

EASTRIDGE HOUSE HVAC IMPROVEMENTS

APPLICABLE CODES

ISSAQAH MUNICIPAL CODE
 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS
 INTERNATIONAL EXISTING BUILDING CODE WITH WASHINGTON STATE AMENDMENTS
 ICC A11.1. ACCESSIBILITY REQUIREMENTS
 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS
 INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL WITH WASHINGTON STATE AMENDMENTS
 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS
 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS
 *ALL CODES ADOPTED AND AMENDED BY THE STATE BUILDING CODE COUNCIL IN CHAPTER 51 WA
 4.21.1 HEALTH AND SAFETY, RCW 39.75
 WASHINGTON ADMINISTRATIVE CODE, CHAPTER 296-96

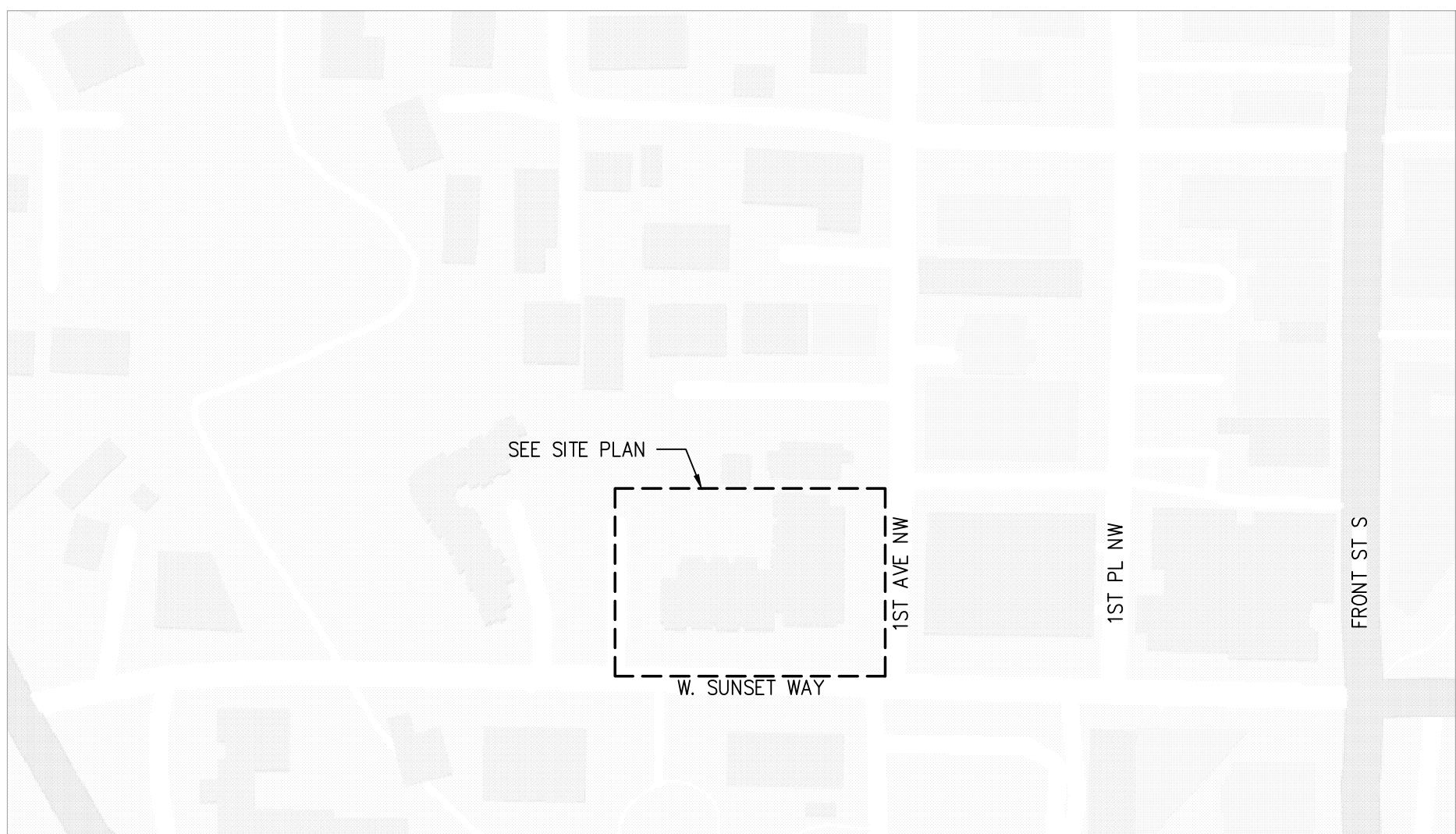
PARCEL NUMBER

282406-9105

LEGAL DESCRIPTION

THAT PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWING: BEGINNING 306 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 165 FEET, THENCE WEST 264 FEET, THENCE SOUTH 165 FEET; THENCE EAST 264 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD.
 (E) BUILDING AREA
 29,037 SF (GROSS) - NO CHANGE
 HT LIMIT
 NO CHANGE

VICINITY MAP NOT TO SCALE



GENERAL NOTES

- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.
- MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, NOTIFY THE OWNER OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.
- PROTECT ALL EXISTING LANDSCAPING.
- BUILDINGS OCCUPIED DURING CONSTRUCTION.
- DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.

CODE:
 1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WSEC).
 2. PER IEC 603.1, ALL WORK IS CLASSIFIED AS AN ALTERATION LEVEL 1 - REMOVAL OR REPLACEMENT OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. PER IEC 701.2, AN EXISTING BUILDING SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

HAZMAT:
 1. PROVIDE ENVIRONMENTAL SITE ASSESSMENT REPORT THAT IS A "LIMITED ASBESTOS AND OTHER REGULATED MATERIALS" SURVEY OF THE AREAS OF WORK.
 2. THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

DEMOLITION:
 1. WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
 2. PATCH AND REPAIR TO "LIKE-NEW" CONDITION ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
 3. CONTRACTOR IS RESPONSIBLE FOR REVIEW AND COORDINATION OF THE HAZARDOUS MATERIALS ABATEMENT, ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:
 1. DO NOT SCALE DRAWINGS.
 2. VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
 3. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
 4. FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
 5. VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.

COORDINATION:
 1. COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT SPACES AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE FOR PERMITTED CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
 2. VERIFY LOCATIONS OF EXISTING UTILITIES, CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
 3. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED.
 4. COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
 5. COORDINATE ANY FIRE ALARM AND SECURITY ALARM DISCONNECTS AT COMMON AREA DOORS WITH OWNER.



PROJECT ADDRESS

120 WEST SUNSET WAY
 ISSAQAH, WA 98027

SCOPE OF WORK

WITHOUT FORCE AND EFFECT TO THE PROJECT DOCUMENTS, THE SCOPE OF WORKS IS:

1. REPLACEMENT OF THE HVAC UNITS IN THE COMMON AREAS OF THE EASTRIDGE HOUSE APARTMENTS, LOCATED AT 120 WEST SUNSET WAY IN ISSAQAH. COMMON AREAS INCLUDE THE COMMON CORRIDORS, THE LAUNDRY ROOMS AT LEVELS 2 & 3 AND THE COMMUNITY ROOM AT LEVEL 1. ALSO INCLUDED ARE ALL RELATED ELECTRICAL AND ARCHITECTURAL WORKS ASSOCIATED WITH THE REPLACEMENT OF THE HEATING AND VENTILATING EQUIPMENT. THE SCOPE DOES NOT INCLUDE ANY WORK ASSOCIATED WITH THE EXISTING EQUIPMENT OR CONTROLS SERVING THE INDIVIDUAL RESIDENTIAL UNITS.

DESIGN TEAM

MECHANICAL ENGINEER:
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 SEATTLE, WA 98119
 TEL: 206.378.0569 X112
 CONTACT: DYLAN TURNER
 EMAIL: DYLAN@GREENBUSCH.COM

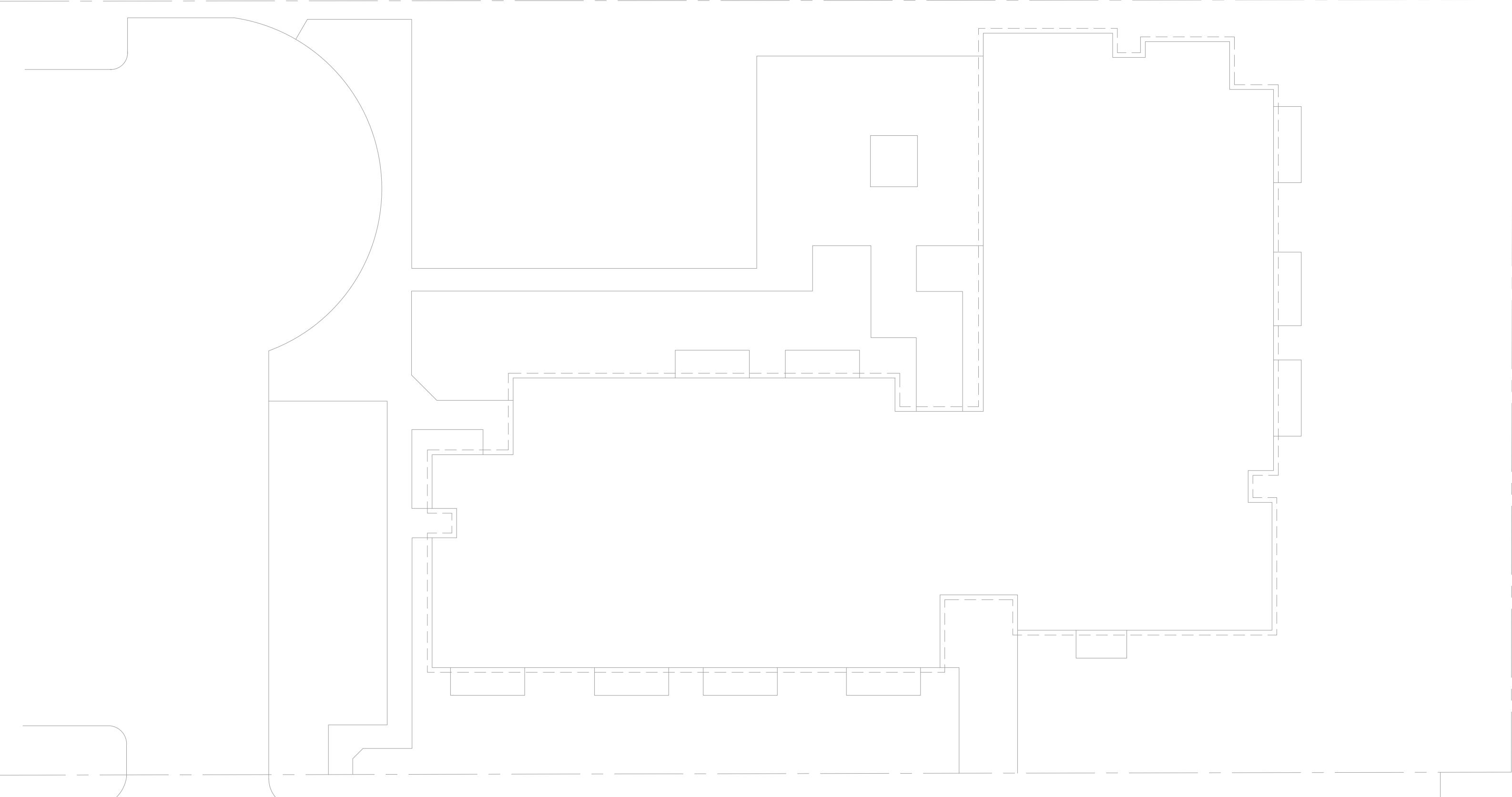
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 CONTACT: DANI ITTNER
 EMAIL: DITTNER@NEXUSEC.COM

ELECTRICAL ENGINEER:
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 EMAIL: DEAN.RALPHS@EAINC.COM

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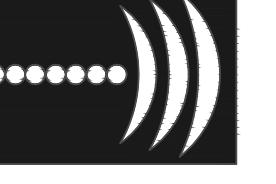
SITE PLAN



NOTE:
 SCALE IS APPROXIMATE AND
 SHALL NOT BE USED FOR
 BIDDING PURPOSES.

W. SUNSET WAY

NORTH
 SCALE: 1/16" = 1'-0"
 G0.1

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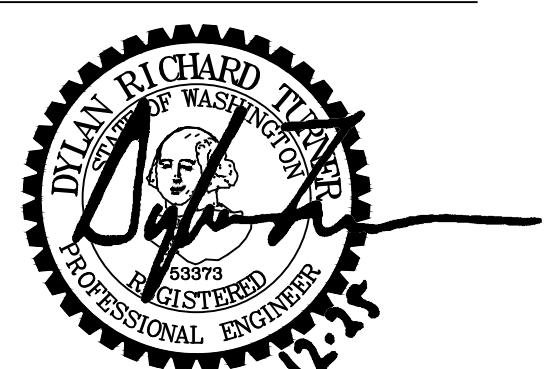
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 job no.: 2024.133

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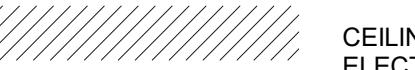
sheet title:
 COVER SHEET,
 GENERAL NOTES
 AND SITE PLAN
 sheet number:
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PLAN NOTES

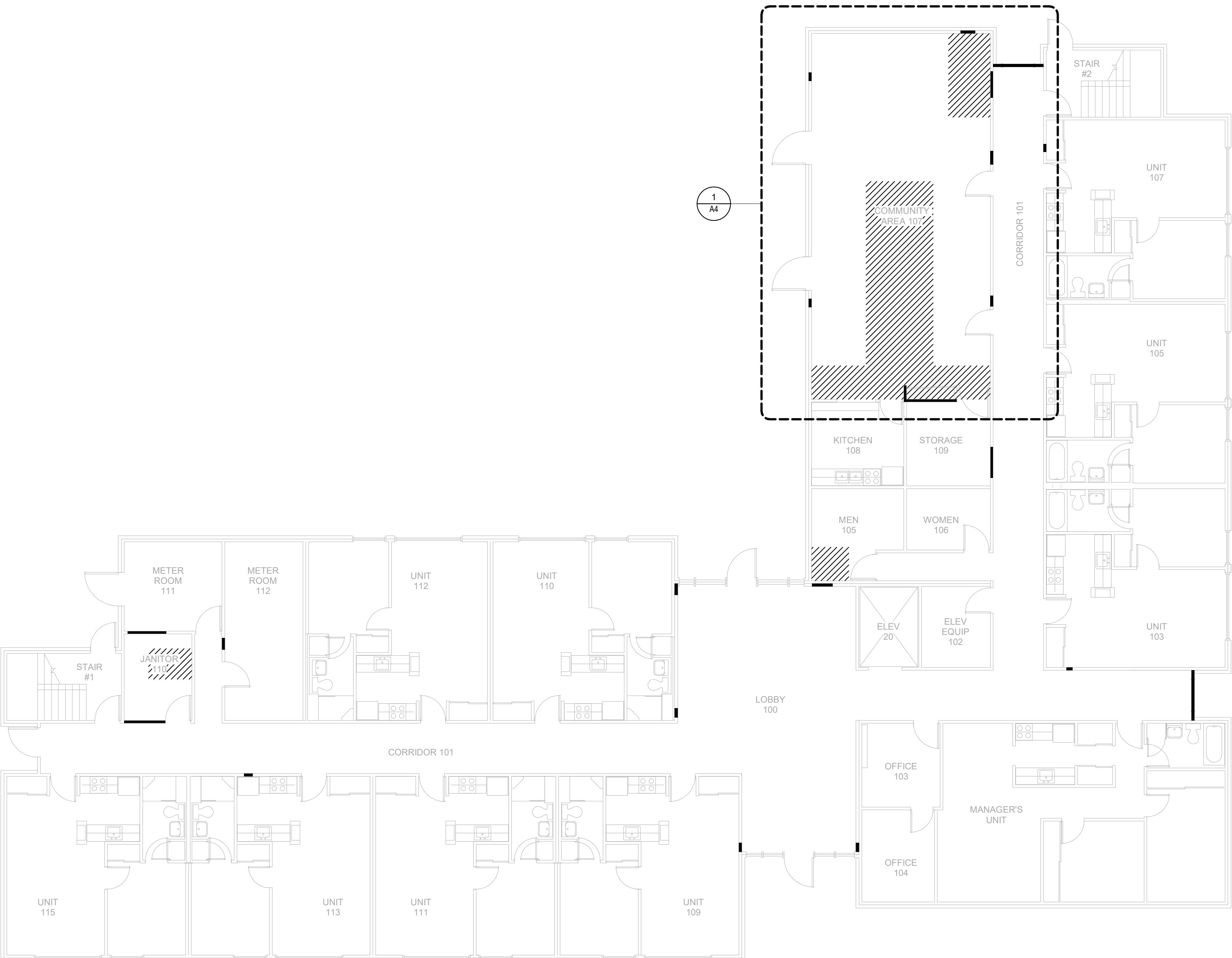
1. PLANS SHOW APPROXIMATE LOCATIONS OF INTERIOR FINISHES IMPACTED BY MECHANICAL AND ELECTRICAL WORK. CONTRACTOR TO DETERMINE AND VERIFY EXTENTS OF REMOVAL AND REFINISH REQUIRED TO COMPLETE WORK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR RESPONSIBLE TO PATCH, REPAIR, AND PAINT TO MATCH THE EXISTING SURFACES AFFECTED BY THIS WORK.

LEGEND

 CEILING AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK

 WALL AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK

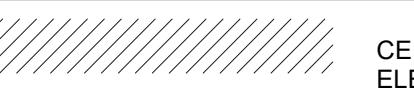
SEAL



PLAN NOTES

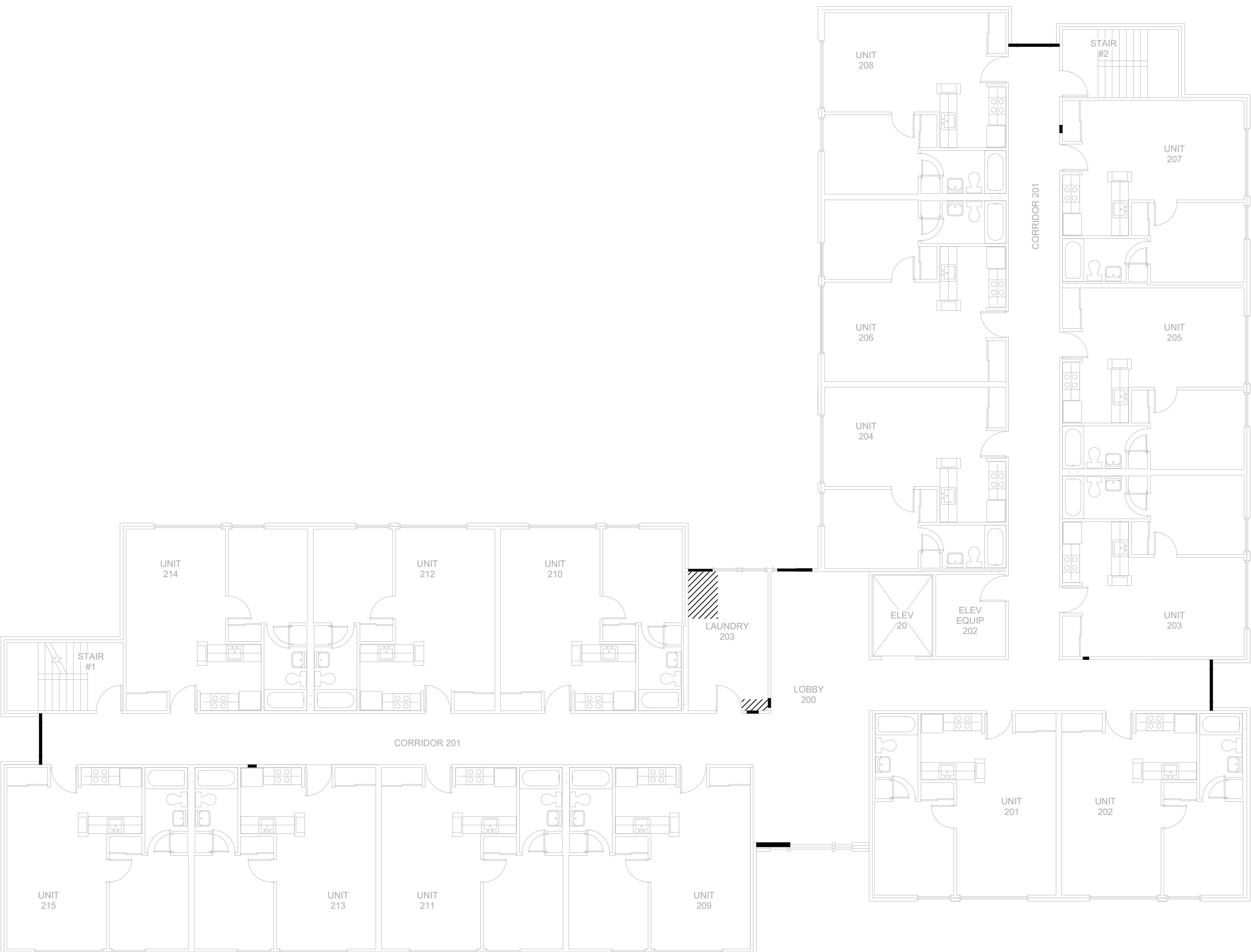
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LEGEND

 CEILING AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK

 WALL AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK

SEAL



PROJECT
 HVAC IMPROVEMENTS
EASTRIDGE HOUSE
 120 WEST SUNSET WAY
 SSAQUAH, WA 98027

REVISIONS

 DATE
 07.31.2025
 PROJECT NO.
 24136NX
 DRAWN BY AJL
 REVIEWED BY DMI

 SHEET TITLE
 ARCHITECTURAL
 FINISH DEMO AND
 REPAIR PLANS

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SHEET

A3

PERMIT SET

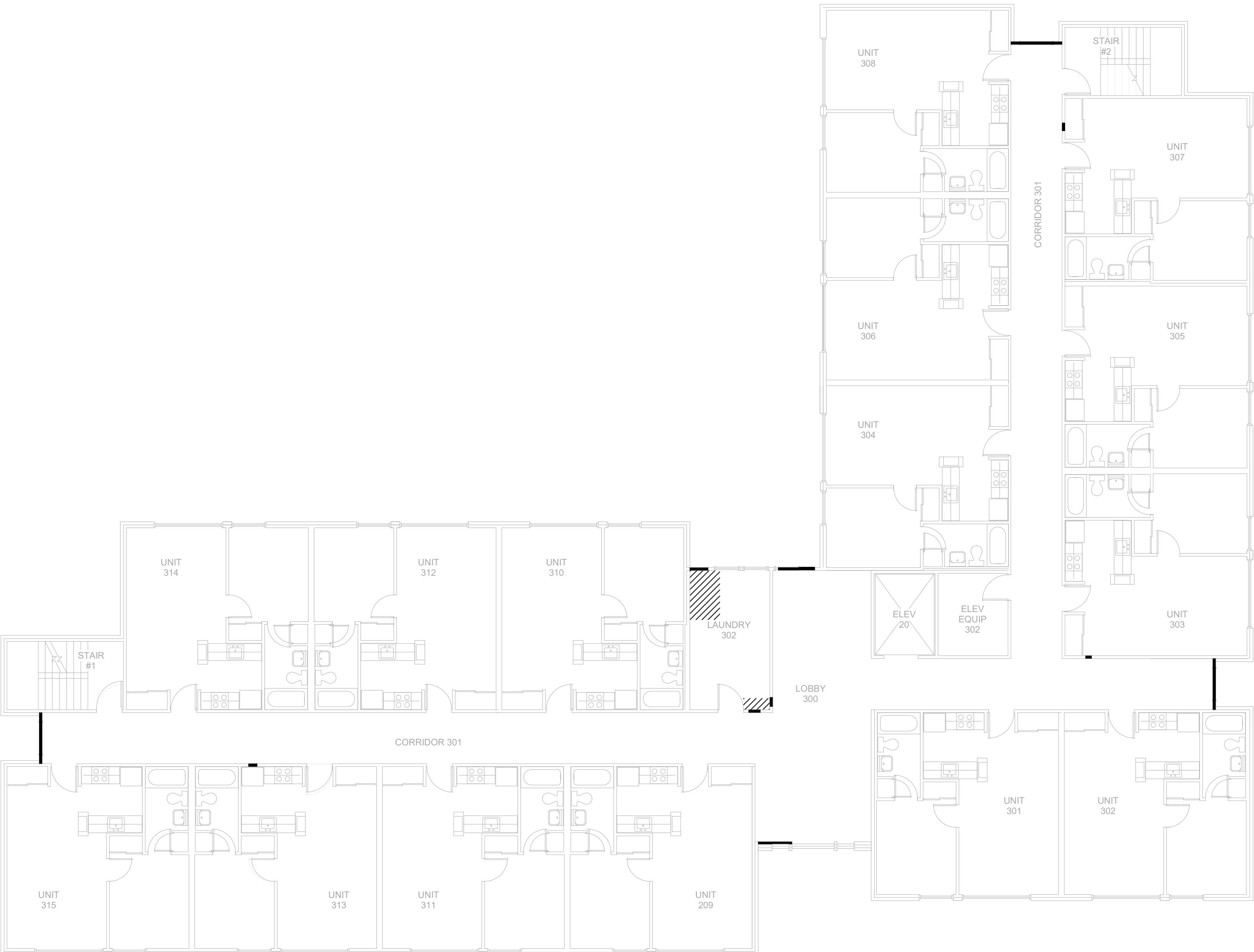
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LEGEND

 CEILING AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK
 WALL AREAS IMPACTED BY MECHANICAL AND ELECTRICAL WORK

SEAL



8 DUCT CHASE SOFFIT SECTION

9 1 1/2" = 1'-0"

This technical diagram illustrates the step-by-step process for replacing an existing vinyl window with a new one, focusing on the exterior wall assembly. The diagram shows a cross-section of the wall with various components labeled:

- EXISTING VINYL WINDOW TO REMAIN
- HOLD WEATHER RESISTANT BARRIER SYSTEM SHORT OF WINDOW SILL FLANGE. CLEAN FLANGE TO ENSURE PROPER ADHESION OF FLEXIBLE FLASHING
- FIBER CEMENT TRIM
- FLEXIBLE FLASHING, SEAL TO WINDOW SILL FLANGE
- FIBER CEMENT PANEL SIDING
- WEATHER RESISTANT BARRIER SYSTEM
- PRE-FINISHED SHEET METAL HEAD FLASHING WITH END DAMS
- FLEXIBLE FLASHING
- FIBER CEMENT TRIM
- RE-SIZE ROUGH OPENING AS NEEDED FOR NEW LOUVER, INSTALL NEW 2x4 FRAMING AND PATCH DRYWALL AT INTERIOR
- FLEXIBLE SILL FLASHING
- SET LOUVER FLANGES IN

7

3" = 1'-0"

PER ANS

8 A4

NEW LOUVER IN EXTERIOR WALL, SEE DETAIL 7 THIS SHEET

1/2" PLYWOOD O/ 1/2" GYPSUM SHEATHING

BRICK VENEER

2X2 WOOD TRIM @ INSIDE CORNER

GALV. IRON FLASHING

3 PLY BUILT-UP ROOFING O/ 1/2" PLYWOOD

GALV. IRON COPING

16" WOOD SHINGLES O/ 1X4 BOARDS SPACED 1/2" GYPSUM SHEATHING

2-2X10 FS @ EDGE

2" CONT. SCREENED VENT

1/2" PLYWOOD O/ 1/2" GYPSUM SHEATHING

PER ANS

1-2X10 F S WALL

HIGH STRUCTURAL FRAMING - 2X4 @ 24 O.C. TYP.

NEW LOUVER IN EXTERIOR SOFFIT. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS AND SEE TO EXISTING SOFFIT PANEL

B

INTERIOR

8 NEW LOUVER AT LEVEL 3 LOBBY

3" = 1'-0"

6 EXISTING WALL SECTION AT LOBBY NTS

5 WALL LOUVER PLAN

5 3" = 1'-0"

INTER

3 TYPICAL WALL LOUVER ELEVATION

3 1 1/2" =

INTER

INTERIOR

EXISTING WOOD PANEL CLAD TO REMAIN

EXISTING SHEET METAL FLASHING LIFT AS NEEDED TO INSTALL LOUVER FLANGE AND RE-SEAL

RE-SIZE ROUGH OPENING AS NEEDED FOR NEW LOUVER. INSTALL NEW 2x4 FRAMING. PATCH DRYWALL AT INTERIOR

FLEXIBLE SILL FLASHING

SET LOUVER FLANGES IN CONTINUOUS BEAD OF SEALANT

PRE-FINISHED SHEET METAL FLASHING, INSTALL OVER THE TOP AND SEAL TO EXISTING FLASHING AT JAMBS. SEAL TO CONCRETE WITH CONTINUOUS BEAD OF SEALANT

1x PPT WOOD FRAMING

EXTERIOR

Architectural diagram illustrating the condition of a concrete stem wall. The wall is shown in perspective, with a horizontal line at the bottom labeled 'EXISTING CONCRETE STEM WALL'. Above this, a horizontal band with diagonal hatching represents 'EXISTING SHEET METAL FLASHING TO REMAIN'. To the right, a vertical column with diagonal hatching represents 'EXISTING WOOD TRIM AND LOUVE TO BE REMOVED'. To the left, another vertical column with diagonal hatching represents 'EXISTING WOOD TRIM AND SHEET METAL FLASHING TO REMAIN'. A separate label 'EXISTING WOOD SIDING TO REMOVE' points to the top right corner of the wall area.

ALL LOUVER SECTION

0"

Architectural cross-section diagram showing the transition from an existing GWB soffit to a new GWB soffit. The diagram includes labels for the new soffit height, existing fixtures, and fire sprinkler heads.

NEW GWB SOFFIT
+7'-5" AFF +/-

9
A4
SIM

EXISTING LED LIGHT FIXTURE TO REMAIN

EXISTING FIRE SPRINKLER HEAD TO REMAIN

EXISTING GWB SOFFIT
+6'-8" AFF +/-

EXISTING CEILING TILE
+7'-6" AFF +/-

NEW HVAC REGISTER
PER MECHANICAL PLAN

9
A4

NEW GWB SOFFIT
+7'-5" AFF +/-

EXISTING GWB S
+7'-0" AFF +/-

EXISTING CEILING TILE
+7'-8" AFF +/-

① COMMUNITY AREA REFLECTED CEILING PLAN

1 1/4

REVISIONS

DA
0
PF

DR | RB

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A4

ELECTRICAL SYSTEMS SYMBOLS

	GROUND ROD
	RECEPTACLE, SPECIAL PURPOSE, DESIGNATION AND AMPERAGE AS INDICATED, OR SHOWN IN SCHEDULE, SEE SPECIFICATIONS
	CONNECTION POINT TO EQUIPMENT SPECIFIED FURNISHED AND INSTALLED UNDER OTHER SECTIONS, RACEWAY, CONDUCTOR AND CONNECTION IN THIS SECTION
	CONVENIENCE RECEPTACLE - DUPLEX UNLESS OTHERWISE SPECIFIED (WP=WEATHERPROOF WITH GROUND FAULT CIRCUIT INTERRUPTER - 3 = CIRCUIT NUMBER WHERE SHOWN) MOUNTING HEIGHT = 24" AFF UNLESS NOTED OTHERWISE
	CONVENIENCE RECEPTACLE - FOURPLEX
	CONVENIENCE RECEPTACLE - MOUNTED ABOVE COUNTER TOP
	J-BOX
	NONFUSED DISCONNECT SWITCH. SIZE INDICATED, 3 POLE UNLESS OTHERWISE INDICATED, NEMA 1 ENCLOSURE, WP= WEATHERPROOF (NEMA 3R)
	FUSED DISCONNECT SWITCH. SIZE INDICATED, (60 = SWITCH RATING, 40 = FUSE RATING) 3 POLE UNLESS OTHERWISE INDICATED, NEMA 1 ENCLOSURE, WP = WEATHERPROOF (NEMA 3R)
	COMBINATION MOTOR STARTER AND DISCONNECT, SIZE NEMA 1, NUMBER OF POLES AS REQUIRED
	PANEL
	HANDHOLE AS NOTED
	MOTOR LOAD
	FLOOR MOUNTED HEATER
	CIRCUIT HOMERUN, PANEL-CIRCUIT AS NOTED, (2) #10 + #10G UNLESS NOTED OTHERWISE.
H3B-6.8	

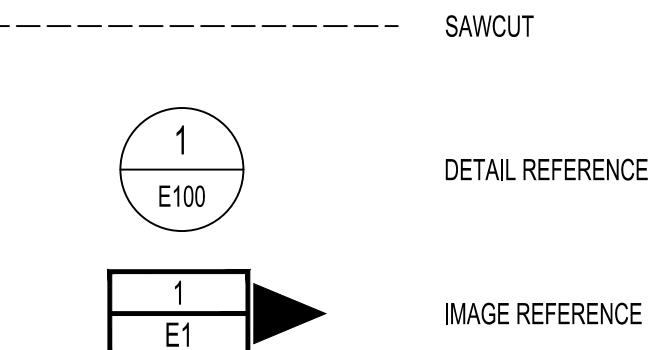
DIAGRAM SYMBOLS

	SWITCH
	EXISTING, TO REMAIN AS-IS
	FAULT CURRENT

LEGEND

	SD	SD	STORM LINE
	SS	SS	SANITARY SEWER LINE
			PROPERTY LINE
	-O-	UP	UTILITY POLE
	E	E	UNDERGROUND POWER
	T	T	UNDERGROUND COMMUNICATIONS
	G	G	UNDERGROUND GAS
			HANDHOLE
	UGP	UGP	UNDERGROUND PRIMARY

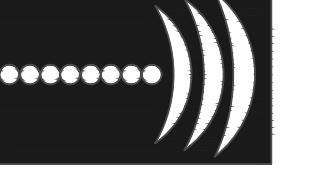
LEGEND (PROPOSED)



A	AMPERE
AWG	AMERICAN WIRE GAUGE
CKT	CIRCUIT
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
MLO	MAIN LUGS ONLY
N.I.C.	NOT IN CONTRACT
PSE	PUGET SOUND ENERGY
QTY	QUANTITY

ABBREVIATIONS

SCH	SCHEDULE
SE	SERVICE ENTRANCE
TYP	TYPICAL
V	VOLT
VA	VOLT-AMPERE
WP	WEATHERPROOF

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design phase :
Permit Set

revisions :
 no. description date
 1 PERMIT SET 08/04/2025

design by : DR
 drawn by : AV / DR
 scale : as noted
 date : 06 12 2025
 job no. : 2024.133

A H J :

sheet title :
ELECTRICAL SYMBOLS AND ABBREVIATIONS
 sheet number :

E0.1

GENERAL NOTES

1. NO WORK IS SHOWN ON THIS PLAN. PROVIDED FOR INFORMATION ONLY.
2. ELECTRICAL SCOPE OF WORK IS DEMOLITION AND CONSTRUCTION OF ELECTRICAL EQUIPMENT FOR REPLACEMENT OF HVAC PER MECHANICAL.
3. ALL EQUIPMENT IS EXISTING, TO REMAIN AS-IS UNLESS NOTED OTHERWISE.
4. COORDINATE WITH OTHER TRADES TO ENSURE ALL REQUIRED WORK FOR ELECTRICAL IS INCLUDED IN BID.
5. EXISTING CIRCUITS ARE PRIMARILY OVER 50-YEARS OLD NM CABLE IN FINISHED WALLS AND ABOVE DROP CEILING, AND SHALL NOT BE REUSED FOR NEW EQUIPMENT. COORDINATE WITH OTHER TRADES FOR THE RESTORATION OF FINISHES FOR THE PLANNED ELECTRICAL WORK.

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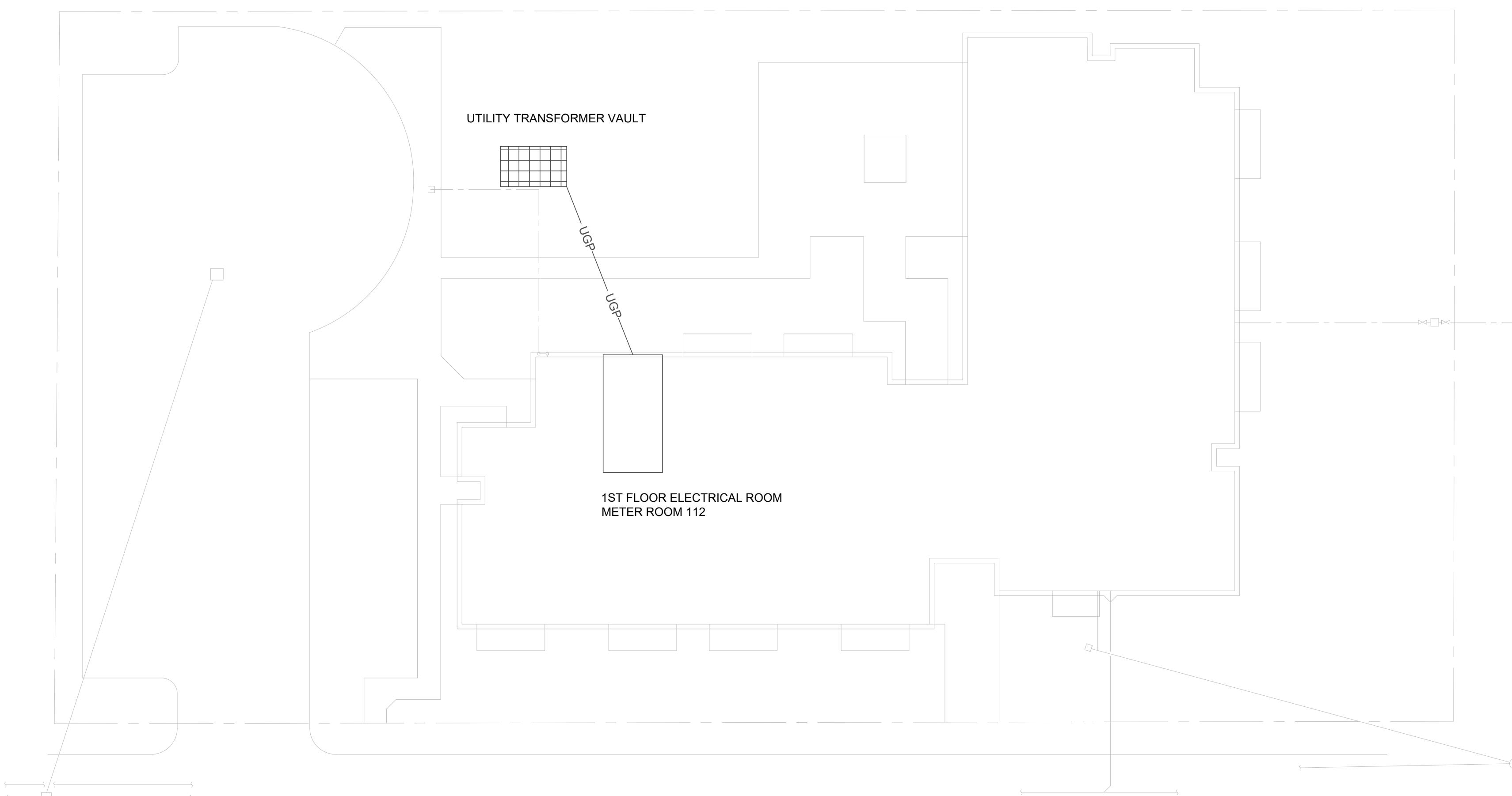
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design by : DR
drawn by : AV / DR
scale : as noted
date : 06 12 2025
job no. : 2024.133
AHJ:

sheet title :
ELECTRICAL SITE PLAN

sheet number :
E0.2

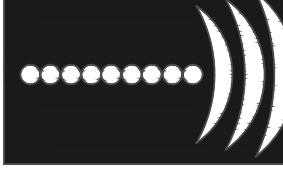


ELECTRICAL SITE PLAN
SCALE: 1/16"=1'-0"
1
E0.2



GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT TAGS SHALL BE AS SHOWN ON THE MECHANICAL DRAWINGS.

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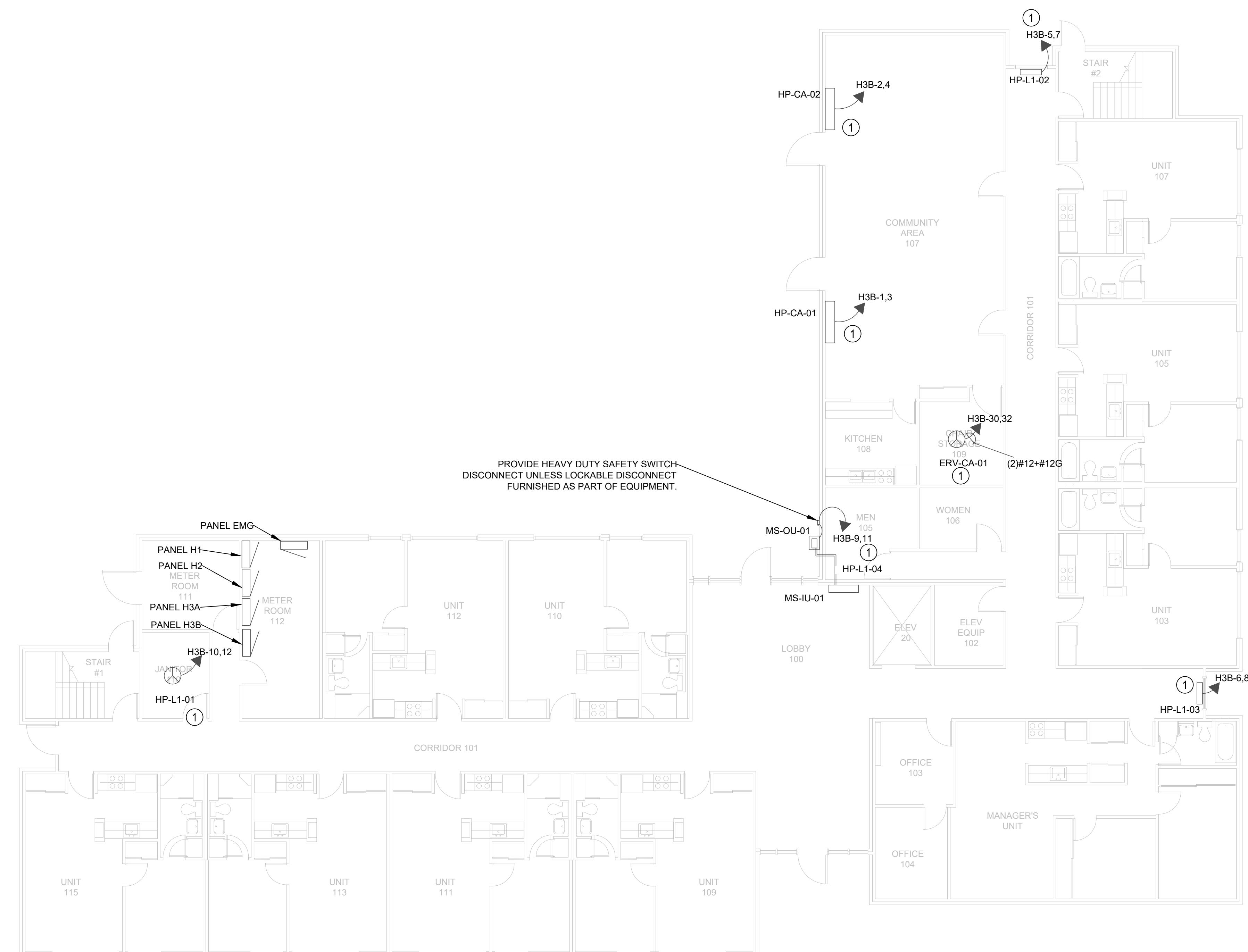
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design by : DR
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sheet title :
LEVEL 1 ELECTRICAL CONSTRUCTION PLAN

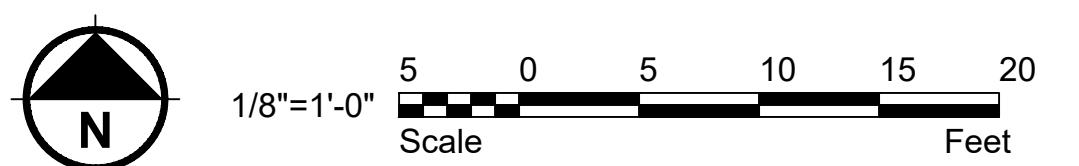
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LEVEL 1 ELECTRICAL CONSTRUCTION PLAN

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

1

E1.1

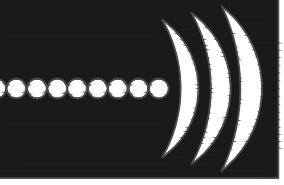


1/8"=1'-0" Scale 5 0 5 10 15 20 Feet

GENERAL NOTES

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DAVID EVANS
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206.243.5022

Eastridge House

HVAC Improvements

address :
120 West Sunset Way,
Issaquah, WA 98027



design phase :
Permit Set

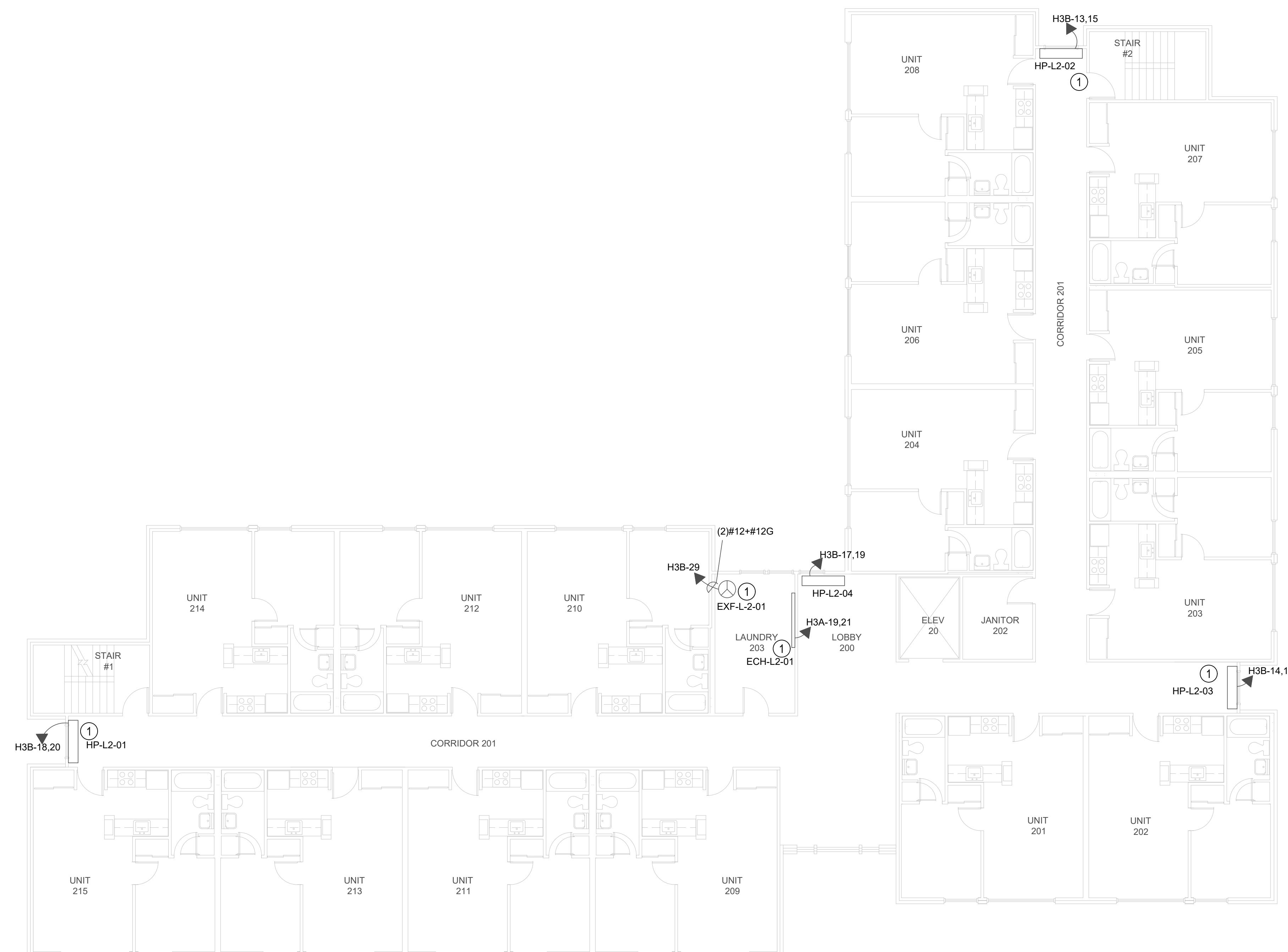
revisions :
no. description date
1 PERMIT SET 08/04/2025

design by : DR
drawn by : AV / DR
scale : as noted
date : 06 12 2025
job no. : 2024.133
AHJ:

sheet title :
LEVEL 2 ELECTRICAL CONSTRUCTION PLAN

sheet number :

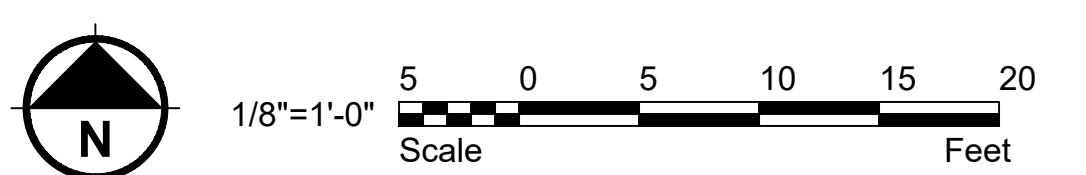
E1.2



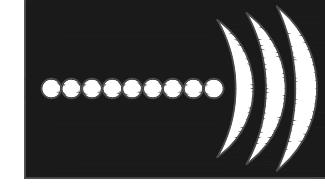
LEVEL 2 ELECTRICAL CONSTRUCTION PLAN

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

1
E1.2



sheet number :

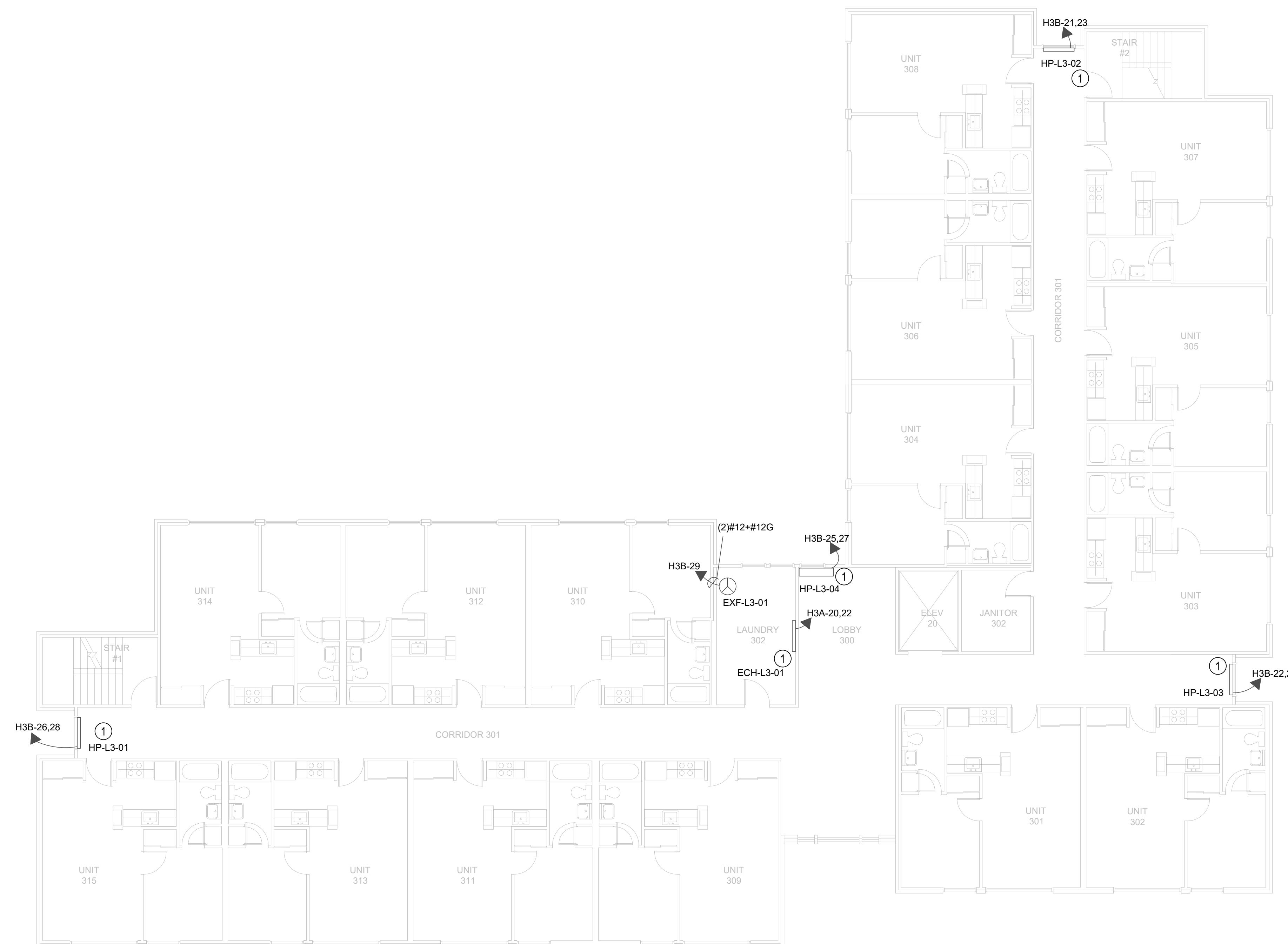


GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT TAGS SHALL BE AS SHOWN ON THE MECHANICAL DRAWINGS.

KEYED NOTES

① PROVIDE CIRCUIT TO NEW MECHANICAL EQUIPMENT. COORDINATE WITH INSTALLER FOR REQUIREMENTS.

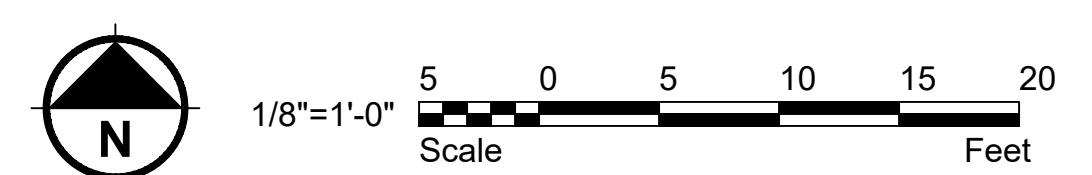


LEVEL 3 ELECTRICAL CONSTRUCTION PLAN

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

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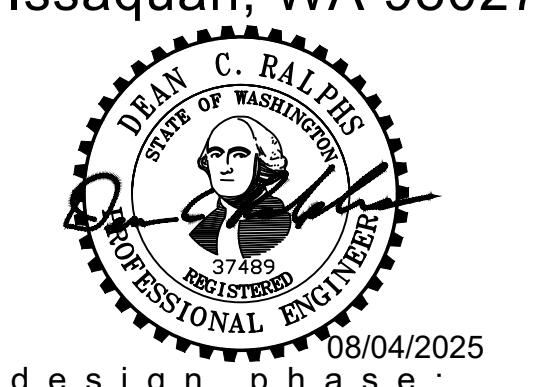
E1.2



sheet title:
LEVEL 3 ELECTRICAL
CONSTRUCTION PLAN

sheet number:

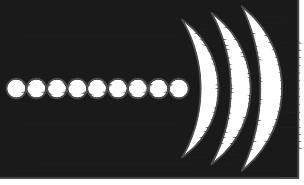
E1.3

design phase:
Permit Set

revisions:
no. description date
1 PERMIT SET 08/04/2025

design by: DR
drawn by: AV / DR
scale: as noted
date: 06.12.2025
job no.: 2024.133
AHJ:

sheet title:
LEVEL 3 ELECTRICAL
CONSTRUCTION PLAN



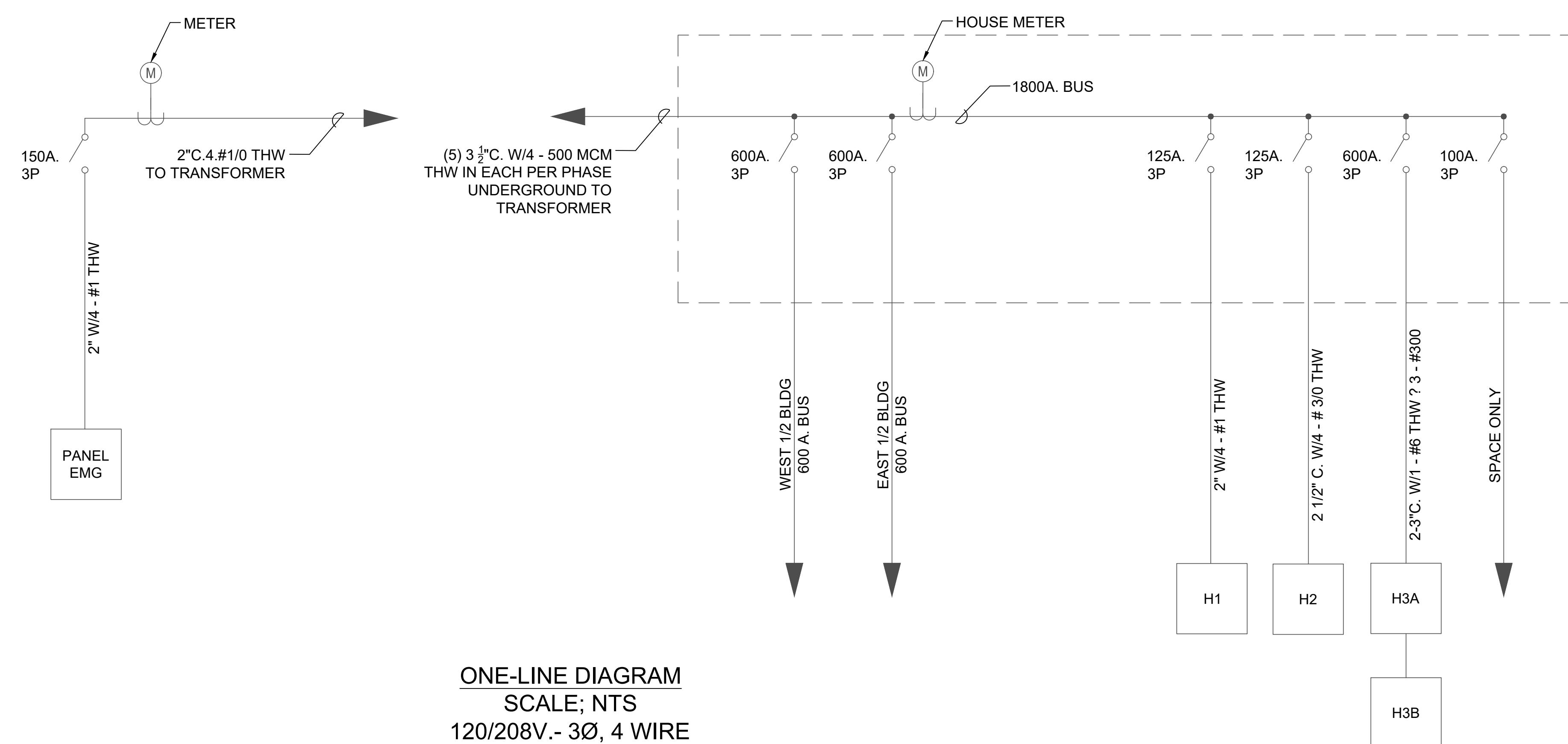
Eastridge House

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address :
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design phase : Permit Set



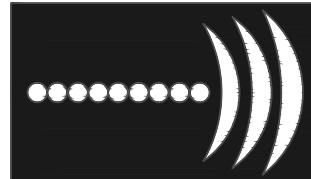
PANEL	TOTAL DEMO (KVA)	TOTAL ADD. (KVA)	NET CHANGE (KVA)
H2	10.5	0.0	-10.5
H3A	27.3	4.0	-23.3
H3B	124.8	51.2	-73.6
FULL SERVICE	162.6	55.2	-107.4

LOAD CALCULATION
SCALE; NTS
120/208V.- 3Ø, 4 WIRE

design by : DR
drawn by : AV / DR
scale : as noted
date : 06/12/2025
job no. : 2024.133
AHJ:

sheet title : ELECTRICAL
ONE-LINE DIAGRAM

sheet number: E6.1



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design phase :

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revisions :

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design by : DR

drawn by : AV / DR

scale : as noted

date : 06 12 2025

job no. : 2024.133

AHJ:

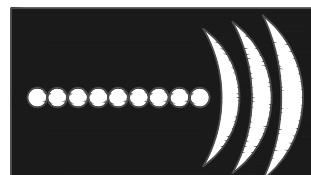
sheet title:
ELECTRICAL
EXISTING PANEL
SCHEDULES
sheet number:

E6.2

PANEL H2			225 A BUS			SECTIONS: 1			SURFACE MOUNTED										
208/ 120V 3 PHASE 4 WIRE			225 A MCB			LUGS: SINGLE			NEMA: 1										
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 30										
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT									
1	RE	Office "A" Outlets	20 / 1	1.92	3.8	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	2									
3	RE	Office Outlets	20 / 1	1.92	3.8	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	4									
5	RE	2nd Flr. Washer	20 / 1	1.50	3.4	1.92	20 / 1	2nd Flr. Lobby & Laundry Outlets	RE	6									
7	RE	3rd Flr. Washer	20 / 1	1.50	3.4	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	8									
9	EH	*1st Flr. Heat	20 / 2	3.33	3.3	3.33	20 / 2	*2nd Flr. Laundry Rm. Heat	EH	10									
11					3.3						12								
13	RE	2nd Flr. Laundry Rm. Dryer	30 / 2	2.40	3.7	4.99	30 / 2	Community Rm. Hot Water Htr.	EH	14									
15					3.7						16								
17	RE	3rd Flr. Laundry Rm. Dryer	30 / 2	2.40	3.7	4.99	30 / 2	2nd Flr. Laundry Hot Water Htr.	EH	18									
19					3.7						20								
21	EH	Range Community Room	50 / 2	5.76	5.4	4.99	30 / 2	3rd Flr. Laundry Hot Water Htr.	EH	22									
23					5.4						24								
25	EH	*3rd Flr. Lobby Heat	20 / 1	1.92	3.8	1.92	20 / 1	*2nd Flr. Lobby Heat	EH	26									
27	SP	Spare	15 / 1		0.0						28								
29	SP	Spare	15 / 1		0.0						30								
			18.5	16.2	15.8	CALCULATED LOAD			45.9 KVA										
			9.7% IMBALANCE			MAXIMUM AMPS PER PHASE			134.7 AMPS										
NOTES:																			
1. *DEMO CIRCUITS 9, 10, 25 THROUGH 30. MAKE SPARE IF NOT REUSED IN CONSTRUCTION.																			

PANEL H3A			600 A BUS			SECTIONS: 1			SURFACE MOUNTED										
208/ 120V 3 PHASE 4 WIRE			MLO			LUGS: SINGLE			NEMA: 1										
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 30										
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT									
1	SF	Panel H3B		400 / 3	124.80	41.6			Not Usable		2								
3						41.6			"		4								
5						41.6			"		6								
7		Space				0.0			"		8								
9	"					0.0			"		10								
11	"					0.0			"		12								
13	SF	Elevator		100 / 3	25.00	12.2		11.51	40 / 3 *Htr South Common Room	EH	14								
15						12.2			"		16								
17						12.2			"		18								
19	EH	*Cabinet Htr from Common Rm	20 / 1	1.92	5.8	11.51	40 / 3 *Htr North Common Room	EH	20										
21		Space				3.8			"		22								
23	MO	*Exhaust fan Motors Comm Rm	20 / 1	1.92		5.8			"		24								
25		Space				0.0			Space		26								
27	"					0.0			"		28								
29	"					0.0			"		30								
			59.5 57.6 59.5			CALCULATED LOAD			177.1 KVA										
			2.2% IMBALANCE			MAXIMUM AMPS PER PHASE			500.1 AMPS										
NOTES:																			
1. *DEMO CIRCUITS 14, 16, 19, 20, 23, 24. MAKE SPARE IF NOT REUSED IN CONSTRUCTION.																			

PANEL H3B			400 A BUS			SECTIONS: 1			SURFACE MOUNTED		
208/ 120V 3 PHASE 4 WIRE			MLO			LUGS: SINGLE			NEMA: 1		
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 36		
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT	
1	MO	*Cabinet Heater Motors North	15 / 1	1.20	2.4	1.20	15 / 1	*Cabinet Heater Motors West	MO	2	
3	MO	*Cabinet Heater Motors Central	15 / 1	1.20	1.2		15 / 1	Spare	SP	4	
5	SP	Spare	15 / 1		0.0		15 / 1	Spare	SP	6	
7	SP	Spare	15 / 1		4.8	14.39	50 / 3	*2nd Fl. Cabinet Heater West	EH	8	
9	SP	Spare	15 / 1		4.						



Eastridge House

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a d d r e s s :

120 West Sunset Way,
Issaquah, WA 98027



Permit Set

r e v i s i o n s :
no. description date
1 PERMIT SET 08/04/2025

d e s i g n b y : D R
d r a w n b y : A V / D R
s c a l e : a s n o t e d
d a t e : 06 12 2025
j o b n o . : 2 0 2 4 . 1 3 3
A H J :

s h e e t t i t l e :
ELECTRICAL
PROPOSED PANEL
SCHEDULES

s h e e t n u m b e r :

E6.3

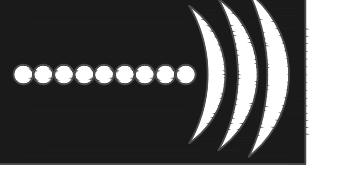
PANEL H2			225 A BUS			SECTIONS: 1			SURFACE MOUNTED		
208/ 120V 3 PHASE 4 WIRE			225 A MCB			LUGS: SINGLE			NEMA: 1		
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 30		
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT	
1	RE	Office "A" Outlets	20 / 1	1.92	3.8	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	2	
3	RE	Office Outlets	20 / 1	1.92	3.8	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	4	
5	RE	2nd Flr. Washer	20 / 1	1.50	3.4	1.92	20 / 1	2nd Flr. Lobby & Laundry Outlets	RE	6	
7	RE	3rd Flr. Washer	20 / 1	1.50	3.4	1.92	20 / 1	3rd Flr. Lobby & Laundry Outlets	RE	8	
9	SP	Spare	20 / 2		0.0		20 / 2	Spare	SP	10	
11			---		0.0		---			12	
13	RE	2nd Flr. Laundry Rm. Dryer	30 / 2	2.40	3.7	4.99	30 / 2	Community Rm. Hot Water Htr.	EH	14	
15			---		3.7		---			16	
17	RE	3rd Flr. Laundry Rm. Dryer	30 / 2	2.40	3.7	4.99	30 / 2	2nd Flr. Laundry Hot Water Htr.	EH	18	
19			---		3.7		---			20	
21	EH	Range Community Room	50 / 2	5.76	5.4	4.99	30 / 2	3rd Flr. Laundry Hot Water Htr.	EH	22	
23			---		5.4		---			24	
25	SP	Spare	15 / 1		0.0		15 / 1	Spare	SP	26	
27	SP	"	15 / 1		0.0		15 / 1	"	SP	28	
29	SP	"	15 / 1		0.0		15 / 1	"	SP	30	
			14.7	12.9	12.5			CALCULATED LOAD	35.4 KVA		
			9.7% IMBALANCE					MAXIMUM AMPS PER PHASE	102.7 AMPS		

PANEL H3A			600 A BUS			SECTIONS: 1			SURFACE MOUNTED		
208/ 120V 3 PHASE 4 WIRE			MLO			LUGS: SINGLE			NEMA: 1		
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 30		
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT	
1	SF	Panel H3B		400 / 3	100.00	33.3			Not Usable	2	
3			---		33.3				"	4	
5			---		33.3				"	6	
7		Space			0.0				"	8	
9		"			0.0				"	10	
11		"			0.0				"	12	
13	SF	Elevator		100 / 3	25.00	8.3				14	
15			---		8.3					16	
17			---		8.3					18	
19	EH	Lv. 2 Laundry Heat	30 / 2	2.00	2.0			2.00	30 / 2	Lv. 3 Laundry Heat	EH
21			---		2.0					22	
23		Space		/ 1		0.0		/ 1	Space		24
25		"			0.0				"		26
27		"			0.0				"		28
29		"			0.0				"		30
					43.7	43.7	41.7		CALCULATED LOAD	129.0 KVA	
					3.1% IMBALANCE				MAXIMUM AMPS PER PHASE	363.9 AMPS	

PANEL H3B			400 A BUS			SECTIONS: 1			SURFACE MOUNTED		
208/ 120V 3 PHASE 4 WIRE			MLO			LUGS: SINGLE			NEMA: 1		
LOCATION: ELECTRICAL ROOM 112			AIC			FEED:			NUMBER OF POLES: 36		
CKT	TYPE	SERVES	C.B.	KVA	CONNECTED PHASE LOAD	KVA	C.B.	SERVES	TYPE	CKT	
1	EH	Community Area A Heat Pump	30 / 2	3.60	3.6	3.60	30 / 2	Community Area B Heat Pump	EH	2	
3			---		3.6		---			4	
5	EH	Lv 1. Corridor North Heat Pump	30 / 2	3.60		3.6	3.60	30 / 2	Lv 1. Corridor East Heat Pump	EH	6
7			---		3.6		---			8	
9	EH	Lv 1. Lobby Heat Pump	30 / 2	3.60	3.6	3.60	30 / 2	Lv 1. Corridor West Heat Pump	EH	10	
11			---		3.6		---			12	
13	EH	Lv 2. Corridor North Heat Pump	30 / 2	3.60	3.6	3.60	30 / 2	Lv 2. Corridor East Heat Pump	EH	14	
15			---		3.6		---			16	
17	EH	Lv 2. Lobby Heat Pump	30 / 2	3.60		3.6	3.60	30 / 2	Lv 2. Corridor West Heat Pump	EH	18
19			---		3.6		---			20	
21	EH	Lv 3. Corridor North Heat Pump	30 / 2	3.60	3.6	3.60	30 / 2	Lv 3. Corridor East Heat Pump	EH	22	
23			---		3.6		---			24	
25	EH	Lv 3. Lobby Heat Pump	30 / 2	3.60	3.6	3.60	30 / 2	Lv 3. Corridor West Heat Pump	EH	26	
27			---		3.6		---			28	
29	MO	Lv. 2 & 3 Laundry Fans	20 / 1	0.02		0.3					

GENERAL NOTES

1. FOR EQUIPMENT BEING DEMOLISHED, DEMOLISH ACCESSIBLE PORTIONS OF ELECTRICAL CIRCUIT. MAKE SPARE IF CIRCUIT BREAKER IS NOT REUSED. CAP/PLUG ANY PENETRATIONS LEFT BY THE ELECTRICAL DEMOLITION.
2. CIRCUIT NUMBERS ARE TAKEN FROM HISTORIC DRAWINGS. CONTRACTOR IS TO VERIFY CIRCUITING AS REQUIRED.

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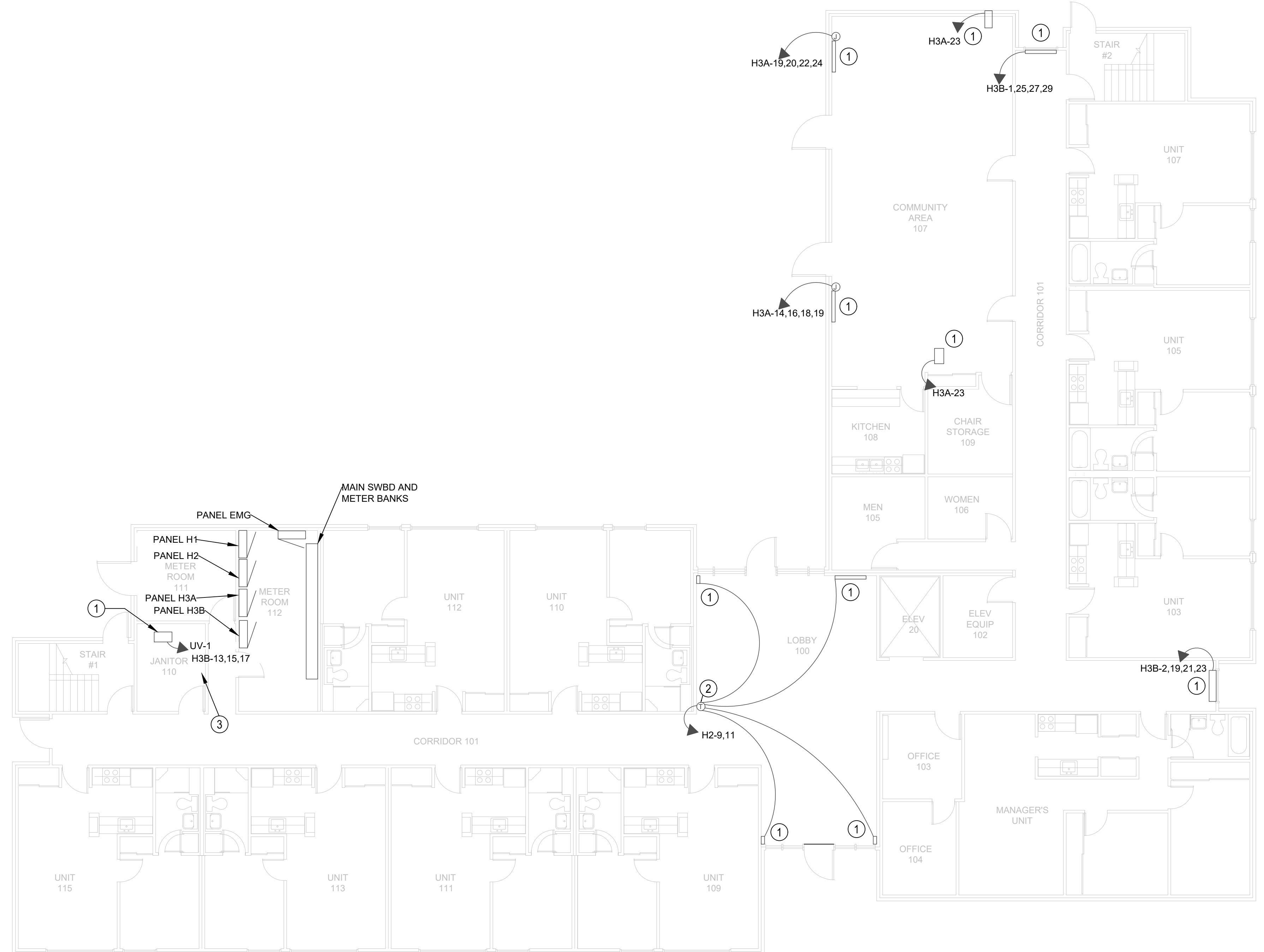
design phase :
Permit Set

revisions :
 no. description date
 1 PERMIT SET 08/04/2025

design by : DR
 drawn by : AV / DR
 scale : as noted
 date : 06 12 2025
 job no. : 2024.133
 AHJ :

sheet title :
LEVEL 1 ELECTRICAL DEMOLITION PLAN

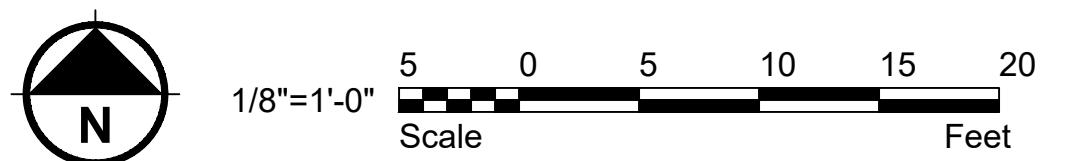
sheet number :
ED1.1

**LEVEL 1 ELECTRICAL DEMOLITION PLAN**

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

1

ED1.1



GENERAL NOTES

1. FOR EQUIPMENT BEING DEMOLISHED, DEMOLISH ACCESSIBLE PORTIONS OF ELECTRICAL CIRCUIT. MAKE SPARE IF CIRCUIT BREAKER IS NOT REUSED. CAP/PLUG ANY PENETRATIONS LEFT BY THE ELECTRICAL DEMOLITION.
2. CIRCUIT NUMBERS ARE TAKEN FROM HISTORIC DRAWINGS. CONTRACTOR IS TO VERIFY CIRCUITING AS REQUIRED.

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AHJ:

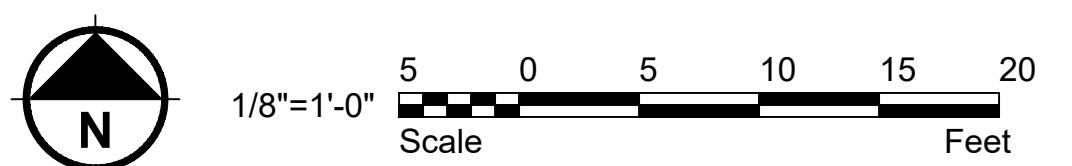
sheet title :
LEVEL 2 ELECTRICAL
DEMOLITION PLAN

sheet number :
ED1.2

LEVEL 2 ELECTRICAL DEMOLITION PLAN

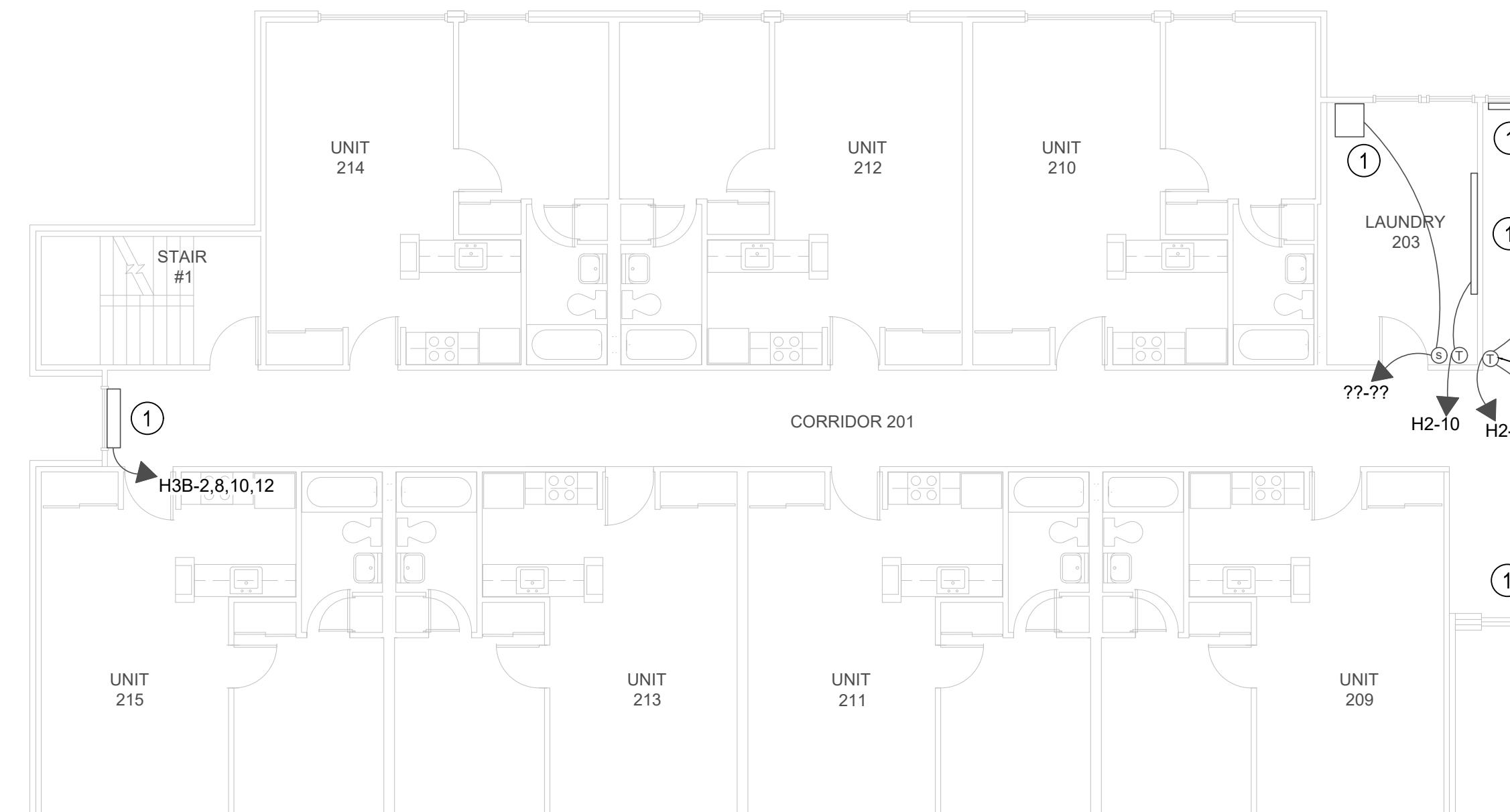
SCALE: 1/8"=1'-0"

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ED1.2



KEYED NOTES

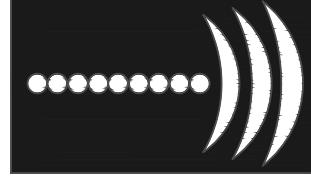
- ① FAN/HEATER TO BE DEMOLISHED BY MECHANICAL DEMOLISH CIRCUIT(S).
- ② DEMOLISH THERMOSTAT AND CIRCUIT.



GENERAL NOTES

1. FOR EQUIPMENT BEING DEMOLISHED, DEMOLISH ACCESSIBLE PORTIONS OF ELECTRICAL CIRCUIT. MAKE SPARE IF CIRCUIT BREAKER IS NOT REUSED. CAP/PLUG ANY PENETRATIONS LEFT BY THE ELECTRICAL DEMOLITION.
2. CIRCUIT NUMBERS ARE TAKEN FROM HISTORIC DRAWINGS. CONTRACTOR IS TO VERIFY CIRCUITING AS REQUIRED.

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design by : DR
drawn by : AV / DR
scale : as noted
date : 06 12 2025
job no. : 2024.133

A H J :

sheet title :
LEVEL 3 ELECTRICAL DEMOLITION PLAN

sheet number :

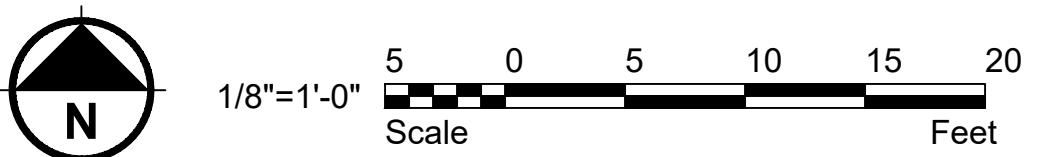
ED1.3

LEVEL 3 ELECTRICAL DEMOLITION PLAN

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

1

ED1.3



sheet number :

MECHANICAL ABBREVIATIONS & LEGEND

	SYMBOL	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	
BFF	BELOW FINISHED FLOOR	
COND	CONDENSATE	
DEG	DEGREE	
DN	DOWN	
E	EXISTING	
EA	EACH, EXHAUST AIR	
ESP	EXTERNAL STATIC PRESSURE	
F	FAHRENHEIT	
FLA	FULL LOAD AMPS	
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	
FPM	FEET PER MINUTE	
FT	FOOT, FEET	
GA	GAUGE	
GPM	GALLONS PER HOUR	
HP	HORSEPOWER	
HWC	HOT WATER CIRCULATION	
IN	INCH	
KW	KILOWATT, (1000 WATTS)	
MCA	MINIMUM CIRCUIT AMPS	
MIN	MINIMUM	
MOD	MOTOR OPERATED DAMPER	
NIC	NOT IN CONTRACT	
NTS	NOT TO SCALE	
OAT	OUTSIDE AIR TEMPERATURE	
POC	POINT OF CONNECTION	
PPM	PARTS PER MILLION	
PSI	POUNDS PER SQUARE INCH	
RPM	REVOLUTIONS PER MINUTE	
SP	STATIC PRESSURE	
SPD	STATIC PRESSURE DROP	
TDH	TOTAL DYNAMIC HEAD	
TMV	TEMPERATURE MIXING VALVE	
TPD	TOTAL PRESSURE DROP	
TSP	TOTAL STATIC PRESSURE	
TYP	TYPICAL	
UL	UNDERWRITER'S LABORATORY	
UN	UNLESS OTHERWISE NOTED	
UPC	UNIFORM PLUMBING CODE	
V	VOLT, VENT	
W/	WITH	
WB	WET BULB TEMPERATURE	

SYMBOL	DESCRIPTION
— — —	FLEX CONNECTION
—○—	BALANCING VALVE
—△—	BUTTERFLY VALVE
—\$—	BREAK IN PIPE OR DUCT
	CLEARANCE REQUIREMENT
	WORK TO BE REMOVED
~~~~~	REVISION CLOUD
XX OR XX	EQUIPMENT ITEM XX
SD-X XXX	DIFFUSER TAG WITH CFM AMOUNT
X/Y	DUCT DIMENSION TAG: X PLAN OR HORIZONTAL DIMENSION, Y ELEVATION OR VERTICAL DIMENSION
1	FLAG NOTE
△	REVISION NOTE
(X) XX	DETAIL OR SECTION CALLOUT
SECTION CUT LINE	
—	LINE, BACKGROUND
—	LINE, EXISTING
—	LINE, NEW WORK
--RS--	REFRIGERANT SUCTION
--RL--	REFRIGERANT LIQUID

## APPLICABLE CODES

2021 WASHINGTON STATE BUILDING CODE  
2021 WASHINGTON STATE MECHANICAL CODE  
2021 WASHINGTON STATE ENERGY CODE

## MECHANICAL NOTES

- THE CONTRACTOR'S SCOPE OF WORK SHALL CONSIST OF ALL WORK SHOWN ON THE DRAWINGS, INCLUDING PLANS, DIAGRAMS, DETAILS, ETC., AND ALL WORK AS IDENTIFIED IN THE SPECIFICATIONS. WORK INCLUDES FURNISHING, INSTALLING SYSTEM, INTEGRATION, TESTING, TRAINING AND WARRANTY OF THE MECHANICAL SYSTEMS AS SHOWN AND SPECIFIED.
- PROVIDE A COMPLETE AND OPERABLE MECHANICAL SYSTEM. THE SYSTEM SHALL BE PROVIDED COMPLETE WITH ALL MECHANICAL WORK AS REQUIRED FOR SYSTEM OPERATION PER THE SEQUENCE OF OPERATION.
- ALL MECHANICAL WORK SHALL COMPLY WITH LOCAL CODES AND REGULATIONS. WHERE WORK SHOWN IS IN CONFLICT WITH THE LOCAL CODE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF THE CONFLICT AND WAIT FOR WRITTEN RESOLUTION PRIOR TO PROCEEDING. WHERE WORK IS SHOWN TO BE ABOVE AND BEYOND THE REQUIREMENTS OF THE CODE PROVIDE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
- THE DESIGN OF MECHANICAL SYSTEMS HAS BEEN BASED UPON THE EQUIPMENT AS MANUFACTURED BY THE MANUFACTURERS LISTED ON THE EQUIPMENT SCHEDULE OR IN THE SPECIFICATION. EQUIPMENT NAMED IN THE SPECIFICATIONS MAY BE SUBSTITUTED PROVIDED THAT THE EQUIPMENT MEETS OR EXCEEDS ALL SCHEDULED AND SPECIFIED CRITERIA AND HAS THE PRIOR WRITTEN APPROVAL OF THE ENGINEER. COORDINATE REVISIONS TO THE INSTALLATION WITH ALL TRADES AND GUARANTEE IN WRITING THAT NO ADDITIONAL COST WILL BE INCURRED DUE TO PRODUCT SUBSTITUTION.
- CONTRACTOR SHALL FIELD VERIFY ALL BUILDING AND SITE DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING EQUIPMENT. DO NOT SCALE FROM PLANS. PLANS PROVIDED ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED OFFSETS, TRANSITIONS, OR CHANGES IN DIRECTION. PROVIDE ALL OFFSETS REQUIRED.
- DUCT SIZES SHOWN ON PLAN ARE INTENDED TO INDICATE THE REQUIRED INTERIOR FREE AND CLEAR DIMENSIONS OF THE AIR STREAM. COORDINATE ACTUAL DUCT OUTER DIMENSIONS WITH REQUIREMENTS FOR HANGERS, SUPPORTS, THERMAL AND ACOUSTICAL INSULATION.
- CONTRACTOR SHALL COORDINATE ALL MECHANICAL WORK WITH OTHER TRADES AND SUBCONTRACTORS PRIOR TO INSTALLATION OF ANY WORK BY ANY TRADES. DURING COORDINATION EFFORTS DUCT ROUTING SHALL TAKE PRECEDENCE OVER PLUMBING PIPE AND FIRE SPRINKLER WORK. PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION AND FABRICATION TO DOCUMENT THE RESULTS OF THE COORDINATION.
- PENETRATIONS THROUGH ROOF OR EXTERIOR WALLS SHALL BE SEALED WEATHER TIGHT. PENETRATIONS THROUGH CEILING OR INTERIOR WALLS SHALL BE SEALED SUBSTANTIALLY AIRTIGHT. BELOW GRADE WALLS OR SLABS SHALL BE SLEVED AND SEALED WATERTIGHT. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE TREATED TO MEET OR EXCEED THE FIRE RATINGS OF SUCH WALLS.
- CONFINE THE APPLICATION OF FLEXIBLE DUCTWORK TO LOCATIONS INDICATED BY THE CONTRACT DOCUMENTS. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL NOT EXCEED SIX FEET WHERE ALLOWED BY THE CONTRACT DOCUMENTS.
- PROVIDE ALL REQUIRED ELECTRICAL POWER, MOTOR STARTERS, MOTOR CONTROL INTERFACES, CONTROL SWITCHES, AND CONNECTIONS AS REQUIRED FOR SYSTEM OPERATION AND TO EXECUTE THE SEQUENCE OF OPERATIONS. COORDINATE LINE VOLTAGE WORK REQUIREMENTS WITH THE JOBSITE ELECTRICAL CONTRACTOR.
- PROVIDE ALL REQUIRED EQUIPMENT GUARDS AND STRUCTURAL SUPPORTS AS RECOMMENDED BY EQUIPMENT MANUFACTURERS TO SUPPORT EQUIPMENT AND TO ASSURE SYSTEM PERFORMANCE AND SAFE OPERATION. COORDINATE PRIOR TO INSTALLATION.
- PROVIDE ACCESS PANELS AS REQUIRED TO MAINTAIN EQUIPMENT, ACCESS VALVES, AND DUCT ACCESSORIES. COORDINATE FIRE RATING OF SUCH PANELS WITH THE ARCHITECTURAL DOCUMENTS. ACCESS PANELS SHALL BE MINIMUM SIZE REQUIRED TO SERVICE EQUIPMENT PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF NO MINIMUM SIZE IS GIVEN THE PANEL SHALL BE NO SMALLER THAN 12" BY 12" IN SIZE.
- COORDINATE LOCATION OF ALL THERMOSTATS, AND ALL WALL MOUNTED EQUIPMENT, WITH THE ARCHITECT. THE LOCATIONS AS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS. IF NOT SHOWN ON ARCHITECTURAL ELEVATIONS, MOUNT WITH TOP OF EQUIPMENT NO HIGHER THAN 44" ABOVE FINISHED FLOOR.
- PROVIDE UNIT SUPPORT PER MANUFACTURERS RECOMMENDATIONS. BUILDING AND STRUCTURE IS DESIGNED TO SUPPORT EQUIPMENT, BUT NOT DETAILED TO ACCOMMODATE EACH AVAILABLE EQUIPMENT CONFIGURATION OR MANUFACTURER. CONTRACTOR SHALL PROVIDE MATERIALS AND SERVICES INCLUDING BUT NOT LIMITED TO, ADDITIONAL STEEL, SUPPORT BRACKETS, HANGERS, ACCESSORIES, AND STRUCTURAL ENGINEERING AS REQUIRED TO SUPPORT EQUIPMENT.
- PROVIDE FRAMING, CUTTING, BLOCKING AND PATCHING AS REQUIRED.
- SEAL ALL DUCT JOINTS AND SEAMS WITH DUCT MASTIC. WHERE SEAMS ARE EXPOSED OR WILL BE VISIBLE TO THE OCCUPANT MASTIC SHALL BE APPLIED USING METHODS WHICH LEAVE THE RESULTING SEAL CLEAN AND TIDY. COORDINATE WITH ARCHITECTURAL SCOPE IF DUCTS ARE TO BE PAINTED AND TREAT DUCT SEALS APPROPRIATELY.
- PROVIDE MINIMUM 1" THICK ACOUSTICAL INSULATION AT THE FOLLOWING LOCATIONS: 1) DUCT WORK WITHIN 10' OF THE FAN; 2) MIXED AIR AND ECONOMIZER PLENUMS; 3) PLENUMS UPSTREAM OF RETURN FANS; 4) TRANSFER AIR DUCTS; & 5) AS SHOWN ON THE DRAWINGS.
- PROVIDE VOLUME DAMPERS AT EACH GRILLE, REGISTER, OR DIFFUSER SHOWN ON PLAN. PROVIDE AT BRANCH DUCTS AS SHOWN ON THE PLAN. VOLUME DAMPERS SHOWN AT SOME, BUT NOT ALL, LOCATIONS ON PLAN DOES NOT WAVE THIS REQUIREMENT. LOCATE DAMPER OPERATOR IN AN ACCESSIBLE LOCATION. PROVIDE ACCESS PANEL OR REMOTE ACTUATION IF ABOVE HARD-LID. FLAG EACH CONCEALED VOLUME DAMPER WITH MIN 12" LONG ORANGE TAPE UPON INSTALLATION SO THEY MAY BE EASILY IDENTIFIED.
- Maintenance provisions: provide flanges or unions at all pipe connections to equipment to allow for removal or disassembly for maintenance.
- Provide pressure and temperature test ports at the supply and return of each piece of equipment.
- Refrigerant pipe sizes shown on plan are for reference only. Refrigerant piping shall be sized and installed per the manufacturer's written instructions. Refrigerant pipe shall be installed insulated for its entire length.
- Where split system equipment requires control or power wiring between indoor and outdoor units the mechanical contractor shall make provisions to provide the required conduit, wire, and shall coordinate and pay for the support of the jobsite electrician for any line/high voltage work required for a complete installation.
- Provide self regulating heat trace to all pipe exposed to freezing conditions. Insulate above heat trace with a minimum of 1.5" thick insulation. insulation shall be suitable for the application and environmental conditions.
- Where non-metal pipe is installed underground provide insulated tracer wire along the pipe's path. The tracer wire shall be suitable for direct burial and terminate above grade on both ends of the pipe run.
- Scope of demolition work is diagrammatic in nature. The plans do not attempt to show every existing fitting or device in a system which may require demolition. It is the responsibility of the contractor to field verify exact locations, dimensions and quantities. Where a system or device is indicated for demolition it is the contractor's responsibility to fully demolish the indicated system, making safe any electrical connections, capping of pipes/ducts that are not fully demolished, protecting systems which are to remain, and fully disposing of all demolished equipment that has not been specified to be retained/salvaged to the owner.
- In addition to the specifications and smacna requirements, contractor to follow the standard work specifications (<https://sws.nrel.gov/spec/60101>) requirements.

## WASHINGTON STATE MECHANICAL CODE NOTES

- All equipment shall be provided with permanent factory applied nameplates per section 301.9. Refer to specifications for project specific labeling requirements.
- All equipment shall comply with the requirements of section 303 when installed in a location not as shown on the design plans.
- All piping shall be supported per table 305.4.
- Provide equipment with service and installation clearances per manufacturer's written instructions. All equipment shall be installed with a level working space not less than 30 inch by 30 inch on the maintenance side of the equipment per section 306.1 where smaller areas are noted by the manufacturer's guides.
- Route all condensate piping per plan and at size shown on plan. Where not shown on plan, condensate shall be routed to the nearest fixture tailpiece and shall be sized per table 307.2.2. Where overflow of the primary condensate may cause damage to building components, provide an auxiliary and secondary drain system per section 307.2.3.

EQUIPMENT CAPACITY	MINIMUM CONDENSATE PIPE DIAMETER
UP TO 20 TONS OF REFRIGERATION	3/4 INCH
OVER 20 TONS TO 40 TONS OF REFRIGERATION	1 INCH
OVER 40 TONS TO 90 TONS OF REFRIGERATION	1-1/4 INCH
OVER 90 TONS TO 125 TONS OF REFRIGERATION	1-1/2 INCH
OVER 125 TONS TO 250 TONS OF REFRIGERATION	2 INCH

- Provide all condensate lines with traps per section 307.2.4. Ductless split systems shall be provided with an inline check valve per section 307.2.4.1. Consult the manufacturer's written instructions for installation of traps on equipment condensate drains.
- Maintain clearance to/from outside air intakes per section 401.4.
- Maintain clearance to/from exhaust air openings per section 501.3.1.
- All equipment located in plenums shall be rated for use in plenums.

## WASHINGTON STATE ENERGY CODE NOTES

- Provide record documents in accordance with section C103.6.1. Provide operation and maintenance manuals in accordance with section C103.6.2. Provide the owner with the compliance documents required by section C103.6.3. Refer also to the project specifications for all closeout and record document requirements. The drawings shall indicate, at a minimum, the location and performance data of equipment, as-built configuration of ductwork and piping distribution systems, including flow rate, equipment tags, and field verified dimensions.
- Provide owner training per section C103.6.4 and as required by the project specifications. Owner training must take place before owner occupancy but can take place after substantial completion has been approved.
- Seal, gasket, or weather strip all access doors and panels that open from conditioned spaces to unconditioned spaces and per section C402.5.4.
- Provide variable speed drives for all fan and pump motors greater than or equal to 7.5 HP per section C403.2.3.
- Hvac equipment shall have minimum performance at specified rating conditions not less than the values indicated in table C403.3.2(1)a through C403.3.2(12) of the Washington state energy code and as indicated on the contract documents.
- Mechanical system equipment sizing complies with energy code compliance limits section C403.3.1.
- Provide each zone with thermostatic controls per section C403.4, as required by the plans, specifications, and to fulfill the sequence of operations.
- Provide dead band between heating/cooling space sensor setpoints of 5 degrees as required by section C403.4.1.2 or as described in the temperature control sequences. Provide limit switches per section C403.4.1.3. Provide off-hour controls (setback, automatic start/stop, off-hour scheduling, etc.) per section C403.4.2.
- Simultaneous heating and cooling to individual zones shall be prohibited as described in the temperature control sequences except as permitted by the Washington state energy code and approved by the building official.
- Provide relays and controls capable of disabling the heating/cooling, or resetting the zone temperatures, per section C403.4.1.6 where an operable door open from a conditioned space to the outdoors.
- The hvac system and its controls shall allow economizer operation as the first stage of cooling whenever mechanical cooling is required. Air and water economizers shall be capable of providing partial cooling even when additional mechanical cooling is required to meet the remainder of the cooling load. Refer to control sequences for more information.
- Insulate pipe per the requirements of the plans and specifications and per section C403.10.3 and per table C403.10.3.

TABLE C403.10.3 – MINIMUM PIPE INSULATION THICKNESS (INCHES)

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU X IN/(H X FT² X °F)	MEAN RATING TEMPERATURE, °F	<1"	1" TO <1-1/2"	1-1/2" TO <4"	4" TO <8"	>8"
>350	0.32–0.34	250	4.5	5.0	5.0	5.0	5.0
251–350	0.29–0.32	200	3.0	4.0	4.5	4.5	4.5
201–250	0.27–0.30	150	2.5	2.5	3.0	3.0	3.0
141–200	0.25–0.29	125	1.5	1.5	2.0	2.0	2.0
105–140	0.21–0.28	100	1.0	1.0	1.5	1.5	1.5
40–105	0.21–0.27	75	0.5	0.5	1.0	1.0	1.0
<40	0.20–0.26	75	0.5	1.0	1.0	1.0	1.5

NOTE: REFER TO 2021 WSEC FOR TABLE FOOTNOTES.

13 INSULATE ALL DUCT WORK PER THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS AND PER SECTION C403.10.1 AND PER TABLE C403.10.1.1 AND C403.10.1.2.

TABLE C403.10.1.1 – OUTDOOR AIR DUCTWORK INSULATION

DUCT SYSTEM	DUCT LOCATION AND USE	CLIMATE ZONE	AIRFLOW	MINIMUM INSTALLED DUCT INSULATION R-VALUE
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND UPSTREAM OF AUTOMATIC SHUTOFF DAMPER	4C AND 5B	≥2800 CFM	R-16
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER TO HVAC UNIT OR ROOM	4C	≥2800 CFM	R-8
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER TO HVAC UNIT OR ROOM	5B	≥2800 CFM	R-12
OUTDOOR AIR	INSIDE CONDITIONED SPACE	4C AND 5B	≥2800 CFM	R-7

NOTE: REFER TO 2021 WSEC FOR TABLE FOOTNOTES.

TABLE C403.10.1.2 – SUPPLY, RETURN AND RELIEF AIR DUCTWORK INSULATION

DUCT SYSTEM	DUCT LOCATION AND USE	CLIMATE ZONE	R-VALUE



<tbl

## EXISTING ELECTRIC BASEBOARD SCHEDULE

ELECTRICAL BASEBOARD SCHEDULE			
UNIT	LOCATION	SIZE	DESCRIPTION
107, 109, 115, 302, 307, 308, 309, 314, 315	LIVING - KIT. B.R. - BATH	1-4' 1-10' 1-2' 1-4'	BB 4100 B3 BB 4250 B3 BB 3075 B3 BB 4100 B3
301, 303, 304, 305, 306, 310, 311, 312, 313	LIVING - KIT. B.R. - BATH	1-3' 1-10' 1-3' 1-4'	BB 3075 B3 BB 4250 B3 BB 3075 B3 BB 4100 B3
103, 105, 110, 111, 112, 113	LIVING - KIT. B.R. - BATH	1-4' 1-8' 1-3' 1-4'	BB 4100 B3 BB 8200 B3 BB 3075 B3 BB 4100 B3
202, 207, 208, 209, 204, 215, 216, 203, 204, 215, 216, 210, 211, 212, 213	LIVING - KIT. B.R. - BATH	1-4' 1-8' 2-8'	BB 4100 B3 BB 8200 B3 BB 3075 B3
MANAGERS UNIT #101	LIV - KIT. - BATH	1-4' 1-5' 1-3' 1-6' 2-4'	BB 4100 B3 BB 5125 B3 BB 5125 B3 BB 6150 B3 BB 4100 B3
OFFICE "A"	1 st FL.	1-8'	BB 3075 B3
OFFICE "B"	1 st FL.	2-3'	BB 3075 B3
MEN'S LAV.	1 st FL.	1-4'	BB 4100 B3
WOMEN'S LAV.	1 st FL.	1-3'	BB 3075 B3
LAUNDRY RM.	2 nd FL.	1-8'	BB 8200 B3
LAUNDRY RM.	3 rd FL.	1-8'	BB 8200 B3
LOBBY	1 st FL.	4-3'	BB 3075 B2
LOBBY	2 nd & 3 rd FL.	1-4' 1-3'	BB 4100 B2 BB 3075 B2

NOTE:  
1. GENERAL ELECTRIC CATALOG NUMBERS ARE GIVEN  
TO ESTABLISH QUALITY & UTILITY (OR APPROVED EQUAL).  
2. WALL THERMOSTAT SHALL BE G.E. # HT-410.  
THE ELECTRICAL CONTRACTOR SHALL PROVIDE A  
WALL THERMOSTAT.  
3. ALL BASEBOARD UNITS SHALL BE 250 WATTS PER  
FOOT AT 208V-1^{ph}. (EXCEPT LOBBY TO BE 120VOLT-1^{ph})

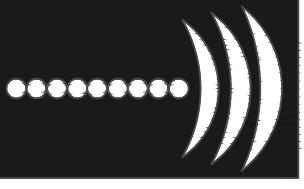
## EXISTING UNIT VENTILATORS SCHEDULE

EQUIPMENT SCHEDULE			
NO.	ITEM	DESCRIPTION	AIR IN (CFM)
1	UNIT VENTILATOR	600 CFM, motor N.P., 175 watts, motor RPM 1050-500, 120/60/1. 15 K.W. coil, 308/60/3.	Trane Model 06
2	UNIT VENTILATOR	Same as item #1, except with 100% Q.A. base & dampers.	
3	UNIT VENTILATOR	300 CFM, motor N.P. 130 watts, motor RPM 775-650-525, 120/60/1. 15 K.W. coil, 308/60/3.	Trane Model 06
4	UNIT VENTILATOR	Same as item #1, except with 100% Q.A. base & dampers.	
5	EXHAUST FAN	Centrifugal with integral ceiling grille 600 CFM at 4" S.P., 1/8 H.P., 1050 RPM, Direct Drive, 120/60/1.	Penn Z-12 HAG or Face
6	FITCHEN FMD	30" wide, cleanable filter, with light, 160 CFM minimum, 120/60/1.	Air King Nu-Tone Dura-Steel
7	EXHAUST FAN	Centrifugal, wall or ceiling model, 45 CFM minimum.	Air King Nu-Tone Dura-Steel
8	EXHAUST FAN	Centrifugal, ceiling model, 95 CFM minimum.	Air King Nu-Tone Dura-Steel
9	EXHAUST FAN	8" propeller thru wall type, 200 CFM minimum.	Air King Nu-Tone Dura-Steel

EXISTING ELECTRIC BASEBOARDS TO BE DEMOLISHED SCHEDULE					
MARK	SPACE SERVED	QUANTITY	LENGTH (FT)	HEATING CAPACITY PER LINEAR FOOT (W / LFT)	TOTAL HEATING CAPACITY (W)
BB-1	LOBBIES L1, L2 & L3	6	3	250	750
BB-2	LOBBIES L2 & L3	2	4	250	1,000
BB-3	LAUNDRY L2 & L3	2	8	250	2,000

EXISTING UNIT VENTILATORS TO BE DEMOLISHED SCHEDULE					
MARK	SPACE SERVED	QUANTITY	TYPE	AIRFLOW (CFM)	HEATING CAPACITY (KW)
UV-1	CORRIDOR L1 WEST	1	CEILING MOUNTED	600	12
UV-2	CORRIDOR L1 NORTH & EAST	2	FLOOR MOUNTED	600	12
UV-3	CORRIDORS L2 & L3	6	FLOOR MOUNTED	800	15
UV-4	COMMUNITY AREA L1	2	FLOOR MOUNTED	600	12

HEAT PUMP UNITS WITH INTEGRATED ERV SCHEDULE														BASIS OF DESIGN						NOTES	
MARK	REPLACING EXISTING UNIT	EXISTING HEATING CAPACITY (BTU/H)	AREA SERVED	TYPE	SUPPLY AIR (CFM)	SUPPLY EXTERNAL STATIC PRESSURE (IN. WC.)	VENTILATION OUTSIDE AIR (CFM)	HEAT PUMP COOLING CAPACITY (BTU/H)	HEAT PUMP HEATING CAPACITY (BTU/H)	ADDITIONAL ELECTRIC HEATING CAPACITY (BTUH)	ELECTRICAL				BASIS OF DESIGN						NOTES
											MCA	MOCP	VOLT	PHASE	MCA	MOCP	VOLT	PHASE	MCA	MOCP	
HP-CA-01	UV-4	41,000	COMMUNITY AREA	FLOOR MOUNTED	290	-	-	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO - REFRIGERANT R32						1,2,3
HP-CA-02	UV-4	41,000	COMMUNITY AREA	FLOOR MOUNTED	290	-	-	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO - REFRIGERANT R32						1,2,3
HP-L1-01	UV-1	41,000	LEVEL 1 - CORRIDOR EAST	CEILING MOUNTED	400	0.6	80	15,000	14,000	6,100	20	30	230	1	EPOCA - AIO CEILING DUCTED WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L1-02	UV-2	41,000	LEVEL 1 - CORRIDOR NORTH	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L1-03	UV-2	41,000	LEVEL 1 - CORRIDOR WEST	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L2-01	UV-3	51,000	LEVEL 2 - CORRIDOR EAST	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L2-02	UV-3	51,000	LEVEL 2 - CORRIDOR NORTH	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L2-03	UV-3	51,000	LEVEL 2 - CORRIDOR WEST	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L2-04	BB-1 + BB-2	6,000	LEVEL 2 - LOBBY	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L3-01	UV-3	51,000	LEVEL 3 - CORRIDOR EAST	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP-L3-02	UV-3	51,000	LEVEL 3 - CORRIDOR NORTH	FLOOR MOUNTED	290	-	25	15,000	14,500	6,100	20	30	230	1	EPOCA - AIO WALL MOUNTED PRO WITH INTEGRATED ERV - REFRIGERANT R32						1,2,3
HP																					



# Eastridge House

HVAC  
Improvements  
address:

120 West Sunset Way,  
Issaquah, WA 98027

design phase:  
Permit  
Set

revisions:  
no. description date

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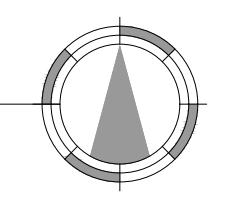
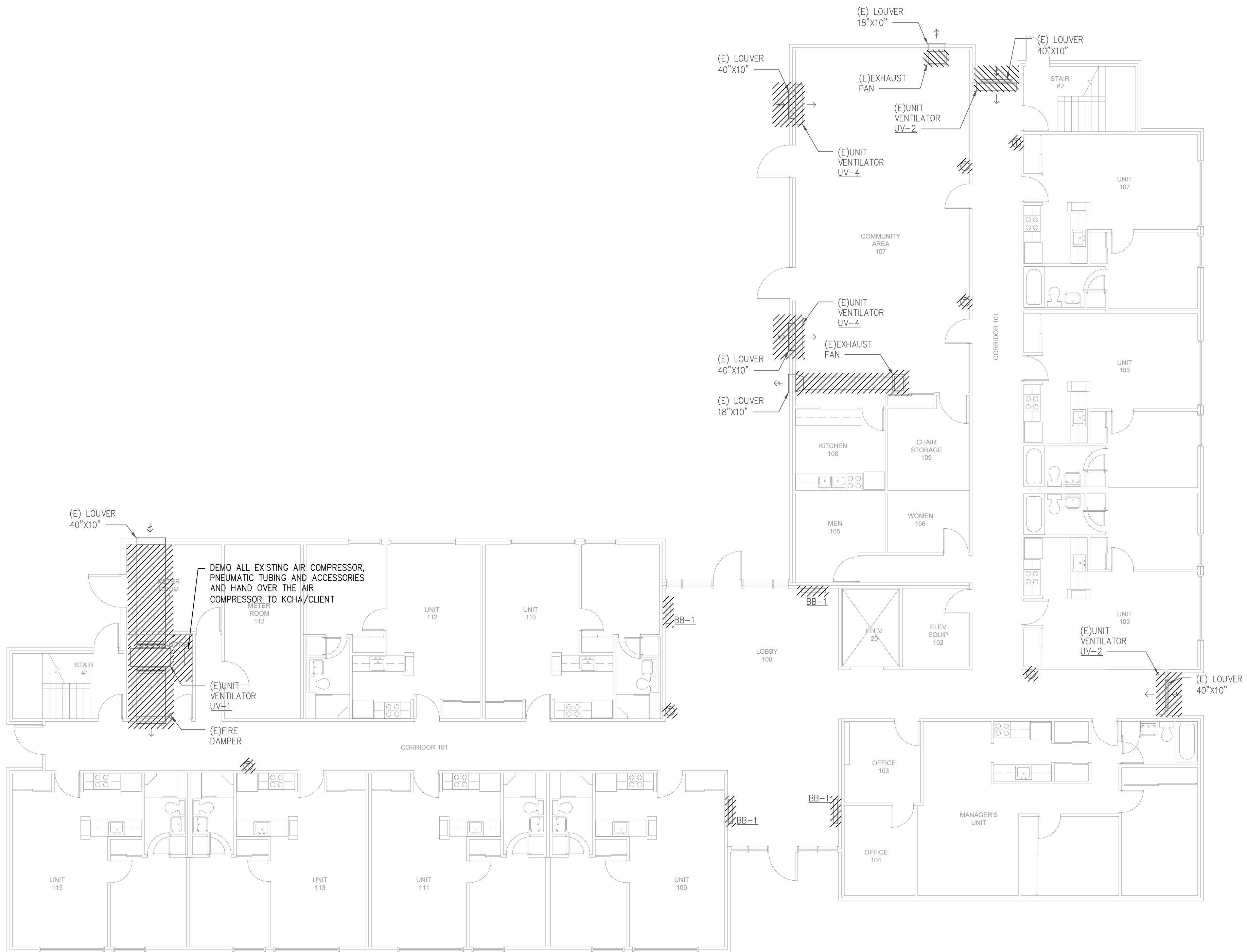
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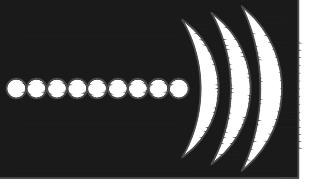


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drawn by: J A / J Z  
scale: as noted  
date: 06/12/2025  
job no.: 2024.133  
A H J:

sheet title:  
LEVEL 1  
MECHANICAL  
DEMOLITION PLAN  
sheet number:

MD1.1





# Eastridge House

HVAC  
Improvements  
address:

120 West Sunset Way,  
Issaquah, WA 98027

design phase:  
Permit  
Set

revisions:  
no. description date

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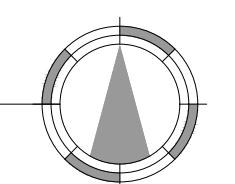
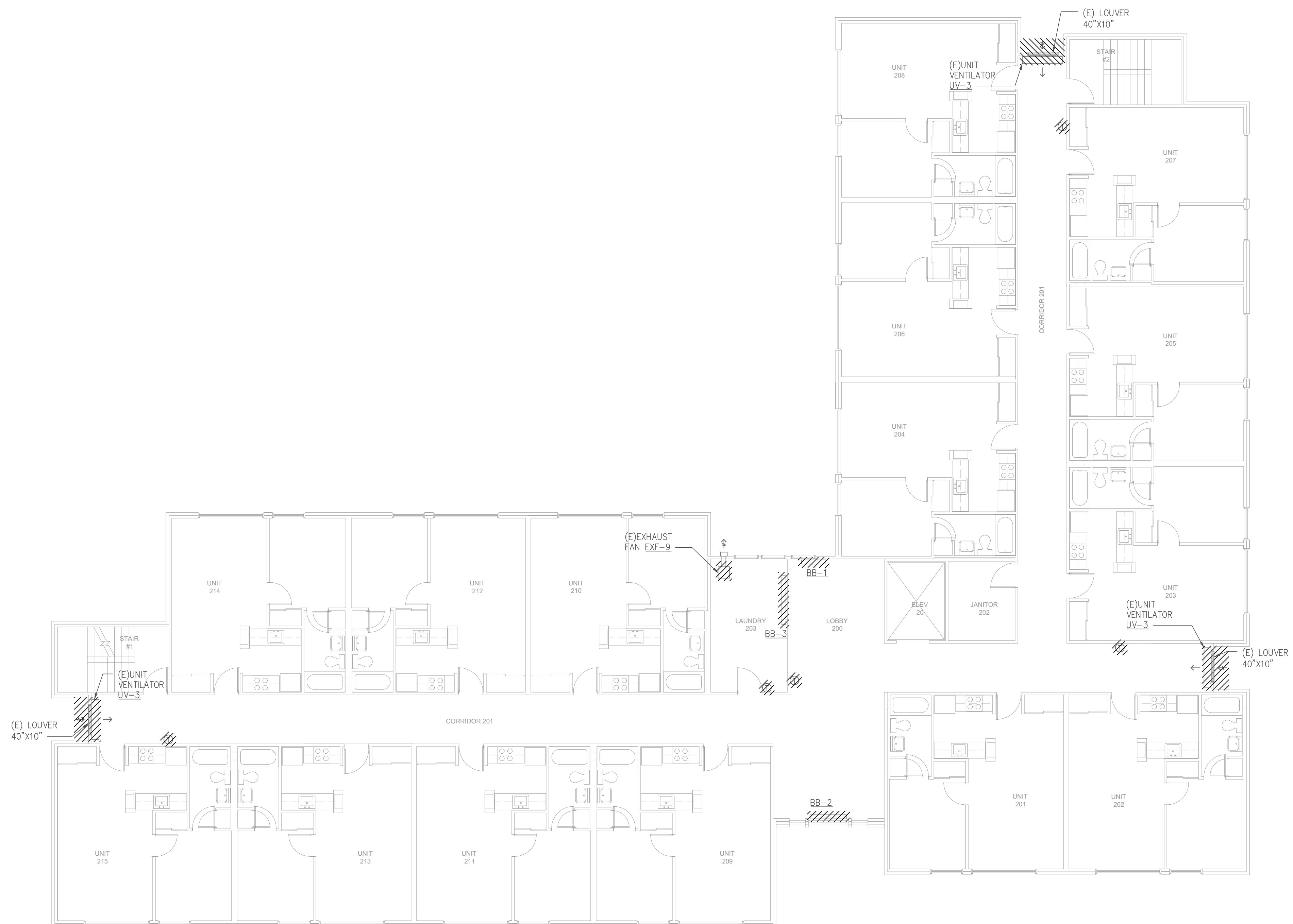
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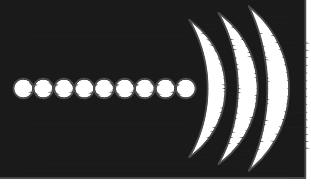


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scale: as noted  
date: 06/12/2025  
job no.: 2024.133  
A H J:

sheet title:  
LEVEL 2  
MECHANICAL  
DEMOLITION PLAN  
sheet number:

MD1.2





# Eastridge House

# HVAC Improvements and Resale Value

120 West Sunset Way,  
Issaquah, WA 98027

## design phase: Permit Set

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revisions:

A circular seal for the State of Washington. The outer ring contains the text "STATE OF WASHINGTON" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. In the center is a portrait of George Washington. A large, handwritten signature "Dylan Richard Turner" is written across the seal, partially obscuring the center portrait and the text. The signature is written in black ink on a white background.

design by: N B  
drawn by: J A / J Z  
scale: as noted  
date: 06/12/2025  
job no: 2024 133

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**sheet title:**

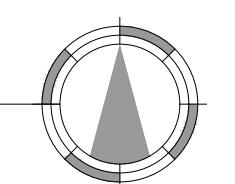
**LEVEL 3**

**MECHANICAL**

**DEMOLITION PLAN**

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sheet number:



## SHEET NOTES:

- DUCTWORK AND PIPING ARE DIAGRAMMATIC.  
PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO  
AVOID WORK OF OTHER TRADES AND AS REQUIRED  
FOR A CODE COMPLIANT INSTALLATION.
- ALL THERMOSTATS ARE NEW. EXISTING  
THERMOSTATS LOCATIONS AND CONCEALED  
CONDUITS MAY BE USED WHERE POSSIBLE FOR  
THE NEW CONTROL WIRING.
- NEW CONDUITS SHOULD BE INSTALLED  
BETWEEN THE INDOOR UNITS IN THE LOBBIES  
AND THEIR THERMOSTATS.
- NEW CONDUITS SHOULD BE INSTALLED  
BETWEEN THE FAN, THE HEATER AND THE  
CONTROLLER IN THE LAUNDRIES.

# Eastridge House

# HVAC Improvements address :

120 West Sunset Way,  
Issaquah, WA 98027

# design phase:

## Permit Set

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revisions:

no.	description	date
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design by: N B  
drawn by: J A / J Z  
scale: as noted  
date: 06/12/2025  
job no: 2024 133

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sheet title:

**LEVEL 1**

**MECHANICAL**

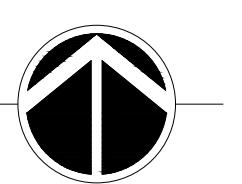
**PLAN**

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sheet number:

# 1 LEVEL 1 MECHANICAL PLAN

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



# M1.1

SHEET NOTES:

1. DUCTWORK AND PIPING ARE DIAGRAMMATIC. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO AVOID WORK OF OTHER TRADES AND AS REQUIRED FOR A CODE COMPLIANT INSTALLATION.
2. ALL THERMOSTATS ARE NEW. EXISTING THERMOSTATS LOCATIONS AND CONCEALED CONDUITS MAY BE USED WHERE POSSIBLE FOR THE NEW CONTROL WIRING.
3. NEW CONDUITS SHOULD BE INSTALLED BETWEEN THE INDOOR UNITS IN THE LOBBIES AND THEIR THERMOSTATS.
4. NEW CONDUITS SHOULD BE INSTALLED BETWEEN THE FAN, THE HEATER AND THE CONTROLLER IN THE LAUNDRIES.
5. CONNECTION TO EXISTING DUCT SHOULD BE SIMILAR TO CONNECTION BETWEEN NEW DUCTS, PER SMACNA AND STANDARD WORK SPECIFICATIONS (SWS- SECTIONS 6.0101.1D MECHANICAL FASTENING & 6.0101.1E SEALING) REQUIREMENTS.
6. CONTRACTOR TO CHECK CONDITION OF THE EXISTING BACKDRAFT DAMPER AND IF FOUND IN GOOD CONDITION, REMOVE THE BACKDRAFT DAMPER FROM THE NEW FAN.

# Eastridge House

HVAC  
 Improvements  
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design phase:  
 Permit Set

revisions:  
 no. description date

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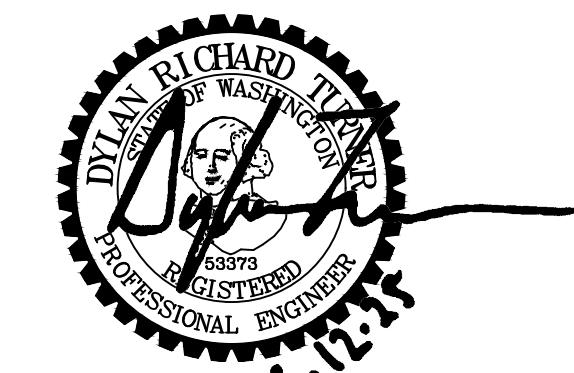
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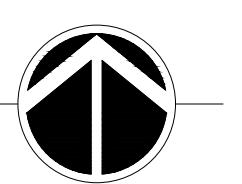
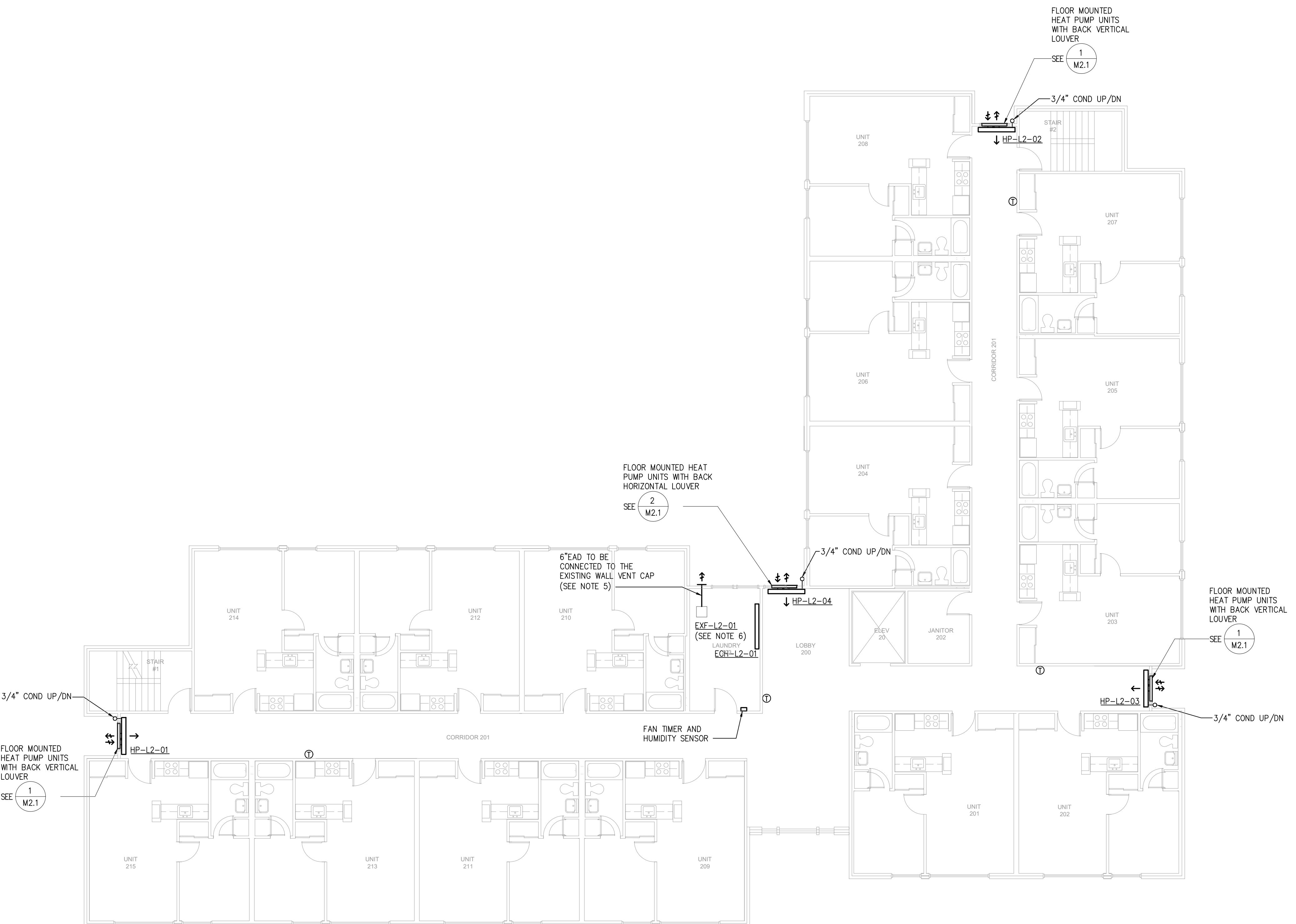


design by: N B  
 drawn by: J A / J Z  
 scale: as noted  
 date: 06/12/2025  
 job no.: 2024.133  
 AHJ:

sheet title:  
 LEVEL 2  
 MECHANICAL  
 PLAN

sheet number:

**M1.2**



SHEET NOTES:

1. DUCTWORK AND PIPING ARE DIAGRAMMATIC. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO AVOID WORK OF OTHER TRADES AND AS REQUIRED FOR A CODE COMPLIANT INSTALLATION.
2. ALL THERMOSTATS ARE NEW. EXISTING THERMOSTATS LOCATIONS AND CONCEALED CONDUITS MAY BE USED WHERE POSSIBLE FOR THE NEW CONTROL WIRING.
3. NEW CONDUITS SHOULD BE INSTALLED BETWEEN THE INDOOR UNITS IN THE LOBBIES AND THEIR THERMOSTATS.
4. NEW CONDUITS SHOULD BE INSTALLED BETWEEN THE FAN, THE HEATER AND THE CONTROLLER IN THE LAUNDRIES.
5. CONNECTION TO EXISTING DUCT SHOULD BE SIMILAR TO CONNECTION BETWEEN NEW DUCTS, PER SMACNA AND STANDARD WORK SPECIFICATIONS (SWS- SECTIONS 6.0101.1D MECHANICAL FASTENING & 6.0101.1E SEALING) REQUIREMENTS.
6. CONTRACTOR TO CHECK CONDITION OF THE EXISTING BACKDRAFT DAMPER AND IF FOUND IN GOOD CONDITION, REMOVE THE BACKDRAFT DAMPER FROM THE NEW FAN.

# Eastridge House

HVAC  
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 a d d r e s s :  
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design phase:  
 Permit Set

revisions:  
 no. description date

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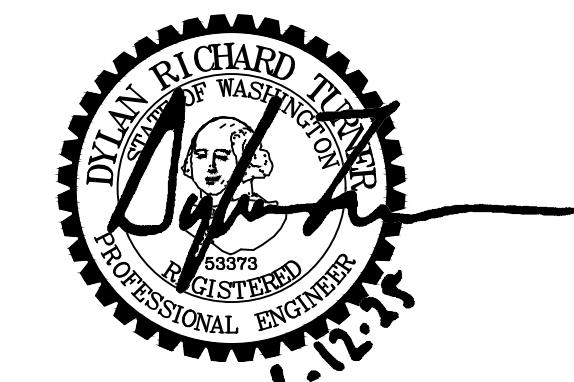
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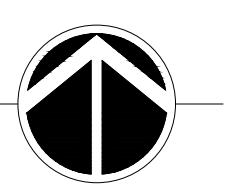
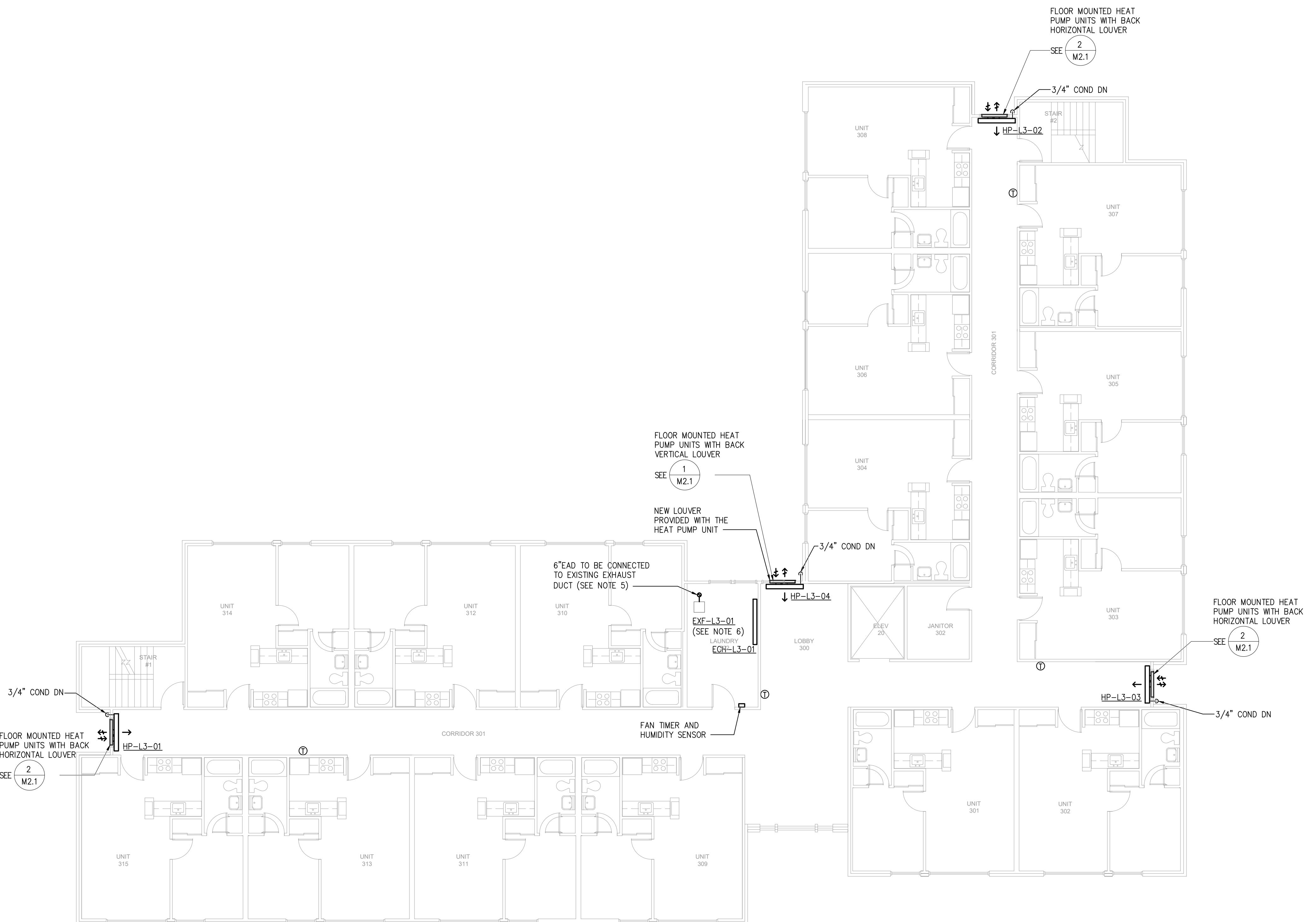


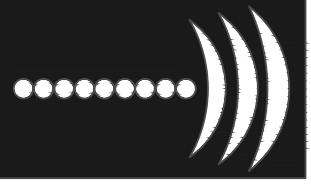
design by: N B  
 drawn by: J A / J Z  
 scale: as noted  
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 job no.: 2024.133  
 AHJ:

sheet title:  
 LEVEL 3  
 MECHANICAL  
 PLAN

sheet number:

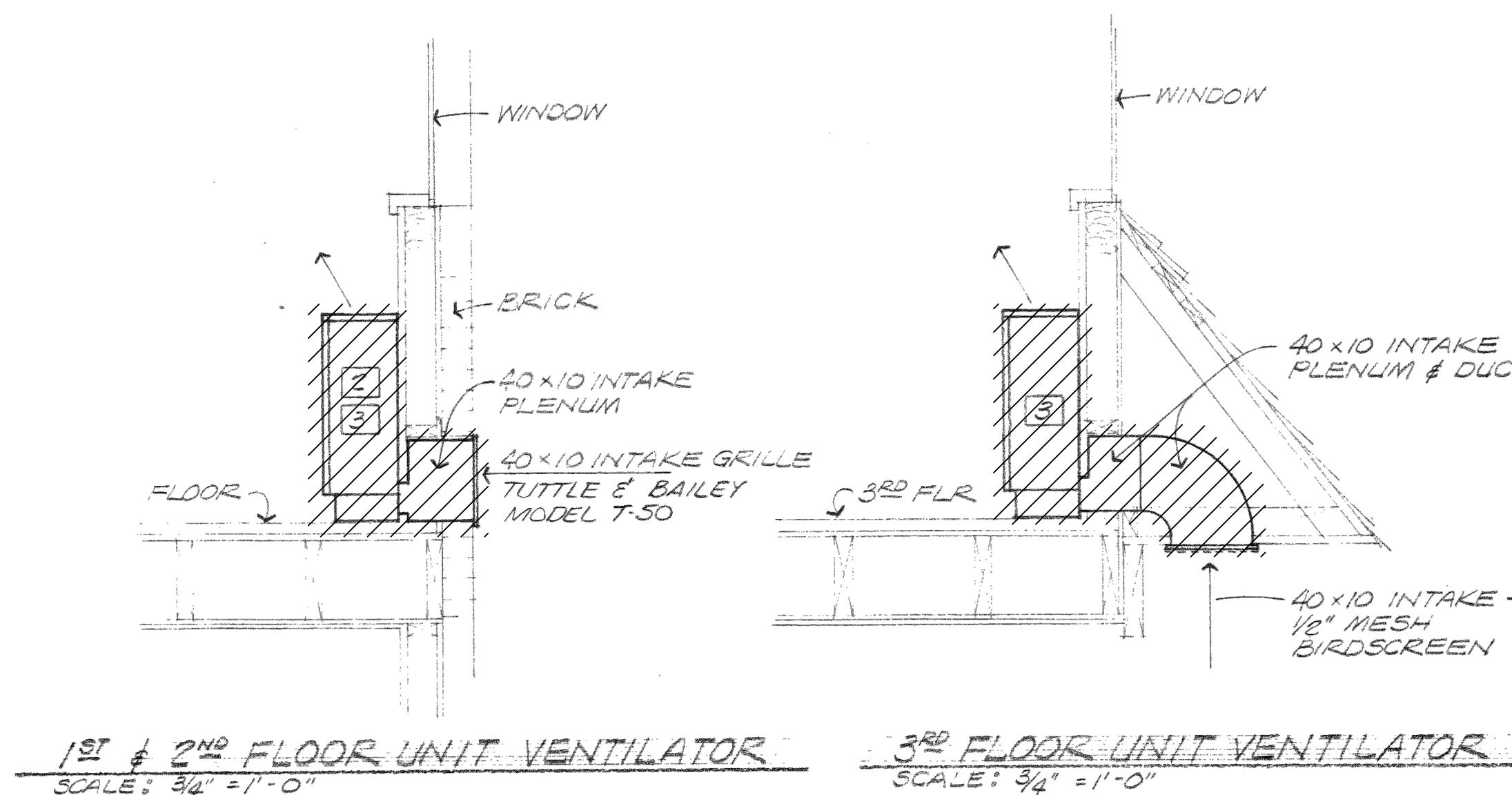
M1.3





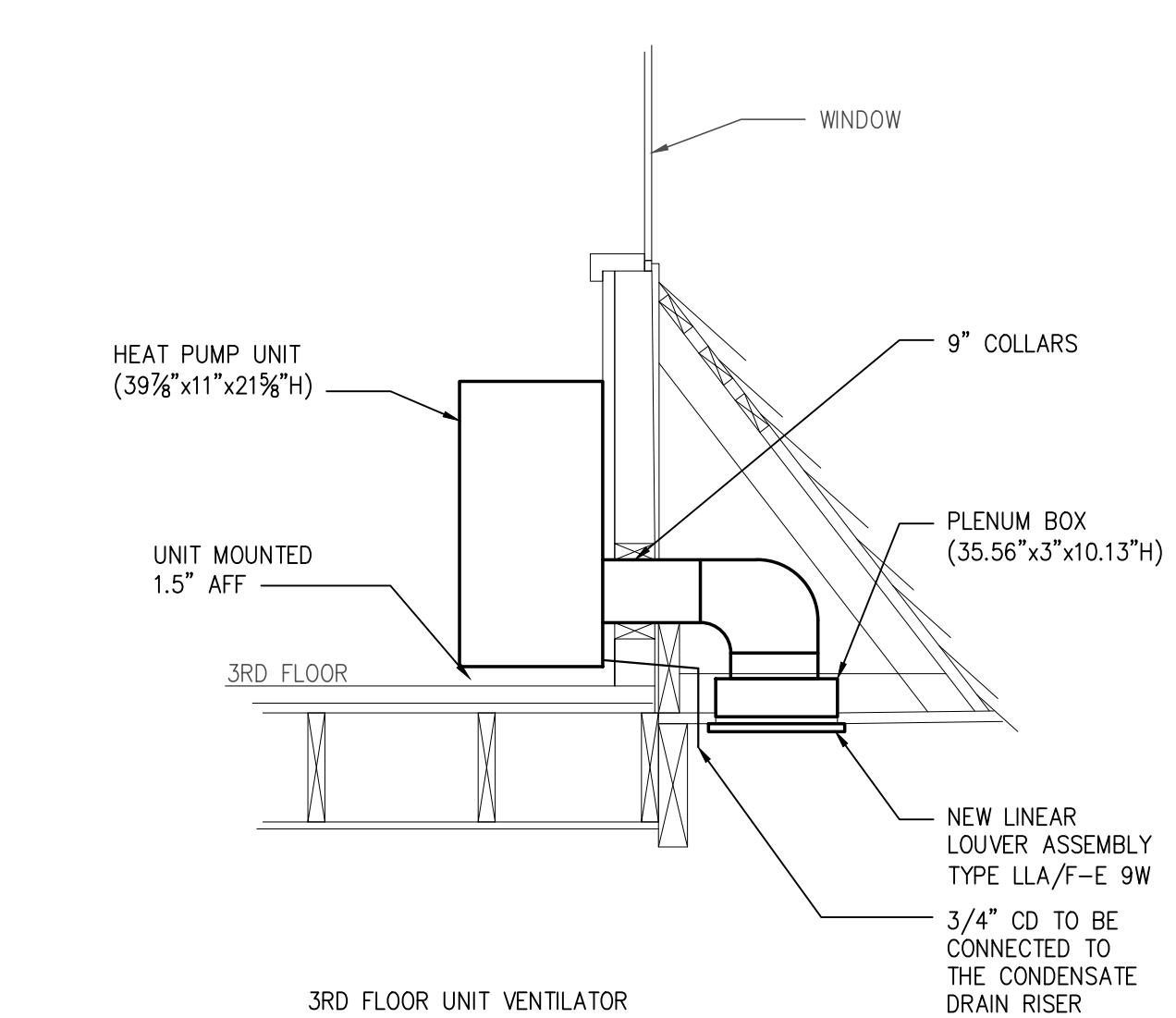
# Eastridge House

HVAC  
Improvements  
address:  
120 West Sunset Way,  
Issaquah, WA 98027

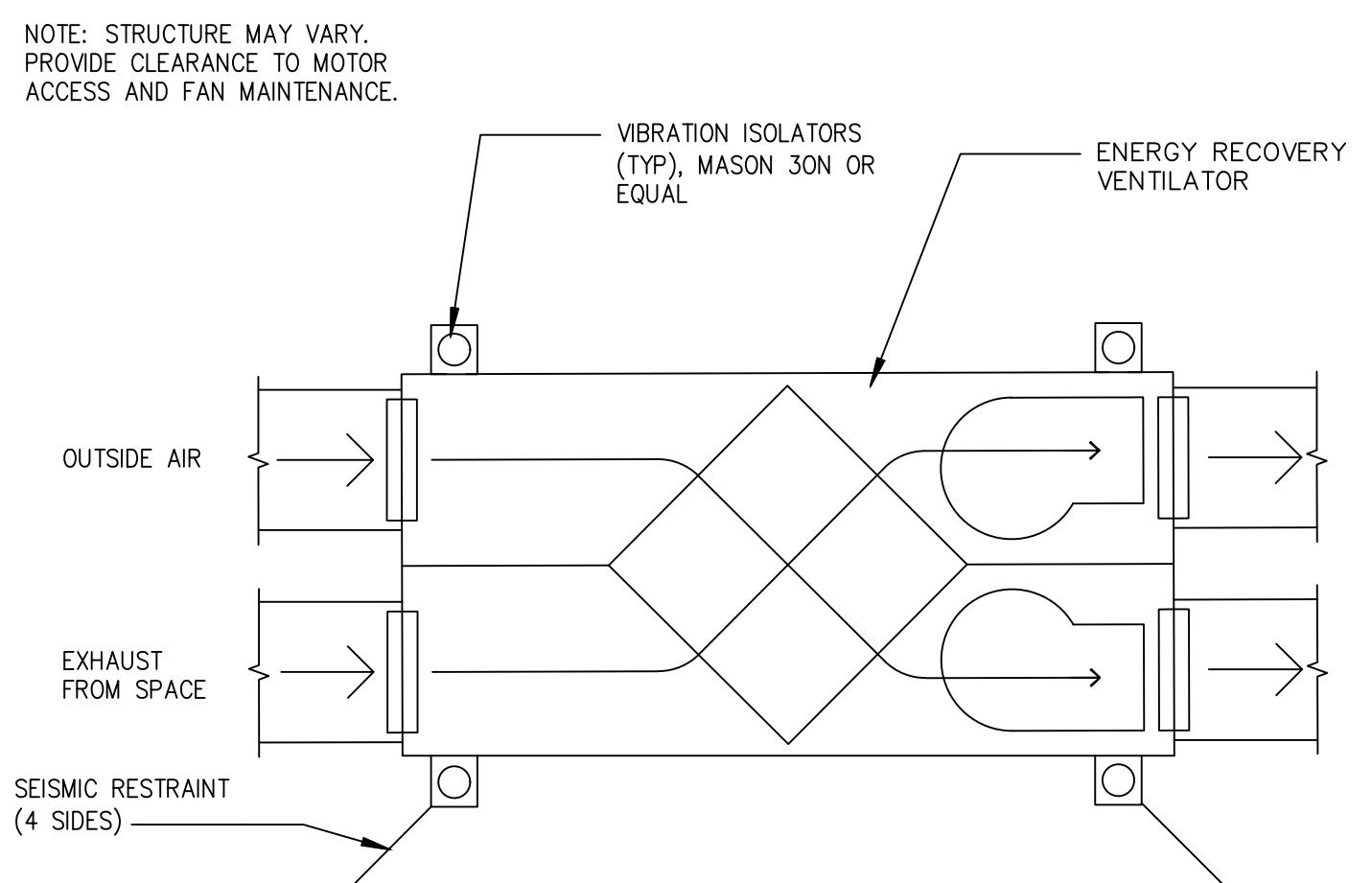


2.1 EXISTING FLOOR MOUNTED UNIT VENTILATORS TO BE DEMOLISHED IN CORRIDORS  
M2.1 SCALE: NTS

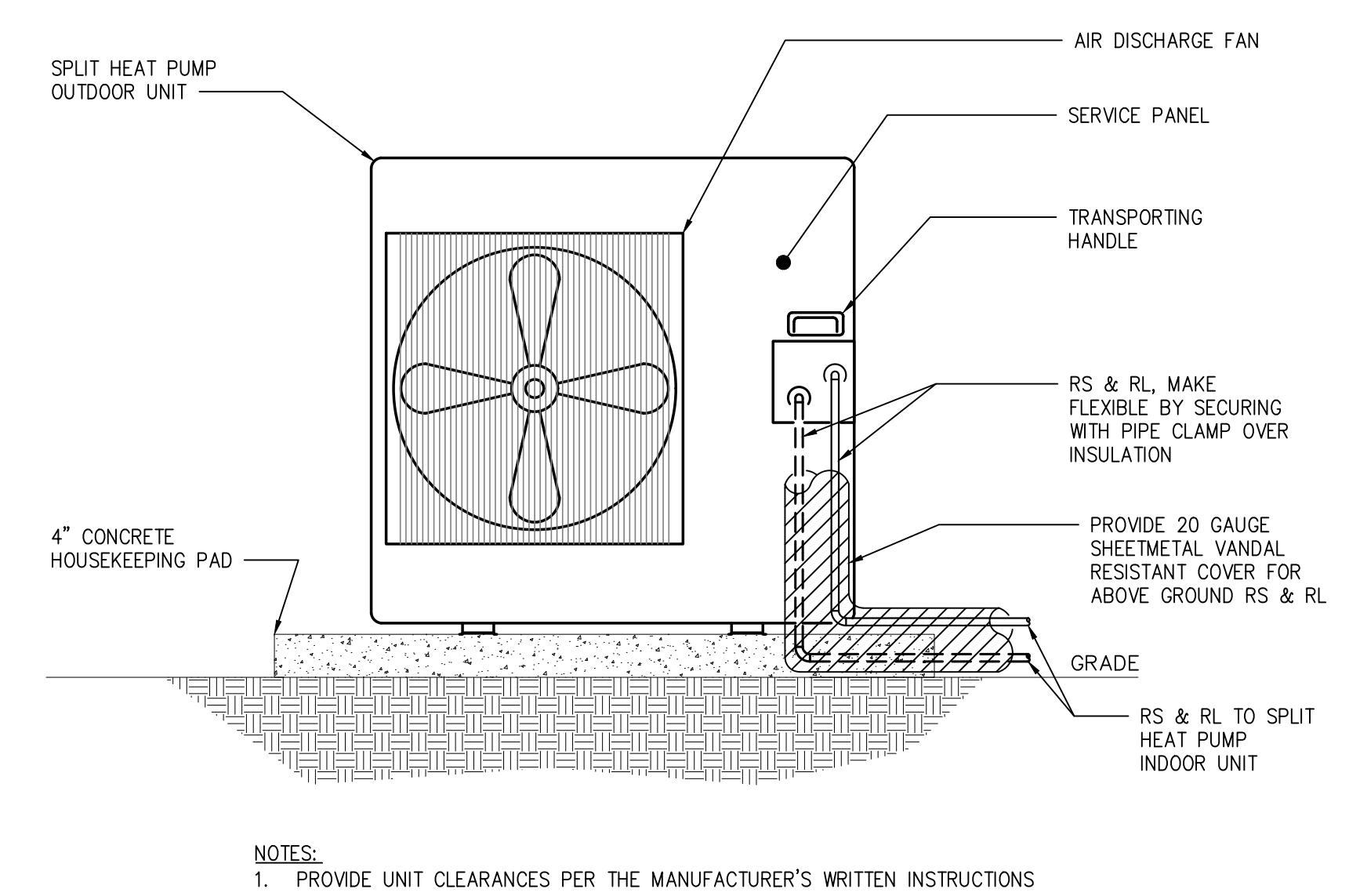
1.1 FLOOR MOUNTED HEAT PUMP UNITS WITH BACK VERTICAL LOUVER  
M2.1 SCALE: NTS



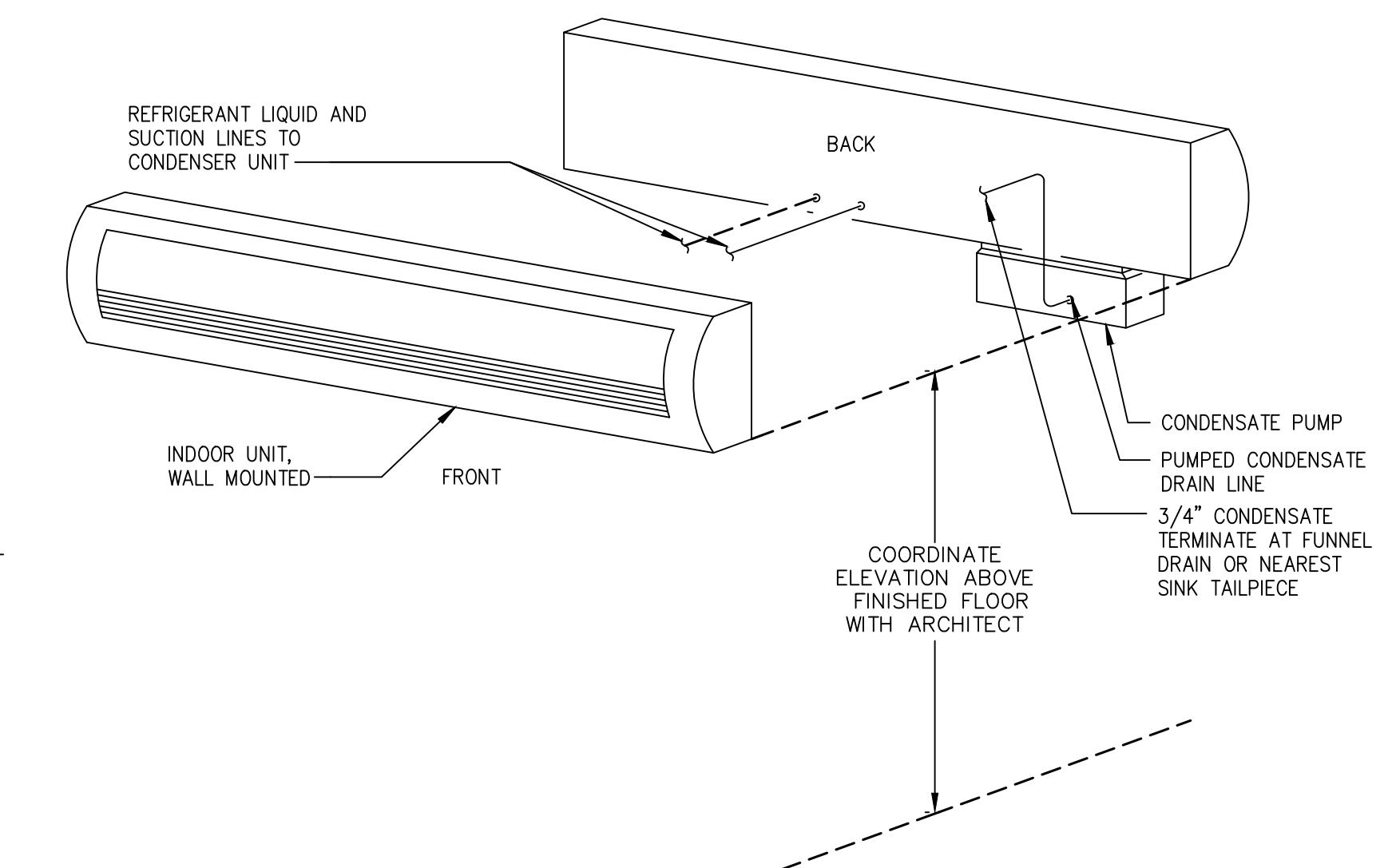
2.1 FLOOR MOUNTED HEAT PUMP UNITS WITH BACK HORIZONTAL LOUVER  
M2.1 SCALE: NTS



3.1 ENERGY RECOVERY VENTILATOR DETAIL  
M2.1 SCALE: NTS



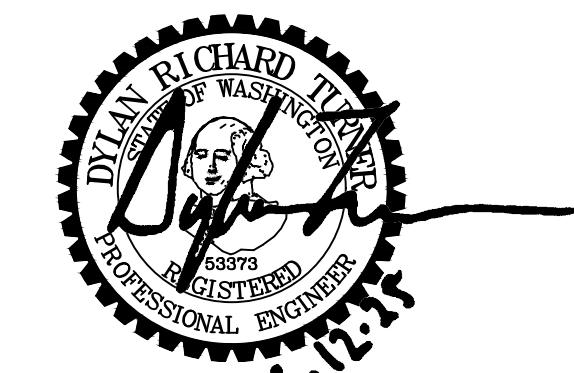
4.1 HEAT PUMP OUTDOOR UNIT DETAIL  
M2.1 SCALE: NTS



5.1 WALL MOUNTED SPLIT UNIT DETAIL  
M2.1 SCALE: NTS

design phase:  
Permit Set

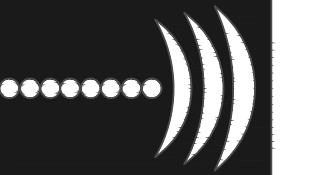
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design by: N B  
drawn by: J A / J Z  
scale: as noted  
date: 06/12/2025  
job no.: 2024.133  
AHJ:

sheet title:  
MECHANICAL  
DETAILS

sheet number:  
M2.1



# Eastridge House

HVAC  
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Permit Set

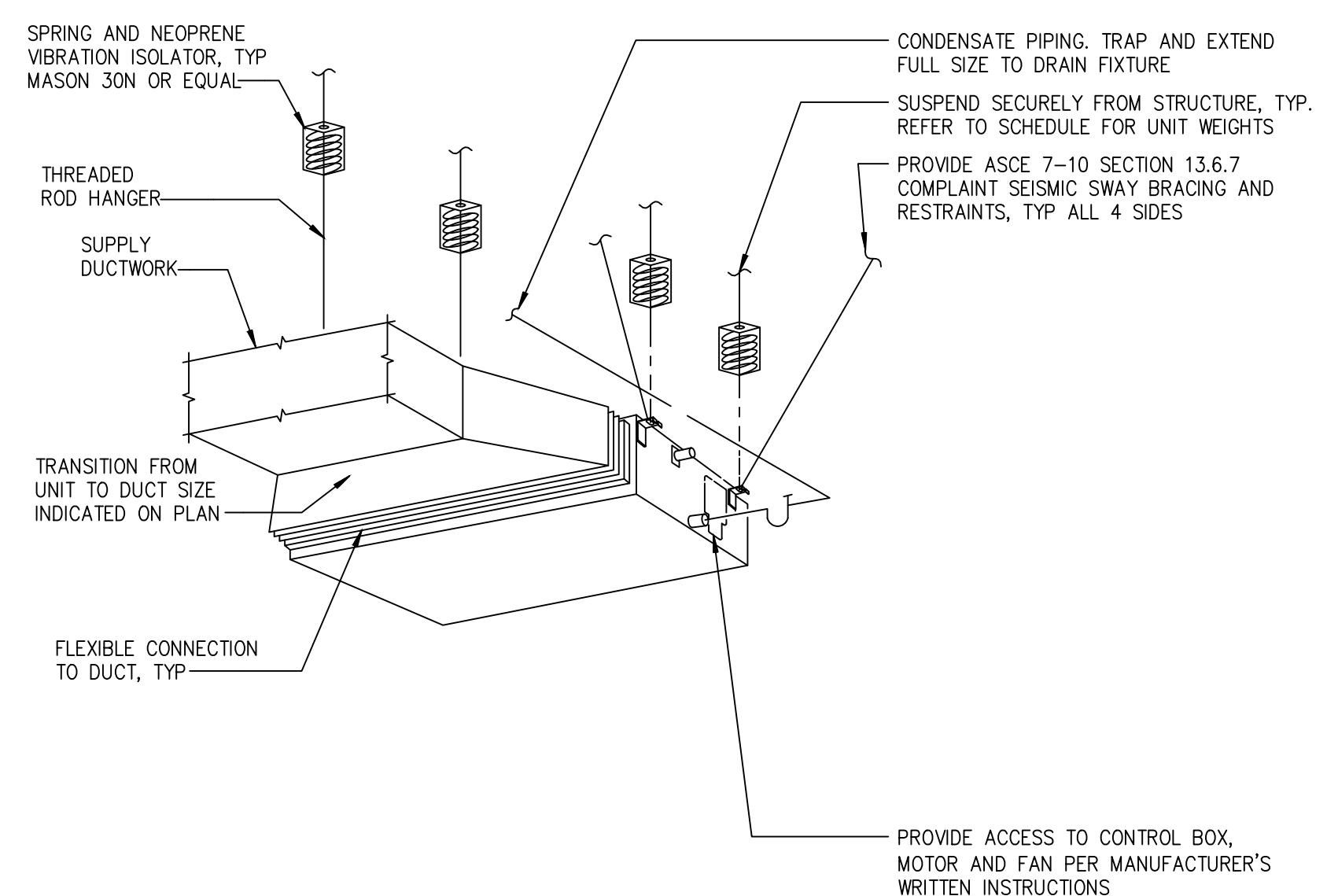
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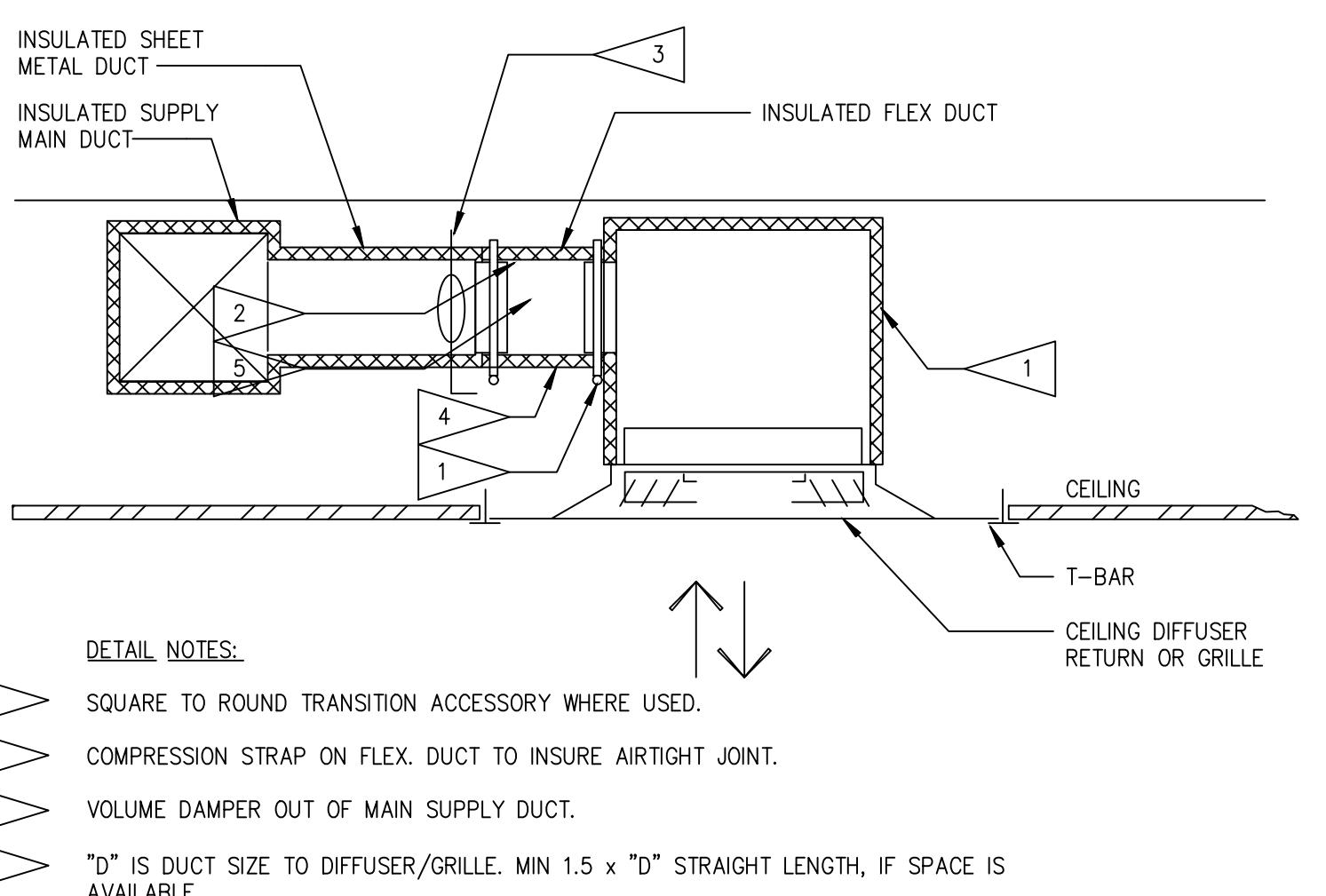
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drawn by: J A / J Z  
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date: 06/12/2025  
job no.: 2024.133  
A H J:

sheet title:  
MECHANICAL  
DETAILS

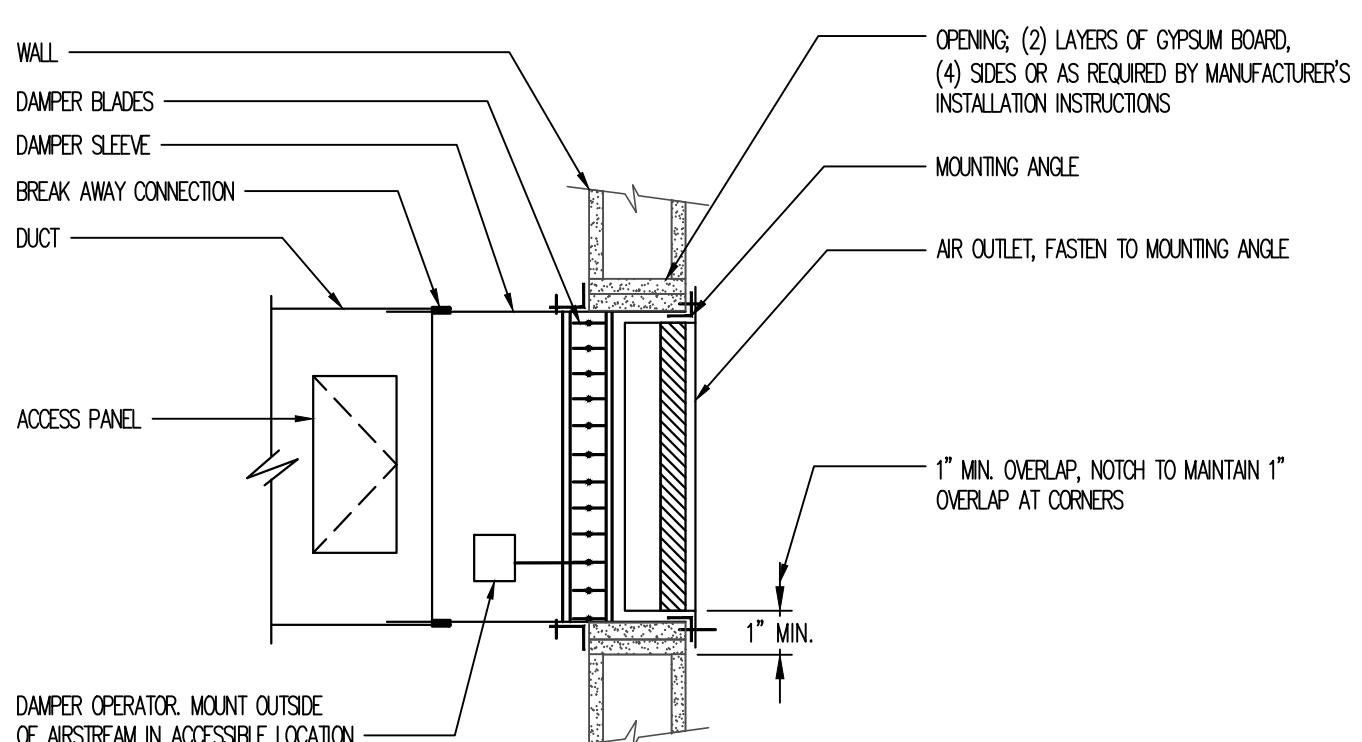
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**M2.2**



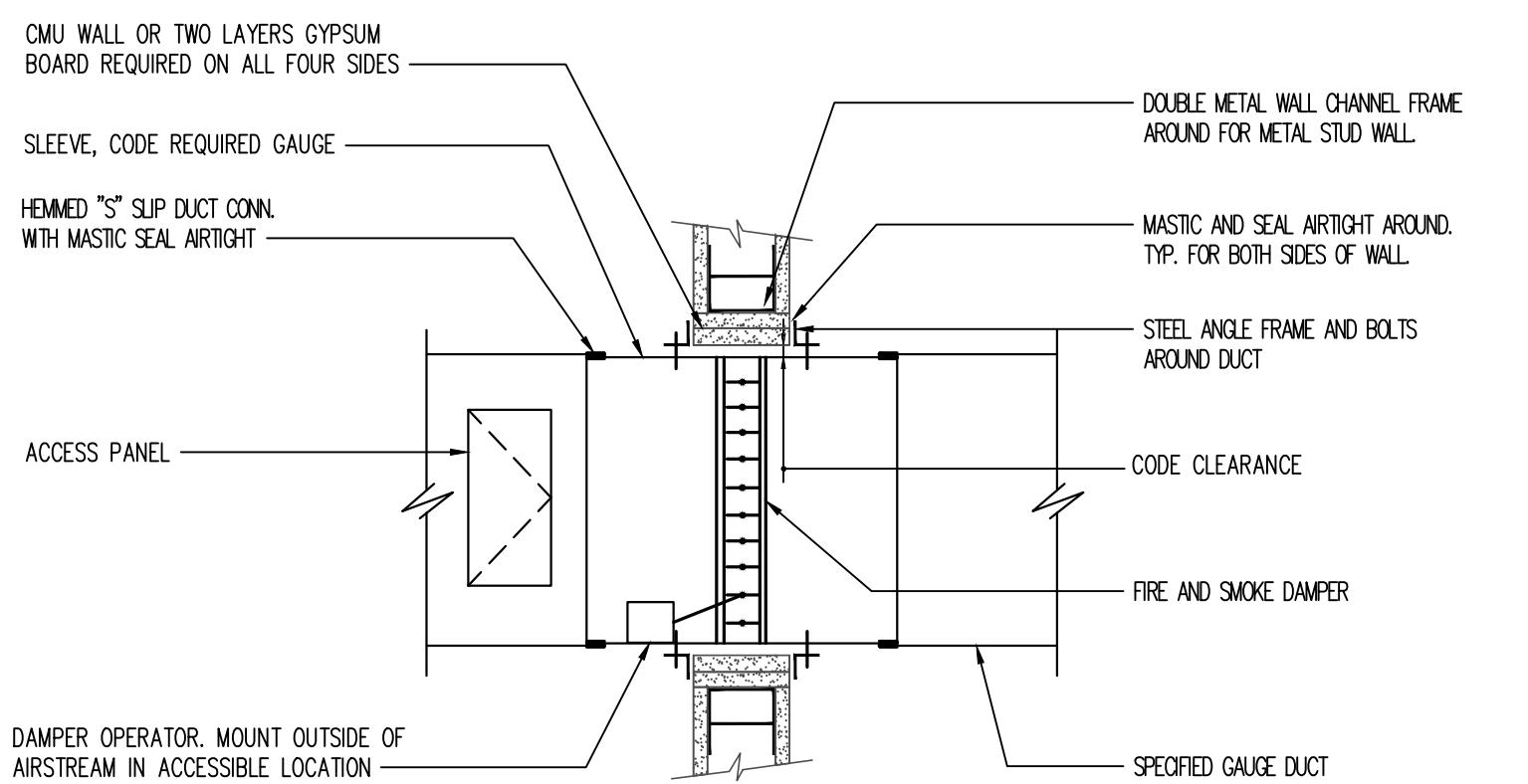
**1 CONCEALED DUCTED HEAT PUMP UNIT DETAIL**  
M2.2 SCALE: NTS



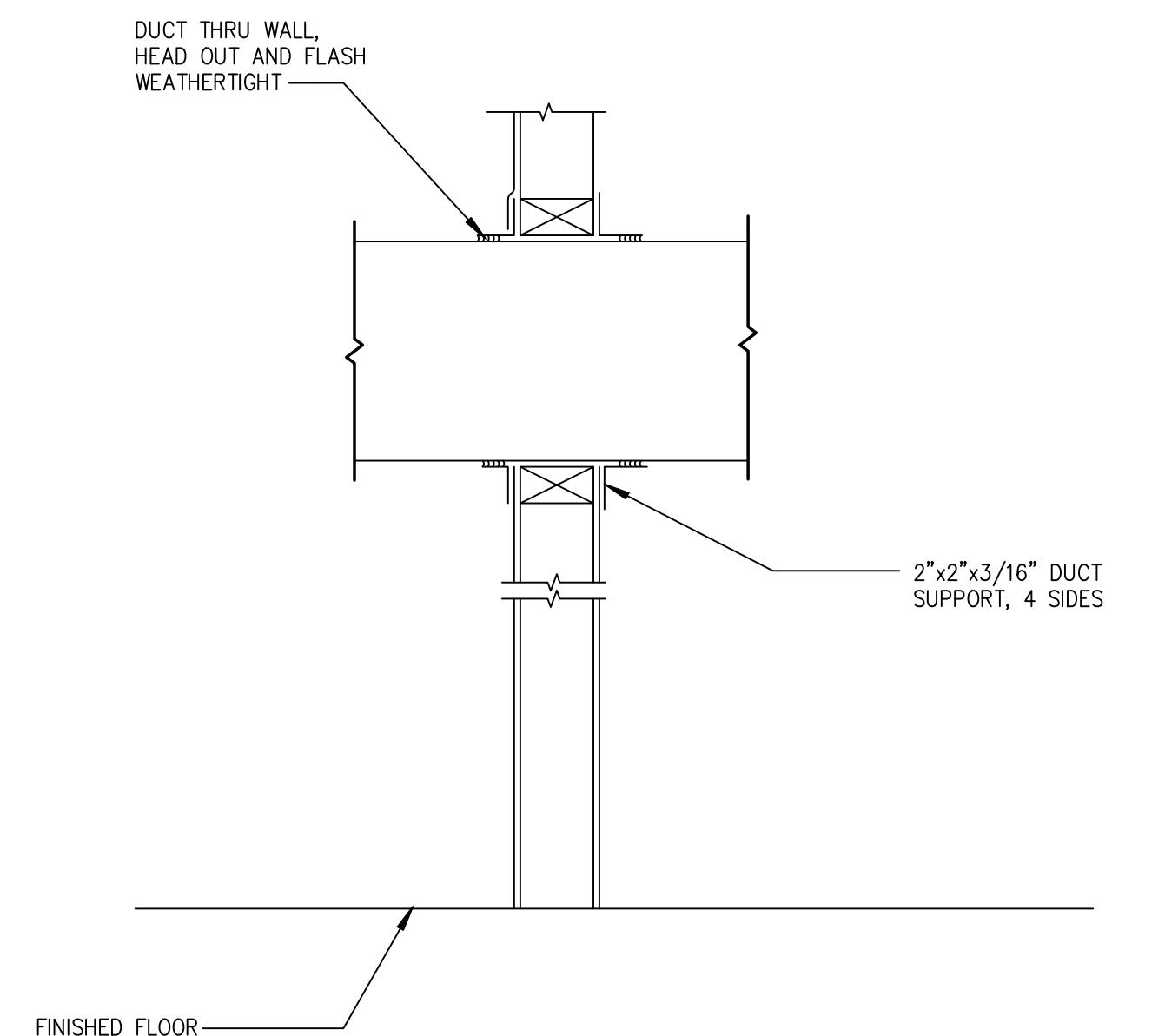
**2 CEILING DIFFUSER DETAIL**  
M2.2 SCALE: NTS



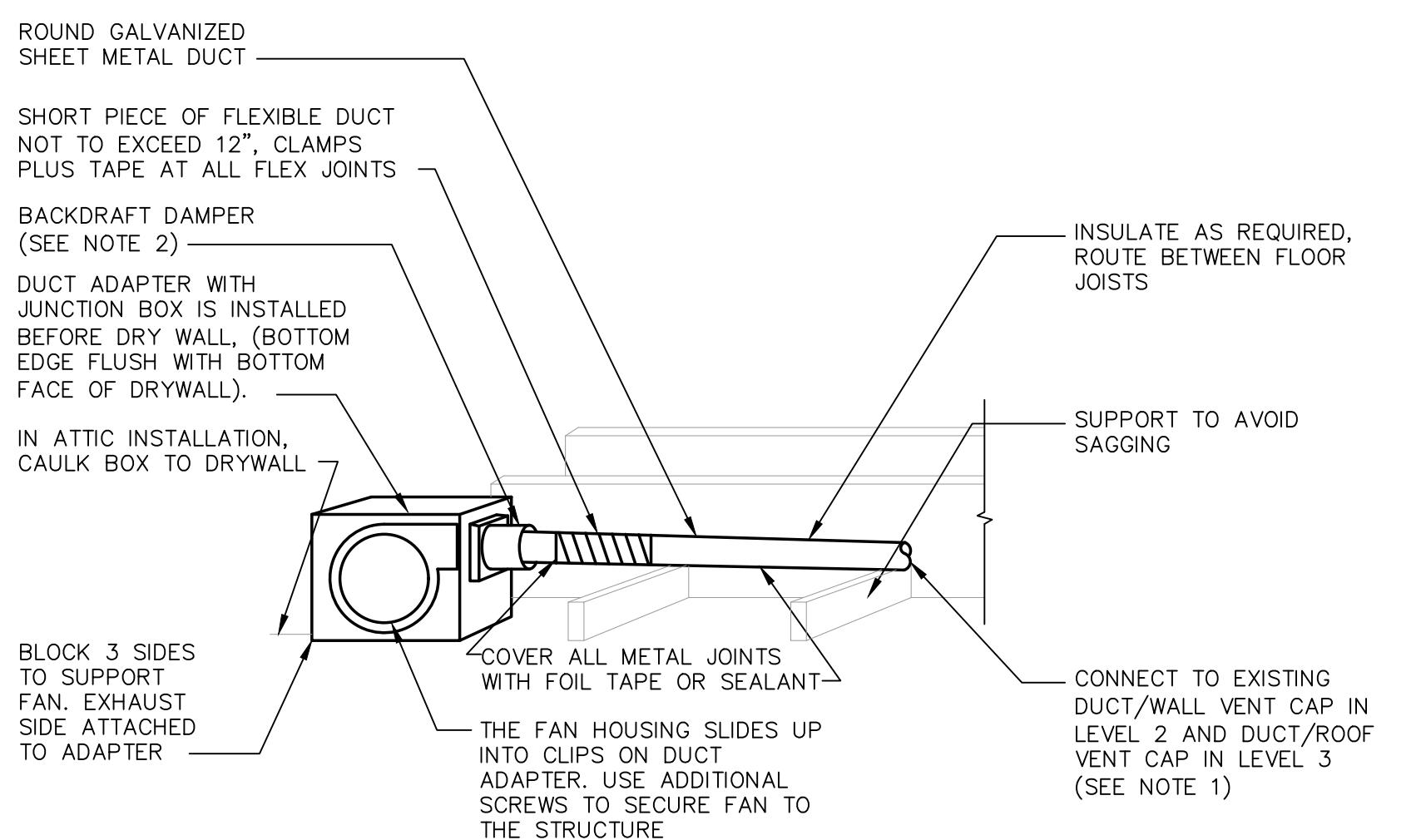
**4 FIRE SMOKE DAMPER AT AIR TERMINAL**  
M2.2 SCALE: NTS



**5 FIRE SMOKE DAMPER AT DUCT PENETRATION**  
M2.2 SCALE: NTS



**3 DUCT PENETRATION THROUGH WALL DETAIL**  
M2.2 SCALE: NTS



**6 LAUNDRY EXHAUST FAN DETAIL**  
M2.2 SCALE: NTS