PROJECT INFORMATION

ADDRESS: 225 4TH AVE
KIRKLAND WA, 98033

ZONING: CBD 8

OCCUPANCY TYPE: MULTI-FAMILY / CONDOMINIUM (R-2)

PARCEL NUMBER: 106700-0000

LEGAL DESCRIPTION:
POR SW 1/4 SW 1/4 SECTION 5, TOWNSHIP 25 N, RANGE 05 E, W.M.

OF STORIES: 6

OF UNITS: 75 EXISTING UNITS (IN 2 BUILDINGS)

LOT SIZE: 45,965 SF

DESCRIPTION OF WORK:
REPAIR/REPLACEMENT OF DAMAGED AREAS OF FRAMING, SHEATHING, AND EIFS SIDING IN LOCATIONS INDICATED IN DRAWINGS. INSTALLATION OF NEW WATERPROOF TRAFFIC COATINGS AT ALL PAVER DECKS.

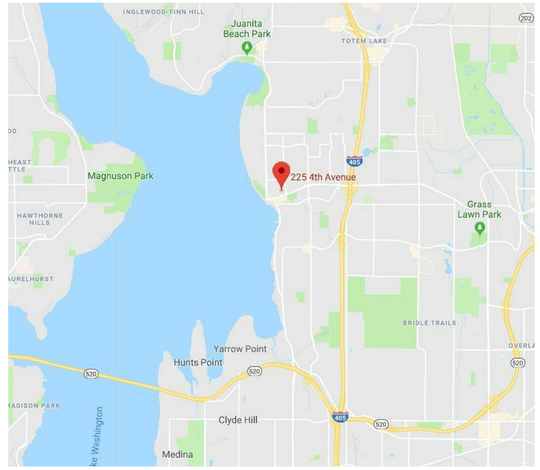
SHEET INDEX

SHEET	SHEET TITLE
A-0.01	SITE PLAN & PROJECT INFORMATION
A-1.01	1ST FLOOR PLAN
A-1.02	2ND FLOOR PLAN
A-1.03	3RD FLOOR PLAN
A-1.04	4TH FLOOR PLAN
A-1.05	5TH FLOOR PLAN
A-2.01	NORTH AND EAST ELEVATIONS
A-2.02	SOUTH AND WEST ELEVATIONS
A-4.01	DETAILS

Proprietary products including DRYVIT are to be installed according to the manufacturer's installation sheets. Proprietary product data sheets and installation instruction are to be kept on the jobsite at all times and available to the City of Kirkland Building Inspectors.



3D VIEW

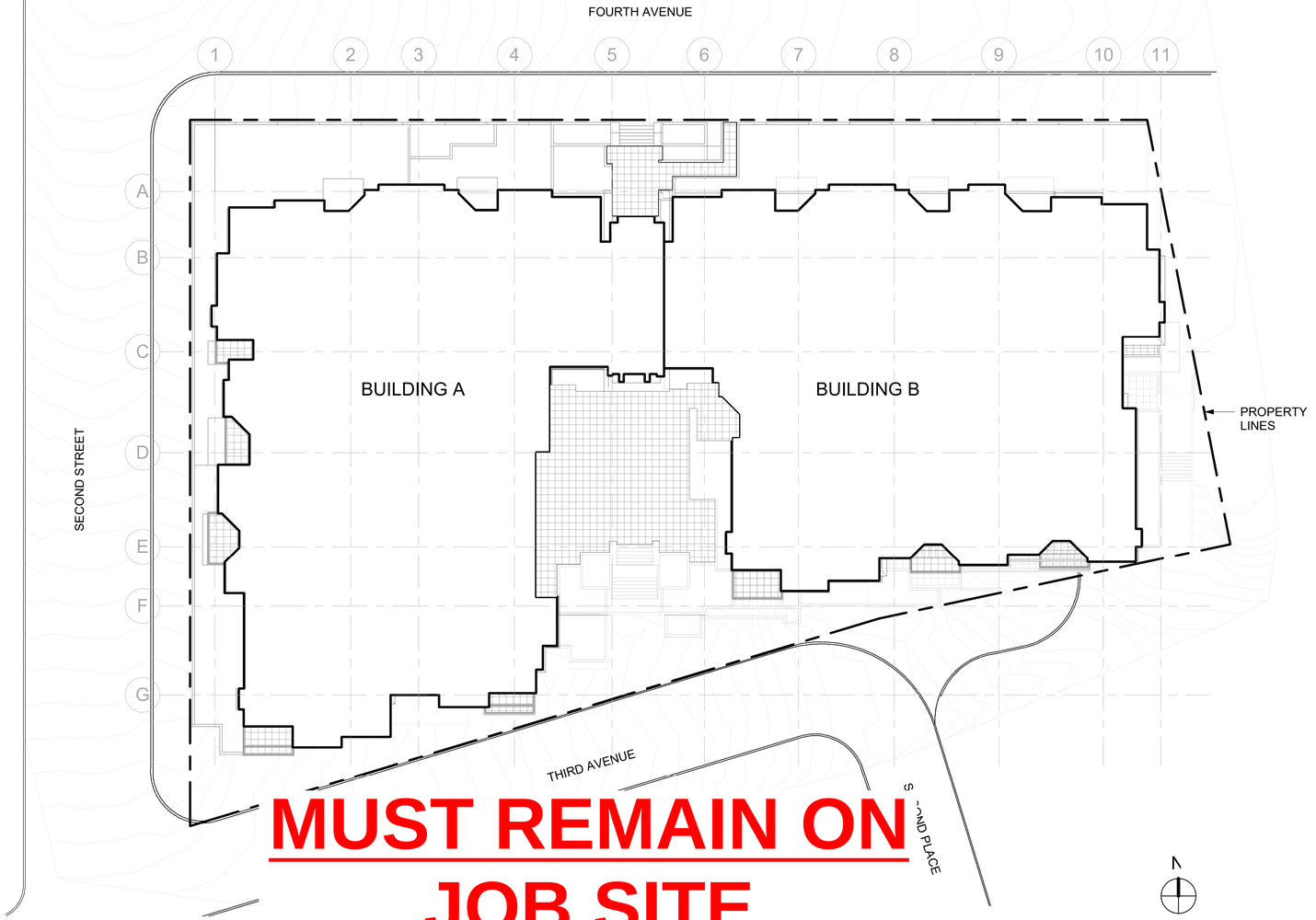


VICINITY MAP

A pre-construction meeting is required. Please see permit conditions for details.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S INSTRUCTIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.
2. CONTRACTOR SHALL VERIFY CONDITIONS ON SITE BEFORE BEGINNING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. THE CONTRACTOR SHALL BE FAMILIAR w/ THESE DRAWINGS AND DETAILS AND SHALL ENSURE THAT THEIR WORKERS HAVE THE EXPERIENCE, TRAINING AND SKILLS REQUIRED TO EXECUTE THE WORK.
4. SUBMIT REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT. SUBMIT ANY CHANGES IN THE CONTRACT VALUE IN THE FORM OF A CHANGE ORDER PROPOSAL TO THE ARCHITECT.
5. COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE ARCHITECT. PROVIDE SPECIAL CONSIDERATION FOR NOISY OPERATIONS, INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. PROTECT LANDSCAPING & FIXTURES.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER IMAGES AND ILLUSTRATIONS.
7. ALL LUMBER SIZES INDICATED ARE NOMINAL UNLESS NOTED OTHERWISE.
8. EXTERIOR SHEATHING & FRAMING REPAIRS REQUIRE INSPECTIONS AS DICTATED BY THE LOCAL JURISDICTION. COORDINATE INSPECTIONS WITH BUILDING OFFICIALS PRIOR TO COVERING.
9. DO NOT INSTALL DAMAGED OR DEFECTIVE MATERIAL(S).
10. LAP LIQUID FLASHING OVER VERTICAL FLASHING A MIN OF 4". UNLESS NOTED OTHERWISE.
11. REFER TO MATERIAL DATA SHEETS AND MANUFACTURER'S INSTRUCTIONS BEFORE INSTALLING ANY NEW MATERIALS
12. PROVIDE;
    A. 2" MIN CLEAR @ ALL CLADDING TO HORIZONTAL HARD SURFACES
    B. 6" MIN CLEAR @ ALL FRAMING TO FINISH GRADE
13. EXPOSED FASTENERS SHALL BE SEALED OR GASKETED. INSTALL & LOCATE ALL FASTENERS PER SMACNA REQUIREMENTS.
14. HEM METAL FLASHING DRIP EDGES, TYPICAL. PROVIDE FULLY SOLDERED JOINTS IN SECTIONS OF FLASHING JOINED TOGETHER AS INDICATED ON DRAWINGS.
15. PROVIDE GALVANIC SEPARATION MATERIAL BETWEEN DISSIMILAR METALS.
16. NOTIFY THE ARCHITECT OF ANY PREVIOUSLY UNDISCOVERED DAMAGE, DEFICIENCIES OR THREATS THAT COMPROMISE THE FIRE AND/OR LIFE SAFETY OF THE BUILDING OCCUPANTS.
17. CONTRACTOR SHALL PROMPTLY REPAIR ANY ACCIDENTAL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
18. CONTRACTOR SHALL REMOVE DEBRIS AND TRASH FROM THE SITE IMMEDIATELY. KEEP THE BUILDING AND GROUNDS CLEAN AND FREE OF REFUSE AT ALL TIMES.
19. CONTRACTOR SHALL DOCUMENT PRE-EXISTING CONDITIONS FOR REFERENCING DURING NEW CONSTRUCTION.
20. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCOVERED MOLD OR OTHER ORGANIC GROWTH DURING THE COURSE OF WORK.
21. ALL FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND TO REDIRECT IT TO THE EXTERIOR.
22. ALL WALL PENETRATIONS SHALL BE TARGET FLASHED.
23. LIQUID FLASHING AND SEALING OF SEAMS, PENETRATIONS, JOINTS SHALL MEET MANUFACTURER REQUIREMENTS.
24. ALL HORIZONTAL HARD SURFACES SHALL HAVE ADEQUATE SLOPING FOR DRAINAGE.
25. AFTER REMOVAL OF DAMAGED MATERIALS, TREAT ADJACENT SURFACES WITH FUNGICIDE AND MILDEWCIDE PER SPECIFICATIONS.
26. TEST SURFACES FOR MOISTURE CONTENT PRIOR TO COVERING TO ENSURE THAT THE MATERIAL MOISTURE CONTENTS ARE BELOW THE MAXIMUM ACCEPTABLE LEVELS.
27. SHEATHING OF WALLS SHALL MATCH THE EXISTING FIRE RATING AND ANY NEW SHEATHING SHALL BE RATED EQUAL AND NOT LESS THAN THE EXISTING FIRE RATING.



1 SITE PLAN
Scale: 1" = 20'-0"

EVOLUTION ARCHITECTURE

City of Kirkland
Reviewed by hgalvin
07/31/2018

See Permit Conditions for additional requirements. Permit conditions are to be kept on jobsite throughout project.

BREZZA CONDOMINIUMS DECKS & EIFS REPAIRS

225 4TH AVE
KIRKLAND, WA 98033

6/4/2018
BID SET

4435 REGISTERED ARCHITECT
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

Building Enclosure COK Inspection REQUIRED

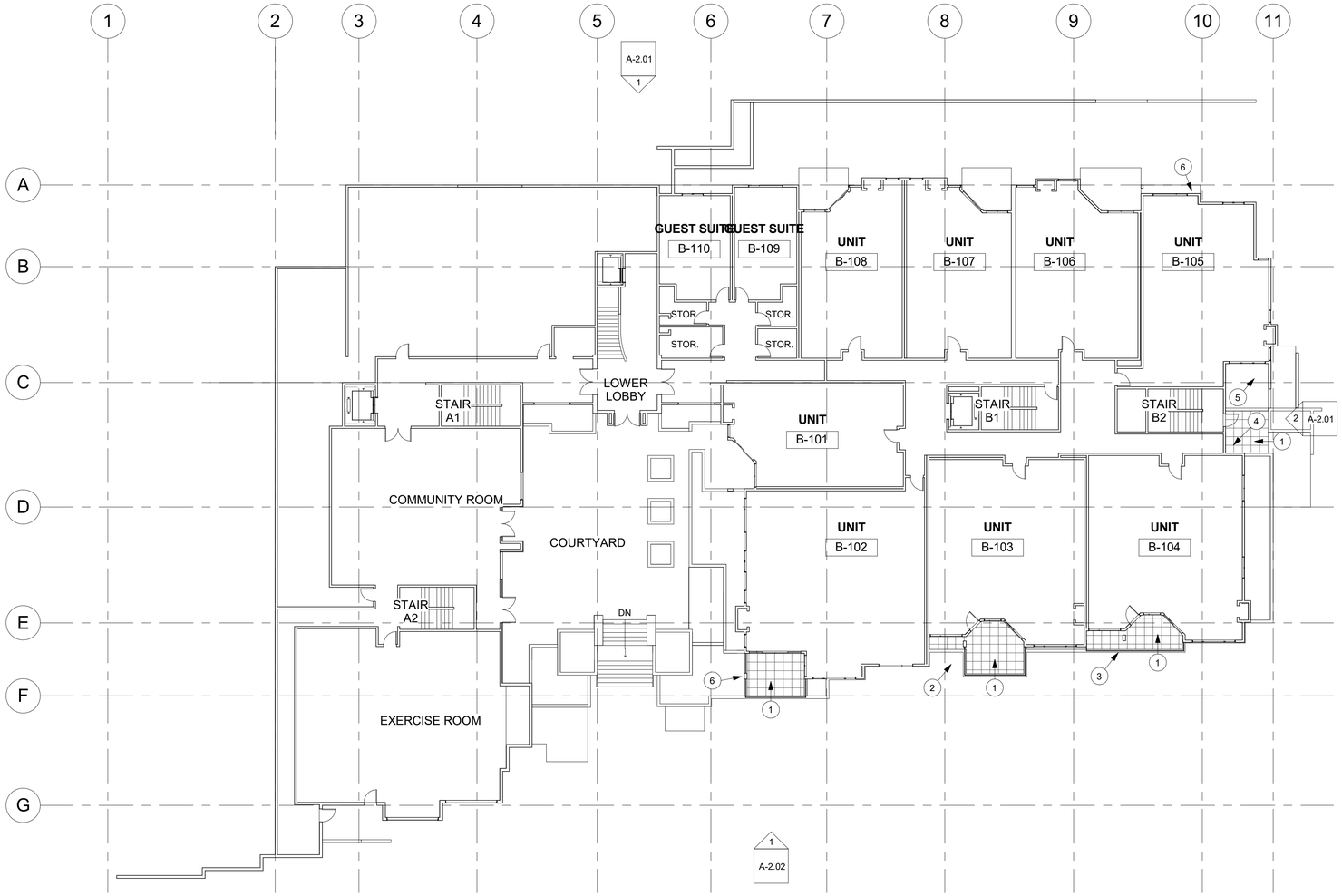
SITE PLAN & PROJECT INFORMATION

A-0.01

EVOLUTION
ARCHITECTURE -
6264 ELLIS AVE S
Seattle, Washington, 98108
ph 206 588 1282
info@evolutionarchitecture.ne

GENERAL SCOPE OF WORK NOTES

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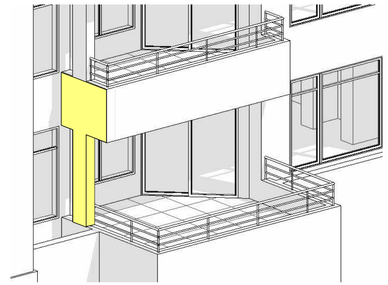


1 1ST FLOOR
Scale: 1/16" = 1'-0"

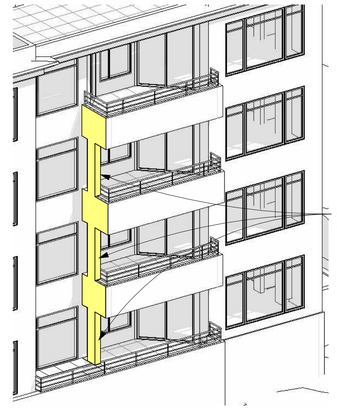
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- INSTALL NEW DRAINAGE MAT
- REINSTALL PAVERS ON NEW NEW PEDESTALS

2 UNIT B-103:
- REMOVE EIFS AND PLYWOOD SHEATHING AT SHADED AREA. TEMPORARILY LOOSEN PORTION OF HANDRAIL AND COPING TO PERFORM REPAIR WORK AT WALL.

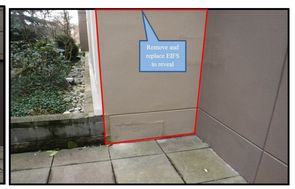


3 B-'04 STACK REPAIRS:
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4 B-104 EAST ELEVATION WALL REPAIRS:
- REMOVE AND REPLACE EIFS AT INDICATED AREAS





5 B-105 DECK WALL REPAIRS:
- REMOVE AND REPLACE EIFS AT INDICATED AREAS. TEMPORARILY LOOSEN PORTION OF HANDRAIL AND COPING TO PERFORM REPAIR WORK AT WALL.





6 REPLACE SHEATHING AND EIFS AT INVESTIGATION OPENINGS TYP.

EVOLUTION ARCHITECTURE

City of Kirkland
Reviewed by hgalvin
07/31/2018

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BREZZA CONDOMINIUMS DECKS & EIFS REPAIRS

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6/4/2018
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REVISION SCHEDULE		
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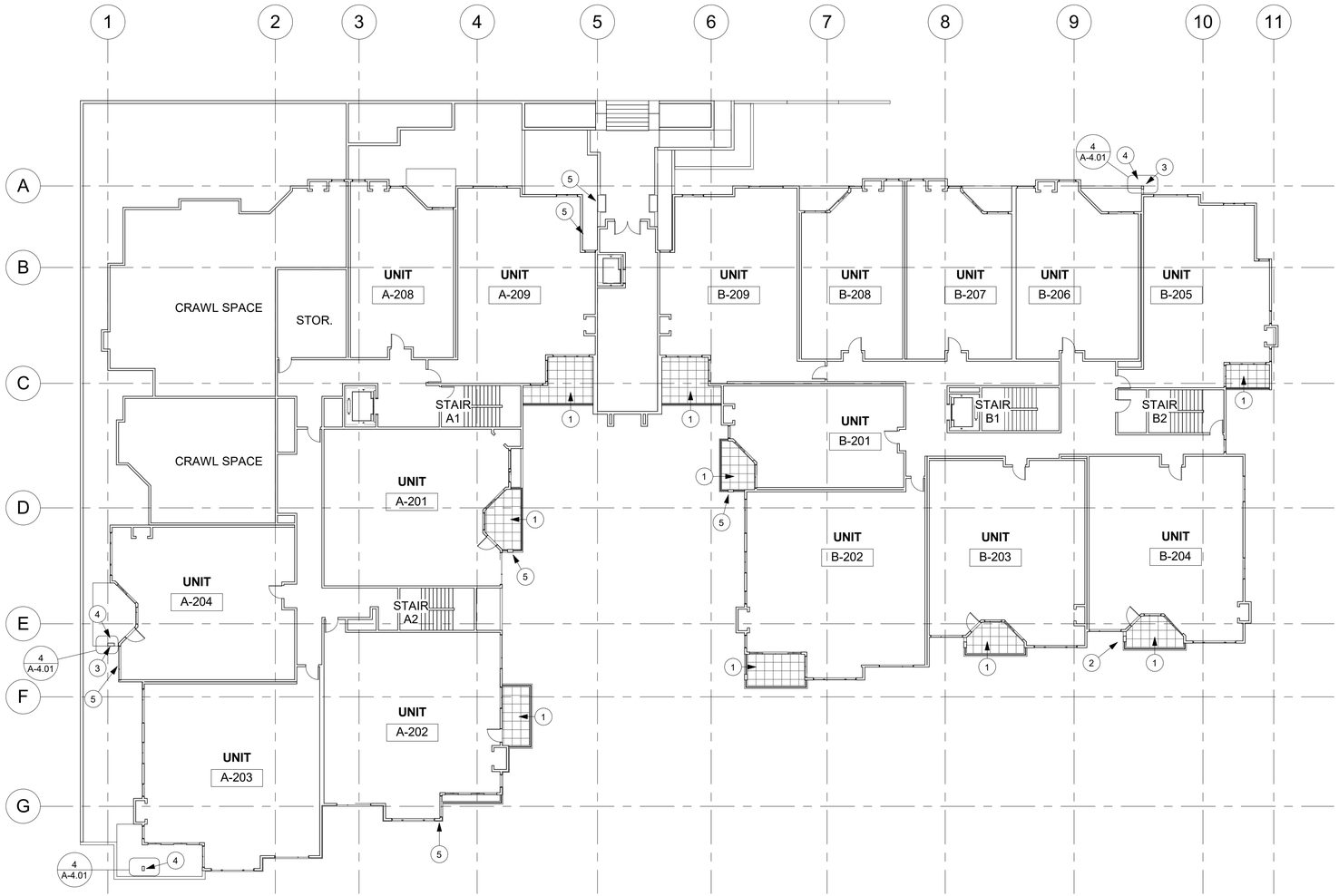
1ST FLOOR PLAN

A-1.01

EVOLUTION
ARCHITECTURE -
6264 ELLIS AVE S
Seattle, Washington, 98108
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info@evolutionarchitecture.ne

GENERAL SCOPE OF WORK NOTES

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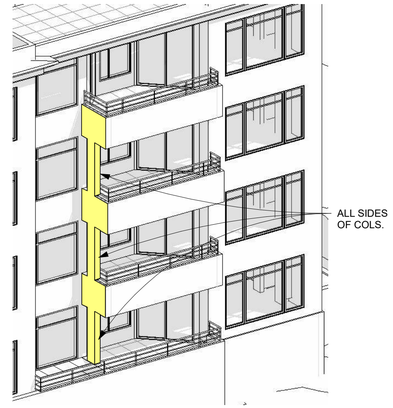


1 2ND FLOOR
1/16" = 1'-0"

2ND FLOOR KEYED NOTES

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- REMOVE EXISTING PROTECTION BOARD
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3 UNIT A-204 AND B-206:
- REMOVE AND REPLACE EIFS ALONG ALL 4 SIDES OF COLUMN AND ADJACENT PORTION OF DECK WALL.



4 DECK COLUMN REPAIRS AT GRADE LEVEL
- REMOVE AND REPLACE EIFS ALONG ALL 4 SIDES OF COLUMN. PROVIDE NEW COLUMN BASE FLASHING PER DETAILS.





5 REPLACE SHEATHING AND EIFS AT INVESTIGATION OPENINGS TYP.

EVOLUTION ARCHITECTURE

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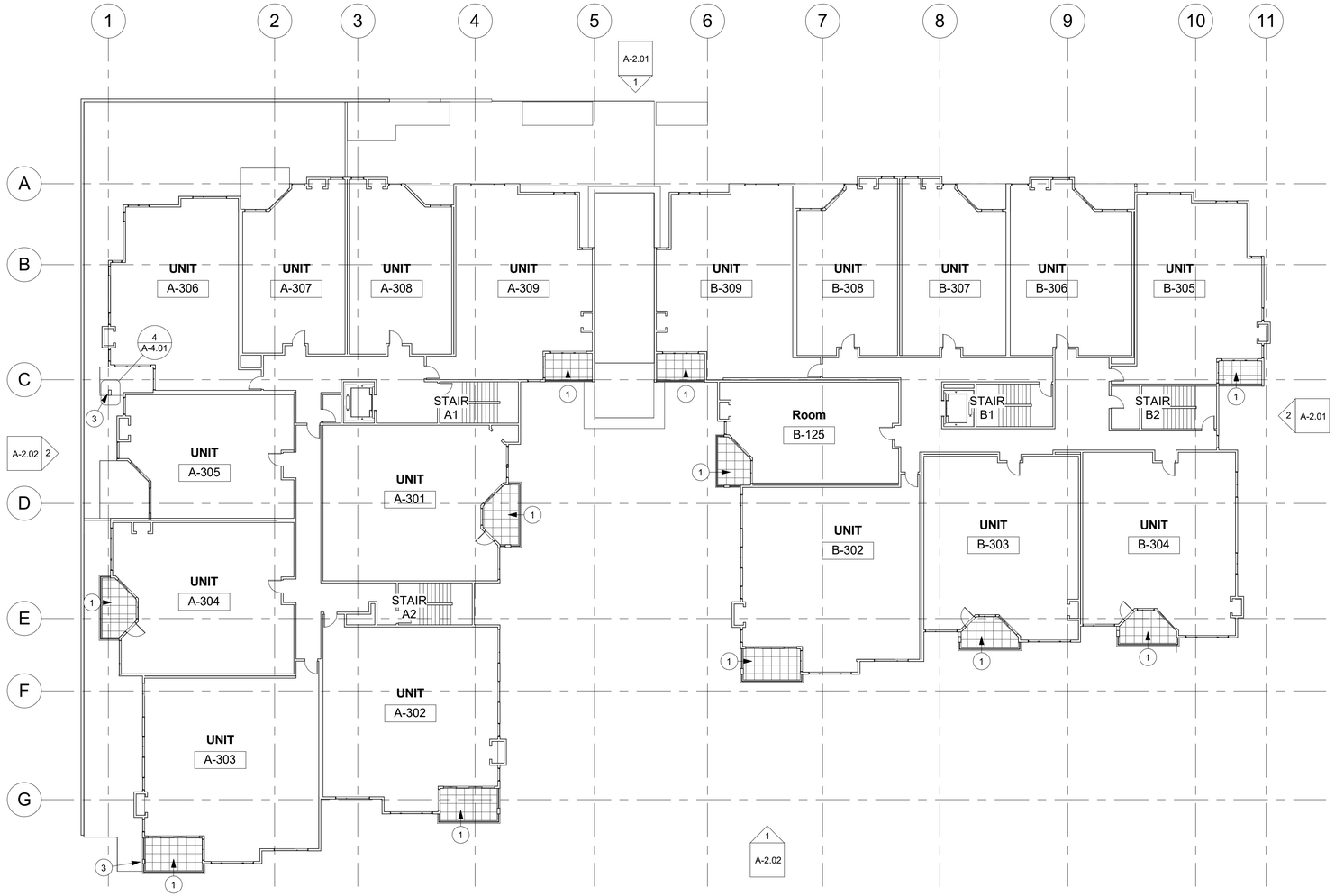
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

Building Enclosure COK Inspection REQUIRED

2ND FLOOR PLAN

A-1.02

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ARCHITECTURE -
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1 3RD FLOOR
1/16" = 1'-0"

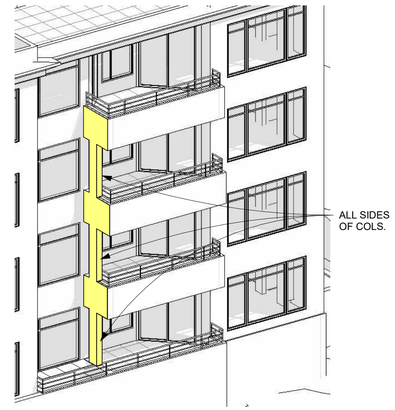
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3 REPLACE SHEATHING AND EIFS AT INVESTIGATION OPENINGS TYP.

EVOLUTION ARCHITECTURE

City of Kirkland
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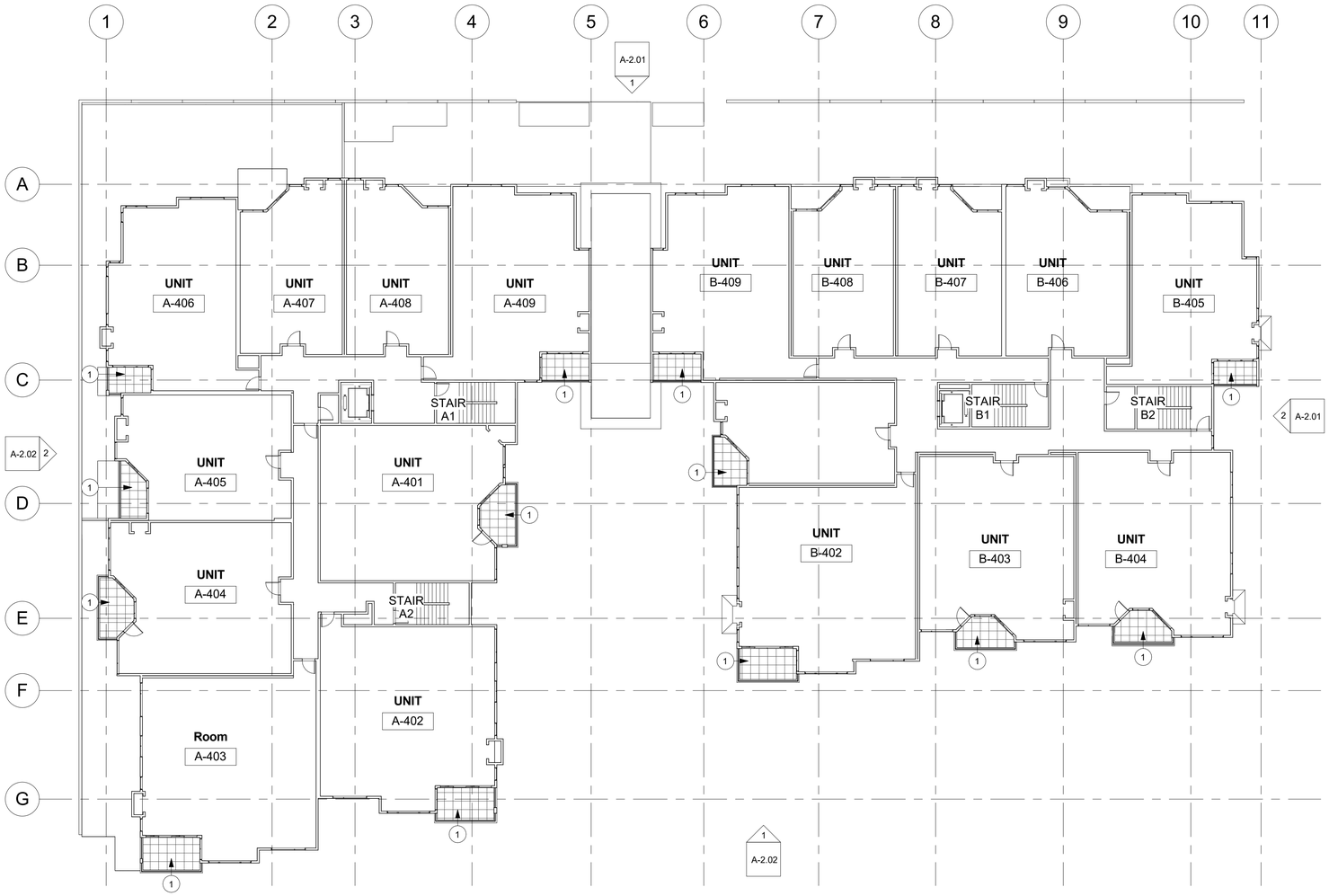
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Building Enclosure COK Inspection REQUIRED

3RD FLOOR PLAN

A-1.03

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1 4TH FLOOR
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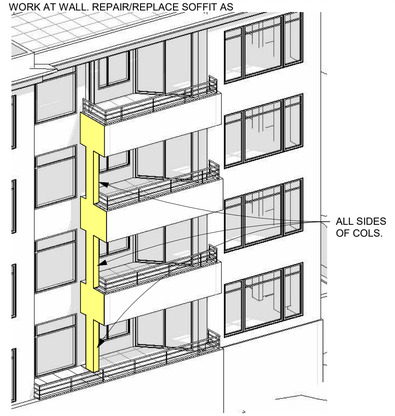
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4TH FLOOR KEYED NOTES

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2 B-'04 STACK REPAIRS:
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EVOLUTION ARCHITECTURE

City of Kirkland
Reviewed by hgalvin
07/31/2018
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BREZZA CONDOMINIUMS DECKS & EIFS REPAIRS

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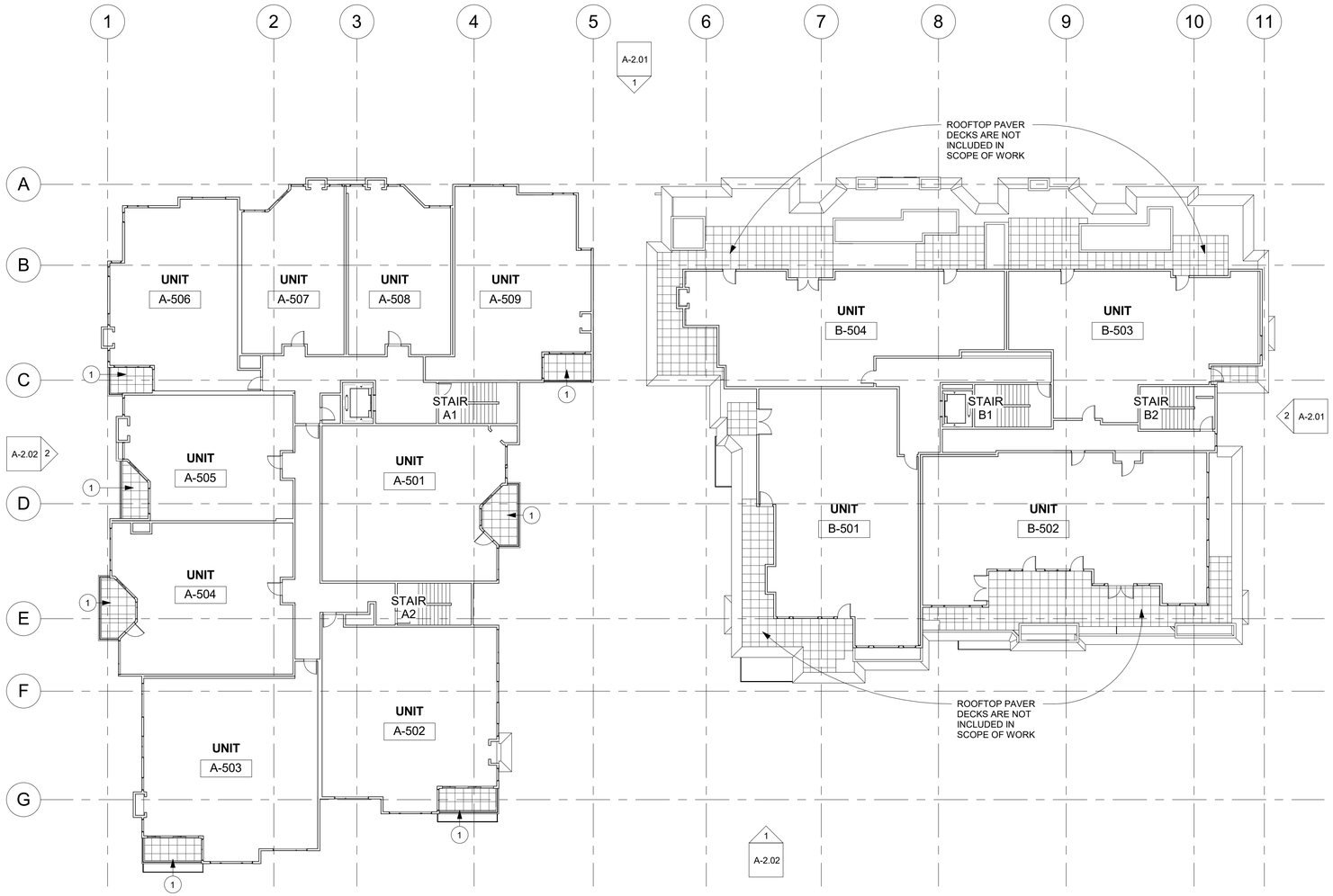
REVISION SCHEDULE		
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Building Enclosure COK Inspection REQUIRED

4TH FLOOR PLAN

A-1.04

EVOLUTION
ARCHITECTURE -
6264 ELLIS AVE S
Seattle, Washington, 98108
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1 5TH FLOOR
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GENERAL SCOPE OF WORK NOTES

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5TH FLOOR KEYED NOTES

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- INSTALL NEW DRAINAGE MAT
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EVOLUTION ARCHITECTURE

City of Kirkland
Reviewed by hgalvin
07/31/2018

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BREZZA CONDOMINIUMS DECKS & EIFS REPAIRS

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5TH FLOOR PLAN

A-1.05

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1 NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 EAST ELEVATION
Scale: 3/32" = 1'-0"

EVOLUTION ARCHITECTURE

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225 4TH AVE
KIRKLAND, WA 98033

6/4/2018
BID SET

4435 REGISTERED ARCHITECT
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

Building Enclosure COK Inspection REQUIRED

NORTH AND EAST ELEVATIONS

A-2.01

EVOLUTION
ARCHITECTURE -
6264 ELLIS AVE S
Seattle, Washington, 98108
ph 206 588 1282
info@evolutionarchitecture.ne



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

EVOLUTION ARCHITECTURE

City of Kirkland
Reviewed by hgalvin
07/31/2018
See Permit Conditions for additional requirements. Permit conditions are to be kept on jobsite throughout project.

BREZZA CONDOMINIUMS DECKS & EIFS REPAIRS

225 4TH AVE
KIRKLAND, WA 98033

6/4/2018
BID SET

4435 REGISTERED ARCHITECT
RALPH W. ALLEN
STATE OF WASHINGTON

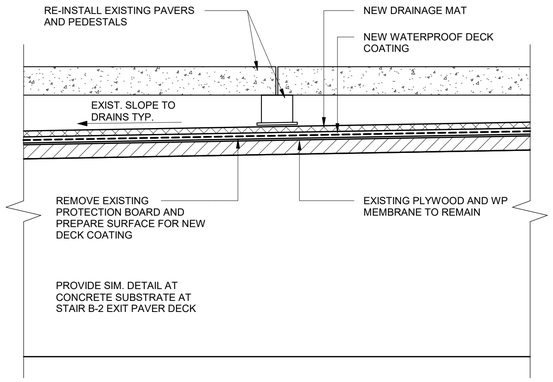
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

Building Enclosure COK Inspection REQUIRED

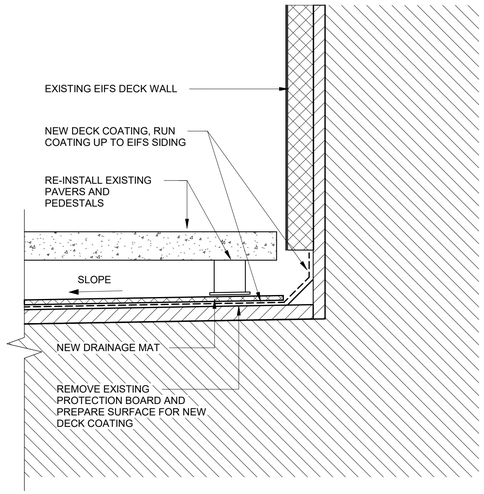
SOUTH AND WEST ELEVATIONS

A-2.02

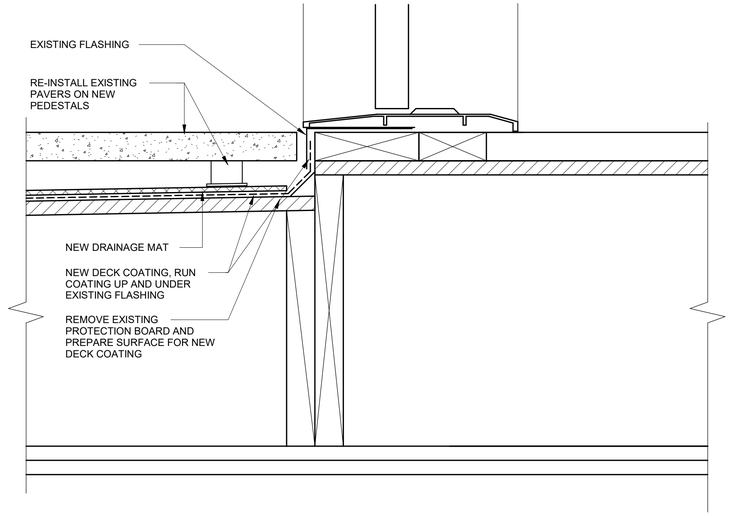
EVOLUTION
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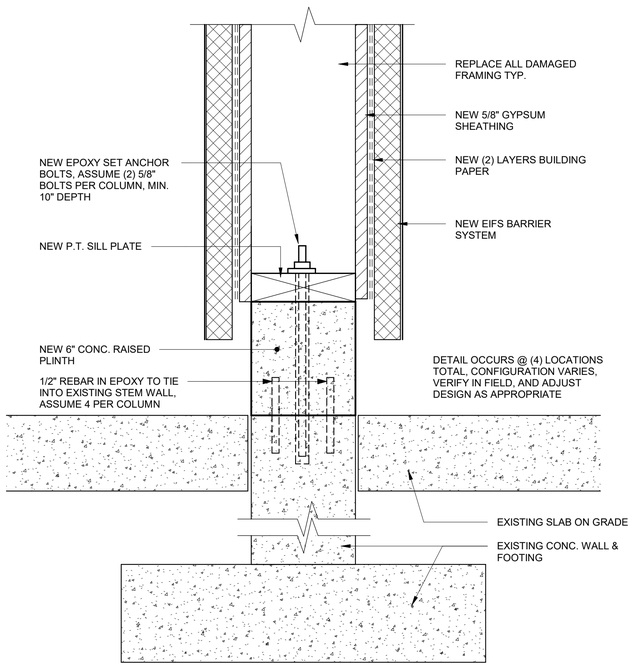
1 TYP. DECK COATING DETAIL
Scale: 3" = 1'-0"



2 DECK TO WALL DETAIL
Scale: 3" = 1'-0"



3 DECK COATING AT DOOR THRESHOLD
Scale: 3" = 1'-0"



4 COLUMN BASE DETAIL
Scale: 3" = 1'-0"

5 TYP. EIFS ASSEMBLY
Scale: 3" = 1'-0"

Proprietary products including DRYVIT are to be installed according to the manufacturer's installation sheets. Proprietary product data sheets and installation instruction are to be kept on the jobsite at all times and available to the City of Kirkland Building Inspectors.

EVOLUTION ARCHITECTURE

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DETAILS

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