Development Services
Building Permit Cover Sheet

VERY IMPORTANT
A PRINTED COPY OF ALL APPROVED DOCUMENTS MUST REMAIN ON THE JOB SITE AND BE AVAILABLE AT ALL TIMES FOR INSPECTORS.

Fire

*FIRE STAMPS

Separate FIR for any TI work on fire alarm system.

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

INSPECTION RECORD - THIS CARD MUST BE POSTED ON SITE
Schedule an inspection by 6:00 PM for next day inspections
Schedule online at: **www.MyBuildingPermit.com**

Permit #: **BMF24-06285**

How to request an inspection:
1) Go to **http://www.MyBuildingPermit.com**
2) Select Kirkland as the Jurisdiction.
3) Select Permit Number or Address.
4) Follow the on-screen instructions.

Description of Work:
WASHINGTON SHORES II RE-CLAD-Removal of the existing cladding, glazing systems, decking, railing systems, and entry canopy and repair of all damaged framing/sheathing (in-kind) due to water intrusion and install new windows/doors, entry canopy, weather barrier systems, deck coatings and railing systems.

BUILDING ADDRESS	PARCEL NUMBER	DATE PRINTED	PERMIT TYPE	WORKCLASS	SQ FT	VALUATION
6333 LAKE WASHINGTON BLVDNE	9187710000	1/22/25	Building Multifamily	Exterior Alteration	0	

REQUIRED INSPECTIONS - DO NOT COVER ANY WORK PRIOR TO INSPECTION

Inspection	Date	Insp	Inspection	Date	Insp
BLD - Footings/Setback/UFER					
BLD - Exterior Membrane/Flashing					
BLD - Ceiling Cover					
BLD - Draft & Fire Stopping & Caulking					
BLD - Framing					
BLD - Wall Insulation					
BLD - Inspection					
BLD - Other					
FIR - Inspection					
PCD - Final					
BLD - Final					

* Note: 1st erosion control inspection is required prior to any excavation. * 2nd erosion control inspection is required after foundation backfill.
(These erosion control inspections only apply if they are listed on the above checklist)

Departmental staff: BLD is Building Dept, PW is Public Works Dept, PCD is Planning Dept, and FIR is Fire Dept

NOTE: THIS INSPECTION RECORD IS THE CERTIFICATE OF OCCUPANCY WHEN THE BUILDING FINAL INSPECTION HAS BEEN APPROVED

Building

*BLDG. STAMPS

City of Kirkland
Reviewed by: J.Moe
10/04/2024

Building Enclosure 3rd Party Inspection REQUIRED

NOTE: Expert 3rd Party Inspection of the weather barrier (aka Building Enclosure) is REQUIRED by RCW 64.55. Copies of all 3rd Party Inspection reports are to be sent to the City of Kirkland inspector and uploaded to mybuildingpermit.com.

*BLDG. DEPT. CONDITIONS -

SUBJECT TO FIELD INSPECTION – The constructed elements of this project are subject to field inspection and your inspector may not approve of site built details that are different than, or were not on the approved plans. Most changes/revisions cannot be inspected in the field without prior review and you must stay within the original scope. Any changes/revisions are to be submitted to Development Services for review prior to building them.

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.

ADDRESS NUMBERS - New and existing buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address number shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (4") high with a minimum stroke width of 0.5 inches (1/2"). IFC Sec. 505.

POST REV 1 - 9.9.2025: SEISMIC RETROFIT, VOLUNTARY LATERAL IMPROVEMENT

POST REV 2 - 12.5.25: ROOF PARAPET HEIGHT

Planning

PLANNING CONDITIONS – Contact Jake Renney, Email Jrenney@kirklandwa.gov, Phone Number 425-587-3238:
Note: consult the Kirkland Zoning Code (KZC) online at http://www.codepublishing.com/wa/kirkland/?html/KirklandZNT.html

PBD 1.PLANNING TO PERFORM FINAL INSPECTION PRIOR TO BUILDING - BUILDING PERMIT INSPECTION CARD MUST BE SIGNED OFF BY PLANNING PRIOR TO ANY REQUEST FOR FINAL BUILDING INSPECTION. You can request an inspection through www.mybuildingpermit.com. 24 HOUR ADVANCE NOTICE REQUIRED FOR INSPECTION. Please consult these conditions before scheduling a Planning inspection.

PBD 2.REVISED SITE PLAN - Any proposed changes to the approved site plan, such as but not limited to, added hard surfaces, HVAC units, accessory structures, or tree removals, must be submitted as a revision to the building permit for review and approval prior to implementation.

PBD 3.LOT COVERAGE - Any proposed increase in the total impervious and/or hardscape surfaces on the site must be submitted for review as a revision to this building permit prior to the addition of impervious/and or hardscape area.

PBD 4.ADDITION/ALTERATION TREE RETENTION - No tree removal is allowed unless approved on your site plan. No damage to tree root systems is allowed. No heavy equipment and stockpiling of materials within tree drip lines. Any additional tree removal must be authorized by the Planning & Building Department prior to removal. Call the planner noted above for more information.

PBD 5.ALL - HOURS OF CONSTRUCTION - All development activity and heavy equipment operation is restricted to 7:00 AM to 8:00 PM Monday through Friday, and 9:00 AM to 6:00 PM Saturday. Other restrictions on Saturday include: no working in the right-of-way, no work requiring inspection, and no trucking into or out of the site; however, light grading work on-site on Saturday is allowed. NO development activity or heavy equipment operation may occur on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

PBD 6.MAXIMUM NOISE LEVELS - All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC). A link to the WAC and RCW is available at http://www.kirklandwa.gov/Government/Codes_and_Laws.htm.

PBD 7.SIGNS - A sign permit must be obtained from the Planning & Building Department prior to installation of any new or additional signs. Call the Planning and Building Department at 425-587-3600 for information on sign allowances.

PBD 8.ROOFTOP APPURTENANCES - All rooftop appurtenances must be screened in accordance with Zoning Code Section 115.120.

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Planning and Building Department as a revision to the permit for review and approval by all departments prior to implementation.

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

NO TREE REMOVAL APPROVED

NO ADDITIONAL LOT COVERAGE
Any gravel pathways, mechanical unit pads, or additional hardscape must be submitted as a revision to the permit.

PLACING MATERIAL NEAR TREES
No person may conduct any activity within the protected area of any tree designated to remain, including but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction no person shall attach any object to any tree designated for protection.

PERMIT NUMBER: BMF24-06285
PROJECT NAME: WASHINGTON SHORES II RE-CLAD
SITE ADDRESS: 6333 LAKE WASHINGTON BLVD NE

Check Permit Status

https://PermitSearch.MyBuildingPermit.com

Request an Inspection

https://Inspection.MyBuildingPermit.com

03/28/2024 update

MATERIAL SYMBOL KEY

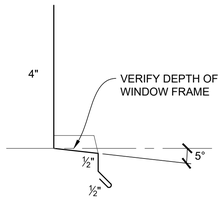
- UNDISTURBED OR COMPACTED SOIL
- CONCRETE
- MASONRY (CMU OR BRICK)
- EXPOSED WOOD
- CONTINUOUS WOOD FRAMING
- NON-CONTINUOUS FRAMING
- PLYWOOD
- GWB, ⅝" TYPE-X U.N.O.
- BATT INSULATION
- SPRAY FOAM INSULATION
- RIGID INSULATION
- SEALANT JOINT w/ BACKER ROD

ABBREVIATIONS

A.B.	AIR BARRIER
ABV.	ABOVE
AFF	ABOVE FINISHED FLOOR
AL.	ALIGN
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BE	BUILDING ENVELOPE
BLDG	BUILDING
BLW.	BELOW
BLKG	BLOCKING
B.O.	BOTTOM OF
CIP	CAST-IN-PLACE
CLG	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
DET.	DETAIL
DIA	DIAMETER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG (S)	DRAWING(S)
(E)	EXISTING
EA.	EACH
EG	EMERGENCY EGRESS
ELEV.	ELEVATOR
EXT.	EXTERIOR
FA	FLUID APPLIED
FAPF	FLUID APPLIED PENETRATION FLASHING
FC	FIBER CEMENT
FCP	FIBER CEMENT PANEL
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FLR	FLOOR
FOUND.	FOUNDATION
FR	FIRE RATING/FIRE RATED
FT	FOOT / FEET
FTG.	FOOTING
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GSM	GALVANIZED SHEET METAL
HD	HEAD
HDG	HOT-DIPPED GALVANIZED
HDR.	HEADER
HMD	HOLLOW METAL DOOR
HORZ.	HORIZONTAL
HT.	HEIGHT
HTSAM	HIGH-TEMP SELF-ADHERED MEMBRANE

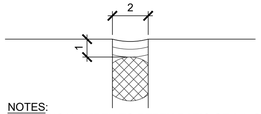
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
LF	LINEAL FOOT (FEET)
LGF	LIGHT GAUGE FRAMING
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTL	METAL
(N)	NEW
NFVA	NET FREE VENT AREA
NTS	NOT TO SCALE
o/	OVER
O.C.	ON CENTER
OPP.	OPPOSITE
OPT.	OPTIONAL
PL	PROPERTY LINE
P.T.	PRESSURE TREATED
R.O	ROUGH OPENING
R.S.	RAINSCREEN
SAM	SELF-ADHERED MEMBRANE
SHTG	SHEATHING
SF	SQUARE FOOT (FEET)
SIM.	SIMILAR
SGD	SLIDING GLASS DOOR
SOG	SLAB-ON-GRADE
SM	SHEET METAL
SPF	SPRAY FOAM INSULATION
SSTL	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
TERM.	TERMINATION
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
w/	WITH
WD	WOOD
WDW	WINDOW
WP	WATERPROOF(ING)
WRB	WEATHER RESISTIVE BARRIER

TYPICAL HEAD FLASHING



NOTES:
1. 24 GAUGE PRE-FINISHED SHEET METAL, U.N.O.
2. ½" FOLDED END DAMS, EXTEND ⅜" PAST WINDOW FRAME, EACH SIDE, TYPICAL.

TYPICAL SEALANT JOINT



NOTES:
1. TYPICAL WIDTH TO DEPTH RATIO OF 2:1, STANDARD.
2. HYBRID CELL BACKER ROD RECOMMENDED (i.e. NOMANCO SOFROD).
3. BACKER ROD TO BE 25% LARGER THAN OPENING, TYPICAL.

City of Kirkland
Reviewed by: J.Moe
10/04/2024

Building Enclosure 3rd Party Inspection REQUIRED

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PROJECT TEAM	
OWNER:	WASHINGTON SHORES II HOA
	6633 LAKE WASHINGTON BLVD NE
	KIRKLAND, WASHINGTON 98033
	CONTACT: DIANNE FESSLER
	e: dfesslerws2@gmail.com
ARCHITECT:	OAC SERVICES, INC.
	2200 1ST AVENUE S, SUITE 200
	SEATTLE, WASHINGTON 98134
	CONTACT: KERRY MAY
	e: kmay@oacsvcs.com
STRUCTURAL ENGINEER:	OAC SERVICES, INC.
	2200 1ST AVENUE S, SUITE 200
	SEATTLE, WASHINGTON 98134
	CONTACT: MARTA DZHENEVA
	e: mdzheneva@oacsvcs.com
GENERAL CONTRACTOR:	TATLEY-GRUND
	1115 N 97TH ST
	SEATTLE, WASHINGTON 98103
	CONTACT: BRANDON
	e: bkeller@tatleygrund.com
PROPERTY MANAGER	EWING & CLARK
	2110 WESTERN AVE
	SEATTLE, WASHINGTON 98121
	CONTACT: MELISSA STRATTON
	e: mstratton@ewingandclark.com

THE PROJECT WILL CONFORM TO THE FOLLOWING CODES AND STANDARDS:

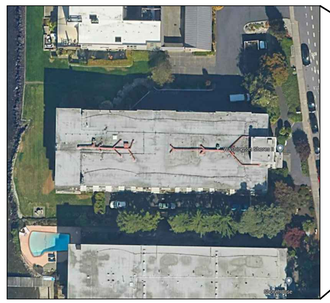
- 2021 WASHINGTON STATE BUILDING CODE (2021 IBC), AS AMENDED BY THE LOCAL JURISDICTION
- 2021 WASHINGTON STATE EXISTING BUILDING CODE (2021 IEBC), AS AMENDED BY THE LOCAL JURISDICTION
- 2021 WASHINGTON STATE ENERGY CODE (2021 WSEC), AS APPLICABLE
- REVISED CODE OF WASHINGTON (RCW)
- 2021 WASHINGTON STATE MECHANICAL CODE (2021 IMC), AS AMENDED BY THE LOCAL JURISDICTION
- 2021 WASHINGTON STATE FIRE CODE (2021 IFC), AS AMENDED BY THE LOCAL JURISDICTION
- NATIONAL ELECTRICAL CODE (NEC), AS AMENDED BY THE LOCAL JURISDICTION 2023 NEC & 2023 Kirkland Electrical Code
- UNIFORM PLUMBING CODE (UPC), AS AMENDED BY THE LOCAL JURISDICTION

AUTHORITY HAVING JURISDICTION

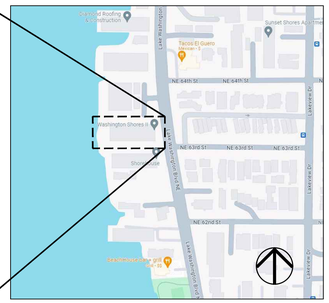
- CITY OF KIRKLAND

PROPERTY ADDRESS:	6333 LAKE WASHINGTON BLVD NE KIRKLAND, WASHINGTON 98033
NUMBER OF UNITS:	32
YEAR CONSTRUCTED:	1967
PARCEL NO.:	918771-0000
LEGAL DESCRIPTION:	WASHINGTON SHORES II - CONDOMINIUM PERCENTAGE OF VALUE XX (VARIES PER UNIT)
ORIGINAL CODE:	1964 UBC
OCCUPANCY TYPE:	R-2
CONSTRUCTION TYPE:	TYPE V-B (NON-SPRINKLERED)
BUILDING ZONE:	WD I (CITY OF KIRKLAND)
LAND SQUARE FOOTAGE:	36,635 SF

SITE PLAN



VICINITY MAP



PROJECT RENDER



WASHINGTON SHORES II

6333 LAKE WASHINGTON BLVD NE
KIRKLAND, WASHINGTON 98033

OAC
2200 First Avenue South
Suite 200
Seattle, WA 98134
t: 206.285.4900
f: 206.285.4371
w: www.oacsvcs.com

COVER SHEET

DRAWING REVISIONS

2024-0805 PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON

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DESIGN	KRM
DRAWN	
CHECK	

A-000

OAC PROJ. No.	R12-190315.00

DETAILED SCOPE OF WORK

A. DEMOLITION

1. EXTERIOR CANOPY
   a. REMOVE AND LEGALLY DISPOSE OF EXISTING WOOD-FRAMED ENTRY CANOPY AT MAIN (EAST) ENTRY.
   b. REMOVE (E) STRUCTURAL COMPONENTS TO ALLOW FOR NEW COMPONENTS TO BE INSTALLED PER THE CONSTRUCTION DOCUMENTS.
   c. PROVIDE STREET/ PEDESTRIAN PROTECTION.
   d. MAINTAIN MINIMUM (2) POINTS OF ENTRY AT ALL TIMES DURING CONSTRUCTION.

2. EXTERIOR GARAGE
   a. REMOVE AND LEGALLY DISPOSE OF EXISTING RIGID AND/OR SPRAY FOAM INSULATION AT GARAGE CEILING AND STRUCTURE.
   b. INCLUDE SCRAPING OF CEILING/STRUCTURE AND ADJOINING SURFACES.
   c. PROVIDE CARE AS TO NOT DAMAGE EXISTING ELECTRICAL, PLUMBING, SPRINKLER, ETC.
   d. PREPARE SURFACE TO RECEIVE NEW PINNED FOIL-FACED RIGID INSULATION.
   e. PREPARE AND PAINT EXPOSED BEAMS AND MATERIALS THAT ARE NOT SCHEDULED TO BE COVERED WITH NEW INSULATION (PRIOR TO INSULATION INSTALL). COORDINATE WITH MEP, AS NECESSARY, TO AVOID PAINTING ITEMS THAT SHOULD NOT BE PAINTED).

B. HAZARDOUS MATERIAL ABATEMENT

1. REFER TO SPECIFICATION 01 11 00 HAZARDOUS MATERIALS.

C. RAINSCREEN ASSEMBLIES SYSTEM WALL CLADDING AT EXTERIOR ELEVATIONS

1. REMOVE AND LEGALLY DISPOSE OF EXISTING CLADDING, TRIM, WEATHER RESISTIVE BARRIER, WINDOWS, DOORS, TRIM AND ROOFING, GUTTERS, DOWNSPOUTS, ETC.

2. REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED EXTERIOR WALL SHEATHING. FOR BIDDING PURPOSES, PROVIDE AN ALLOWANCE TO REPLACE 100% OF EXTERIOR GYPSUM SHEATHING.

3. REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED FRAMING. FOR BIDDING PURPOSES, REFER TO SHEET S2.01 FOR FRAMING ALLOWANCES.

4. REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED WALL INSULATION. FOR BIDDING PURPOSES, ASSUME 100% REPLACEMENT OF EXTERIOR WALL INSULATION AT AREAS OF WALL REPAIR.
   a. NEW WALL INSULATION TO HAVE A MIN. R-VALUE OF 3.5
   b. BASIS OF DESIGN: KNAUFF ECOBATT

5. INSTALL ⅝" FIRE-TREATED PLYWOOD IN LIEU OF PLYWOOD AND ⅝" TYPE-X GYPSUM SHEATHING. NEW FIRE-RATED PLYWOOD SHEATHING SHALL BE INSTALLED OVER EXISTING AND/OR REPAIRED FRAMING MEMBERS. FOR BIDDING PURPOSES, PROVIDE AN ALLOWANCE TO INSTALL 100% OF EXTERIOR FIRE-TREATED PLYWOOD SHEATHING.
   a. BASIS OF DESIGN: LP FLAMEBLOCK

6. INSTALL NEW WEATHER-RESISTIVE BARRIER AND SIDING SYSTEMS INDICATED ON ELEVATION SHEETS.

7. **IN GARAGE,** AT EAST AND WEST GARAGE ENTRY, INSTALL ACCENT CLADDING, AS DEPICTED IN **SHEET A**-105, FROM BASE OF WALL TO SLAB ABOVE.
   a. REFER TO **SHEET BE-506** FOR FINISHED ELEVATIONS OF ENTRY SURROUNDS.

D. WINDOWS

1. REMOVE AND LEGALLY DISPOSE OF EXISTING WINDOWS AND SLIDING GLASS DOORS (SGD).

2. PREPARE ROUGH OPENING TO RECEIVE NEW FLUID APPLIED PENETRATION FLASHING. REFER TO INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.

3. CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SO THE NEW WINDOWS AND GLIDING DOOR ASSEMBLIES CAN BE INSTALLED WITH A ⅜" MINIMUM SEALANT JOINT AT THE HEAD, JAMB AND SILL ON THE INTERIOR SIDE.

   a. CONTRACTOR TO PROVIDE OWNER AND ARCHITECT WEEKLY SCHEDULES FOR WHEN WINDOW AND GLIDING DOOR REMOVAL AND ITS INSTALLATION IS TO OCCUR.
   b. CONTRACTOR TO VERIFY IN-FIELD (E) OPERATION OF WINDOWS AND GLIDING DOORS (OR SLIDING GLASS DOORS) AND ORDER IN SAME OPERATION DIRECTION. VERIFY WITH HOA/OAC PRIOR TO ORDERING WINDOWS AND GLIDING DOORS.

4. ALL OWNER FURNITURE AND DRAPERY/ BLINDS TO BE REMOVED BY OWNER. CONTRACTOR SHALL ERECT A VISQUEEN BARRIER TO PROTECT OCCUPANTS' FURNISHINGS FROM ALL DUST AND DEBRIS, AS NECESSARY. BARRIER TO BE CONSTRUCTED 36" FROM EXTERIOR WALL.

5. CONTRACTOR TO REPLACE WINDOW LINERS IN KIND, AS REQUIRED, TO ACCEPT NEW WINDOWS AND GLIDING DOORS. WINDOW LINERS (HEAD, JAMB, SILL) ARE TEXTURED AND PAINTED GWB.

6. CONTRACTOR TO VERIFY THE CONSISTENCY OF THE EXISTING ROUGH OPENINGS PRIOR OR ORDERING NEW WINDOW AND GLIDING DOOR SO THAT THE NEW WINDOWS AND GLIDING DOORS CAN BE INSTALLED WITH AN INTERIOR SEALANT JOINT.

E. EXISTING WALL - UTILITIES AND VENTS

1. REMOVE EXISTING LIGHTS, VENTS AND OTHER EXTERIOR WALL MOUNTED UTILITIES. PROVIDE FLASHINGS AND PROPER SEALANT JOINTS AS DETAILED.

2. UNLESS NOTED OTHERWISE, PROVIDE QUICK-FLASH PENETRATION FLASHING AND WEATHER RESISTIVE BARRIER TARGET FLASHING AT ALL PENETRATIONS THROUGH THE EXTERIOR WALL.

NOTE: PENETRATIONS, TELEPHONE, WATER LINES AND ADDITIONAL EXTERIOR WALL PENETRATIONS ARE NOT ALL INDICATED ON THE ELEVATIONS SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AS-BUILT CONDITIONS FOR PRICING.

F. EXTERIOR DOORS

1. REMOVE ALL EXISTING EXTERIOR DOORS. PREPARE AND INSTALL NEW PENETRATION FLASHING AS DETAILED TO ROUGH OPENING.

2. INSTALL NEW DOORS PER **SHEET A-004**.

G. UNIT DECKS

1. REMOVE AND DISPOSE OF ALL EXISTING METAL RAILINGS AND DECK STORAGE DOORS.

2. REMOVE AND DISPOSE OF ANY EXISTING DECK FLOORING/ COVERING SYSTEM. DECK COVERING VARIES PER UNIT - CONTRACTOR TO V.I.F. EACH COVERING FOR REMOVAL.

3. INSTALL NEW ELASTOMERIC DECK WATERPROOFING MEMBRANE, INTEGRATED WITH THE VERTICAL WATERPROOFING SYSTEM.
   a. BASIS-OF-DESIGN: PACIFIC POLYMERS ELASTO-DECK 5000 W.D.A..; COLOR: CONCRETE GRAY
   b. COLOR TO BE APPROVED BY HOA PRIOR TO INSTALLATION

4. INSTALL NEW FASCIA-MOUNTED, PRE-FABRICATED INFINITY EDGE RAILING SYSTEM.
   a. BASIS-OF-DESIGN: VIEWRAIL GLASS RAILING "POST TO POST" SYSTEM (FASCIA MOUNTED) - NO TOP RAIL; POWDER-COATED BLACK POST AND CLIP SYSTEM.

H. ROOFING

1. REFER TO SPECIFICATION **SECTION 07 5419** TO ACCOMMODATERE-ROOFING SCOPE.

2. TIE-IN NEW GRAVEL STOP ROOF EDGE FLASHINGS ONLY - NO WORK TO FIELD.

3. REMOVE AND DISPOSE OF EXISTING ENTRY CANOPY (MAIN ENTRY - LAKE WASHINGTON BLVD) AND FRAMING COMPONENTS.

4. REMOVE AND DISPOSE OF EXISTING ENTRY AWNINGS AT NORTH-SIDE DOORS (STAIRWELL, NORTH ENTRY)

5. ERECT NEW EAST ENTRY CANOPY
   d. REFERENCE **SHEETS A-109, S-200, AND S-400**.
   e. REFER TO SUBMITTED VARIANCE - **REF. NUMBER: XXXXXXXXX (TBD)**

6. ERECT NEW NORTH ENTRY CANOPY
   a. REFERENCE **SHEETS A-112 ANDS-202.**

7. INSTALL NEW SINGLE-PLY ROOFING MEMBRANE, AS SPECIFIED, AND INSTALL PER THE MANUFACTURER'S STANDARD DETAILS AND AS NOTED IN THE DRAWINGS.

8. INSTALL NEW COLLECTOR BOXES AND DOWNSPOUTS
   a. EAST ENTRY - COLOR MATCH ADJACENT SIDING COLOR (SW 9162 AFRICAN GRAY)
   b. NORTH ENTRY - COLOR MATCH ADJACENT SIDING/ FASCIA COLOR (SW 7006 EXTRA WHITE)

I. GARAGE INSULATION

1. INSTALL NEW RIGID INSULATION PINNED TO CEILING OF PARKING GARAGE. R-30 MINIMUM.

2. STAGGER ALL SEAMS.

3. INSTALL WHITE WMP (BASIS OF DESIGN: LAMTEC WMP-50) FACING OVER INSULATION.

4. INCLUDE STICK PINS, APPROPRIATE ADHESIVE, APPLICABLE WASHERS AND OTHER MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

5. INSTALL COMPATIBLE CLOSED-CELL SPRAY FOAM AT ALL GAPS LARGER THAN ¼", PENETRATIONS THROUGH INSULATION, AND AROUND THE PERIMETER OF RIGID INSULATION TO ADJOINING SURFACES.

6. COORDINATE WITH PLUMBING, ELECTRICAL, HVAC AND PAINTING.

7. PROVIDE AN ALLOWANCE OF **$5,000** FOR APPLICABLE BLOCKING AND FIRE CAULKING AT GARAGE CEILING, AS NECESSARY.

J. SECURITY - FIRE SUPPRESSION

1. FOR BIDDING PURPOSES, **ASSUME 40 HOURS FOR COORDINATION OF SECURITY AND FIRE SUPPRESSION SYSTEMS (BY OTHER CONTRACTORS, UNDER SEPARATE SCOPE).**

K. EXTERIOR LEVEL 1 CONCRETE PATIO

1. REMOVE EXISTING UNIT 101 FAILING/ SETTLING CONCRETE SLAB ON GRADE PATIO. LEGALLY DISPOSE OF THE CONCRETE.
2. FORM AND POUR NEW CONCRETE SLAB ON GRADE, IN-KIND. REINFORCE WITH MILD STEEL REINFORCEMENT. STRUCTURAL REQUIREMENTS TBD.
3. BROOM FINISH.
4. INSTALL NEW SLATE TILE - MATCH ADJACENT UNIT 100.

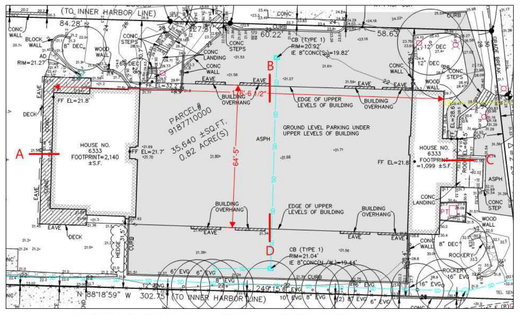
L. MISCELLANEOUS

1. ANY OCCUPANT OWNED ITEMS SUCH AS: DECK FURNITURE, BARBEQUES, TV SATELLITE DISHES, CABLE TV LINES, AIR CONDITIONING UNITS, PLANTERS AND FLAG HANGERS, AND SIMILAR WILL BE ADDRESSED BY OWNER.

M. AVERAGE BUILDING ELEVATION

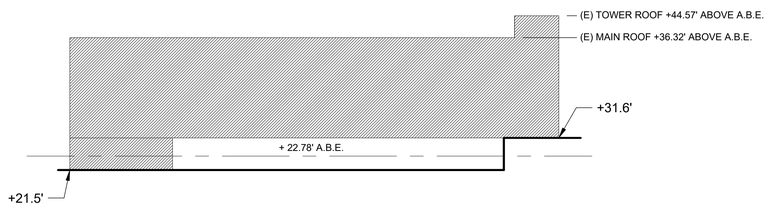
1. AVERAGE BUILDING ELEVATION ("A.B.E."), PER CITY OF KIRKLAND KZC CHAPTER 180 - PLATE 17A.

   - PER THE TOPOGRAPHIC SURVEY (DATED 09/26/18)



MIDPOINT ELEVATION	REC. SEGMENT LENGTH
A = 21.5'	a = 64.4'
B = 21.5'	b = 176.5'
C = 31.6'	c = 64.4'
D = 21.3'	d = 176.5'

(21.5)(64.4) + (21.5)(176.5) + (31.6)(64.4) + (21.3)(176.5) / (64.4 + 176.5 + 64.4 + 176.5) = 10973.84 / 481.8 = 22.78' A.B.E.



BID ALTERNATES - BASE SCOPE

1. EAST ENTRY LOBBY (MAIN) INTERIOR UPGRADES

1.1 REMOVE AND DISPOSE EXISTING FINISH FLOORING (TO SUBSTRATE) AT EAST (MAIN) ENTRY LOBBY ONLY.
   a. HARD SURFACE FLOORING
   b. REMOVE UP TO TRANSITION TO CARPET (TO REMAIN) AT CORRIDOR.

1.2 FRAME NEW PACKAGE STORAGE CLOSET, PER **SHEET A-104.**
   a. SHEATH WITH ⅝" TYPE-X GWB, FINISH (SAND, TEXTURE, PAINT) TO MATCH (E) WALL FINISH.
   b. INSTALL NEW BARN DOOR - MATCH LOBBY ENTRY WOOD DOORS (SIMPSON)
   c. BARN DOOR HARDWARE BASIS-OF-DESIGN: BARNDOOR HARDWARE TOP MOUNT ULTRA MODERN; FLAT BLACK FINISH; NYLON MK2 WHEELS; STANDARD STOP. https://barndoorhardware.com/top-mount-ultra-modern-barn-door-hardware/
   d. INSTALL NEW ADJUSTABLE TRACK RUBBERMAID SHELVING (GRAY) WITH LAMINATED FAUX WOOD SHELVING.

1.2 FLOAT NEW GYPCRETE FLOORING THROUGHOUT LOBBY, AS REQUIRED - FOR BIDDING PURPOSES, ASSUME 50% GYPCRETE REPAIR/ FLOAT TO ACCEPT NEW TILE FLOORING.

1.3 REMOVE GWB CEILING AT ENTRY LOBBY (AS NECESSARY TO INSTALL NEW RECESSED FIXTURES AND REPAIR OLD PENETRATIONS) - INSTALL NEW 4" RECESSED CAN LIGHT HOUSING, PER **SHEET A-106.**
   a. BASIS-OF-DESIGN: JUNO IC1 LED (G4 09LM), 35K, 90CRI, MVOLT EZ10
   b. TRIM: JUNO 17 HZWH
   c. ACCENT STRIP LIGHTING: ALCON LIGHTING 12100-10-R (6' FIXTURE)
   d. FINISH (TEXTURE/PAINT) GWB FOR FLUSH RECESSED ACCENT LIGHTING

1.4 REMOVED (E) MAILBOXS AND INSTALL NEW SEMI-RECESSED MAILBOX SYSTEM
   a. BASIS-OF-DESIGN: SALSBURY 4C; BLACK FINISH

1.4 REMOVE LOBBY EXIT SIGN. REPLACE WITH THE FOLLOWING:
   a. BASIS-OF-DESIGN: LITHONIA LRP 1 GC 120/277 EL N (EXIT SIGN); L2 LOBBY ONLY

1.5 FINISH AND PAINT GWB AT L2 LOBBY, PER SCHEDULE.

BID ALTERNATES - UNIT PRICING FOR OWNER OPTION

1. MULTI-SLIDE STACKING DOOR
   a. PROVIDING **UNIT PRICING** FOR OWNER-OPTION OF A 4-PANEL STACKING DOORS IN LIEU OF 4-PANEL SLIDING GLASS DOORS
   b. MANUFACTURER (BASIS-OF-DESIGN): ANDERSON E-SERIES, PER A-004 (TYPE A-A).
   c. COLOR: EXTERIOR BLACK, INTERIOR PINE.

2. BALCONY DOOR IN LIEU OF WINDOW (UNITS 204, 205, 304, 305, 404, 405 ONLY)
   a. REMOVE (E) WINDOW
   b. REMOVE WINDOW SILL FRAMING TO FLUSH WITH NEW DECK SURFACE
   c. RUN NEW DECK WATERPROOFING CONTINUOUS INTO DOOR SILL
   d. INSTALL NEW DOOR, PER THE CONSTRUCTION DOCUMENTS
   e. MANUFACTURER (BASIS-OF-DESIGN): THERMA-TRU SMOOTH STAR FULL-LITE SHAKER, FLUSH-GLAZED (CCA2400-LE)

3. SLIDING GLASS DOOR IN LIEU OF WINDOW (UNITS 100, 101 ONLY)
   a. REMOVE (E) WINDOW
   b. REMOVE WINDOWSILL FRAMING TO FLUSH WITH (E) EXTERIOR PATIO
   c. INSTALL NEW SLIDING GLASS DOOR, PER THE CONSTRUCTION DOCUMENTS
   d. MANUFACTURER (BASIS-OF-DESIGN): ANDERSON E-SERIES, PER A-004 (TYPE B-B)

4. ADD STORAGE CLOSET TO DECK ON UNIT 408
   a. MATCH (E) STORAGE CLOSET ON UNIT 409 DECK IN SHAPE, SIZE AND CONSTRUCTION.
   b. DECK MEMBRANE TO TERMINATE AGAINST CLOSET WALLS, 4" FROM SURFACE.
   c. DECK MEMBRANE TO BE INSTALLED TO THE BACK OF NEW THRESHOLD, SIMILAR TO (E) DECK STORAGE CLOSETS.

WASHINGTON SHORES II

6333 LAKE WASHINGTON BLVD NE
KIRKLAND, WASHINGTON 98033

OAC
2200 First Avenue South
Suite 200
Seattle, WA 98134
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SCOPE OF WORK

DRAWING REVISIONS

2024-0805	PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

13012 REGISTERED ARCHITECT
KERRY R. KAY
STATE OF WASHINGTON

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DESIGN	KRM
DRAWN	KRM
CHECK	

A-001

OAC PROJ. No.	R12-190315.00

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REFER TO ARCHITECTURAL SPECIFICATIONS FOR MORE INFORMATION. THE FOLLOWING NOTES, SPECIFICATIONS AND PRODUCT RECOMMENDATIONS ARE SUBJECT TO OWNER/ DEVELOPER APPROVAL. ALWAYS CONSULT MANUFACTURER'S WRITTEN LITERATURE FOR SURFACE PREPARATION, INSTALLATION REQUIREMENTS, AND ACCESSORY MATERIALS. NOT ALL PRODUCTS MAY APPLY, VERIFY WITH ARCHITECT.

THE PROJECT WILL CONFORM TO THE FOLLOWING CODES AND STANDARDS:

- **2021 WASHINGTON STATE BUILDING CODE (2021 IBC), AS AMENDED BY THE JURISDICTION**
- **2021 WASHINGTON STATE EXISTING BUILDING CODE (2021 IEBC), AS AMENDED BY THE JURISDICTION**
- **2021 WASHINGTON STATE ENERGY CODE (WSEC), AS APPLICABLE**
- **REVISED CODE OF WASHINGTON (RCW)**

A. GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE WASHINGTON STATE BUILDING CODE (IBC), 2021 EDITION.
2. THE BUILDING ENCLOSURE (BE) DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY OTHER APPLICABLE DRAWINGS FOR BIDDING PURPOSES ONLY.
3. DIMENSIONS PROVIDED ON BUILDING ENCLOSURE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR VERIFY ALL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE BUILDING ENCLOSURE CONSULTANT.
6. SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND APPROVED BY THE OWNER. INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:
   a. VERIFICATION OF STRUCTURAL MEMBER SIZES
   b. VERIFICATION OF SPECIFIED STRESS GRADES OF STRUCTURAL MEMBERS
   c. INSPECTION OF FRAMING ANCHORS, AND BOLTED AND NAILED CONNECTIONS
   d. INSPECTION OF SHEATHING NAILING SIZE, SPACING, AND INSTALLATION
   e. INSPECTION FOR COMPLETENESS OF STRUCTURAL SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS
7. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
8. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. ALL REPLACEMENT DECK POSTS SHALL BE PRESSURE-TREATED.

B. **SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS REQUIRED TO COMPLETE THE WORK.

C. **ACCESS:** THE CONTRACTOR SHALL PROVIDE SAFE PEDESTRIAN ACCESS AND EGRESS AROUND THE WORK SITE AND TO EACH DWELLING UNIT FOR THE DURATION OF THE PROJECT.

D. **SCHEDULE**: THE WORK SHALL BE EXECUTED WITHIN AN AGREEMENT TIME PERIOD, WHICH SHALL BE ESTABLISHED IN THE CONTRACT DOCUMENTS. WORK SHALL PROGRESS IN A MANNER TO ACCOMMODATE THE LEAST DISTURBANCE OF THE OCCUPANTS FOR THE LEAST AMOUNT OF TIME.

E. **WORK HOURS:** WORK HOURS ARE 8:00AM TO 4:00PM, MONDAY THROUGH FRIDAY. NO WEEKEND WORK UNLESS AUTHORIZED BY THE HOA.

F. **MOBILIZATION**: THE CONTRACTOR SHALL MOBILIZE ON-SITE WITH SUFFICIENT TOOLS, MATERIALS, AND MANPOWER TO COMPLETE THE SCOPE OF REPAIR WITHIN THE TIME PERIOD ALLOTTED BY THE CONTRACT DOCUMENTS.

G. **MISCELLANEOUS:** ANY OCCUPANT OWNED ITEMS SUCH AS: DECK FURNITURE, BARBEQUES, TV SATELLITE DISHES, CABLE TV LINES, AIR CONDITIONING UNITS, PLANTERS AND FLAG HANGERS, AND SIMILAR WILL BE ADDRESSED BY OWNER.

H. **INTERIOR SOUND, DUST, AND ODOR PROTECTION**: THE CONTRACTOR SHALL PROVIDE TEMPORARY SOUND, DUST, AND ODOR PROTECTION/ MITIGATION FOR ADJACENT OCCUPIED SPACES AT ALL TIMES THROUGHOUT THE PROJECT DURATION.

I. **NOISE ORDINANCE:** THE CONTRACTOR SHALL OBSERVE ALL NOISE ORDINANCE REQUIREMENTS, INCLUDING QUIET HOURS LIMITING THE ABILITY TO PERFORM NOISY WORK. ASSUME NOISY WORK IS LIMITED TO THE WORK HOURS.

J. **SPECIFICATIONS**: REFER TO PROJECT SPECIFICATION MANUAL ISSUED AS PART OF THE CONTRACT DOCUMENTS AND **SHEET A-003** (PRODUCT MATRIX) FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

K. **COORDINATION**: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE DRAWINGS; TO CONFIRM AND CORRELATE ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING THE WORK IN A SAFE AND RESPONSIBLE MANNER.

L. **DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS, DETAILS, OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

M. **PROJECT CLOSE-OUT:** PROJECT CLOSE-OUT DOCUMENTATION IS REQUIRED INCLUDING APPLICABLE SEC ENVELOPE COMPLIANCE FORMS AND CALCULATIONS, AND FENESTRATION NFRC RATING CERTIFICATIONS.

N. **WEATHER-RESISTIVE BARRIER (WRB)**

1. THE AIR- AND WATER-BARRIER (WRB) SHALL BE INSTALLED CONTINUOUSLY IN A MONOLITHIC STYLE. THE WRB SHALL ENCOMPASS ALL CONDITIONED SPACES ADJACENT TO THE EXTERIOR ELEMENTS; CONNECTING THE BELOW GRADE WATERPROOFING SYSTEM TO THE CONCRETE PODIUM TO THE FRAMED WALL PANELS AND ROOFING. THIS INCLUDES ALL PENETRATIONS INCLUDING WINDOWS AND DOORS AND EXTERIOR WALL PENETRATIONS. REFER TO THE BUILDING ENCLOSURE SHEETS FOR ADDITIONAL INFORMATION CLARIFYING WATERPROOFING REQUIREMENTS FOR PIPE, DUCT AND SIMILAR PENETRATIONS THROUGH EXTERIOR WALLS. THESE PENETRATIONS MAY BE ADDRESSED BY THE USE OF A TARGET DETAIL WITH SEALANT OR BY THE USE OF FLASHING PANEL INTEGRATED WITH THE AIR- AND WATER-BARRIER SYSTEM.
2. ALL SEAMS (VERTICAL AND HORIZONTAL) ARE TO RECEIVE A CONTINUOUS BEAD OF SEALANT AND TO BE ROLLED OR PRESSED TO ENSURE A CONTINUOUS SEAL.
3. APPROVED PRODUCTS:
   a. VAPROSHIELD: WRAPSHIELD SA
4. SUPPLEMENTAL MATERIALS:
   a. VAPROSHIELD: VAPORLIQUI-FLASH
   b. VAPROSHIELD: VAPROTAPE
   c. VAPROSHIELD: VAPRO SHIMS
   d. DOWSIL: 758 WEATHER BARRIER SEALANT
5. ALTERNATE MATERIALS:
   a. CONSULT ARCHITECT

O. **WINDOW PENETRATION FLASHING SEQUENCE**

1. REFERENCE APPROVED WINDOW WRAP SEQUENCE - **SHEET BE-500**
2. INSTALL A "PAN" FLASHING ASSEMBLY AT THE SILL AND PENETRATION FLASHINGS AT THE JAMBS AND HEAD FOR STOREFRONT AND FLANGED WINDOW ASSEMBLIES. PENETRATION FLASHING SYSTEM TO BE CONTINUOUS AT HEAD, JAMBS, AND SILL; SEAL CORNERS WITH FLEXIBLE MEMBRANE (SAM), PER THE WINDOW WRAP SEQUENCE. THIS PENETRATION FLASHING WILL PROTECT THE FRAMING AND DIRECT SUBSEQUENT MOISTURE TO THE SILL AND EJECT TO THE EXTERIOR.
3. AFTER STOREFRONT OR FLANGED WINDOWS ARE INSTALLED, PROVIDE A CONTINUOUS SEALANT JOINT WITH BACKER ROD AT THE INTERIOR SHOULDER OF THE WINDOW/DOOR. SIZE THE ROUGH OPENING TO ALLOW FOR THE INSTALLATION OF A SEALANT JOINT AND BACKER ROD. SEALANT JOINT TO BE A MINIMUM OF 3/8". OAC RECOMMENDS A HYBRID BACKER ROD (*RECOMMENDED PRODUCT: NOMACO: SOF ROD*).

P. **EXPOSED METAL FLASHING**

1. FOR WINDOW AND SLIDING GLASS DOOR HEADS, BOTTOM WALL, DECK EDGE, ROOFING, TRIM, AND OTHER EXPOSED METAL FLASHING.
   a. PROVIDE A 24 GAUGE, PRE-FINISHED SHEET METAL FLASHING WITH A "KYNAR 500" FINISH (OR AS NOTED ON DRAWINGS).
   b. PROVIDE 0.025-INCH STAINLESS STEEL FLASHING AT SILL PANS AND ROOF TRANSITIONS, UNLESS NOTED OTHERWISE IN THE DRAWINGS.

Q. **NON-EXPOSED METAL FLASHING**

1. FOR SADDLES, BOOTS, AND OTHER NON-EXPOSED METAL FLASHING.
   a. PROVIDE A 24 GAUGE, FULLY SOLDERED SHEET METAL, HOT-DIPPED GALVANIZED G-90, UNLESS NOTED OTHERWISE IN THE DRAWINGS.
2. EXTERIOR WALL PENETRATION FLASHING PANELS (WHERE APPLICABLE).
   a. WEATHERPROOFING PRODUCTS INC.: QUICKFLASH
3. AIR SEAL FLEXIBLE FLASHING.
   a. PROTECTOWRAP: PS 45 (FOIL-FACED BUTYL)

R. **UNIT DECK MEMBRANE WATERPROOFING**

1. TO BE INSTALLED MONOLITHICALLY DIRECTLY TO NEW PLYWOOD SHEATHING AT ALL WEST-FACING UNIT DECKS.
   a. ALL DECKS TO SLOPE 2% (¼" PER 12") MINIMUM AWAY FROM BUILDING.
   b. DECK TO WALL AND DECK EDGE FLASHING TO BE INTEGRATED, PER THE CONSTRUCTION DOCUMENTS.
   c. REFER TO MANUFACTURER'S WRITTEN LITERATURE FOR RECOMMENDED DETAILS.
2. APPROVED PRODUCTS:
   a. PACIFIC POLYMERS: ELASTO-DECK 5000 X2
   b. SIKA: MASTERSEAL PEDESTRIAN TRAFFIC 1500
   c. WESTCOAT: STAMP-IT EXTERIOR
3. ALTERNATE MATERIALS:
   a. CONSULT ARCHITECT

S. **WINDOW TESTING**

1. FIELD WATER PENETRATION RESISTANCE TESTING, AS REQUIRED BY RCW 64.55.050(1)(a).
2. PERFORMANCE REQUIREMENTS:
   a. GENERAL: PROVIDE WINDOWS CAPABLE OF COMPLYING WITH PERFORMANCE REQUIREMENTS INDICATED, BASED ON TESTING MANUFACTURER'S WINDOWS THAT ARE REPRESENTATIVE OF THOSE SPECIFIED, AND THAT ARE OF TEST SIZE REQUIRED BY AAMA/WDMA 101/I.S.2/NAFS.
   b. NO WATER LEAKAGE AS DEFINED IN AAMA/WDMA/CSA REFERENCED TEST METHODS AT A WATER TEST PRESSURE EQUALING THAT INDICATED, WHEN TESTED ACCORDING TO AAMA/WDMA/CSA 101/I.S.2/A440, WATER PENETRATION RESISTANCE TEST.
3. TESTING SERVICES: TESTING AND INSPECTION OF INSTALLED WINDOWS AND GLIDING DOORS SHALL TAKE PLACE AS FOLLOWS:
   a. TESTING METHODOLOGY: TESTING OF WINDOWS FOR WATER RESISTANCE SHALL BE PERFORMED ACCORDING TO ASTM E 1105.
4. FIELD WATER RESISTANCE TESTING PRESSURES:
   a. VINYL-FLANGED WINDOWS AND SLIDING GLASS DOORS - FIELD WATER RESISTANT TEST PRESSURE = AS INDICATED ON THE MANUFACTURER-PROVIDED LABEL BUT NO LESS THAN 3.0 PSF.
5. FIELD WATER RESISTANCE TESTING PROCEDURES:
   a. TEST PRESSURE: TWO-THIRDS TIMES DESIGN TEST PRESSURE REQUIRED TO DETERMINE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440 PERFORMANCE GRADE INDICATED OR AS SPECIFIED.
   b. ALLOWABLE WATER INFILTRATION: NO WATER PENETRATION.
6. TESTING EXTENT: ONE FLANGED WINDOW AND GLIDING DOOR AND STOREFRONT OF EACH TYPE (TYPICALLY LARGEST, MOST COMMON CONFIGURATION) AS SELECTED BY ARCHITECT OR BUILDING ENVELOPE CONSULTANT. TESTING SHALL OCCUR AFTER PERIMETER SEALANTS HAVE CURED.
7. FAILED WATER TESTED ASSEMBLIES SHALL BE CORRECTED OR REPAIRED ON A WHOLESALE BASIS BY THE MANUFACTURER AND CONTRACTOR, AND BE RE-TESTED UNTIL SPECIFIC WINDOW TYPE PASSES TWO CONSECUTIVE TESTING WITHOUT A FAILURE.
8. REMEDIATE OR REMOVE AND REPLACE NON-COMPLYING WINDOWS AND GLIDING DOORS AND RE-TEST, AS SPECIFIED ABOVE.
   a. INITIAL TESTING IS PAID FOR BY THE OWNER. ANY ADDITIONAL TESTING OF FAILURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. INITIAL TESTING INCLUDED IN ARCHITECT/BUILDING ENCLOSURE CONSULTANT'S SCOPE OF WORK. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
10. PREPARING FOR TEST AND INSPECTION REPORTS.
    a. ADJUSTING, CLEANING, AND PROTECTION.
    b. LUBRICATE HARDWARE AND MOVING PARTS.
    c. ADJUST OPERATING PANELS AND SCREENS TO PROVIDE A TIGHT FIT AT CONTACT POINTS AND WEATHER STRIPPING FOR SMOOTH OPERATION, WITHOUT BINDING, AND WEATHERTIGHT CLOSURE.
    d. ADJUST HARDWARE FOR PROPER ALIGNMENT, SMOOTH OPERATION, AND PROPER LATCHING WITHOUT UNNECESSARY FORCE OR EXCESSIVE CLEARANCE.
    e. CLEAN FRAME SURFACES IMMEDIATELY AFTER INSTALLING SLIDING DOORS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. AVOID DAMAGING PROTECTIVE COATINGS AND FINISHES. RECOMMEND TEMPORARY COVERING OF SILL TRACK TO PREVENT CONSTRUCTION DEBRIS FROM CLOGGING WEEPS.
    f. CLEAN GLASS IMMEDIATELY AFTER INSTALLING WINDOWS AND SLIDING DOORS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. REMOVE NONPERMANENT LABELS AND CLEAN SURFACES.
    g. REMOVE AND REPLACE GLASS THAT HAS BEEN BROKEN, CHIPPED, CRACKED, ABRADED, OR DAMAGED DURING CONSTRUCTION PERIOD.
    h. PROTECT STOREFRONT, WINDOW AND SLIDING DOOR SURFACES FROM CONTACT WITH CONTAMINATING SUBSTANCES RESULTING FROM CONSTRUCTION OPERATIONS. IN ADDITION, MONITOR SLIDING DOOR SURFACES ADJACENT TO AND BELOW EXTERIOR CONCRETE AND MASONRY SURFACES DURING CONSTRUCTION FOR PRESENCE OF DIRT, SCUM, ALKALINE DEPOSITS, STAINS, OR OTHER CONTAMINANTS. IF CONTAMINATING SUBSTANCES DO CONTACT SLIDING DOOR SURFACES, REMOVE CONTAMINANTS IMMEDIATELY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
    i. RE-FINISH OR REPLACE STOREFRONTS, WINDOWS AND SLIDING DOORS WITH DAMAGED FINISHES.
    j. REPLACE DAMAGED COMPONENTS.

T. **MOCK-UPS**

1. CONTRACTOR TO PROVIDE AN IN-SITU MOCK-UP AT A LOCATION AS SELECTED BY THE DESIGN TEAM. MOCK-UP SHOULD INCLUDE (BUT NOT LIMITED TO):
   a. ROUGH OPENING/ WINDOW INSTALLATION
   b. ROUGH OPENING/ SLIDING GLASS DOOR INSTALLATION
   c. WEATHER-RESISTIVE BARRIER TIE-IN TO ROUGH OPENING
   d. ASSOCIATED METAL AND FLEXIBLE FLASHING
   e. PRIMARY CLADDING RAINSCREEN SYSTEM
   f. DECK MEMBRANE FLASHING AND FINISHED COATING
   g. UNIT DECK RAILING

U. **SEALANT PULL TESTS**

1. CONDUCT PULL TESTS TO VERIFY ADHESION.
2. ARRANGE FOR SEALANT MANUFACTURER, APPROVED REPRESENTATIVE, OR BUILDING ENCLOSURE CONSULTANT TO PERFORM TESTS.
3. CONDUCT PERIODIC PULL TESTS THROUGHOUT THE COURSE OF CONSTRUCTION. RECOMMEND MINIMUM THREE (3) TESTS.
4. COORDINATE WITH SEALANT MANUFACTURER'S INSTALLATION DOCUMENTS REGARDING SURFACE PREPARATION AND PRIMING REQUIREMENTS.

V. **SITE VISITS**

1. CONTRACTOR RESPONSIBLE FOR SCHEDULING PERIODIC SITE VISITS FOR BUILDING ENCLOSURE CONSULTANT WITH A CONTRACTOR REPRESENTATIVE TO DISCUSS THE AS-BUILT CONDITIONS, DETAILS, AND SITE QUESTIONS.
2. THE FOLLOWING "MILESTONES" ARE TO BE COORDINATED WITH OAC TO MAKE SITE OBSERVATIONS ONCE COMMENCED (1-2 DAYS AFTER PHYSICAL INSTALL START)
   a. HORIZONTAL DECK WATERPROOFING SYSTEM (LAYOUT AND PRE-STRIPPING, INITIAL INSTALL AND DETAILING, TERMINATIONS)
   b. ROUGH OPENING PENETRATION FLASHING, WINDOW INSTALLATION
   c. AIR- AND WATER-BARRIER TIE-IN, ASSOCIATED METAL FLASHING
   d. ALUMINUM STOREFRONT ENTRY SYSTEMS (PENETRATION FLASHING, SUB SILL PAN INSTALLATION, INTEGRATION WITH AWB)
   e. METAL COPING FLASHING
   f. UNIT DECK RAILINGS
3. REQUIRES MINIMUM 48 HOURS NOTICE PRIOR TO SITE VISIT
4. CLIENT TO PROVIDE REPORT DISTRIBUTION LIST

W. **TEMPORARY UTILITIES AND CONTRACTOR STAGING AND STORAGE**

1. TEMPORARY POWER: THE CONTRACTOR CAN UTILIZE BUILDING OUTLETS ONLY IF PRIOR APPROVAL IS GIVEN BY THE OWNER AND ONLY IN HIGH NEED AND SHORT DURATIONS. THE CONTRACTOR IS TO ASSUME ALL POWER NEEDS WILL COME FROM GENERATORS.
   a. CONTRACTOR TO UTILIZE NOISELESS GENERATORS AT ALL TIME FOR TEMPORARY POWER REQUIREMENTS.
2. STAGING: STAGING OF DUMPSTERS TO BE ON HARDSCAPES AND NOT ON ANY SOFTSCAPES. THE CONTRACTOR WILL BE RESPONSIBLE IN PROVIDING LOCATIONS OF DUMPSTERS PRIOR TO COMMENCING CONSTRUCTION FOR OWNER APPROVAL.
3. FOR BIDDING PURPOSES ASSUME THAT A JOB TRAILER WILL BE REQUIRED.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SECURITY OF TOOLS, MACHINERY AND SIMILAR. AN AREA ACCEPTABLE TO THE OWNER AND THE CONTRACTOR WILL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION.

X. **LANDSCAPING**

1. CONTRACTOR TO PHOTO DOCUMENT ALL EXISTING LANDSCAPING AND SPRINKLER SYSTEM PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION SECTION 01 3200 CONSTRUCTION PROGRESS DOCUMENTATION AND SECTION 01 5639 TREE AND PLANT PROTECTION.
2. CONTRACTOR TO CONSULT OWNER'S REP AND ARCHITECT PRIOR TO REMOVAL OF ANY LANDSCAPING ELEMENTS AS NEEDED TO PERFORM WORK.
3. CONTRACTOR AND APPROPRIATE SUBCONTRACTOR TO VERIFY AND TEST EXISTING SPRINKLER SYSTEM.
   a. LOCATE AND REMEDIATE ANY MALFUNCTIONS TO THE SPRINKLER SYSTEM.
   b. PROTECT EXISTING SPRINKLER SYSTEM FOR THE DURATION OF THE PROJECT
   c. PROVIDE AN ALLOWANCE FOR FOLLOW-UP TESTING AND REPAIRS, AS NECESSARY, AFTER CONSTRUCTION.
4. AT THE END OF THE PROJECT, LANDSCAPING IMPROVEMENTS AND RE-PLANTING WILL BE PERFORMED BY OTHERS.

Y. **PROJECT CLOSE OUT**

1. UPON COMPLETION OF WORK, ALL BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER, THE SITE CLEANED, AND ANY LANDSCAPING THAT WAS AFFECTED RE-INSTALLED OR REPLACED IF DAMAGED.
2. SUBMIT OPERATIONS AND MAINTENANCE MANUAL INCLUDING ALL PRODUCT AND INSTALLATION WARRANTIES IN A BOUND MANUAL TO THE OWNER.

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GENERAL BUILDING ENCLOSURE NOTES

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STATE OF WASHINGTON

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SECTION 01 40 00 QUALITY ASSURANCE

PRE-INSTALLATION MEETING

HOLD INDIVIDUAL PRE-INSTALLATION MEETINGS, AS NECESSARY, PRIOR TO THE START OF WORK OF EACH ENCLOSURE-RELATED TRADE WORK (I.E. INSULATION, ROOFING, WEATHER BARRIERS, WINDOW INSTALLATION, SIDING, ETC.) TO ENSURE PROPER COORDINATION AND INSTALLATION OF THE BUILDING ENVELOPE SYSTEMS. REPRESENTATIVE OF ALL INVOLVED PARTIES SHOULD BE PRESENT INCLUDING OWNER, GENERAL CONTRACTOR, SUBCONTRACTOR, ARCHITECT, BUILDING ENCLOSURE CONSULTANT, AND SPECIFIC PRODUCT MANUFACTURER REPRESENTATIVES. APPLICABLE SUBMITTAL ITEMS SHOULD BE REVIEWED AND APPROVED PRIOR TO PRE-INSTALLATION MEETINGS.

TRADE CONTRACTOR'S ARE ENCOURAGED TO PROVIDE VALUE ENGINEERING SUGGESTIONS AND MAY SUBMIT ALTERNATE PRODUCTS FOR REVIEW AND APPROVAL BY OWNER/CONTRACTOR AND ARCHITECT/BUILDING ENVELOPE CONSULTANT. ALLOW ADDITIONAL TIME FOR REVIEW AND APPROVALS.

MOCK-UPS

EACH TRADE CONTRACTOR SHALL COMPLETE A MOCK-UP OF THEIR WORK TO DETAIL THE CORRECT MATERIALS, METHODS, SEQUENCING, AND INTERFACING OF THEIR WORK WITH OTHER TRADES FOR REVIEW AND APPROVAL BY OWNER/CONTRACTOR AND BUILDING ENVELOPE CONSULTANT. THE MOCK-UP WILL SERVE AS THE APPROVED METHOD OF INSTALLATION AND THE MODEL FOR ALL WORK IN PLACE ON THE PROJECT. THE MOCK-UP WILL BE IN-SITU, COMPLETED AS AN INTEGRAL PART OF FINAL WORK IN PLACE AT THE DISCRETION OF THE OWNER.

SPECIFICATION NUMBER	PRODUCT	APPLICATION	PRODUCT RECOMMENDATIONS		COMMENTS
			PRIMARY	ALTERNATE(S)	
03 3000 CAST IN PLACE CONCRETE	PENETRATING SEALER (CLEAR)	WATER REPELLANT FOR EXPOSED C.I.P. WALLS ENCOMPASSING CONDITIONED SPACES	BASF: MASTERPROTECT H1000	TREMCO: TREMGARD HB TNEMEC: DUR A PELL 100 W.R. MEADOWS: PENTREAT 244-100	
	ELASTOMERIC WATERPROOFING	WATERPROOF COATING AT EXPOSED CMU WALLS ENCOMPASSING CONDITIONED SPACES, EQUIPMENT ROOMS, OR STORAGE ROOMS (RECOMMENDED OVER WATER REPELLANT)	BASF: MASTERPROTECT EL 750	TNEMEC: ENVIRO-CRETE 156 DOWSIL: ALLGUARD	
07 1800 TRAFFIC COATINGS	FLUID-APPLIED PEDESTRIAN TRAFFIC COATING	UNIT DECK WATEPROOFING MEMBRANES	PACIFIC POLYMERS: ELASTO-DECK 5000 W.D.A.	MASTER BUILDERS: MASTERSEAL 1500 (PEDESTRIAN) PECORA: PECORA-DECK 800	INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
07 2423 DIRECT-APPLIED FINISH SYSTEM	RAINSCREEN STUCCO CLADDING	EXTERIOR WALL FINISH SYSTEM OVER RAINSCREEN	STO COPR: POWERWALL DRAINSCREEN		FINISH: FINE; COLOR: PER A-300 INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
07 2500 WEATHER BARRIERS	AIR- AND WATER-RESISTIVE BARRIER ("WRB") SHEET MEMBRANE	MECHANICALLY ATTACHED SHEET MEMBRANE BEHIND SIDING AT CMU/FRAMED WALLS. APPROVED FOR AIR BARRIER APPLICATIONS (NON-EXPOSED CLADDING ASSEMBLIES)	VAPROSHIELD: WRAPSHIELD IT/ SA	DUPONT: TYVEK COMMERCIAL WRAP SOPREMA: SPORASEAL STICK VP	INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
	ACCESSORY MATERIALS: ROUGH OPENING FLASHING	SHEET MEMBRANE FOR WINDOWS AND DOORS PENETRATION FLASHING	VAPROSHIELD: WRAPSHIELD IT/SA	DUPONT: TYVEK COMMERCIAL WRAP SOPREMA: SPORASEAL STICK VP	
	ACCESSORY MATERIALS: LIQUID FLASHING	FLUID-APPLIED PENETRATION FLASHING FOR ROUGH OPENINGS, PENETRATIONS THROUGH WRB	VAPROSHIELD: VAPRO-LIQUIFLASH	PROSOCO: FAST FLASH	
	ACCESSORY MATERIALS: COMPOSITE FLASHING PANELS	FLASHING PANELS AT STANDARD PENETRATIONS (ELECT. BOXES, VENTS, PIPES, HOSE BIBS, ETC.)	WEATHERPROOFING PRODUCTS: QUICKFLASH		SIZE ACCORDING TO TYPE OF PENETRATION
	ACCESSORY MATERIALS: SELF-ADHESIVE MEMBRANE ("SAM")	SELF-ADHERED MEMBRANE AT BUILDING TRANSITIONS AND UNIQUE CONDITIONS THAT MAY NOT BE COVERED BY PRIMARY WRB SYSTEM	GCP APPLIED TECHNOLOGIES: VYCOR	PROTECTOWRAP: PS 45 DUPONT: FLASHING TAPE	VERIFY SUBSTRATE/WRB/ROOFING COMPATIBILITIES PRIOR TO INSTALLING.
	ACCESSORY MATERIALS: FOIL-FACED SELF-ADHESIVE MEMBRANE ("FFSAM")	FOIL-FACED SELF-ADHERED MEMBRANE FOR USE AT SLAB EDGES AND STOREFRONT ROUGH OPENING PENETRATIONS	PROTECTOWRAP: PS 45	TREMCO: EXOAIR FOIL FLASHING W.R. MEADOWS: AIR-SHIELD ALUMINUM FLASHING	
	ACCESSORY MATERIALS: HIGH-TEMPERATURE SELF-ADHESIVE MEMBRANE ("HTSAM")	SELF-ADHERED MEMBRANE BELOW SHEET METAL CONDITIONS SUBJECTED TO HIGHER TEMPERATURES	GCP APPLIED TECHNOLOGIES: ULTRA GCP APPLIED TECHNOLOGIES: ICE & WATER SHIELD	TREMCO: EXOAIR 111 HENRY: BLUESKIN PE200HT PROTECTOWRAP: JIFFY SEAL HT	
07 2600 VAPOR RETARDERS	VAPOR RETARDER	PAINTABLE VAPOR RETARDER AND AIR BARRIER PAINT (PVA)	BENJAMIN MOORE: ULTRA SPEC LATEX VAPOR BARRIER PRIMER SEALER 573	SHERWIN WILLIAMS: PVA INTERIOR LATEX PRIMER & SEALER	VERIFY PRODUCTS ARE COMPLIANT WITH ESDS REQUIREMENTS.
07 4601 FIBER CEMENT SIDING	FIBER CEMENT CLADDING SYSTEMS	LAP FINISHED SIDING SYSTEMS	JAMES HARDIE: HARDIEPLANK HZ10		FINISH: PRIMED; PAINT PER A-300
	FIBER CEMENT TRIM	VARIOUS TRIM	JAMES HARDIE: HARDIETRIM		
	FIBER CEMENT TRIM	VARIOUS ALUMINUM TRIM	TAMLYN		AS SPECIFIED ON DETAIL SHEETS
	FIBER CEMENT CLADDING SYSTEMS	LAP SIDING ACCENT	WOODTONE RUSTICSERIES LAP (HARDIEPLANK)		FINISH: NATURAL; COLOR: "SUMMER WHEAT"; SAMPLE TO BE APPROVED BY ARCHITECT/ HOA
	SOFFIT STRIP VENTING	ALUMINUM VENT STRIPS	TAMLYN: CONTINUOUS SOFFIT VENT CUV8V		FINISH: PRIMED; PAINT PER A-300
07 6200 SHEET METAL FLASHING AND TRIM	PRE-FINISHED EXPOSED FLASHINGS	EXPOSED METAL FLASHINGS	24 GAUGE, PRE-FINISHED SHEET METAL WITH KYNAR FINISH (SEAL SEAMS WITH COLOR MATCHED SEALANT)	24 GAUGE, PRE-FINISHED ALUMINUM (CANNOT BE IN CONTACT WITH STEEL)	
	SHEET METAL FLASHINGS	BOOT AND SADDLE FLASHINGS BEHIND CLADDING SYSTEMS	24 GAUGE, FULLY SOLDERED, GALVANIZED G-90 SHEET METAL (FOR CONCEALED)	0.025" STAINLESS STEEL, FULLY SOLDERED SHEET METAL (FOR EXPOSED)	
	FLEXIBLE COMPOSITE FLASHINGS	FLEXIBLE THROUGH-WALL FLASHINGS	GCP APPLIED TECHNOLOGIES: PERM-A-BARRIER WALL FLASHING	YORK: VARIOUS CARLISLE: CCW-705-TWF	
07 9200 EXTERIOR JOINT SEALANT	SINGLE-COMPONENT SILANE-TERMINATED POLYETHER SEALANT (OR HYBRID)	EXTERIOR SEALANT JOINTS AT METAL PANEL AND OTHER PAINTED SURFACES	BASF: MASTERSEAL NP 150	BASF: MASTERSEAL SL 100 TREMCO: DYMONIC FC	
	SINGLE-COMPONENT POLYURETHANE SEALANT	GENERAL EXTERIOR SEALANT JOINTS	BASF: MASTERSEAL NP 100	TREMCO: DYMOINC 100 PECORA: DYNATROL 1-XL SIKA: SIKAFLEX 1A SIKA: SIKAFLEX 15LM	
	SILICONE SEALANT	EXTERIOR NON-PAINTED SURFACES	DOWSIL: 795 SILICONE SEALANT	TREMCO: SPECTRUM 1 GE SILICONES: SCS2700 SILPRUF LM	
	SILICONE SEALANT	AIR BARRIER SEALANT (NON-EXPOSED)	DOWSIL: 758 WEATHER BARRIER SEALANT	TREMCO: TREMSIL 600 SIKA: SIKASIL GP	
	BACKER ROD	SEALANT BACKING	NOMACO: SOF ROD (HYBRID-CELL, RECOMMENDED)	W.R. MEADOWS: CERA-ROD (CLOSED-CELL) NOMACO: HBR (CLOSED-CELL)	

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PRODUCT MATRIX

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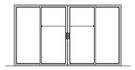
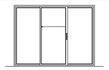
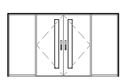
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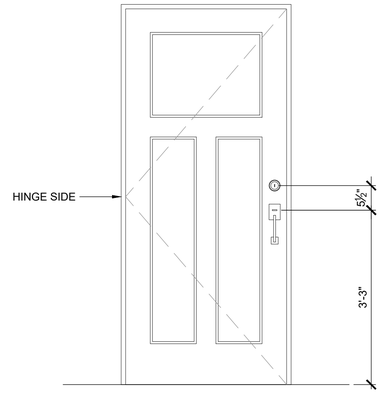
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DOOR & WINDOW SCHEDULE								
CONFIGURATION	DESIGNATION	SIZE & TYPE	QUANTITY	MANUFACTURER & SERIES	U-FACTOR	SHGC	FIRE RATING	FINISH
EXTERIOR WINDOWS & DOORS								
	A	12'-0" x 6'-10" OXXO SLIDING GLASS DOOR	38	ANDERSEN E-SERIES	0.24	0.20		INTERIOR: WOOD FINISH EXTERIOR: BLACK
	~~A-A~~	12'-0" x 6'-10" OXXX STACKING DOOR 12'-0" x 6'-10" XXXO STACKING DOOR	OWNER OPTION	ANDERSEN E-SERIES	0.24	0.20		INTERIOR: WOOD FINISH EXTERIOR: BLACK **REFER TO ELEVATIONS FOR APPROPRIATE OPERATION**
	B	9'-0" x 6'-10" OXO SLIDING GLASS DOOR	6	ANDERSEN E-SERIES	0.24	0.20		INTERIOR: WOOD FINISH EXTERIOR: BLACK **REFER TO ELEVATIONS FOR APPROPRIATE OPERATION**
	~~B-B~~	6'-0" x 6'-10" XO SLIDING GLASS DOOR	OWNER OPTION	ANDERSEN E-SERIES	0.24	0.20		INTERIOR: WOOD FINISH EXTERIOR: BLACK **REFER TO ELEVATIONS FOR APPROPRIATE OPERATION**
	C	6'-0" x 6'-4" SLIDER OVER 2 FIXED LITES	50	ANDERSEN E-SERIES	0.24	0.22		INTERIOR: WOOD FINISH EXTERIOR: BLACK
	E	4'-0" x 6'-4" SINGLE HUNG	5	ANDERSEN E-SERIES	0.24	0.22		INTERIOR: WOOD FINISH EXTERIOR: BLACK
	F	1'-10" x 6'-0" SINGLE HUNG	2	ANDERSEN E-SERIES	0.24	0.22		INTERIOR: WOOD FINISH EXTERIOR: BLACK
	G	1'-10" x 4'-0" SINGLE HUNG	2	ANDERSEN E-SERIES	0.24	0.22		INTERIOR: WOOD FINISH EXTERIOR: BLACK
	H	12'-4 x 6'-10" R.O. DOOR: (2) 3'-0" x 6'-10" SIDE LITE: (2) 3'-2" x 6'-10"	1	KAWNEER 451T (STOREFRONT) SIMPSON DOOR CONTEMPORARY 49908	SF: 0.40 DOORS: 0.61	SF: 0.27 DOORS: 0.32		STOREFRONT COLOR: BLACK DOOR COLOR: FIR DOOR HARDWARE COLOR: BLACK AUTOMATIC CLOSER PANIC HARDWARE TEMPERED GLASS
	I	3'-0" x 7'-0"	3	KAWNEER 500T	0.40	0.27		AUTOMATIC CLOSER PANIC HARDWARE
	J	2'-8" x 6'-8"	5	CECO DOOR (HOLLOW METAL)			90 MIN.	PAINTED PER A-300 FINISH SCHEDULE
	K	2'-8" x 6'-8"	30	THERMATRU STEEL EDGE SE100			NR	UNIT DECK STORAGE DOOR - VERIFY (E) DOOR SIZE PAINTED PER A-300 FINISH SCHEDULE
INTERIOR DOORS								
	N	3'-0" x 6'-8"	12	CECO DOOR (HOLLOW METAL)			20 MIN.	



01 INTERIOR DOOR ELEVATION
SCALE: 1" = 1'-0"

WINDOW & DOOR SYMBOLS

- **"SG" - SAFETY GLASS"EG" - EMERGENCY EGRESS**
- **"X" REFERS TO THE OPERABLE PORTION OF WINDOW**
- **"O" REFERS TO THE FIXED PORTION OF WINDOW**
- **WINDOW OPERATION IS REFERENCE FROM THE EXTERIOR SIDE**

HARDWARE LOCATIONS

1. LOCKS, LATCHES, ROLLER AND DOUBLE HANDSETS - 38" - 42" CENTERLINE OF LOCK STRIKE FROM BOTTOM OF FRAME, NO HIGHER THAN 48" AFF
2. RIM AND MORTISE PANIC DEVISES - 38" - 42" CENTERLINE OF LOCK STRIKE FROM BOTTOM OF FRAME, NO HIGHER THAN 48" AFF.
3. CYLINDRICAL AND MORTISE DEADLOCK - 48" TO CENTERLINE OF STRIKE FROM BOTTOM OF FRAME UNLESS SPECIFIED OTHERWISE
4. PUSH PLATES - CENTERLINE 45" FROM BOTTOM OF FRAME
5. PULL PLATES - CENTERLINE OF GRIP @ 42" FROM BOTTOM OF FRAME
6. COMBINATION PUSH BAR - CENTERLINE OF 42" FROM BOTTOM OF FRAME
7. HINGES - TOP - TO 11 ¾" FROM RABBET SECTION OF FRAME TO CENTERLINE OF HINGE; BOTTOM - UP TO 13" FROM BOTTOM OF FRAME TO CENTERLINE OF HINGE; INTERMEDIATE - EQUALLY SPACED BETWEEN TOP AND BOTTOM HINGES"
8. PROVIDE ANTI-PRY HARDWARE AT EXTERIOR DOORS AND VERIFY ANY ELECTRICAL REQUIREMENTS AT ENTRY DOORS.

EXISTING VENTILATION SYSTEMS

- INVESTIGATE EXISTING WINDOWS FOR PRESENCE OF VENTILATING WINDOW FRAME TRICKLE VENTS. ALL REPLACEMENT WINDOW PRODUCTS SHALL BE PROVIDED WITH WINDOW FRAME TRICKLE VENTS TO MATCH EXISTING FRAME OPENINGS, PER THE ARCHITECTURAL DRAWINGS, LIKE FOR LIKE.

WINDOW OPENING GUARD PROTECTION

- IBC SECTION 1015.8 - AT WINDOW OPENINGS MORE THAN 72" ABOVE GRADE THAT ARE LESS THAN 36" ABOVE THE FLOOR MUST BE PROVIDED WITH GUARDS OR FIXED OPENINGS THAT WILL NOT ALLOW THE PASSAGE OF A FOUR-INCH DIAMETER SPHERE.
- IT IS THE INTENT THAT GUARD PROTECTION NOT BE REQUIRED TO BE INSTALLED FOR THIS PROJECT. WHEN THE WINDOW OPENING IS LESS THAN 36" ABOVE FLOOR ELEVATION,THE CONTRACTOR SHALL REFRAMED (RAISE) TO ROUGH OPENING SO THAT THE WINDOW WILL NOT REQUIRE GUARD PROTECTION.

CONTRACTOR VERIFICATION

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SIZES TO ACCOMMODATE NEW WATERPROOFING AND WINDOW SYSTEMS.

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WINDOW & DOOR SCHEDULE

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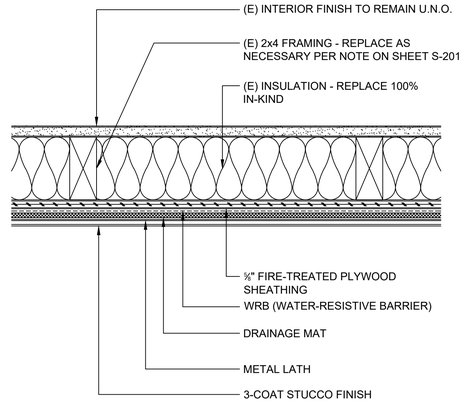
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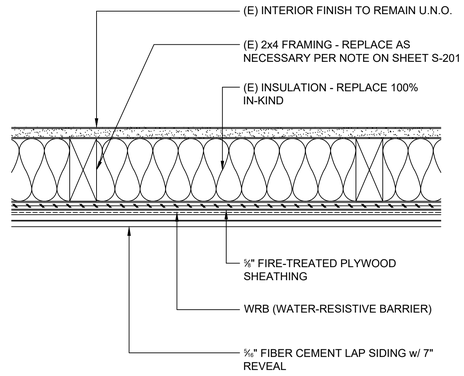
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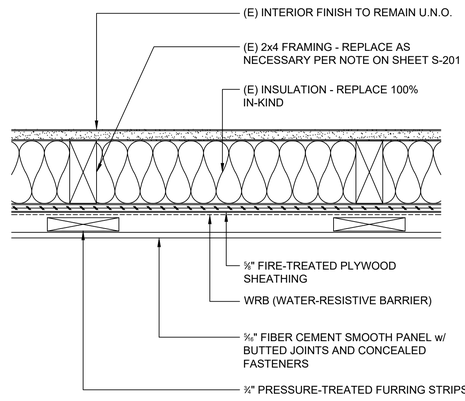
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WALL TYPE E-1 - TYPICAL STUCCO ASSEMBLY



WALL TYPE E-2 - TYPICAL FIBER CEMENT LAP ASSEMBLY



WALLY TYPE E-3 - TYPICAL FIBER CEMENT PANEL ASSEMBLY

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TYPICAL ASSEMBLIES

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City of Kirkland
Post Revision Reviewed by
jmoe 12/05/2025

INSERT REVISED PAGES INTO APPROVED SET 12/05/2025

LOT COVERAGE CALCULATION (KZC 115.90)

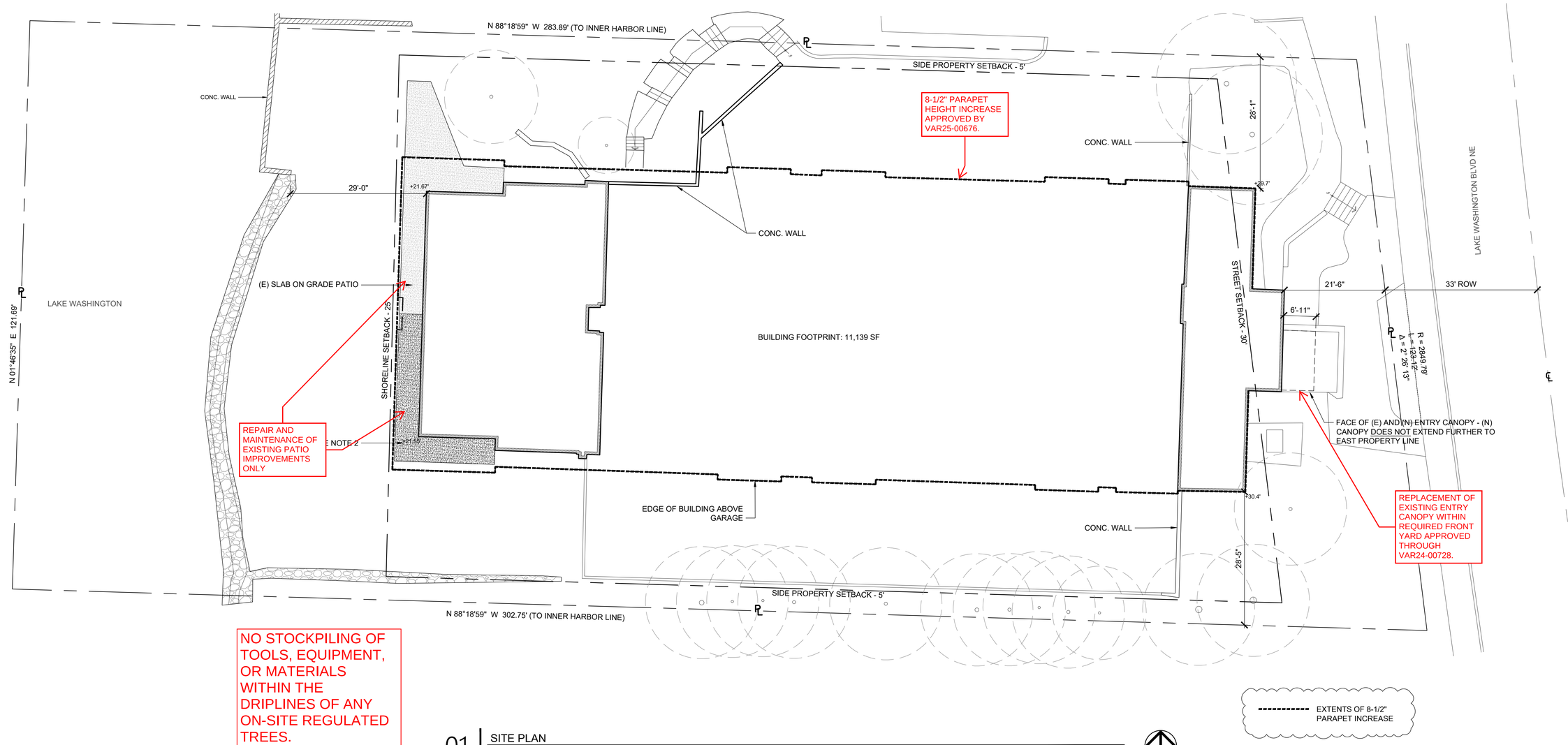
TOTAL SURFACE AREA =	36,635 SF
IMPERMEABLE SURFACE AREA =	18,848 SF
EXISTING LOT COVERAGE =	**51.4%**
ADDED IMPERMEABLE SURFACE =	0 SF
NEW LOT COVERAGE CALCULATION =	**51.4%**

BUILDING INFORMATION:
PARCEL NO.: 918771-0000
36,635 SF
0.84 ACRE(S)

LEGAL DESCRIPTION: WASHINGTON SHORES II - CONDOMINIUM PERCENTAGE OF VALUE XX (VARIES PER UNIT)

NOTE:

1. NO NEW WORK EXTENDING INTO SETBACKS. NEW ENTRY CANOPY IS REPLACING THE EXISTING IN-KIND. **NO CHANGE TO BUILDING FOOTPRINT.**
2. REMOVE DAMAGED/ SETTLED CONCRETE SLAB ON GRADE AT UNIT 101 AND REPLACE IN-KIND.
   a. MATCH (E) SLATE TILE (AT UNIT 100) AND INSTALL AT UNIT 101 NEW CONCRETE PATIO SURFACE.



NO STOCKPILING OF TOOLS, EQUIPMENT, OR MATERIALS WITHIN THE DRIPLINES OF ANY ON-SITE REGULATED TREES.

01 SITE PLAN
SCALE: APPROX. 3/32" = 1'-0"

WASHINGTON SHORES II

6333 LAKE WASHINGTON BLVD NE
KIRKLAND, WASHINGTON 98033

OAC
2200 First Avenue South
Suite 200
Seattle, WA 98134
t: 206.285.4300
f: 206.285.4371
w: www.oacsvcs.com

SITE PLAN

DRAWING REVISIONS:

2024-0808 CONSTRUCTION SET
2025-0708 ASI #001
2025-0804 PERMIT REVISION #001

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON

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CHECK	

A-100

OAC PROJ. No. R12-190315.00

SUPERSEDED

LOT COVERAGE CALCULATION (KZC 115.90)

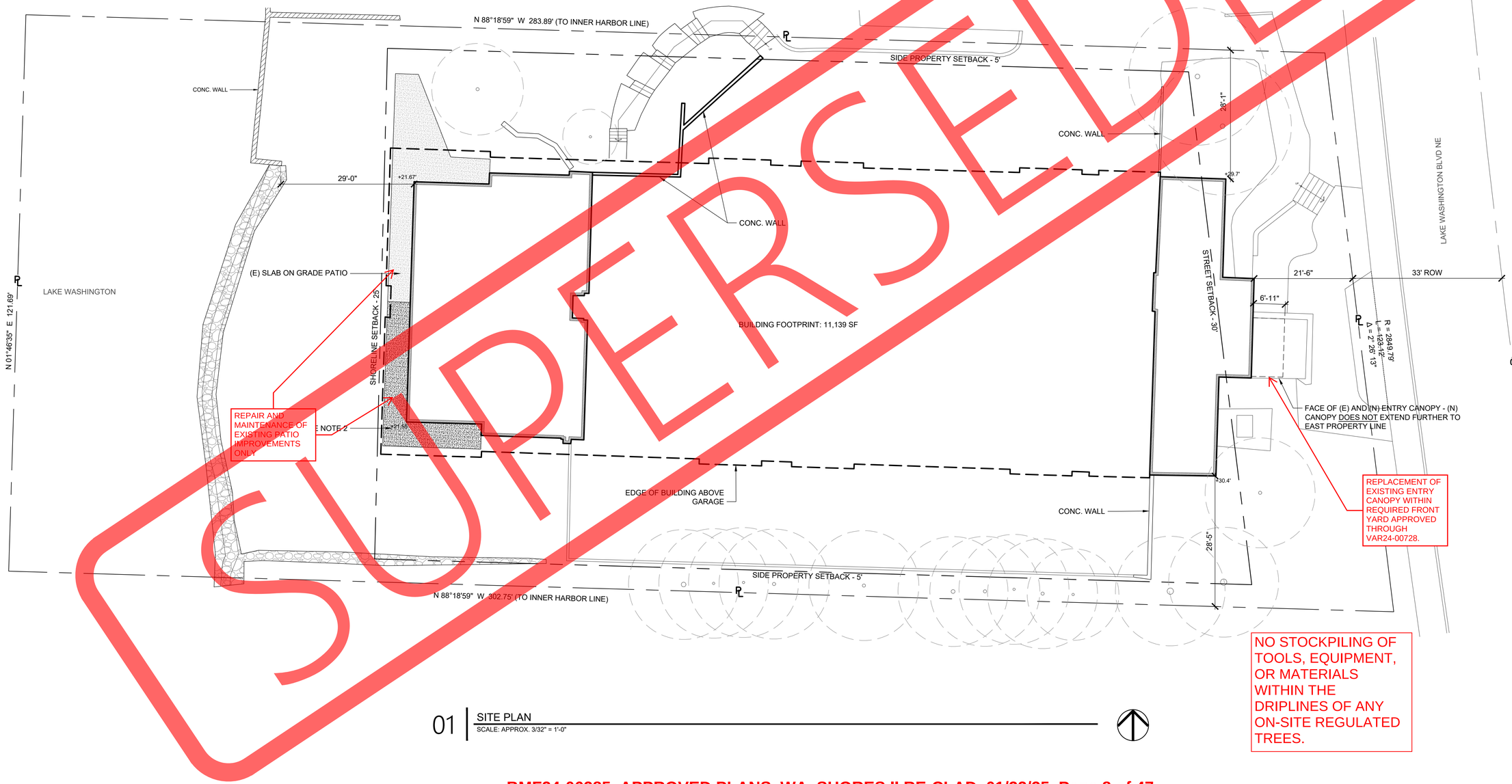
TOTAL SURFACE AREA =	36,635 SF
IMPERMEABLE SURFACE AREA =	18,848 SF
EXISTING LOT COVERAGE =	**51.4%**
ADDED IMPERMEABLE SURFACE =	0 SF
NEW LOT COVERAGE CALCULATION =	**51.4%**

BUILDING INFORMATION:
PARCEL NO.: 918771-0000
36,635 SF
0.84 ACRE(S)

LEGAL DESCRIPTION: WASHINGTON SHORES II - CONDOMINIUM PERCENTAGE OF VALUE XX (VARIES PER UNIT)

NOTE:

1. NO NEW WORK EXTENDING INTO SETBACKS. NEW ENTRY CANOPY IS REPLACING THE EXISTING IN-KIND. **NO CHANGE TO BUILDING FOOTPRINT.**
2. REMOVE DAMAGED/ SETTLED CONCRETE SLAB ON GRADE AT UNIT 101 AND REPLACE IN-KIND.
   a. MATCH (E) SLATE TILE (AT UNIT 100) AND INSTALL AT UNIT 101 NEW CONCRETE PATIO SURFACE.



01 | SITE PLAN
SCALE: APPROX. 3/32" = 1'-0"

WASHINGTON SHORES II

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SITE PLAN

DRAWING REVISIONS

2024-0805	PERMIT SET

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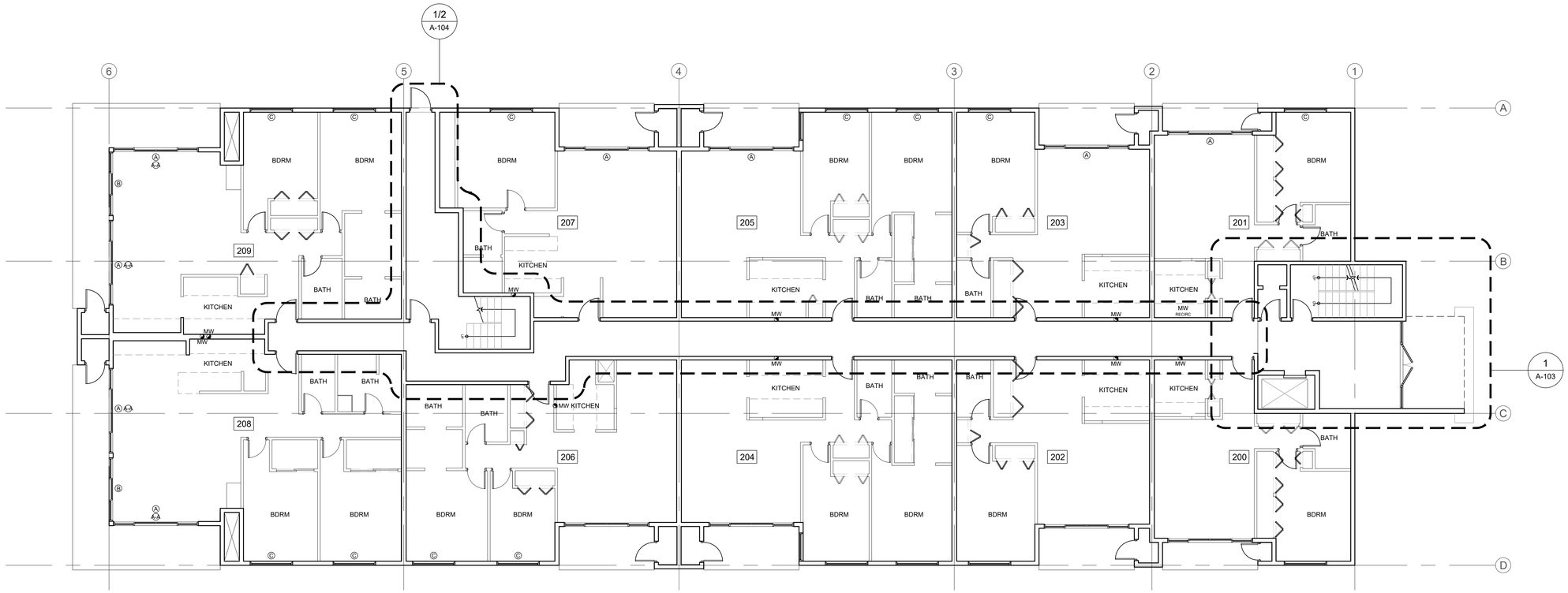
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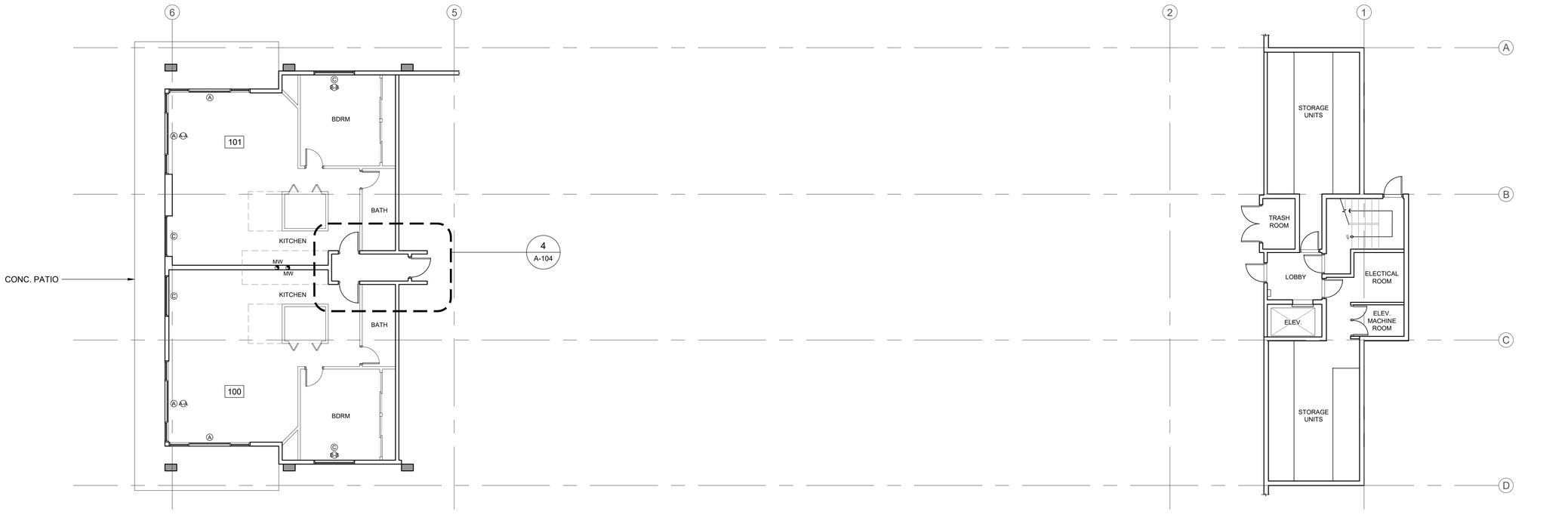
A-100

OAC PROJ. No. R12-190315.00



02 | FLOOR PLAN L2

SCALE: 1/8"" = 1'-0" (APPROX.)



01 | FLOOR PLAN L1

SCALE: 1/8"" = 1'-0" (APPROX.)

NOTE:
1. MICROWAVE LOCATIONS ARE ASSUMED - VERIFY ALL LOCATIONS AND TYPES IN FIELD (AS NECESSARY).

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 9 of 47

WASHINGTON SHORES II

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FLOOR PLANS

DRAWING REVISIONS

2024-0805 PERMIT SET

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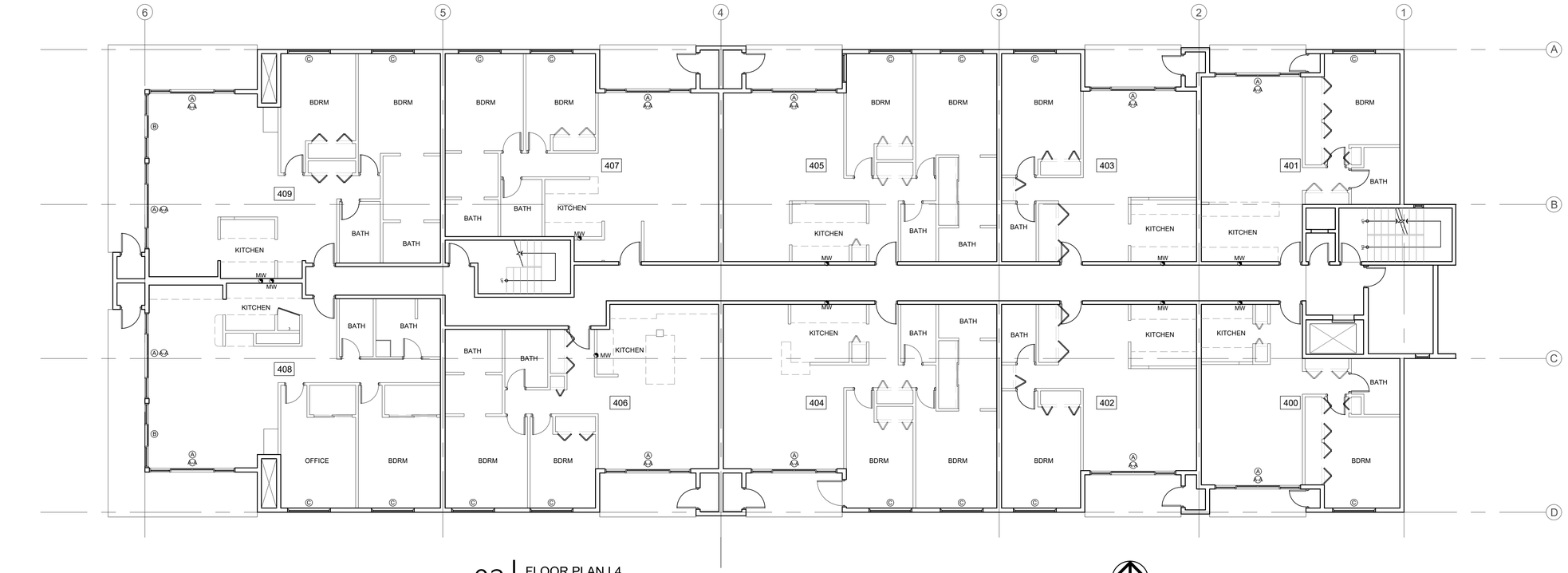
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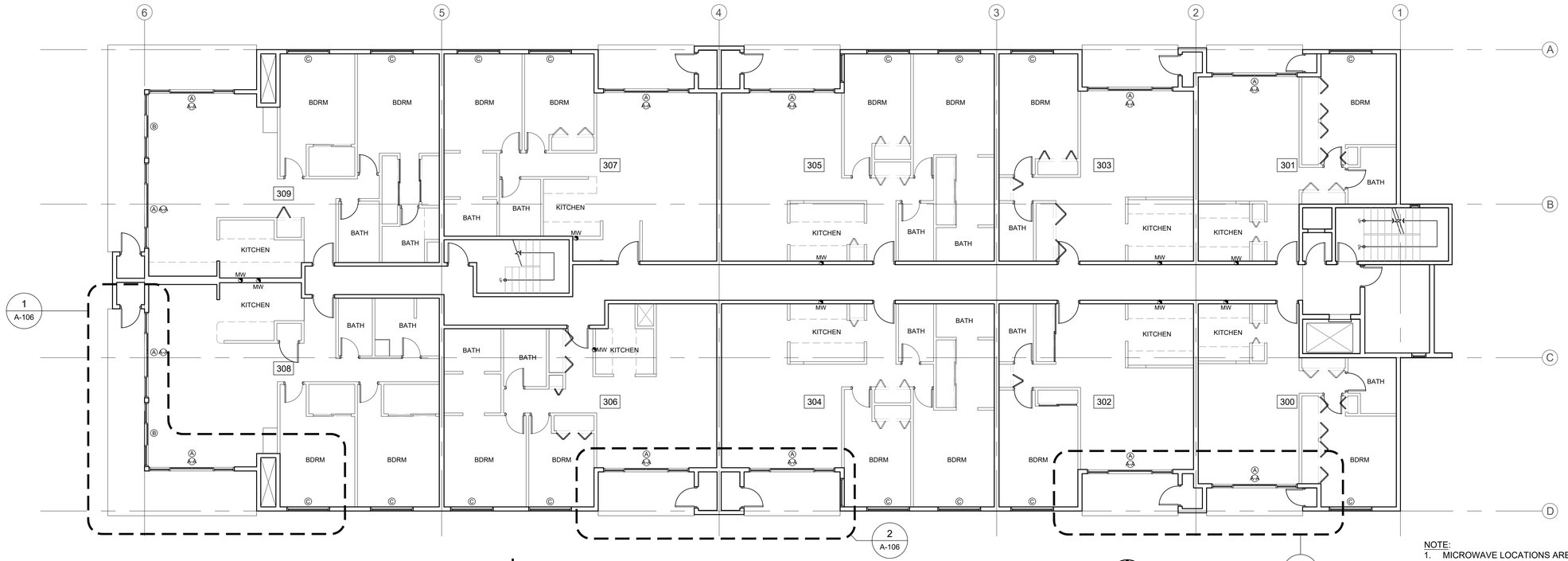
A-101

OAC PROJ. No.	R12-190315.00



02 | FLOOR PLAN L4

SCALE: 1/8"" = 1'-0" (APPROX.)



01 | FLOOR PLAN L3

SCALE: 1/8"" = 1'-0" (APPROX.)

NOTE:
1. MICROWAVE LOCATIONS ARE ASSUMED - VERIFY ALL LOCATIONS AND TYPES IN FIELD (AS NECESSARY).

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 10 of 47

WASHINGTON SHORES II

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FLOOR PLANS

DRAWING REVISIONS

2024-0805 PERMIT SET

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KERRY R. RAY
STATE OF WASHINGTON

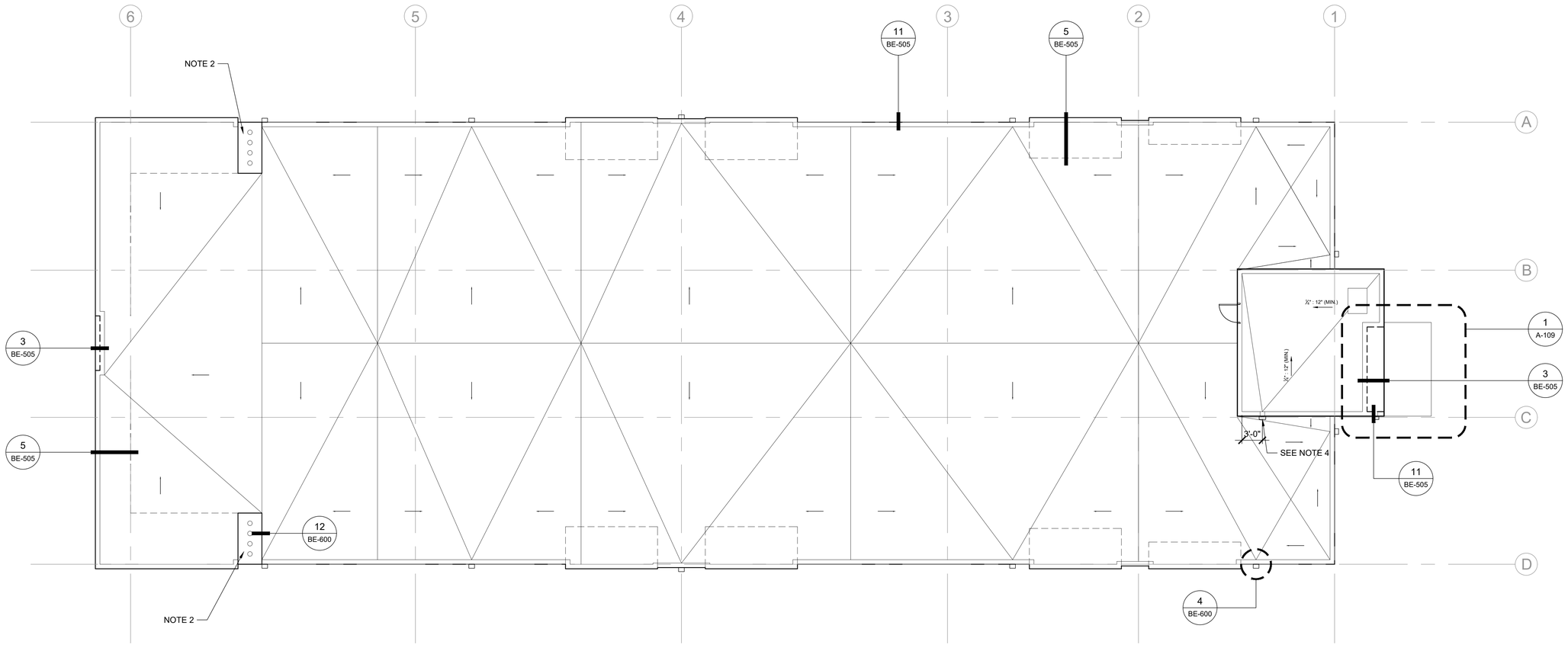
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DESIGN	KRM
DRAWN	KRM
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A-102

OAC PROJ. No.	R12-190315.00

City of Kirkland
Post Revision Reviewed by
jmoe 12/05/2025



01 ROOF PLAN
SCALE: APPROX. 1/8" = 1'-0"

NOTES:
1. NO WORK TO THE EXISTING ROOFING.
2. FIELD VERIFY CHIMNEY CONDITIONS - REPLACE CHIMNEY CAP WITH NEW PRE-FINISHED SHEET METAL CHIMNEY CAP, SLOPED TO SHED WATER (5% MIN. SLOPE). SEAL AROUND EXISTING VENT FLUES.
3. INSTALL NEW STAINLESS STEEL VENT CAPS - MATCH EXISTING.
4. PRE-FINISHED COLLECTOR BOX AND DOWNSPOUT. INSTALL COMPOSITE SPLASH BLOCK AT ROOF BELOW. COLOR: MATCH SIDING COLOR

ROOF CURB:
1. NEW PROPOSED ROOF PARAPET +8-1/2" HIGHER THAN EXISTING PARAPET COPING - TO ALLOW FOR DAMAGED ROOF FRAMING/ SHEATHING REPAIR AND PROVIDE CLEARANCE FOR APPROPRIATE ROOF CRICKETING TO EXISTING DRAINS.

BMF24-06285_APPROVED POST REV 2_ROOF PARAPET_12/05/25_Page 2 of 4

WASHINGTON SHORES II

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ROOF PLAN

DRAWING REVISIONS

2024-0808	CONSTRUCTION SET
2025-0708	ASI #001
2025-0804	PERMIT REVISION #001

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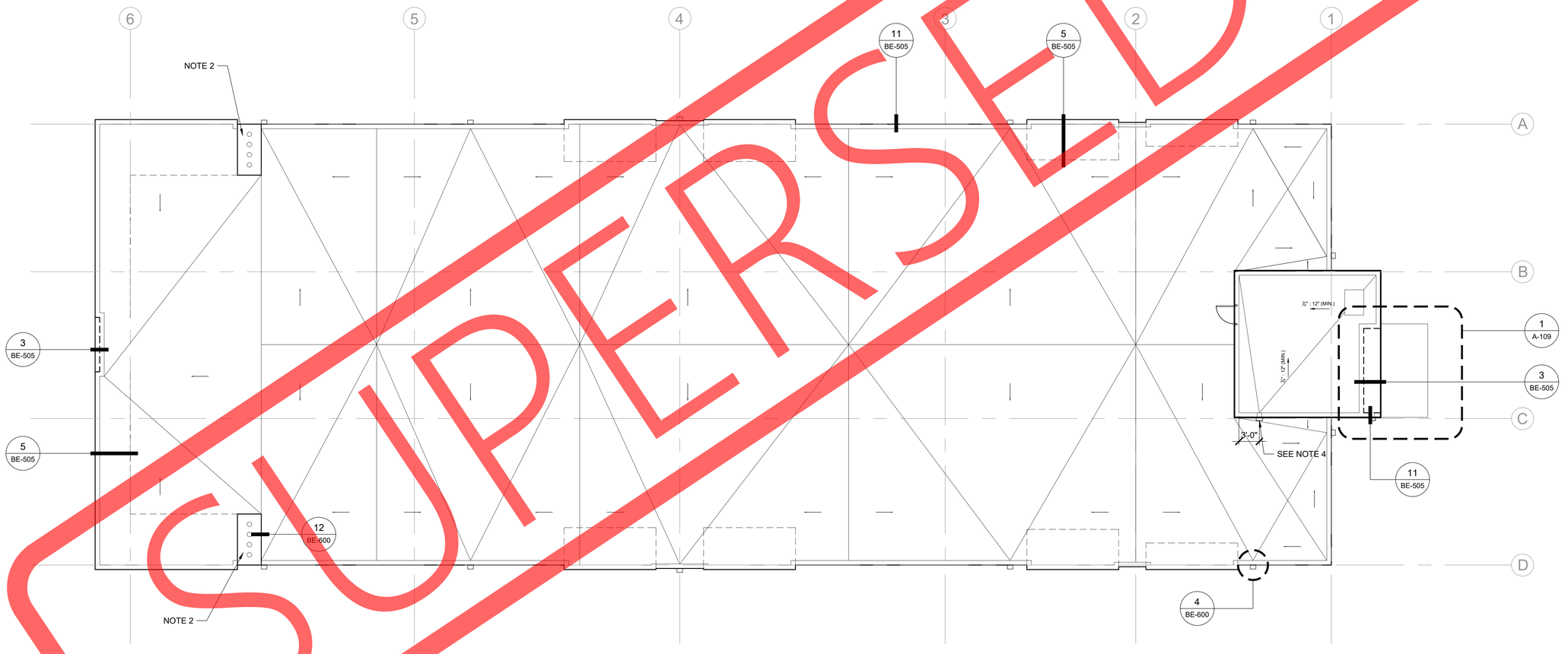
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STATE OF WASHINGTON

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A-103

OAC PROJ. No.	R12-190315.00



SUPERSEDED

01 ROOF PLAN
SCALE: APPROX. 1/8" = 1'-0"

NOTES:
1. NO WORK TO THE EXISTING ROOFING.
2. FIELD VERIFY CHIMNEY CONDITIONS - REPLACE CHIMNEY CAP WITH NEW PRE-FINISHED SHEET METAL CHIMNEY CAP, SLOPED TO SHED WATER (5% MIN. SLOPE). SEAL AROUND EXISTING VENT FLUES.
3. INSTALL NEW STAINLESS STEEL VENT CAPS - MATCH EXISTING.
4. PRE-FINISHED COLLECTOR BOX AND DOWNSPOUT. INSTALL COMPOSITE SPLASH BLOCK AT ROOF BELOW. COLOR: MATCH SIDING COLOR

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ROOF PLAN

DRAWING REVISIONS
2024-0805 PERMIT SET

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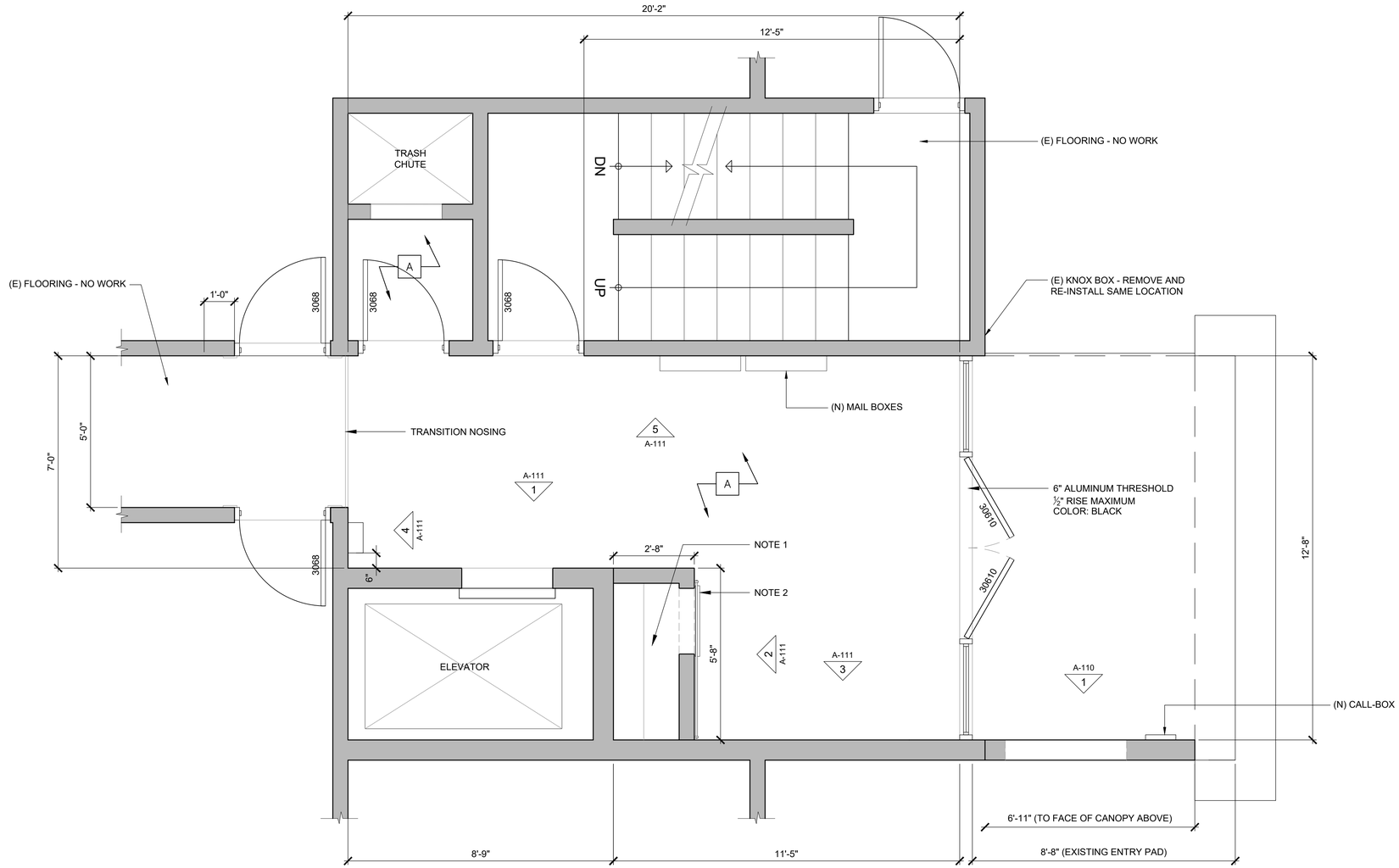
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A-103

OAC PROJ. No. R12-190315.00



01 L2 LOBBY FLOOR PLAN

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

FINISH SCHEDULE					
KEYNOTE	AREA	TYPE	STYLE	COLOR	FINISH
A	LOBBY	CERAMIC TILE	PER HOA	PER HOA	
B	STAIRWELL	N/A	N/A	N/A	
C	CORRIDOR	N/A	N/A	N/A	

NOTES:

1. FRAME NEW PACKAGE STORAGE CLOSET - FLUSH WITH EXISTING WALL, AS SHOWN. ⅝" TYPE-X GWB FINISHED (SAND, TEXTURE, PAINT) EACH SIDE PER THE FINISH SCHEDULE. INSTALL (3) RUBBERMAID 12" PVC-COATED WIRE SHELVES (WHITE).
2. NEW BARN-STYLE SLIDING DOOR. DOOR TO MATCH FRONT DOOR (SIMPSON DOOR CONTEMPORARY 49908) WITH 2'-2" WIDTH (OR TO REASONABLY FIT AND SLIDE - BARNDOOR HARDWARE TOP MOUNT ULTRA MODERN; FLAT BLACK FINISH; NYLON MK2 WHEELS; STANDARD STOP.

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WASHINGTON SHORES II

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2200 First Avenue South
Suite 200
Seattle, WA 98134
t: 206.285.4000
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w: www.oacsvcs.com

L2 LOBBY FLOOR PLAN

DRAWING REVISIONS

2024-0805 PERMIT SET

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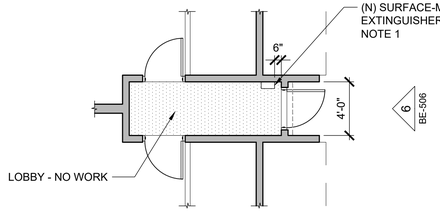
DESIGN	KRM
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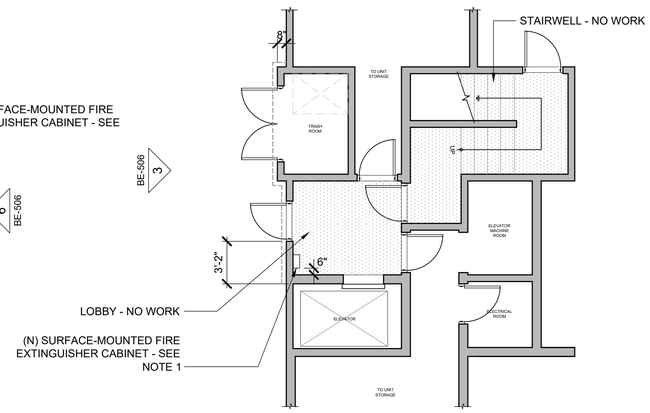
OAC PROJ. No. R12-190315.00

FLOORING FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
	CERAMIC TILE	PER HOA	PER HOA	PER HOA	
	CARPET TILE	TBD	TBD	TBD	
	CARPET	TBD	TBD	TBD	
	NO WORK	N/A	N/A	N/A	

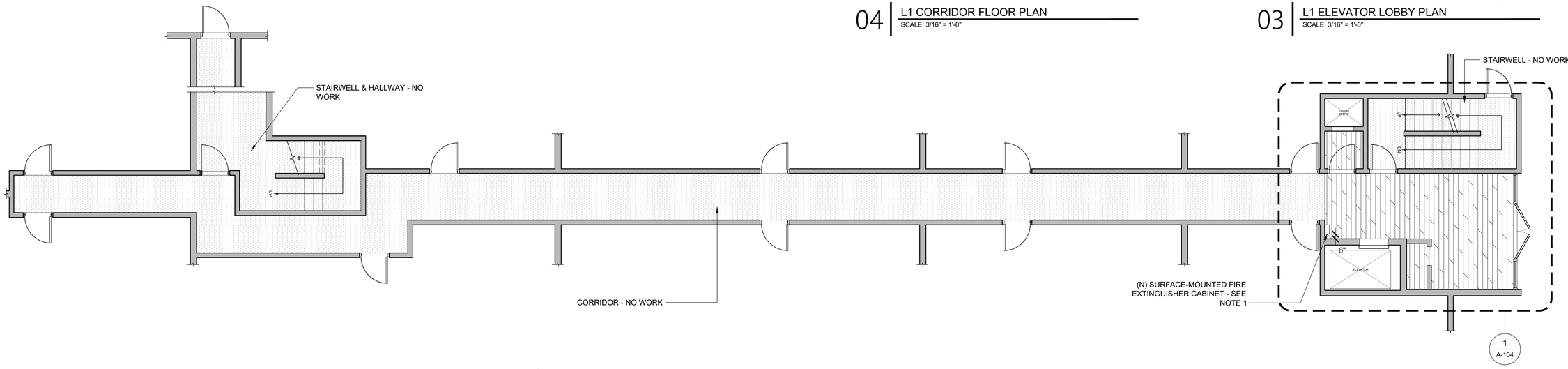
NOTES:
1. **LEVELS 2 LOBBY ONLY** - ASSUME 50% GYPCRETE REPAIR (PREPARE AND FLOAT NEW GYPCRETE).
2. INSTALL NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINETS AT EACH FLOOR LOBBY, PER THE PLANS SHOWN. BASIS OF DESIGN: ACTIVAR INC. - JL AMBASSADOR SERIES CABINET WITH FULL ACRYLIC WINDOW JLI-8113F10.
3. NO MODIFICATION TO THE EXISTING FIRE/ EGRESS PORTAL OR FIRE BARRIER SYSTEM.



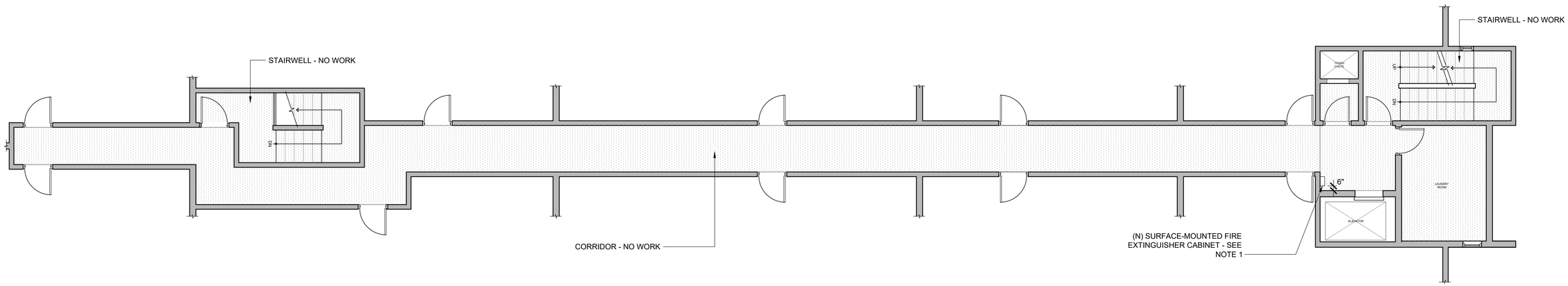
04 | L1 CORRIDOR FLOOR PLAN
SCALE: 3/16" = 1'-0"



03 | L1 ELEVATOR LOBBY PLAN
SCALE: 3/16" = 1'-0"



02 | L2 CORRIDOR FLOOR PLAN
SCALE: 3/16" = 1'-0"



01 | L3/L4 CORRIDOR FLOOR PLAN
SCALE: 3/16" = 1'-0"

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 13 of 47

WASHINGTON SHORES II

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CORRIDOR FLOOR PLANS

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2024-0805 PERMIT SET

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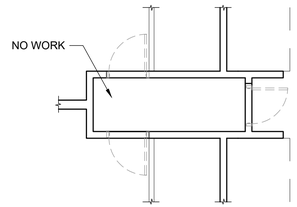
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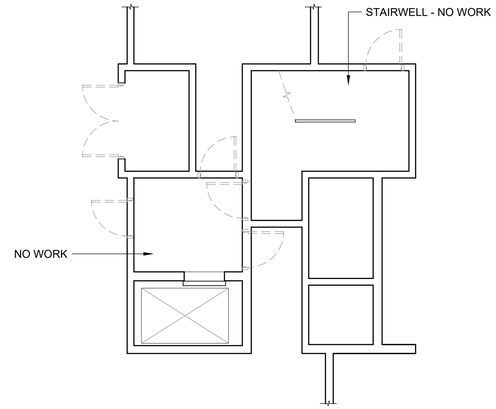
OAC PROJ. No.	R12-190315.00

ELECTRICAL LEGEND		
1		WAC LIGHTING WS-55206-30-BK
2		ALCON LIGHTING 12100-10-R (6"); INSTALL ON DIMMER
3		JUNO LIGHTING IC1LED-G4-35K-U WITH JUNO 17HZ-WH TRIM
4		LITHONIA LIGHTING LRP EXIT SIGN
5		LITHONIA LIGHTING ELM2L
		SATCO S21501 PUCK LIGHT

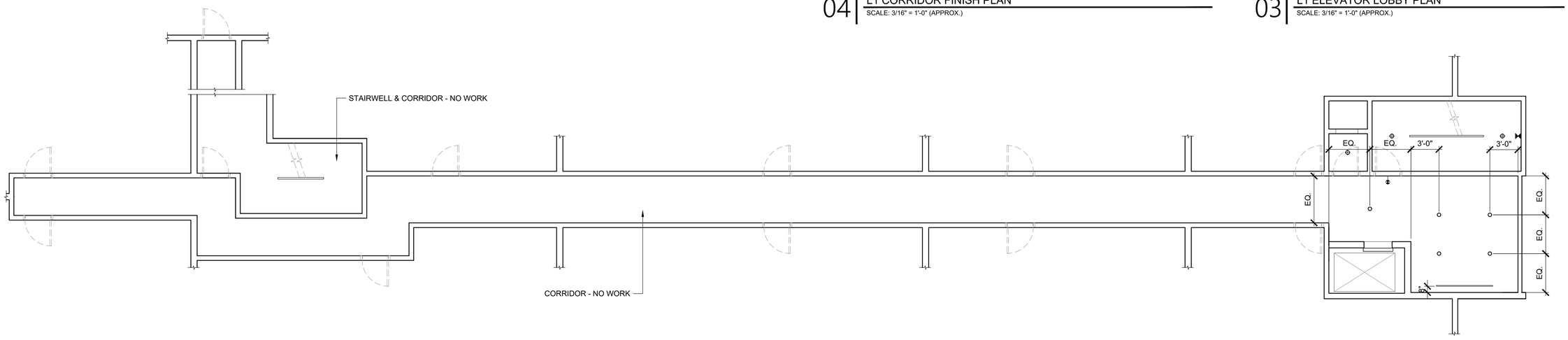
NOTES:
1. CONTRACTOR TO VERIFY IN FIELD LOCATIONS OF EXISTING EMERGENCY LIGHTING AND SIGNAGE AND REPLACE IN KIND.
2. NEW SOFFIT LIGHTING TO BE CONNECTED TO EXISTING WALL SCONCE CIRCUIT (VERIFY WITH ELECTRICIAN).
3. REMOVE AND DISPOSE OF (E) GWB SOFFIT TO ALLOW FOR NEW HVAC SCOPE. HVAC LINES TO BE RUN AT THE MINIMUM DEPTH AS POSSIBLE (VERIFY WITH MECHANICAL). FRAME NEW GWB SOFFIT WITH NEW SOFFIT LIGHTING. FINISH GWB WITH TEXTURE AND PAINT TO MATCH WALLS.
4. NO SOFFIT WORK AT STAIRWELLS OR 2ND FLOOR EXIT CORRIDOR, UNLESS NOTED IN HVAC SCOPE.



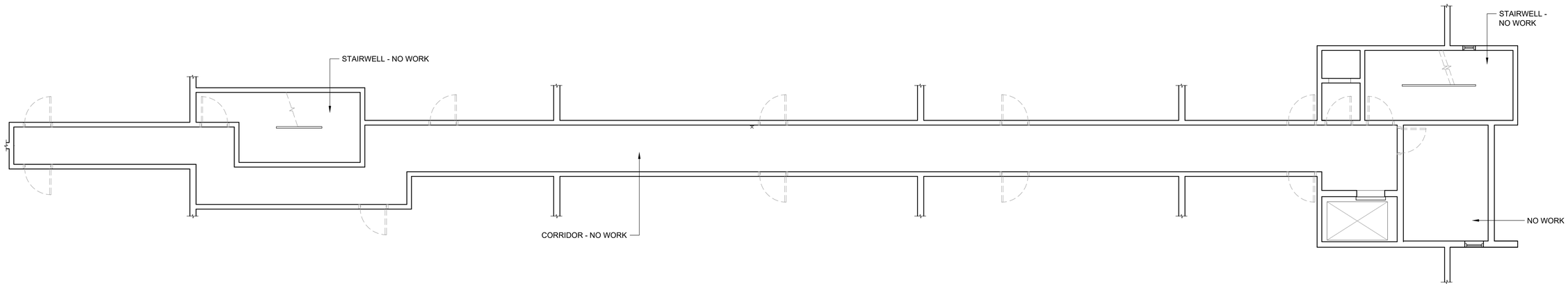
04 L1 CORRIDOR FINISH PLAN
SCALE: 3/16" = 1'-0" (APPROX.)



03 L1 ELEVATOR LOBBY PLAN
SCALE: 3/16" = 1'-0" (APPROX.)



02 L2 CORRIDOR FINISH PLAN
SCALE: 3/16" = 1'-0" (APPROX.)



01 L3/L4 CORRIDOR FINISH PLAN
SCALE: 3/16" = 1'-0" (APPROX.)

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 14 of 47

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CORRIDOR RCP

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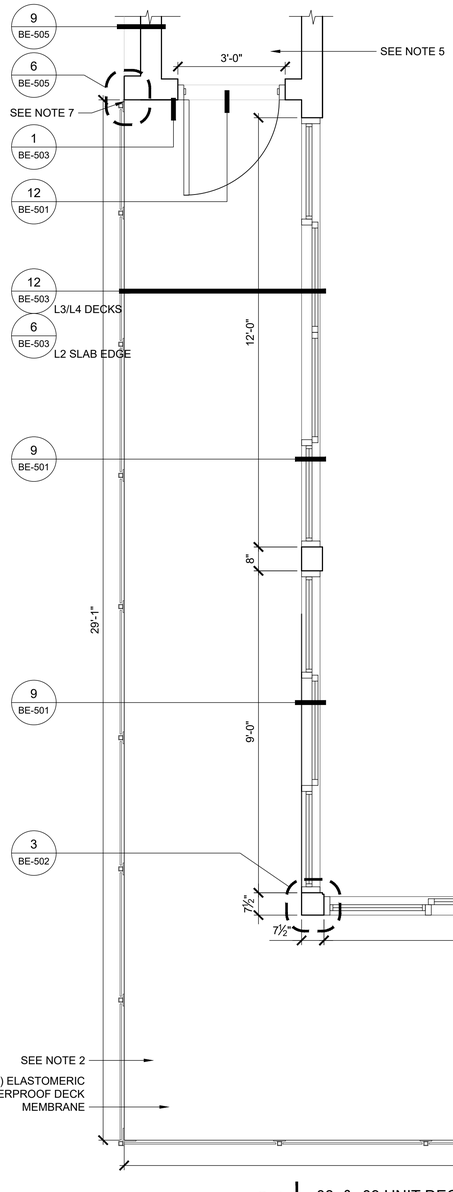
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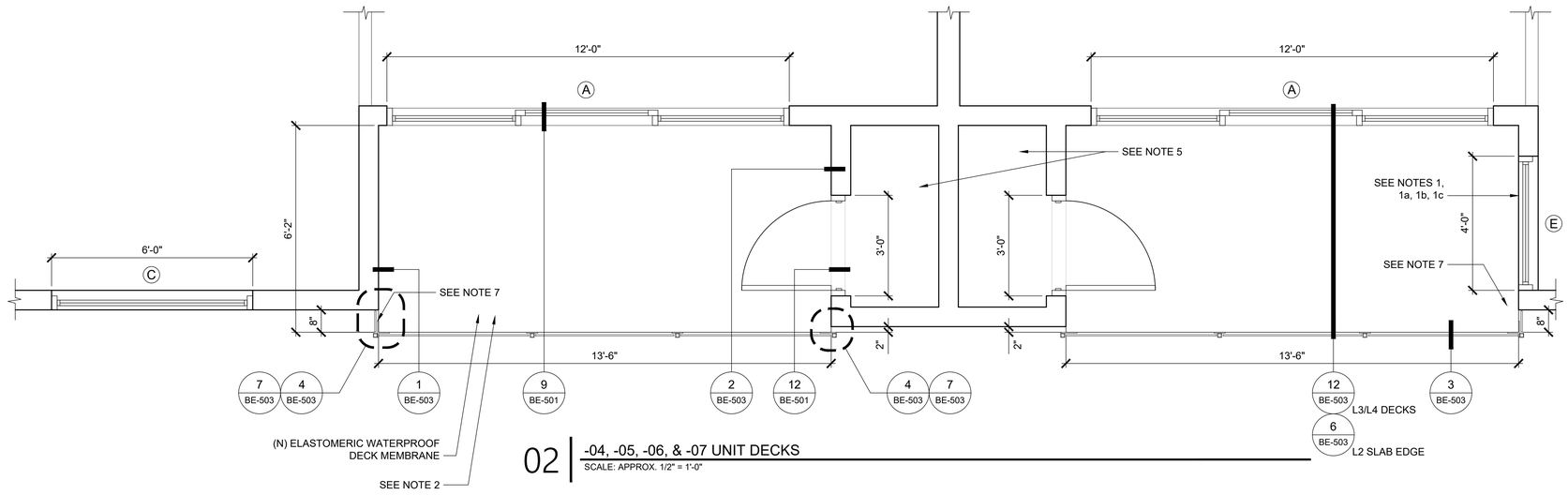
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A-106

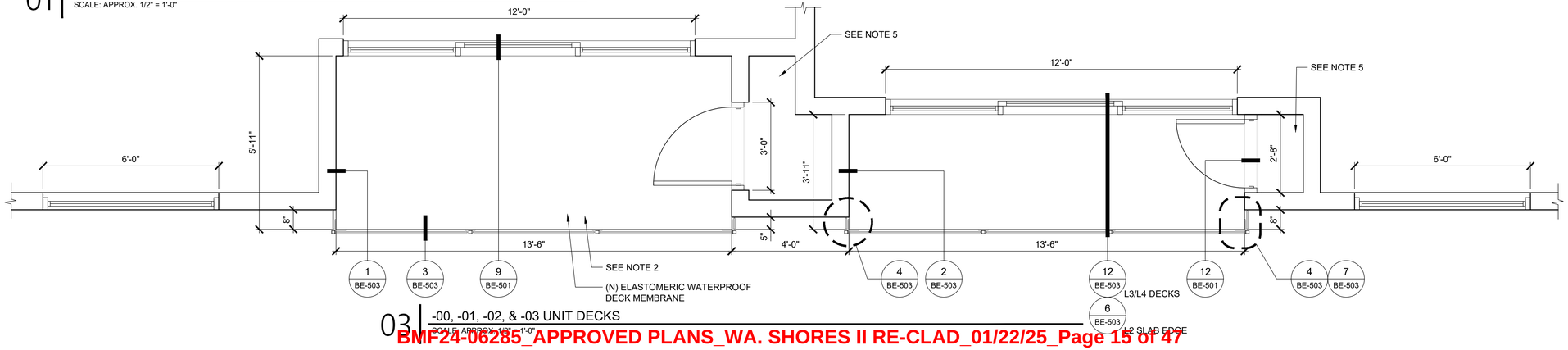
OAC PROJ. No.	R12-190315.00



01 | -08, & -09 UNIT DECKS
SCALE: APPROX. 1/2" = 1'-0"



02 | -04, -05, -06, & -07 UNIT DECKS
SCALE: APPROX. 1/2" = 1'-0"



03 | -00, -01, -02, & -03 UNIT DECKS
SCALE: APPROX. 1/2" = 1'-0"

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
   a. WINDOW EXISTS AT DECK STACKS -04 AND -05 ONLY.
   b. WINDOW TYPE E TO BE OFF-SET SINGLE-HUNG WITH HORIZONTAL MULLION AT SAME ELEVATION AS WINDOW TYPE C. OCCURS AT UNITS 204, 304, 205, 305, 405 (WHERE NO DOOR EXISTS). WINDOWS SILL TO BE FRAMED TO MATCH WINDOW TYPE C (+/- 4", GC V.I.F.).
   c. WHERE EXISTS - REPLACE EXISTING MAN DOOR WITH RE-LITE IN-KIND. PAINT DOOR TO MATCH NEW WINDOWS.
      c.a. FOR BIDDING PURPOSES, ASSUME 6 LOCATIONS
      c.b. SEE UNIT OWNER-OPTION BID ALTERNATE #3.

2. EXISTING UNIT DECK COVERINGS MAY VARY. ALL EXISTING DECK COVERINGS AND MEMBRANE TO BE REMOVED. CONTRACTOR TO V.I.F. EACH DECK COVERING (VARIES FROM TILE TO CARPET, ETC.).
3. AT WOOD FRAMED DECKS
   a. REFER TO **SHEET S-201**.

4. AT CONCRETE DECKS
   a. REMOVE EXISTING DECK COVERING, IF PRESENT.
   b. SHOT BLAST CONCRETE TO CLEAN AND ACHIEVE A PROPER CONCRETE PROFILE (ICRI CSP-3) TO RECEIVE NEW ELASTOMERIC WATERPROOFING COATING. VERIFY WITH MANUFACTURER FOR ALTERNATE CONCRETE PREPARATION METHODS, IF NECESSARY.
   c. REPAIR ANY CRACKS GREATER THAN 1/16", PER MANUFACTURER REQUIREMENTS.
   d. INSTALL ELASTOMERIC WATERPROOFING COATING, AS SPECIFIED - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. INSTALL NEW DECK WATERPROOFING MEMBRANE MONOLITHICALLY INTO UNIT STORAGE CLOSETS. TERMINATE MEMBRANE 6" UP WALL. NO STORAGE DOOR THRESHOLDS - CUT STORAGE DOORS FOR 3/8" CLEARANCE AT HIGH SIDE OF DECK.
   a. ALL NEW DECK DOORS TO HAVE SWEEPS INSTALLED TO DECK MEMBRANE.

6. ALL DECK RAILINGS ARE TO BE PRE-FINISHED, PRE-ENGINEERED "INFINITY EDGE" RAILING SYSTEMS.
   a. BASIS-OF-DESIGN: VIEWRAIL GLASS RAILING "POST TO POST" SYSTEM (FASCIA MOUNTED) - NO TOP RAIL; POWDER-COATED BLACK POST AND CLIP SYSTEM
   b. REFER TO **SHEET A-001**.

7. VERIFY CLEAR OPENING LESS THAN 4".

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UNIT DECK ENLARGED PLANS

Drawing Revisions
2024-0805 PERMIT SET

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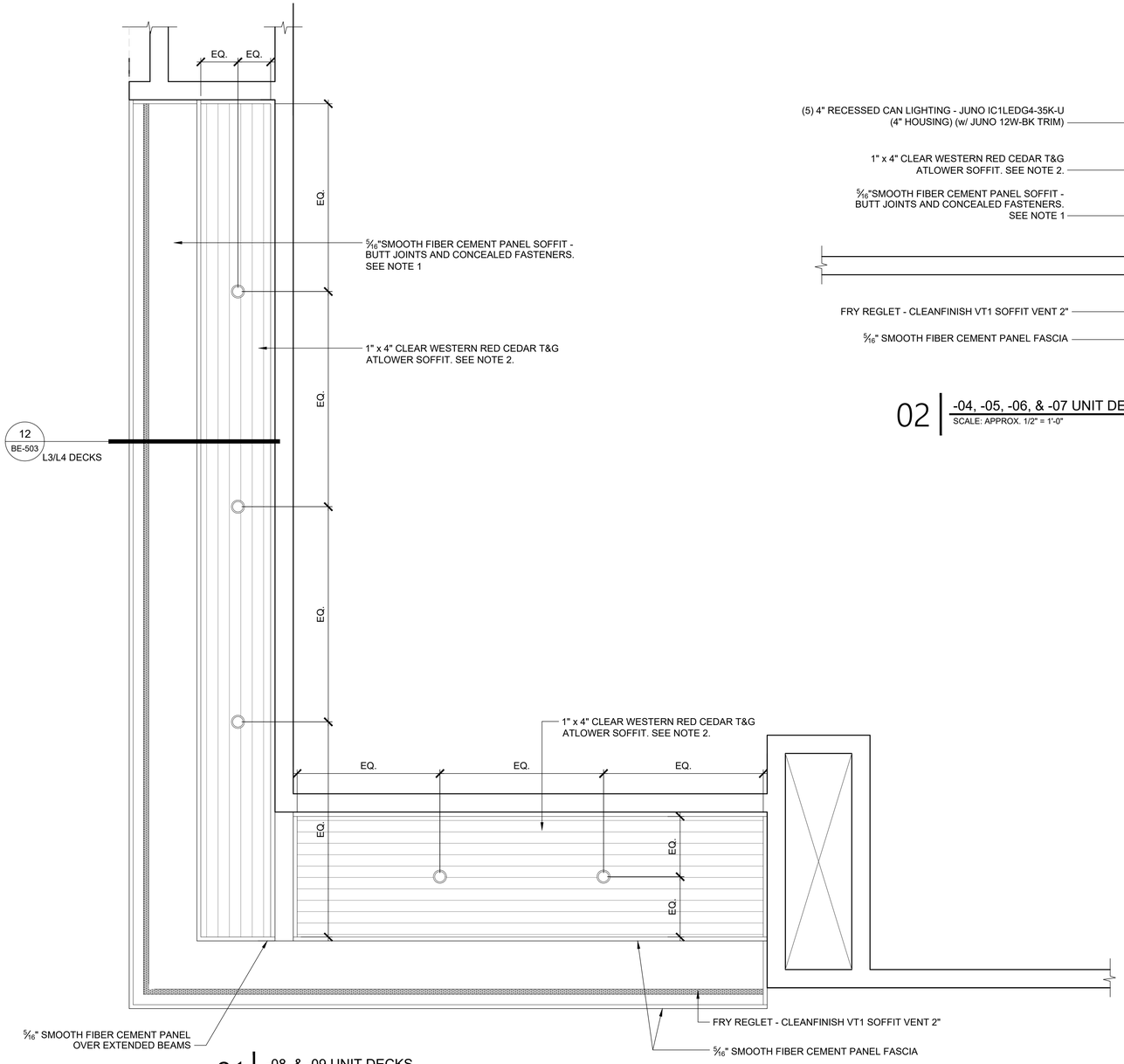
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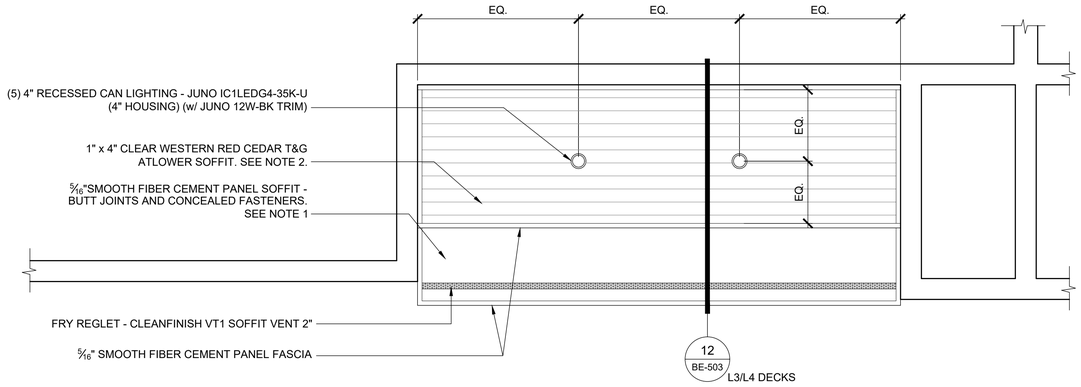
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01 | -08, & -09 UNIT DECKS

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

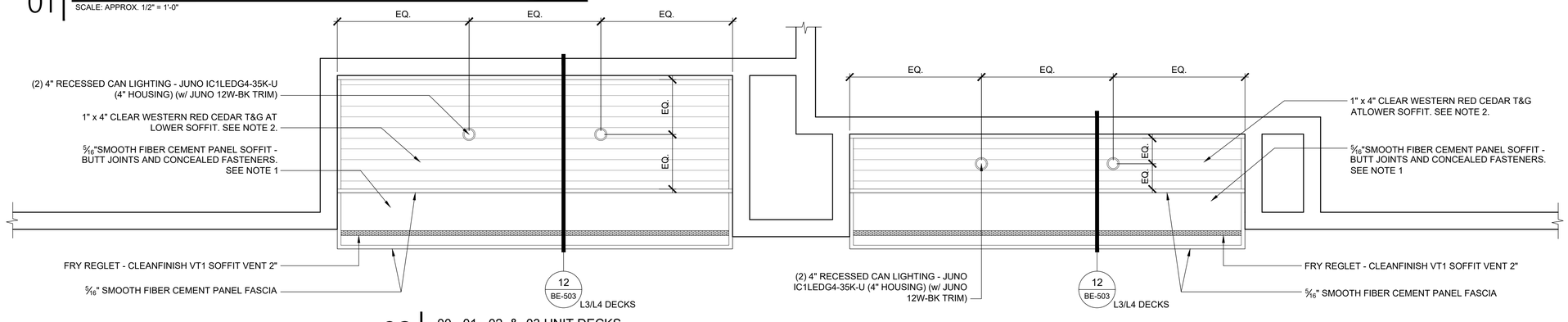


02 | -04, -05, -06, & -07 UNIT DECKS

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

NOTE:

1. FASCIA AND OUTSIDE SOFFITS TO BE PRIMED, 5/16" FIBER CEMENT PANEL - SMOOTH FINISH (BASIS-OF-DESIGN JAMES HARDIE SMOOTH VERTICAL PANEL, UNVENTED).
   a. INSTALL FRY REGLET 2" CLEAN FINISH **VT1** SOFFIT VENTING
   b. BUTT JOINTS AND CONCEAL FASTENERS
   c. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   d. FASTENER HEAD SET 5/16" (DEEP) FROM FACE OF PANEL, COVERED WITH EXTERIOR GWB MUD (NO MORE THAN ½" DIAMETER AROUND EACH FASTENER. LET EXTERIOR GWB MUD DRY, SAND DOWN SMOOTH AND FINISH. FASTENER SHOULD NOT BE VISIBLE.
   e. PRIMED PANEL - PAINT PER COLOR ELEVATIONS **SHEET A-300**.
2. CEDAR SOFFITS TO RECEIVE CLEAR WOOD STAIN AND SEALER.
   a. BASIS OF DESIGN: READY SEAL NATURAL CEDAR EXTERIOR STAIN AND SEALER (CLEAR).
   b. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   c. CONTRACTOR TO PROVIDE (1) NEW 5-GALLON CONTAINER OF PRODUCT FOR FUTURE MAINTENANCE AT THE END OF THE PROJECT.



03 | -00, -01, -02, & -03 UNIT DECKS

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

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UNIT DECK REFLECTED CEILING PLANS

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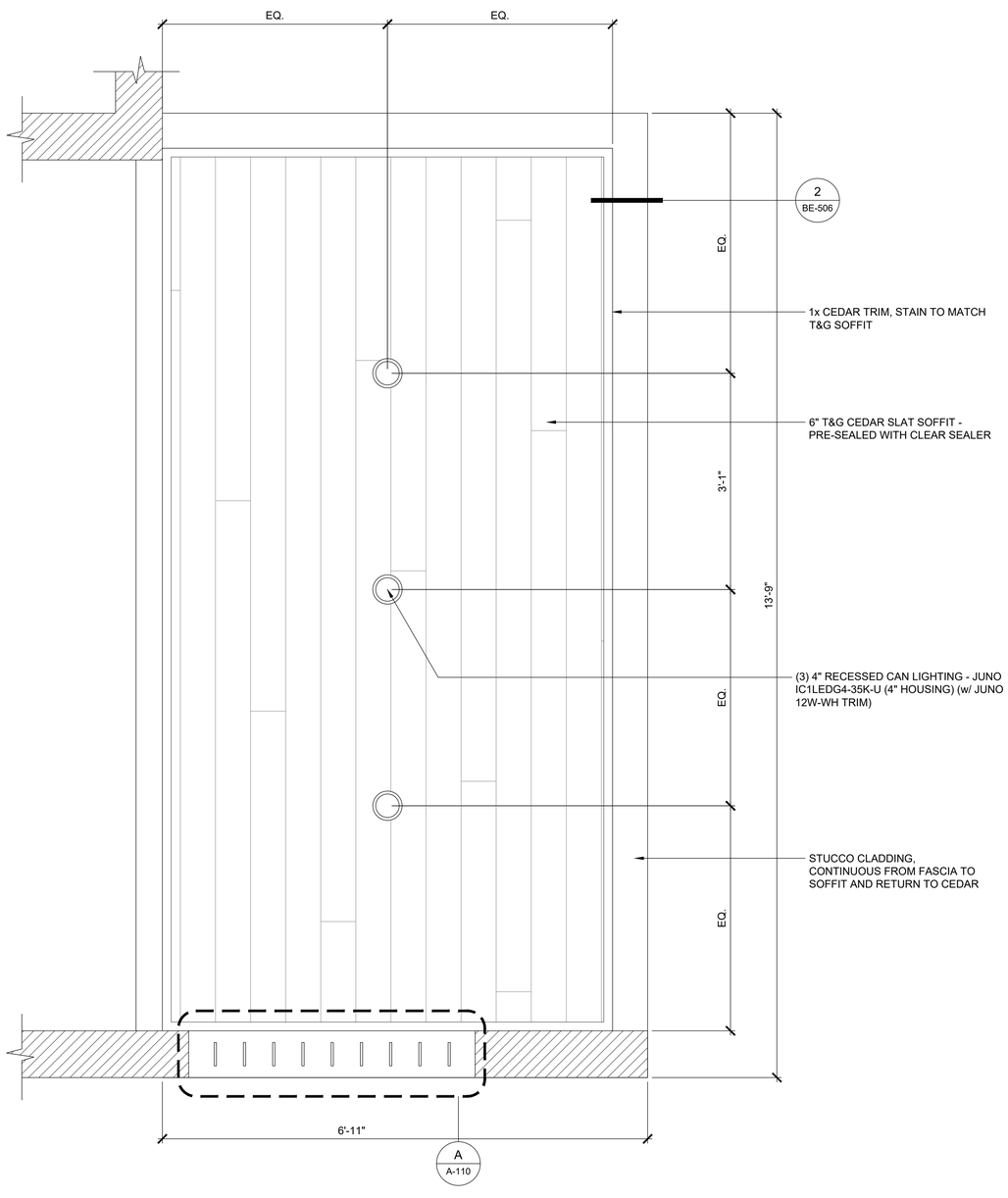
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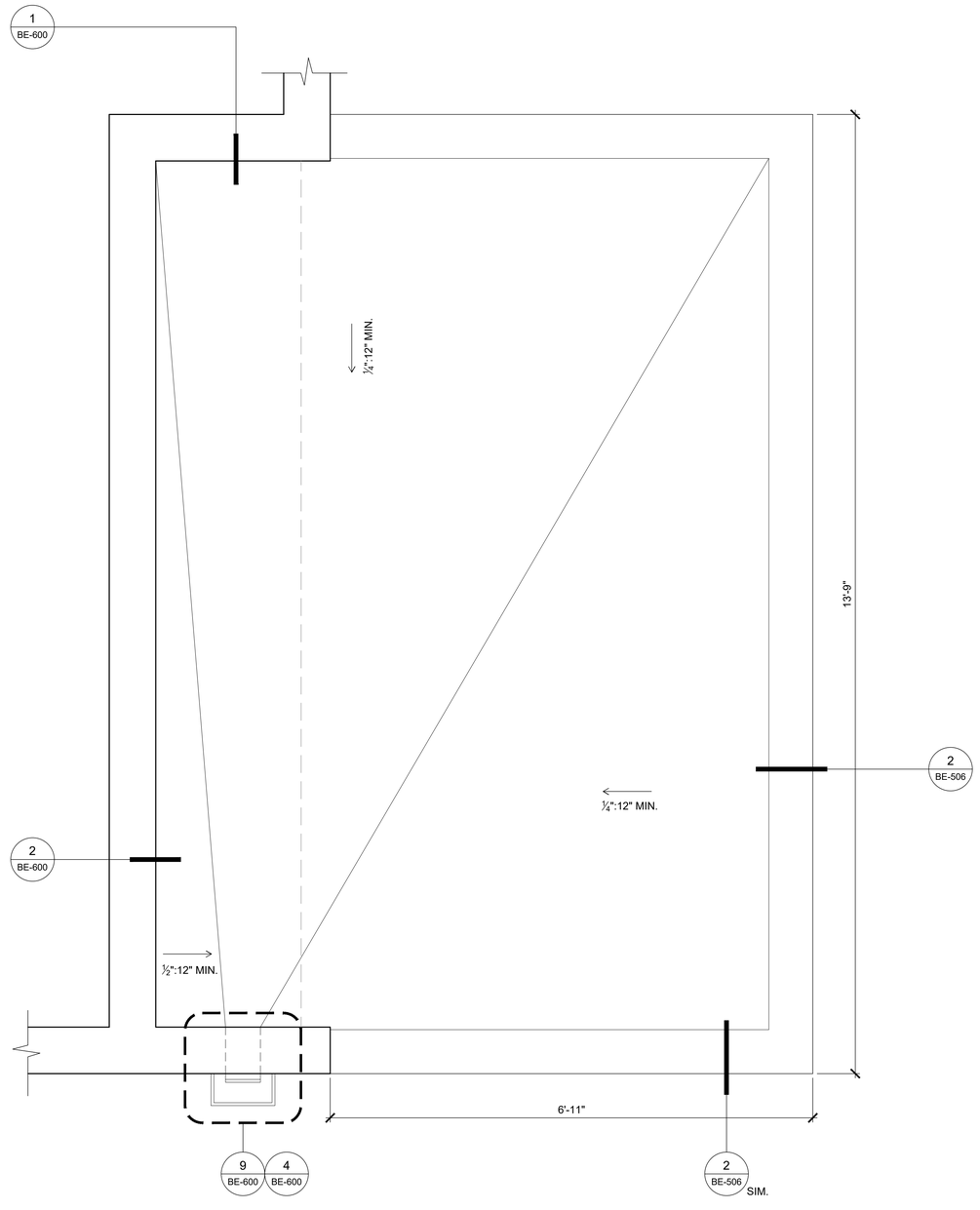
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02 NEW ENTRY CANOPY RCP

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



01 NEW ENTRY CANOPY PLAN

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

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ENTRY ROOF PLAN & RCP

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STATIC, 12" STANDOFF BUILDING NUMBERS
COLOR: WHITE

STUCCO FINISH

KICHLER 12" UP/DOWN LIGHT
11251BKT30

STATIC, 7" STANDOFF
BUILDING NAME
COLOR: WHITE

6" T&G CLEAR CEDAR SOFFIT, CLEAR SEAL

RE-LOCATE (E) KNOX BOX, PER KFD REQUIREMENTS

(3) 4" RECESSED EXTERIOR-GRADE LED FIXTURE

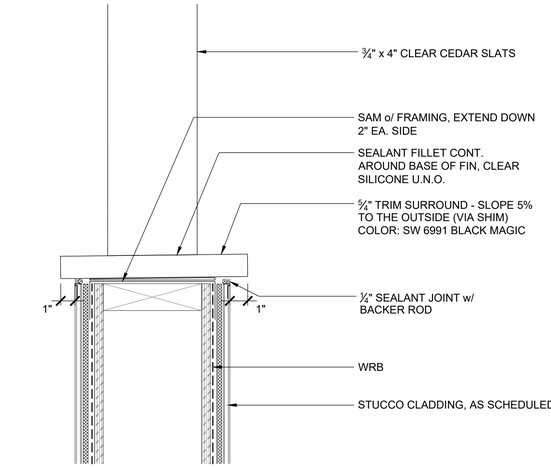
WOOD SLAT ARCHITECTURAL ENTRY "WINDOW" - SEE DETAIL 1, 1A/A-110

PLANTER NOT INCLUDED IN SCOPE, TBD LANDSCAPING

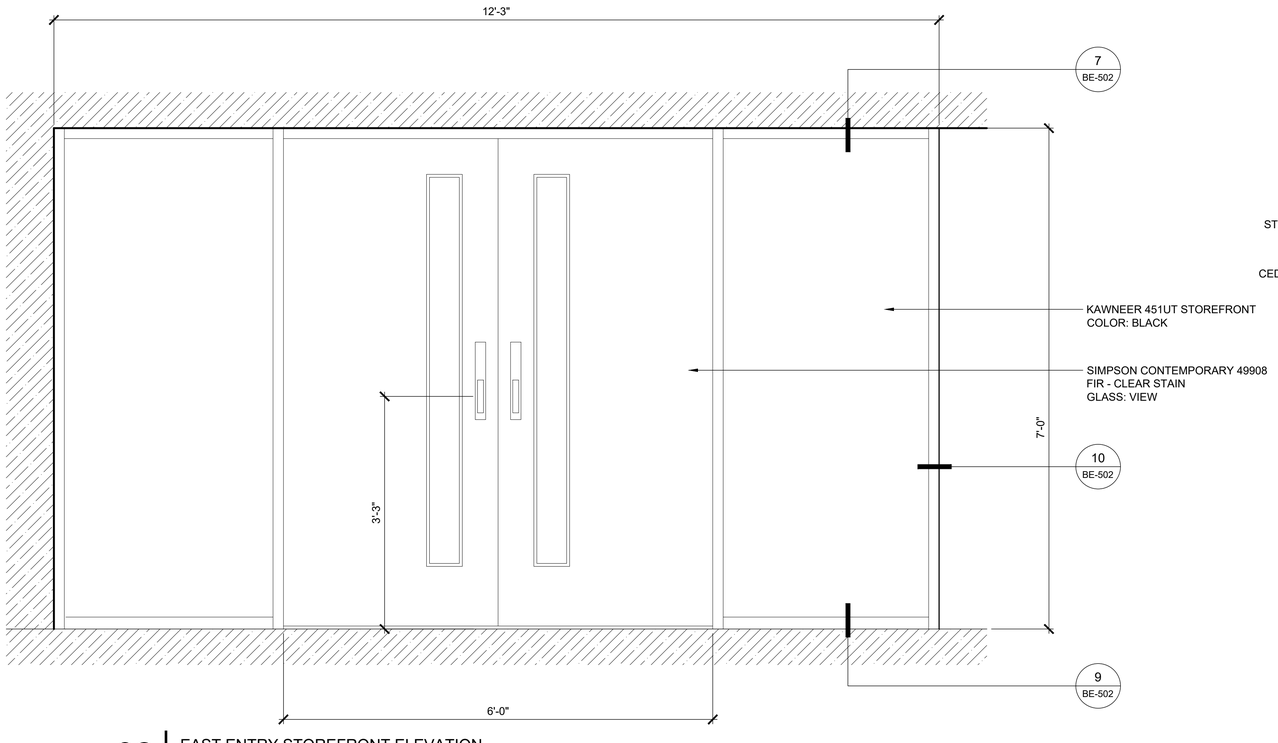
NEW ENTRY CALL BOX

RENDER FOR 3-D REFERENCE ONLY - COLOR & FINISHES PER SCHEDULE

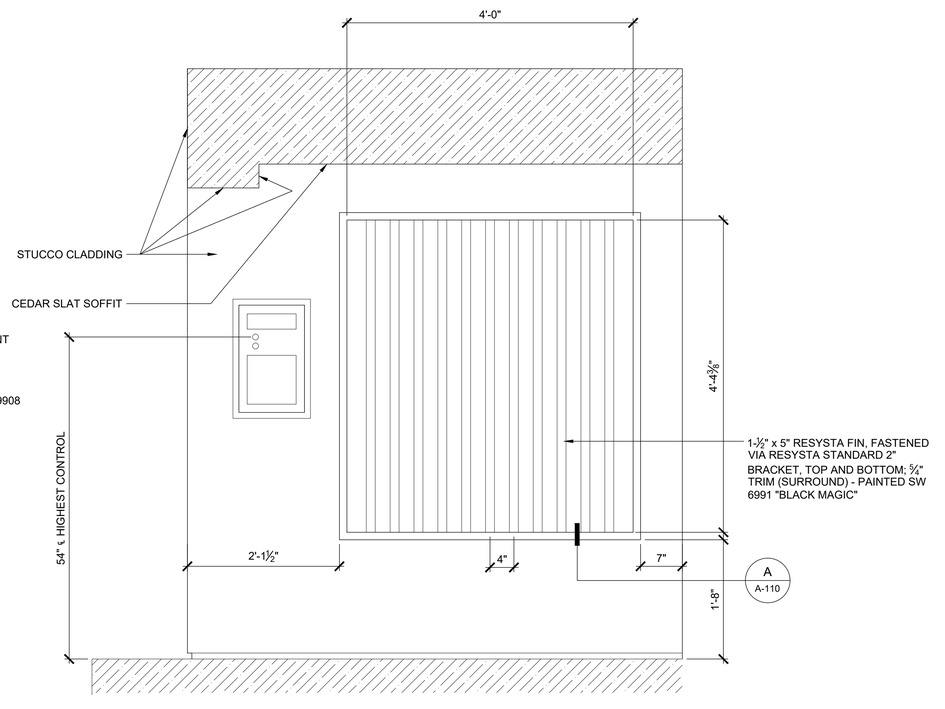
03 | EAST ENTRY RENDER
SCALE: NTS



A ENTRY FINS, SILL (HEAD/JAMB, SIM.)
SCALE: NTS



02 | EAST ENTRY STOREFRONT ELEVATION
SCALE: 1" = 1'-0"



01 | ENTRY WALL ELEVATION (LOOKING SOUTH)
SCALE: 1" = 1'-0"

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EAST ENTRY ELEVATIONS

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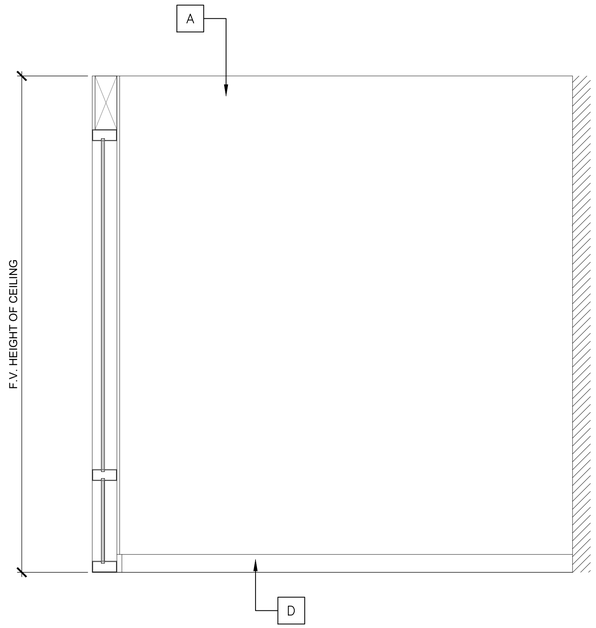
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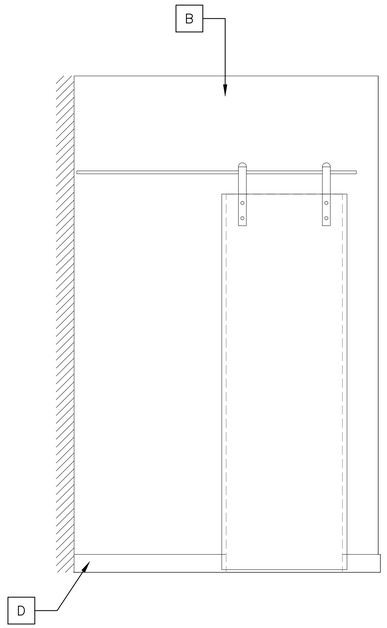
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FINISH SCHEDULE				
KEYNOTE	ELEVATION	TYPE	COLOR	FINISH
A	01	LATEX PAINT	TBD	EGGSHELL
B	02, 03, 04, 05	LATEX PAINT	TBD	EGGSHELL
C	05	LATEX PAINT	TBD	EGGSHELL
D	01, 02, 03, 04, 05	¾" WIDE x 4" TALL MDF TRIM	TBD	EGGSHELL

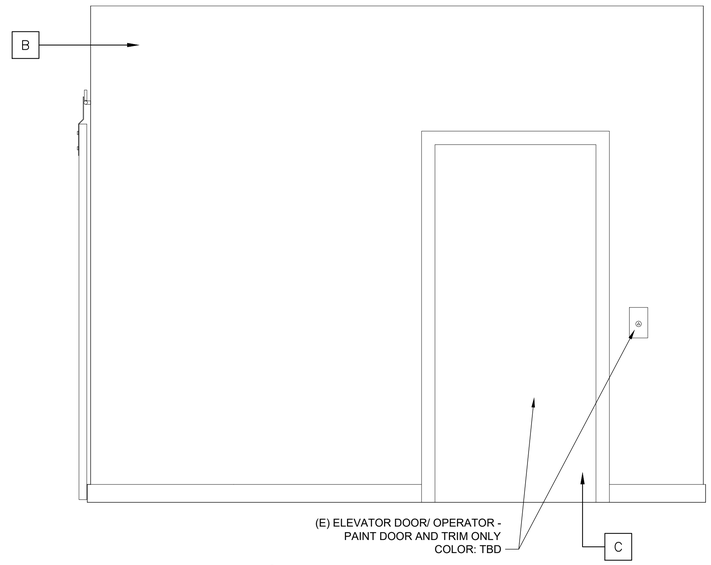
NOTES:
1. ALL PAINT AND FINISH COLORS TO BE MOCKED-UP AND APPROVED BY THE HOA PRIOR TO INSTALLATION.
2. INSTALL NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINETS AT EACH FLOOR LOBBY, PER THE PLANS SHOWN. BASIS OF DESIGN: ACTIVAR INC. - JL AMBASSADOR SERIES CABINET WITH FULL ACRYLIC WINDOW JLI-8113F10.



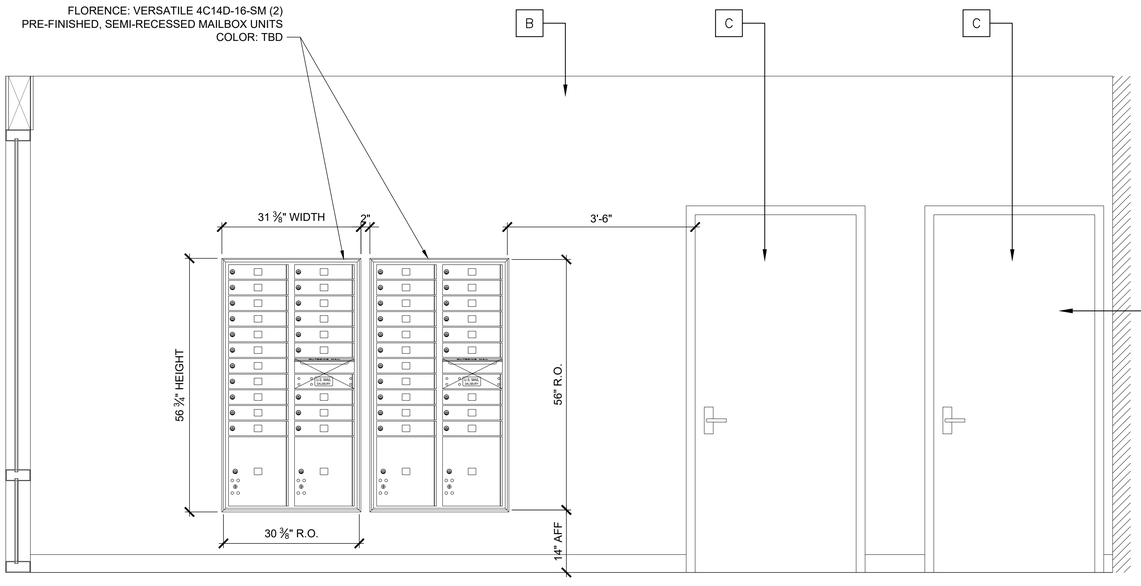
03 PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"



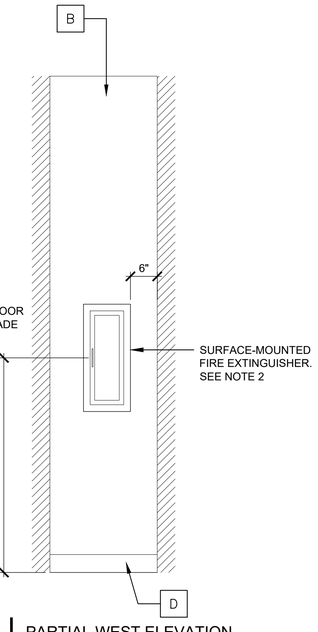
02 PARTIAL WEST ELEVATION
SCALE: 3/16" = 1'-0"



01 PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"



05 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



04 PARTIAL WEST ELEVATION
SCALE: 3/16" = 1'-0"

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L2 LOBBY ELEVATIONS & FINISH SCHEDULE

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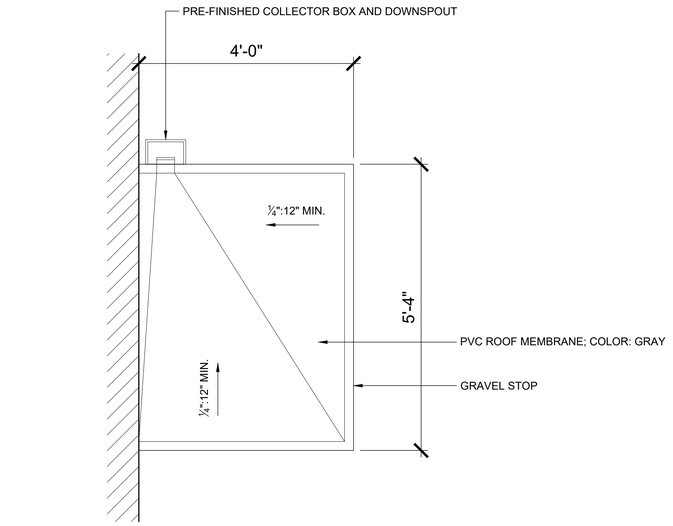
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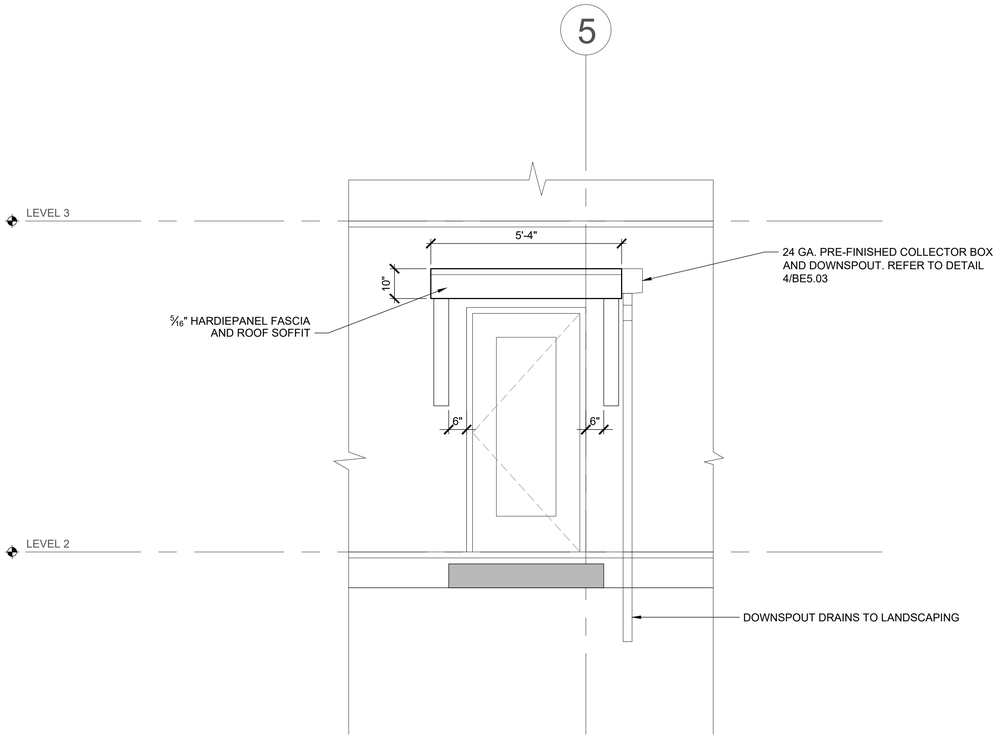
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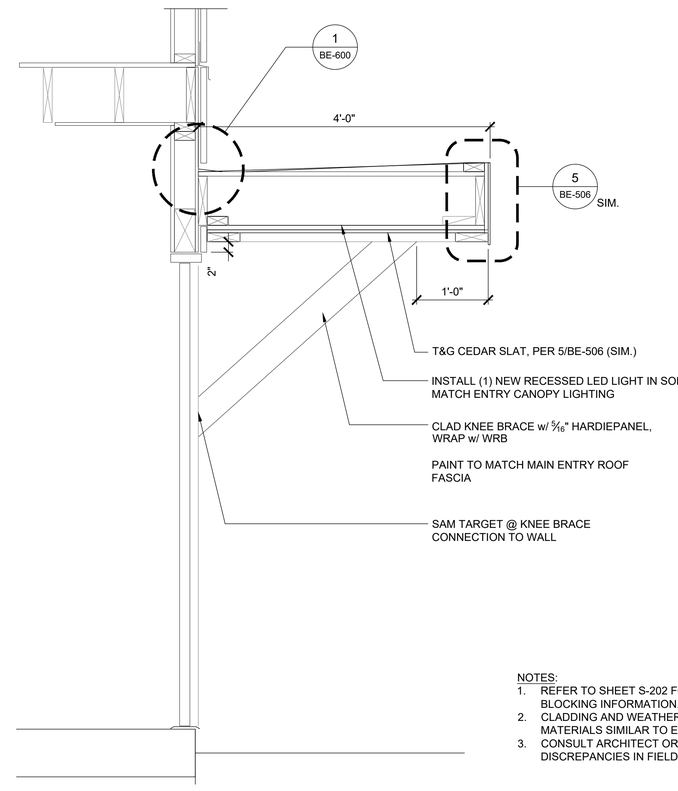
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03 NORTH ENTRY CANOPY ROOF PLAN
SCALE: 1/2" = 1'-0"



02 NORTH ENTRY CANOPY ROOF - ELEVATION
SCALE: 1/2" = 1'-0"



01 NORTH ENTRY CANOPY ROOF - SECTION
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO SHEET S-202 FOR FRAMING AND BLOCKING INFORMATION.
2. CLADDING AND WEATHER PROTECTION MATERIALS SIMILAR TO EAST MAIN ENTRY ROOF.
3. CONSULT ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN FIELD.

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NORTH ENTRY ROOF PLAN

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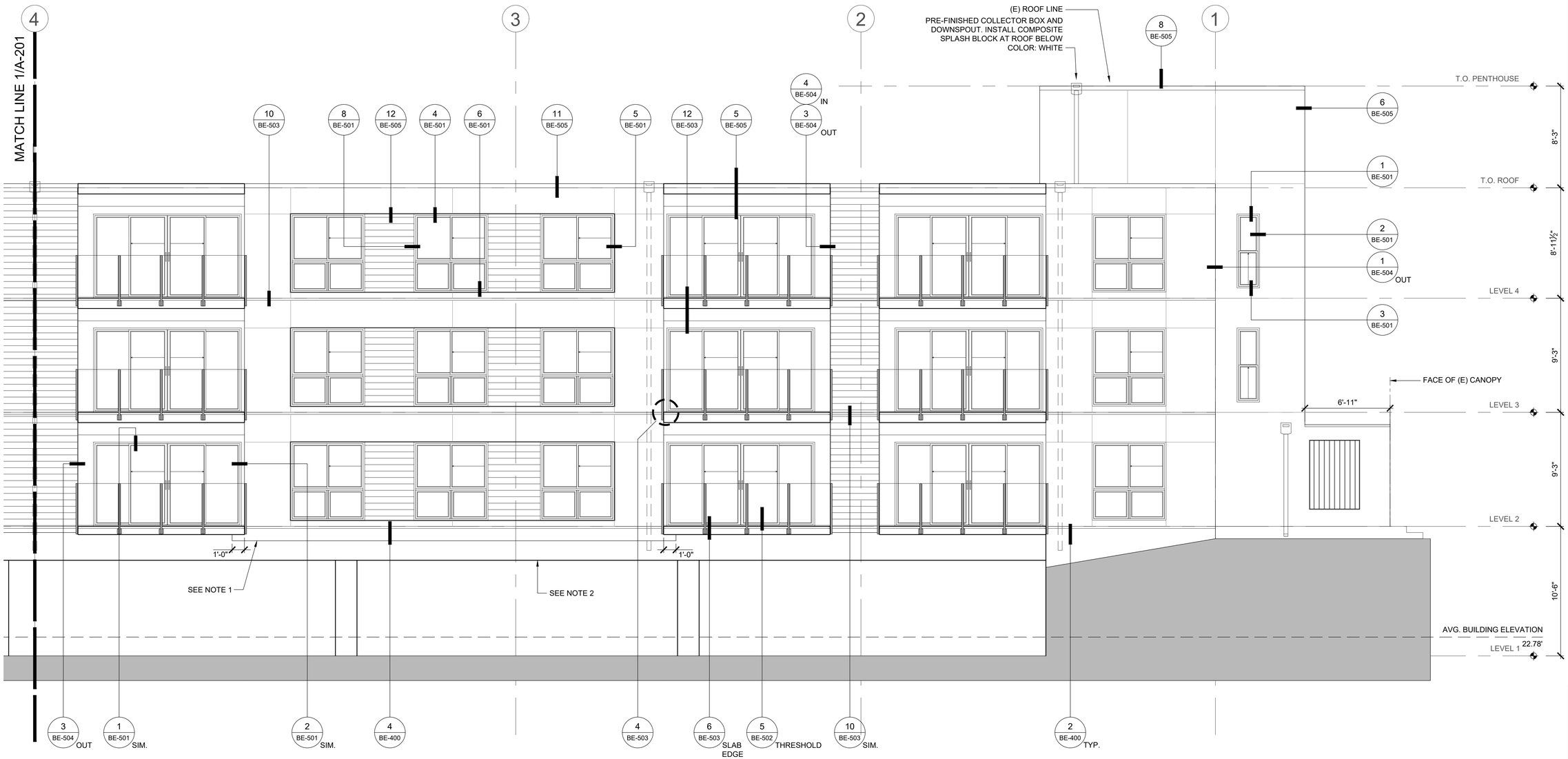
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NOTES:
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BIDDING, FABRICATION, AND PURCHASING.
2. LOCATIONS OF PIPE AND HOSE BIB PENETRATIONS, MOUNTING BLOCKS, VENTS, ELECTRICAL OUTLETS, LOW VOLTAGE CABLE LINES, ETC. ARE NOT SHOWN. CONTRACTOR SHALL PERFORM SURVEY OF EXISTING CONDITIONS TO VERIFY ALL LOCATIONS AND QUANTITIES PRIOR TO BIDDING. SEE **SHEET BE-503** FOR TYPICAL DETAILS.
3. FLASHING AND FINISHED COLORS TO BE MOCKED-UP AND APPROVED PRIOR TO FULL PAINT.
4. REPLACE CHIMNEY CAP WITH NEW, 24 GA. PRE-FINISHED SHEET METAL CAP - COLOR: BLACK
5. UNDERSLAB INSULATION DETAIL **11/BE-400** TO BE INSTALLED UNDER CANTILEVERED CONDITIONED SPACES. EXTEND 1'-0" UNDER ADJACENT UNIT DECK. NOT REQUIRED UNDER UNIT DECK STORAGE "STACKS."
6. NEW THROUGH-WALL OVERFLOW SCUPPER. SCUPPER BODY TO BE 2" HIGHER THAN THE ROOF AT EACH LOCATION (DEPTH OF ROOFING MAY VARY PER LOCATION).



01 SOUTH ELEVATION (EAST)
SCALE: APPROX. 1/4" = 1'-0"

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ELEVATIONS

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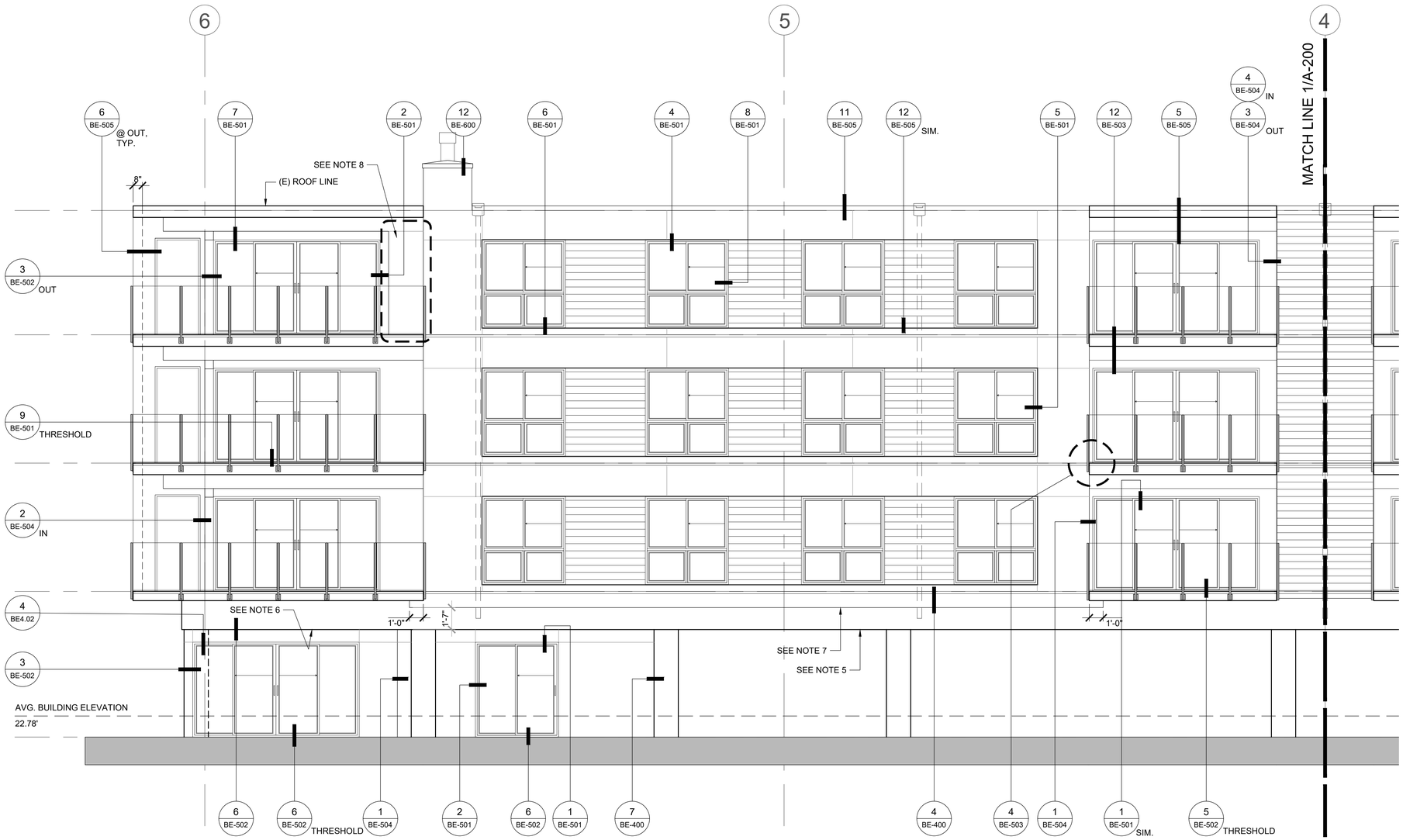
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NOTES:
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2. LOCATIONS OF PIPE AND HOSE BIB PENETRATIONS, MOUNTING BLOCKS, VENTS, ELECTRICAL OUTLETS, LOW VOLTAGE CABLE LINES, ETC. ARE NOT SHOWN. CONTRACTOR SHALL PERFORM SURVEY OF EXISTING CONDITIONS TO VERIFY ALL LOCATIONS AND QUANTITIES PRIOR TO BIDDING. SEE **SHEET BE-504** FOR TYPICAL DETAILS.
3. FLASHING AND FINISHED COLORS TO BE MOCKED-UP AND APPROVED PRIOR TO FULL PAINT.
4. REPLACE CHIMNEY CAP WITH NEW, 24 GA. PRE-FINISHED SHEET METAL CAP - COLOR: BLACK
5. ALL EXPOSED CONCRETE TO BE CLEANED AND PAINTED TO MATCH STUCCO COLOR (BASIS OF DESIGN: SHERWIN-WILLIAMS SW 7006 EXTRA WHITE.
6. RECESSED SOFFIT AT L1 BETWEEN EXPOSED CONCRETE SOFFIT AND FRAMED WALL TO BE STANDARD JH HARDIESOFFIT (UNVENTED) - PAINT TO MATCH FRAMED DECK SOFFITS. REPLACE INSULATION WITH XPS TO MATCH (E) R-VALUE OR, AT MIN. (2) LAYERS OF 2", STAGGERED SEAMS.
7. UNDERSLAB INSULATION DETAIL **11/BE-400** TO BE INSTALLED UNDER CANTILEVERED CONDITIONED SPACES. EXTEND 1'-0" UNDER ADJACENT UNIT DECK. NOT REQUIRED UNDER UNIT DECK STORAGE "STACKS."
8. UNIT 408 - OWNER-OPTION TO ADD EXTERIOR STORAGE CLOSET AT WEST END OF DECK TO MATCH EXISTING STORAGE CLOSET AT UNIT 409. ALIGN OUTSIDE FACE OF STORAGE CLOSET WITH FASCIA ABOVE, AND CLAD WITH FIBER CEMENT PANEL.



01 SOUTH ELEVATION (WEST)
SCALE: APPROX. 1/4" = 1'-0"

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 22 of 47

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ELEVATIONS

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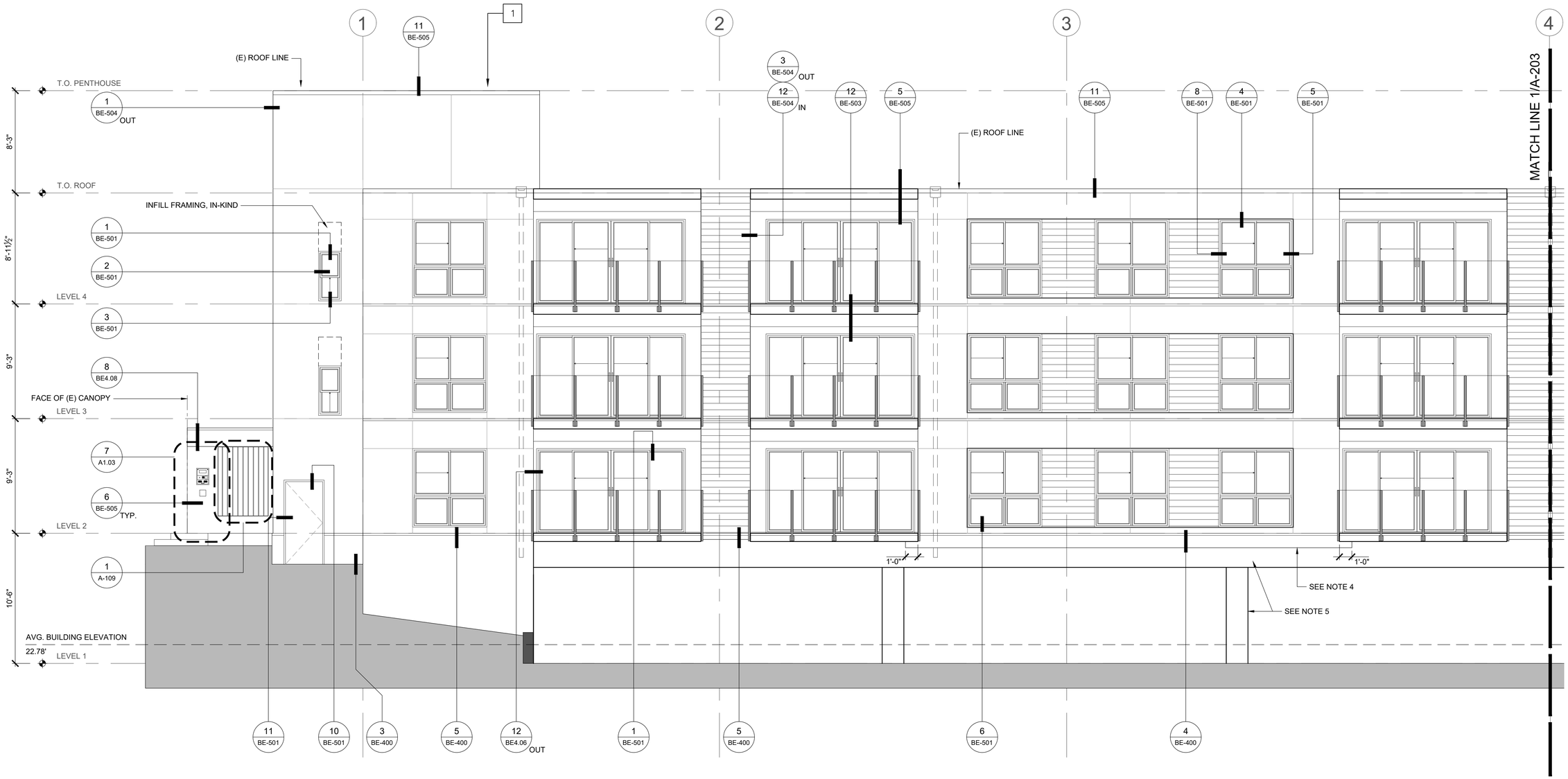
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DRAWN	KRM
CHECK	

A-201

OAC PROJ. No.	R12-190315.00

NOTES:
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BIDDING, FABRICATION, AND PURCHASING.
2. LOCATIONS OF PIPE AND HOSE BIB PENETRATIONS, MOUNTING BLOCKS, VENTS, ELECTRICAL OUTLETS, LOW VOLTAGE CABLE LINES, ETC. ARE NOT SHOWN. CONTRACTOR SHALL PERFORM SURVEY OF EXISTING CONDITIONS TO VERIFY ALL LOCATIONS AND QUANTITIES PRIOR TO BIDDING. SEE **SHEET BE-503** FOR TYPICAL DETAILS.
3. FLASHING AND FINISHED COLORS TO BE MOCKED-UP AND APPROVED PRIOR TO FULL PAINT.
4. UNDERSLAB INSULATION DETAIL **11/BE-400** TO BE INSTALLED UNDER CANTILEVERED CONDITIONED SPACES. EXTEND 1'-0" UNDER ADJACENT UNIT DECK. NOT REQUIRED UNDER UNIT DECK STORAGE "STACKS."
5. ALL EXPOSED CONCRETE TO BE CLEANED AND PAINTED TO MATCH STUCCO COLOR (BASIS OF DESIGN: SHERWIN-WILLIAMS SW 7006 EXTRA WHITE.



01 NORTH ELEVATION (EAST)
SCALE: APPROX. 1/4" = 1'-0"

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WASHINGTON SHORES II

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OAC
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f: 206.285.4371
w: www.oacsvcs.com

ELEVATIONS

DRAWING REVISIONS
2024-0805 PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

19012 REGISTERED ARCHITECT
KERRY R. RAY
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A-202

OAC PROJ. No.	R12-190315.00

NOTES:
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BIDDING, FABRICATION, AND PURCHASING.
2. LOCATIONS OF PIPE AND HOSE BIB PENETRATIONS, MOUNTING BLOCKS, VENTS, ELECTRICAL OUTLETS, LOW VOLTAGE CABLE LINES, ETC. ARE NOT SHOWN. CONTRACTOR SHALL PERFORM SURVEY OF EXISTING CONDITIONS TO VERIFY ALL LOCATIONS AND QUANTITIES PRIOR TO BIDDING. SEE **SHEET BE-503** FOR TYPICAL DETAILS.
3. FLASHING AND FINISHED COLORS TO BE MOCKED-UP AND APPROVED PRIOR TO FULL PAINT.
4. REPLACE CHIMNEY CAP WITH NEW, 24 GA. PRE-FINISHED SHEET METAL CAP - COLOR: BLACK
5. RECESSED SOFFIT BETWEEN EXPOSED CONCRETE SOFFIT TO BE STANDARD JH HARDIESOFFIT (UNVENTED) - PAINTED TO MATCH STUCCO CLADDING. REPLACE INSULATION WITH XPS TO MATCH (E) R-VALUE OR, AT MIN. (2) LAYERS OF 2", STAGGERED SEAMS.
6. UNDERSLAB INSULATION DETAIL **11/BE-400** TO BE INSTALLED UNDER CANTILEVERED CONDITIONED SPACES. EXTEND 1'-0" UNDER ADJACENT UNIT DECK. NOT REQUIRED UNDER UNIT DECK STORAGE "STACKS."
7. **ALT:** ENTRY CANOPY AT NORTH BUILDING ENTRY. REFER TO **SHEETS A-002 AND A-105** FOR MORE INFORMATION.



01 NORTH ELEVATION (WEST)
SCALE: APPROX. 1/4" = 1'-0"

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ELEVATIONS

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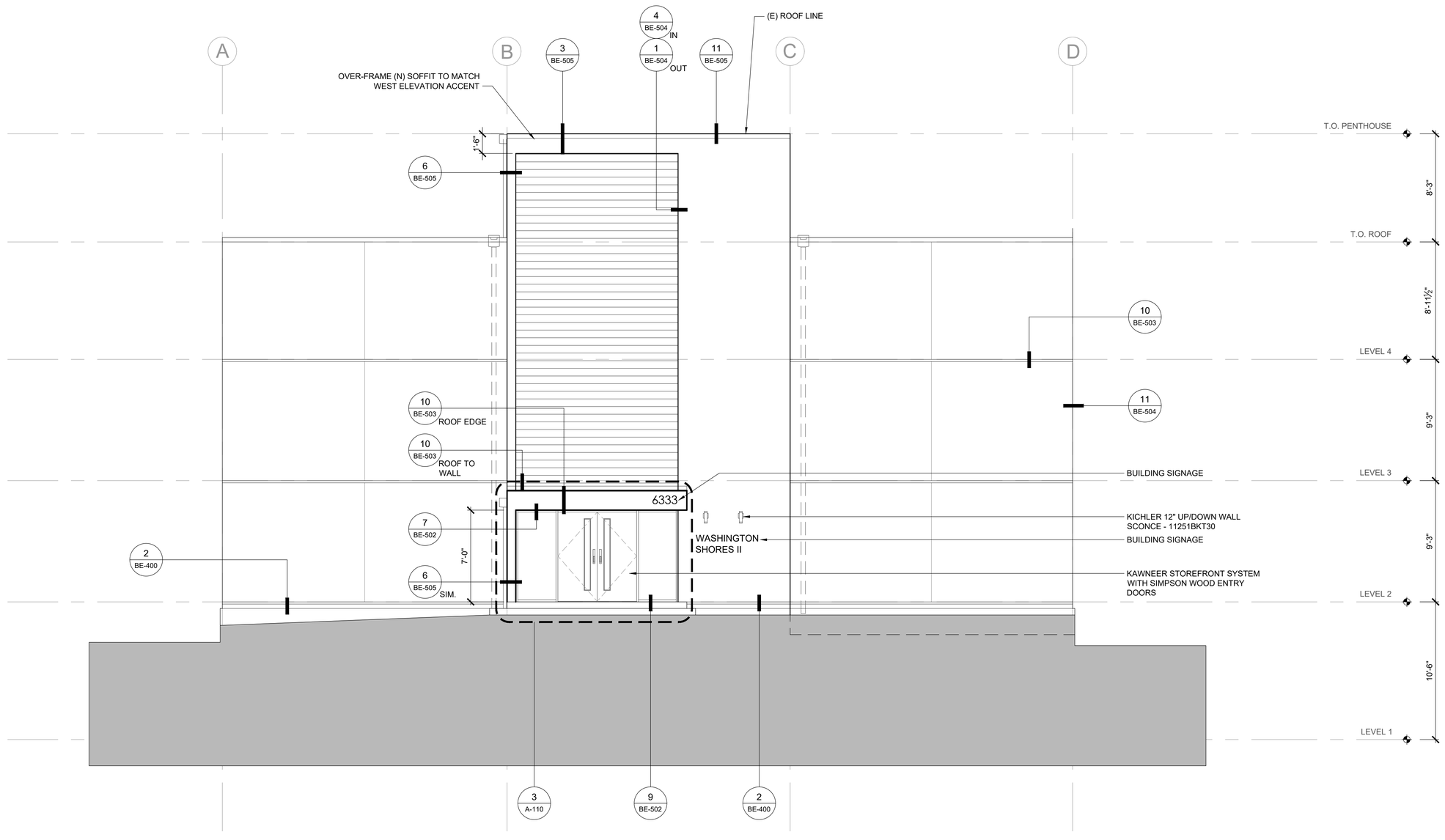
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A-203

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01 EAST ELEVATION

SCALE: APPROX. 1/4" = 1'-0"

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ELEVATIONS

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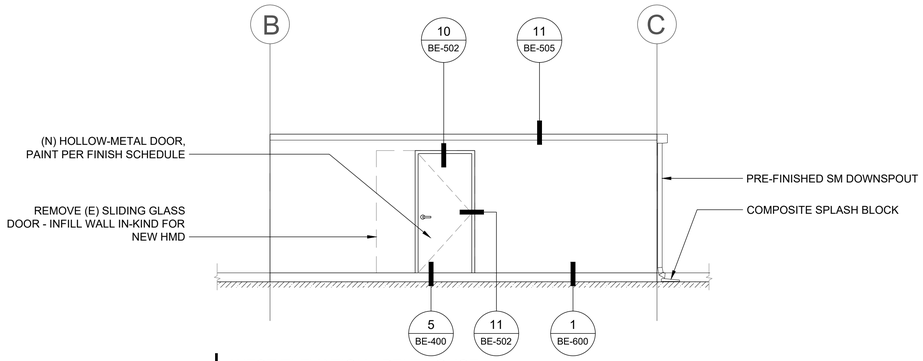
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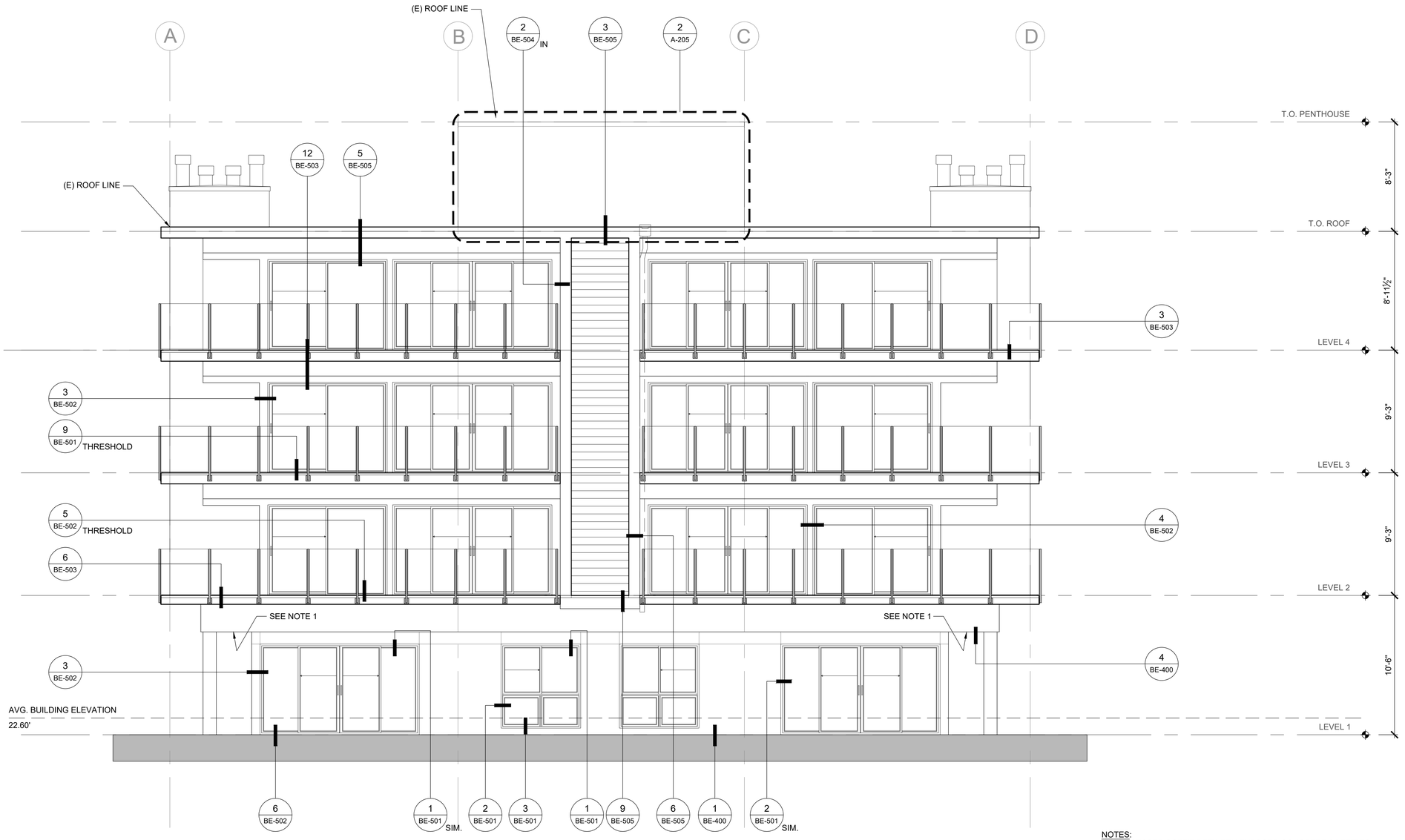
A-204

OAC PROJ. No.	R12-190315.00



02 WEST ELEVATION - PENTHOUSE

SCALE: 1/4" = 1'-0"



01 WEST ELEVATION

SCALE: APPROX. 1/4" = 1'-0"

NOTES:

1. RECESSED SOFFIT BETWEEN EXPOSED CONCRETE SOFFIT TO BE STANDARD JH HARDIESOFFIT (UNVENTED) - PAINTED TO MATCH STUCCO CLADDING. REPLACE INSULATION WITH XPS TO MATCH (E) R-VALUE OR, AT MIN. (2) LAYERS OF 2", STAGGERED SEAMS.
2. ALL WEST-FACING SLIDING WINDOWS AND OPERABLE PANEL OF THE SLIDING GLASS DOORS ARE TO SLIDE TOWARDS THE CENTER OF THE BUILDING AT THE WEST ELEVATION ONLY.

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ELEVATIONS

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DESIGN	KRM
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A-205

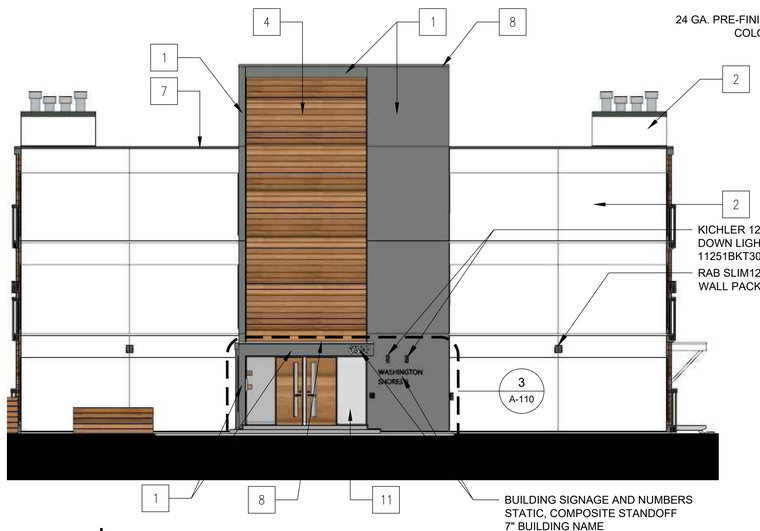
OAC PROJ. No.	R12-190315.00



01 SOUTH ELEVATION
SCALE: NTS



02 NORTH ELEVATION
SCALE: NTS



03 EAST ELEVATION
SCALE: NTS



04 WEST ELEVATION
SCALE: NTS

NOTE:
1. REFER TO ELEVATION SHEETS A-200 TO A-205 AND WINDOW SCHEDULE A-004 FOR WINDOW CONFIGURATIONS AND LAYOUTS.
2. COLLECTOR BOXES AND DOWNSPOUTS NOT SHOWN - TO BE REPLACED IN-KIND. COLOR VARIES PER LOCATION - CONFIRM WITH ARCHITECT PRIOR TO SUBMITTAL. COLOR TO BE APPROVED BY HOA PRIOR TO INSTALLATION.
3. ELECTRICAL UP/DOWN LIGHTS NEW - PROVIDE ALLOWANCE TO PULL ELECTRICAL TO NOTED LOCATIONS.

FINISH SCHEDULE			
ID	COMPONENT	PRODUCT	FINISH / COLOR
1	STUCCO	STO CORP: POWERWALL DRAINSCREEN	COLOR: SW 9162 AFRICAN GRAY FINISH: FINE
2	STUCCO	STO CORP: POWERWALL DRAINSCREEN	COLOR: SW 7006 EXTRA WHITE FINISH: FINE
3	NOT USED		
4	FIBER CEMENT LAP (TBD - HOA APPROVAL)	WOODTONE: RUSTICSERIES	COLOR: SUMMER WHEAT FINISH: NATURAL EXPOSURE: 7"
5	FIBER CEMENT PANEL	JAMES HARDIE: VERTICAL PANEL SIDING	COLOR: SW 9162 AFRICAN GRAY FINISH: NATURAL FASTENERS: GALVANIZED NAILS CONCEALED w/ APPROVED PATCHING MATERIAL
6	FIBER CEMENT LAP	JAMES HARDIE: HARDIEPLANK	COLOR: SW 9162 AFRICAN GRAY FINISH: PRIMED EXPOSURE: 7"
7	COPING	24 GA. GRAVEL STOP	COLOR: BLACK
8	COPING	24 GA. GRAVEL STOP	COLOR: MATCH SW 9162 AFRICAN GRAY
9	EXPOSED CONCRETE		COLOR: SW 7006 EXTRA WHITE
10	EXPOSED CONCRETE		COLOR: SW 9162 AFRICAN GRAY (L2 UNIT DECKS)
11	STOREFRONT	KAWNEER: 451UT	COLOR: BLACK
12	STOREFRONT DOOR	KAWNEER: 500T	COLOR: BLACK
13	WOOD ENTRY DOORS	SIMPSON CONTEMPORARY 49908	COLOR: CLEAR STAIN FINISH: FIR GLAZING: CLEAR VIEW
14	HOLLOW METAL DOORS		COLOR: SW 9162 AFRICAN GRAY
15	COMPOSITE DOOR (UNIT STORAGE)	THERMATRU: STEEL EDGE SE100	COLOR: SW 7006 EXTRA WHITE (-00/-01 STACK) COLOR: SW 6991 BLACK MAGIC (STAINED LAP) COLOR: SW 9162 AFRICAN GRAY (-08/-09 STACK)
16	VINYL WINDOW	VPI: ENDURANCE	COLOR: BLACK (EXT.) / WHITE (INT.) CONFIGURATION: PER A-004
17	VINYL SLIDING GLASS DOOR	VPI: ENDURANCE	COLOR: BLACK (EXT.) / WHITE (INT.) CONFIGURATION: PER A-004
18	ALUMINUM RAILINGS	ALUMINUM w/ GLASS INSERT	COLOR: BLACK TOP RAIL: RECTANGULAR

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COLOR ELEVATIONS

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2024-0805 PERMIT SET

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13012 REGISTERED ARCHITECT
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DESIGN	KRM
DRAWN	BKC
CHECK	KRM

A-300

OAC PROJ. No. R12-190315.00



04 | SOUTH WEST
SCALE: NTS



03 | NORTH WEST
SCALE: NTS



02 | SOUTH EAST
SCALE: NTS



01 | NORTH EAST
SCALE: NTS

NOTE:
1. PERIMETER FENCE AND GATE SHOWN FOR SCHEMATICS ONLY - NOT INCLUDED IN SCOPE OF WORK.
2. EXISTING TREES NOT SHOWN FOR CLARITY - NO TREES ARE TO BE REMOVED OR ALTERED.

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AXON VIEWS

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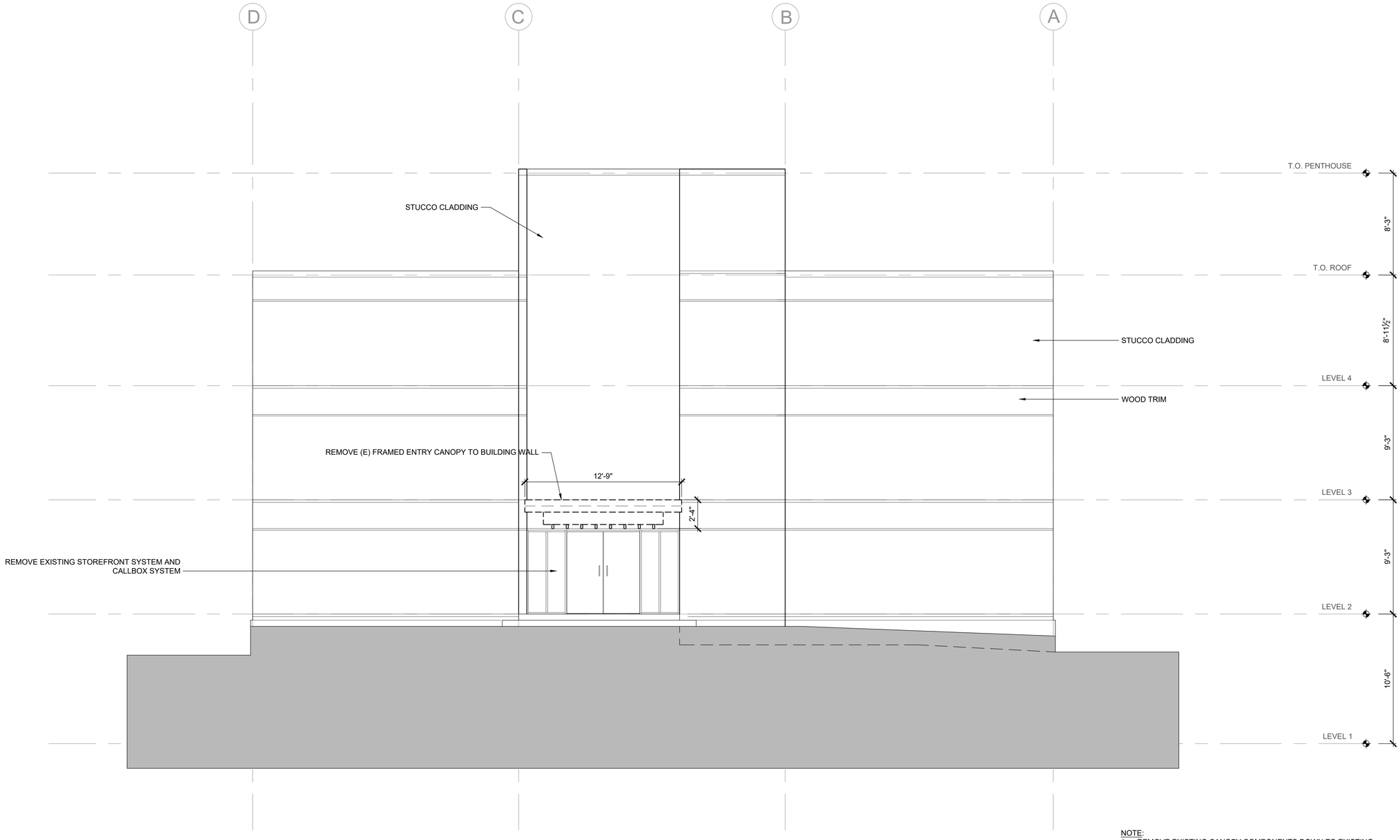
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DESIGN	KRM
DRAWN	KRM
CHECK	

A-301

OAC PROJ. No.	R12-190315.00



01 EAST ELEVATION (EXISTING) - DEMOLITION
SCALE: 1/4" = 1'-0"

NOTE:
1. REMOVE EXISTING CANOPY COMPONENTS DOWN TO EXISTING BUILDING WALL. REPAIR ANY ADJACENT WALL SHEATHING IN-KIND; INSTALL NEW INSULATION AT WALL, AS SCHEDULED. CONSULT ARCHITECT OR STRUCTURAL ENGINEER IF FRAMING DAMAGE NOTED, PRIOR TO COVERING.

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EXISTING ELEVATION

DRAWING REVISIONS
2024-0805 PERMIT SET

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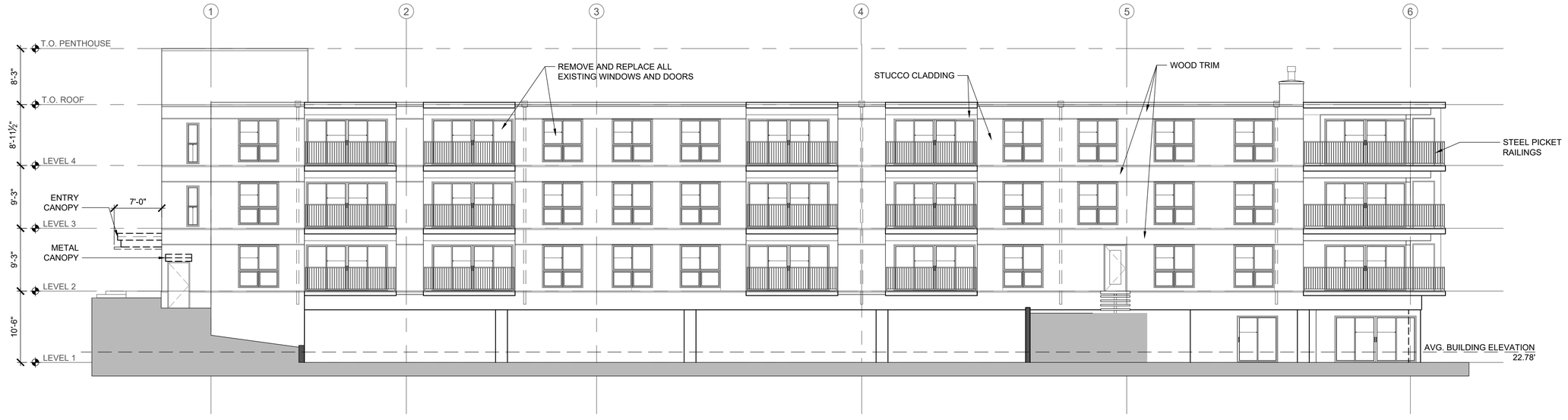
DESIGN	KRM
DRAWN	KRM
CHECK	

AD-210

OAC PROJ. No.	R12-190315.00



02 SOUTH ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"

NOTE:
1. REMOVE ALL EXISTING CLADDING - STUCCO AND WOOD TRIM BANDS. REMOVE ALL SHEATHING. REPLACE WALL INSULATION AND NEW FIRE-RATED PLYWOOD SHEATHING.

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EXISTING ELEVATIONS

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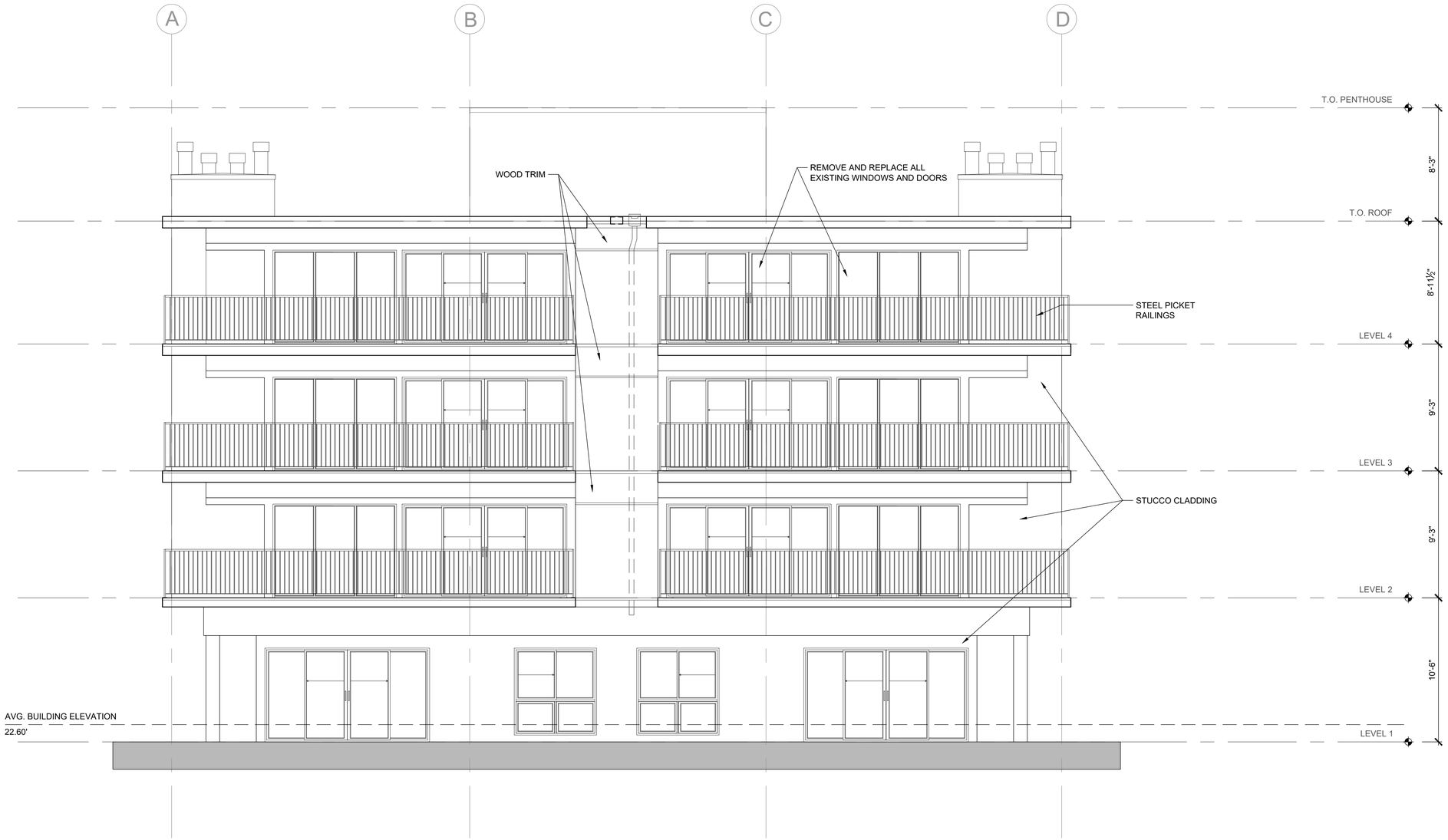
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DESIGN	KRM
DRAWN	KRM
CHECK	

AD-211

OAC PROJ. No.	R12-190315.00



01 WEST ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"

NOTE:
1. REMOVE ALL EXISTING CLADDING - STUCCO AND WOOD TRIM BANDS. REMOVE ALL SHEATHING. REPLACE WALL INSULATION AND NEW FIRE-RATED PLYWOOD SHEATHING.

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EXISTING ELEVATION

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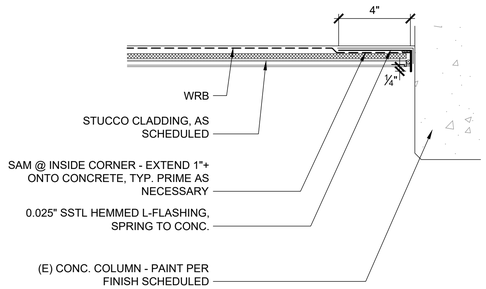
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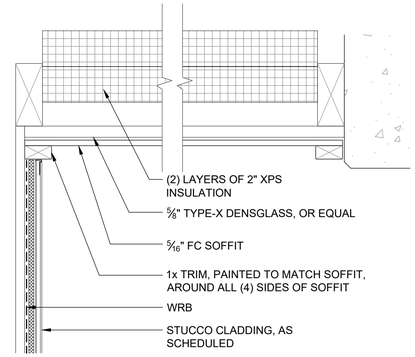
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CHECK	

AD-212

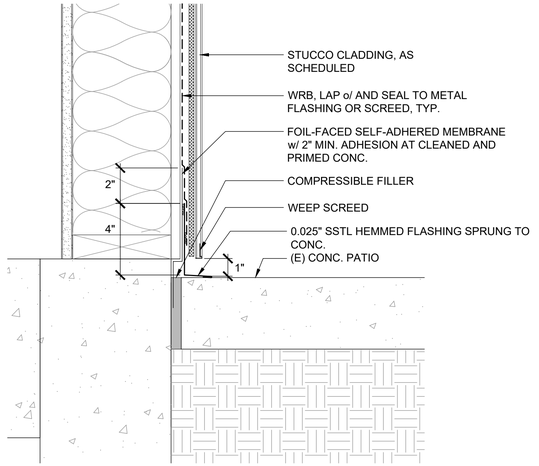
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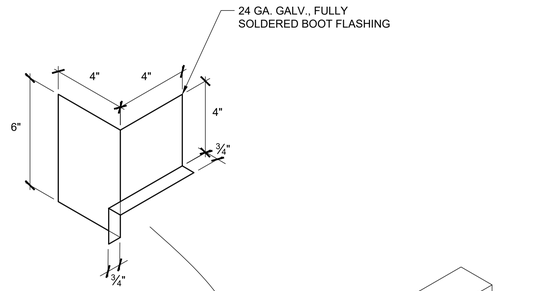
7 STUCCO TERMINATION @ EXPOSED CONC.
SCALE: NTS

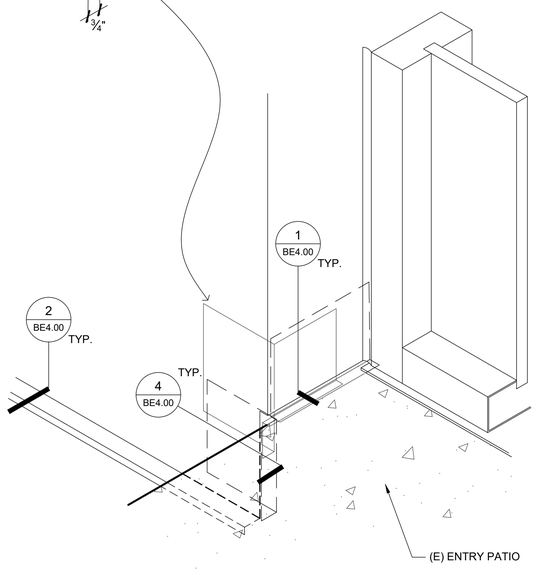


4 L1 EXTERIOR PATIO SOFFIT
SCALE: NTS

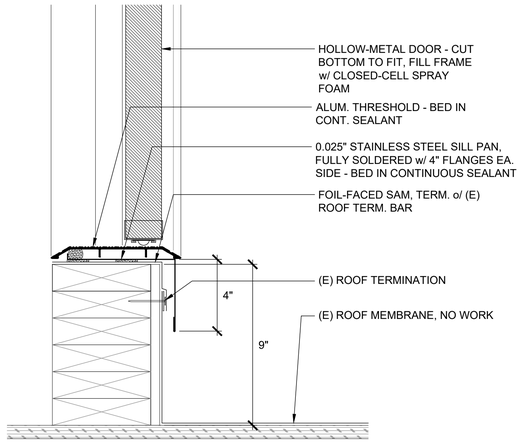


1 BASE OF WALL @ HARDSCAPE, TYP.
SCALE: NTS

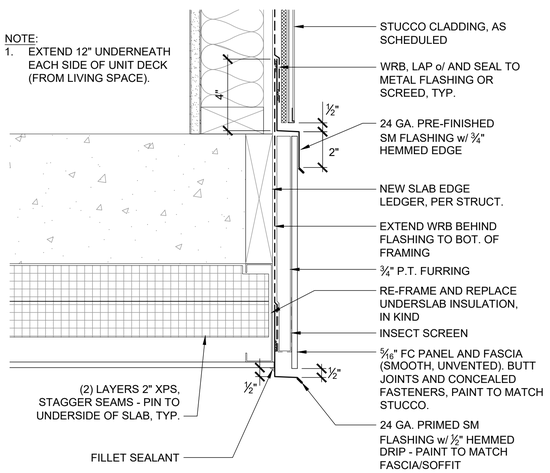




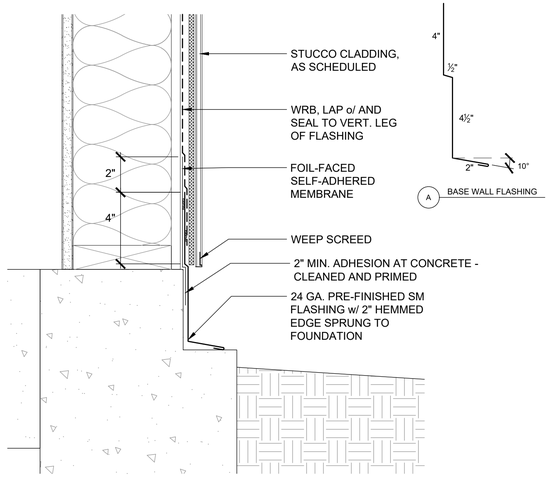
9 FRAMING TRANSITION @ ENTRY PATIO
SCALE: NTS



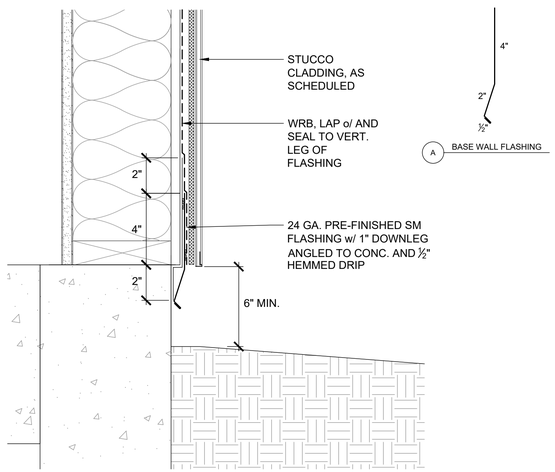
5 DOOR THRESHOLD AT ROOF
SCALE: NTS



6 SLAB EDGE (L2) @ OVERHANG
SCALE: NTS



2 BASE OF WALL @ CONC. FOUNDATION, TYP.
SCALE: NTS



3 BASE OF WALL @ GRADE, TYP.
SCALE: NTS

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GRADE & SLAB EDGE DETAILS

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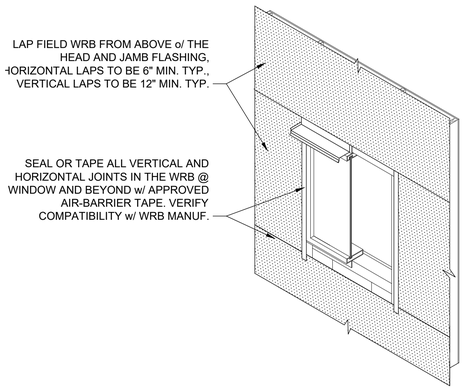
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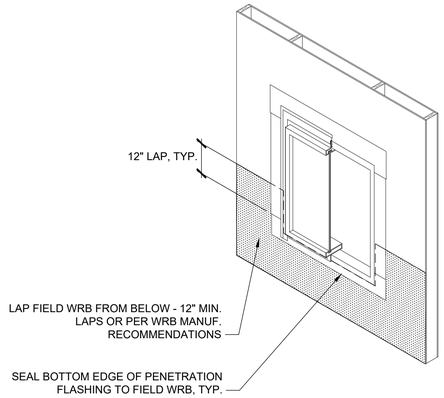
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BE-400

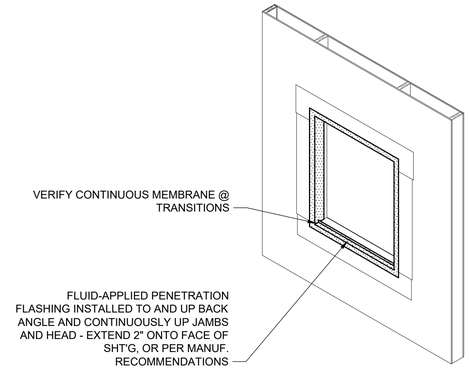
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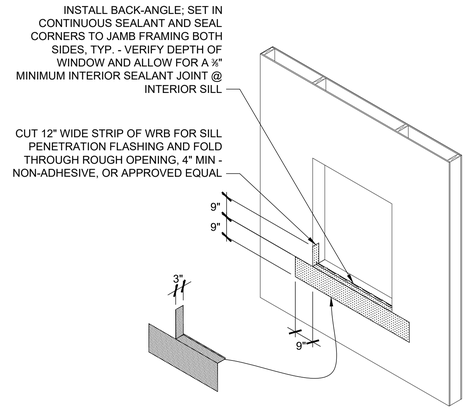
10 STEP J: WRB FIELD - SEAL SEAMS
SCALE: NTS



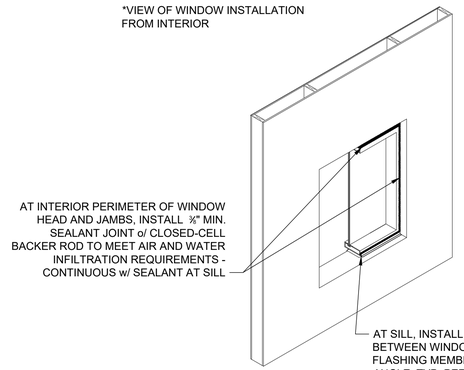
7 STEP G: WRB
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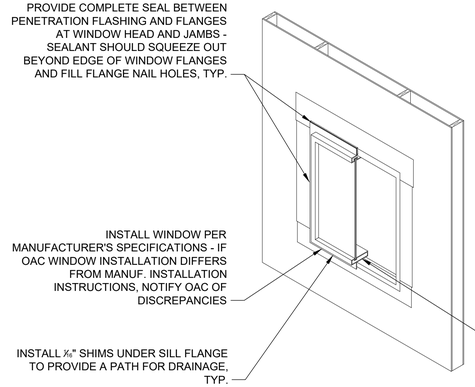
4 STEP D: FA PENETRATION FLASHING (FAPF)
SCALE: NTS



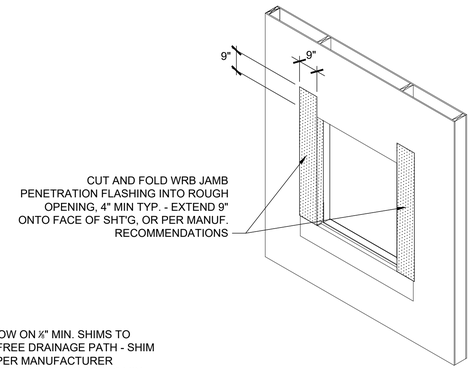
1 STEP A: SILL FLASHING
SCALE: NTS



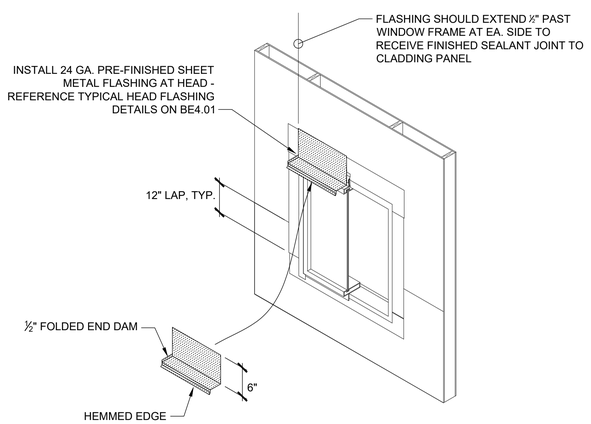
8 STEP H: INTERIOR AIR/WATER SEAL
SCALE: NTS



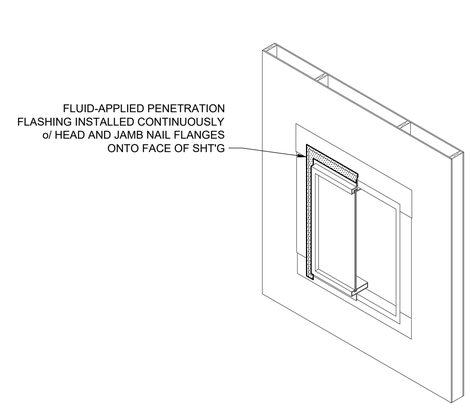
5 STEP E: INSTALL WINDOW
SCALE: NTS



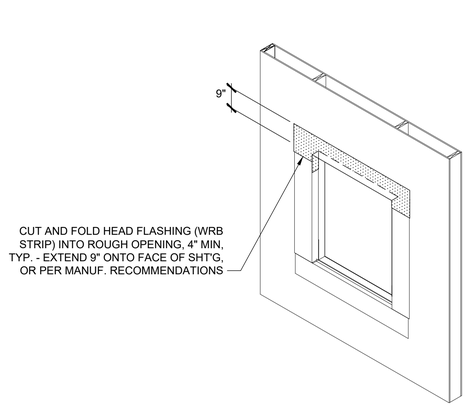
2 STEP B: JAMB FLASHING
SCALE: NTS



9 STEP I: METAL HEAD FLASHING
SCALE: NTS



6 STEP F: FAPF ON NAIL FLANGES
SCALE: NTS



3 STEP C: HEAD FLASHING
SCALE: NTS

NOTES:
1. REFER TO MANUFACTURERS PUBLISHED PREPARATION AND INSTALLATION RECOMMENDATIONS FOR ADDITIONAL RECOMMENDATIONS.
2. ALL SEAMS IN WRB/ PENETRATION WRAP ARE TO BE SEALED OR TAPED.
3. PROJECT IS NOT REQUIRED TO MEET THE REQUIREMENTS FOR AIR BARRIER CONSTRUCTION, PER WSEC C402.5 - WRB EDGES, SEAMS, PENETRATIONS, AND TRANSITIONS WILL BE SEALED AND DETAILED PER INDUSTRY STANDARDS.
4. CONTRACTOR TO VERIFY COMPATIBILITY OF SEALANTS AND TAPES WITH THE SELECTED WEATHER-RESISTIVE BARRIER AND PENETRATION FLASHINGS.
5. REFER TO 2015 WSEC SECTION C402.4 FOR AIR LEAKAGE OF FENESTRATION REQUIREMENTS.

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WINDOW WRAP SEQUENCE

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2024-0805 PERMIT SET

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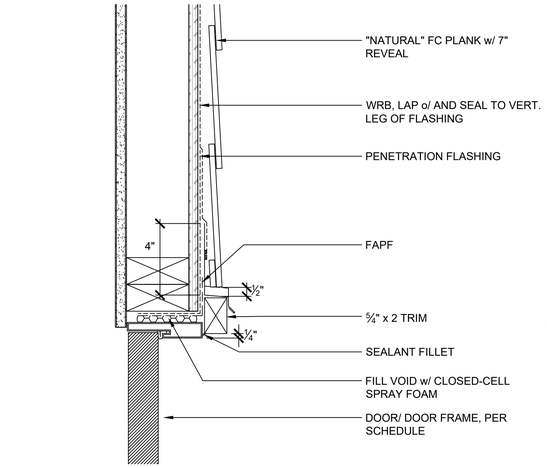
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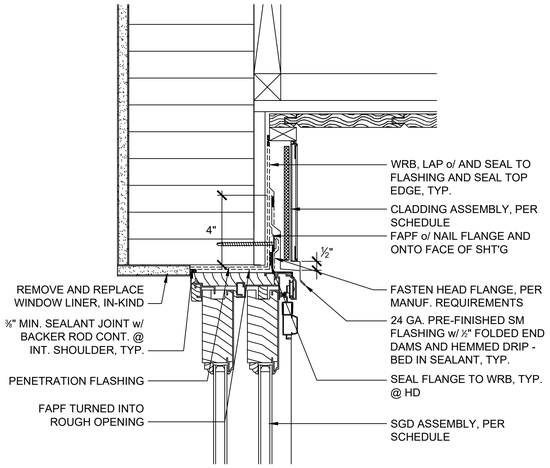
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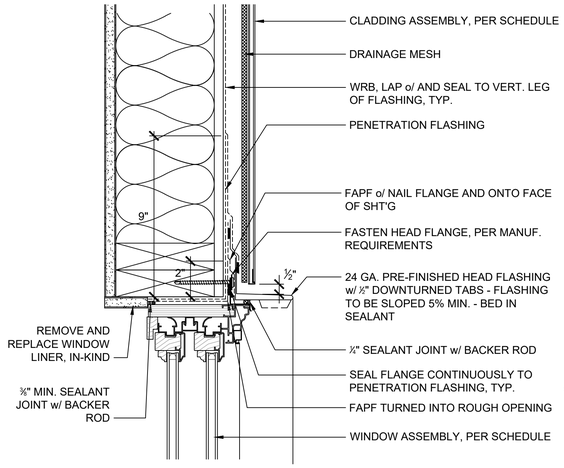
BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 33 of 47



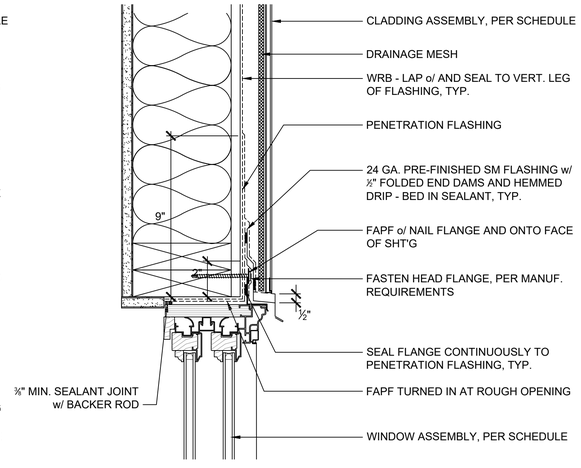
10 UNIT STORAGE DOOR (ACCENT)
SCALE: NTS



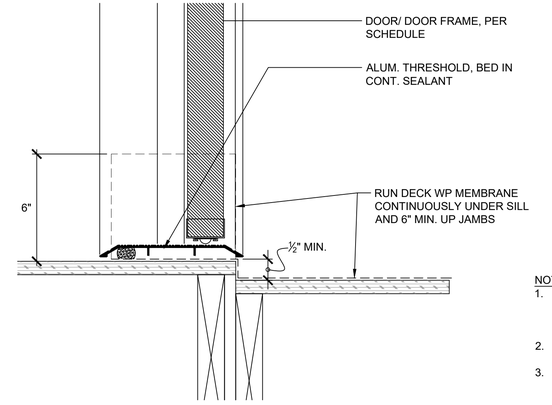
7 TYPICAL - SLIDING GLASS DOOR HEAD
SCALE: NTS



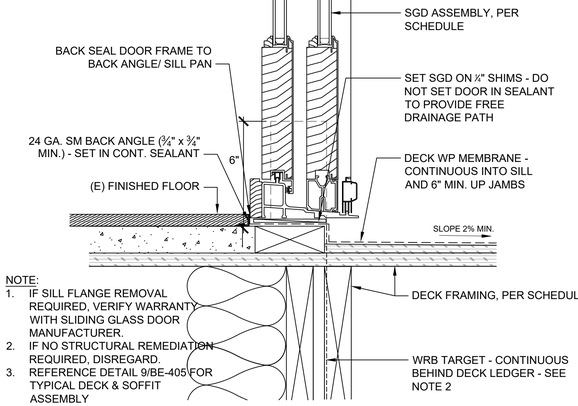
4 TYPICAL - WINDOW HEAD (ACCENT)
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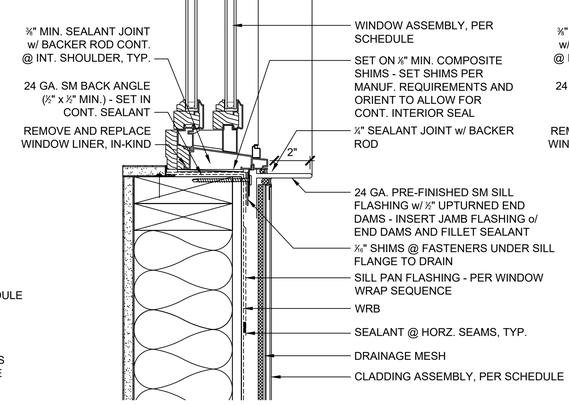
1 TYPICAL - WINDOW HEAD (STUCCO)
SCALE: NTS



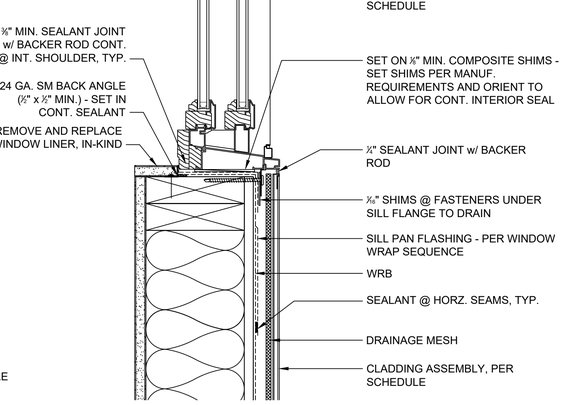
11 UNIT DECK STORAGE DOOR (ACCENT)
SCALE: NTS



8 TYPICAL - WINDOW JAMB (ACCENT)
SCALE: NTS



5 TYPICAL - WINDOW JAMB (ACCENT)
SCALE: NTS



2 TYPICAL - WINDOW JAMB (STUCCO)
SCALE: NTS

NOTE:
1. SLIDING GLASS DOOR SIM.

12 UNIT STORAGE DOOR THRESHOLD
SCALE: NTS

NOTE:
1. IF SILL FLANGE REMOVAL REQUIRED, VERIFY WARRANTY WITH SLIDING GLASS DOOR MANUFACTURER.
2. IF NO STRUCTURAL REMEDIATION REQUIRED, DISREGARD.
3. REFERENCE DETAIL 9/BE-405 FOR TYPICAL DECK & SOFFIT ASSEMBLY

9 TYPICAL - SLIDING GLASS DOOR SILL (FRAMED DECK)
SCALE: NTS

6 TYPICAL - WINDOW SILL (ACCENT)
SCALE: NTS

3 TYPICAL - WINDOW SILL (STUCCO)
SCALE: NTS

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WINDOW & DOOR DETAILS

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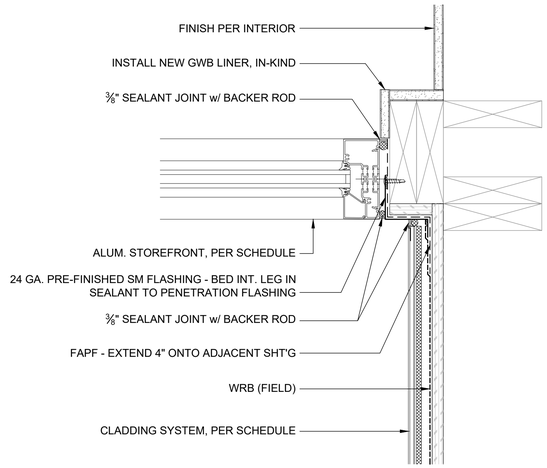
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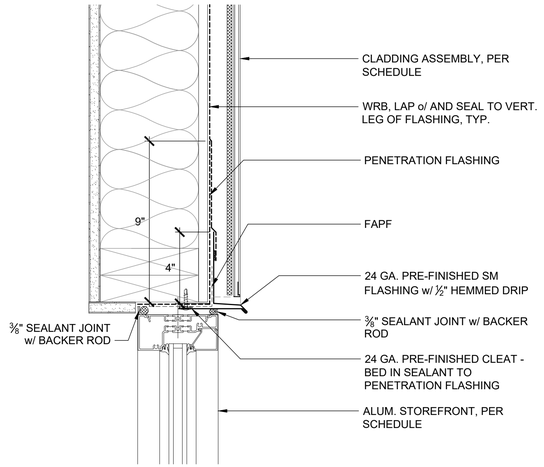
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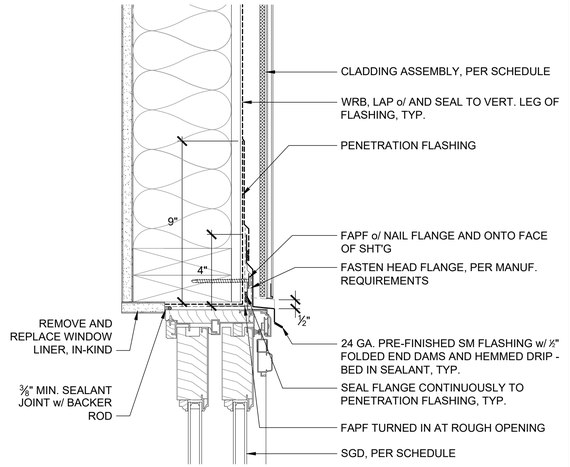
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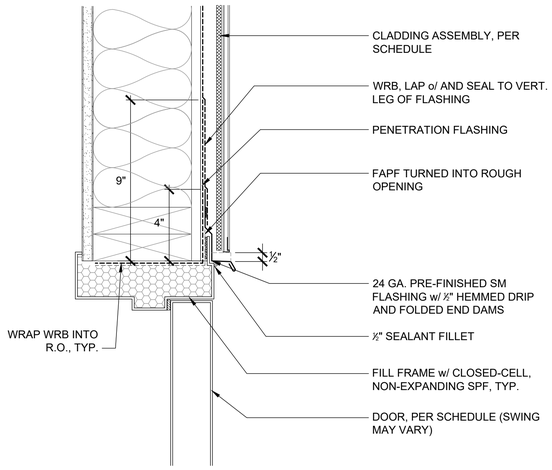
10 STOREFRONT JAMB
SCALE: NTS



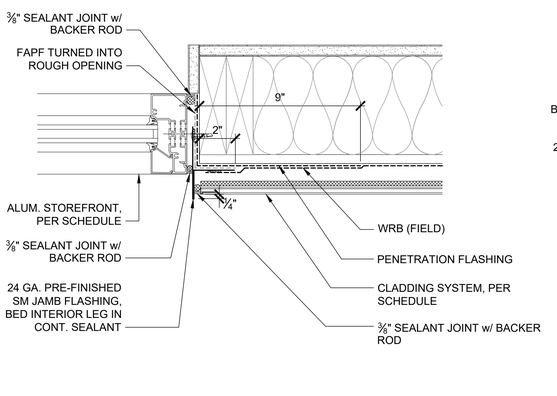
7 STOREFRONT HEAD
SCALE: NTS



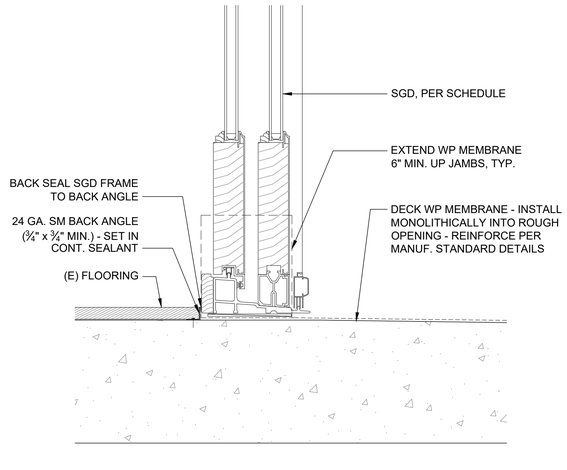
1 TYPICAL - SLIDING GLASS DOOR HEAD (L1)
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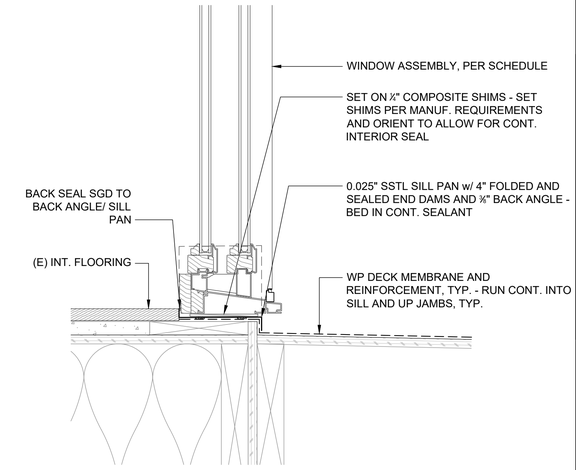
11 HOLLOW METAL DOOR HEAD
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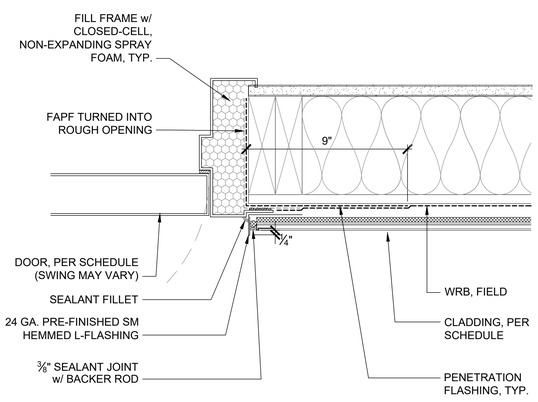
8 STOREFRONT JAMB
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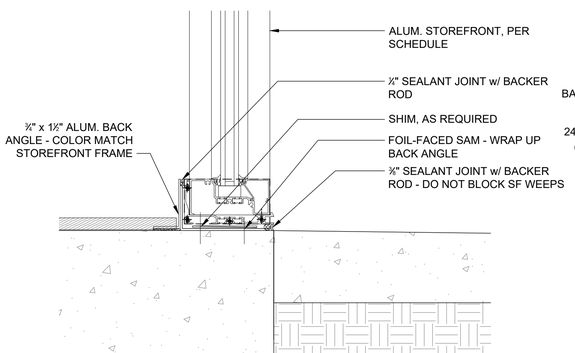
5 SGD SILL @ L2 UNIT DECKS
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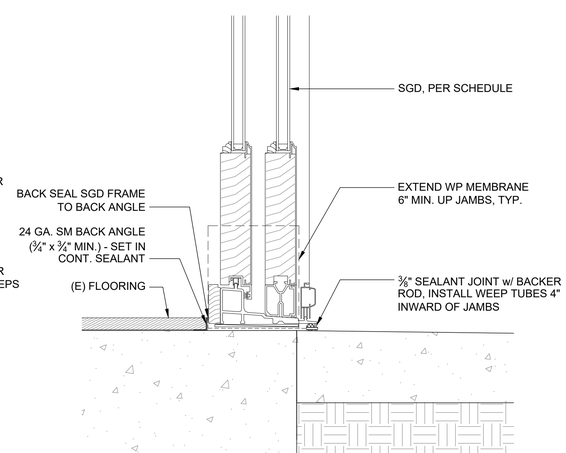
2 WINDOW SILL @ -08 & -09 UNIT DECKS, TYP.
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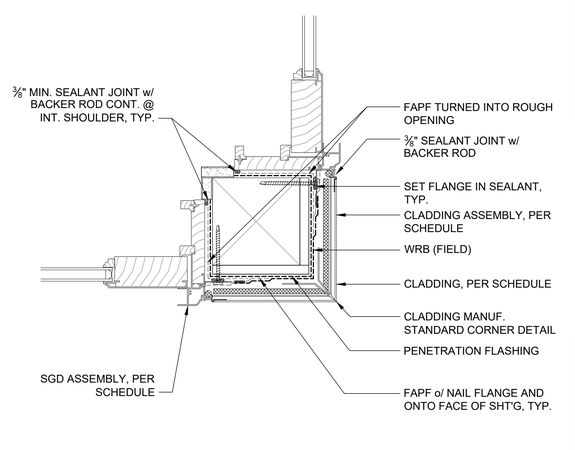
12 HOLLOW METAL DOOR JAMB
SCALE: NTS



9 STOREFRONT SILL
SCALE: NTS



6 SGD SILL @ L1 UNIT PATIOS
SCALE: NTS



3 OUTSIDE CORNER @ WINDOW/SGD
SCALE: NTS

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WINDOW & DOOR DETAILS

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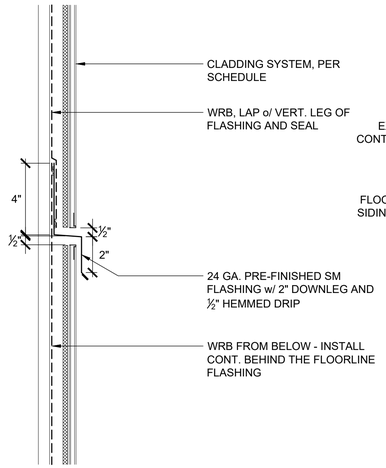
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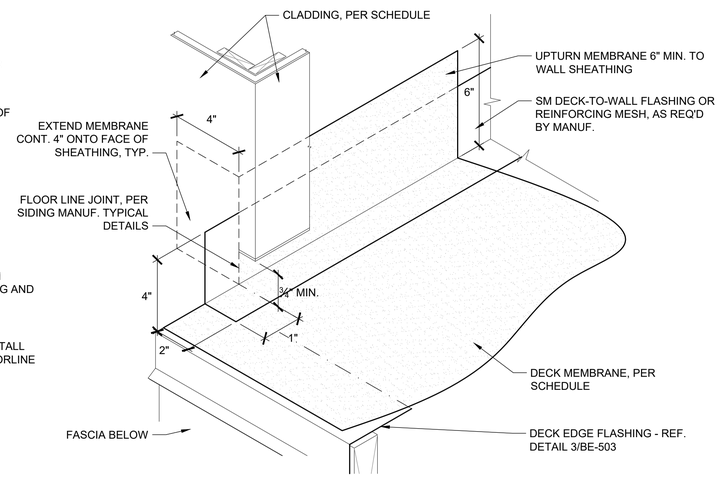
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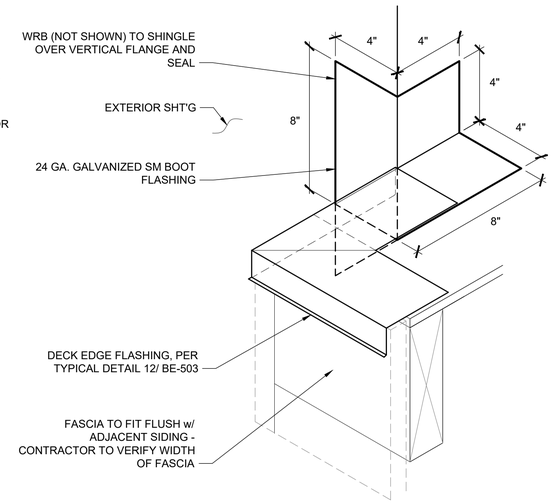
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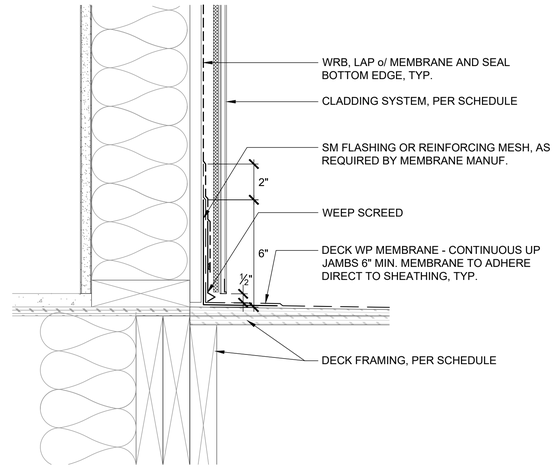
10 TYPICAL - THROUGH-WALL FLOORLINE FLASHING
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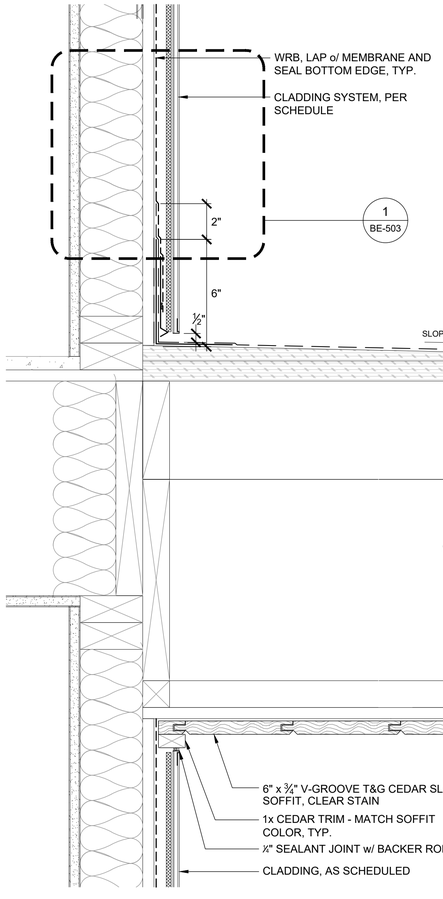
7 DECK RETURN w/ MEMBRANE AND FLASHING, TYP.
SCALE: NTS



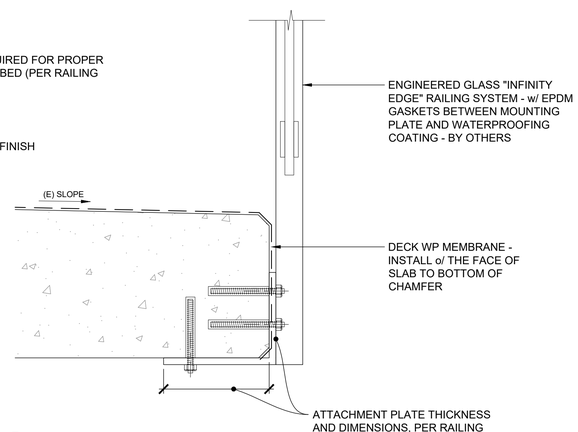
4 FRAMED DECK RETURN, TYP.
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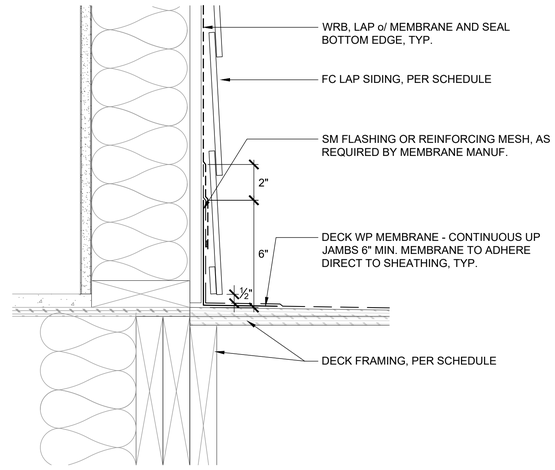
1 DECK TO WALL - STUCCO
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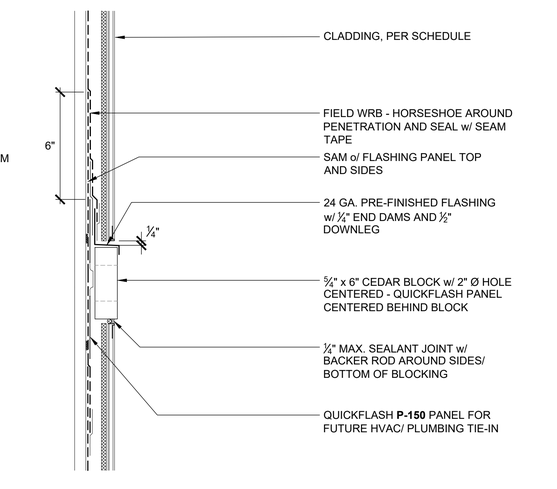
12 SECTION @ WOOD-FRAMED UNIT DECK
SCALE: NTS



6 L2 DECK EDGE
SCALE: NTS



2 DECK TO WALL - LAP SIDING
SCALE: NTS



3 HVAC TIE-IN
SCALE: NTS

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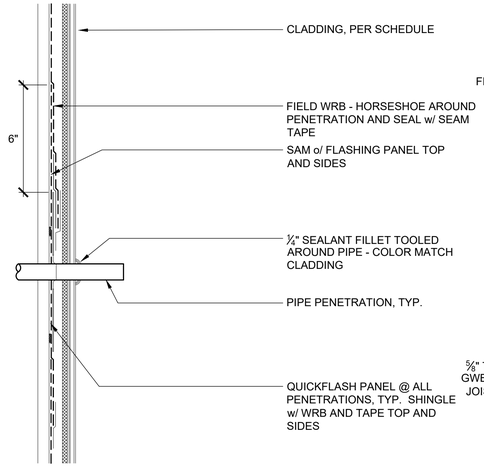
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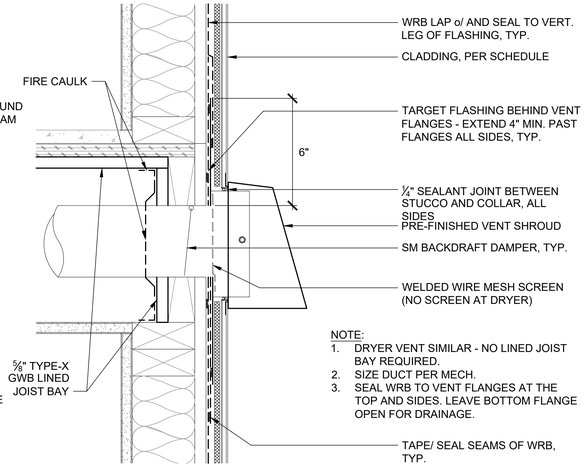
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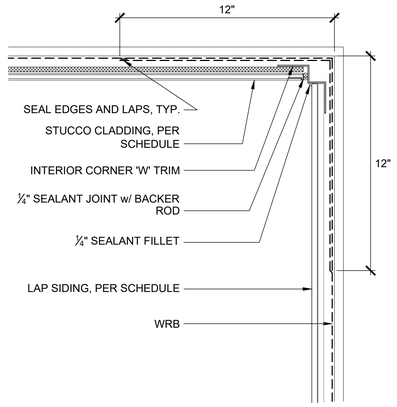
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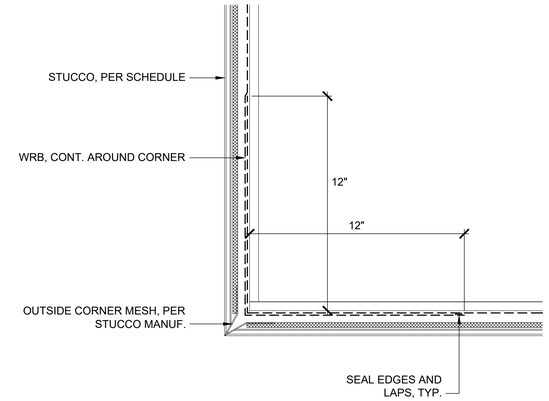
10 PIPE PENETRATION, TYP.
SCALE: NTS



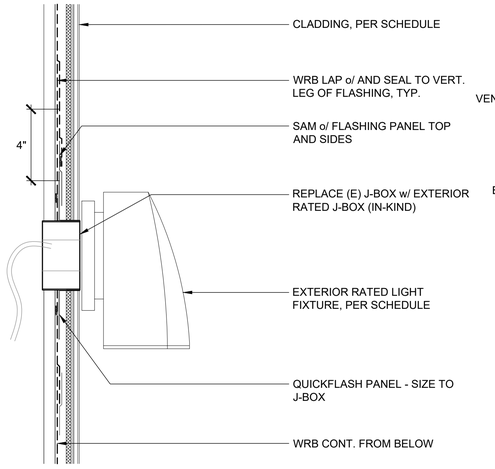
7 VENT SHROUD, TYP.
SCALE: NTS



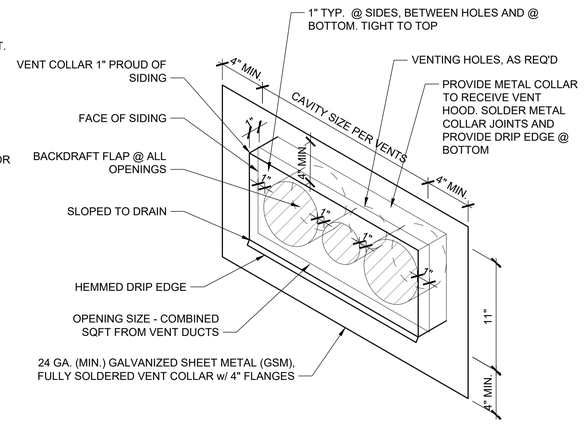
4 INSIDE CORNER - CLADDING TRANSITION
SCALE: NTS



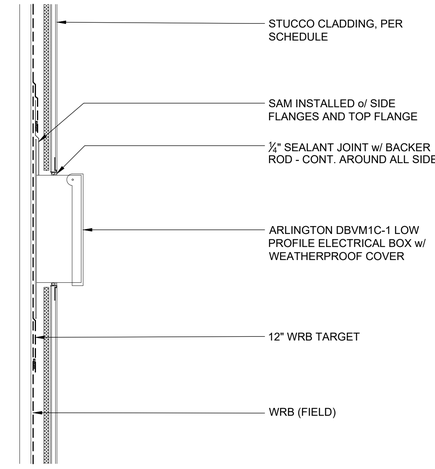
1 OUTSIDE CORNER - STUCCO CLADDING
SCALE: NTS



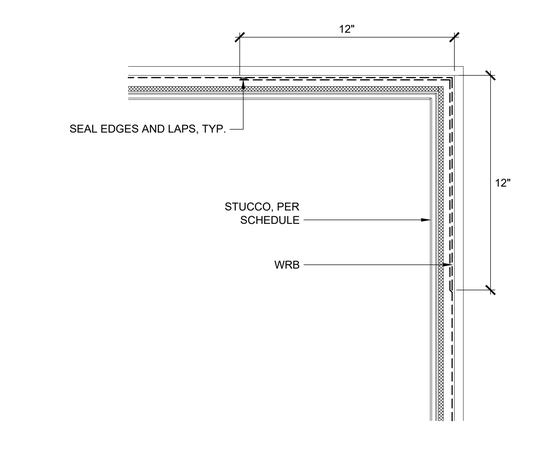
11 EXTERIOR LIGHT FIXTURE, TYP.
SCALE: NTS



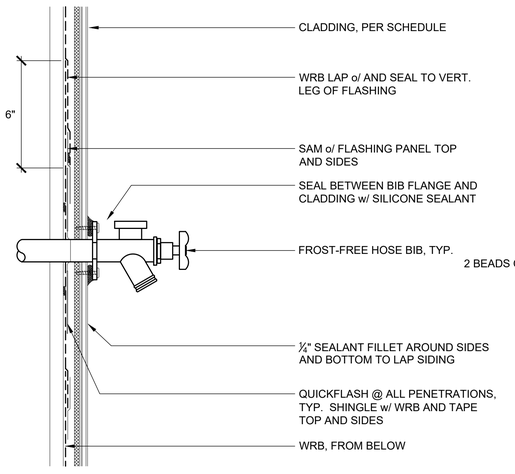
8 VENT COLLAR, TYP.
SCALE: NTS



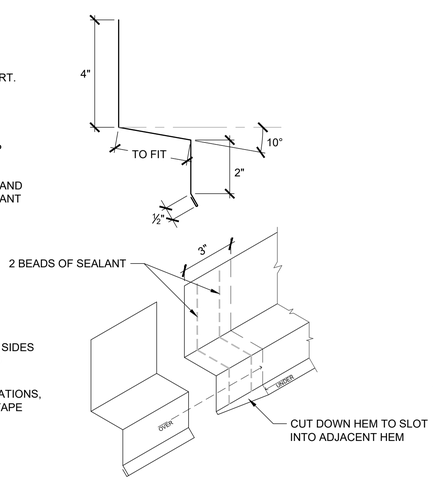
5 ELECTRICAL BOX, TYP.
SCALE: NTS



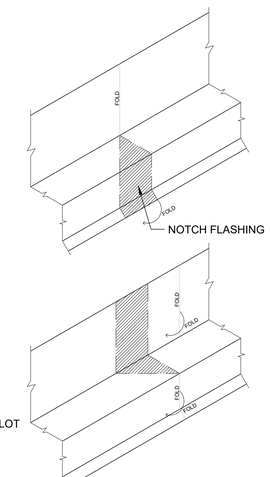
2 INSIDE CORNER - STUCCO CLADDING
SCALE: NTS



12 HOSE BIB, TYP.
SCALE: NTS

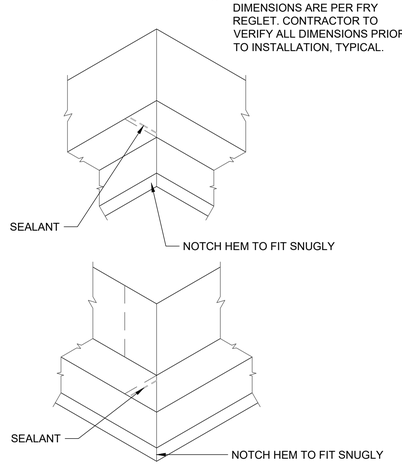


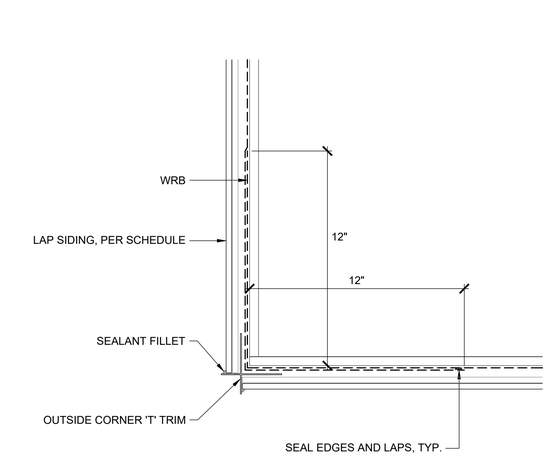
9 FLOORLINE FLASHING, TYP.
SCALE: NTS



6 TYPICAL ALUMINUM TRIM PROFILES
NTS

NOTE:
1. DETAILS 6A - 6E/BE4.06 DIMENSIONS ARE PER FRY REGLET. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION, TYPICAL.





3 OUTSIDE CORNER - LAP SIDING
SCALE: NTS

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WASHINGTON SHORES II

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EXTERIOR DETAILS

DRAWING REVISIONS
2024-0805 PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

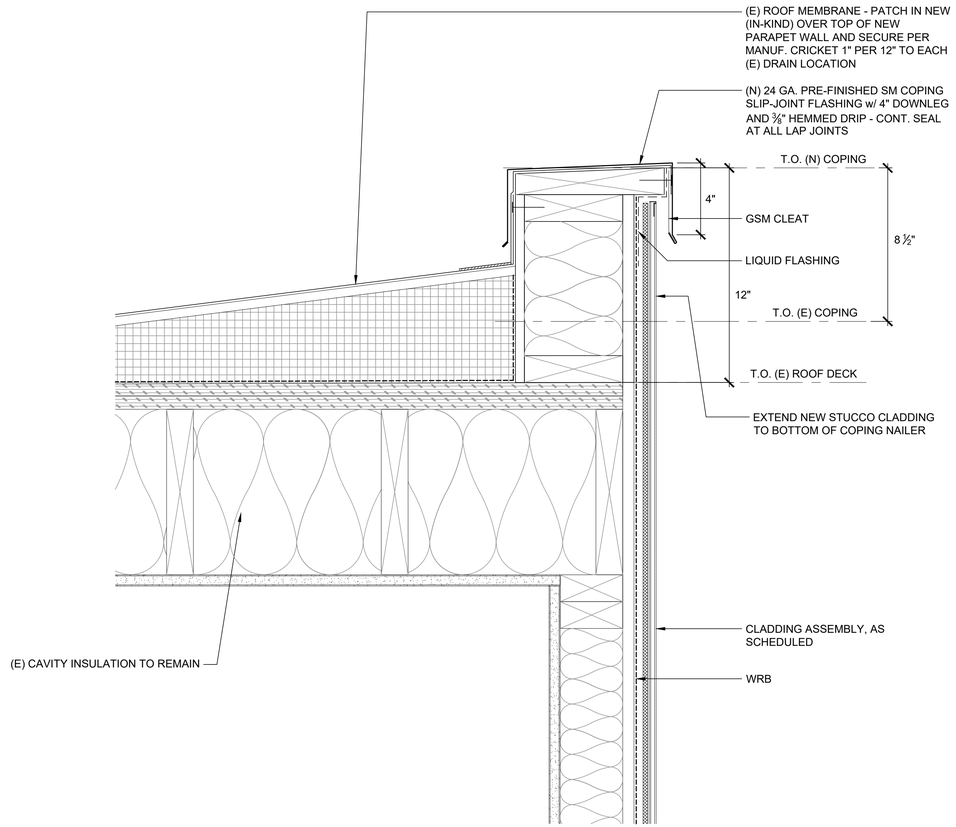
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KERRY R. RAY
STATE OF WASHINGTON

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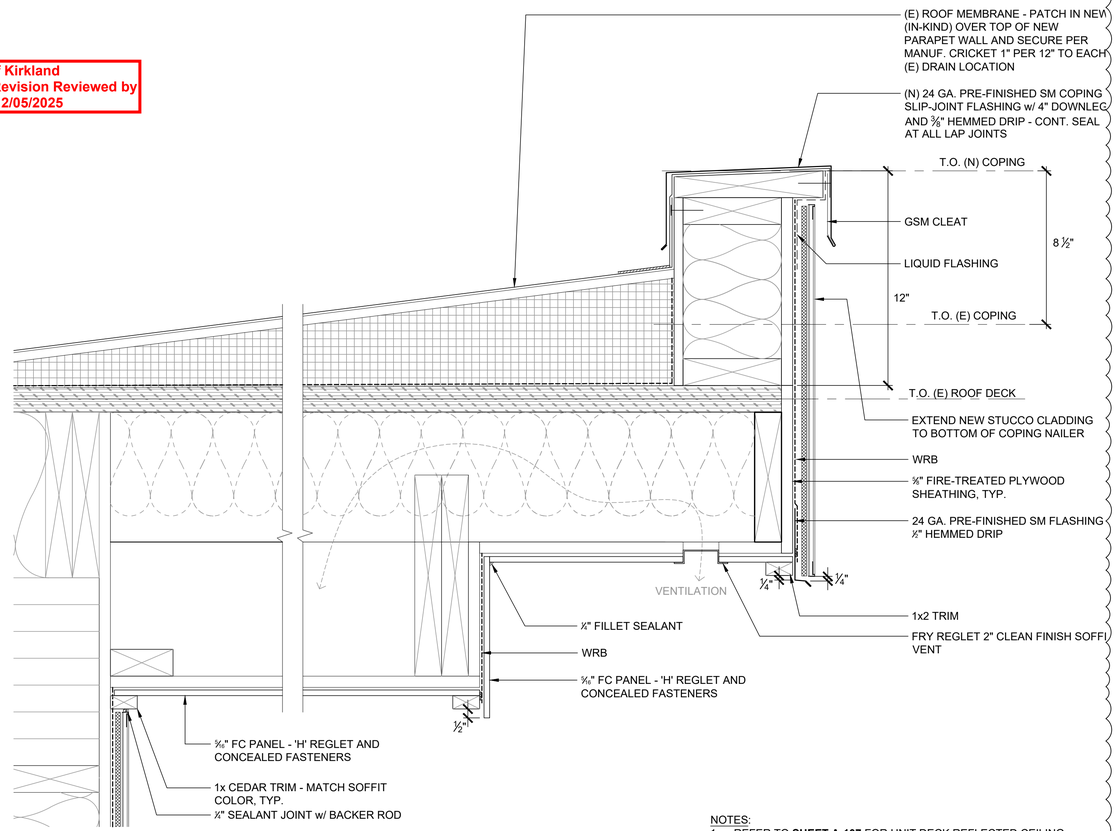
BE-504

OAC PROJ. No. R12-190315.00



11 TYPICAL - ROOF EDGE (NO DECK)
SCALE: NTS

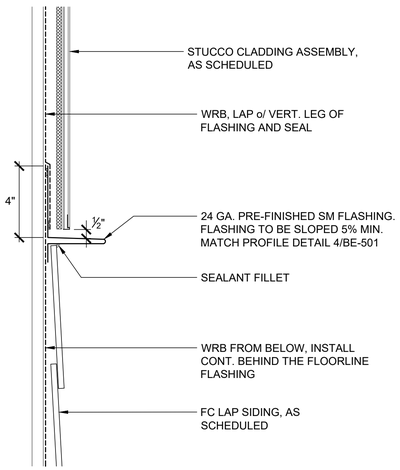
City of Kirkland
Post Revision Reviewed by
jmoe 12/05/2025



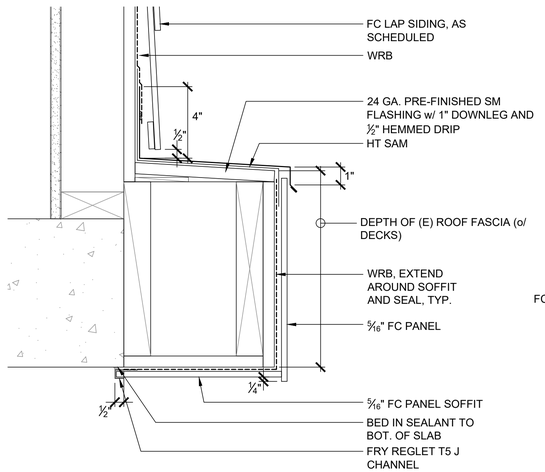
5 TYPICAL - ROOF EDGE/SOFFIT AT UNIT DECK
SCALE: NTS

NOTES:
1. REFER TO **SHEET A-107** FOR UNIT DECK REFLECTED CEILING PLANS.
2. REFERENCE NRCA STANDARDS FOR ROOFING METAL.
3. COORDINATE WITH MEP CONTRACTOR ON PLACEMENT OF NEW PENETRATIONS THROUGH THE ROOF AND REQUIRED BLOCKING/ CURBS, AS APPLICABLE.

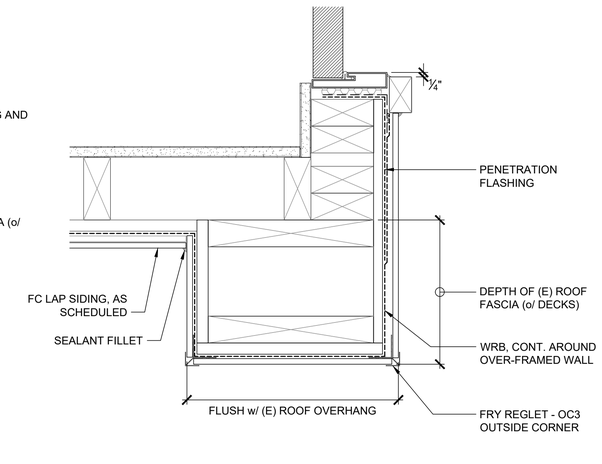
ROOF CURB:
1. **NEW PROPOSED ROOF PARAPET +8-1/2" HIGHER THAN EXISTING PARAPET COPING - TO ALLOW FOR DAMAGED ROOF FRAMING/ SHEATHING REPAIR AND PROVIDE CLEARANCE FOR APPROPRIATE ROOF CRICKETING TO EXISTING DRAINS.**



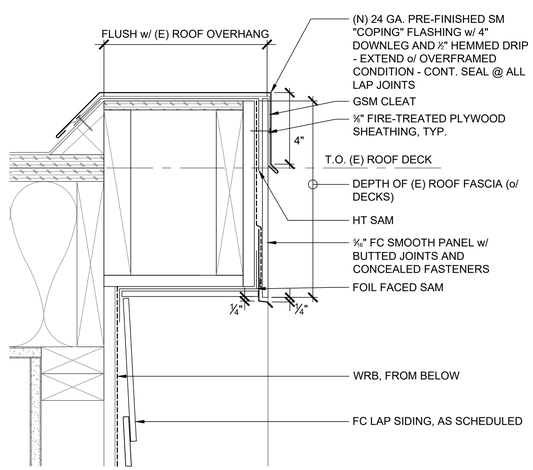
12 ACCENT FLASHING
SCALE: NTS



9 SLAB EDGE @ WEST DECK STACK/ACCENT
SCALE: NTS



6 ACCENT OVER-FRAMING @ WEST DECK STACKS
SCALE: NTS



3 ROOF EDGE @ WEST DECK STACK/ACCENT
SCALE: NTS

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EXTERIOR DETAILS

DRAWING REVISIONS
2024-0808 CONSTRUCTION SET
2025-0708 ASI #001

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

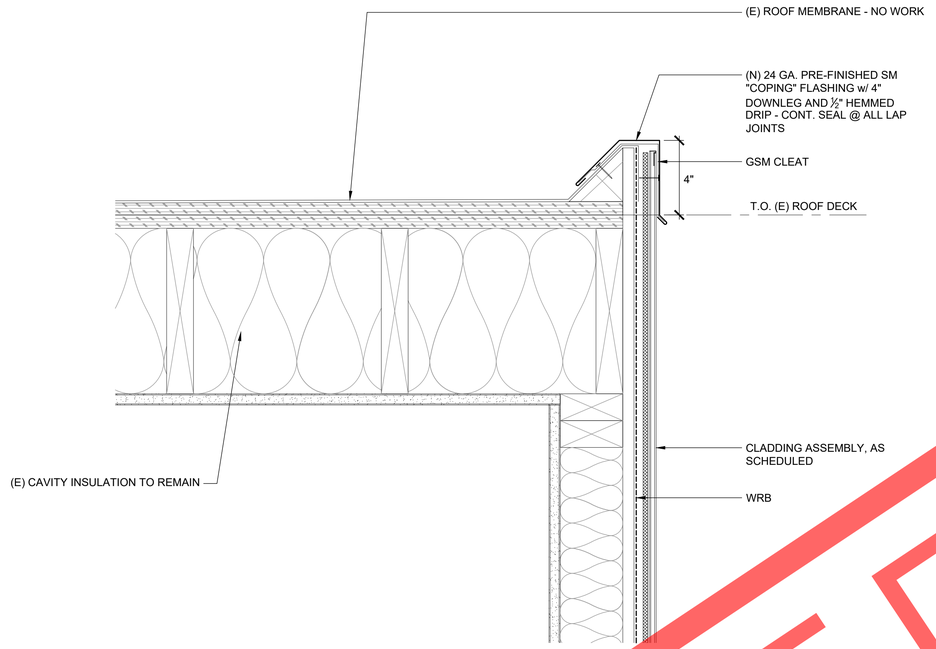
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KERRY R. KAY
STATE OF WASHINGTON

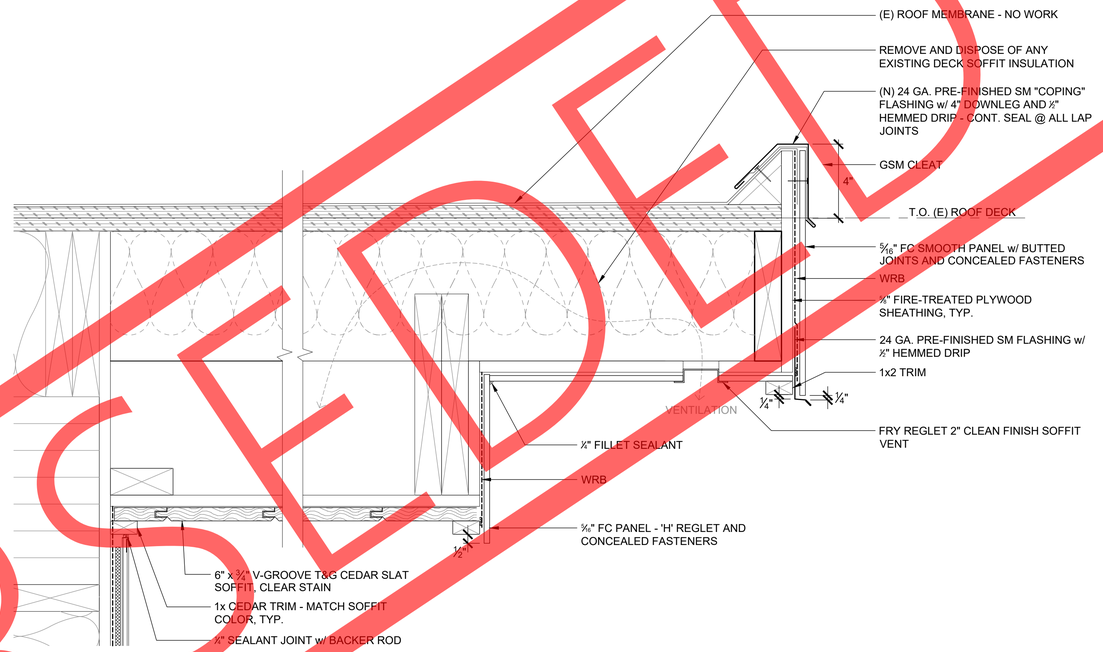
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BE-505

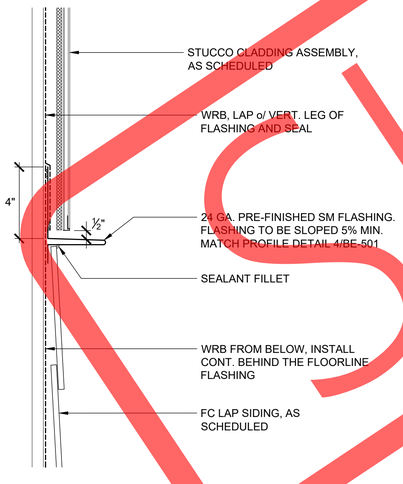
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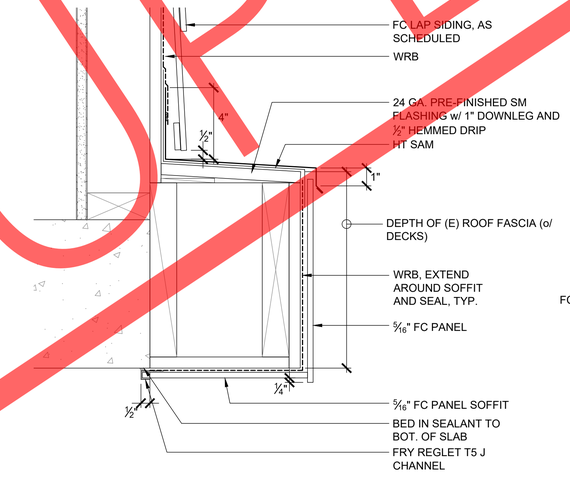


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1. REFER TO SHEET A-107 FOR UNIT DECK REFLECTED CEILING PLANS.
2. REFERENCE NRCA STANDARDS FOR ROOFING METAL.
3. COORDINATE WITH MEP CONTRACTOR ON PLACEMENT OF NEW PENETRATIONS THROUGH THE ROOF AND REQUIRED BLOCKING/ CURBS, AS APPLICABLE.

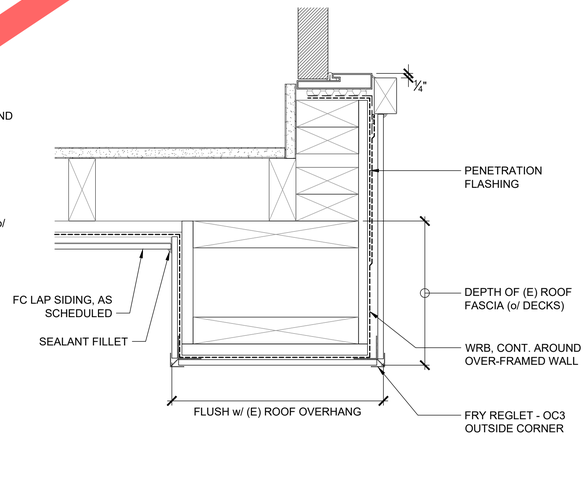
11 TYPICAL - ROOF EDGE (NO DECK)
SCALE: NTS



12 ACCENT FLASHING
SCALE: NTS

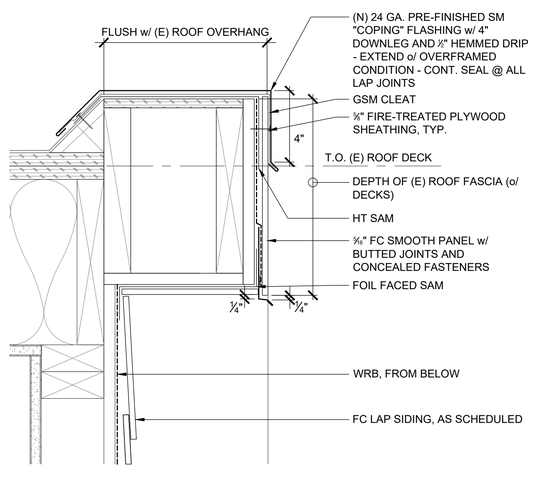


9 SLAB EDGE @ WEST DECK STACK/ACCENT
SCALE: NTS



6 ACCENT OVER-FRAMING @ WEST DECK STACKS
SCALE: NTS

5 TYPICAL - ROOF EDGE/SOFFIT AT UNIT DECK
SCALE: NTS



3 ROOF EDGE @ WEST DECK STACK/ACCENT
SCALE: NTS

SUPERSEDED

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EXTERIOR DETAILS

DRAWING REVISIONS

2024-0805 PERMIT SET

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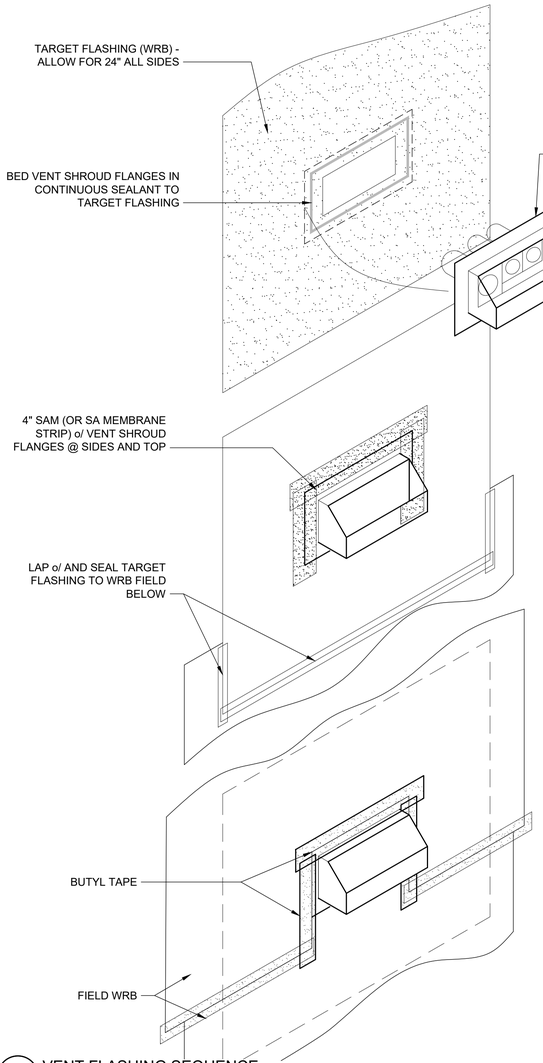
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KERRY R. KAY
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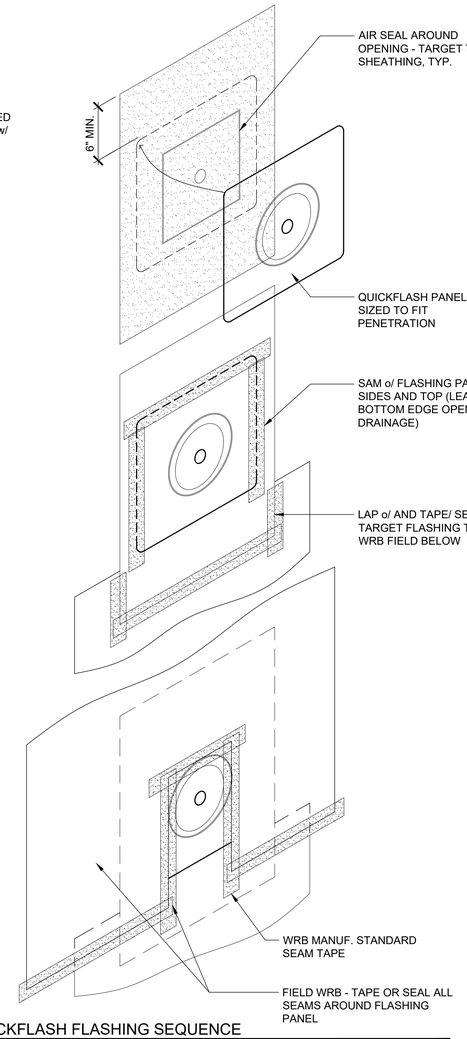
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BE-505

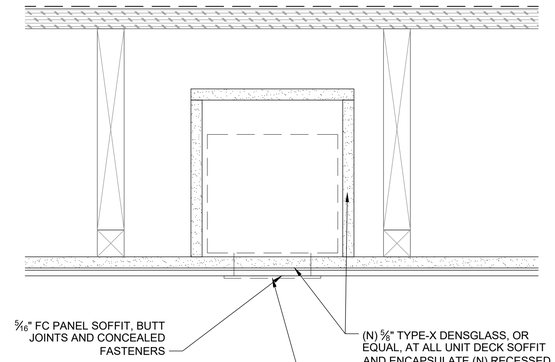
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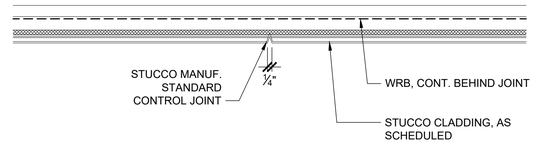
11 VENT FLASHING SEQUENCE
SCALE: NTS



8 QUICKFLASH FLASHING SEQUENCE
SCALE: NTS

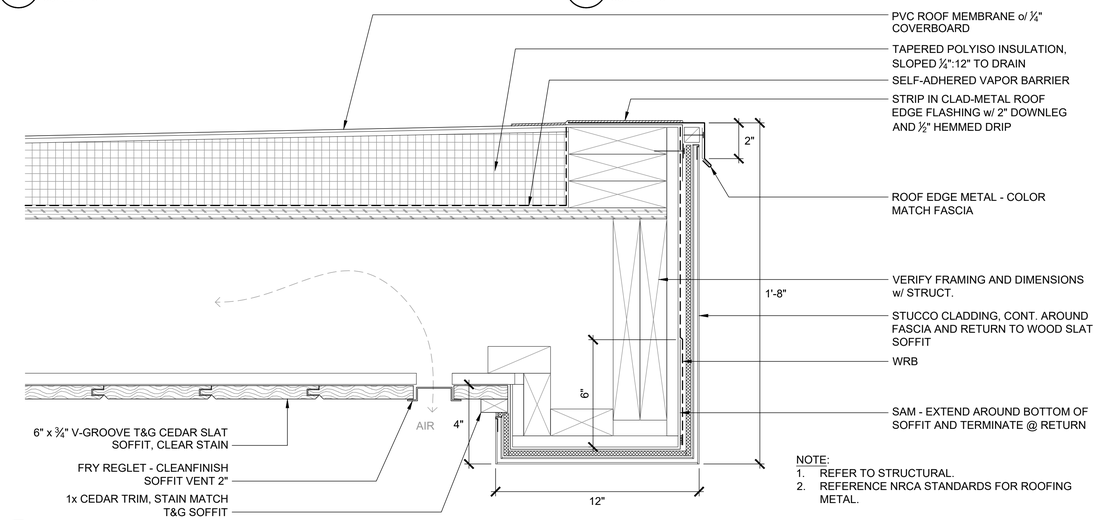


2 RECESSED LIGHT ENCLOSURE - UNIT DECK SOFFITS
SCALE: NTS



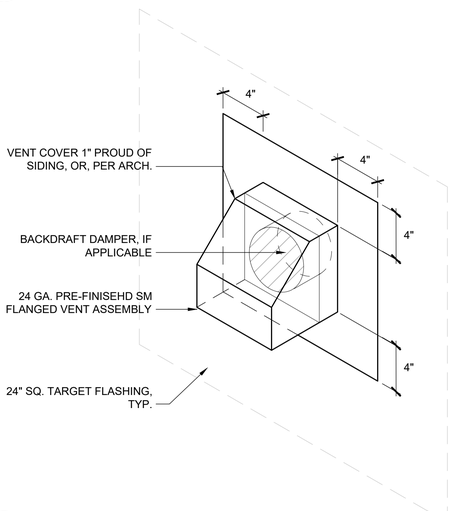
NOTE:
1. REFER TO CEMENT BOARD STUCCO MANUFACTURERS WRITTEN LITERATURE.

1 VERTICAL STUCCO JOINT, TYP.
SCALE: NTS

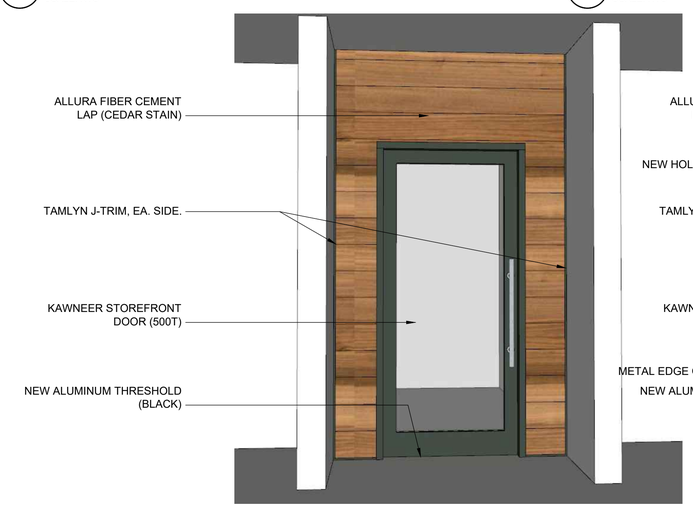


NOTE:
1. REFER TO STRUCTURAL.
2. REFERENCE NRCA STANDARDS FOR ROOFING METAL.

5 ENTRY ROOF EDGE, TYP.
SCALE: NTS



12 VENT - ISO
SCALE: NTS



06 WEST GARAGE ENTRY
SCALE: 3/16" = 1'-0"



03 EAST GARAGE ENTRY
SCALE: 3/16" = 1'-0"

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 39 of 47

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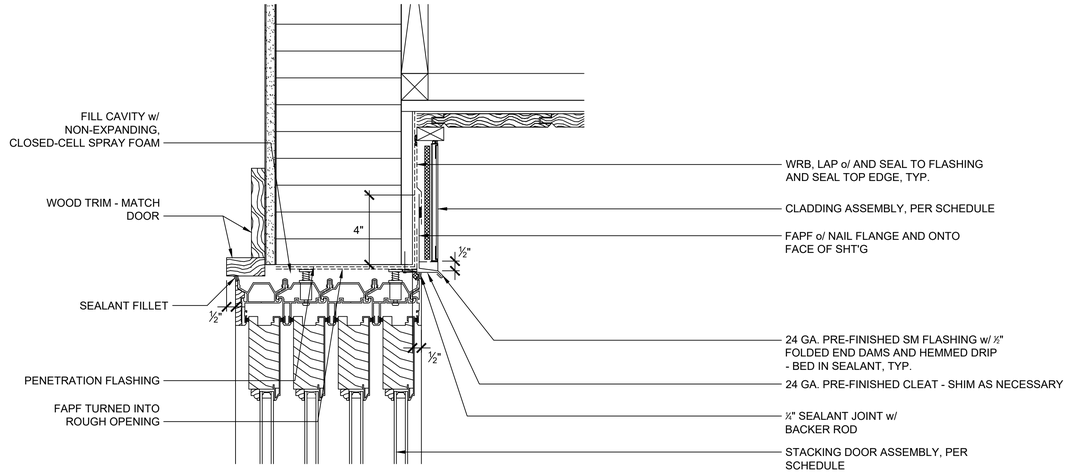
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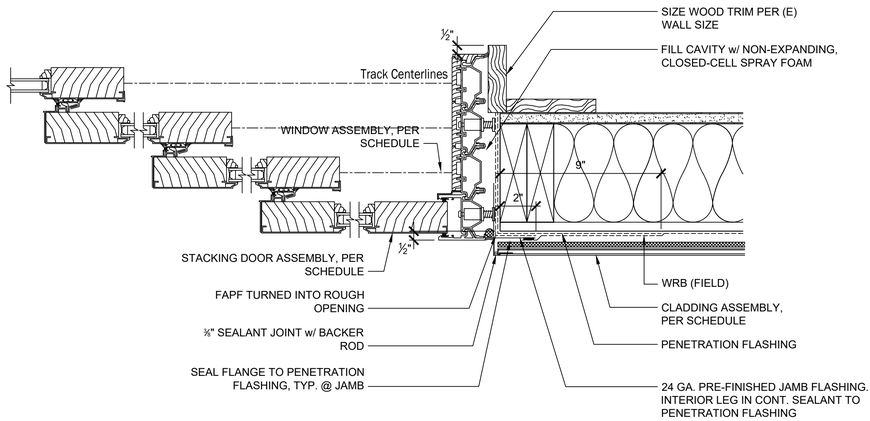
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BE-506

OAC PROJ. No. R12-190315.00

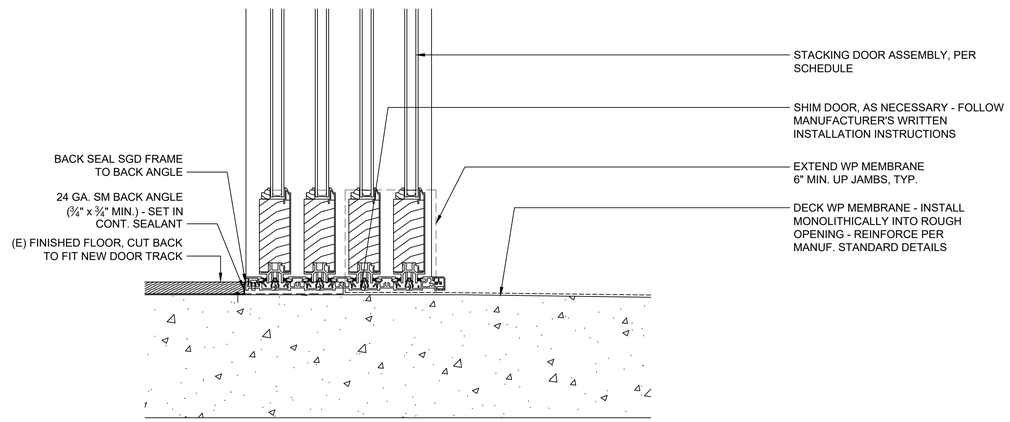


4 TYPICAL - STACKING DOOR HEAD
SCALE: NTS

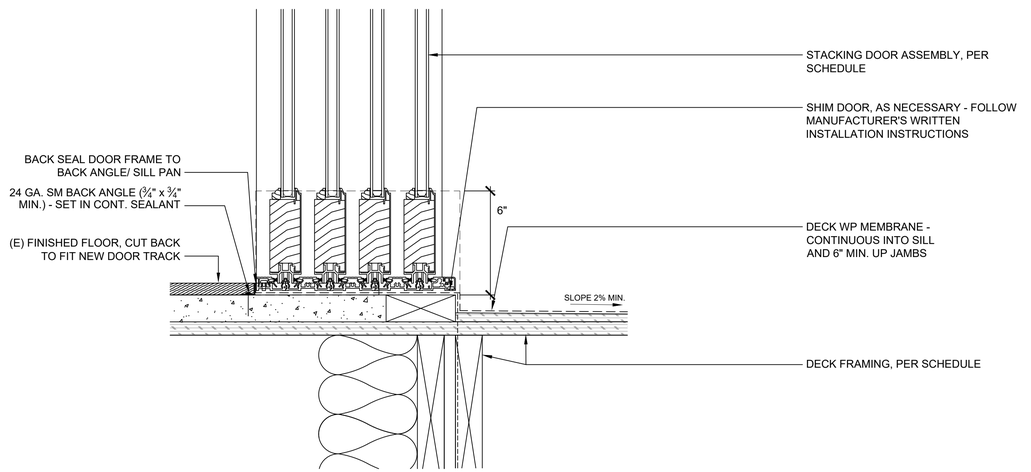


NOTE:
1. SLIDING GLASS DOOR SIM.

5 TYPICAL - STACKING DOOR JAMB
SCALE: NTS



12 TYPICAL - STACKING DOOR SILL
SCALE: NTS



6 TYPICAL - STACKING DOOR SILL
SCALE: NTS

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 40 of 47

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ALTERNATE DETAILS

ISSUE / REVISION
2024-0805 PERMIT SET

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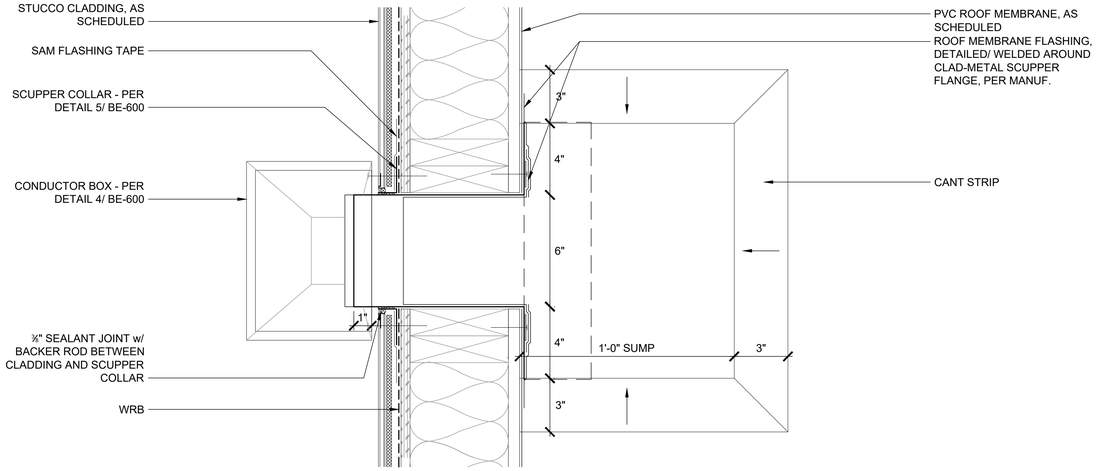
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KERRY R. MAY
STATE OF WASHINGTON

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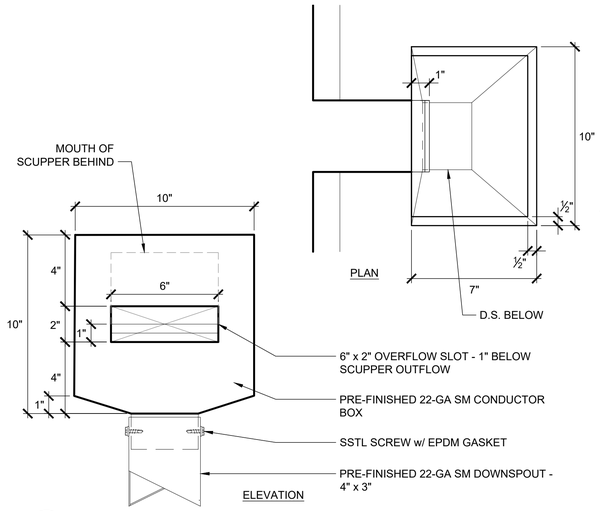
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CHECK	KRM

BE-507

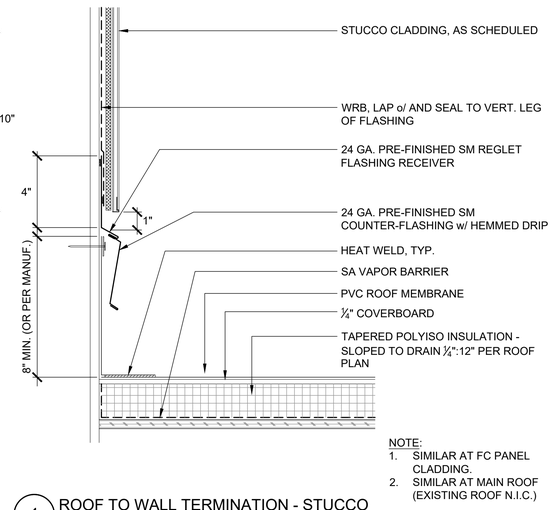
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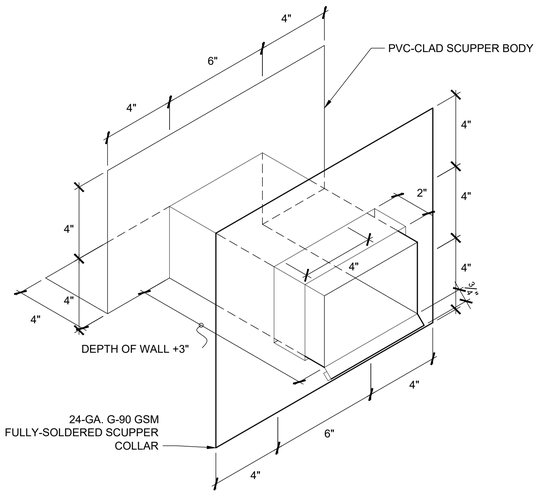
10 THROUGH-WALL SCUPPER - PLAN SECTION
SCALE: NTS



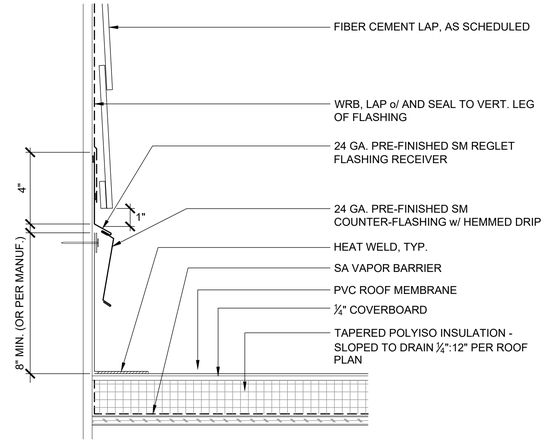
4 CONDUCTOR HEAD, TYP.
SCALE: NTS



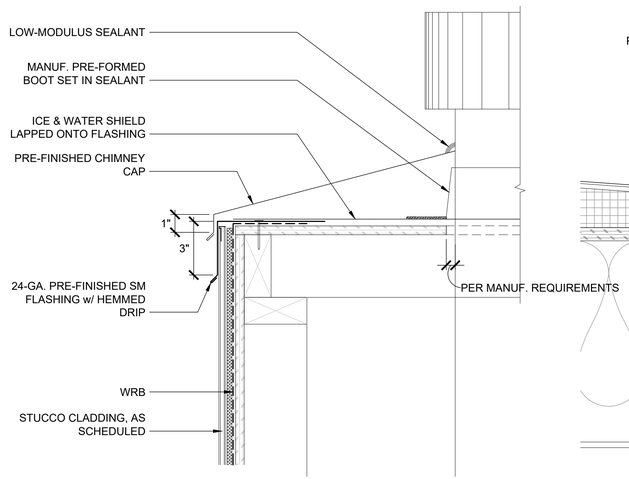
1 ROOF TO WALL TERMINATION - STUCCO
SCALE: NTS



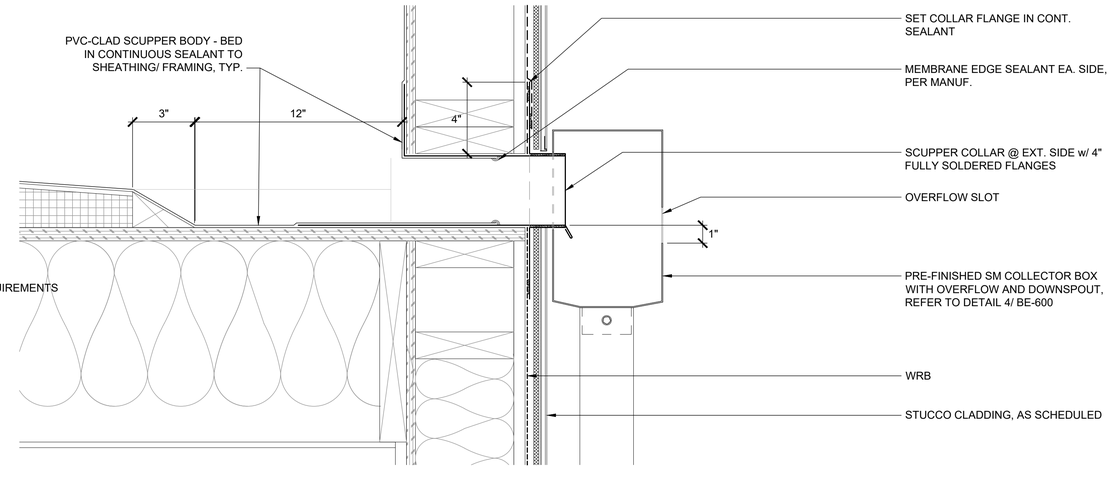
5 2-PIECE SCUPPER ASSEMBLY, TYP.
SCALE: NTS



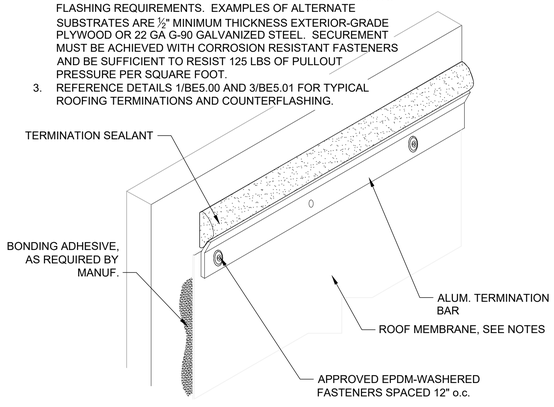
2 ROOF TO WALL TERMINATION - LAP SIDING
SCALE: NTS



12 CHIMNEY CAP, TYP.
SCALE: NTS



9 THROUGH-WALL SCUPPER - WALL SECTION
SCALE: NTS



3 TYPICAL MEMBRANE TERMINATION
SCALE: NTS

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ROOF DETAILS

DRAWING REVISIONS

2024-0805 PERMIT SET

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13012 REGISTERED ARCHITECT
KERRY R. KRAY
STATE OF WASHINGTON

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DESIGN	KRM
DRAWN	BKC
CHECK	KRM

BE-600

OAC PROJ. No.	R12-190315.00

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. **CODE AND STANDARDS**: ALL MATERIALS, DESIGN, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STRUCTURAL DRAWINGS ISSUED BY OAC, AND THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION AND CITY OF KIRKLAND AMENDMENTS.

2. **STRUCTURAL DRAWINGS**: CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. REFER TO THIS SHEET FOR MATERIAL SPECIFICATIONS AND TYPICAL REMEDIATION OF STRUCTURAL FRAMING. REFER TO REPAIR PLANS, ELEVATIONS AND SKETCHES ISSUED DURING CONSTRUCTION FOR STRUCTURAL REPAIR DETAILS UNIQUE TO SPECIFIC LOCATIONS.

3. **NON-STRUCTURAL INFORMATION**: REFERENCE ARCHITECTURAL AND BUILDING ENCLOSURE DRAWINGS FOR ALL RELATED INFORMATION.

4. **VERIFY DIMENSIONS**: CONTRACTOR SHALL VERIFY ALL EXISTING MEMBER SIZES, DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK.

5. **DEMOLITION**: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING WALKWAY FLOOR AND DECK SYSTEMS TO 40 PSF.

6. **TEMPORARY BRACING AND SHORING**: CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING OF THE EXISTING BUILDINGS IN WHICH PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED OR MODIFIED. THIS TEMPORARY BRACING AND SHORING SHALL REMAIN IN PLACE UNTIL NEW CONSTRUCTION AND /OR STRUCTURAL MODIFICATIONS ARE COMPLETED. THE CONTRACTOR SHALL DESIGN, PROVIDE MATERIALS FOR, AND INSTALL SUCH TEMPORARY WORK.

   a. PROVIDE AN ALLOWANCE OF **$10,000** FOR TEMPORARY BRACING AND SHORING.

7. **SAFETY PRECAUTIONS, MEANS AND METHODS**: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK. STRUCTURAL DESIGN IS BASED ON RESISTANCE TO DEAD LOADS, CODE-SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED.

8. **FIELD ERECTED COMPONENTS**: ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE SUPPLIER.

9. **GENERAL INSPECTIONS**: GENERAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE CRITERIA SET FORTH BY THE CITY OF KIRKLAND BUILDING DEPARTMENT.

10. **SPECIAL INSPECTIONS**: SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND APPROVED BY THE OWNER. INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:

    a. VERIFICATION OF STRUCTURAL MEMBER SIZES
    b. VERIFICATION OF SPECIFIED STRESS GRADES OF STRUCTURAL MEMBERS
    c. INSPECTION OF EPOXY ANCHORS, REINFORCING STEEL AND ANCHORS EMBEDDED IN CONCRETE
    d. INSPECTION OF FRAMING ANCHORS AND BOLTED AND NAILED CONNECTIONS
    e. INSPECTION FOR COMPLETENESS OF STRUCTURAL SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS

11. **PRE-ENGINEERED STRUCTURAL COMPONENTS**: PRE-MANUFACTURED AND/OR PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA SPECIFIED IN THE INTERNATIONAL BUILDING CODE, 2021 EDITION. STRUCTURAL CALCULATIONS SUPPORTING THE COMPONENT DESIGN SHALL BE STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE NOT SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS.

12. **HANDRAILS AND GUARDS**: HANDRAILS AND DECK GUARDRAILS ARE CONSIDERED PRE-MANUFACTURED STRUCTURAL COMPONENTS AND SHALL CONFORM TO THE GENERAL GUIDELINES PROVIDED IN (11.) ABOVE. HANDRAIL / GUARDRAIL MANUFACTURER'S SHALL PROVIDE THE FOLLOWING TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION AND CONSTRUCTION.

    SHOP DRAWINGS OR SKETCHES SHOWING TYPICAL RAIL DIMENSIONS, SIZE AND TYPE OF RAIL MEMBERS, PROPOSED CONNECTIONS TO BUILDING (TYPE OF CONNECTION PLATES, FASTENERS, RELATIONSHIP OF CONNECTION PLATES TO BUILDING, TYPICAL NUMBER OF CONNECTION POINTS).

    STRUCTURAL CALCULATIONS, STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN WASHINGTON STATE, SHOWING THAT THE PROPOSED RAIL ASSEMBLY MEETS OR EXCEEDS THE LOAD REQUIREMENTS OF THE ASCE 7-16, AND THAT THE MAXIMUM LATERAL DEFLECTION OF THE RAIL STRUCTURE UNDER THE MOST CRITICAL LOAD CASE IS LESS THAN OR EQUAL TO ¾". NOTE: TEST DATA WILL NOT BE ACCEPTED IN LIEU OF CALCULATIONS FOR COMMON RAIL ASSEMBLIES.
    a. HANDRAILS AND GUARDS..... 50 PLF
    b. CONCENTRATED LOADS ON HANDRAILS AND GUARDS..... 200 LBS
    c. INTERMEDIATE RAILS/ BALUSTERS AND PANEL FILLERS..... 50 LBS

13. **SHOP DRAWINGS**: SHOP DRAWINGS AND CALCULATIONS FOR PRE-MANUFACTURED / PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR DESIGN INTENT ONLY. DIMENSIONS AND QUANTITIES ARE NOT GUARANTEED BY THE ENGINEER OF RECORD AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. DRAWINGS FOR COMPONENTS DESIGNED PRIMARILY BY OTHERS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND A COPY; REPRODUCIBLE WILL BE REVIEWED AND RETURNED. SHOP DRAWINGS MUST BE REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO THE REVIEW BY THE ENGINEER OF RECORD.

14. **DESIGN CRITERIA:**

    DESIGN LOAD

    a. SNOW LOAD..... 25 PSF.
    b. LIVE LOAD (PRIVATE DECKS ORIGINAL CONSTRUCTION)..... 40 PSF
    c. STAIRS..... 100 PSF

    LATERAL LOADS

    a. WIND: 98 MPH ULTIMATE DESIGN WIND SPEED (ASCE/SEI 7-16)
       EXPOSURE D; IW = 1.0; RISK CATEGORY II; KZT = 1.00;

    b. SEISMIC: IE = 1.0, SEISMIC USE GROUP I, SITE CLASS D
       SDS = 1.23 g; SD1 = SITE SPECIFIC

MATERIAL SPECIFICATIONS

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. **CODES AND STANDARDS**: ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FASTENING SCHEDULE GIVEN IN TABLE 2304.10.1 OF THE 2021 IBC.

2. **DIMENSIONAL FRAMING LUMBER**: ALL DIMENSIONAL LUMBER SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

FRAMING MEMBER	SPECIES AND GRADE
2X JOISTS, STUDS & PLATES	DOUG FIR #2
2X LEDGERS & BLOCKING	DOUG FIR #2
4X, 6X BEAMS AND POSTS	DOUG FIR #1

3. **GLUED LAMINATED MEMBERS**: GLULAM MEMBERS SHALL BE MANUFACTURED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE. CAMBER ALL GLULAM BEAMS TO 2, 000 FT RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM BEAMS SHALL BE:

TYPE	COMBINATION	Fb	Fv
SIMPLE SPAN	DOUG FIR 24F-V4	2400 PSI	165 PSI
CANTILEVER	DOUG FIR 24F-V8	2400 PSI	165 PSI

4. **MANUFACTURED FRAMING LUMBER**: ALL MANUFACTURED FRAMING LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF NER "NATIONAL EVALUATION REPORTS" EQUIVALENT TO NER-126 FOR LAMINATED VENEER LUMBER (LVL), NER 292 FOR PARALLEL STRAND LUMBER (PSL), OR NER-481 FOR LAMINATED STRAND LUMBER (LSL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

TYPE	Fb	Fv	E
PSL	2900 PSI	290 PSI	2, 200, 000 PSI
LSL	2250 PSI	400 PSI	1, 500, 000 PSI

5. **WOOD SHEATHING**: WOOD SHEATHING SHALL BE APA PERFORMANCE RATED PLYWOOD PANELS PER NER REPORT NUMBER 108. PLYWOOD PANELS SHALL BE GRADE CD AND CONFORM TO PS 1-83. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE SUPPORTED BY STUDS, PLATES, OR BLOCKING. SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. UNLESS NOTED OTHERWISE, NAIL ALL PLYWOOD SHEATHING WITH 10d AT 4" O.C. AT PANEL EDGES; 12" O.C. AT INTERMEDIATE SUPPORTS.

SHEATHING LOCATION	THICKNESS
EXTERIOR WALLS	7/16" (MIN)
ROOF	5/8" OR 19/32" (MIN)
PRIVATE DECKS	3/4" (MIN)

6. **NAILS**: NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES INDICATED. SUBSTITUTION REQUESTS MAY BE MADE BY THE GENERAL CONTRACTOR IN WRITING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. UNLESS OTHERWISE NOTED, FURNISH THE MINIMUM NAIL SIZES:

COMMON WIRE	MINIMUM SIZE
8d	0.131" DIAM X 2 ½" LENGTH
10d	0.148" DIAM X 3" LENGTH
16d	0.162" DIAM X 3 ½" LENGTH

7. **BOLTS**: CONNECTION BOLTS AND THREADED STUDS AT WOOD / STEEL CONNECTIONS SHALL CONFORM TO ASTM A307.

8. **FRAMING HARDWARE**: NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBER OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. SUBSTITUTION REQUESTS MAY BE MADE BY THE GENERAL CONTRACTOR IN WRITING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. FASTEN ALL HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

9. **EXPOSED FASTENERS:** EXPOSED FASTENERS FOR WOOD SHALL BE Z MAX, HOT DIPPED GALVANIZED (G185), STAINLESS STEEL, OR MEET ASTM 153 REQUIREMENTS.

10. **EXPOSED WOOD:** ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY AND ALL WOOD MEMBERS PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.

REMEDIATION OF STRUCTURAL DAMAGE

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

REMEDIATION OF EXTERIOR WOOD FRAMING

A.1: EXISTING FRAMING MEMBER REPAIR IN PLACE

1. DOCUMENTATION - 100% OF DAMAGE TO EXISTING WOOD FRAMING MEMBERS SHALL BE DOCUMENTED BY THE CONTRACTOR PRIOR TO REMOVAL. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXCESSIVE OR UNIQUE CONDITIONS ARE UNCOVERED.
2. TOPICAL WOOD PRESERVATIVE TREATMENT - SHALL CONTAIN COPPER NAPHTHENATE, BORACARE OR SIMILAR.
3. STUDS IN THE FIELD OF WALLS WITH SURFACE DECAY (LESS THAN ¼") - SCRAPE AND CLEAN DECAY FROM STUDS; TREAT WITH APPROVED WOOD PRESERVATIVE.
4. STUDS IN THE FIELD OF WALLS WITH GREATER THAN ¼" BUT LESS THAN 1" DECAY AT OUTBOARD EDGE - SCRAPE AND CLEAN DECAY FROM STUDS; TREAT WITH APPROVED WOOD PRESERVATIVE, AND SISTER NEW STUD WITH (2) 10d AT 8" o.c. TO PROVIDE SOUND SHEATHING NAILING SURFACE.
5. FIELD STUDS WITH GREATER THAN 1" DECAY AT OUTBOARD EDGE AND ALL OTHER FRAMING ELEMENTS WITH ANY AMOUNT OF DECAY SHALL BE REVIEWED BY ENGINEER OF RECORD.

A.1: EXISTING FRAMING MEMBER REMOVAL AND REPLACEMENT

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND INTERIOR PROTECTION AS REQUIRED TO FACILITATE REPAIRS (SEE GENERAL STRUCTURAL NOTES).
2. 2X STUDS: TOE-NAIL NEW STUDS WITH (2) 16d TO PLATES, TOP AND BOTTOM. WHERE FRAMING IS EXPOSED, ENSURE A MINIMUM OF 2-2X STUDS AT WALL CORNERS AND AT THE ENDS OF ALL EXTERIOR WALLS AND WALL CORNERS.
3. 2X PLATES: WHERE EXISTING TOP OR BOTTOM PLATES ARE DAMAGED, REMOVE AND REPLACE 6" (MIN) BEYOND EXTENT OF DECAY AND IN A MANNER SATISFYING THE FOLLOWING REQUIREMENTS:
   a. DOUBLE TOP PLATE: STAGGER PLATE SPLICE (1) STUD BAY; DO NOT SPLICE BOTH PLATES ON SAME STUD.
   b. ENSURE DOUBLE TOP PLATES STITCHED TOGETHER WITH (2) 10d AT 8" o.c., STAGGERED.
   c. STRAP UPPER DOUBLE TOP PLATE TO ADJACENT EXISTING TOP PLATE WITH SIMPSON CS 16 X 6'-0", CENTERED ON JOINT.
   d. ENSURE BOTTOM PLATE IS NAILED THROUGH FLOOR SHEATHING TO RIM WITH MINIMUM 16d AT 12" O.C. U.N.O.
4. RIM JOISTS / BLOCKING: WHERE RIM JOISTS AND/OR JOIST BLOCKS ARE AFFECTED, REMOVE AND REPLACE IN A MANNER SATISFYING THE FOLLOWING REQUIREMENTS:
   a. REMOVE AND REPLACE DETERIORATED RIM JOIST TO 6" (MIN) BEYOND EXTENT OF DECAY.
   b. WHERE EXISTING JOIST BLOCKING IS AFFECTED, REMOVE FULL BLOCKING MEMBER AND REPLACE IN-KIND.
   c. ATTACH RIM JOISTS AND BLOCKING TO DOUBLE TOP PLATES WITH 16d TOENAILS AT 6" o.c., TYP. FACE NAIL (RIM) OR TOE NAIL (BLOCKING) TO EXISTING JOISTS WITH (4) 16d EACH JOIST. ENSURE NEW RIM/BLOCKING RECEIVES BOTTOM PLATE NAILING PER NOTE (3.d.) ABOVE.

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GENERAL STRUCTURAL & FRAMING REPAIR NOTES

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MARIA DZHENEVA — STATE OF WASHINGTON — 49842 — REGISTERED PROFESSIONAL ENGINEER

2024-08-02

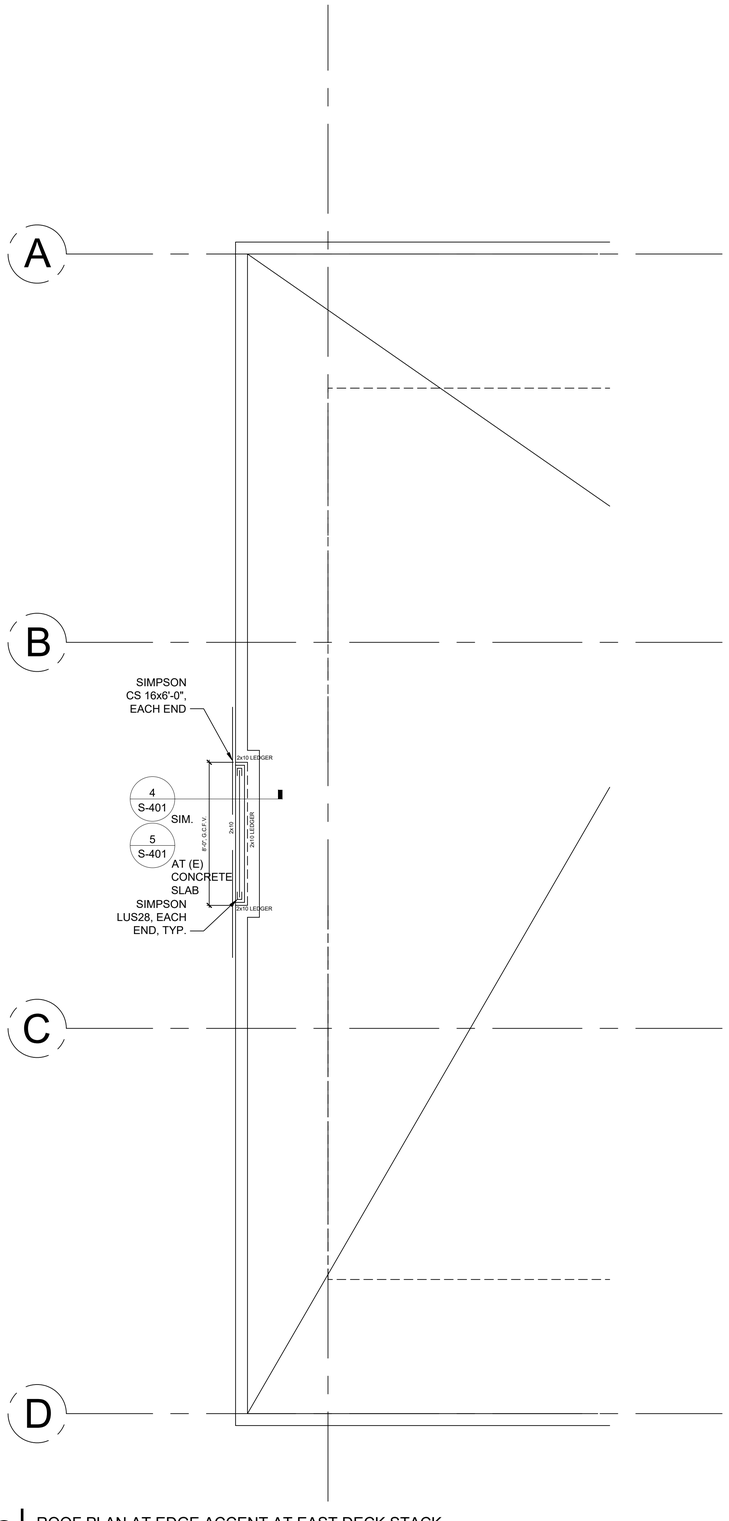
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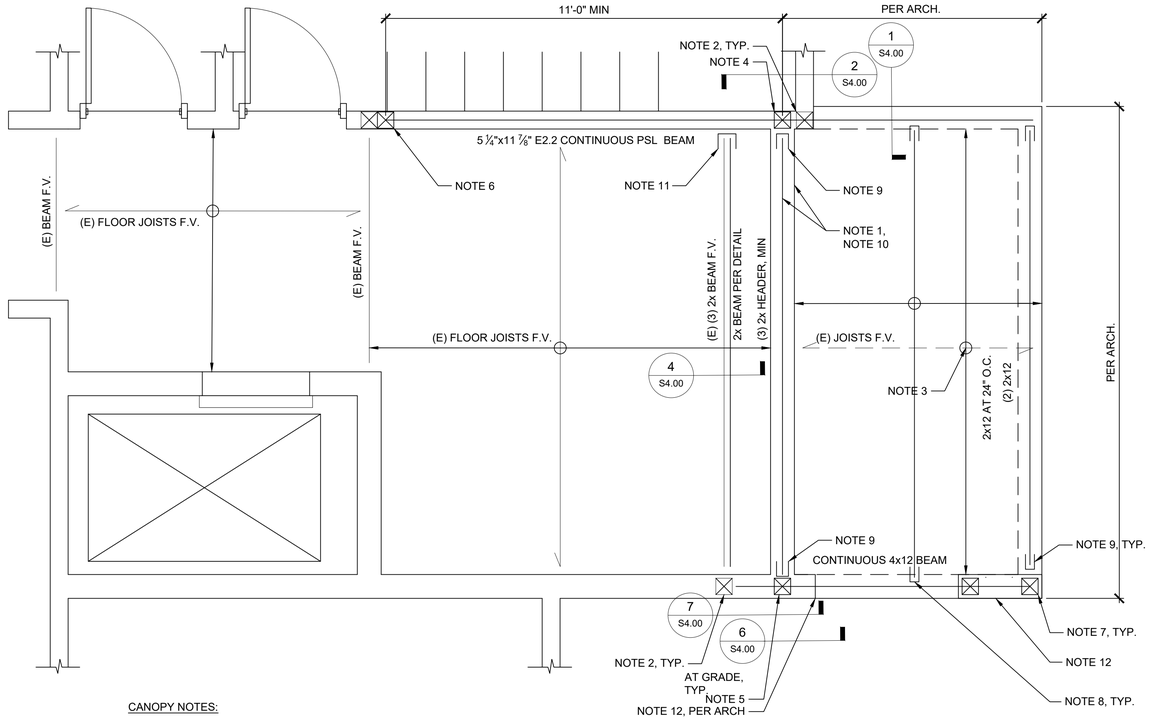
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BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 42 of 47



03 ROOF PLAN AT EDGE ACCENT AT EAST DECK STACK

SCALE: 1/4" = 1'-0"

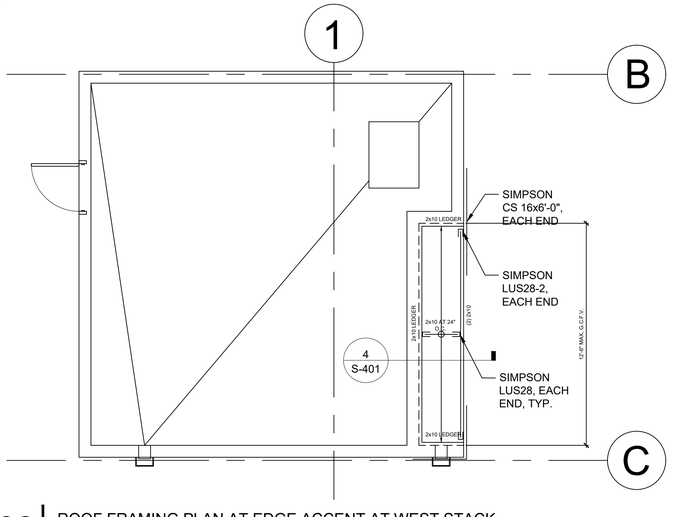


CANOPY NOTES:

1. LINE OF (E) STOREFRONT / BUILDING FRAMING.
2. (E) POST. G.C. F.V. SIZE AND LOCATION.
3. REMOVE (E) CANOPY JOISTS.
4. 6x6 POST MIN. CONNECT BEAM TO POST WITH SIMPSON CCQ5-6SDS2.5.
5. 4x4 POST, MIN. CONNECT BEAM TO POST WITH SIMPSON LCE4 EACH SIDE.
6. (3) 2x STUDS, MIN.
7. 4x4 POST MIN. CONNECT BEAM TO POST WITH SIMPSON PC4.
8. SIMPSON LUS210.
9. SIMPSON LUS210-3.
10. SISTER 2x12 TO (E) (2) 2x BEAM/JOIST. CONNECT THE 2x12 BEAM TO (E) WITH (2) ROWS ¼" DIA x 5" LAG SCREWS SPACED AT 12" O.C. STAGGERED.
11. VERIFY EXISTING BEAM SIZE AND REPORT TO ENGINEER TO SPECIFY CONNECTION HANGER.
12. 2x STUD WALL INFILL. PROVIDE CONTINUOUS FOOTING BELOW WALL.
13. REFER TO S1.00 FOR GENERAL STRUCTURAL NOTES AND FRAMING REPAIR NOTES.
14. G.C. FIELD VERIFY CANOPY AND FLOOR FRAMING LAYOUT, SIZE AND SPACING OF (E) FLOOR AND (E) CANOPY JOISTS.REPORT DISCREPANCY TO ENGINEER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND WATERPROOFING REQUIREMENTS AT CANOPY.
16. NO WORK AT (E) ENCLOSED SPACE.
17. PROVIDE TEMPORARY SHORING OF (E) FLOOR FRAMING AS REQUIRED.

01 ENTRY CANOPY FRAMING PLAN

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



02 ROOF FRAMING PLAN AT EDGE ACCENT AT WEST STACK

SCALE: 1/4" = 1'-0"

LEGEND:

- DESIGNATES (E) FLOOR JOISTS
- DESIGNATES (E) FLOOR JOISTS TO BE REMOVED
- DESIGNATES (E) BEAM
- DESIGNATES NEW BEAM
- DESIGNATES (E) WOOD POST BELOW
- DESIGNATES NEW WOOD POST BELOW
- DESIGNATES SIMPSON STRONG TIE BEAM HANGER

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ENTRY CANOPY AND ACCENT ROOF FRAMING PLANS

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MARTA DZHENEVA
STATE OF WASHINGTON
21812
REGISTERED
PROFESSIONAL ENGINEER

2024-08-02

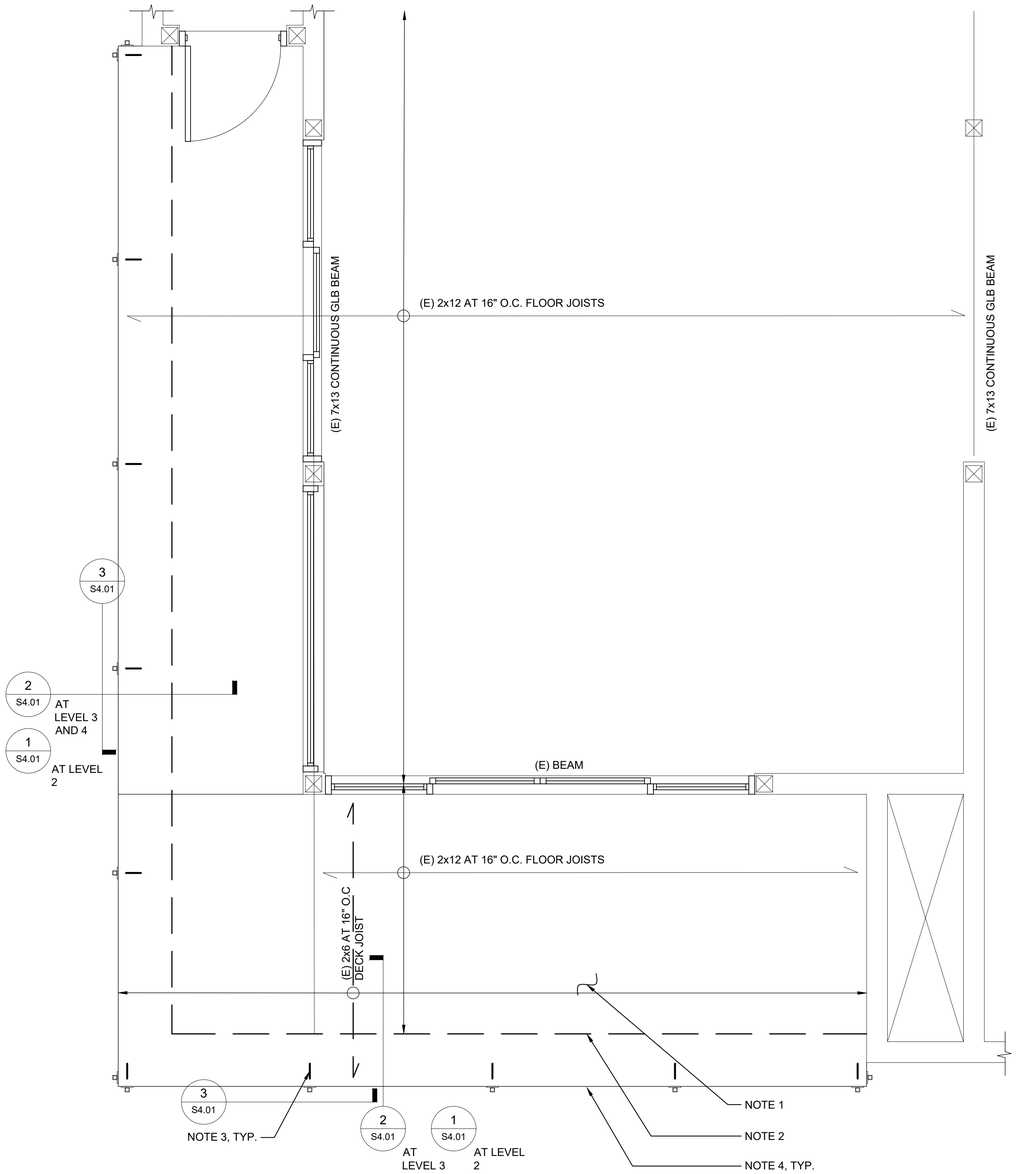
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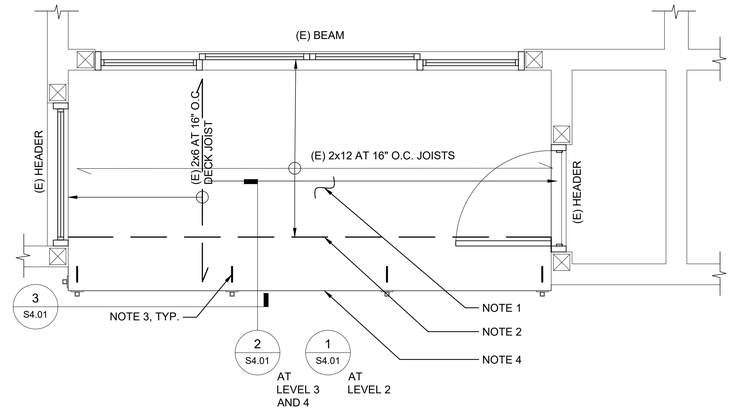
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01 STACK -08 DECK FRAMING REPAIR PLAN (-09 SIM.)

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



02 STACK -06 DECK FRAMING REPAIR PLAN (-04, -05, & -07 SIM.)

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

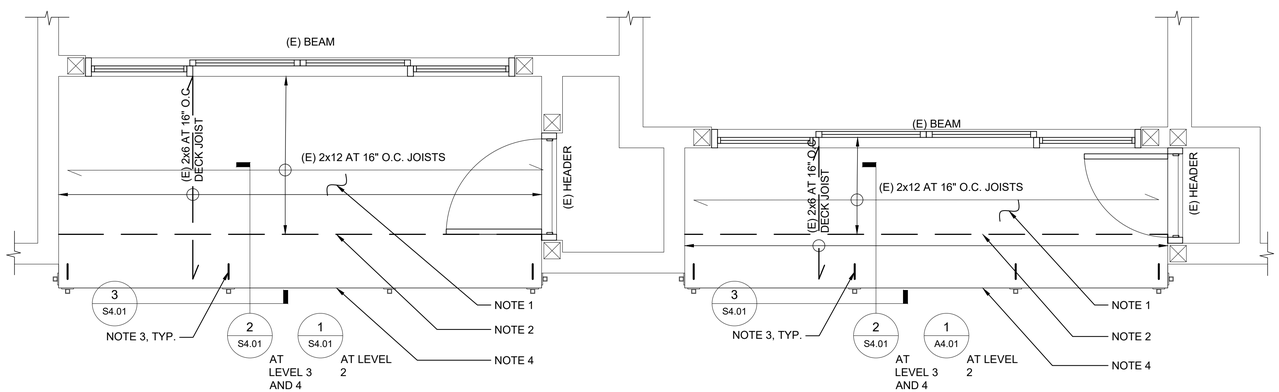
LEGEND:

- DESIGNATES (E) FLOOR JOISTS BELOW
- DESIGNATES (E) FLOOR JOISTS ABOVE
- DESIGNATES (E) WOOD POST BELOW
- DESIGNATES ALUMINUM RAIL POST

DECK NOTES:

1. DECK SHEATHING TO BE INSTALLED AT A ¼" PER 12" SLOPE MINIMUM - CUT AND SLOPE TOP CHORD OF FRAMING MEMBERS TO ACHIEVE SLOPE. VERIFY SLOPING MEMBERS HAVE PROPER CLEARANCES FOR FASCIA-MOUNTED RAILINGS. NOTIFY ENGINEER IF DISCREPANCIES EXIST.
   a. ASSUME 100% OF WOOD-FRAMED DECK SHEATHING TO BE REPLACED.
2. LINE OF (E) DROPPED CEILING.
3. SIMPSON HGA10KT AT RAIL POST, MIN.
4. 2x8 RIM. ATTACH TO (2) 2x6 WITH (2) ROWS 10d AT 8" O.C. STAGGERED.
5. REFER TO S1.00 FOR GENERAL STRUCTURAL NOTES AND FRAMING REPAIR NOTES.
6. G.C. FIELD VERIFY DECK FRAMING LAYOUT, SIZE AND SPACING OF (E) FLOOR AND DECK JOISTS.REPORT DISCREPANCY TO ENGINEER.
7. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND WATERPROOFING REQUIREMENTS AT DECKS.
8. NO WORK AT (E) ENCLOSED SPACE.
9. PROVIDE TEMPORARY SHORING OF (E) DECKS AS REQUIRED.
10. G.C. FIELD VERIFY CONDITIONS OF (E) DECK FLOOR SHEATHING, FLOOR AND DECK JOISTS AT AREA OF WORK AND REPORT TO ENGINEER WHEN DECAYED. FOR BIDDING PURPOSES ASSUME 30% OF EACH COMPONENT HAS TO BE REPLACED IN LIKE KIND.
11. G.C. FIELD VERIFY CONDITION OF (E) EXTERIOR WALL STUD FRAMING AT DECKS AND REPORT TO ENGINEER WHEN DECAYED. FOR BIDDING PURPOSES ASSUME 40% OF WALL COMPONENTS HAS TO BE REPLACED IN LIKE KIND.
12. LOCATIONS OTHER THAN DECKS REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED FRAMING. FOR BIDDING PURPOSES, PROVIDE AN ALLOWANCE TO REPLACE 1000 SF OF FRAMING (OR SHEATHING, IF PRESENT), AT AREAS OF WALL REPAIR. PLYWOOD SHEATHING TO BE REPLACED IN KIND WITH CDX.

NO PHYSICAL INVESTIGATION TO VERIFY EXTENT OF WATER DAMAGE OF FRAMING MEMBERS AT UNIT DECKS WAS PERFORMED BY OAC PRIOR THESE DRAWINGS. THE % OF WATER DAMAGE ASSUMED ON THE STRUCTURAL DRAWINGS MAY VARY FROM THE % OF DAMAGE DISCOVERED AFTER THE REMOVAL OF THE EXTERIOR CLADDING. IT IS GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE CONDITIONS OF FRAMING MEMBERS EXPOSED DURING CONSTRUCTION AND REPORT TO THE ENGINEER FOR REVIEW. WE RECOMMEND THE CONTRACTOR PROVIDE A **20%** CONTINGENCY FOR WORK RELATED TO THE REPAIR OF HIDDEN DAMAGE.



03 STACKS -02 & -00 DECK FRAMING REPAIR PLANS (-03 & -01 SIM.)

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

WASHINGTON SHORES II

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UNIT DECK FRAMING REPAIR PLANS

Revision Schedule	
2024-0805	PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

ALICIA DZHENEVA
STATE OF WASHINGTON
69842
REGISTERED
PROFESSIONAL ENGINEER

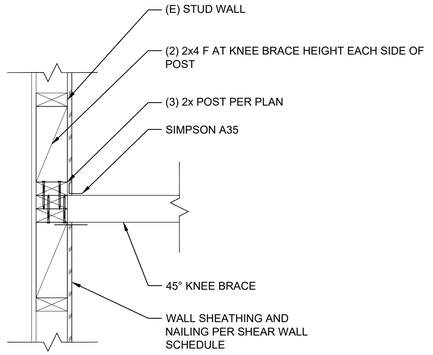
2024-08-02

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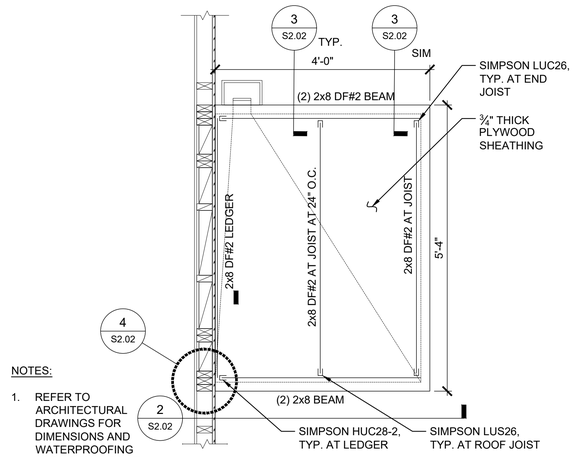
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S-201

OAC PROJ. No.	R12-190315.00



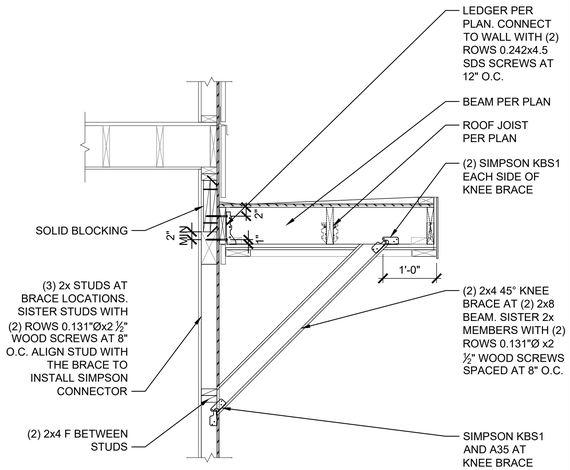
4 KNEE BRACE TO POST IN WALL CONNECTION
1 1/2"=1'-0"



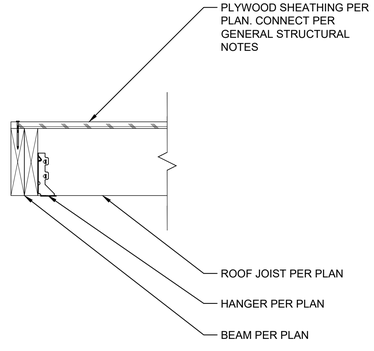
NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND WATERPROOFING REQUIREMENTS AT NORTH CANOPY

1 NORTH CANOPY ROOF FRAMING PLAN
3/4" = 1'-0"



2 SECTON AT NORTH CANOPY
3/4" = 1'-0"



3 ROOF JOIST TO BEAM CONNECTION
1 1/2"=1'-0"

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NORTH ENTRY ROOF FRAMING PLAN AND DETAILS

DRAWING REVISIONS
2024-0805 PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.



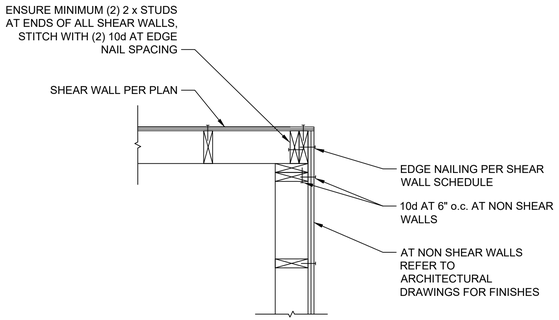
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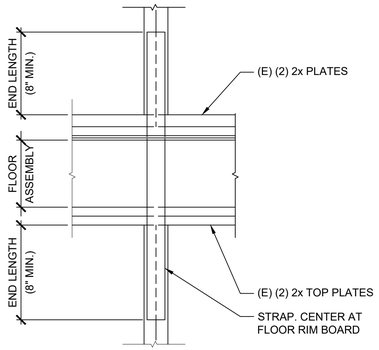
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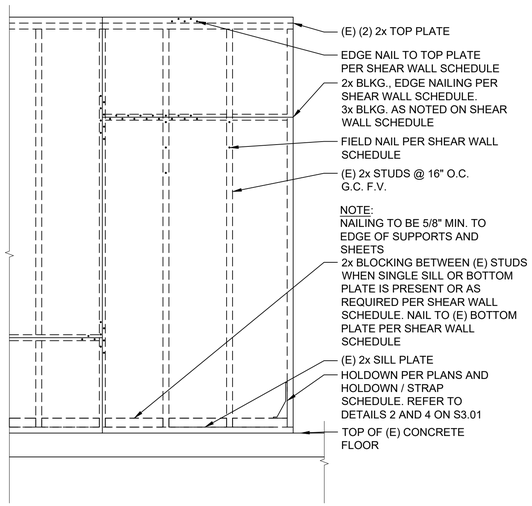
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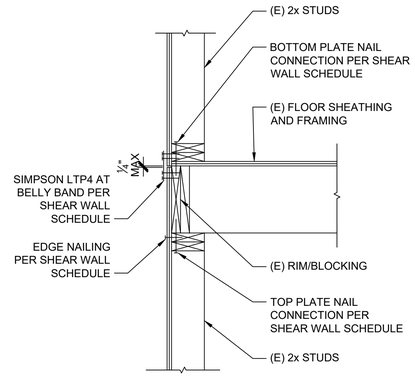
10 TYPICAL WALL CORNER DETAIL
SCALE: 1"=1'-0"



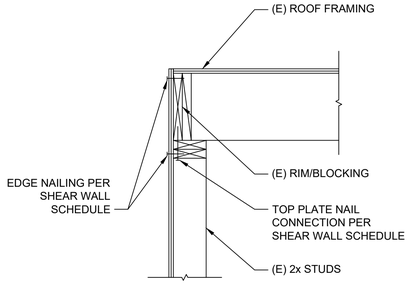
7 ELEVATION AT EXTERIOR WALL STRAP
SCALE: NTS



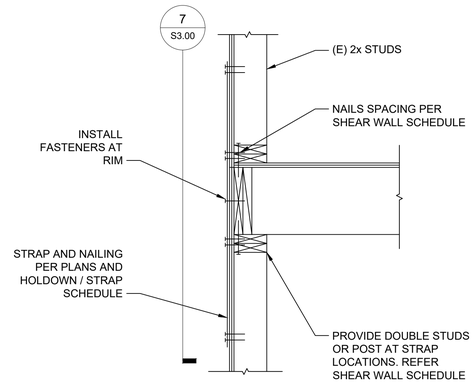
4 TYPICAL WALL SHEATHING DETAIL
SCALE: N.T.S.



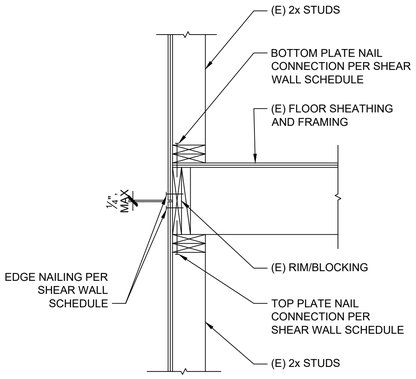
1 TYPICAL EXTERIOR SHEAR WALL CONNECTION AT FLOOR
SCALE: NTS



11 TYPICAL EXTERIOR SHEAR WALL CONNECTION AT ROOF
SCALE: NTS



8 TYPICAL STRAP AT EXTERIOR WALL
SCALE: NTS



2 ALT. EXTERIOR SHEAR WALL CONNECTION AT FLOOR
SCALE: NTS

HOLDOWN / STRAPS SCHEDULE						
HOLDOWN/STRAP MARK	SIMPSON TYPE	CAPACITY (ASD)	FASTENER ATTACHMENT		MIN POST SIZE	NOTES
			TO STUD	TO CONRETE		
H1	MST37	2460 LBS	(20) 0.162"x2 ½"	-	(2) 2x4	REFER TO DETAIL 8/S3.00
H2	MST48	3950 LBS	(32) 0.162"x2 ½"	-	(2) 2x4	REFER TO DETAIL 8/S3.00
H3	CUSTOM	11,810 LBS	(24) ¼"x2 ½"	-	(4) 2x4/ 3 ½x5 ½	REFER TO DETAIL 2 SHEET S3.01
H4	CUSTOM	11,810 LBS	(24) ¼"x2 ½"	-	(4) 2x4/ 3 ½x5 ½	REFER TO DETAIL 4 ON SHEET S3.01

NOTES:
1. USE SIMPSON STRONGTIE SET-3G EPOXY OR SUBMIT EPOXY MATERIAL SPECIFICATION TO ENGINEER TO REVIEW AND APPROVE. SPECIAL INSPECTION IS REQUIRED FOR ALL ANCHORS EPOXIED IN EXISTING CONCRETE.
2. USE A193 GRADE B8/B8M (304/316SS) ANCHOR RODS MIN OR PROVIDE ALTERNATE SPECIFICATION FOR REVIEW AND APPROVAL BY THE ENGINEER.
3. STRAPS AND NAILS TO BE HDG OR SS WHEN NOT PROTECTED BY THE VAPOR BARRIER.

12 HOLDOWN SCHEDULE
SCALE: NTS

SHEAR WALL SCHEDULE											
TYPE	SHEATHING	NAILING			CONNECTION AT TOP PLATE		CONNECTION AT BOTTOM PLATE				STUDS AT PANEL EDGE AND SILL
			SPACING				TO WOOD		TO (E) CONCRETE		
		SIZE	EDGE	FIELD	1/S3.0	2/S3.0	1/S3.0; 3/S3.01; 5/S3.01	2/S3.0	ANCHOR BOLT SIZE AND SPACING	MIN. EMB. DEPTH IN (E) CONCRETE	
A	15/32" FLAME BLOCK	0.131"x2 ½"	6"	12"	SDWC15600 WOOD SCREWS AT 32" o.c.	SDWS22600 WOOD SCREWS AT 18" O.C.	SIMPSON LTP4 AT 32" O.C.	SDWS22600 WOOD SCREWS AT 18" O.C.	TITEN SCREW PER DETAILS 3 AND 5 ON S3.01 AT 4'-0" O.C.	PER 3/S3.01; 5/S3.01	2x
		448 PLF (LRFD) / 315 PLF (ASD)					SDWC15600 WOOD SCREWS AT 32" O.C.				
B	15/32" FLAME BLOCK	0.131"x2 ½"	4"	12"	SDWC15600 WOOD SCREWS AT 24" o.c.	SDWS22600 WOOD SCREWS AT 12" O.C.	SIMPSON LTP4 AT 24" O.C.	SDWS22600 WOOD SCREWS AT 12" O.C.	TITEN SCREW PER DETAILS 3 AND 5 ON S3.01 AT 3'-0" O.C.	PER 3/S3.01; 5/S3.01	2x
		688 PLF (LRFD) / 482 PLF (ASD)					SDWC15600 SCREWS AT 24" O.C.				
C	15/32" FLAME BLOCK	0.131"x2 ½"	3"	12"	SDWC15600 WOOD SCREWS AT 16" o.c.	SDWS22600 WOOD SCREWS AT 10" O.C.	SIMPSON LTP4 AT 16" O.C.	SDWS22600 WOOD SCREWS AT 10" O.C.	TITEN SCREW PER DETAILS 3 AND 5 ON S3.01 AT 2'-0" O.C.	PER 3/S3.01; 5/S3.01	(2) 2x / 3x
		880 PLF (LRFD) / 616 PLF (ASD)					SDWC15600 SCREWS AT 16" O.C.				

NOTES:
1. 15/32" FLAME BLOCK SHEATHING SHALL BE EXPOSURE 1, SPAN RATING 24/0.
2. ALL FLAME BLOCK SHEAR WALL PANEL EDGES SHALL FALL ON STUDS, PLATES OR BLOCKING.
3. ALL FLAME BLOCK NAILING AND METAL CONNECTORS TO BE HDG OR SS.
4. VERIFY MINIMUM (2) 2x STUDS AT THE ENDS OF ALL SHEAR WALLS.
5. SILL PLATE SHALL HAVE MINIMUM TWO EPOXY EMBEDDED ANCHOR BOLTS. LOCATE ANCHOR BOLTS WITHIN 12" OF SILL PLATE JOINT MAX, AND 5" MINIMUM AT EXTERIOR WALLS. SPACE ANCHOR BOLTS AT 6'-0" O.C. MAX U.N.O.
6. PROVIDE 0.229"x3"x3" SQUARE PLATE WASHERS AT THROUGH BOLTS AT (E) SILL PLATE AND BOTTOM OF CONCRETE SLAB. DO NOT OVERSIZE HOLE DRILLED TROUGH SILL PLATE.
7. ALL SHEAR WALLS DESIGNATED ON PLAN TO BE TYPE A, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

6 SHEARWALL SCHEDULE
NO SCALE: N.T.S.

City of Kirkland
Post Revision Reviewed by jmoe 08/28/2025

INSERT REVISED PAGES INTO APPROVED SET 08/28/2025

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FRAMING DETAILS AT NEW CANOPY

FRAMING REVISIONS	
2024-0808	CONSTRUCTION SET
2025-0708	ASI #001
2025-0804	PERMIT REVISION #001 (1)

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

MARTA DYZENHAUS STATE OF WASHINGTON 49842 REGISTERED PROFESSIONAL ENGINEER
2025-08-04

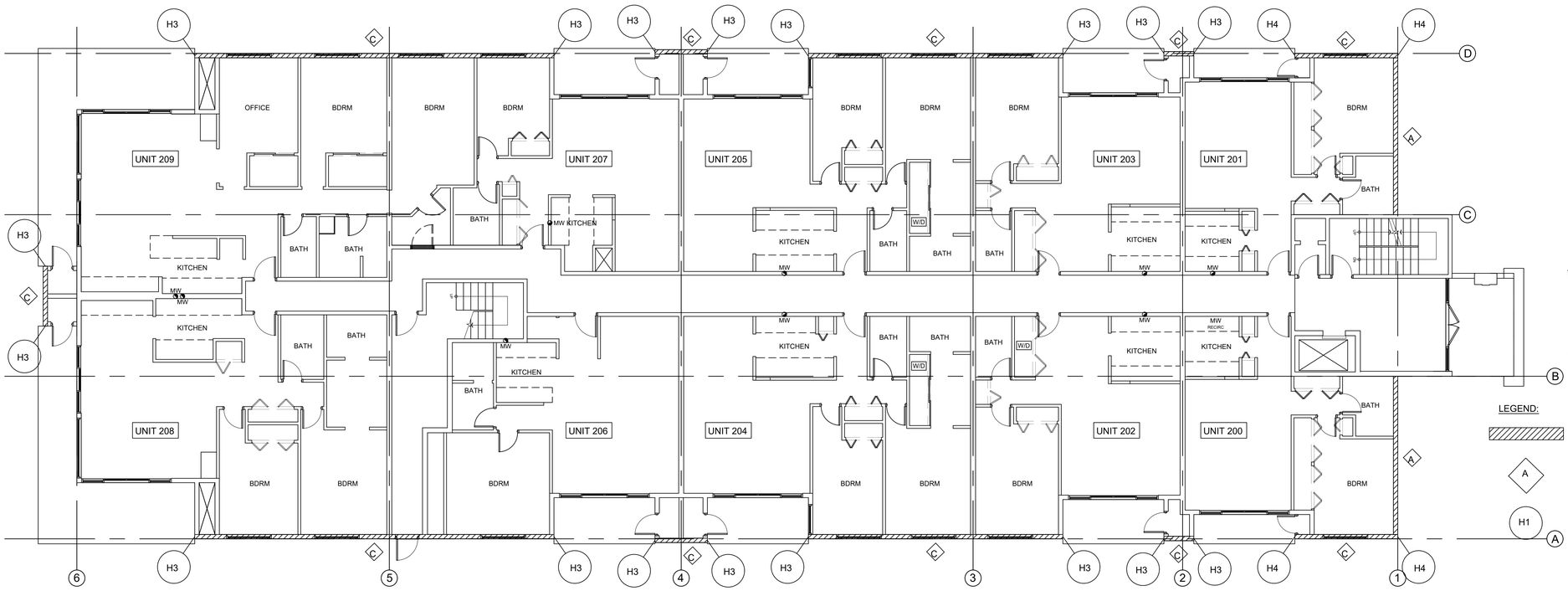
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S-300

OAC PROJ. No. R12-190315.00

City of Kirkland
Post Revision Reviewed by jmoe 08/28/2025



NOTES:
1. ALL SHEAR WALLS INDICATED ON THE PLAN ARE ABOVE THE REFERENCED LEVEL.
2. ALL HOLDOWNS INDICATED ON THE PLAN ARE AT THE REFERENCED LEVEL.
3. REFER TO SHEET S3.0 FOR SHEARWALL AND HOLDOWN SCHEDULE.
4. G.C. F.V. EXISTING CONDITIONS. REPORT TO ENGINEER FOR DISCREPANCIES.

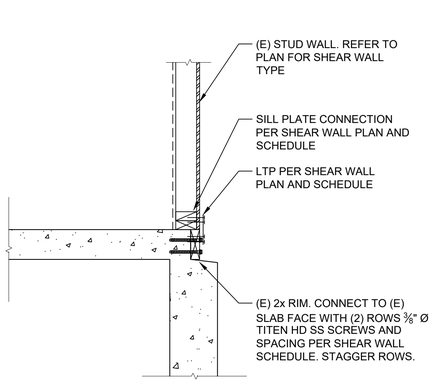
LEGEND:

DESIGNATES LOCATION OF NEW SHEAR WALLS. REFERENCE SHEET S3.00 FOR SHEAR WALL SCHEDULE AND DETAILS.

A — SHEAR WALL TYPE PER SCHEDULE ON SHEET S3.00.

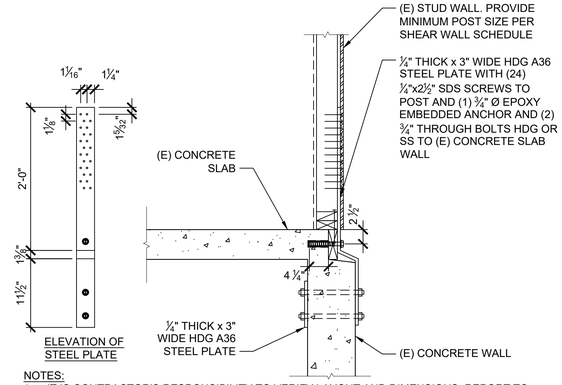
H1 / A — HOLDOWN MARK PER SCHEDULE ON SHEET S3.00.

1 SHEAR WALL AND HOLDOWN PLAN AT LEVEL 2
SCALE: 1/8" = 1'-0"



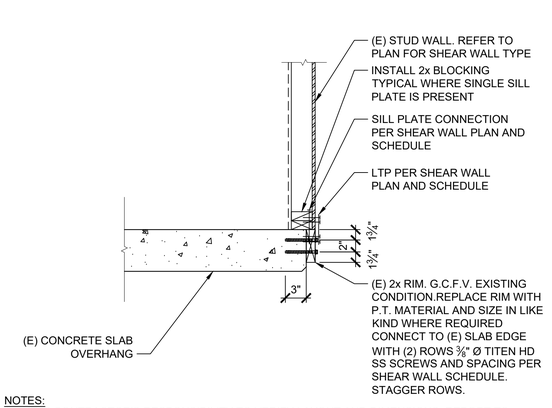
NOTES:
1. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY LAYOUT AND DIMENSIONS. REPORT TO ENGINEER FOR DISCREPANCIES.
2. G.C. SCAN TO LOCATE (E) REBAR BEFORE DRILLING. DO NOT CUT OR DAMAGE (E) REBAR.
3. APPLY THIS DETAIL AT ALL LOCATIONS AT UNITS 200 AND 201 ONLY.
4. FOR CALL OUT IN COMMON REFER TO DETAIL 3/S3.01.

5 SILL PLATE CONNECTION AT ELEVATED SLAB UNITS 200 AND 201
SCALE: 1"=1'-0"



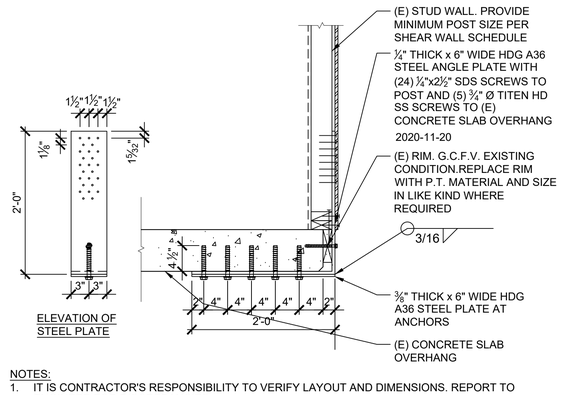
NOTES:
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2. G.C. SCAN TO LOCATE (E) REBAR BEFORE DRILLING. DO NOT CUT OR DAMAGE (E) REBAR.
3. APPLY THIS DETAIL AT ALL LOCATIONS AT UNITS 200 AND 201 ONLY.
4. FOR CALL OUT IN COMMON REFER TO DETAIL 2/S3.01.
5. USE SIMPSON SET-3G EPOXY OR PROVIDE ALTERNATE MATERIAL TO ENGINEER FOR REVIEW AND APPROVAL.

4 HOLDOWN AT ELEVATED SLAB AT UNITS 200 AND 201
SCALE: 1"=1'-0"



NOTES:
1. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY LAYOUT AND DIMENSIONS. REPORT TO ENGINEER FOR DISCREPANCIES.
2. G.C. SCAN TO LOCATE (E) REBAR BEFORE DRILLING. DO NOT CUT OR DAMAGE (E) REBAR.
3. APPLY THIS DETAIL AT ALL LOCATIONS WHERE SHEAR WALL SITS ON TOP OF (E) CONCRETE SLAB OVERHANG.

3 TYP. SILL PLATE CONNECTION AT ELEVATED SLAB OVERHANG
SCALE: 1"=1'-0"



NOTES:
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2. G.C. SCAN TO LOCATE (E) REBAR BEFORE DRILLING. DO NOT CUT OR DAMAGE (E) REBAR.
3. APPLY THIS DETAIL AT ALL LOCATIONS WHERE SHEAR WALL SITS ON TOP OF (E) CONCRETE SLAB OVERHANG.
4. USE SIMPSON SET 3G EPOXY OR PROVIDE ALTERNATE MATERIAL TO ENGINEER FOR REVIEW AND APPROVAL.

2 TYP. HOLDOWN AT ELEVATED SLAB OVERHANG
SCALE: 1"=1'-0"

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SHEAR WALL AND HOLDOWN PLAN AT LEVEL 2

2024-0808	CONSTRUCTION SET
2025-0708	ASI #001
2025-0804	PERMIT REVISION #001 (1)

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

ANASTA DZHENEVA — STATE OF WASHINGTON — 49843 — REGISTERED PROFESSIONAL ENGINEER
2025-08-04

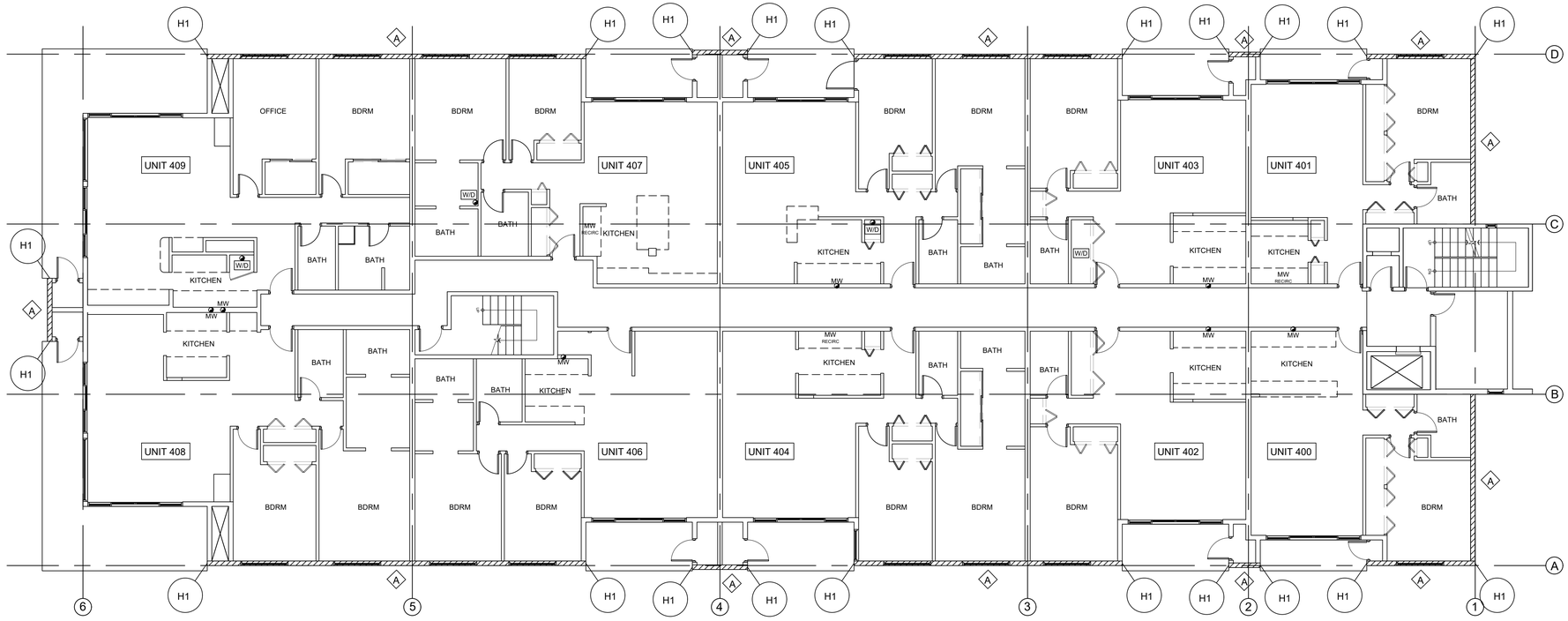
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(1) S-301

OAC PROJ. No. R12-190315.00

City of Kirkland
Post Revision Reviewed by
jmoe 08/28/2025



1 SHEAR WALL AND HOLDOWN PLAN AT LEVEL 4
SCALE: 1/8" = 1'-0"

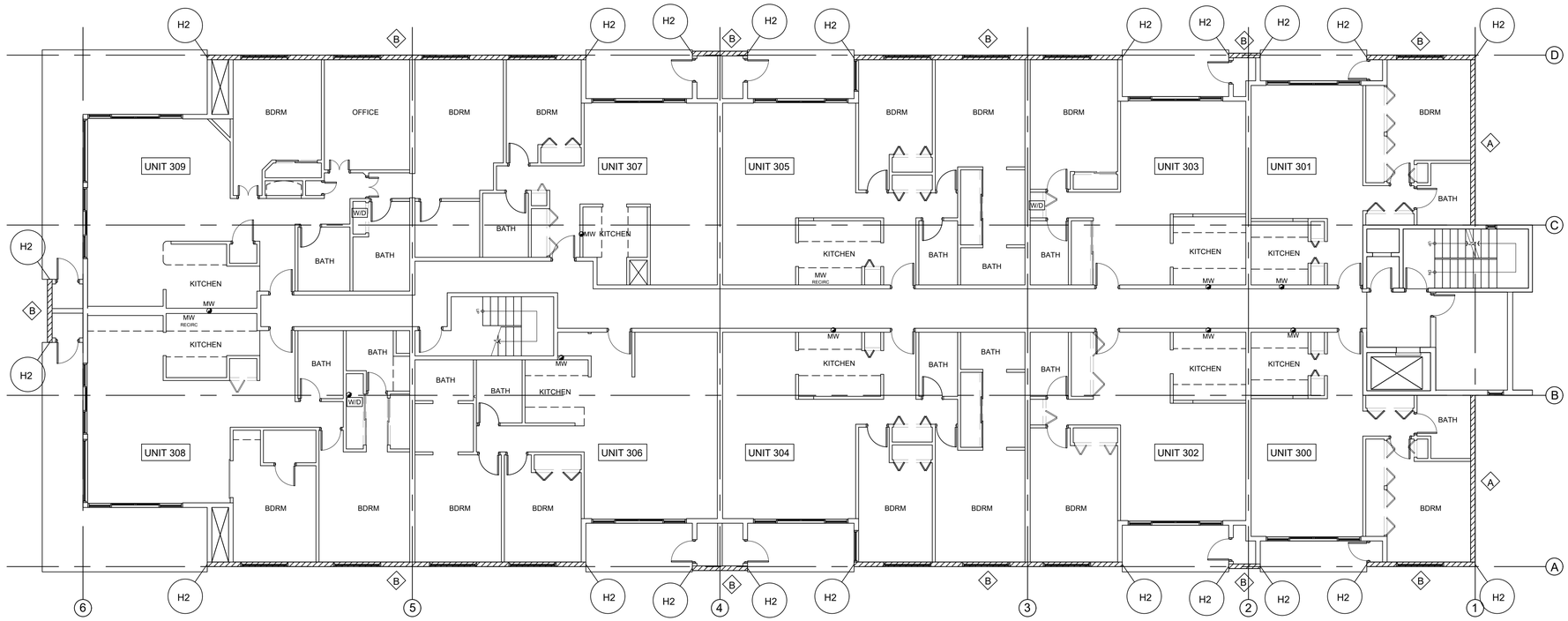
NOTES:
1. ALL SHEAR WALLS INDICATED ON THE PLAN ARE ABOVE THE REFERENCED LEVEL.
2. ALL HOLDOWNS INDICATED ON THE PLAN ARE AT THE REFERENCED LEVEL.
3. REFER TO SHEET S3.0 FOR SHEARWALL AND HOLDOWN SCHEDULE.
4. G.C. F.V. EXISTING CONDITIONS. REPORT TO ENGINEER FOR DISCREPANCIES.

LEGEND:

DESIGNATES LOCATION OF NEW SHEAR WALLS. REFERENCE SHEET S3.00 FOR SHEAR WALL SCHEDULE AND DETAILS.

A — SHEAR WALL TYPE PER SCHEDULE ON SHEET S3.00.

H1 — HOLDOWN MARK PER SCHEDULE ON SHEET S3.00.



2 SHEAR WALL AND HOLDOWN PLAN AT LEVEL 3
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL SHEAR WALLS INDICATED ON THE PLAN ARE ABOVE THE REFERENCED LEVEL.
2. ALL HOLDOWNS INDICATED ON THE PLAN ARE AT THE REFERENCED LEVEL.
3. REFER TO SHEET S3.0 FOR SHEARWALL AND HOLDOWN SCHEDULE.
4. G.C. F.V. EXISTING CONDITIONS. REPORT TO ENGINEER FOR DISCREPANCIES.

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A — SHEAR WALL TYPE PER SCHEDULE ON SHEET S3.00.

H1 — HOLDOWN MARK PER SCHEDULE ON SHEET S3.00.

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SHEAR WALL AND HOLDOWN PLANS AT LEVELS 3 AND 4

ISSUE RECORD	
2024-0808	CONSTRUCTION SET
2025-0708	ASI #001
2025-0804	PERMIT REVISION #001 1

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

MARTA DZHENEVA — STATE OF WASHINGTON — 49812 — REGISTERED PROFESSIONAL ENGINEER

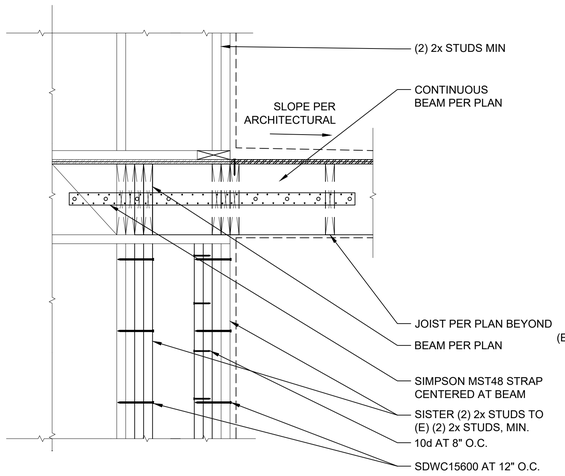
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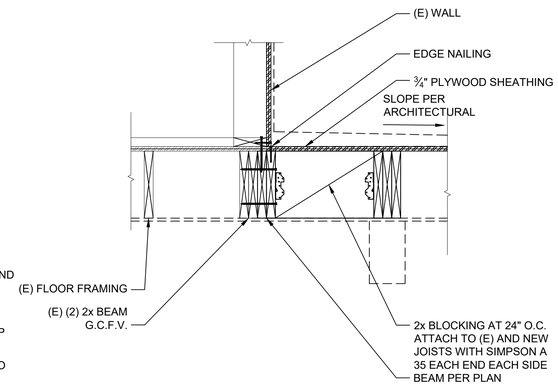
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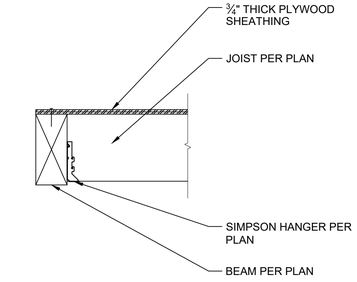
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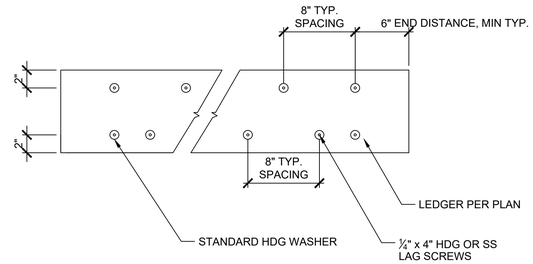
7 BEAM TO (E) WALL CONNECTION
SCALE: 1"=1'-0"



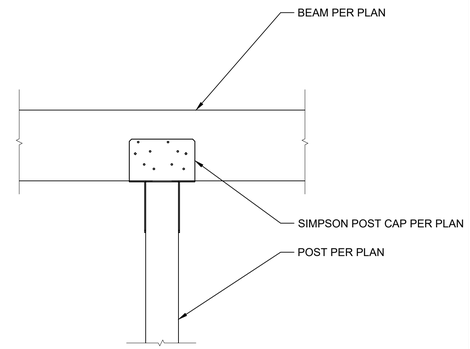
4 NEW CANOPY AT (E) WALL DETAIL
SCALE: 1"=1'-0"



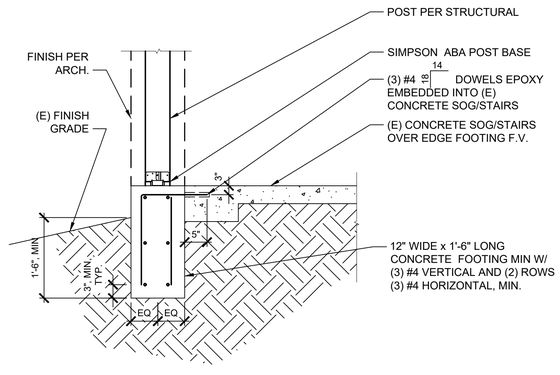
1 TYPICAL JOIST TO BEAM CONNECTION
SCALE: 1" = 1'-0"



5 TYPICAL LEDGER DETAIL
SCALE: NTS



2 TYPICAL BEAM TO MID POST CONNECTION
SCALE: 1" = 1'-0"



NOTES:
1. NEW FOOTING BELOW POST TO REST ON UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL.
2. USE SIMPSON SET 3G EPOXY OR PROVIDE EPOXY MATERIAL TO ENGINEER FOR REVIEW AND APPROVAL.
3. REPORT DISCREPANCIES TO ENGINEER.

6 POST TO FOUNDATION DETAIL AT NEW ENTRY CANOPY
SCALE: 3/4" = 1'-0"

BMF24-06285_APPROVED PLANS_WA. SHORES II RE-CLAD_01/22/25_Page 46 of 47

WASHINGTON SHORES II

6333 LAKE WASHINGTON BLVD NE
KIRKLAND, WASHINGTON 98033

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2200 First Avenue South
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f: 206.285.4371
w: www.oacsvcs.com

FRAMING DETAILS AT NEW CANOPY

DRAWING REVISIONS
2024-0805 PERMIT SET

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

MARTA DZHANEVA
STATE OF WASHINGTON
49842
REGISTERED
PROFESSIONAL ENGINEER

2024-08-02

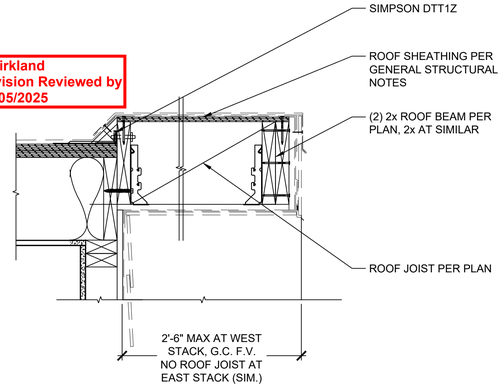
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CHECK	MD

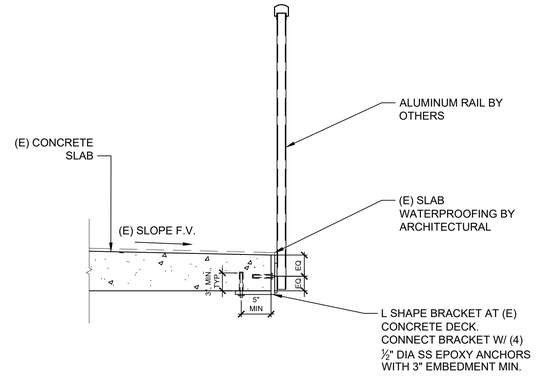
S-400

OAC PROJ. No.	R12-190315.00

City of Kirkland
Post Revision Reviewed by
jmoe 12/05/2025

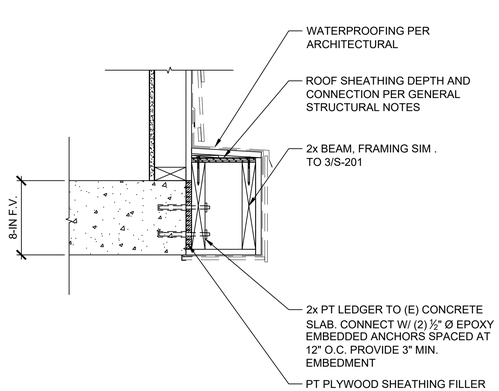


4 ROOF EDGE ACCENT AT WEST/EAST STACK
SCALE: 1-1/2" = 1'-0"



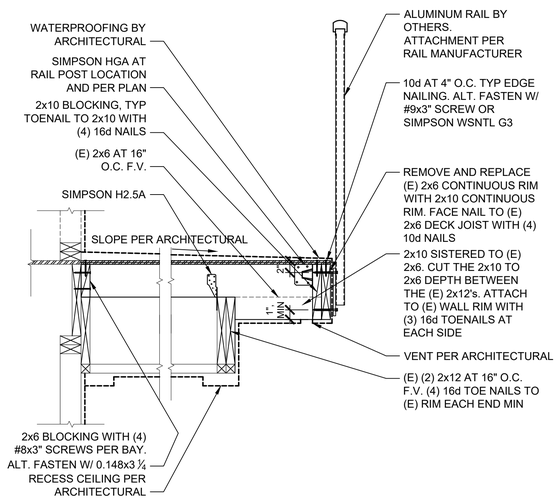
NOTES:
1. G.C. SCAN TO LOCATE (E) REINFORCING PRIOR CONSTRUCTION. DO NOT CUT OR DAMAGE EXISTING REINFORCING STEEL.
2. G.C. FIELD VERIFY DEPTH OF (E) CONCRETE DECK. REPORT TO ENGINEER WHEN CONCRETE DECK IS LESS THAN 6-IN THICK.
3. USE SIMPSON SET-3G EPOXY OR PROVIDE AN ALTERNATIVE EPOXY MATERIAL TO ENGINEER FOR REVIEW AND APPROVAL.

1 TYPICAL GUARDRAIL ATTACHMENT AT (E) CONCRETE SLAB
SCALE: 1" = 1'-0"

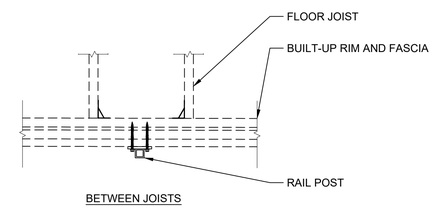


NOTES:
1. G.C. SCAN TO LOCATE (E) REINFORCING PRIOR CONSTRUCTION. DO NOT CUT OR DAMAGE EXISTING REINFORCING STEEL.
2. G.C. FIELD VERIFY DEPTH OF (E) CONCRETE DECK.
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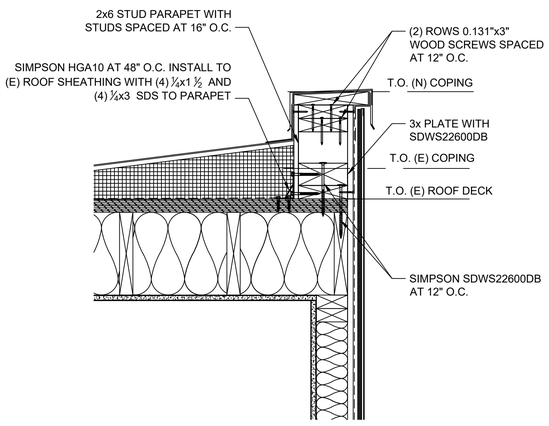
5 (E) CONCRERE SLAB EDGE ACCENT AT EAST DECK STACK
SCALE: 1-1/2" = 1'-0"



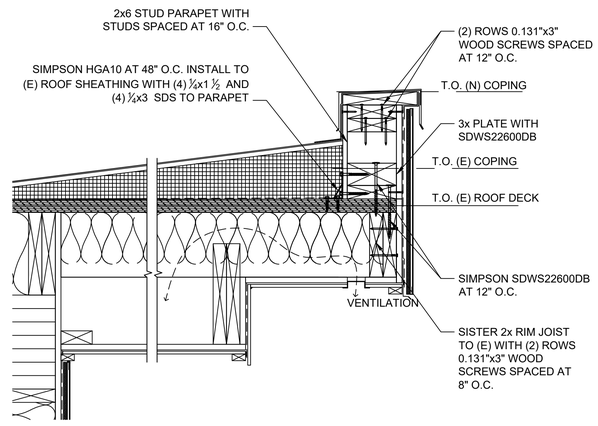
2 TYPICAL GUARDRAIL ATTACHMENT AT (E) FRAMED DECK
SCALE: 1" = 1'-0"



3 PLAN VIEW AT RAIL POST CONNECTOR
SCALE: 1" = 1'-0"



1
12 TYP. - ROOF EDGE PARAPET (NO DECK)
SCALE: 1-1/2" = 1'-0"



1
9 TYP. ROOF EDGE/SOFFIT PARAPET AT UNIT DECK
SCALE: 1-1/2" = 1'-0"

BMF24-06285_APPROVED POST REV 2_ROOF PARAPET_12/05/25_Page 4 of 4

WASHINGTON SHORES II

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FRAMING REPAIR DETAILS AT UNIT DECKS

ISSUE RECORD	
2024-0808	CONSTRUCTION SET
2025-0708	ASI #001
2025-0804	PERMIT REVISION #001 1

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

ALICIA DZHENEVA — STATE OF WASHINGTON — 69842 — REGISTERED PROFESSIONAL ENGINEER
2025-08-04

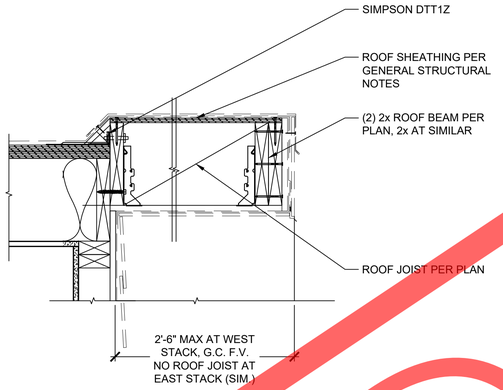
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CHECK	MD

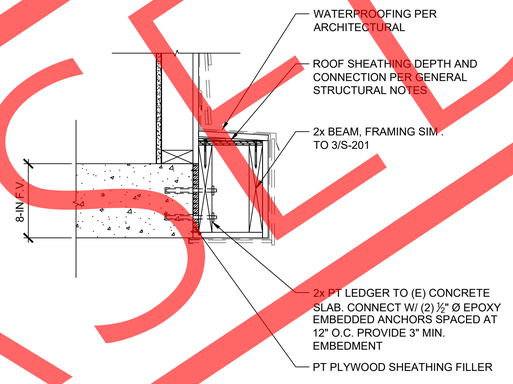
S-401

OAC PROJ. No.	R12-190315.00

SUPERSEDED

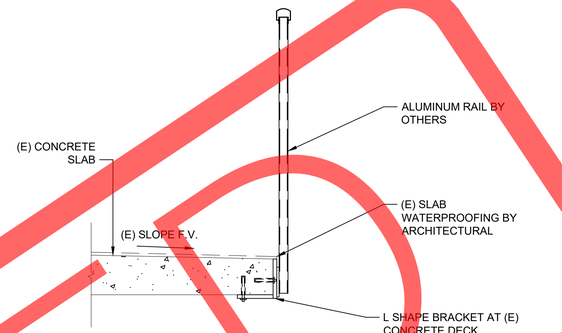


4 ROOF EDGE ACCENT AT WEST/EAST STACK
SCALE: 1-1/2" = 1'-0"



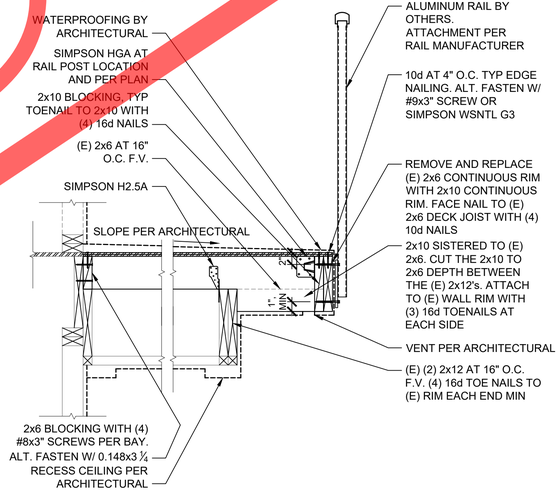
NOTES:
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2. G.C. FIELD VERIFY DEPTH OF (E) CONCRETE DECK.
3. USE SIMPSON SET-3G EPOXY OR PROVIDE AN ALTERNATIVE EPOXY MATERIAL TO ENGINEER FOR REVIEW AND APPROVAL.

5 (E) CONCRERE SLAB EDGE ACCENT AT EAST DECK STACK
SCALE: 1-1/2" = 1'-0"

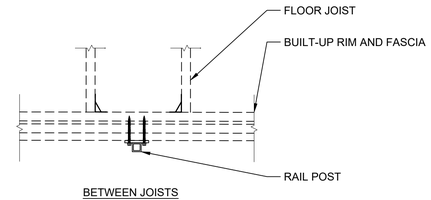


NOTES:
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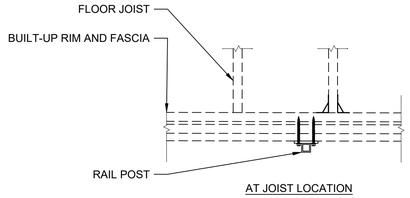
1 TYPICAL GUARDRAIL ATTACHMENT AT (E) CONCRETE SLAB
SCALE: 1" = 1'-0"



2 TYPICAL GUARDRAIL ATTACHMENT AT (E) FRAMED DECK
SCALE: 1" = 1'-0"



BETWEEN JOISTS



AT JOIST LOCATION

3 PLAN VIEW AT RAIL POST CONNECTOR
SCALE: 1" = 1'-0"

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FRAMING REPAIR DETAILS AT UNIT DECKS

ISSUED / REVISIONS
2024-0805 PERMIT SET

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ALICIA DZHENEV
STATE OF WASHINGTON
69842
REGISTERED
PROFESSIONAL ENGINEER

2024-08-02

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