

JOHNSON & SHUTE CPA

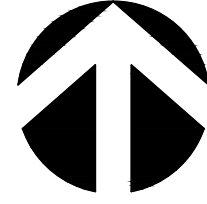
KIRKLAND WAY BUILDING, FLOOR 2 SUITE 200

REVIEWED BY: J. PIERCE

10/22/2025 7:57:22 AM

SITE PLAN

SCALE: NOT FOR SCALE



WORK UNDER SEPARATE PERMITS:

MECHANICAL PERMIT	FIRE ALARM SYSTEM
ELECTRICAL PERMIT	FIRE SPRINKLER SYSTEM
PLUMBING PERMIT	

- DOCUMENTS FOR WORK UNDER SEPARATE PERMITS OR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE (ARCHITECT/ENGINEER OF RECORD) FOR REVIEW PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.
- NO WORK SHALL PROCEED UNTIL THE DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL AND PERMIT OBTAINED.

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CODE INFORMATION:

PROJECT ADDRESS: KIRKLAND WAY OFFICE BUILDING 11255 KIRKLAND WAY SUITE 200 KIRKLAND, WA 98033	APPLICABLE EDITIONS OF BUILDING CODES: BUILDING CODE 2021 INTERNATIONAL BUILDING CODE (IBC), WAC 51-50 EXISTING BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 301.3.2 WORK AREA COMPLIANCE METHOD FIRE CODE 2021 INTERNATIONAL FIRE CODE (IFC), WAC 51-54A, INCLUDING APPENDIX B & C ENERGY CODE 2021 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11C MECHANICAL CODE 2021 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52 ELECTRICAL CODE 2023 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70), 2023 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RCW 19.28 & WAC 296-46B PLUMBING CODE 2021 UNIFORM PLUMBING CODE (UPC), WAC 51-56 ZONING CODE CITY OF KIRKLAND ACCESSIBILITY CODE ICC/ANSI A117.1-2017 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
CONSTRUCTION TYPE: CONST. TYPE III-A SPRINKLERED WITH QR 3 STORIES OVER PARKING	
CODE REQUIRED RATINGS TO BE MAINTAINED: STRUCTURAL FRAME: 3 HOURS (COLUMNS & GIRDERS, BEAMS, TRUSSES AND SPANDRELS HAVING DIRECT CONNECTIONS TO THE COLUMNS) FLOOR CONSTRUCTION: 2 HOURS	
ZONE: D.O.C. 1	
OCCUPANCY: B, OFFICE USE	
TENANT SQUARE FOOTAGE: (AREA OF WORK) 6,266 SF (SCOPE OF WORK)	

LEGAL DESCRIPTION:

TAX PARCEL #: 2926059156

THE NORTH 200 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 29, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON; TOGETHER WITH THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, EXCEPT THAT PORTION THEREOF LYING WITHIN THE NORTH 357.04 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY INSTRUMENT RECORDED UNDER NUMBER 949824; (ALSO KNOWN AS PARCEL 2 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-97-79 RECORDED UNDER NUMBER 9709251900); TOGETHER WITH A RECIPROCAL EASEMENT AGREEMENT AS RECORDED UNDER RECORDING NUMBER 9709251903.

DESCRIPTION OF WORK:

SCOPE OF WORK: INTERIOR ONLY TENANT IMPROVEMENT WORK

VICINITY MAP:



PROJECT TEAM:

PROPERTY MANAGER:

INTEGRATED REAL ESTATE
1015 3RD AVE
SUITE 900
SEATTLE, WA 98104
(206) 515-0630/(206) 255-4662

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GENERAL CONTRACTOR:

TBD
TBD
TBD
TBD
(XXX) XXX-XXXX
LIC. NO. TBD
TBD
tbd@tbd.com

JPC ARCHITECTS

Johnson & Shute, P.S.

CERTIFIED PUBLIC ACCOUNTANTS/CONSULTANTS

Kirkland Way Building
Floor 2 - Suite 200

11255 Kirkland Way
Kirkland, WA 98033

DESIGN JPC
DRAWN JK
CHECKED AD
NO. 25-0211



04.28.2025 PRICING SET

05.27.2025 PERMIT SET

7.21.2025 PERMIT REV 1

Cover Sheet & Site
Plan

I-0.0

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909 112th Avenue NE Suite 206
Bellevue, WA 98004

REVIEWED BY: J. PIERCE

10/22/2025 7:57:15 AM

Symbols Legend:

TYPE	SYMBOL	MFR.	DESCRIPTION
			BLDG STD EXIT LIGHT
			CEILING TYPE
			CEILING HEIGHT
			OCCUPANCY SENSOR
			NOTE: EXACT LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR
			EXISTING GRID & TILE TO REMAIN
			RELOCATED 2x4 LED LIGHT FIXTURE,
			RELAMP FIXTURES THROUGHOUT TO PROVIDE CONSISTENT COLOR TEMPERATURE THROUGHOUT SUITE
F-1			NEW RECESSED DOWNLIGHT, SPEC: ENTRA CL 3 ENCL3RF-L15/ENCL3RFD-935-W-W WATTAGE: 15W
F-2			NEW SUSPENDED WALL WASH SPEC: BEAM 2 SQUARE WW DIRECT B2SQDLED-500-80-35-WW-LENGTH-W- UNVDP-1-MOUNTING WATTAGE: 5W/FT
F-3			NEW SUSPENDED LINEAR, SPEC: REGOLO 2 RP24-B-ST-O-05-03-L-35-UNV-D-1-1-WH- MOUNTING-048-16 WATTAGE: 8.1W/FT
F-4			NEW DECORATIVE PENDANT, SPEC: IC LIGHTS SUSPENSION 1 COLOR: BRASS WATTAGE: 75W
F-5			NEW UNDERCABINET LIGHTING, SPEC: LEDBAR CCT #LEDBAR-LENGTH-35 WATTAGE: 4.8W/FT
NO DESIGNATION= EXISTING UNLESS OTHERWISE N = NEW R = RELOCATED (COORDINATE RELOCATED ITEMS W/ARCHITECT)			

SCOPE OF WORK:

- 1) MODIFY THE EXISTING FIRE SPRINKLER SYSTEM TO ACCOMMODATE THE NEW WALLS AND CEILINGS.

GENERAL NOTES:

- 1) MATERIALS INSTALLATION AND DESIGN PER NFPA 13 STANDARDS
- 2) ALL AREAS PROTECTED BY A WET PIPE SYSTEM MUST BE MAINTAINED AT 40 DEGREE F TO PREVENT WATER IN PIPES FROM FREEZING BY OTHERS
- 3) STRUCTURAL ADEQUACY OF THE BUILDING TO SUPPORT THE SPRINKLER PIPING BY OTHERS.
- 4) ALL FIRE ALARMS, WIRING, MONITORING ARE BY OTHERS.

EXCLUSIONS:

- 1) FIRE WATCH OR TEMPORARY SPRINKLER PROTECTION DURING CONSTRUCTION.
- 2) ACOUSTICAL CAULKING
- 3) FIRESTOP CAULKING
- 4) HEAT TRACE OR INSULATION
- 5) UPRIGHT SPRINKLER PROTECTION ABOVE NONCOMBUSTIBLE CONCEALED SPACES.
- 6) PAINTING SPRINKLER PIPE
- 7) REPAIRS OR MODIFICATIONS TO THE EXISTING SYSTEM BEYOND THE SCOPE OF WORK
- 8) MODIFICATION OF EXISTING MAINS AND BRANCH LINES
- 9) STRUCTURAL ANALYSIS, SEISMIC INVESTIGATION
- 10) FPE AND PE REVIEW
- 11) UNDERGROUND WORK

DESIGN CRITERIA:

PER NFPA 13 - 2019 AND CITY OF KIRKLAND

- 1) OFFICE, COMMON AREAS, RESTROOM & HALLWAYS - LIGHT HAZARD
- 2) GENERAL STORAGE, MECHANICAL ROOM - ORDINARY HAZARD GROUP I
- 3) SMALL ROOM PROTECTED PER NFPA13 SMALL ROOM PROVISION.

TENANT IMPROVEMENT: NO HYDRAULIC CALCULATION

THIS PROJECT IS A TENANT IMPROVEMENT. THE FACILITY HAS ALREADY BEEN PROTECTED BY AN EXISTING FIRE SPRINKLER SYSTEM. MODIFICATION FOR NEW WALLS, CEILINGS, AND HVAC LAYOUT WILL BE DONE WITHOUT AFFECTING THE CAPABILITY OF THE EXISTING SYSTEM HYDRAULIC DESIGN.

CONSTRUCTION TYPE:

STEEL, UNOBSTRUCTED UNO ON PLAN

OBSTRUCTED CONSTRUCTION
SPRINKLER DEFLECTOR - 1" TO 6" BELOW BOTTOM OF THE STRUCTURE AND MUST BE MAX. 22" FROM DECK

UNOBSTRUCTED CONSTRUCTION
SPRINKLER DEFLECTOR - 12" MAX. BELOW DECK / CEILING

FIELD NOTE:

SPRINKLER PIPING:

- 1) ALL NEW THREADED ARM-OVER, SPRIG UP AND DROP TO BE SCH 40 BLACK FINISH 1"

SPRINKLER PLACEMENT:

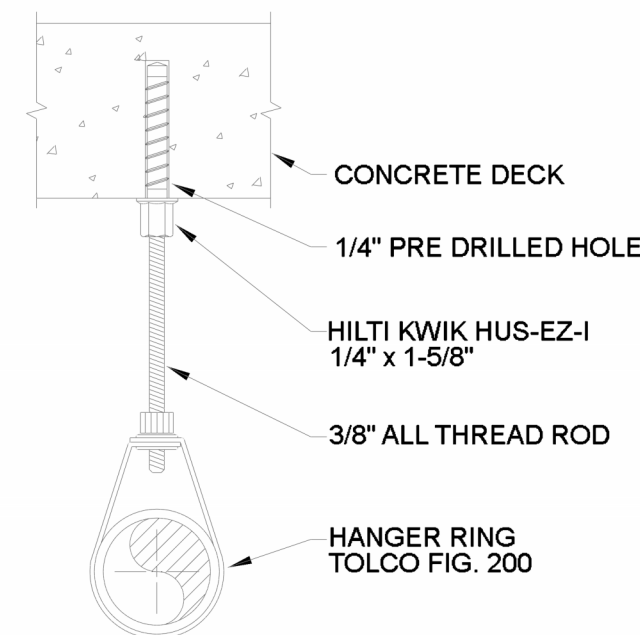
- 1) ALL NEW SPRINKLER PENDENT TO BE IN CENTER OF 2' DIRECTION AND QUARTER POINT OF 4' DIRECTION FOR 2' X 4' TILES
- 2) ALL NEW SPRINKLER MINIMUM 1'-0" AWAY AND ALIGN WITH THE LIGHTING FIXTURES FOR GWB CEILING UNO

SPRINKLER SPACING:

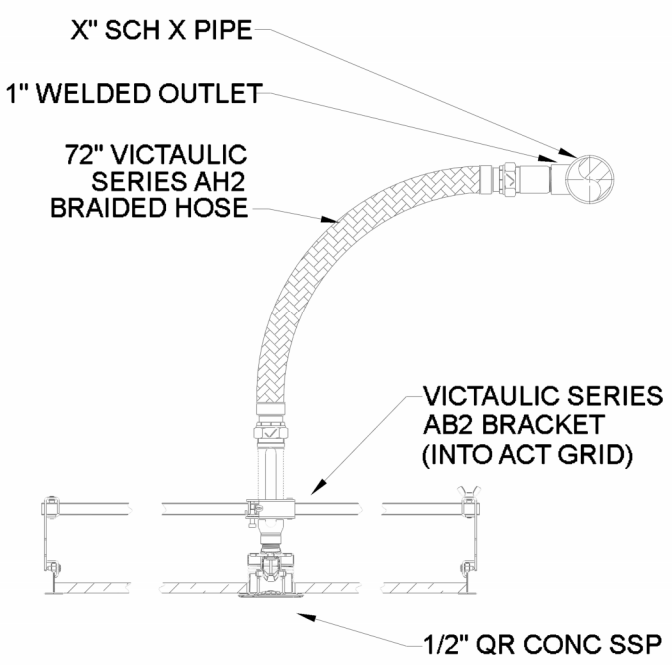
- 1) STANDARD COVERAGE - 225 SQ. FOR LIGHT HAZARD
- 2) STANDARD COVERAGE - 130 SQ. FOR ORDINARY HAZARD

SUITE 200 - FIRE PROTECTION

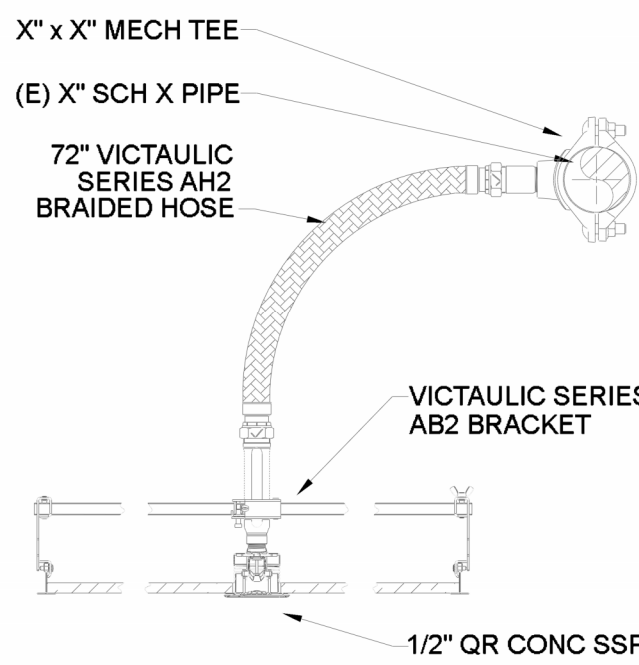
SCALE: 1/8" = 1'-0"



HANGER TYPE P
NTS



TYPICAL DROP
NTS




TYPICAL DROP
NTS

Sprinkler Legend											
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
	Reliable	VK404	Mirage	6	5.6	Concealed Pendant	1/2"	Quick	Brass	165°F	Relocate
	Reliable	VK404	Mirage	1	5.6	Concealed Pendant	1/2"	Quick	Brass	165°F	Addition
				Total = 7							



VICINITY MAP
SCALE: NTS
NORTH



ABBREVIATIONS		DRAWING SYMBOLS		NOT USED		NOT USED		DRAWING SYMBOLS		FLEX DROP LEGEND		SPRINKLER PIPE LEGEND		WALL LEGEND		CERTIFICATION OF COMPETENCY		REVISIONS		<div> Columbia Fire <small>SPRINKLER SYSTEM TRADING & REPAIRS</small> WA CLP COLUMFL795N/J 111 South Findlay Street Seattle, WA 98108 (206) 232-8669</div>		CUSTOMER INFORMATION		JOHNSON & SHUTE		11255 KIRKLAND WAY, SUITE 200 KIRKLAND, WA 98033		1 OF 1		
DRAWING SYMBOLS		NOT USED		NOT USED		DRAWING SYMBOLS		FLEX DROP LEGEND		SPRINKLER PIPE LEGEND		WALL LEGEND		CERTIFICATION OF COMPETENCY		REVISIONS		CUSTOMER INFORMATION				JOHNSON & SHUTE								
SP	SPRIG UP	2-WAY EL BRACING	NEW MECHANICAL TEE (1-ROOT)						4" 4" EL	4"-0 FLEX DROP	NEW SPRINKLER P					Michael Paul Morlett 4513-0815-C Level 3 Columbia Fire, LLC COLUMPL795N/J	NO.	DATE			JOB NO.	2509088501	AHJ: CITY OF KIRKLAND		Goudy Construction		1 OF 1			
PH	PIPE	4-WAY EL BRACING	RELOCATE EXISTING SPRINKLER						4" EL	4"-0 FLEX DROP ELBOW STYLE	EXISTING SPRINKL					Signature	10-13-25			DATE	10/13/25	PROJECT ENGINEER: LELAND HANLEY CELL PHONE: 206-412-4105 EMAIL: LELAND@GOUDECC.COM								
DR	DROP	HANGER LOCATION	EXISTING SYSTEM COMPONENT						6" EL	6"-0 FLEX DROP												DESIGNER	DPO							
TS	TOP OF STRUCTURE	BRANCH LINE RESTRAINT LOCATION	FLEXIBLE COUPLING						6" EL	6"-0 FLEX DROP ELBOW STYLE													PM	DAN W.						
BS	BOTTOM OF STRUCTURE	CENTER LINE							4" BR	4"-0 FLEX DROP													SCALE	1/8"=1'-0"						
BOD	BOTTOM OF DECK	BOTTOM OF DECK ELEVATION								6" EL	6"-0 FLEX DROP																			
BOL	BOTTOM OF BRANCH LINE	HYDRAULIC CALCULATION NODE								4"-0 FLEX DROP BRACKET																				
OP	OPEN TO STRUCTURE	SPRINKLER MAIN FAB																												
FO	FIELD ORDER																													
FOR	FOR																													
OW	OUTSIDE RACE OF WALL																													
OW	OUTSIDE RACE OF WALL																													
NAS	NO AUTO SPRINKLER REQUIRED																													
UNO	UNO NOTED OTHERWISE																													
INC	NOT IN CONTRACT																													