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:
OVERLAY ALL EXISTING ROOFING WITH A NEW SBS ROOF SYSTEM, INCLUDING AT PENTHOUSE PAVER DECKS, AND BALLAST ROOFS. PROVIDE NEW PLANTER WATERPROOFING SYSTEM AND NEW COPING AT ALL PENTHOUSE PLANTERS. PROVIDE NEW COPINGS AND GRAVEL STOPS AT ALL ROOF PERIMETER EDGES. INSTALL NEW WATERPROOF TRAFFIC COATINGS AT UNIT PAVER DECKS AS INDICATED ON PLANS. INSTALL NEW WATERPROOFING AT COURTYARD PLANTERS AND PAVER AREAS.

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.

SHEET INDEX

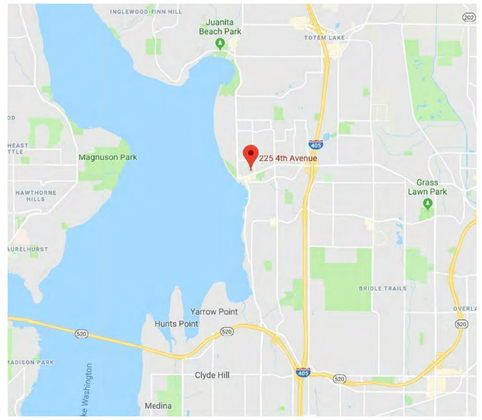
SHEET	SHEET TITLE
A-0.01	SITE PLAN & PROJECT INFORMATION
A-1.01	1ST FLOOR PLAN
A-1.02	2ND FLOOR PLAN
A-1.03	3RD FLOOR PLAN
A-1.04	4TH FLOOR PLAN
A-1.05	5TH FLOOR PLAN
A-1.06	BUILDING B 5TH FLOOR PENTHOUSE PLAN
A-1.07	6TH FLOOR PLAN
A-1.08	ROOF PLANS
A-1.09	ROOF PLAN
A-1.10	AS-BUILT ROOF PLANS
A-2.01	ELEVATIONS
A-2.02	ELEVATIONS
A-2.03	ELEVATIONS
A-3.01	DETAILS
A-3.02	DETAILS
A-3.03	DETAILS

STAGING NOTES

- PARKING SPACES 1 AND 2 ON GARAGE LEVEL P2 WILL BE MADE AVAILABLE FOR CONTRACTOR STAGING USE
- AREAS OF THE WEST SIDE OF THE COURTYARD, AS DELINEATED ON THE SITE PLAN, WILL BE MADE AVAILABLE FOR CONTRACTOR STAGING USE. ENTRANCES AND EXIT PATHS FROM THE BUILDING SHALL REMAIN ACCESSIBLE AT ALL TIMES.



3D VIEW



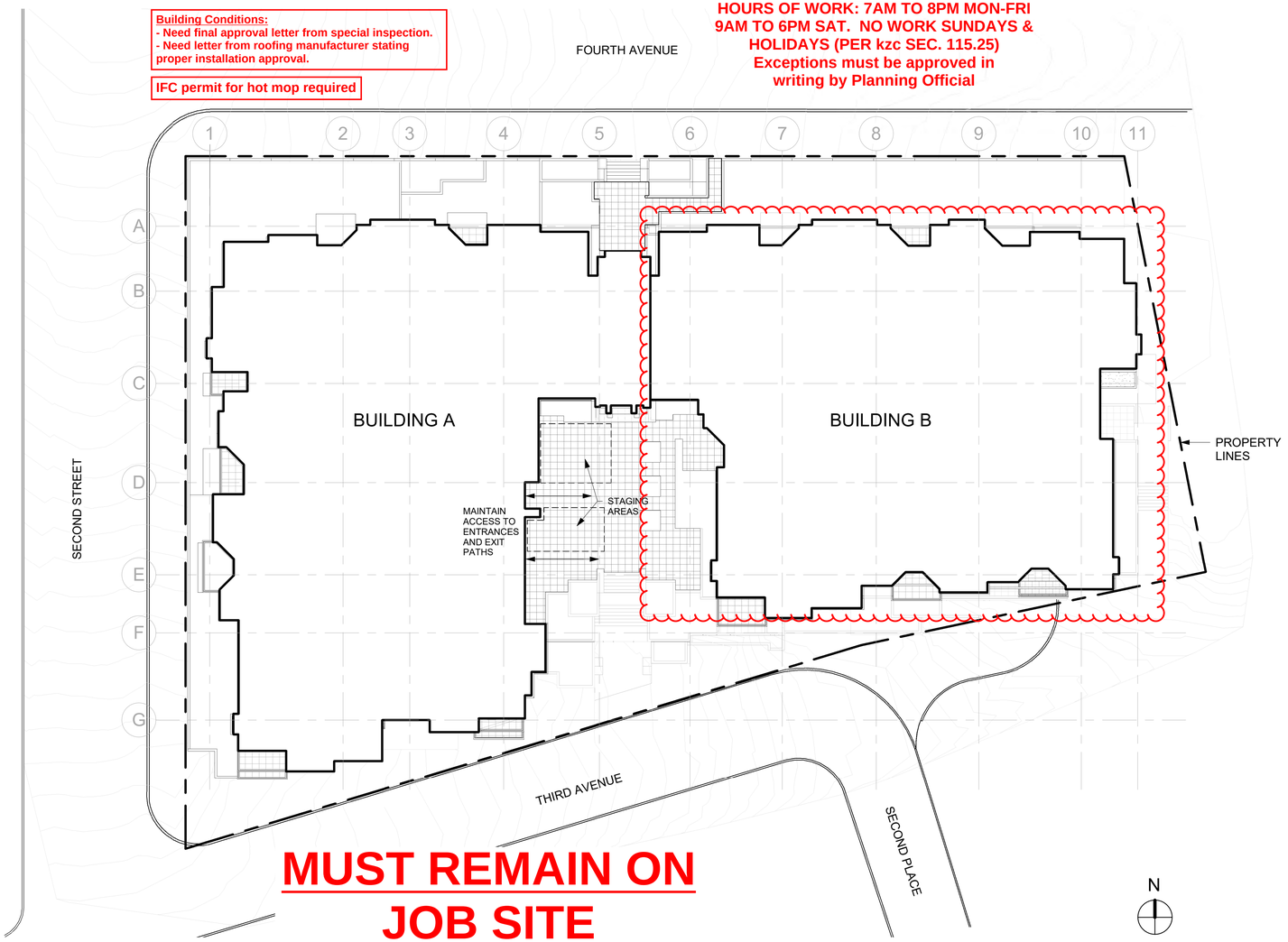
VICINITY MAP

Building Conditions:
- Need final approval letter from special inspection.
- Need letter from roofing manufacturer stating proper installation approval.

IFC permit for hot mop required

FOURTH AVENUE

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



MUST REMAIN ON JOB SITE

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

City of Kirkland
Reviewed by C. Jones
07/22/2020

EVOLUTION ARCHITECTURE

BREZZA CONDOMINIUMS EXTERIOR REMEDIATION

225 4TH AVE
KIRKLAND, WA 98033

7/27/2018
BID CHECK SET

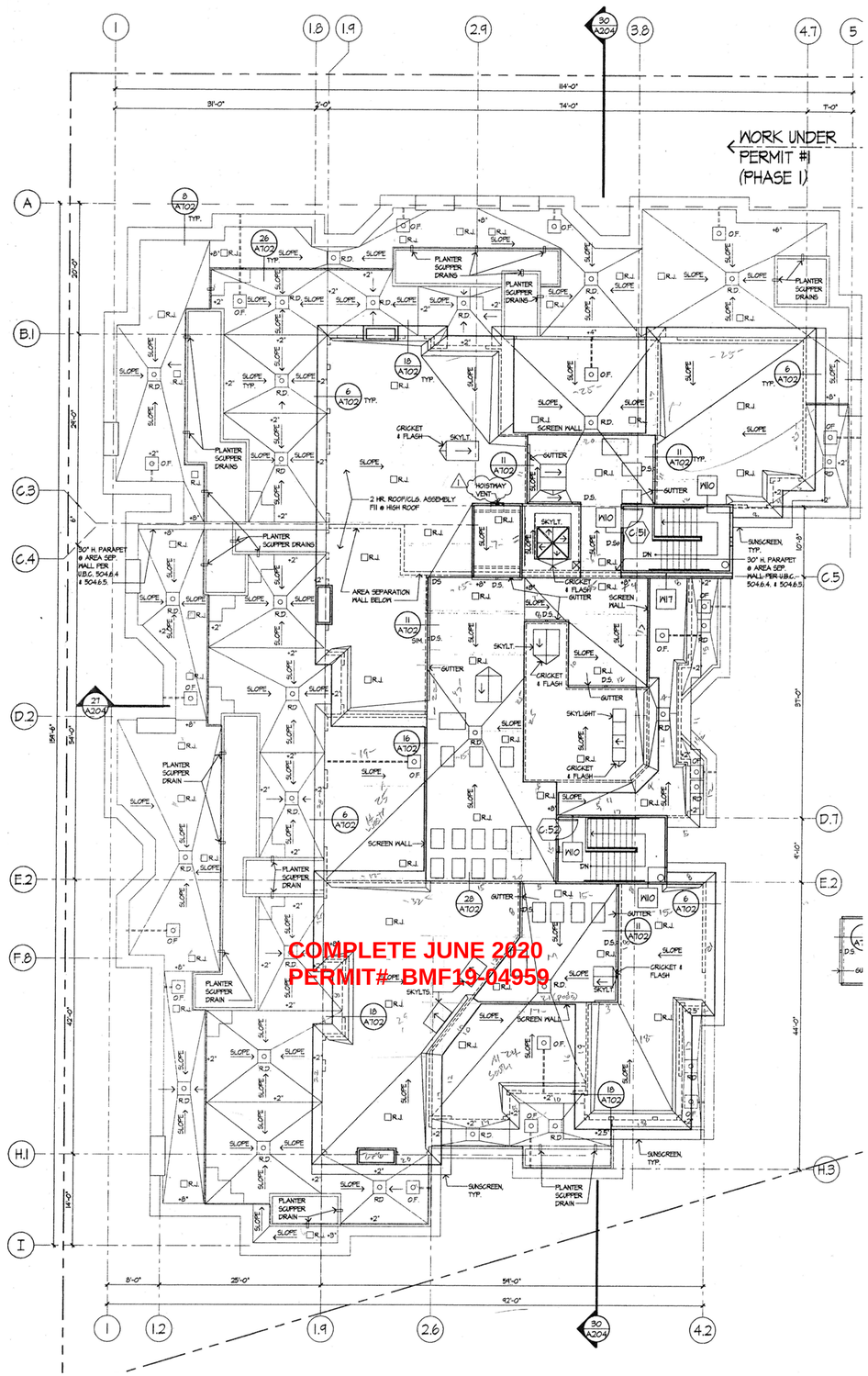
4435 REGISTERED ARCHITECT
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

SITE PLAN & PROJECT INFORMATION

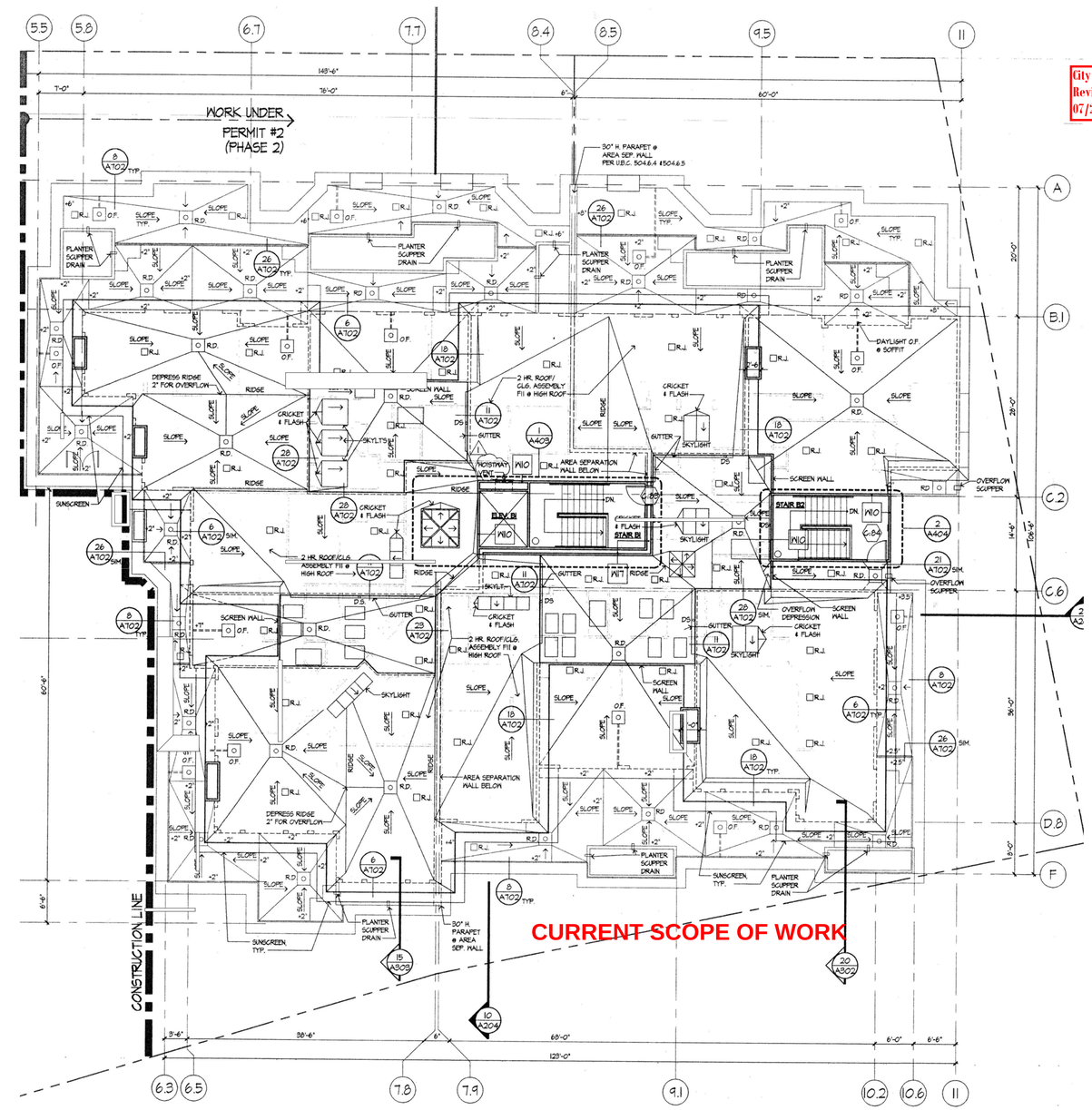
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EVOLUTION
ARCHITECTURE -
6264 ELLIS AVE S
Seattle, Washington, 98108
ph 206 588 1282
info@evolutionarchitecture.ne



1 BUILDING A REFERENCE ROOF PLAN

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



2 BUILDING B REFERENCE ROOF PLAN

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

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REVISION SCHEDULE		
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AS-BUILT ROOF PLANS

A-1.10

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