

ASSOCIATED PERMITS
EMF23-08071
PMF23-08008

EXPOSED WALL CAVITIES
MUST BE INSULATED-
2X4 WALL STUDS REQUIRED
R-15 INSULATION
2X6 WALL STUDS REQUIRE
R-21 INSULATION

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI
9AM TO 6PM SAT. NO WORK SUNDAYS &
HOLIDAYS (PER kzc SEC. 115.25)
Exceptions must be approved in
writing by Planning Official

WALK IN SHOWER RECEPTORS
MUST COMPLY WITH STATE
AMENDED 2018 UPC 408.5 -408.7

SCOPE OF WORK - Changes to the
scope of work, design, materials or
method of construction will require
revised plans to be submitted. The
plans must be reviewed and approved
by City of Kirkland review staff prior to
being implemented in the field.
Additional review fees will be charges
as applicable.

PENETRATIONS THROUGH FIRE RATED CONSTRUCTION - Fire rated assemblies such as exterior walls, common
walls, floor ceiling assemblies, and ceiling assemblies of multi-family structures shall be protected by installation
of a listed and labeled fire stopping system of equal value as the fire rating. Through penetrations and membrane
(1 side of the wall) penetrations shall be protected by an approved listed and labeled penetration fire stopping
system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential
of 0.01 inch (2.49 Pa) of water and shall have an F rating of not less than the required fire-resistance rating of the
wall penetrated. Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the
annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by
approved listed and labeled fire caulk or similar.

CONDENSATE DISCHARGE - Discharge condensate into an approved location only. Do not discharge condensate
on a sidewalk, neighboring property or anywhere it could be considered a nuisance.

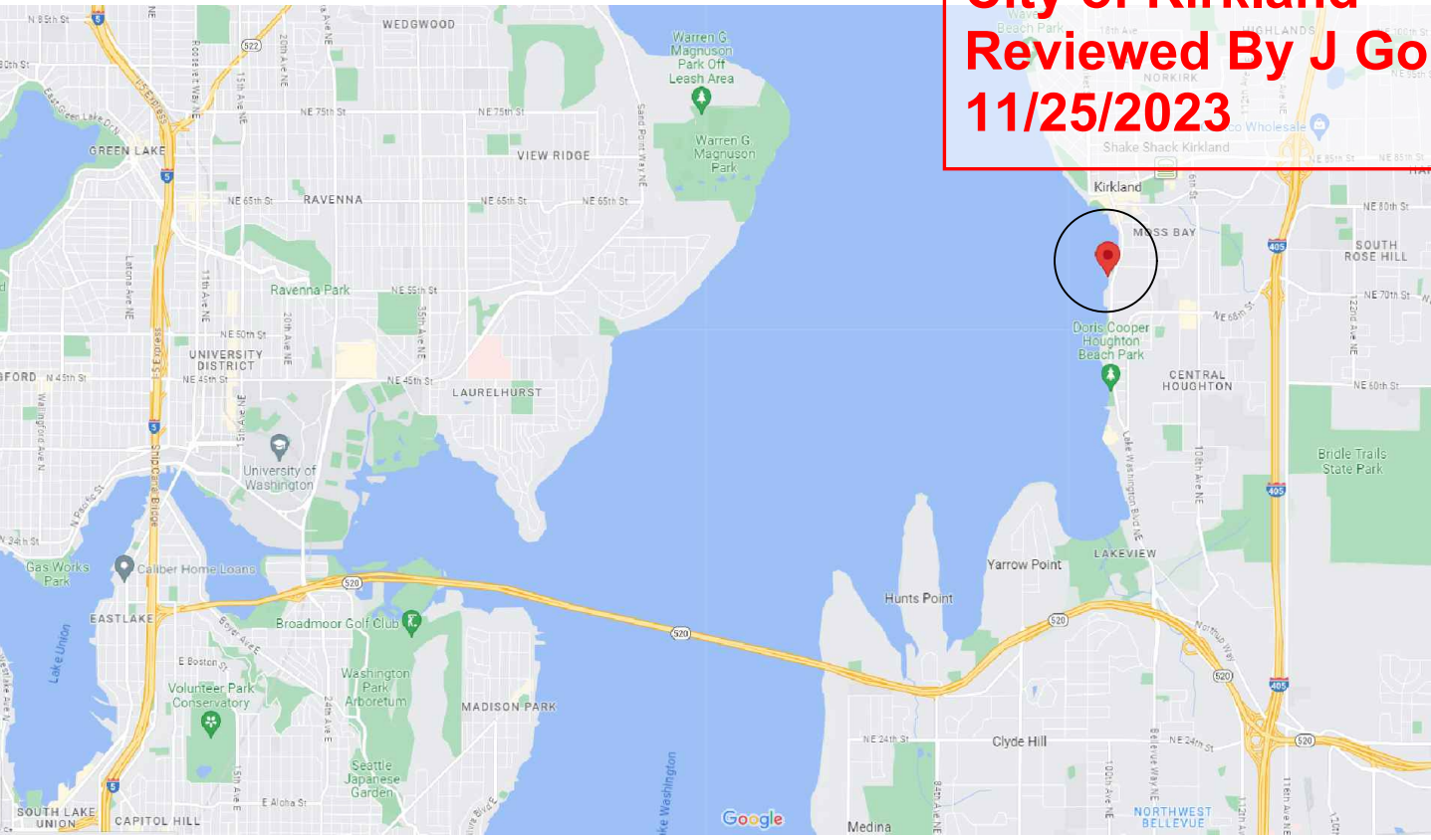
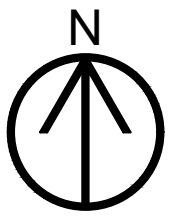
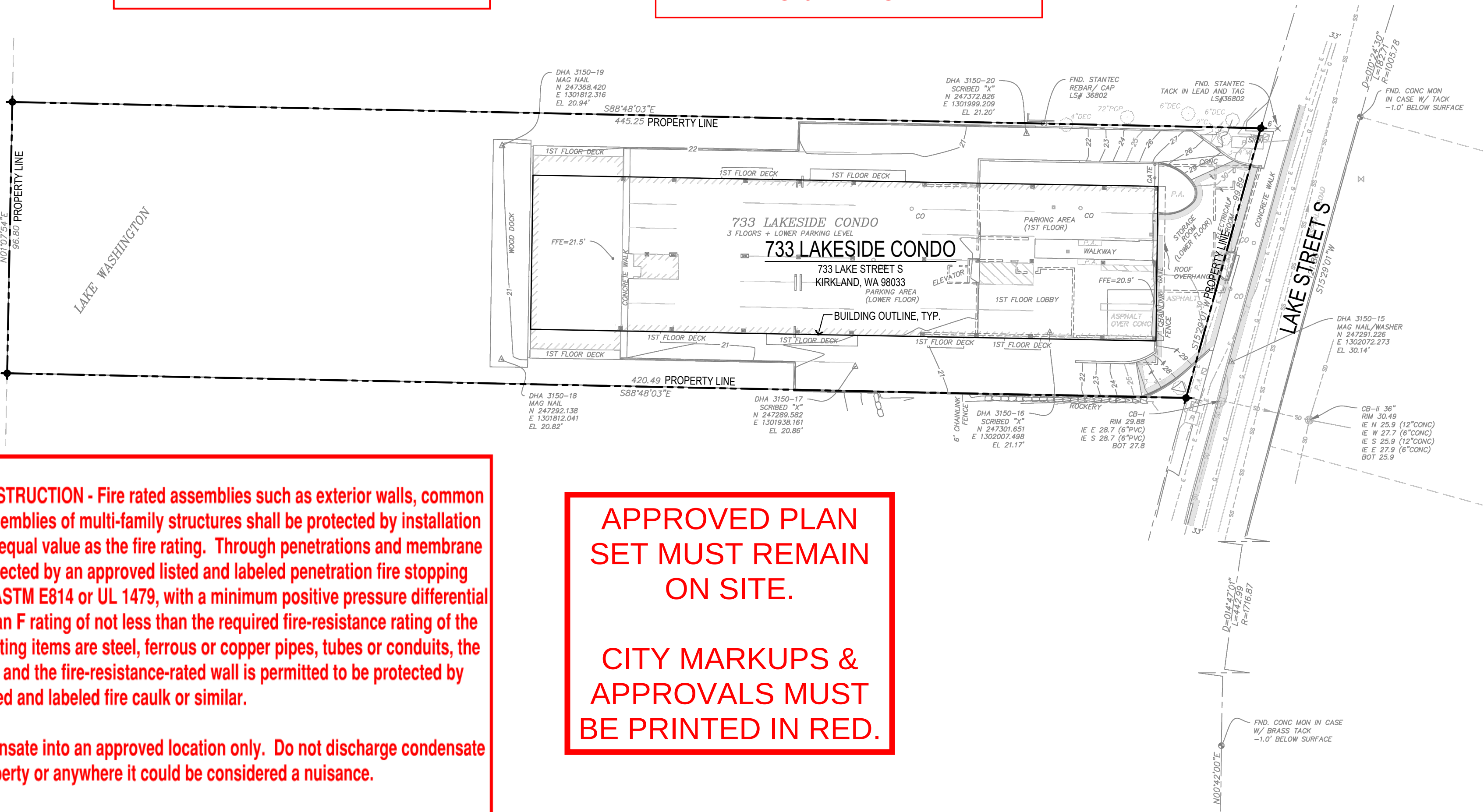
APPROVED PLAN
SET MUST REMAIN
ON SITE.

CITY MARKUPS &
APPROVALS MUST
BE PRINTED IN RED.

2 SITE PLAN
SCALE: 1" = 30'-0"

Smoke alarms are required in each
sleeping room, outside each separate
sleeping area in the immediate vicinity
of the bedrooms and at each story and
shall be interconnected per Washington
State Amendments IRC R314.

Carbon monoxide alarms are required
outside of each sleeping area in the
immediate vicinity of the bedrooms and
on each level. Washington State
Amendments IRC 315.1



1 VICINITY MAP
NO SCALE

GENERAL INFORMATION

PROJECT:	REMMDEL GIAN 209 733 LAKE STREET S, APT 209 KIRKLAND, WA 98033
PROJECT DESCRIPTION:	REMODEL EXISTING 849 SF UNIT. UPGRADE KITCHEN, BATHROOM, AND REPLACE ALL FINISHES, APPLIANCES AND BATH FIXTURES/ ACCESSORIES. REPLACE ALL LIGHT FIXTURES AND REPLACE SOME SHEETROCK. EXISTING BUILDING IS A 38-UNIT CONDOMINIUM WITH FOUR (4) STORIES.
APARTMENT 209 OWNER:	ANTHONY, LINH & LY HUE GIAN 1611 8TH STREET W KIRKLAND, WA 98033 T 206.979.7247 EMAIL AGIAN168@YAHOO.COM
BUILDING OWNER:	733 LAKESIDE HOA
ASSESSOR'S PARCEL NO.:	769820-0210
PRESENT USE:	CONDOMINIUM (RESIDENTIAL)
LEGAL DESCRIPTION:	733 LAKESIDE - CONDOMINIUM PERCENTAGE OF VALUE 2.2117 PLAT BLOCK: PLAT LOT: APT 209
OWNER:	CITY OF KIRKLAND MUNICIPAL CODE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 UNIFORM PLUMBING CODE 2018 WASHINGTON STATE ENERGY CODE 2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL BUILDING CODE
ZONING:	WD I (WATER DISTRICT)
LOT AREA:	40,872 SF (0.94 ACRE)
BUILDING AREAS: LOWER FLOOR: FIRST, SSECOND & THIRD FLOORS:	(E) 2,336 SF (E) 9,637 SF
APARTMENT 209 (THIS PROJECT):	(E) 849 SF
SETBACKS:	EXISTING, NO CHANGE
MAXIMUM HEIGHT:	EXISTING, NO CHANGE (30 FEET MAX.)
MAXIMUM BUILDING LOT COVERAGE:	EXISTING, NO CHANGE (80% MAX.)
PARKING:	EXISTING, NO CHANGE (ONE PARKING SPACE PROVIDED WITH UNIT)
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY CLASSIFICATION:	GROUP R-2
PLUMBING PERMIT:	PERMIT NUMBER PMF23-08008
ELECTRICAL PERMIT:	PERMIT NUMBER EMF23-08071
REQUIRED SUBMITTALS:	SEPARATE MECHANICAL AND OTHER PERMITS MAY BE REQUIRED FOR THIS PROJECT (NOT DEFERRED).

SHEET INDEX

A1.0	GENERAL INFO, VICINITY MAP, SITE PLAN & SHEET INDEX
A1.1	2018 WSEC ALTERATIONS WORKSHEET
A2.0	OVERALL SECOND FLOOR PLAN; APT 209 DEMOLITION PLAN & APT 209 FLOOR PLAN
A4.0	BUILDING SECTION

City of Kirkland
Reviewed By J Goucher
11/25/2023

freeman
architects

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SEATTLE, WA 98109-1296
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E FREEMANF@FREEMANFONG.COM

REMODEL
GIAN
209

733 LAKE STREET S, APT 209
KIRKLAND, WA 98033

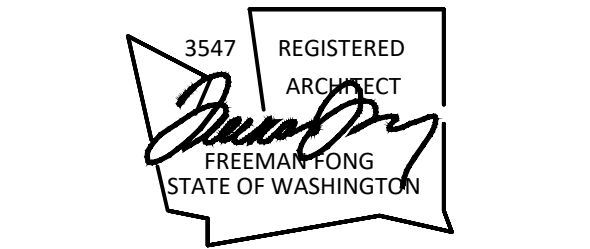
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1611 8TH STREET W
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T 206.979.7247
EMAIL AGIAN168@YAHOO.COM

GENERAL CONTRACTOR
**BELRED
CONSTRUCTION, INC**
15310 MACADAM ROAD S, APT A102
TUKWILA, WA 98188-2484

CONTACT: CHEN OVDAT
T 425.919.5858
EMAIL BELREDCONSTRUCTION@GMAIL.COM

CONTRACTOR LICENSE # BELREC1784NW
EXP 8/25/2024
UBI # 604-956-656

PERMIT SET



ISSUE/REVISIONS		
NO	DATE	REV
PROJECT NO		23052
DATE		10 OCTOBER 2023
DESIGN		FF
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CHECKED		FF
SHEET TITLE		

GENERAL INFO,
VICINITY MAP,
SITE PLAN &
SHEET INDEX

A1.0



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2018 WSEC
ALTERATIONS
WORKSHEET

A1.1

Alterations Worksheet - 2018 Washington State Energy Code

Project Information

Contact Information

Remodel GIAN 209

Freeman Architects, Inc

733 Lake Street S, Apt 209

PO Box 19296, Seattle, WA 98109-1296

Kirkland, WA 98033

206.399.3071; freemanf@freemanfong.com

The WSEC requirements for alterations are located in Chapter 5 of the code text.
Alterations (remodels) do not need to obtain energy credits from Table R406.3

Additions must meet the requirements for new construction. This includes nonconditioned space being altered to become conditioned space.

Will the wall cavities be exposed?

☒ Yes☐ No

If yes: Exposed wall cavities must be insulated -
2 X 4 wall studs require **R-15** insulation
2 X 6 wall studs require **R-21** insulation

Will the roof/ceiling framing cavities or attic be exposed?

☐ Yes☒ No

If yes: Exposed roof/ceiling assemblies must be insulated -
Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the minimum 1" ventilated space
Flat ceilings: Install R-49 insulation or what the attic space can accommodate based on the roof pitch

Will the floor framing cavities be exposed?

☐ Yes☒ No

If yes: Exposed floor cavities must be insulated to R-30

Are the windows and/or doors being replaced?

☐ Yes☒ No

(includes both window or door and frames)
If yes: New windows and doors must have an area weighted average U-factor of ≤0.30

Will the heating or cooling system be replaced?

☒ Yes☐ No

If yes: New equipment must meet current requirements and ducts need to be tested

Will the hot water system be altered?

☐ Yes☒ No

If yes: New water heating equipment must meet current code requirements

Are more than 50% of the light fixtures being changed?

☒ Yes☐ No

If yes: 90% of all lamps must be high efficacy (LED or CFL)

R503.1.1 Building envelope. Building envelope assemblies that are part of the alteration shall comply with Section R402.1.1 or R402.1.4, Sections R402.2.1 through R402.2.11, R402.3.1, R402.3.2, R402.3.3, R402.4.3 and R402.4.4.
Exception: The following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:

- Storm windows installed over existing fenestration.
- Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 2x4 framed walls shall be insulated to a minimum of R-15 and 2x6 framed walls shall be insulated to a minimum of R-21.
- Construction where the existing roof, wall or floor cavity is not exposed.
- Roof recover.
- Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
- Surface-applied window film installed on existing single pane fenestration assemblies to reduce solar heat gain provided the code does not require the glazing fenestration to be replaced.

R503.1.1.1 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for *U*-factor and SHGC in Table R402.1.1. Where more than one replacement fenestration unit is being installed, an area-weighted average of the U-factor and SHGC of all replacement fenestration shall be permitted to be used to demonstrate compliance.
R503.1.2 Heating and cooling systems. New heating, cooling and duct systems that are part of the alteration shall comply with Section R403.
Exceptions:

- Where ducts from an existing heating and cooling system are extended, duct systems with less than 40 linear feet in unconditioned spaces shall not be required to be tested in accordance with Section R403.2.2.
- Existing duct systems constructed, insulated or sealed with asbestos.

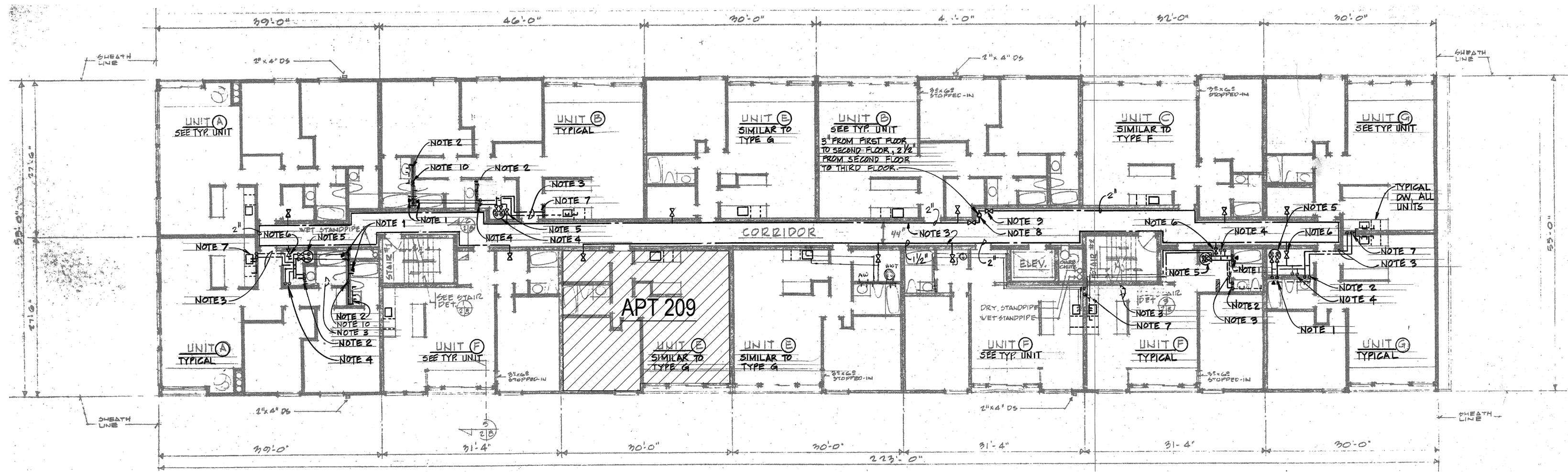
R502.1.1.2 Heating and cooling systems. New heating, cooling and duct systems that are part of the addition shall comply with Section R403.
Exception: The following need not comply with the testing requirements of Section R403.3.3:

- Additions of less than 750 square feet.
- Duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in WSU RS-33.
- Ducts with less than 40 linear feet in unconditioned spaces.
- Existing duct systems constructed, insulated or sealed with asbestos.

R503.1.3 Service hot water systems. New service hot water systems that are part of the alteration shall comply with Section R403.5.

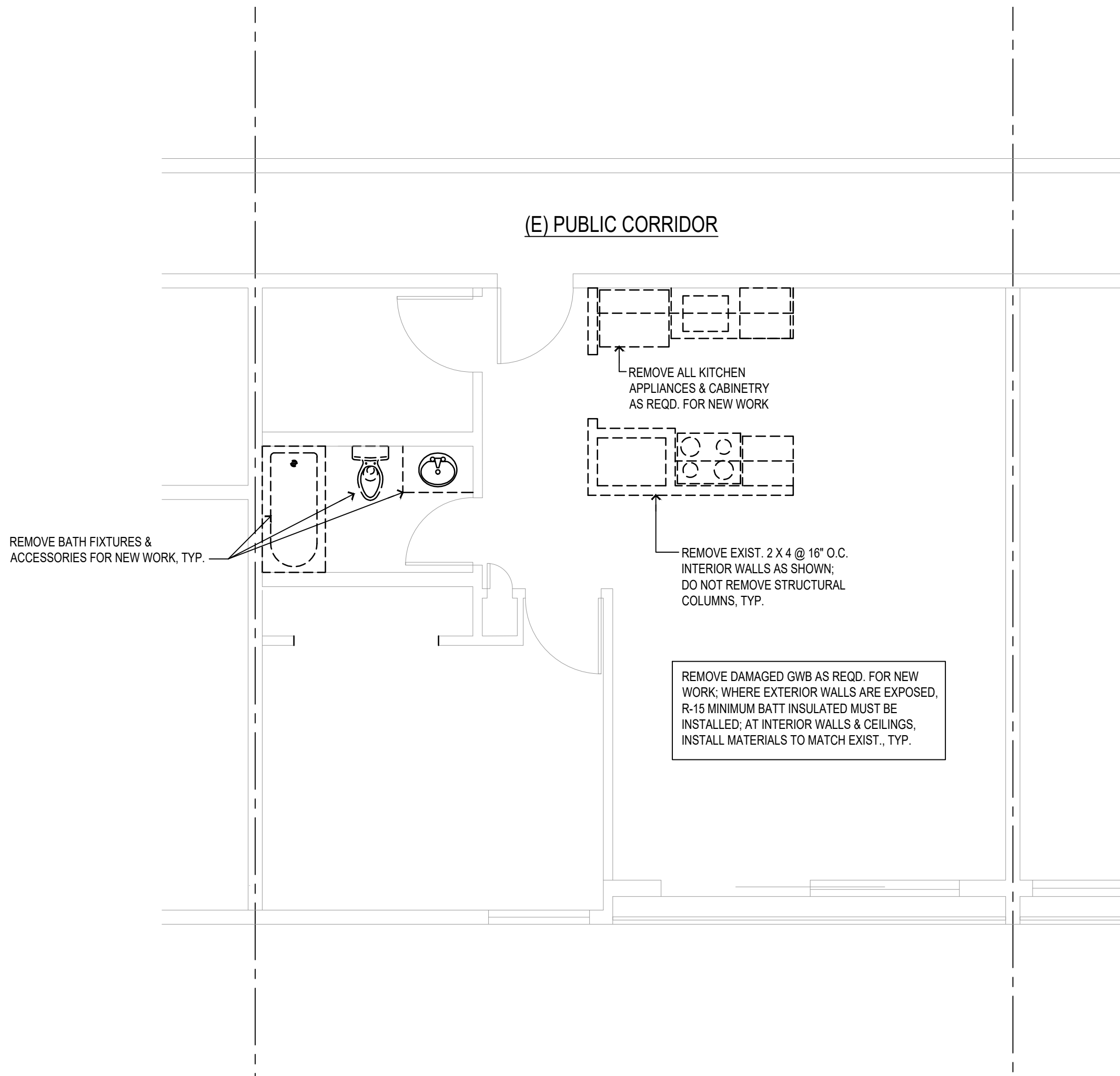
R503.1.4 Lighting. New lighting systems that are part of the alteration shall comply with Section R404.1.
Exception: Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.

R503.2 Change in space conditioning. Any nonconditioned or low-energy space that is altered to become *conditioned space* shall be required to be brought into full compliance with this code.

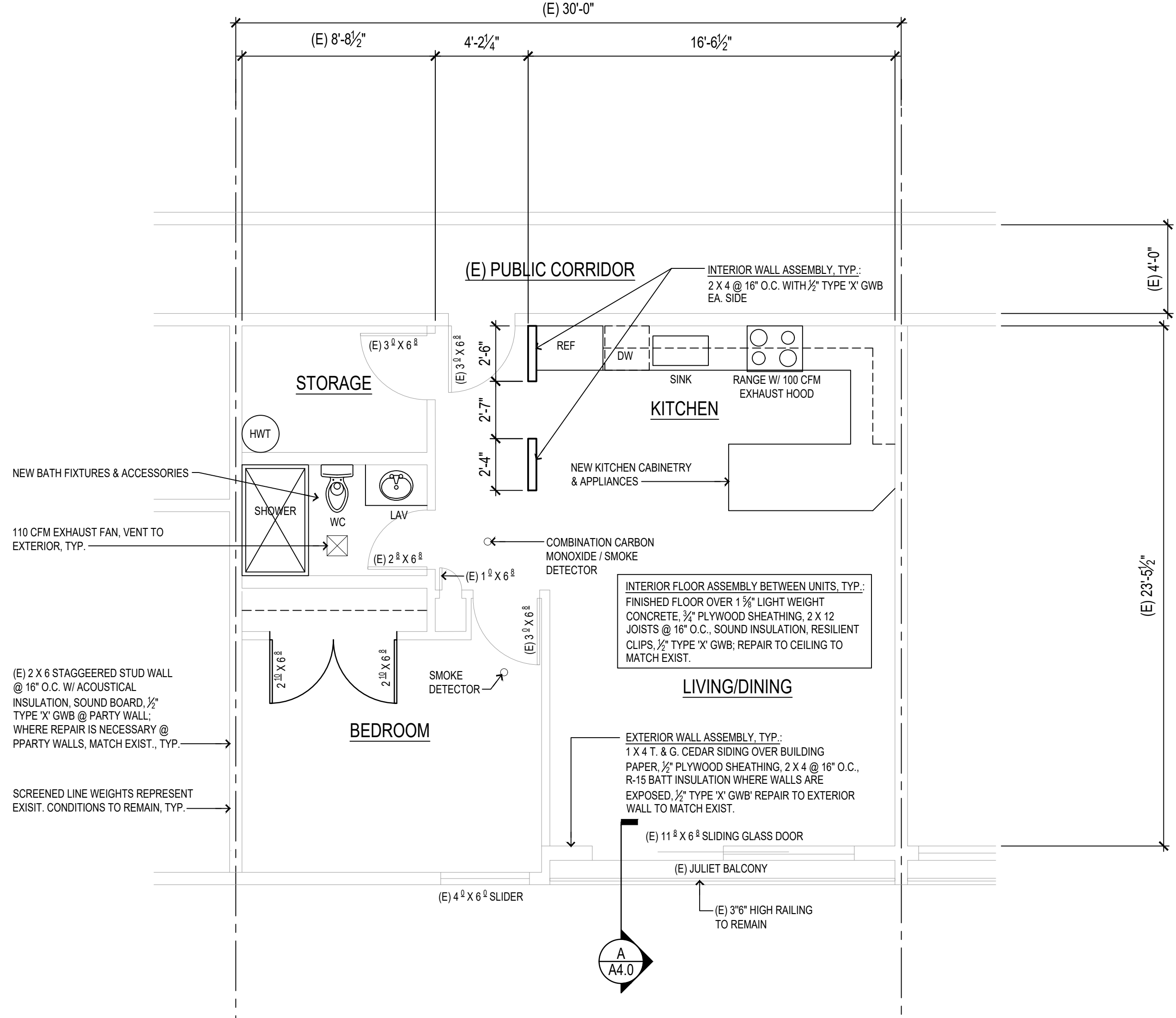


NOTE: PLAN IS ONLY FOR REFERENCE TO LOCATION OF APARTMENT IN THIS PROJECT. OTHER NOTES SHOWN ARE NOT APPLICABLE TO THIS PROJECT.

1 EXISTING SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

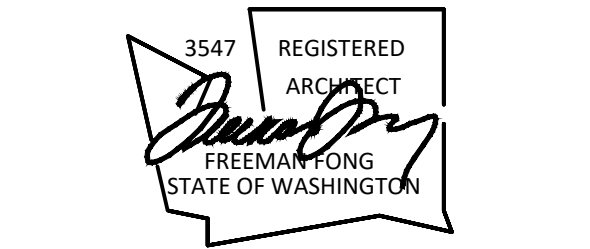


1 APT 209 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 APT 209 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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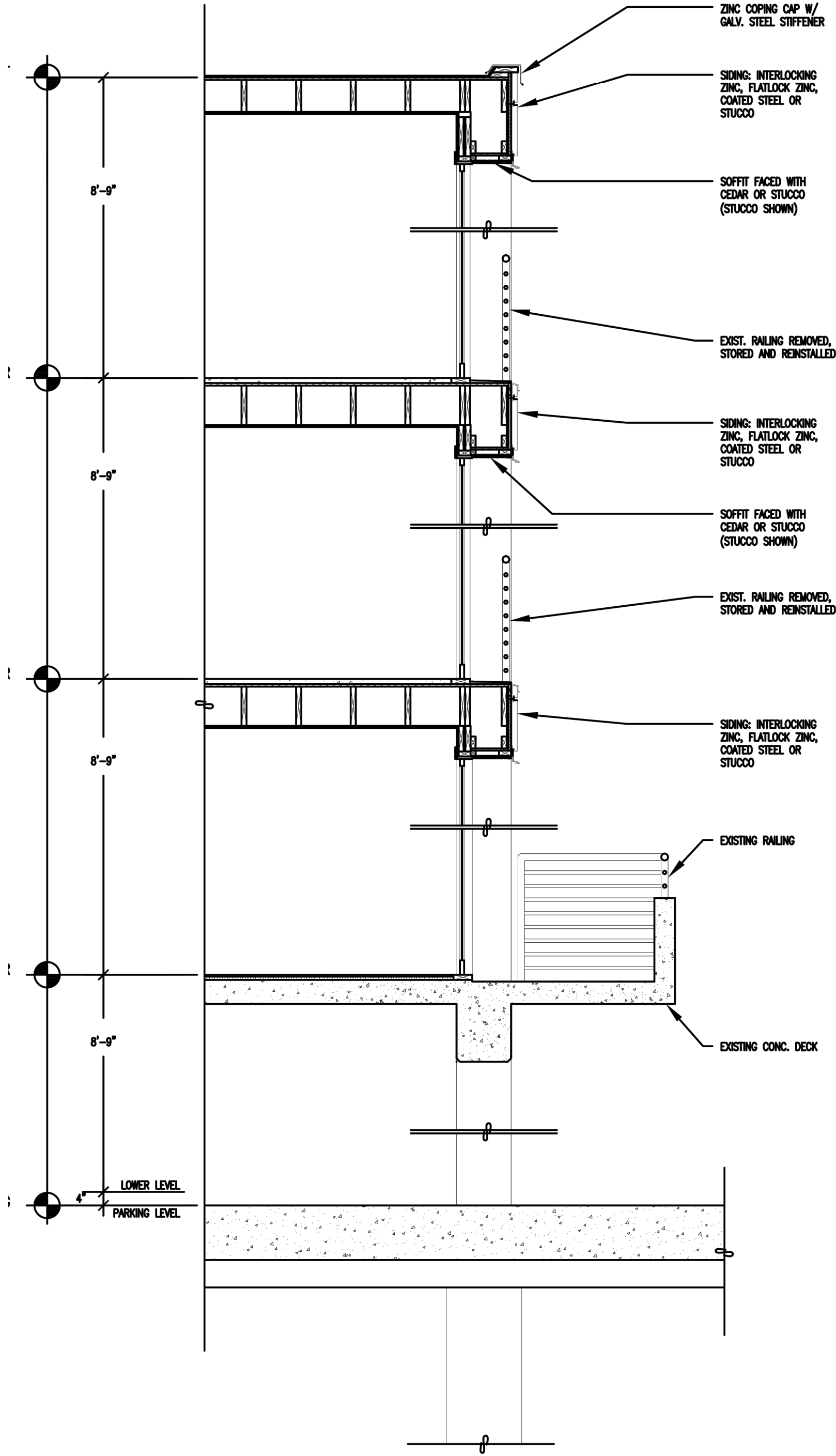


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BUILDING
SECTION



NOTE: FOR REFERENCE ONLY.

A

TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"