

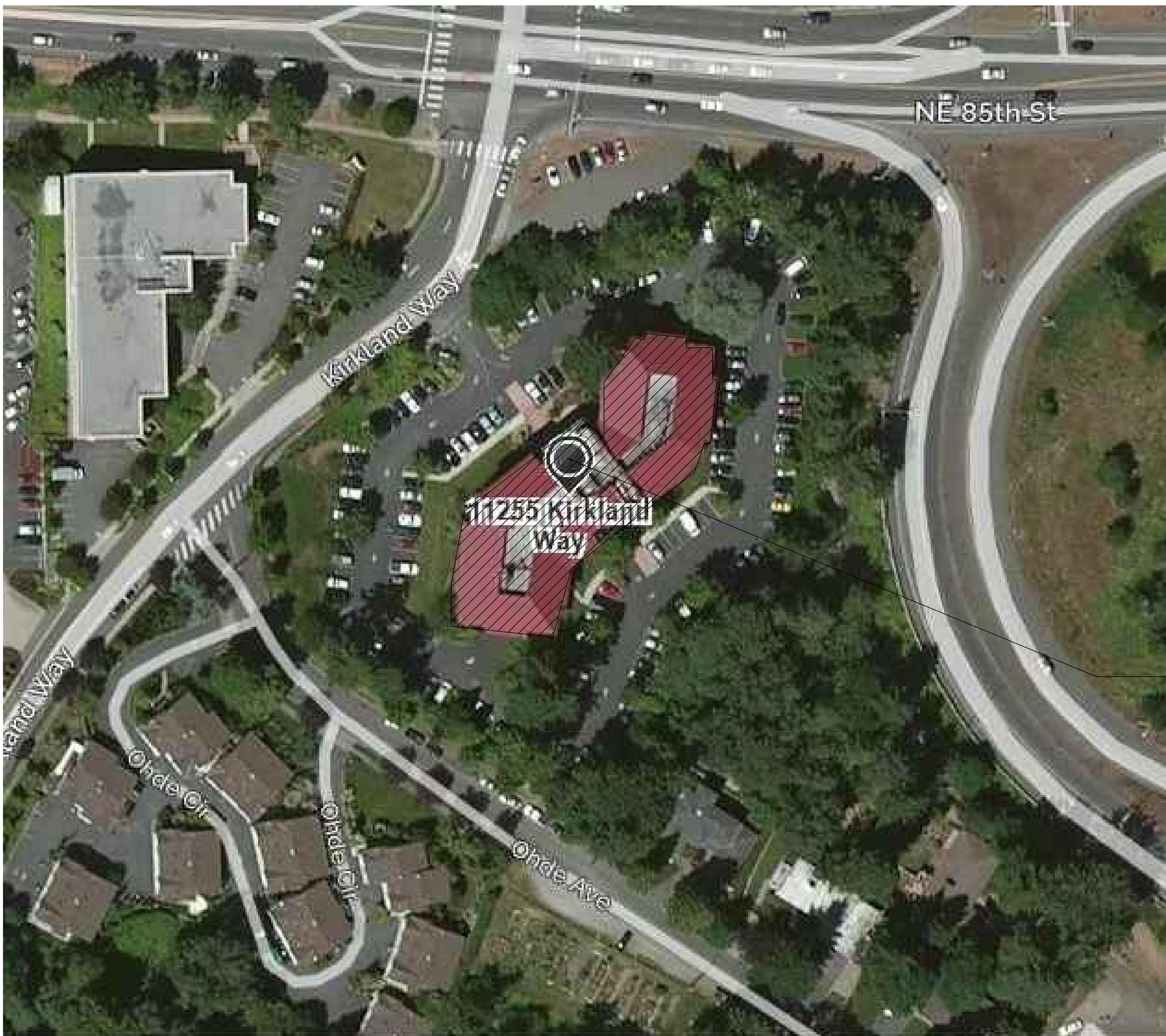
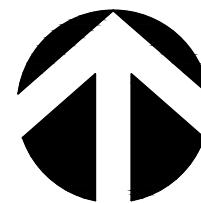
JOHNSON & SHUTE CPA

KIRKLAND WAY BUILDING, FLOOR 2 SUITE 200

SITE PLAN

SCALE: NOT FOR SCALE

REVIEWED BY: J. PIERCE
10/22/2025 7:57:22 AM



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.

SHEET INDEX:

Sheet Number	Sheet Title
I-0.0	Cover Sheet & Site Plan
I-0.1	General Notes & Symbols
--	I-CS-2 Exit Plan Code Summary – Exit Plan & Codes Summary
I-3.2	Demolition & Floor Plans
I-4.2	Demo RCP & Reflected Ceiling Plans
I-5.2	Power, Furniture & Equipment Plan
I-6.2	Finish Plan
I-8.1	Interior Elevations
I-9.1	Construction Details
I-9.2	Ceiling Details
I-9.3	Casework Details
I-9.4	Enlarged Plans & Casework Details
I-10.1	Door Schedule, Elevations & Details
I-10.2	Door Details

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 (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 51-1C

MECHANICAL CODE 2021 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52

ELECTRICAL CODE 2023 NATIONAL ELECTRICAL CODE (NEC) (NFPFA 70),
2023 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE ROW 19.28 & WAC 295-46B

FLOOR CONSTRUCTION:
2 HOURS

PLUMBING CODE 2021 UNIFORM PLUMBING CODE (UPC),
WAC 51-56

ZONE: D.O.C. 1

ZONING CODE CITY OF KIRKLAND

OCCUPANCY: B, OFFICE USE

ACCESSIBILITY CODE ICCANSI A117.1-2017 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

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 NORTHEAST 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 049824; (ALSO KNOWN AS PARCEL 2 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER L1-97-79 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

STEVE SCOTT
steve@ires1.com
JAY STRINGFELLOW - BUILDING ENGINEER
jay@facilitiespartners.com

TENANT:

JOHNSON & SHUTE CPA
1113 NE 33RD PLACE
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BELLEVUE, WA 98004
(425) 827-5755

DONNA WEBER
donna@johnsonandshute.com

ARCHITECT:

JPC ARCHITECTS, LLC
909 112th Avenue NE
SUITE 206
BELLEVUE, WA 98004
(425) 641-9200

ANN DERR - EXT. 322
ann@pcarchitects.com
JILL KELLETT - EXT. 390
jillk@pcarchitects.com

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

6485
REGISTERED
ARCHITECT
Ann Kuska Derr
STATE OF WASHINGTON

04.28.2025 PRICING SET
05.27.2025 PERMIT SET
7.21.2025 PERMIT REV 1

JURISDICTION STAMP
Cover Sheet & Site Plan

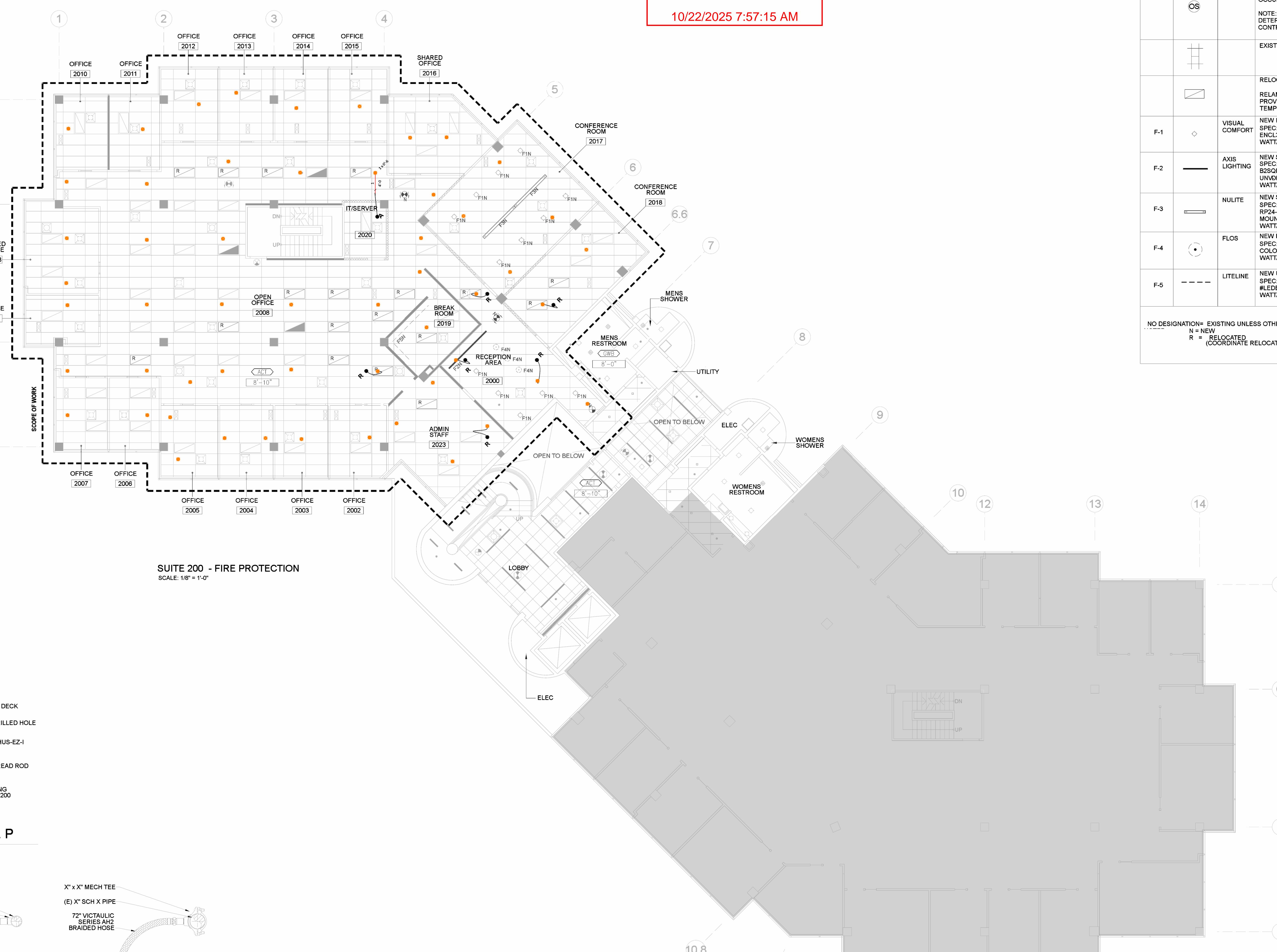
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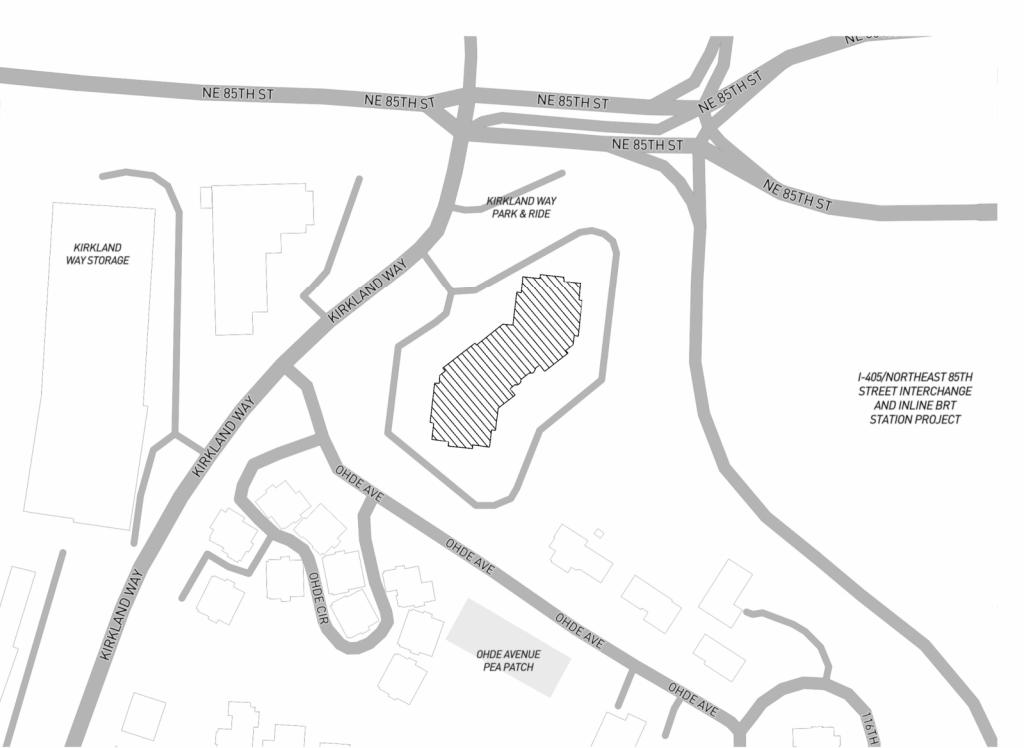
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Symbols Legend:			
TYPE	SYMBOL	MFR.	DESCRIPTION
			BLDG STD EXIT LIGHT
			CEILING TYPE
			CEILING HEIGHT
OS			OCUPANCY SENSOR NOTE: EXACT LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR
			EXISTING GRID & TILE TO REMAIN
			RELOCATED 2x4 LED LIGHT FIXTURE, RELAMP FIXTURES THROUGHOUT TO PROVIDE CONSISTENT COLOR TEMPERATURE THROUGH SUITE
F-1			NEW RECESSED DOWNLIGHT, SPEC: ENTRA CL 3 ENCL3RF-151/E/NCL3RFD-935-W-W WATTAGE: 15W
F-2			NEW SUSPENDED LINEAR, SPEC: BEAM 2 SQUARE WW DIRECT B2S2QDLED-500-80-35-WW-LENGTH-W- MOUNTING#-048-16 WATTAGE: 6.1W/FT
F-3			NEW SUSPENDED LINEAR, SPEC: BEAM 2 SQUARE WW DIRECT B2S2QDLED-500-80-35-WW-LENGTH-W- MOUNTING#-048-16 WATTAGE: 6.1W/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: 4.6W/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 - 4" 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 PENDANT 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	



Sprinkler Legend												
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note	Note2
	Reliable	VK404	Mirage	6	5.6	Concealed Pendant	1/2	Quick	Brass	165°F	Relocate	Chrome Plate
	Reliable	VK404	Mirage	1	5.6	Concealed Pendant	1/2	Quick	Brass	165°F	Addition	Chrome Plate
Total = 7												

VICINITY MAP
SCALE: NTS

JOHNSON & SHUTE	
1125 KIRKLAND AVENUE, SUITE 200 KIRKLAND, WA 98033	
PROJECT ENGINEER: LELAND HANLEY	FP
CELL PHONE: 206-412-105	
EMAIL: LELAND@GOUZYCC.COM	
SUPERINTENDENT: BILL BACON	
CELL PHONE: 425-516-5817	
JOB NO. 2509088501	
DATE 10/13/25	
DESIGNER DPO	
PM DAN W.	
SCALE 1/8"=1'-0"	

GOUDY CONSTRUCTION	
AHJ: CITY OF KIRKLAND	
1 OF 1	