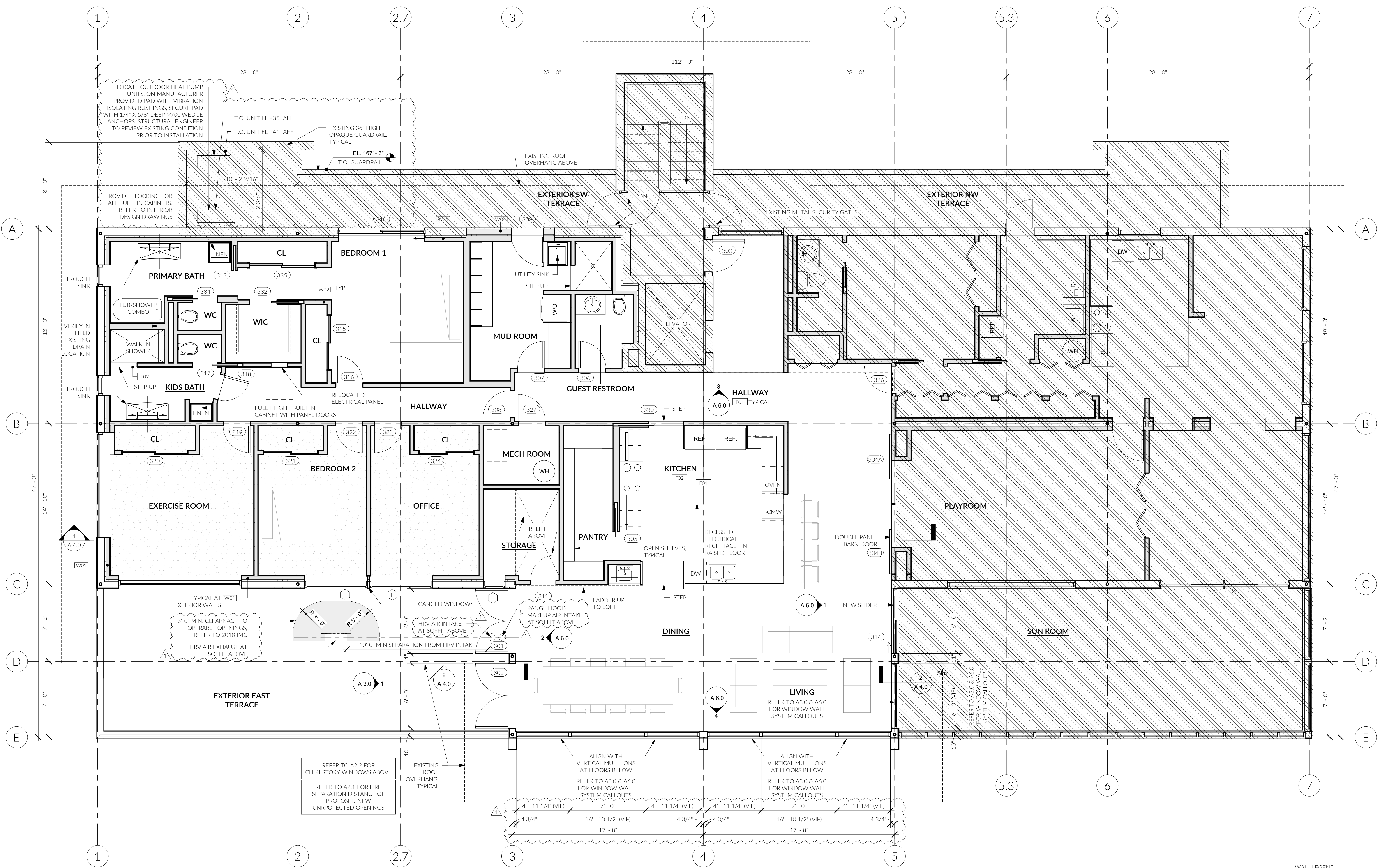
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL



PROJECT NORTH



NO.	DESCRIPTION	DATE
1	CORRECTION 1	5/17/2023



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

FLOOR PLAN NOTES

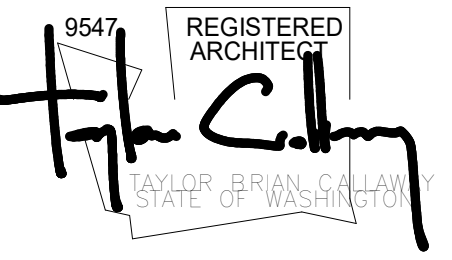
- GENERAL**
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
 - ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE JOIN.
 - SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED 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.
 - PROVIDE BLOCKING FOR INSTALLATION AT ALL WALL MOUNTED ACCESSORIES AND BUILT IN CABINESTRY.
 - 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 STUD BAYS AT LOCATIONS TO RECEIVE TOWEL BARS, TP HOLDERS, OR OTHER SUCH WALL-MOUNTED FIXTURES.
 - 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.

WALL LEGEND

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL



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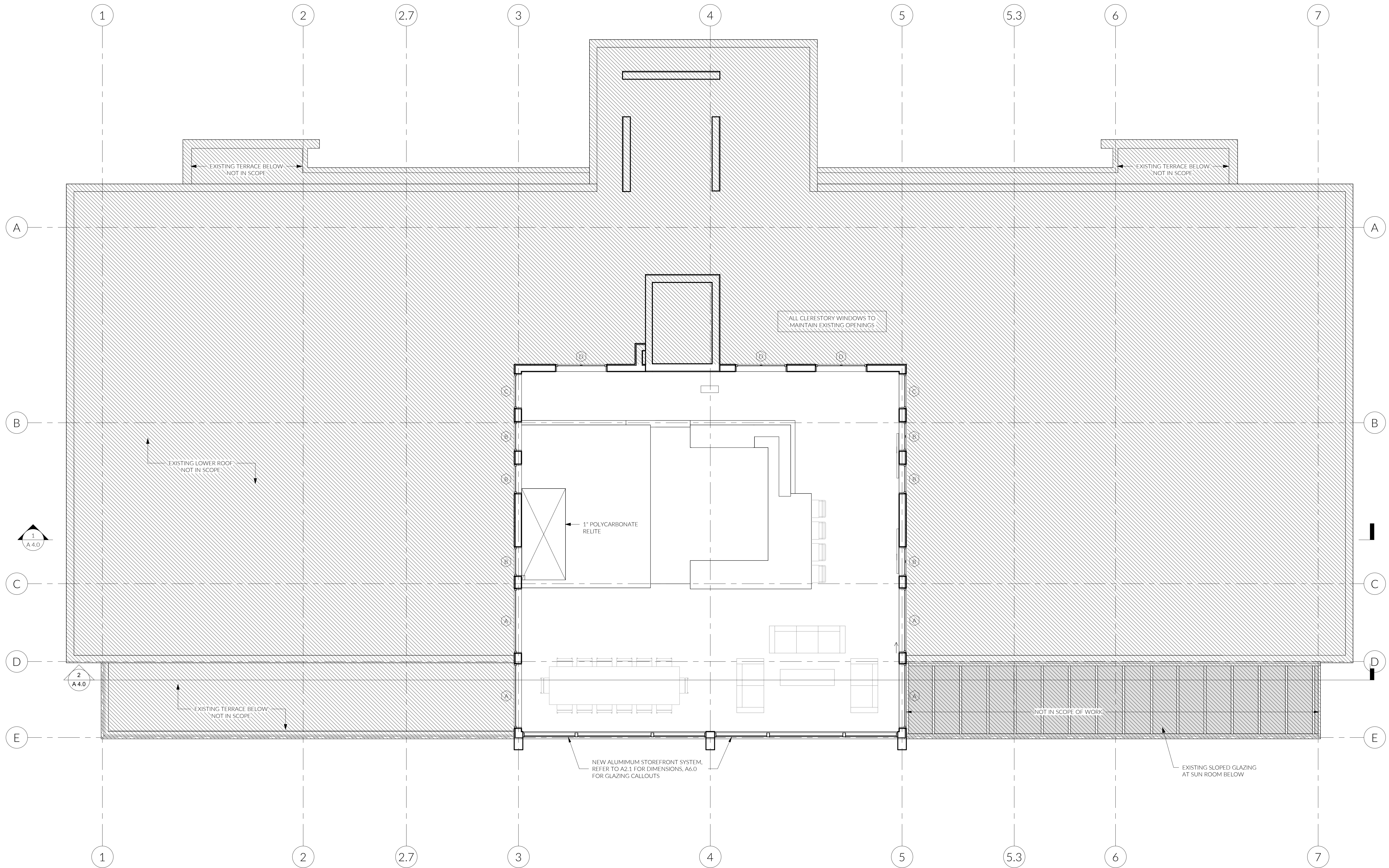
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NO.	DESCRIPTION	DATE

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CLERESTORY PLAN

A 2.2



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



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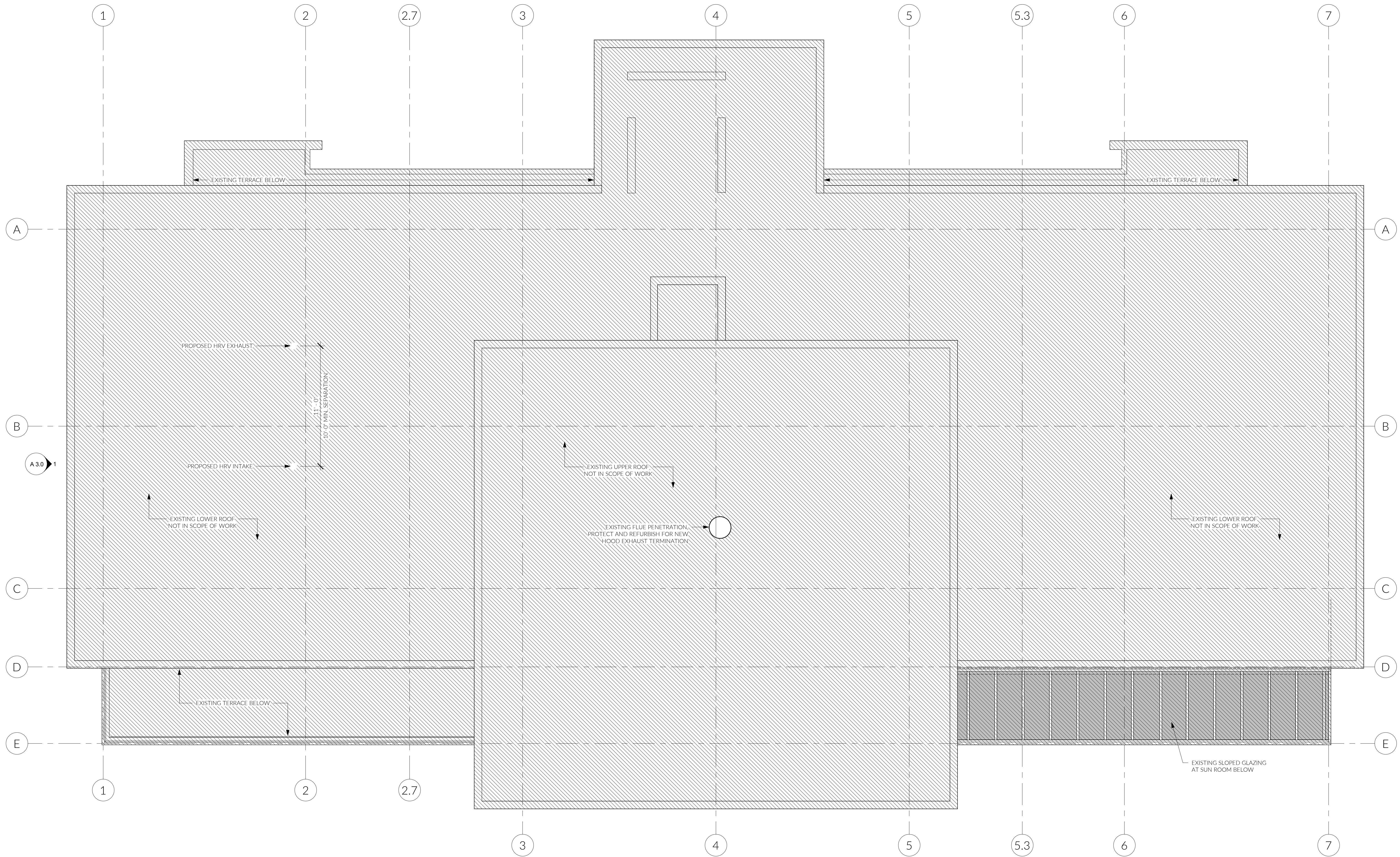
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ROOF PLAN

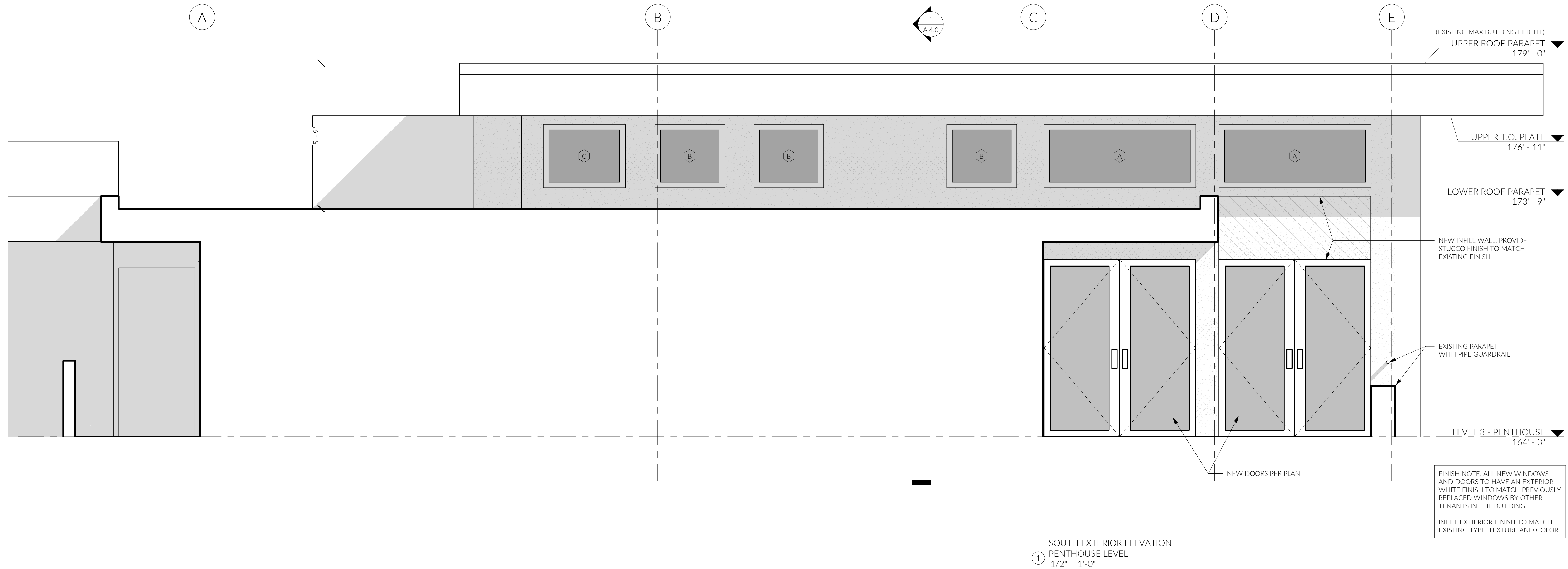
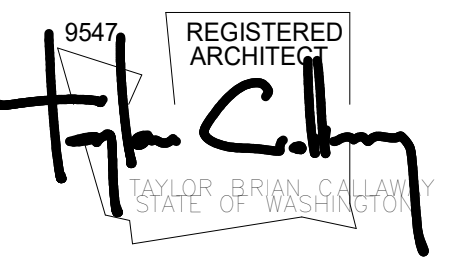
A 2.3



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

ROOF PLAN NOTES

- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES OR DISCREPANCIES EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER UNON.
- 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.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.



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

A PHOTO SKETCH
1 1/2" = 1'-0"



REMOVE EXISTING WINDOWS. MAINTAIN EXISTING OPENINGS FOR NEW DIRECT SET WINDOWS, TYPICAL

B PHOTO SKETCH
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

C PHOTO SKETCH
1 1/2" = 1'-0"

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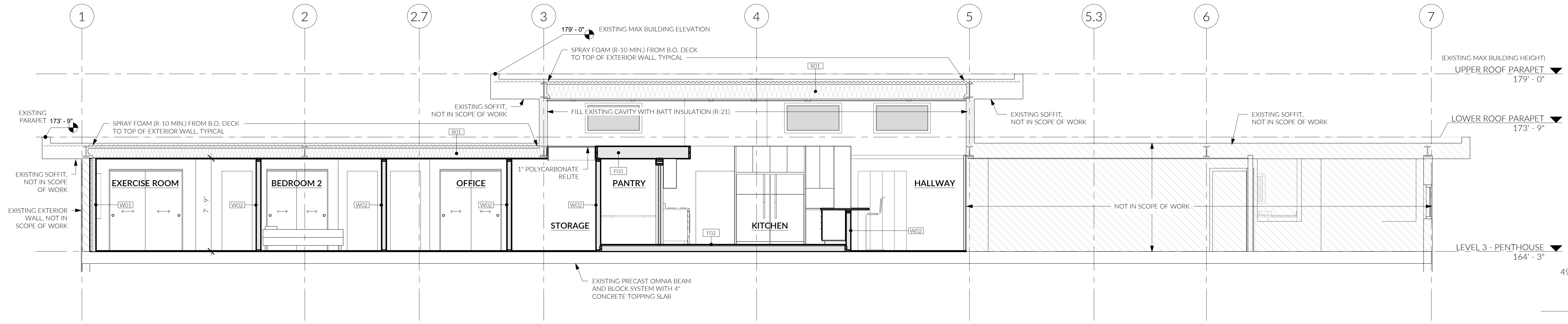
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EXTERIOR ELEVATIONS

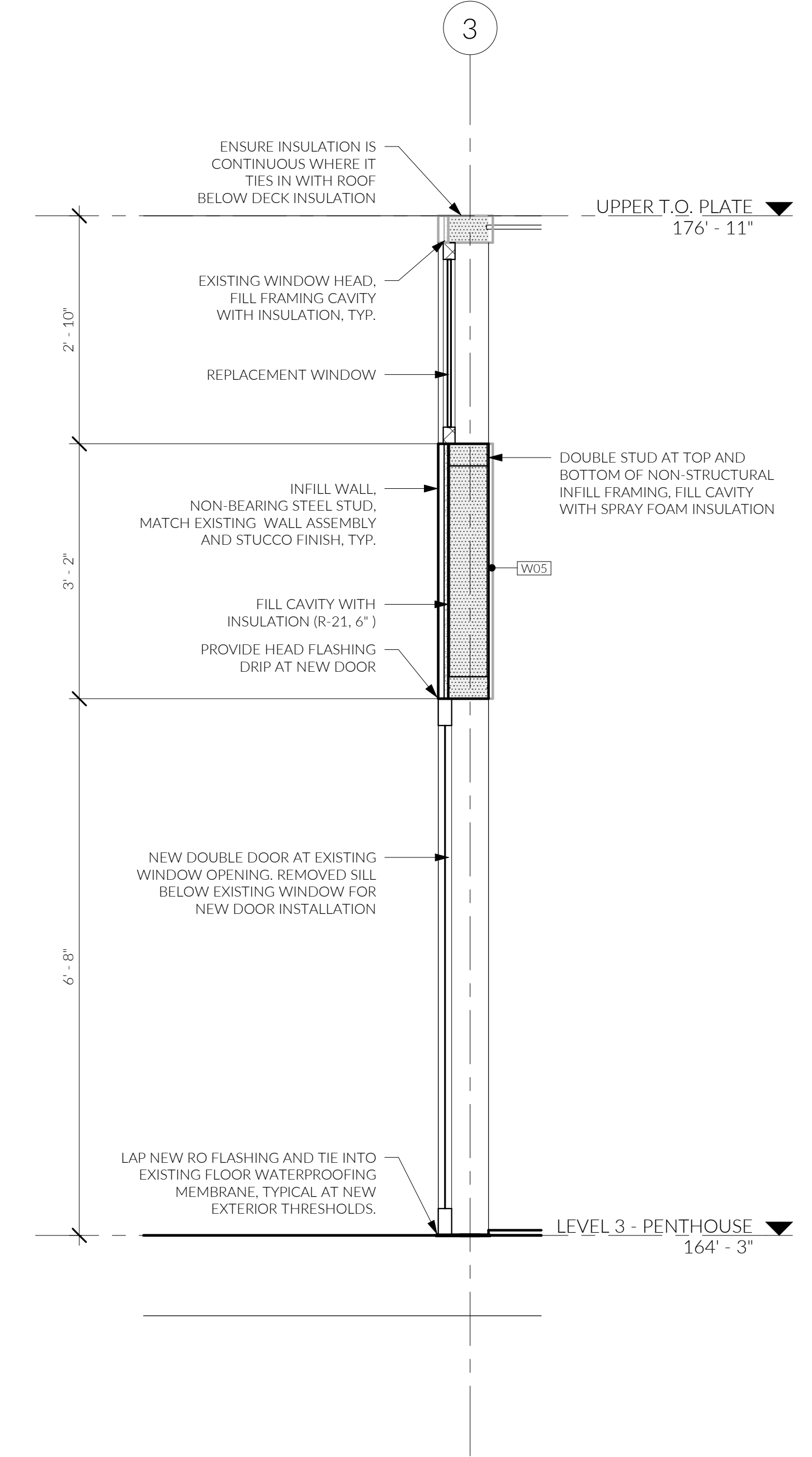


PROJECT NORTH



① LONGITUDINAL SECTION
1/4" = 1'-0"

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SEATTLE, WA 98118
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② WALL SECTION AT INFILL FRAMING
3/4" = 1'-0"

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SECTIONS





MUNICIPAL APPROVAL STAMPS

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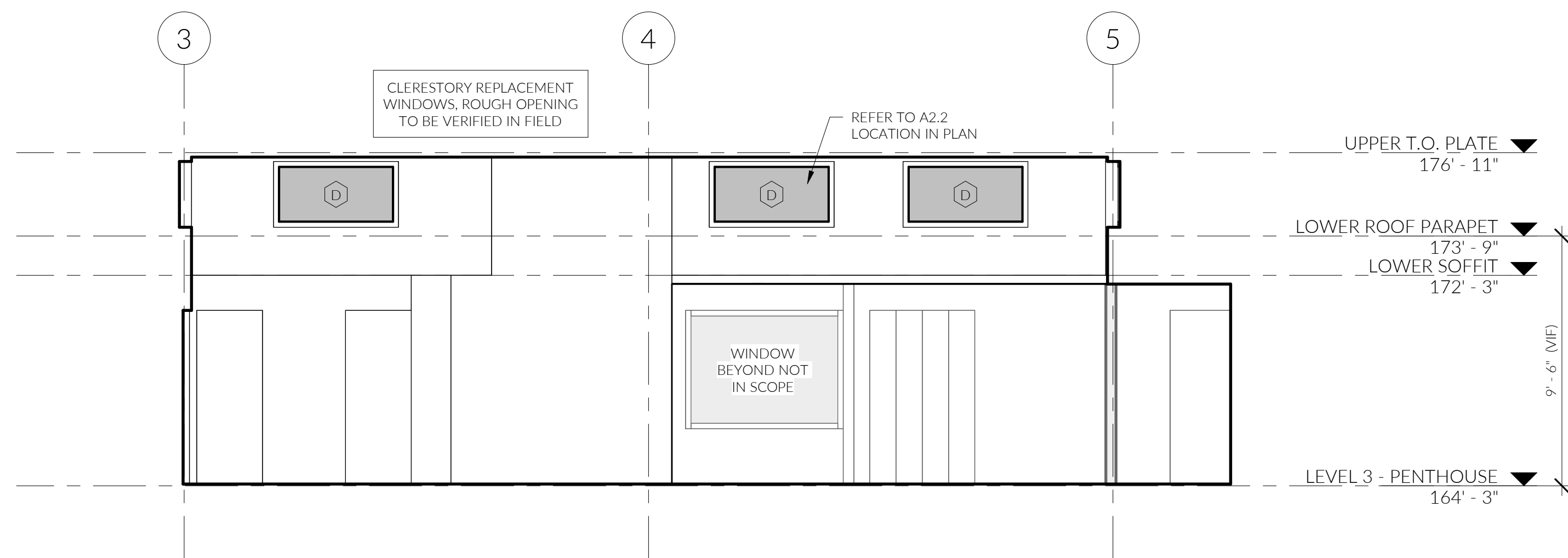
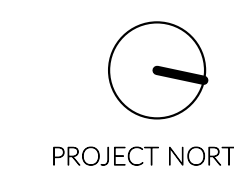
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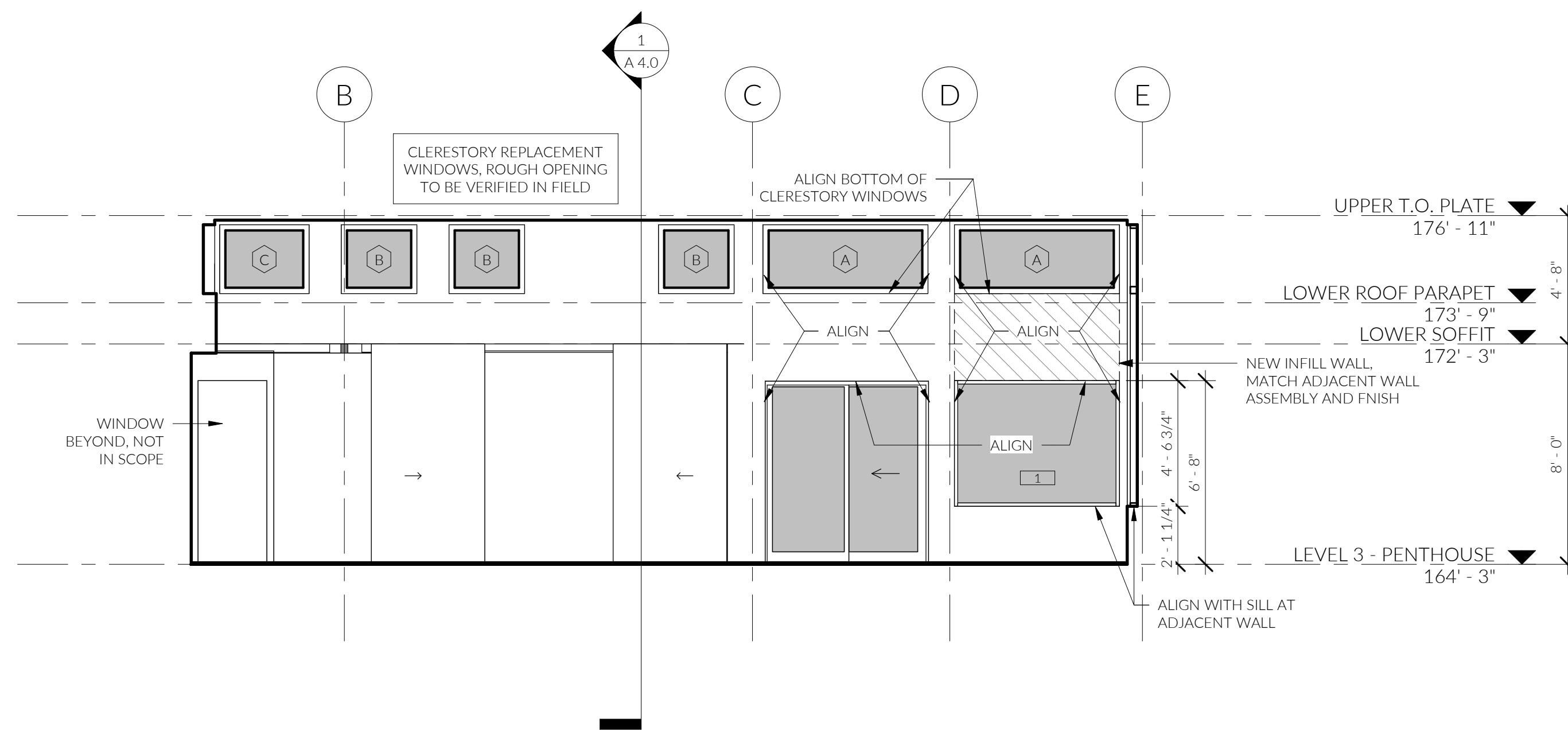
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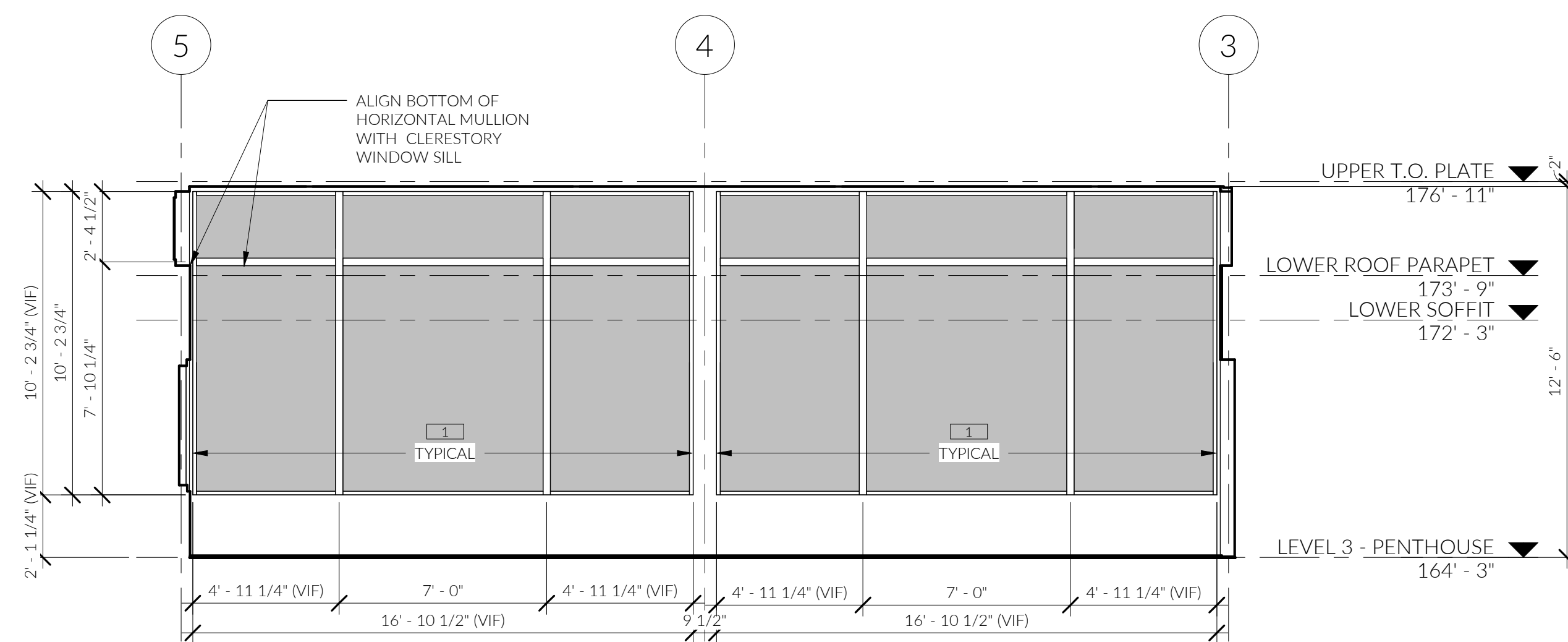
INTERIOR ELEVATIONS



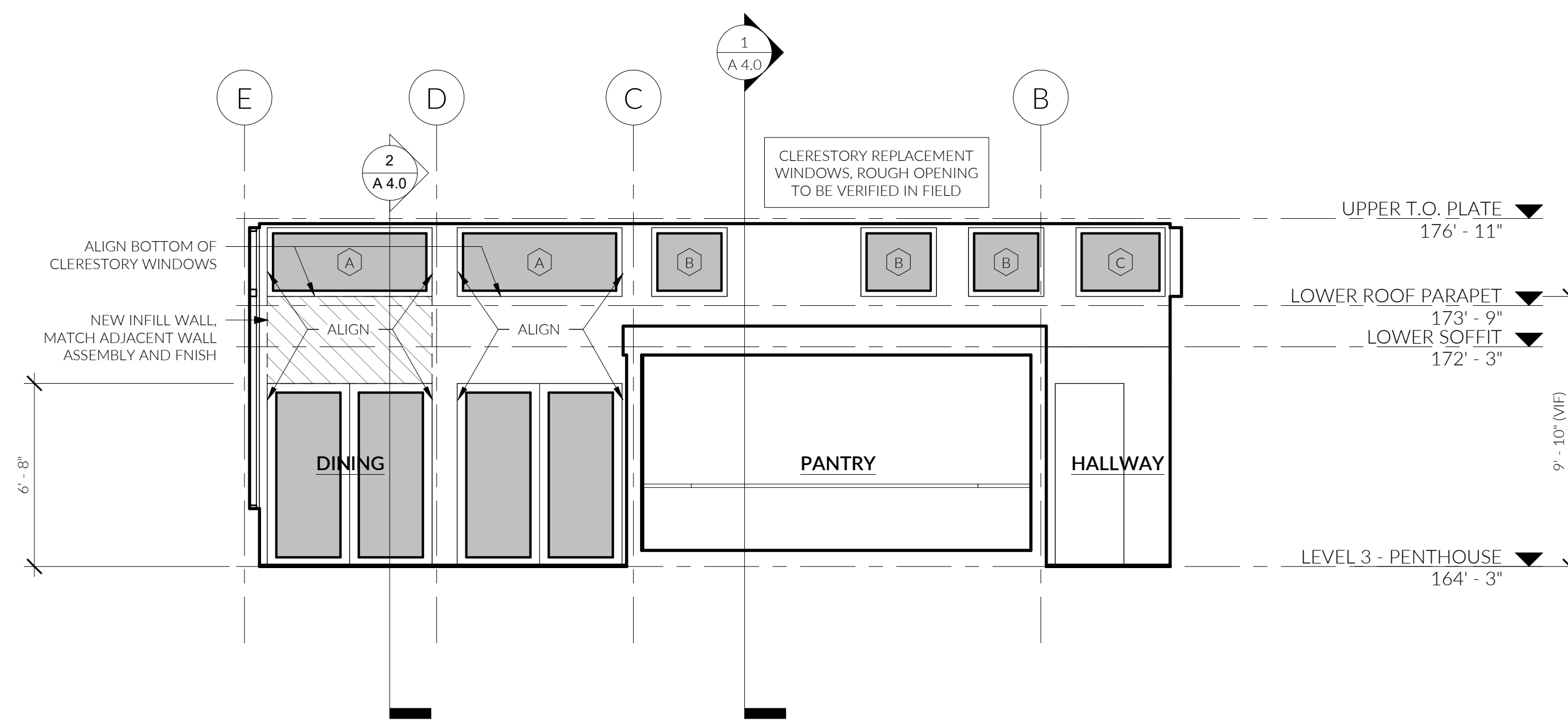
3 INTERIOR ELEVATION
1/4" = 1'-0"



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



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



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



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

MUNICIPAL APPROVAL STAMPS

PERMIT # 2304-194 | DSR23-003

PROJECT # 2204

PERMIT SUBMITTAL | 04.18.2023

NO.	DESCRIPTION	DATE

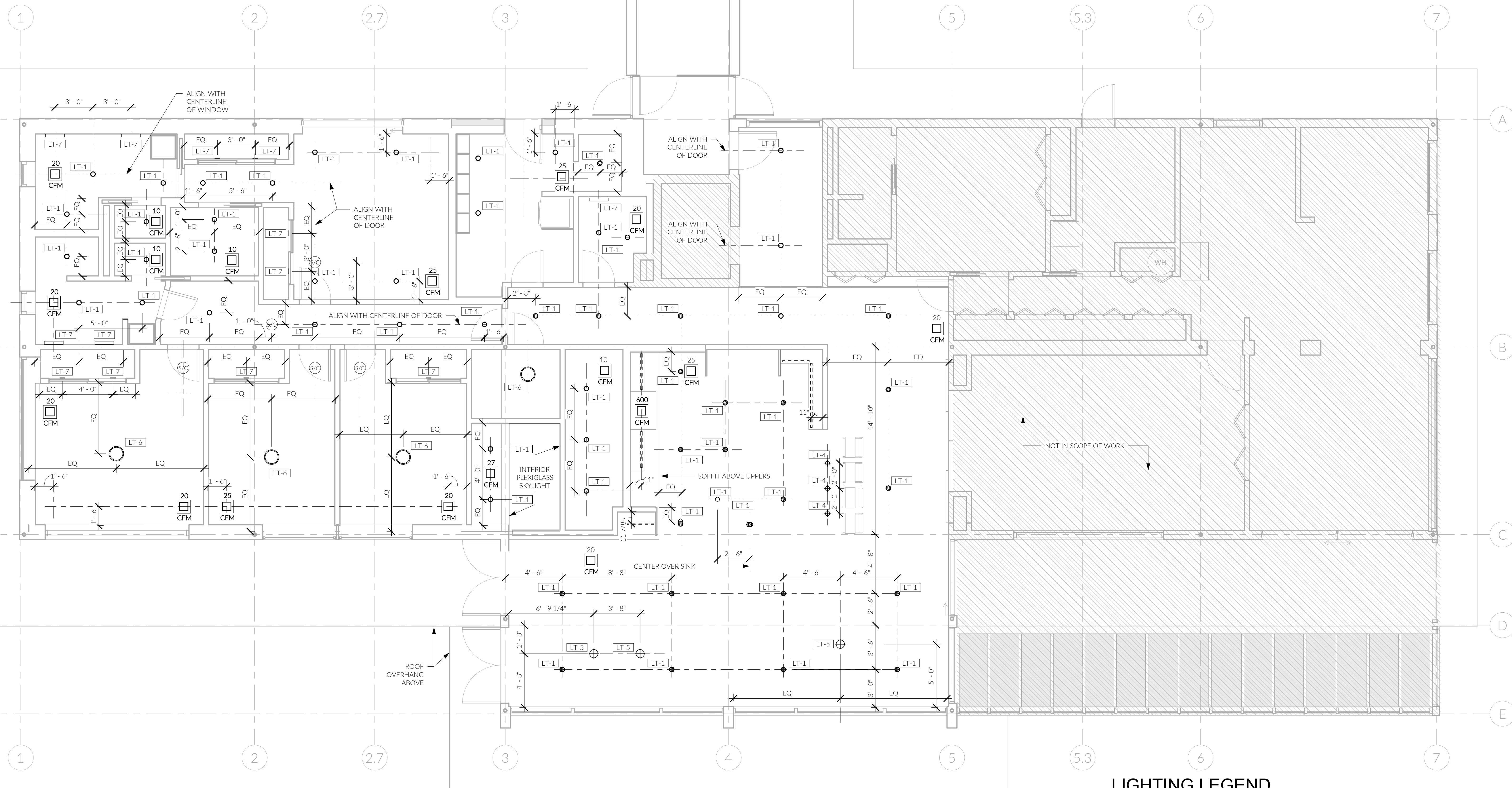
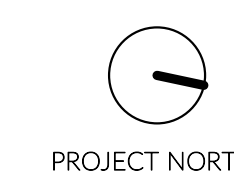
DRAWN BY: MD

LIGHTING PLANS

E 1.0

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



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

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

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 (part)/1
Design TD (°F)	45	21	Pressure ACH/JWF		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 °F	0 cfm	0 cfm/Btu	0 in H ₂ O	n/a	n/a

COOLING EQUIPMENT

Make	Trade	Model	AHRI ref.	Efficiency	Sensible cooling	Latent cooling	Total cooling	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 Btu/h	0 cfm	0 cfm/Btu	0 in H ₂ O	n/a

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg A/F (cfm)	Cig A/F (cfm)
Bedroom Wing AHU	1433	14722	0	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 Sublet Universal 2023 23.01 R05.0565
2023-Apr-14 21:31:31 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 (part)/1
Design TD (°F)	45	21	Pressure ACH/JWF		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	SJZ-KA18NAHZ	204627056	10.4 HSPF	21600 Btu/h @ 47°F	33 °F	600 cfm	0.041 cfm/Btu	0.50 in H ₂ O	10.4 HSPF	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	Space thermostat
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	0.50 in H ₂ O	12.5 EER, 18.4 SEER

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg A/F (cfm)	Cig A/F (cfm)
Exercise Room	225	3980	2965	146	157
Bedroom 2	198	1457	973	59	51
Kids Bath	98	1070	985	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	1983	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 Sublet Universal 2023 23.01 R05.0565
2023-Apr-14 21:31:31 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 (part)/1
Design TD (°F)	45	21	Pressure ACH/JWF		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	600 cfm	0.045 cfm/Btu	0 in H ₂ O	12.4 HSPF	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	Space thermostat
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	0 in H ₂ O	12.5 EER, 22.3 SEER

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg A/F (cfm)	Cig A/F (cfm)
Great Room East	668	13245	13297	600	600
Powder Room	38	0	0	0	0
Planty	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 Sublet Universal 2023 23.01 R05.0565
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ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg A/F (cfm)	Cig A/F (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 Sublet Universal 2023 23.01 R05.0565
2023-Apr-14 21:31:31 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 (part)/1
Design TD (°F)	45	21	Pressure ACH/JWF		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	600 cfm	0.059 cfm/Btu	0 in H ₂ O	12 HSPF	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	Space thermostat
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	0 in H ₂ O	12.5 EER, 22.3 SEER

ROOM NAME	Area (ft²)	Htg load (Btu/h)	Cig load (Btu/h)	Htg A/F (cfm)	Cig A/F (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 Sublet Universal 2023 23.01 R05.0565
2023-Apr-14 21:31:31 Page 7

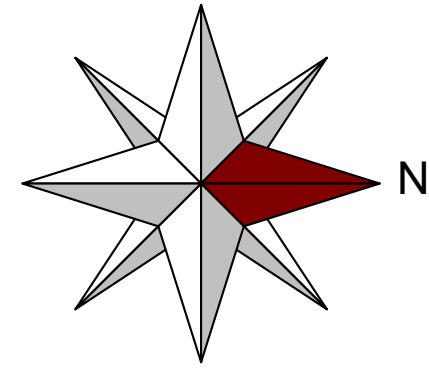
BALANCE
CONSTRUCTION CONSULTING
9544 49th Ave NE
Seattle, WA 98115
206-409-4948

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

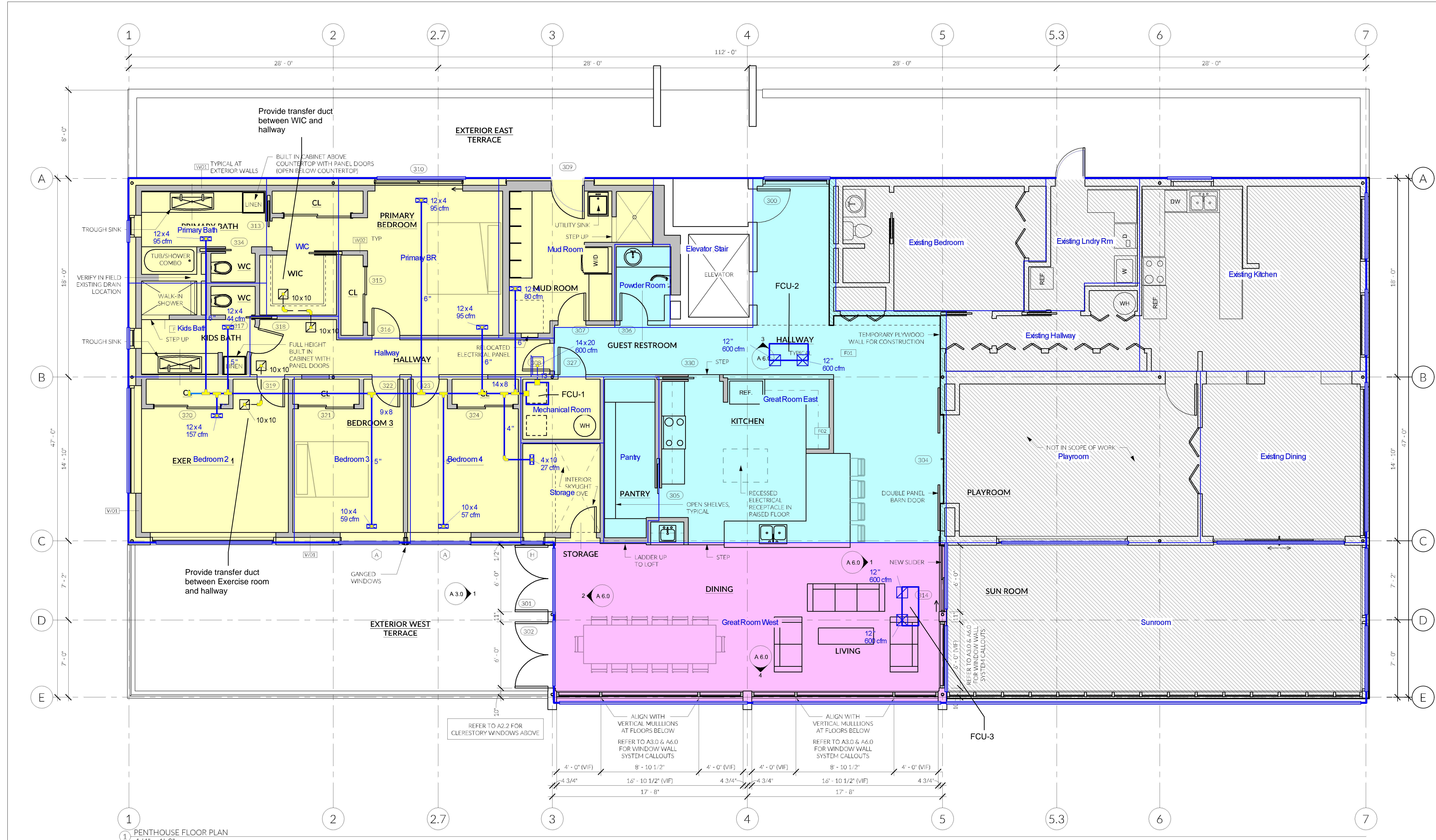
Manual J Loads

Drawn By:
Aaron Barnett
04/10/2023

M001



Sheet 1



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

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
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 ...oeprono_MJ8_Updated

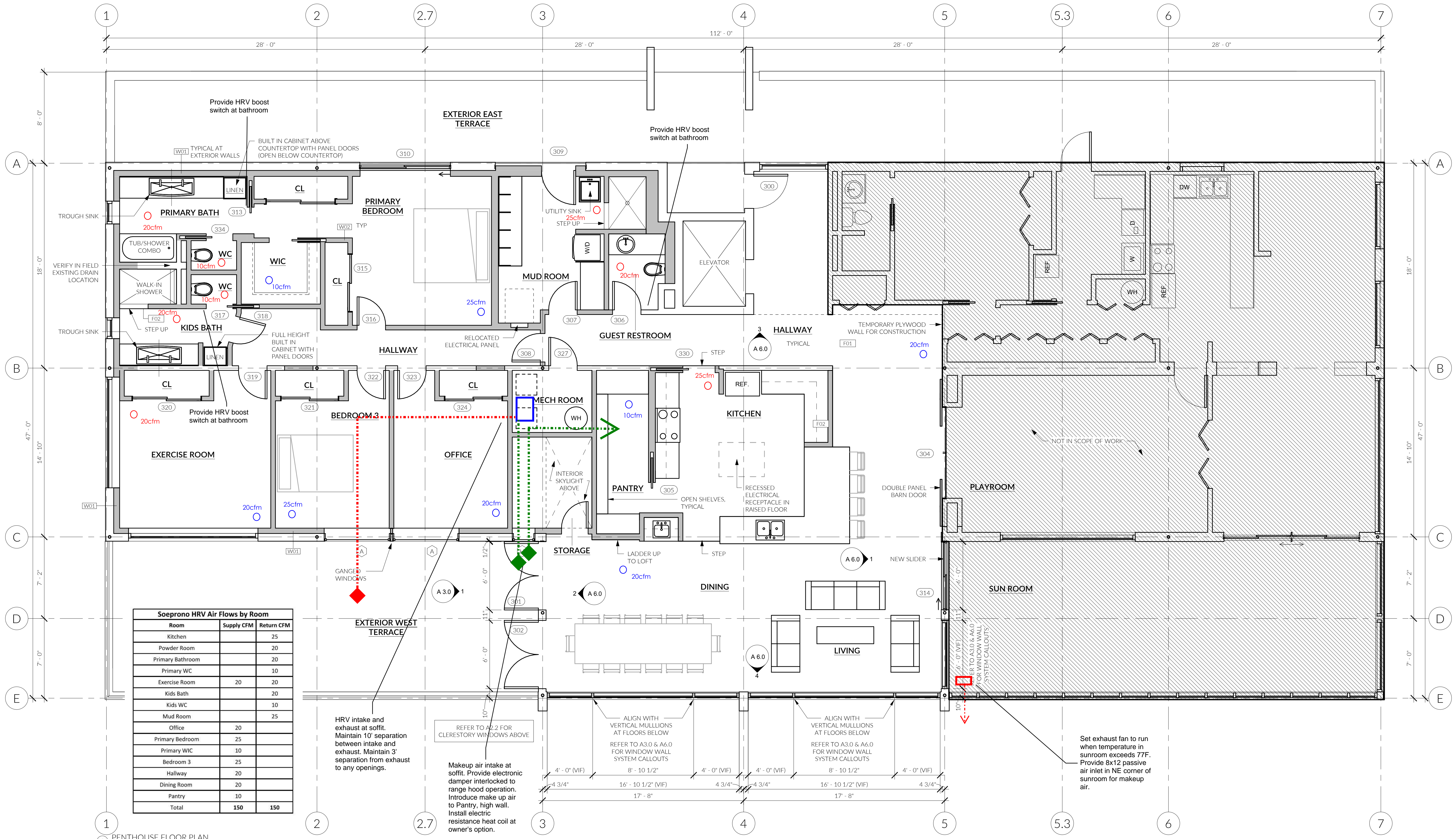
BALANCE
 CONSTRUCTION CONSULTING
 9544 49th Ave NE
 Seattle, WA 98115
 206-409-4948

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

Duct Plan

Drawn By:
 Aaron Barnett
 04/10/2023

M101



Room	Supply CFM	Return CFM
Kitchen		25
Powder Room		20
Primary Bathroom		20
Primary WC		10
Exercise Room	20	20
Kids Bath	20	20
Kids WC		10
Mud Room		25
Office	20	
Primary Bedroom		25
Primary WIC		10
Bedroom 3	25	
Hallway	20	
Dining Room	20	
Pantry	10	
Total	150	150

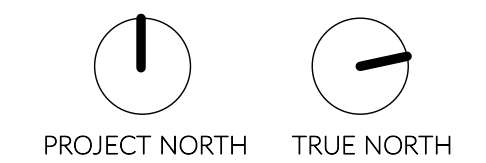
FLOOR PLAN NOTES

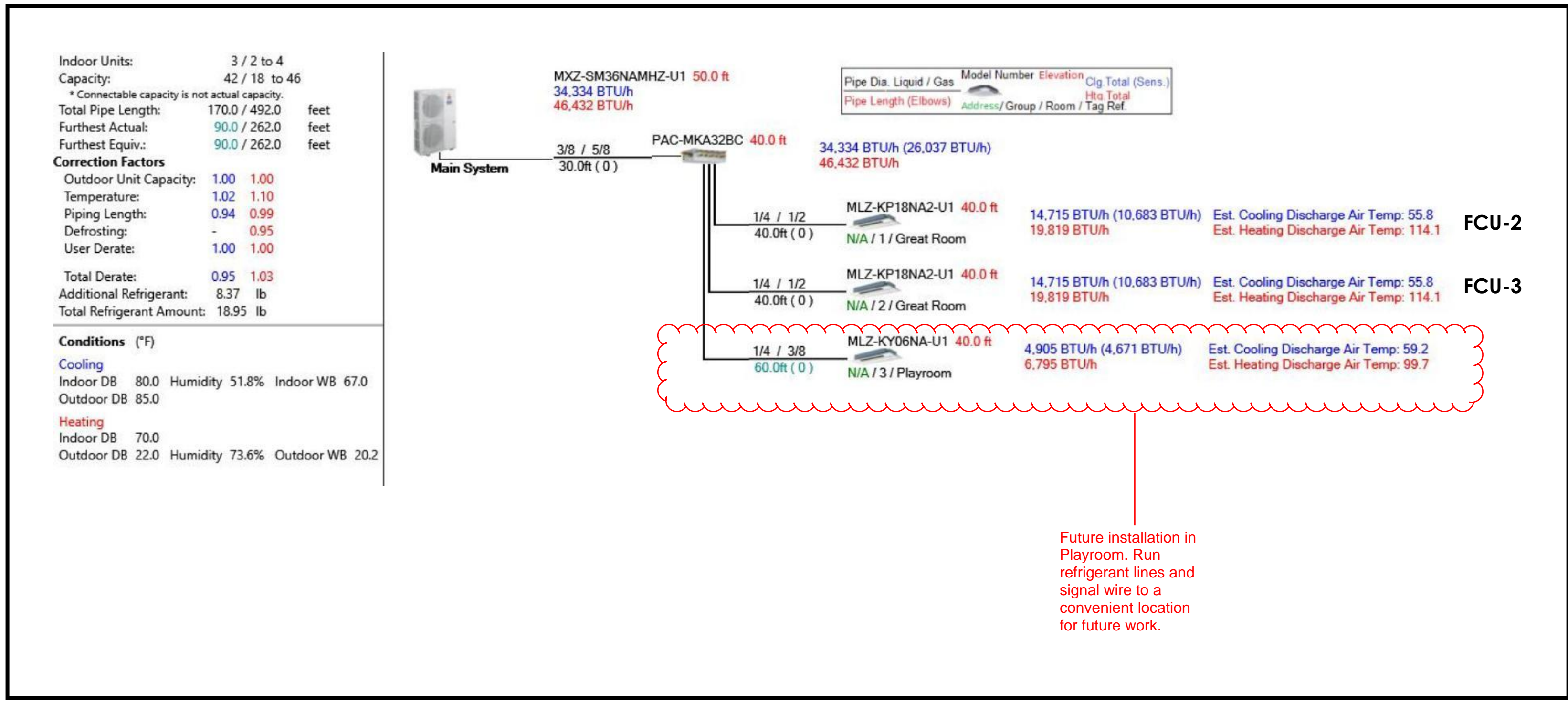
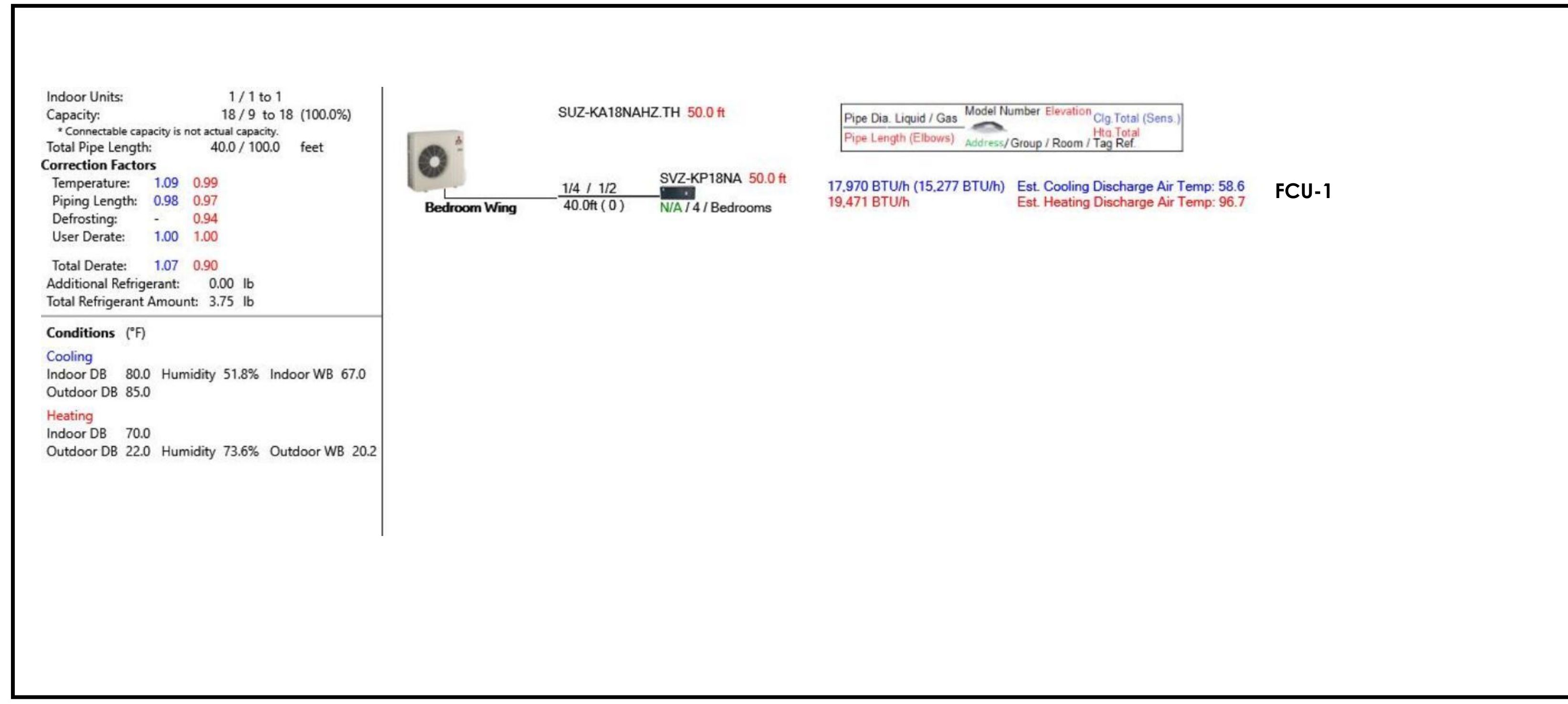
- General**
- Do not scale drawings. Contact architect immediately before proceeding with any work if ambiguities, discrepancies, or a lack of information exist in drawings.
 - All dimensions refer to face of rough framing member or face of concrete UON.
 - Smoke alarms are required to be hardwired and 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 at 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.
- 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.
 - All enclosed and accessible understair spaces shall be finished with 1/2" minimum thickness GWB.
 - Garage spaces adjacent to the remaining portion of the building shall be finished with 5/8" Type X GWB.
- 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.
- 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.

Mark	Manufacturer	Model	Airflow (cfm)	Maximum Static Pressure (in. WG)	Operation
	Zehnder	Comfoair Q450	0-265	0.8"	Continuous
	Panasonic	FV-40NLF1	440	0.375"	Intermittent

WALL LEGEND

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL





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 (Btuh)	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	0x 0	ShMt	26.0	170.0	st2
Exercise Room	c 2965	146	157	0.115	7.0	0x 0	ShMt	30.0	150.0	st2
Kids Bath	h 1070	44	31	0.108	5.0	0x 0	ShMt	33.0	160.0	st2
Mud Room	h 1983	81	43	0.112	6.0	0x 0	ShMt	10.5	175.0	st1
Office	h 1406	57	51	0.102	5.0	0x 0	ShMt	19.5	185.0	st1
Primary BR	c 1812	50	96	0.103	6.0	0x 0	ShMt	27.0	175.0	st1
Primary BR-A	c 1812	50	96	0.106	6.0	0x 0	ShMt	10.0	185.0	st1
Primary Bath	h 2298	94	49	0.113	6.0	0x 0	ShMt	43.0	140.0	st2
Storage	c 510	18	27	0.106	4.0	0x 0	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	0x 0	600	600	61.5	0.102	651	13.0	0x 0		ShMt	

wrightsoft Right-Soft® Universal 2023 23.0.01 RSU65655
 _Lamp/Soeprono/Soeprono_M8_Updated_04082023.nrp Calc = M8 Front Door faces: N
 2023-Apr-14 21:31:31 Page 2