PROJECT MANUAL

PROJECT NAME AND LOCATION:

CASCADIAN APARTMENTS **Contract Number: DW2400631**
EXTERIOR RENOVATION, BUILDINGS N & P

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INVITATION TO BID

King County Housing Authority (KCHA) will accept bids from qualified general contractors to furnish labor, materials and necessary equipment to perform the following:

SCOPE OF WORK: Work includes, but are not limited to, exterior renovations, and other work described in project manual.

PROJECT MANUAL DISTRIBUTION:

Address: King County Housing Authority, 600 Andover Park, Seattle, WA 98188

Distribution: * **Documents are available for download on KCHA's website at http://www.kcha.org/business/construction/open/**

PRE-BID CONFERENCE:

Date and Time: January 31, 2024 at 11:00 A.M.

Jobsite Address: Cascadian Apartments, 15517 NE 12th St., Bellevue, WA 98007.

In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.

For Questions: Questions pertaining to the bid are to be sent via email to MichelleJ@kcha.org no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.

Posting: Addenda notifications will be emailed to all members of the Plan Holders List and will be posted on KCHA's website.

BIDS ARE DUE:

Time: **2:00 P.M.**

Date: **February 29, 2024**

Address: King County Housing Authority
600 Andover Park West, Seattle, WA 98188

Submittal Process: * Sealed Envelope marked as **"Bid Documents: Cascadian Exterior Renovations. ATTN: Michelle Jackson"**
(Mailing / Shipping Package or Wrapping must also be marked with this information).

Process: All Bids must be received and time and date stamped at KCHA no later than the above due date and time. No Bids will be accepted after that date and time. No Fax or Email Bids will be accepted.

BID GUARANTEE:

Amount: Five (5%) Percent of the Total bid must accompany Each Bid

Payable to: King County Housing Authority

PERFORMANCE AND PAYMENT BONDS: As a condition of award payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work.

KCHA is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers on KCHA Contracts.

KCHA reserves the right to reject any or all bids or to waive any informality in the bidding. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the written consent of KCHA.

CONTACT PERSON: Michelle Jackson at MichelleJ@kcha.org

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Exterior Renovations

1. Project Location: Cascadian Apartments, 15517 NE 12th St., Bellevue, WA 98007. Includes Buildings N & P

2. The Work consists of, but is not limited to:

a. Removal and disposal of existing siding, trim, deck structures and roofing.

b. Removal and disposal of all deck structure and finishes.

c. Provide and install new concrete foundations and slabs and provide for connection to new deck structures.

d. Install liquid applied membrane on all upper deck surfaces. (See Section 09911 for details.)

e. Provide and install all new railings and trim at new decks. (See Architectural Plans for Details.)

f. Provide and install rain screen assembly prior to siding to include: Vapor barrier/WRB, rigid board insulation, rain screen, vented flashing top & bottom, treated 1x3 furring strips, and all tape sealing and fasteners as recommended by manufacturers. (See 03-Insulation Board & Rain Screen and Architectural Plans for details.)

g. Provide & install fiber cement siding and trim and fiber cement paneling at soffits. (See Architectural Plans for details. (See Section 07462 for details.)

h. Provide and apply all exterior painting of all surfaces including siding, trim, doors, soffits, fascia, hand rails, and downspouts. Secure any loose or detached gutters or downspouts prior to painting. (See 03-Cascadian Exterior Paint Spec for more details.)

i. Install new PVC roofing on main area of building and asphalt shingles on mansard areas. Include all new wall cap, flashing, scuppers and replace all plywood sheathing. (See 03-1 Roofing Specifications Combined for details.) (See 1.2 Unit Costs below for Roof Framing and Attic Insulation)

j. Remove and dispose all soils and vegetation at bottom of exterior walls to provide for 6” minimum clearance to siding and for positive slope away from building.

k. Protect all work during construction and clean up entire site and remove all tools, equipment, debris and excess materials at completion.

l. Provide paint manufacturer certification and product warranty documentation at completion.

B. Refer to Architectural Plans for description of all scopes of work and installation details.

C. Project will be constructed under a general construction contract and will include both Buildings N & P.

1.2 UNIT PRICES (See also 03-2 Roofing Specifications Combined for details)

A. Unit price is an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the amounts due to the Contractor from the Owner.

B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, installation, insurance, and direct and indirect costs associated with the Unit Price item.

C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.

D. Unit Price List
   1. Unit Price No. 1 – Roof Framing Replacement – 2” x 8” Framing Lumber
      a. Unit of measure – 1 Lineal Foot.
      b. **The base bid includes replacement of 200 lineal feet** (combined for both buildings) of framing lumber to be used for deteriorated roof framing.
      c. If, on inspection, the number of feet required is reduced by the Owner, the Unit Price will be used as a deductive.
      d. In the event additional framing installation is required by the owner, the Unit Price will be used as an additive.
   2. Unit Price No. 2 – Ceiling Joist Bay Fiberglass Batt Insulation Replacement – R-19
      a. Unit of measure – Square Foot.
      b. **The base bid includes replacement of 500 square feet** (combined for both buildings) of moisture and mold deteriorated insulation.
      c. If, on inspection, the number of square feet of insulation is reduced by the Owner, the Unit Price will be used as a deductive.
      d. In the event additional square feet of insulation is required by the owner, the Unit Price will be used as an additive.

E. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

1.3 WORK SEQUENCE

A. The Work shall be completed in 180 calendar days from the date of Notice to Proceed.

B. Contractor will submit written schedule outlining dates and duration of job including:

1. Construction start date
2. Schedule for work in each building
3. Anticipated final completion date

1.4 LIQUIDATED DAMAGES

A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of $500.

1.5 USE OF THE PREMISES

A. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.

1. Owner Occupancy: Allow for resident occupancy of site. Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
2. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
3. Use of Existing Building: Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

1.6 PERMITS

A. KCHA has acquired building permits for both buildings. See attached approved permit plans. Contractor is responsible for obtaining and paying for all necessary additional permits and for the coordination of all required inspections.

1.7 CONTRACT MODIFICATION PROCEDURES

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change.

C. Construction Change Directive: Owner may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

D. Documentation: Maintain detailed records required for a change order to be approved and provide evidence of the following:

1. Wage Rates
2. Hours worked for each trade
3. Materials
4. Equipment

E. Do not perform change order Work without approval of the Owner. Work performed without approval will not be compensated.

1.8 PAYMENT PROCEDURES

A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.

B. Each Application for Payment shall be consistent with previous applications and payments.

C. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.

D. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.

1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
2. When an application shows completion of an item, submit final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.

    a. Submit final Application for Payment with or proceeded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.

E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.9 PROJECT MEETINGS

A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner, but no later than 7 days after execution of the Agreement.

B. Progress Meetings: Conduct progress meetings at weekly intervals.

1.10 SUBMITTALS

A. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.

B. Provide detailed information on roofing material, siding & trim, deck membrane, rain screen components and cut sheets with performance data prior to ordering materials.

C. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.

1.11 TEMPORARY FACILITIES

A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.

B. Use of Owner's existing electric power service will not be permitted. Contractor to provide temporary generators for all power needs.

C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.12 SUBSTITUTIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

B. Substitution requests may be submitted and shall include:

1. Shop drawings showing dimensions
2. Product Data, including descriptions of products and fabrication and installation procedures
3. Data showing how product meets the specifications

1.13 CONSTRUCTION WASTE MANAGEMENT

A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.

B. Performance Requirements

1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.

C. Removal of Construction Waste Management

1. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.

2. Transport CDL waste materials off Owner's property and legally dispose of them.
3. Burning of CDL waste is not permitted.

1.14 EXECUTION REQUIREMENTS

A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1.15 CUTTING AND PATCHING

A. Quality Assurance

1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Performance

1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.

    a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
    b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

1.16 CLOSEOUT PROCEDURES

A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.

B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes demolition, and removal and replacement.

1. Selected portions of a building or structure to be demolished include but are not limited to:
   a. Siding
   b. Barge Boards
   c. Fascia
   d. Corner boards
   e. Horizontal and Vertical Trim
   f. Window & Door Trim
   g. Gutters and Downspouts.
   h. Deck Structures & Finishes
   i. Deck Foundations and Concrete Slabs.
   j. Misc. Roofing
   k. Misc. Framing
   l. Exterior Light Fixtures
   m. All other items necessary to perform the specified work.

2. In addition to items listed above, selected portions of a building or structure to be removed and reinstalled or maintained include but are not limited to:

   a. Signage.
   b. Cable and phone equipment.
   c. Door hardware unless otherwise indicated.
   d. All other items necessary to perform the specified work.

1.2 MATERIALS OWNERSHIP

A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.

B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.

C. Owner assumes no responsibility for condition of areas to be selectively demolished.

1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

D. Hazardous Materials: A Limited Asbestos Report dated May 15, 2023 is included in the specifications. Comply with all applicable laws regarding removal and disposal of hazardous materials.

1. If materials not listed in the report are suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Storage or sale of removed items or materials on-site will not be permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

A. Use repair materials identical to existing materials.

1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
2. Use materials whose installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped.

B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

3.2 UTILITY SERVICES

A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

3.3 PREPARATION

A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
3. Protect existing site improvements, appurtenances, and landscaping to remain.

3.4 SELECTIVE DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.

B. Removed and Reinstalled Items: Remove and re install items as soon as possible to prevent unsafe conditions.

1. Entry lights shall be functional at all times.

2. All doors and windows to be replaced by the end of each day. No openings to remain unsecured at the end of the working day, overnight or over the weekend.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 01732

SECTION 06100 - ROUGH CARPENTRY

PART 4 - GENERAL

4.1 SUMMARY

A. This Section includes the following:

1. Wood sheathing
2. Fiberglass gypsum sheathing
3. Wood framing for decks and repair
4. Wood framing for roof structure
5. Plywood for decks
6. Building wrap

4.2 ESDS REQUIREMENTS

A. All composite wood products exposed to the interior (inside the weather resistive barrier), including particle board, plywood, OSB, MDF, cabinetry, and any other applicable wood product, must be certified as compliant with California 93120 Phase 2 (CARB Phase 2).

B. Or, if using a composite wood product that does not comply with California 93120 Phase 2 (CARB Phase 2), all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

PART 5 - PRODUCTS

5.1 LUMBER MATERIALS

A. Lumber Grading Rules: WCLIB. Refer to the General Structural Notes on the drawings.

B. Beam, joist, purlin and stiffener roof framing: Refer to the General Structural Notes, 19% maximum moisture content, kiln dried.

C. Studding, plates, and misc. light framing: Refer to the General Structural Notes, 19% maximum moisture content.

D. Tropical woods will not be accepted unless FSC-certified.

5.2 SHEATHING

A. Plywood Sheathing: Exterior, Structural sheathing.

B. Plywood panel sheathing outside of the Weather Resistive Barrier of a conditioned space: Minimum of 3/4” inch thick, identified with the appropriate APA trademark.

C. Plywood panel sheathing outside of the Weather Resistive Barrier of a conditioned space: Minimum of half (1/2”) inch thick, identified with the appropriate APA trademark.

D. Plywood panel sheathing inside the Weather Resistive Barrier: Minimum of half (1/2”) inch thick, identified with the appropriate APA trademark. Each panel should meet the requirements of California 93120 Phase 2 (CARB Phase 2).

E. Wall sheathing: Densglass gold.

5.3 WOOD-PRESERVATIVE-TREATED MATERIALS

A. Preservative Treatment by Pressure Process: AWPA C2 (lumber), except that lumber that is not in contact with the ground and is continuously protected from liquid water may be treated according to AWPA C31 with inorganic boron (SBX).

B. Kiln-dry material after treatment to a maximum moisture content of 19 percent for lumber.

C. Mark each treated item with treatment quality mark of an inspection agency approved by the American Lumber Standards Committee Board of Review.

D. Application: Treat items indicated and the following:

1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
3. Wood framing members less than 18 inches above grade.

5.4 BLOCKING

A. Blocking as necessary.

5.5 MISCELLANEOUS MATERIALS

A. Fasteners and Anchors:

1. As listed in the General Structural Notes on the drawings.

2. Fasteners: Hot dipped or Electro galvanized steel for high humidity, ZMax or other special coating for treated wood locations, unfinished steel elsewhere.

3. Anchors: Toggle bolt type for anchorage to hollow masonry. Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel.

B. Structural Framing Connectors: refer to the General Structural Notes on the drawings.

C. Sheathing Glue: EWA AFG-01, waterproof of water base, air cure type, cartridge dispensed.

D. Building Wrap: Tyvek DrainVent Rainscreen

PART 6 - EXECUTION

6.1 DEMOLITION

A. Obtain Owner's written approval prior to removal of any sheathing or other material. Material removed without Owner consent will be at the Contractor's expense.

6.2 INSTALLATION

A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit.

B. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. Published requirements of metal framing anchor manufacturer.
2. IRC Section R905.2.6.Fastening Methods.
3. Sheathing: Nail to wood framing.

C. Plywood decking shall be installed and fastened in compliance with the deck coating manufacturers written instructions.

END OF SECTION 06100

SECTION 06200 - FINISH CARPENTRY

PART 7 - GENERAL

7.1 SUMMARY

A. Section includes:
1. Exterior finish carpentry items: Exterior hand rails, pickets, and trim.

7.2 QUALITY ASSURANCE

A. Perform work in accordance with AWI (Architectural Woodwork Institute), Custom

7.3 QUALIFICATIONS

A. Fabricator: Company or individual specializing in fabricating Products specified in this section with minimum three years documented experience.

7.4 FIELD MEASUREMENTS

A. Verify field measurements prior to fabrication.

PART 8 - PRODUCTS

8.1 GENERAL

A. Surface quality of the wood: Contractor shall take care in selecting the best face and edge of each piece, and consider its use and location. Materials shall have no visible milling or planing marks.

8.2 MATERIALS

A. All materials and assemblies are to be in accordance with reference AWI Manual “Premium Grade” for transparent finished items and “Custom Grade” for opaque (painted) finished items except as otherwise modified. Tropical woods will not be accepted unless FSC-Certified.

B. Plywood:

1. In accordance with referenced AWI, PS 1-74, and the like, Douglas Fir.

C. Adhesive for woods:

1. Exterior finish woodwork: ANSI/HPMA HP 1983, Type I, air cure waterproof type. Use ASTM D 3110 wet-use type for laminated and finger-jointed members.

8.3 ACCESSORIES

A. Fabrication Fasteners: Of size and type to suit application as required by the Building Code or as approved by the Architect. All rough hardware subject to moisture to be hot-dipped galvanized.

B. Wood Filler: Oil base, low VOC, tinted to match surface finish color.

8.4 FABRICATION

A. Fabricate to AWI Custom or Premium standards per Quality Assurance provisions above.

B. When necessary to cut and fit on site, fabricate materials with ample allowance for cutting. Furnish trim for scribing and site cutting.

C. Workmanship to be “First-Class Workmanship”

1. Finish exposed surfaces smooth, free from tool and machine marks.
2. Use concealed fastening wherever possible.
3. Kerf backs of members more than 5” wide, or more that 1” net thickness.
4. Joints: Make tight and form to conceal shrinkage, as far as possible.

D. Fitting and Adjustment: Regardless of tolerances specified for individual components, forming proportions of working assemblies, make final fitting and adjustments as required.

PART 9 - EXECUTION

9.1 EXAMINATION

A. Verify adequacy of backing and support framing.

B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

9.2 INSTALLATION

A. Install work in accordance with AWI Custom and Premium quality standard as noted in Quality Assurance provisions above.

B. Set and secure materials and components in place, plumb and level.

C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.

9.3 INSTALLATION OF WORK FROM OTHER SECTIONS

A. Installation of work from other Sections: Install all items provided in other Sections and not specifically installed by other trades. Conform to finish carpentry installation requirements specified in this Section. Items to be installed include but are not limited to those items listed in "Related Work".

END OF SECTION 06200

SECTION 07462 - FIBER CEMENT SIDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Fiber Cement Siding including Horizontal Lap Siding.

B. Trim: Vertical, Horizontal, Window/Door, Soffits, Fascia, Barge and Accessories.

1.2 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:

1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods, including nailing patterns.

B. Siding manufacturer's requirements for vapor retarders, primer, paint, etc.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: Provide installer with not less than three years of experience with products similar to those specified.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Comply with manufacturer’s instructions to avoid damage to products.

B. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.

1. Stacking materials may result in damage to product or finish.

1.5 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.6 WARRANTY

A. Provide manufacturer's 50-year limited siding warranty.

B. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.

C. Workmanship Warranty: Application warranty for 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Allura of Plycem, 15055 Woodham Drive Houston, Texas 77073 main: (844) 4 ALLURA or (844) 425-5872 email: info@elementia.com www.alluraUSA.com

2.2 SIDING

A. Fiber Cement Board Panels - General: Allura Fiber Cement Board Panels consist of cement, recycled content and cellulose fiber formed under high pressure into boards with integral surface texture; complying with ASTM C 1186 Type A Grade II; machined edges; for nail attachment.

B. Horizontal Siding: Allura Lap Siding.

1. Thickness: 5/16 inch.
2. Length: 12 feet.
3. Style: Cedar lap siding.

    a. Width: 8-1/4 inches (159 mm) wide (6 1/2-inch reveal).

4. Sealant/Primer: Allura Sealant/Primer.
5. Field Finish Paint: 100 percent acrylic latex as specified in Section 09911.

2.3 ACCESSORIES

A. Corner boards: Allura FiberCement Trim, 5/4"x 3" and 5/4"x 4"
1. Milled Texture: To match siding
2. Dimension: 5/4"x3" & 5/4"x 4"
3. Finish: Primed

B. Fascia, Belly Board and Barge Boards: 5/4-inch FiberCement material smooth face . Primed SPF S1S2E cut to match existing: width.

C. Inside Corner: 2"x 2" primed SPF S1S2E

D. All other trim: Primed FiberCement: 5/4-inch material.

E. Sealant: Paintable, 100 percent acrylic latex caulk complying with ASTM C 920.

F. Building Paper: DuPont Tyvek DrainWrap.

G. Seam Tape (Flashing tape): 3- inch wide, DuPont Tyvek Tape as distributed by DuPont Building Innovations.

H. Finish Paint: As specified in Section 09911.

I. Nails: Hot dipped galvanized steel or stainless steel.

2.4 FINISHES

A. Factory Primer: Provide factory applied universal primer.

1. Primer: Factory applied.
2. Topcoat: - Refer to Section 09911.

PART 3 - EXECUTION

3.1 DEMOLITION

A. General: Demolish and dispose off site existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.

B. Removed, store and reinstalled all items not identified for replacement.

3.2 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

3.3 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Install moisture barrier with penetration and junction flashing and sealed.

1. Use self-adhesive flashing tape to secure joint and laps.
2. Lap barrier over flashing and tape securely.
3. Tape all penetrations.

3.4 INSTALLATION - LAP SIDING

A. Install materials in strict accordance with manufacturer's installation instructions and recommendations.

B. Starting: Install a minimum 1/4-inch thick lath starter strip at the bottom course of the wall. Apply planks horizontally with minimum 1-1/4-inches wide laps at the top. The bottom edge of the first plank overlaps the starter strip.

C. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.

D. Align vertical joints of the planks over framing members and use joint flashing plate.

E. Maintain clearance between siding and adjacent finished grade.

F. Locate splices at least one stud cavity away from window and door openings.

G. Locate splices at least 12-inches away from window and door openings.

3.5 INSTALLATION - TRIM

A. Install all trim true and straight with no distortions. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.

B. Install trim in longest lengths possible.

C. Corner boards shall be in one single piece.

D. Clean trim on exposed and semi exposed surfaces and leave ready for paint.

3.6 ACCESSORIES

A. Install moisture barrier and lap over flashing and tape.

1. Tape all joints and seal around penetrations.

B. Install trim materials as indicated.

C. Set all nails in trim boards and siding as per manufacturer’s instructions.

D. Caulk siding joints in strict accordance with manufacturer's installation instructions.

3.7 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 07462

SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 4 - GENERAL

4.1 SECTION INCLUDES

A. Surface preparation and field painting of exposed exterior items and surfaces.

1. Wood
   a. Deck framing, handrails
   b. Vertical wood trim.
   c. Any retained previously painted wood

2. Fiber Cement Siding & Trim

3. Entry Doors

4. Metal

   a. Handrails
   b. Entry Unit Doors
   c. All previously painted metal

5. Deck Coatings

   a. Coatings for all decks

6. Excluded

   a. Vinyl Windows
   b. Unpainted Foundations

4.2 REFERENCES

A. ASTM D 16 - Standard Terminology Relating to Paint, Varnish, Lacquer, and Related Products.

B. ASTM D 3359 - Standard Test Methods for Measuring Adhesion by Tape Test.

C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.

D. ASTM E-96 - Standard Test Methods for Water Vapor Transmission of Materials.

E. SSPC, The Society for Protective Coatings - Web Site http:www.sspc.org:

1. SSPC-SP1 Solvent Cleaning.
2. SSPC-SP2 Hand Tool Cleaning.

3. SSPC-SP3 Power Tool Cleaning.
4. SSPC-SP7 Brush-Off Blast Cleaning.

F. PDCA Paint and Decorating Contractors of America - Web Site http://www.pdca.org:

1. PDCA Standards P1 through P15

4.3 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:

1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.

B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.

C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

4.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.

B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.

C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

1. Finish areas designated by Owner.
2. Finish two exterior doors for adhesion test purposes.
3. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.
4. Refinish mock-up area as required to produce acceptable work.
5. Provide up to three color change mock ups.

4.5 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

C. Take special safety precautions against hazards from toxic and flammable materials.

D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.

E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

4.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.

C. Post "NO SMOKING" signs during application and curing of solvent-based materials.

4.7 COORDINATION

A. Coordinate Work with other operations and installation of finish materials to avoid damage to installed materials.

B. Do not apply coating materials until moisture or dust-producing work or other appearance or performance impairing construction activities have been completed.

4.8 WARRANTY

A. At project closeout, provide to Owner an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.

1. Include final written approval from paint manufacturer’s representative that the product has been applied in accordance with the manufacturer’s instructions as required to obtain manufacturer's standard limited warranty.

PART 5 - PRODUCTS

5.1 MATERIALS

A. Materials selected for coating systems for each type surface shall be the product of a single manufacturer.

B. Do not thin finish coats without the manufacturer’s approval.

C. Unsuitability of specified products: Claims concerning unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Owner before work is started.

D. Number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color, and provide satisfactory finish result.

5.2 PAINT MANUFACTURERS

A. Acceptable Manufacturer: Base Bid Specifications (See 03-Cascadian Exterior Paint Spec)

B. The Sherwin-Williams Company

1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com

C. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.

D. 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

5.3 DECK COATING

A. Armorthane – ArmorThane STS-300

B. Rhino Lining – Rhino Lining TuffGrip

C. Include primer as recommended by the manufacturer selected.

PART 6 - EXECUTION

6.1 EXAMINATION

A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work as included in Article 3.2 "Preparation ". Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.

B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may effect proper application.

C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows;

1. Concrete: 12 percent
2. Portland Cement Plaster and Stucco: 12 percent

3. Masonry (Clay and CMU): 12 percent
4. Wood: 15 percent
5. Gypsum Board: 12 percent

D. Portland Cement Plaster Substrates: Verify that plaster is fully cured.

E. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

F. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.

1. Application of coating is construed as acceptance of surfaces and conditions.

6.2 PREPARATION

A. Clean surfaces thoroughly prior to coating application.

B. Masking: All masking over windows in occupied units shall be removed at the end of each work day.

C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.

D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.

E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.

F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.

G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.

H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.

I. Protect adjacent surfaces not indicated to receive coatings.

J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

6.3 SURFACE PREPARATION

A. All surfaces to be painted shall be pressure washed.

B. Mildew

1. A solution of 1 part Jomax house cleaner and mildew killer concentrate and 1 part water will be applied by a low pressure system such as:

   a. Gallon pressure sprayer
   b. Juice box
   c. Very low pressure airless sprayer with little or no “bounce back”.

2. All surfaces will be wetted with this mildewcide solution, not just the most easily accessible. Do not allow this solution to dry before rinsing thoroughly with clean water.

C. Metal: Pressure wash and then sand, wire brush, or scrape as necessary to remove excess rust scale and loose/peeling paint not removed initial cleaning. Prime all bare metal as soon as possible after preparation.

D. All other surfaces: Pressure wash and scrape to remove dirt contaminants, dust, and loose/peeling paint to provide a smooth surface for paint application. Hammer all protruding nail heads flush with surface before painting. Prime all bare wood areas before applying finish coat. Caulk any open miters or cracks in surface.

E. Any debris or chemical residue on windows due to power wash operation will be removed by thoroughly rinsing the windows and surrounding trim. Due care is to be exercised around window seals to prevent damage. Protect all vehicles, other surfaces or plants which will not be receiving paint but which might be harmed by chemical exposure. Temporary coverings are normally the preferred method.

F. All washed surfaces will have at least two days of continuous drying time (no rain). Surfaces to be painted must have no more that 13% moisture content before priming and painting commences. Washing one day and painting the next is not acceptable.

G. The Owner’s Representative and paint manufacturer’s representative shall inspect preparation prior to the application of paint finishes. Contractor will rework surfaces not properly prepared to receive paint finishes to the satisfaction of the either.

6.4 APPLICATION - GENERAL

A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.

B. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.

C. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.

D. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.

E. Remove dust and other foreign materials from substrate immediately prior to applying each coat.

F. Where coating application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.

G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.

H. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.

I. Disconnect downspouts from building during application to ensure adequate coverage of trim or siding. Re attach immediately after application.

J. Exterior Doors

1. Exterior doors shall be painted in groups that allow a single Owner provided staff member to monitor for security.
2. Doors shall be painted open and shall include painting of the hinge side (do not paint hinges or labels).
3. Remove weatherstripping prior to painting doors to ensure that doors may be secure immediately after painting.
4. Replace weatherstripping when dry.

6.5 DECK COATINGS

A. Deck coatings shall be installed in accordance with the manufacturers written instructions.

B. Apply primer and top coats as directed by the manufacturer's representative.

C. Apply thickness as recommended for plywood decking.

6.6 CLEANING

A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow to dry.

B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.

C. Reconnect equipment adjacent to surfaces indicated to receive coatings.

D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.

E. Remove protective materials.

6.7 PROTECTION

A. Protect completed coating applications from damage by subsequent construction activities.

B. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

6.8 PAINT SCHEDULE

A. Finish surfaces in accordance with schedule. Catalog names and numbers refer to products as manufactured or distributed by the Behr Paint Company, Santa Ana, California 92705, except as otherwise specified by Architect.

B. Provide paint finishes of even, uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner’s representative and representative of the Behr Paint Company.

C. Some colors, especially accent colors, may require multiple finish coats for adequate coverage and opacity.

D. The specified number of primer and finish coats is minimum acceptable. If full coverage and opacity is not obtained with specified number of coats, apply additional coats as necessary to produce required finish.

6.9 COLORS

A. Colors shall be selected from mock ups and shall consist of a field color, trim color and door color.

END OF SECTION 09911

SECTION 16520 - LIGHTING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes exterior lights.

1.2 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with IEEE C2, "National Electrical Safety Code."

C. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 ACCESSORIES

A. Materials as necessary to remove and install new exterior light fixtures.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Remove existing and install new exterior light fixtures and extend to accommodate new siding dimension.

1. Due to life/safety concerns lighting must be available and functioning at the end of each work day.

END OF SECTION 16521

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Roofing Replacement Cascadian Apartments Buildings N & P

B. Includes approximately 12,000 square feet roofing including both flat membrane and parapet asphalt shingle areas. Also includes perimeter curbing, coping, scuppers and downspouts, roof anchors and walkway protection at roof hatch doors. Bidder responsible to verify all dimensions and quantity take-offs prior to submitting bid. Owner assumes no responsibility for quantities.

C. Work includes but is not limited to:

1. Removal of existing roofing system including main areas membrane and parapet wall asphalt shingles, underlayment, flashing, roof penetrations, vents, scuppers, downspouts, and all accessories.
2. Removal of all plywood decking in main roof area below membrane.
3. Removal and replacement of all damaged or rotted roof framing. (See 1.2 Unit Cost.)
4. Inspect existing ceiling joist bay fiberglass insulation for moisture and mold. Replace any insulation that is not dry and absent of mold. (See 1.2 Unit Cost.)
5. Replace all plywood decking at main roof with ¾" CDX plywood.
6. Supply and installation: On "flat" main roof:
    a. Poly ISO Insulation, Rigid R-38 tapered for proper drainage, with minimum 6.6" thickness.
    b. Products: PVC Membrane Roofing System according to manufacturer's specifications. See Versico's Landmark PVC or Mule Hyde 60-mil Reinforced PVC or Sarnafil G410 60 PVC Specifications attached.
    c. Perimeter curbing and coping.
    d. Scuppers & overflow ports.
    e. Roof penetrations & flashing.
    f. Exhaust vents
    g. Walking surface at access hatches.
    h. Fall arrest/restraint anchors
    i. Scuppers and Downspouts
7. Supply and installation: On parapet roofs:
    a. Asphalt shingles at parapet wall around entire perimeter of roof.
    b. Parapet wall cap & flashing.
    c. All necessary equipment and safety measures to perform work meeting WISHA and code requirements.

1.2 UNIT PRICES (See also 03-Specifications Summary for Unit Cost Items.)

A. Unit price is an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the

estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the amounts due to the Contractor from the Owner.

B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, installation, insurance, and direct and indirect costs associated with the Unit Price item.

C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.

D. Unit Price List

1. Unit Price No. 1 – Roof Framing Replacement – 2" x 8" Framing Lumber

    a. Unit of measure – 1 Lineal Foot.
    b. **The base bid includes replacement of 200 lineal feet** (combined for both buildings) of framing lumber to be used for deteriorated roof framing.
    c. If, on inspection, the number of feet required is reduced by the Owner, the Unit Price will be used as a deductive.
    d. In the event additional framing installation is required by the owner, the Unit Price will be used as an additive.

2. Unit Price No. 2 – Ceiling Joist Bay Fiberglass Batt Insulation Replacement – R-19

    a. Unit of measure – Square Foot.
    b. **The base bid includes replacement of 500 square feet** (combined for both buildings) of moisture and mold deteriorated insulation.
    c. If, on inspection, the number of square feet of insulation is reduced by the Owner, the Unit Price will be used as a deductive.
    d. In the event additional square feet of insulation is required by the owner, the Unit Price will be used as an additive.

E. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

1.3 SUBMITTALS

A. Provide product data for each element of construction and type of product or equipment for approval by Owner.

B. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.

C. Contractors project manager and/or supervisors. Prepare written information that demonstrates capabilities and experience of firm or persons.

1. The Owner will review subcontractors and assigned staff and will accept or reject based on experience or qualifications.

D. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.

PART 2 - EXECUTION All installation to follow manufacturer recommendations.

END OF SECTION 01100

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Roof Framing Lumber
2. Plywood sheathing
3. Parapet Structures
4. Roof anchors

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.

2.2 SHEATHING

A. Plywood Roof Sheathing: Exterior, Structural sheathing.

B. CDX Plywood panel roof sheathing: Minimum of (3/4”) inch thick, identified with the appropriate APA trademark. Each panel should meet the requirements of the latest edition of the U.S. Product Standard PS-1 for Construction and Industrial Plywood, or APA PRP-108 Performance Standards.

2.3 MISCELLANEOUS MATERIALS

A. Fasteners and Baffles:

1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
2. Power-Driven Fasteners: CABO NER-272.
3. Plywood clips.
4. Roof Anchors – OSHA Compliant 1910, 1926 Subpart M, Capacity 130-420 lbs.

PART 3 - EXECUTION

3.1 DEMOLITION

A. Remove all existing asphalt roofing, membrane roofing, underlayment, flashing, downspouts and including all plywood decking on the main membrane area and parapet wall cap.

B. Inspect all wood framing and attic insulation. Repair and replace as noted in Unit Cost 1.7.

C. Remove all plumbing vent boots and exhaust vent boots.

3.2 INSTALLATION

A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Replace any deteriorated roof framing.

B. Secure all exhaust vent and plumbing locations.

C. Securely attach rough carpentry work and any new plywood sheathing to roof framing by anchoring and fastening as indicated, complying with the following:

1. Published requirements of metal framing anchor manufacturer.
2. IRC Section R905.2.6.Fastening Methods.
3. Sheathing: Nail to wood framing.
4. Roof Anchors: Nailed to solid wood not plywood.

END OF SECTION 06100

SECTION 07311 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 5 - GENERAL

5.1 SUMMARY

A. This Section includes the following:

1. Fiberglass based asphalt shingles
2. Felt underlayment
3. Hip and ridge shingles
4. Starter shingles
5. Shingle underlayment.
6. Fasteners
7. Accessories

5.2 SUBMITTALS

A. Product Data: For each product.

5.3 WARRANTY

A. Manufacturer's standard form in which manufacturer agrees to repair or replace asphalt shingles that fail in materials within specified warranty period.

1. Material Warranty Period: 30 years from date of Final Acceptance, prorated, with first three years nonprorated.

B. Workmanship: Roofing contractor shall provide, in writing, the full coverage warranty (100 percent) against defects and resulting damage to other materials and building contents, including labor and materials, for two (2) years from date of Final Acceptance.

PART 6 - PRODUCTS

6.1 MANUFACTURERS

A. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC. One Owens Corning Pkwy. Toledo, OH 43659. Toll Free: 1-800-ROOFING. Email: ocbuildingspec@owenscorning.com. Web: www.owenscorning.com.

6.2 ASPHALT SHINGLES

A. Duration® Premium Cool (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.

1. Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), meets the ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15, 2010 California Building Energy Efficiency Standards, Title 24, Part 6 requirements, Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, UL ER2453-01, and UL ER2453-02, and Florida Product Approval.

B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.

C. Starter Shingles: Manufacturer's standard units to match asphalt shingles.

6.3 UNDERLAYMENT MATERIALS

A. Felts: ASTM D 226 Type I, 15 lb. asphalt-saturated organic felts, nonperforated, approved for use with shingles.

6.4 ACCESSORIES

A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.

B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch diameter flat head and of sufficient length to penetrate 3/4 inch into solid wood decking or extend at least 3/8 inch through OSB or plywood sheathing.

1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.

C. Felt Underlayment Nails: Aluminum, stainless-steel, or hot-dip galvanized steel wire with low profile capped heads or disc caps, 1-inch minimum diameter.

PART 7 - EXECUTION

7.1 UNDERLAYMENT INSTALLATION

A. Felt Underlayment: Install single layer of felt underlayment on roof deck perpendicular to roof slope in parallel courses. Lap sides a minimum of 2-inches over underlying course. Lap ends a minimum of 4-inches. Stagger end laps between succeeding courses at least 72-inches. Fasten with felt underlayment nails.

7.2 FALL ARREST/FALL RESTRAINT SYSTEM

A. Install fall arrest/restraint system according to manufacturer's written instructions. Secure roof top tie down strap through structural plywood deck and into dimensional lumber rafter with 8 each (4 each side) 16d Ardos/Spiral nails driven in at an angle to ensure proper penetration.

7.3 ASPHALT SHINGLE INSTALLATION

A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual" and the City of SeaTac.

B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with tabs removed at least 7-inches wide with self-sealing strip face up at roof edge.

1. Extend asphalt shingles 1-inch over fascia at eaves and rakes.
2. At roof rakes, no shingle tab shall be cut less than three inches.

END OF SECTION 07311

SECTION 07540 – THERMOPLASTIC POLYVINYL CHLORIDE (PVC) MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes PVC Roofing.
   a. See PRODUCTS PVC Membrane Roofing System according to manufacturer's specifications. attached.

B. Base Specification: Versico's VersiFlex PVC Landmark Specifications attached separately for specification details or equivalent.

   1. VersiFlex PVC Adhered Roofing System
   2. R-38 Poly ISO rigid insulation, tapered to minimum 6.5" thickness
   3. 1/2" Coverboard
   4. FRS 60 mil thick gray fiberglass reinforced PVC membrane
   5. Flashings and insulation as specified.
   6. Fasteners.
   7. Accessories

C. Note: Request for alternate equivalent manufacturer to be reviewed if submitted prior to question deadline as noted in invitation to bid notice.

D. Reference: Versico's Landmark PVC or Mule Hyde 60-mil Reinforced PVC or Sarnafil G410 60 PVC Specifications or equivalent for manufacturer recommendations.)

END OF SECTION 07311

SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the replacement of all metal flashing as follows:

1. Formed roof drainage system.
2. Parapet wall cap & flashing and edging

1.2 SUBMITTALS

A. Product Data: For each product indicated.

1.3 QUALITY ASSURANCE

A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

PART 2 - PRODUCTS

2.1 MISCELLANEOUS MATERIALS

A. General: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation.

B. Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

2.2 FABRICATION, GENERAL

A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Shop fabricate items.

2.3 ROOF DRAINAGE SHEET METAL FABRICATIONS

A. Downspouts: Standard 2” x 4” rectangular downspouts complete with front and side elbows. Furnish with metal straps from same material as downspouts.

1. Fabricate downspouts from: 0.027-inch thick aluminum with baked on finish (Owner to select color from standard range).

2. Includes 8 downspouts in original locations, 4 on the front and 4 on the back.

B. Sealant: Geocel 2000 or approved equal.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.

1. Torch cutting of sheet metal flashing and trim is not permitted.

B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by fabricator or manufacturers of dissimilar metals.

C. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.

D. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and elastomeric sealant.

E. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.

F. Fasteners: Use fasteners of sizes that will penetrate substrate not less than 1-1/4 inches for nails and not less than 3/4 inch for wood screws.

G. Seal joints with elastomeric sealant as required for watertight construction.

3.2 METAL FLASHING INSTALLATION

A. General: Install sheet metal roof flashing and trim to comply with performance requirements of ANSI/SPRI ES-1 standards and comply with International Building Code.

B. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof.

3.3 ROOF DRAINAGE SYSTEM INSTALLATION

A. General: Install sheet metal roof drainage items to produce complete roof drainage system according to SMACNA recommendations and as indicated. Coordinate installation of roof perimeter flashing with installation of roof drainage system. Install downspouts and plumb.

B. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hex head screws to securely strap to building and downspouts; locate fasteners at top and bottom and at approximately 60-inches o.c. in between.

1. Provide elbows at base of downspout to direct water away from building if no site drainage is present.
2. Connect downspouts to underground drainage system if available.

END OF SECTION 07620

SECTION 07720 - ROOF ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Poly ISO rigid insulation foam.
   2. Plumbing & Fan Vents
   3. Flashing – Reinforced membrane

1.2 SUBMITTALS

A. Product Data: For each product indicated.

1.3 QUALITY ASSURANCE

A. Standards: Comply with the following:

   1. SMACNA's "Architectural Sheet Metal Manual" details for fabrication of units, including flanges and cap flashing to coordinate with type of roofing indicated.
   2. NRCA's "Roofing and Waterproofing Manual" details for installing units.

PART 2 - PRODUCTS

2.1 RIGID POLY ISA INSULATION

A. Install R-38 Poly ISO Insulation board on top of plywood decking, tapered to promote proper drainage, minimum 6.6” thickness.

2.2 PLUMBING VENTS, FAN VENTS & FLASHING

A. Plumbing vents, bathroom and kitchen fan vents to match existing sizes. Install all vents and flashing following manufacturer’s recommendations.

B. Flashing of parapets, curbs, expansion joints and other parts of the roof must be performed using manufacturer’s recommended matching products and accessories compatible with membrane product line.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install poly ISO rigid insulation according to manufacturer's recommendations.

B. Install bath and kitchen vents, and pipe boots.

C. General: Coordinate installation of roof accessories with installation of roofing, flashing, penetrations, equipment, and other construction to ensure that combined elements are waterproof and weathertight. Anchor roof accessories securely to supporting structural substrates so they are capable of withstanding lateral and thermal stresses, and inward and outward loading pressures.

D. Connect bath and kitchen vents to existing duct work securely.

E. Report any deficiencies in duct work, insulation or attic ventilation to Owner.

END OF SECTION 07720

SECTION 07 21 13

BOARD INSULATION

PART 1 GENERAL

1.1 SUMMARY

A. Section is for stone fiber board insulation for continuous thermal insulation over existing and new exterior wall and roof assemblies.

B. The Owner has established sustainability goals for this project, and this Section contains specific information and requirements for compliance. Refer to Section 01 81 15 for specific requirements.

C. It is a specific requirement of this Section that non-toxic and low-VOC products be used for this project, and that all interior paints, coatings, adhesives and sealants meet specified requirements. Refer to Section 01 81 15 & 01 81 19.

D. Design and performance criteria for this Section regarding health, safety and durability shall take precedence over sustainable design criteria. The Contractor shall inform the Owner and Architect of any conflicts that may result between the noted recycled content and the strength of the materials.

E. Related Sections:
1. Section 07 27 00 – Air Barriers and Water-Resistive Barriers.
2. Section 07 45 00 – Rainscreen System
3. Section 07 90 00 – Joint Protection.

1.2 REFERENCES

A. ASTM International:
1. ASTM C165 - [2012], Standard Test Method for Measuring Compressive Properties of Thermal Insulations.
2. ASTM C356 - [2010], Standard Test Method for Linear Shrinkage of Preformed High-Temp. Thermal Insulation Subjected to Soaking Heat.
3. ASTM C411 - [2011], Standard Test Method for Hot-Surface Performance of High-Temperature Thermal Insulation.
4. ASTM C518 - [2010], Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
5. ASTM C612 - [2010], Standard Specification for Mineral Fiber Block and Board Thermal Insulation.
6. ASTM C665 - [2011], Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction & Manufactured Housing.
7. ASTM C795 - [2013], Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel.
8. ASTM C1104/C1104M - [2000(2006)], Standard Test Method for Determining the Water Vapor Sorption of Unfaced Mineral Fiber Insulation.
9. ASTM C1338 - [2008], Standard Test Method for Determining Fungi Resistance of Insulation Materials and Facings.
10. ASTM E84 - [2012b], Standard Test Method for Surface Burning Characteristics of Building Materials.

11. ASTM E96/E96M - [2010], Standard Test Methods for Water Vapor Transmission of Materials.
12. ASTM E136 - [2011], Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 degrees C.

B. Factory Mutual Global Inc.(FM).
1. FM 4473-[2005], Specification Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls.

C. Green Guard for Children and Schools Certification

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Submit data on product characteristics, performance criteria, and limitations.

C. Installation: Include manufacturer's specifications and installation instructions.

D. VOC Limits: Include manufacturer's literature for each adhesive, coating and sealant used in this Section identifying VOC limits and chemical components.

1.4 QUALITY ASSURANCE

A. Board Insulation Installer Quality Assurance: Work experience of 5 years minimum with work similar to work of this Section.

B. **Wall and Window Installation Mock-Up:** The General Contractor will direct the building of a mock-up wall independent of the building envelope for the Architect and Owner to review with all products and trades included in the exterior wall assemblies. At the mock-up wall, all products of the each of the exterior wall assemblies (framing and sheathing, windows, rigid insulation, rainscreen furring, metal flashing, self-adhering membranes, air/water barriers, cladding materials) will be inspected at various stages of installation. This mock-up wall will be evaluated for constructability and weather-tight qualities and may be tested for weather-tight qualities. Modifications, if any, to the exterior wall assemblies resulting from the mock-up will be discussed, documented by the contractor and incorporated into the work. Contractor to coordinate with mock-up required in Section 08 53 00 Plastic Windows and Sliding Glass Doors and in Section 07 21 16 Blanket Insulation.

1.5 DELIVERY, STORAGE AND HANDLING

A. Delivery and Acceptance Requirements:
1. Deliver material in accordance with Section 01 60 00 - Product Requirements.
2. Deliver materials and accessories in insulation manufacture's original packaging with identification labels intact and in sizes to suit project.
3. Ensure insulation materials are not exposed to moisture during delivery.
4. Replace wet or damaged insulation materials.

B. Storage and Handling Requirements: Store materials off ground in dry location and protected from exposure to harmful weather conditions and at temperature conditions recommended by manufacturer.
   1. Store in original packaging until installed.

1.6 COORDINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

1.7 WARRANTY

A. Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to and not intended to limit other rights Owner may have under Contract Conditions.

PART 2 PRODUCTS

2.1 BOARD INSULATION

A. Listed Manufacturer – Mineral Wool: ROXUL, Inc.

B. Listed Manufacturer - Extruded Polystyrene: Owens Corning.

C. Other Manufacturers:
   1. Substitutions: Section 01 25 13 – Product Substitution Procedures.

2.2 COMPONENTS

A. Mineral Wool: Rockboard 80, rigid, mineral wool insulation board to ASTM C612:
   1. Facing: Unfaced.
   2. Thickness: as indicated on the drawings.
   3. Fire performance: non-combustible to ASTM E136.
   4. Flame Spread: 5 per ASTM E84
   5. Smoke developed: 10 per ASTM E84.
   6. Thermal Resistance: R value per 1 inch at 75ºF: 4.1 h ft^2 ºF/Btu to ASTM C518.
   7. Water Vapor Permeance: 30 perm maximum.
   8. Moisture sorption: 1% maximum to ASTM C1104/C1104M.
   9. Recycled Content: minimum 40% recycled content post-consumer.
   10. Urea-formaldehyde free.
   11. Non-setting, non-staining, acoustically tested.
   12. Locations: Exterior walls of existing residential and office buildings.

B. Extruded Polystyrene Insulation: Foamular 150 extruded polystyrene insulation, cellular type, conforming to the following:
   1. Board Size: 24" x 96".
   2. Board Thickness: as required or noted on drawings.
   3. Thermal Resistance ASTM C518: R-5 per inch thickness.
   4. Water Absorption: In accordance with ASTM C272, .10 percent by volume maximum.
   5. Water vapor permeance, ASTM E96: maximum 1.1 perms.

6. Compressive Strength: Minimum 15 psi.
7. Board Edges: Square edges.
8. Locations:
    a. New exterior walls and roof assemblies at maintenance shed and pool equipment house.
    b. Existing roof and ceiling at office.

C. Accessories:
1. Mechanical fasteners in accordance with insulation manufacturer's written recommendations.
2. Foundation Sealing Compound: Bitumen sealing compound in accordance with Section [07 90 00 - Joint Sealants].
3. Adhesive: All-purpose construction adhesive in accordance with insulation manufacturer's written recommendations.

D. Product shall meet the requirements of California's practice for testing VOCs from building materials using small chambers, Green Guard for Children and Schools certification can be used as a proxy.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify substrate, adjacent materials, and insulation are dry and ready to receive insulation.

3.2 INSTALLATION

A. General:
1. Install insulation in accordance with manufacturer's written installation instructions.
2. Install insulation to maintain continuity of thermal protection to building elements and spaces.
3. Fit insulation closely around electrical boxes, pipes, ducts, frames and other objects in or penetrating insulation. All voids or gaps should be filled.
4. Keep insulation minimum [3] inches from heat emitting devices such as recessed light fixtures, and minimum [2] inches from sidewalls of chimneys and vents.

B. Installation of Insulation Board:
1. Install insulation board using mechanical fasteners in accordance with insulation manufacturer's written recommendations.
2. Attach insulation board with 1.5 inches concrete nails and seal with bitumen sealing compound.

3.3 WASTE MANAGEMENT

A. Separate waste in accordance with the Waste Management Plan. Set aside extra materials for reuse by Owner. Materials not required by the Owner should be donated to non-profit organizations (such as Habitat for Humanity or other

similar programs) where feasible.

B. Where possible, give preference to suppliers who take back waste for re-use or recycling.

C. Determine local options for recycling, collect all remaining unused materials by type and transport to a legitimate recycling facility.

D. Close and tightly seal all partly used adhesive or sealant containers, and store protected in well-ventilated, fire-safe area at moderate temperature.

E. Place used sealant tubes and near empty containers in areas designated for hazardous materials.

F. Collect cut-offs and scraps and place in designated area for recycling.

END OF SECTION

SECTION 07 27 00

WEATHER-RESISTIVE BARRIERS

PART 1 GENERAL

1.1 SUMMARY

A. Section includes vapor permeable air and water-resistive barriers (WRB) installed as a drainage plane in exterior wall assemblies and associated accessories.

B. The Owner has established sustainability goals for this project, and this Section contains specific information and requirements for compliance. Refer to Section 01 81 15 for specific requirements.

C. It is a specific requirement of this Section that non-toxic and low-VOC products be used for this project, and that all interior paints, coatings, adhesives and sealants meet specified requirements. Refer to Section 01 81 15 & 01 81 19.

D. Design and performance criteria for this Section regarding health, safety and durability shall take precedence over sustainable design criteria. The Contractor shall inform the Owner and Architect of any conflicts that may result between the noted recycled content and the strength of the materials.

E. Related Sections:
1. Section 07 21 13 – Board Insulation.
2. Section 07 45 00 – Rainscreen System.
3. Section 07 62 00 – Sheet Metal Flashing and Trim.
4. Section 07 90 00 – Joint Protection.
5. Section 08 53 00 – Plastic (PVC) Windows.

1.2 REFERENCES

A. ASTM International:
1. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
2. ASTM C920 - Standard Specification for Elastomeric Joint Sealants.
3. ASTM C1193; Standard Guide for Use of Joint Sealants.
4. ASTM D882; Test Method for Tensile Properties of Thin Plastic Sheeting.
5. ASTM D1117; Standard Guide for Evaluating Non-woven Fabrics.
6. ASTM E84; Test Method for Surface Burning Characteristics of Building Materials
7. ASTM E96 - Test Methods for Water Vapor Transmission of Materials.
8. ASTM E 1677 - Specification for an Air Barrier (AB) Material or System for Low-Rise Framed Building Walls.
9. ASTM E 2178 - Test Method for Air Permeance of Building Materials.

B. AATCC – American Association of Textile Chemists and Colorists:
1. Test Method 127 Water Resistance: Hydrostatic Pressure Test.

C. TAPPI:

1. Test Method T-410; Grams of Paper and Paperboard (Weight per Unit Area).
2. Test Method T-460; Air Resistance (Gurley Hill Method).

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Submit data on material characteristics, performance criteria, and limitations of each component.

C. Manufacturer's Installation Instructions: Submit preparation, installation requirements and techniques, product storage and handling criteria.

D. VOC Limits: Include manufacturer’s literature for each adhesive, coating and sealant used in this Section identifying VOC limits and chemical components.

1.4 QUALITY ASSURANCE

A. Qualifications:
1. Installer shall have experience with installation of similar weather barrier assemblies under similar conditions.
2. Installation shall be in accordance with manufacturer’s installation guidelines and recommendations.
3. Source Limitations: Provide weather barrier and accessory materials produced by single manufacturer.

1.5 ENVIRONMENTAL REQUIREMENTS

A. Section 01 60 00 - Product Requirements.

B. Maintain temperature and humidity recommended by materials manufacturers before, during and after installation.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver weather barrier materials and components in manufacturer’s original, unopened, undamaged containers with identification labels intact.

B. Store weather barrier materials as recommended by system manufacturer.

1.7 SEQUENCING

Sequence Work to permit installation of materials in conjunction with related materials and seals.

1.8 COORDINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Coordinate the Work of this section with sections referencing this section.

PART 2 PRODUCTS

2.1 MANUFACTURER AND PRODUCT

A. Manufacturer, Product:

1. Dupont Tyvek HomeWrap and related assembly components.
2. Substitutions: Section 01 25 13 – Product Substitution Procedures.

B. Performance Criteria:
1. Air Penetration: <.004 cfm/ft2 at 1.57 psf, when tested in accordance with ASTM E2178. Type I per ASTM E1677.
2. Water Vapor Transmission: Water Vapor Transmission: 56 perms, when tested in accordance with ASTM E96-05, Method A).
3. Water Penetration Resistance: 250 cm when tested in accordance with AATCC Test Method 127.
4. Basis Weight: 1.8 oz/yd^2, when tested in accordance with TAPPI Test Method T-410.
5. Air Resistance: 1200 seconds, when tested in accordance with TAPPI Test Method T-460.
6. Tensile Strength: 30/30 lbs/in., when tested in accordance with ASTM D882.
7. Tear Resistance: 8/6 lbs, when tested in accordance with ASTM D1117.
8. Surface Burning Characteristics: Class A, when tested in accordance with ASTM E84. Flame Spread: 15, Smoke Developed: 15.

B. Accessories:
1. Seam Tape: 3 inch wide, DuPont™ Tyvek® Tape as distributed by DuPont Building Innovations.
2. Fasteners: DuPont™ Tyvek® Wrap Caps, as distributed by DuPont: #4 nails with large 1-inch plastic cap fasteners, or 1-inch plastic cap staples with leg length sufficient to achieve a minimum penetration of 5/8-inch into the wood stud.
3. Adhesive: provide adhesive recommended by weather barrier manufacturer.
4. Primer: Provide flashing manufacturer recommended primer to assist in adhesion between substrate and flashing.

C. Sealant: Dow 758 Silicon Weather Barrier Sealant or as recommended by weather barrier manufacturer.

PART 3 EXECUTION

3.1 PREPARATION

A. Verify installation conditions as satisfactory to receive work of this Section. Do not begin installation until all unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. In general, strictly comply with manufacturer's printed installation instructions. Refer to the drawings for application sequence for products of this Section.

B. Carefully and accurately lay out, cut, fit and install to detail.

C. Install products weather-fashion, facilitating the passage of water or moisture toward drainage paths or weep holes as detailed.

D. Start weather barrier installation at a building corner, leaving 6-12 inches of weather barrier extended beyond corner to overlap.

E. Install weather barrier in a horizontal manner starting at the lower portion of the wall surface. Maintain weather barrier plumb and level..

F. Extend bottom roll edge over sill plate interface 2” to 3” minimum. Seal weather barrier with sealant or tape. Shingle weather barrier over back edge of thru-wall flashings and seal weather barrier with sealant or tape. Ensure weeps are not blocked.

G. Subsequent layers shall overlap lower layers a minimum of 6 inches horizontally in a shingling manner.

H. Window and Door Openings: Extend weather barrier completely over openings.

I. Weather Barrier Attachment:
   1. Attach weather barrier to studs through exterior sheathing. Secure using weather barrier manufacturer recommended fasteners, spaced 12 -18 inches vertically on center along stud line, and 24 inch on center, maximum horizontally.

3.3 SEAMING

A. Seal seams of weather barrier with seam tape at all vertical and horizontal overlapping seams.

B. Seal any tears or cuts as recommended by weather barrier manufacturer.

3.4 OPENING PREPARATION (For Use With Flanged Windows)

A. Cut weather barrier in an “I-cut” pattern. A modified I-cut is also acceptable.
   1. Cut weather barrier horizontally along the bottom and top of the window opening.
   2. From the top center of the window opening, cut weather barrier vertically down to the sill.
   3. Fold side and bottom weather barrier flaps into window opening and fasten.

B. Cut a head flap at 45-degree angle in the weather barrier membrane at window head to expose 8 inches of sheathing. Temporarily secure weather barrier membrane flap away from sheathing with tape

3.5 PROTECTION OF INSTALLED CONSTRUCTION

A. Section 01 70 00 - Execution and Closeout Requirements: Protecting installed construction.

B. Do not permit adjacent work to damage work of this section.

3.5 WASTE MANAGEMENT

A. Separate waste in accordance with the Waste Management Plan. Set aside extra materials for reuse by Owner. Materials not required by the Owner should be donated to non-profit organizations (such as Habitat for Humanity or other similar programs) where feasible.

B. Where possible, give preference to suppliers who take back waste for re-use or recycling.

C. Determine local options for recycling, collect all remaining unused materials by type and transport to a legitimate recycling facility.

D. Close and tightly seal all partly used adhesive or sealant containers, and store protected in well-ventilated, fire-safe area at moderate temperature.

E. Place used sealant tubes and near empty containers in areas designated for hazardous materials.

F. Collect cut-offs and scraps and place in designated area for recycling.

END OF SECTION

SECTION 07 45 00

RAINSCREEN SYSTEM

PART 1 GENERAL

1.1 SUMMARY

A. Section includes rainscreen materials and installation, for placement behind exterior siding materials. Includes fasteners and accessory products.

B. The Owner has established sustainability goals for this project, and this Section contains specific information and requirements for compliance. Refer to Section 01 81 15 for specific requirements.

C. It is a specific requirement of this Section that non-toxic and low-VOC products be used for this project, and that all interior paints, coatings, adhesives and sealants meet specified requirements. Refer to Section 01 81 15 & 01 81 19.

D. Design and performance criteria for this Section regarding health, safety and durability shall take precedence over sustainable design criteria. The Contractor shall inform the Owner and Architect of any conflicts that may result between the noted recycled content and the strength of the materials.

E. Related Sections:
1. Section 06 10 00 – Rough Carpentry.
2. Section 06 20 00 – Finish Carpentry.
3. Section 06 30 00 – Wood Treatment
4. Section 07 21 13 – Board Insulation.
5. Section 07 27 00 – Weather Resistive Barriers.
6. Section 07 46 00 – Fiber Cement Siding.
7. Section 07 62 00 – Sheet Metal Flashing and Trim.
8. Section 07 65 00 – Flexible Flashings.
9. Section 07 90 00 – Joint Protection.
10. Section 08 53 00 – Plastic (PVC) Windows.

1.2 REFERENCES

A. American Wood-Preservers' Association:
1. AWPA C1 - All Timber Products - Preservative Treatment by Pressure Process.
2. AWPA C20 - Structural Lumber - Fire-Retardant Treatment by Pressure Processes.

B. ASTM International:
1. ASTM A153 - Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
2. ASTM A653 - Specification for Sheet Steel, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot Dip Process.
3. ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials.
4. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

C. Install with insect screening facing toward the ventilation cavity (facing down at the top of the cavity and facing up at the bottom of the cavity) according to the manufacturer's instructions.

3.4 SITE APPLIED WOOD TREATMENT

A. Site-apply preservative treatment to cut ends of boards, or cut edges of plywood, only of the factory preservative treatment does not penetrate fully into the stock.

B. Brush-apply two coats of preservative treatment on wood or plywood edges after site cutting.

C. Allow preservative to dry prior to installing members.

3.5 QUALITY ASSURANCE

A. Moisture Content: take moisture readings of lumber and/or plywood furring prior to installation.

3.6 TOLERANCES

A. Section 01 40 00 - Quality Requirements: Tolerances.

B. Furring members: 1/4" from indicated position, maximum.

3.7 WASTE MANAGEMENT

A. Separate waste in accordance with the Waste Management Plan. Set aside extra materials for reuse by Owner. Materials not required by the Owner should be donated to non-profit organizations (such as Habitat for Humanity or other similar programs) where feasible.

B. Where possible, give preference to suppliers who take back waste for re-use or recycling.

C. Determine local options for recycling, collect all remaining unused materials by type and transport to a legitimate recycling facility.

D. Close and tightly seal all partly used adhesive or sealant containers, and store protected in well-ventilated, fire-safe area at moderate temperature.

E. Place used sealant tubes and near empty containers in areas designated for hazardous materials.

F. Collect cut-offs and scraps and place in designated area for recycling.

END OF SECTION

Exterior Repaint Specification for KCHA Cascadian Apartments

CASCADIAN
APARTMENTS

For: Cascadian Apartments
15517 NE 12th St
Bellevue, WA 98007

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The Sherwin-Williams Company

Date: 04/28/2023

Table of Contents

Included/Painted Areas

New hardboard/cement composite siding.

New wood – trim, fascia, soffits, eaves, posts and beams; stairwell railings and stringers; underside of deck framing and plywood; deck storage doors/trim.

New aluminum – chimney stack covers, flashing, gutters, downspouts, vents, panels, utility boxes, conduit and other incidental metal.

New and/or previously painted metal – entry/storage doors, service doors.

New and/or previously coated concrete/plywood landings/deck surfaces.

Project Scope

Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be more strict than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibited work practices, clean-up / clean-up verification / waste disposal / clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: www.epa.gov/lead.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than than those set under the federal RRP Rule.

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

A. Scope of Work

Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

B. Materials

1. All materials specified are from The Sherwin-Williams Company.

2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.

3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or http://www.paintdocs.com/.

4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

C. Protection of Substrates Not to be Painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

D. Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

E. Resolution of Conflicts

1. Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

F. Coordination of Work

1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

G. Safety

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting www.sherwin-williams.com.

2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.

2. All work during application is subject to inspection by the owner or his representative.

3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.

4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.

5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

I. Surface Preparation

1. Each surface shall be cleaned, scraped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.

2. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.

3. All exterior surfaces to be painted shall be pressure cleaned, scraped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).

4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.

5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE**: It is recommended to apply all primers first and then apply sealant before topcoat is applied. See specified sealants section.

6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.

7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.

8. Brick must be free of dirt, loose and/or peeling paint, loose and excess mortar, delaminating layers of the brick, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner. Any areas of breakage shall by patched and dried using specified Sherwin-Williams patching compound in accordance with Product Data Sheet instructions before coatings are applied.

9. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.

10. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be sanded or dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud-Kutter, M-1 House Wash or Simple Green.

11. All vinyl siding should be clean thoroughly by scrubbing with a warm, soapy water solution. Rinse thoroughly. Do not paint vinyl siding with any color darker than the original color, unless the product and color are designed for such use. Painting with darker colors may cause siding to warp.

12. Cement Composition Siding/Panel/Fiber Cement Siding: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be 7 or less, unless the products are designed to be applied to high pH substrates.

13. EIFS: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Remove and replace any peeling or delaminating surfaces. Replace EIFS to manufactures recommendation.

J. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).

4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting a wet substrate.
10. Uncaulked nail holes.

K. Pressure Washing & Surface Preparation

1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 psi. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.

2. Remove mildew per the following:
    a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
    b. Remove before painting by washing with a solution of 1-part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

L. Application

1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.

2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.

3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.

4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.

5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.

6. All coats shall be dry to manufacturer's instructions before applying additional coats.

7. Any masonry surface with an elevated pH level or "hot spots" shall be sealed with a suitable primer/sealer prior to application of finish coat. High pH is considered at a level of 7 pH or greater.

8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a Pilot Wall.

9. Exterior doors with paintable tops, bottoms, and side edges should be painted or sealed using the Door Manufacturer's paint specification and recommendations.

10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.

11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.

12. Elastomeric coatings shall not be applied directly over pre-existing elastomeric coatings.

13. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of the number of coats specified).

M. Workmanship & Application Conditions

1. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.

2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.

3. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.

4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.

5. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.

6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.

7. Owner shall provide water and electricity from existing facilities.

8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.

9. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.

10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.

11. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of the number of coats specified).

N. Weather

1. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.

2. Do not begin painting until surfaces are moisture free.

O. Color Schedule

1. To be approved by owners.

2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

P. Coating Maintenance Manual

1. Upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

Recommended Coatings Systems

Thank you for the submittal of Sherwin-Williams products on the above referenced project. The Sherwin-Williams Company certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

Surface preparation, application methods, spreading rates, and wet and dry film thicknesses will be determined by the attached specifications and our Material Safety Data Sheets, available at www.sherwin-williams.com, except as noted below.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces, needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. Be sure to read and follow the Data Sheets before application.

Minimum Recommended Surface Preparation

SSPC-SP1: Remove all oil, grease, chalk and other surface contamination through use solvent cleaning.
SSPC-SP2: Remove all peeling paint, mill scale, loose rust, foreign material through use of hand tools.
SSPC-SP3: Remove all peeling paint, loose mill scale, rust and foreign material through use of power tool cleaning.

Surface Cleaner: Simple Green Wash Cleaner or equivalent non-residue surface cleaner
Sealant: Concrete and Masonry Elastomeric Patching Material, Loxon S1, Loxon H1 Sealants

Caulks and Sealants

Execution

A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify Architect of unsatisfactory conditions before proceeding.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

Surface Preparation

A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.

B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. N**ote:** For porous surfaces, the use of detergent or soap & water is NOT recommended.

C. Existing sealants intended to be painted should be tested to assure coatings will fully adhere. Silicone sealants cannot be painted unless tested and approved by Sherwin-Williams and Owner.

D. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.

E. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.

F. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

Installation

A. Apply all caulks and sealants with manufacturer specifications in mind.

B. Do not apply to wet or damp surfaces.

1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
2. Wait until wood is fully dry after rain or morning fog or dew.

C. Apply sealants using methods recommended by manufacturer.

D. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:

1. Exterior Acrylic Latex:
Sherwin-Williams Loxon S1 Sealant

Concrete: Vertical Applications

1. Exterior Polyurethane:
Sherwin-Williams Loxon S1 or Loxon H1 Sealant

Concrete: Horizontal Applications

1. Exterior Polyurethane:
Sherwin-Williams: Loxon SL1 Sealant

Gaps: Window & Door Frames

1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Minimal Expanding Insulating Foam

Gaps: Large Areas

1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Triple Expanding Insulating Foam

Glass: Glazing

1. Exterior Latex:
Sherwin-Williams White Lightning Window & Door Siliconized Acrylic Latex Glazing Compound
Alternate: Sherwin Williams C-66 Glazing Compound

Glass: Non-Structural Sealing

1. Exterior:
Sherwin-Williams White Lightning Silicone Ultra

Metal: Ferrous and Non-Ferrous

2. Exterior Polyurethane:
Sherwin-Williams Loxon SL1 Sealant

EIFS

1. Exterior Polyurethane/Silicone Hybrid:
Sherwin-Williams Loxon H1 Sealant

Stucco Masonry Surfaces (Crack Repair)

Crack Repair

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

A. For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).

B. For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).

C. For cracks deeper than ½ inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three-point adhesions. See data sheet for additional information.

Paint and Coatings Systems

***** Additional coats of paint may be required depending on warranty requirements, the selection of colors, substrate conditions, and application procedures. Painters/GC must bid accordingly. *****

Hardboard/Cement Composite Siding

A. Prime Coat: For new unprimed Hardboard/Cement Composite Siding use Loxon Concrete and Masonry Primer (LX02W50 Series) at 5.3-8.0 mils WFT; 2.1-3.2 mils DFT.

B. Two Coats: Duration Exterior Acrylic Satin (K33-250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat, two coats recommended.

Exterior Wood – Trim, Fascia, Soffits, Eaves, Posts and Beams; Stairwell Stringers and Wood Railings; Underside of Deck Framing and Plywood; Deck Storage Doors/Trim

A. Prime Coat: For new unprimed wood, use Exterior Alkyd Wood Primer (Y24W8020 Series) or A-100 Fast Dry Oil Primer (Y24WB8005) at 4 mils WFT; 1.4 mils DFT.

B. Two Coats: Duration Exterior Acrylic Satin (K33-250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat, two coats recommended.

Aluminum – Chimney Stack Covers, Flashing, Gutters, Downspouts, Vents, Panels, Utility Boxes, Conduit and Other Incidental Metal

Note: Gutters should be cleaned inside and out and working prior to painting.

A. Prime Coat: Pro Industrial Pro-Cryl (B66W1310 Series) at 5-10 mils WFT; 2-4 mils DFT.

B. Two Coats: Duration Exterior Acrylic Satin (K33-250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat, two coats recommended.

Metal – Entry/Storage & Service Doors, Railings

A. Prime Coat: Pro Industrial Pro-Cryl Universal Metal Primer (B66W1310 Series) at 5-10 mils WFT; 2-4 mils DFT. For extremely glossy, shiny, hard surfaces in sound condition (AND NO RUST) use Extreme Bond Primer (B51W1150) at 3.1 mils WFT; 1 mil DFT or Bond Plex (B71W211 Series) at 5.0-10.0 mils WFT; 2.0-4.1 mils DFT. Rust areas must be prepared per spec SSPC-SP3

(noted above) and primed with Kem-Kromik Universal Metal Primer (B50AZ6 Gray) at 6.0-8.0 mils WFT; 3.2-4.2 mils DFT.

B. Finish Coat: Pro Industrial Multi-Surface Acrylic Semi-Gloss (B66W1550 Series) at 3.75-5 mils WFT; 1.5-2 mils DFT.

Concrete/Plywood Landings and Decks

A. Prime Coat: For concrete ONLY, apply ITW/Pacific Polymers Elasto-Poxy Primer VOC at approximately 225-250 sq ft per gallon (4 mils dry film thickness), this step is not needed for plywood.

B. Base Coat: For concrete and plywood apply ITW/Pacific Polymers Elasto-Deck 5001 NG at approximately 45-50 sq ft per gallon (30 mils dry film thickness).

C. Broadcast Coat: For concrete and plywood apply ITW/Pacific Polymers Elasto-Glaze 6001 AL/HT at approximately 100-120 sq ft per gallon (10 mils dry film thickness) then while coating is still tacky broadcast sand until refusal. Once coating has dried, remove excess sand.

D. Top Coat: For concrete and plywood apply final coat of ITW/Pacific Polymers Elasto-Glaze 6001 Al/HT at approximately 100-120 sq ft per gallon (10 mils dry film thickness).

VICINITY MAP

PROJECT DATA:

ADDRESS OF PROPERTY: 15267 NE 12TH ST, BELLEVUE, WA 98007

ASSESSOR PARCEL NO.: 143380-0000

ZONING: R-30

USE: R-2 (NO CHANGE)

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PATIO AND BALCONIES, AND CONSTRUCTRUCTION OF NEW, SEISMICALLY UPGRADED BALCONIES WITH NEW RAILINGS, DOWNSPOUTS, AND EXTERIOR CEILING LIGHT FIXTURE. DEMOLITION OF EXISTING SIDING AND INSTALLATION OF EXTERIOR FIBER-CEMENT SIDING OVER NEW EXTERIOR INSULATION AND RAINSCREEN SYSTEM. SELECT BUILDING EXTERIOR WALLS WILL RECEIVE SHEAR UPGRADES. DEMOLITION AND IN-KIND REPLACEMENT OF MANSARD ROOF COPING, SHINGLES, UNDERLAYMENT, FASCIA, AND SOFFIT. NEW MANSARD ROOF INFILL TO OCCUR AT LARGE BALCONIES.

PROJECT INFORMATION:
BUILDING AREA TO RECEIVE WORK (PATIO'S & BALCONIES): 1,477 SF
EXISTING BUILDING AREA AND FOOTPRINT WILL REMAIN THE SAME.
BUILDING HEIGHT: 29'-2 1/8"
CONSTRUCTION: VA
YEAR BUILT: 1968

REFERENCE CODES, INCLUDING BUT NOT LIMITED TO:
BELLEVUE CITY CODE
2018 WASHINGTON STATE EXISTING BUILDING CODE
2018 WASHINGTON STATE BUILDING CODE
2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
ICC A117.1-2009

DESIGN TEAM:

PROPERTY OWNER:
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
TUKWILA, WA 98188
PH: 206.693.6415
CONTACT:
DARRELL WESTLAKE, SENIOR PROJECT MANAGER: DarrellW@kcha.org
BARRY ADEN, CONSTRUCTION PROJECT MANAGER: BarryA@kcha.org

ARCHITECT:
SMR ARCHITECTS
117 SOUTH MAIN ST SUITE 400
SEATTLE, WA 98104
PH: 206.623.1104
CONTACT:
ANDY PHILLIPS, PRINCIPAL: aphillips@smrarchitects.com
KIM ANH TRAN-DINH, PROJECT MANAGER: katrandinh@smrarchitects.com

STRUCTURAL ENGINEER:
I.L. GROSS STRUCTURAL ENGINEERS
23914 56TH AVE W, SUITE 200
MOUNTLAKE TERRACE, WA 98043
PH: 425.640.7333
CONTACT:
VICTOR MARTINEZ, PRINCIPAL: victorm@ilgross.com

SCOPE AREAS

BUILDING N - EXISTING SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(E) LARGE PATIO 1	98 SF
LEVEL 1	(E) LARGE PATIO 2	98 SF
LEVEL 1	(E) LARGE PATIO 3	98 SF
LEVEL 1	(E) LARGE PATIO 4	98 SF
		393 SF
LEVEL 2	(E) LARGE BALCONY 1	105 SF
LEVEL 2	(E) LARGE BALCONY 2	104 SF
LEVEL 2	(E) LARGE BALCONY 3	105 SF
LEVEL 2	(E) LARGE BALCONY 4	104 SF
		418 SF
LEVEL 3	(E) LARGE BALCONY 1	105 SF
LEVEL 3	(E) LARGE BALCONY 2	104 SF
LEVEL 3	(E) LARGE BALCONY 3	105 SF
LEVEL 3	(E) LARGE BALCONY 4	104 SF
		418 SF
TOTAL AREA		1,229 SF

BUILDING N - PROPOSED SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(N) LARGE PATIO 1	136 SF
LEVEL 1	(N) LARGE PATIO 2	137 SF
LEVEL 1	(N) LARGE PATIO 3	136 SF
LEVEL 1	(N) LARGE PATIO 4	136 SF
		546 SF
LEVEL 2	(N) LARGE BALCONY 1	116 SF
LEVEL 2	(N) LARGE BALCONY 2	116 SF
LEVEL 2	(N) LARGE BALCONY 3	116 SF
LEVEL 2	(N) LARGE BALCONY 4	116 SF
		464 SF
LEVEL 3	(N) LARGE BALCONY 5	116 SF
LEVEL 3	(N) LARGE BALCONY 6	116 SF
LEVEL 3	(N) LARGE BALCONY 7	116 SF
LEVEL 3	(N) LARGE BALCONY 8	116 SF
		464 SF
TOTAL AREA		1,474 SF

IMPERVIOUS SURFACE:
- REPLACING: 393 SF
- ADDING: 154 SF

THIS PROJECT IS ADDING OR REPLACING 547 SF OF HARD SURFACE.

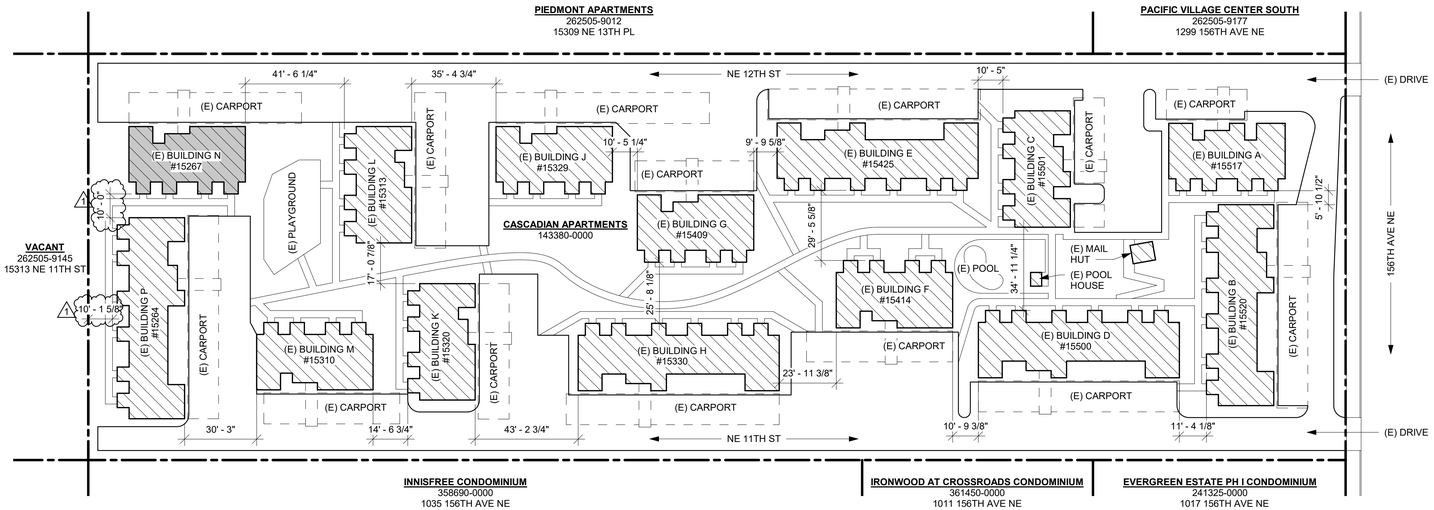
EXISTING BUILDING AREA

BUILDING N - BUILDING AREA

LEVEL	NAME	AREA
LEVEL 1	BUILDING INTERIOR	4,134 SF
LEVEL 2	BUILDING INTERIOR	4,166 SF
LEVEL 3	BUILDING INTERIOR	4,166 SF
TOTAL AREA		12,467 SF

SHEET INDEX

TOTAL SHEETS: 26



1 SITE PLAN - BLDG. N
SCALE: 1" = 30'-0" VERIFY DIMENSIONS BETWEEN BUILDINGS IN FIELD.
0 15' 30' 60'

NORTH

KEY:
BUILDING TO RECEIVE WORK

SMR ARCHITECTS

SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

BUILDING N
15267 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. N SHEET INDEX & PROJECT INFO

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G001-N

7/26/2023 4:02:14 PM

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
℄	CENTERLINE
#	POUND OR NUMBER
ACOUST	ACOUSTICAL
AD	AREA DRAIN
ADJUST	ADJUSTABLE
AF	ACCESS FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BOT	BOTTOM
C.I.	CONT. INSULATION
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CH	CHALK
CI	CAST IRON
CJ	CONTROL JOINT
CL	CHAIN LINK
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CTR	CENTER
CTSK	COUNTERSUNK
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DP	DEEP
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EME	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELEC. WATER COOLER
EX	EXISTING
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXT. CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOORING
FLASH	FLASHING
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOP	FACE OF PARTITION
FOS	FACE OF STUDS
FOT	FACE OF TILE
FPRF	FIREPROOF
FR	IN FLOOR ELECT. RECEPTACLE
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GND	GROUND
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INCL	INCLUDE
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
LVT	LUXURY VINYL TILE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MI	MATCH LINE
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIM.)
OFCI	OWNER FURNISH CONTRACTOR INSTALL
ORD	OVERFLOW ROOF DRAIN
OSB	ORIENTED STRAND BOARD
PRCST	PRE-CAST
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PRESSURE TREATED
PT SLAB	POST-TENSIONED SLAB
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE(D)
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAM	SELF ADHESIVE MEMBRANE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	STOREFRONT
SH	SHELF
SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
TRD	TREAD
TB	TOWEL BAR
T-BD	TACK BOARD
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TO	TOP OF
TOIL	TOILET
TP	TOILET PAPER
TPO	THERMOPLASTIC POLYOLEFIN
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VAC	VACUUM
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WDW	WINDOW
WRB	WEATHER RESISTIVE BARRIER

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000.
2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

SYMBOLS

1i	WALL ASSEMBLY	℄	CENTERLINE
A	WINDOW TYPE		HIDDEN LINE (ABOVE OR BELOW)
R1	RELITE TYPE	1 / A4.00	EXTERIOR ELEVATION
101	DOOR NUMBER	1 / A5.00	BUILDING SECTION
A	TYPE A BARRIER FREE UNIT	1 / A5.10	WALL SECTION
	PROPERTY LINE	1 / A101 SIM	DETAIL
A / D 1 A8.00 B / C	INTERIOR ELEVATION	0	GRID MARKER
SD	SMOKE DETECTOR	6" 6"	RAISED SLAB (PLAN VIEW)
EXIT	EXIT SIGN	6" 6"	DEPRESSED SLAB (PLAN VIEW)
FE	FIRE EXTINGUISHER		INDICATES OPENING IN FLOOR
HB	HOSE BIB		SPOT ELEVATION
FD	FLOOR DRAIN	12" / 48"	ACCESSIBLE DOOR CLEARANCES

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING N
15267 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

GENERAL NOTES AND SYMBOLS

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G002

7/26/2023 4:02:14 PM

Cascadian Apartments
Virtual Permit Center Meeting with the City of Bellevue Building Review Department
Meeting Minutes
August 25, 2022

ATTENDEES	
Sheri Crawford (SC) City of Bellevue (CoB)	
Darrell Westlake (DW) King County Housing Authority (KCHA)	DarrellW@kcha.org
Dean Kralios (DAK) SMR Architects (SMR)	dkralios@smrarchitects.com
Andy Phillips (AP) SMR Architects (SMR)	aphillips@smrarchitects.com
Dee Knoff (DLK) SMR Architects (SMR)	dknoff@smrarchitects.com
Victor Martinez (VM) I.L. Gross Structural Engineers (ILG)	victorm@ilgross.com

NOTES:

SCOPE

- The site contains (14) 3-story existing wood buildings constructed in 1968. There are two building types: (9) 12-unit buildings and (5) 18-unit buildings. Each unit has a balcony or patio of approximately 60 SF.
- The project scope includes demolition of all existing balconies, patios, and exterior lap siding, and construction of new balconies, patios, and new siding over new exterior insulation rain-screen system.
- Seismic upgrades will voluntarily be applied to balconies and possibly voluntarily applied to the buildings. These seismic upgrades will result in design changes to the balconies.
- Existing mansard roof parapets above the balconies will be re-shingled.
- Each 12-unit building has approximately 720 SF of balconies and patios that will be replaced, and each 18-unit building has approximately 1,080 SF of balconies and patios that will be replaced.

PERMITTING QUESTIONS

ITEM	DISCUSSION
1	Please confirm whether we can submit permits for all 14 buildings at once. Construction is expected to be phased over 7 years (2 buildings per year), and each building will have its own permit. This will allow all permits to fall under the same code. • SC: Each building will have its own permit. Bellevue will not vest a future project under a current code. • Building permits are good for three years from the date of issuance. Work must start within one year of the permit being issued or it can expire. If the three-year life of the permit has expired, approval from the building official will be required for an extension. Otherwise, a new permit must be obtained.
2	Based on the definitions in the 2018 Bellevue Existing Building Code, we do not believe this project qualifies as a Substantial Improvement (the cost of construction will not exceed 50% of the market value of the structure before the improvement is started) or a Substantial Structural Alteration (the structural elements altered do not support more than 30% of the total floor and roof area). We plan to prescriptively demonstrate that the alterations being made comply with current applicable codes. Please confirm whether this is acceptable. • SC: Confirmed
3	Please confirm which 'Activity Type' applies to this scope of work. We think it could be 'Structure Addition – less than 1,000 SF' for the 12-unit buildings and 'Structure Addition – 1,000 SF to 3,999 SF for the 18-unit buildings. • SC: BW permit is for projects less than 1000 SF. • SC: BM permit is for projects 1000 SF and up. • Both of those assumptions are accurate.
4	Please confirm the general requirements for permit submittal and whether a survey is required. We plan to submit a site plan, elevations of the buildings, and plans, elevations, sections, and details for the balconies and mansard roof parapets. • SC: No survey is required. • SC: Building interiors do not need to be shown on permit plans; only the exterior wall in relation to the decks.
5	Please confirm if there are any other scopes of work required by Bellevue City Code (seismic upgrades, energy upgrades, etc.). • SC: Reference the energy code for existing building requirements.
6	Please confirm the expected review time. • SC: Expect a review time of 18 weeks for both permit types. • Reference this website for updated permit review times: https://bellevuewaprod.blob.core.windows.net/documentcenter/DSRecords/processing-day-by-permit-type.pdf
7	Miscellaneous • Project team will confirm that the project complies with RCW 64.65. KCHA sign Condo Sale Prohibition Covenant. 1 • CoB will adopt the 2021 Building Code when the State adopts it. This is expected to happen on 7/1/23. • At the time of permit submittal, SMR will ask which reviewer is assigned to the project. SMR will send these minutes to that person.

These minutes reflect our understanding of the items discussed during the meeting. Please notify Dee Knoff immediately if revisions are required. Concurrence with the minutes as published will otherwise be understood.

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Kim Anh Tran-Dinh

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, July 6, 2023 2:45 PM
To: Kim Anh Tran-Dinh
Cc: Victor Martinez; Tilson, Nate; Eck, Lauren
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Kim-

I reviewed this with our Building review supervisors and determined that proposed design revision meets the intent of IEBC 503.1. The balcony floors may be re-constructed as non-rated with condition that they are not less complying than the existing balcony construction prior to the alteration.

Let me know if you need additional clarification.

Best,
Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Friday, June 30, 2023 6:36 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Cc: Victor Martinez <victorm@ilgross.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Please see attached the proposed sketch regarding the balconies.

IEBC 503.1 Except as provided by section 302.4, 302.5 or this sections, Alteration to any building or structure shall comply with the requirements of the IBC for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the IBC than the existing building or structure was prior to the alteration.

- Existing balconies do not appear to be rated. See diagram and photo attached.
- Existing balconies used wood columns and lack shear supports. See diagram and photo attached.
- The proposed alteration is not rated. It is not less complying with the provisions of the IBC than the existing building or structure prior to the alteration. In addition, the proposed alteration is providing steel beams and columns for shear supports at the balconies, which is an improvement. See sketch attached.
- Complies with IEBC 503.1

CC-ing Victor, our Structural Engineer in this email as well.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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o: 206-623-1104 | d: 206-316-2699 | m: 716-430-6216

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, June 29, 2023 4:36 PM
To: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Kim,

Please send us a sketch of your proposed redesign regarding the balconies below so we can do a quick review. As discussed, IBC 705.2.3.1 requires balconies of combustible construction to be fire resistance rated by Table 601 unless one of the listed exceptions is met. Since the building is non-sprinklered, this would still require 1-hr rating for the balcony (type VA construction, non-sprinklered). You mentioned that the existing balconies are not rated and so the proposed alteration (if not rated) shall be such that it must be not less complying than the original condition (IEBC 503.1).

Hope this helps.

Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Thursday, June 29, 2023 3:40 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Circle back on our conversation regarding the balconies at Cascadian Apartments.

- We discussed with our Structural Engineer and the Owner's team about redesigning the balconies to have no exterior walls. As you mentioned, this allows for the balconies to be considered as Projections per IBC 705.2.2 -Projections, therefore do not required to be fire rated for 1-hr.
- The Owner team elected to go ahead with the redesign. All balconies will have steel columns and beams similar to a few small ones at Building P. We will aim to replace the corner 6x6's with HSS

4x4's and replace the shear wall with one more 4x4 (3 column frame). We will eliminate the privacy walls between unit balconies and propose a privacy screen product as you have recommended.

I want to check in with you and give you a heads up on our direction before we resubmit the Building Permit's responses. Please let us know if you have any questions.

I'll follow up with a phone call.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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From: Kim Anh Tran-Dinh
Sent: Thursday, June 15, 2023 8:52 AM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Julius,
We are working with our consultants on items below, but we have an additional question regarding fire rating the columns.

At Building P, we have some small balconies that are supported by steel HSS tubes. My question is whether exterior steel columns would require protection?

I'll follow up with a call and discuss.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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o: 206-623-1104 | d: 206-316-2699 | m: 716-430-6216

From: Kim Anh Tran-Dinh
Sent: Monday, June 12, 2023 9:29 AM
To: 'Carreon, Julius G.' <jcarreon@bellevuewa.gov>
Cc: Andrew Phillips <aphillips@smrarchitects.com>; 'darrellw@KCHA.org' <darrellw@KCHA.org>; 'Tilson, Nate' <NTilson@bellevuewa.gov>; 'Eck, Lauren' <LEck@bellevuewa.gov>; 'Carter, Tim' <TCarter@bellevuewa.gov>; 'Miller, Tom' <TMiller@bellevuewa.gov>; Dean Kralios <dkralios@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

7/26/2023 4:02:14 PM

SMR ARCHITECTS

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING N
15267 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

SUPPLEMENTAL INFORMATION

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G003

DIVISION 03: CONCRETE

03 00 00 CONCRETE:
1. FOOTINGS: REFER TO STRUCTURAL DRAWINGS
2. SLAB-ON-GRADE: REFER TO STRUCTURAL DRAWINGS
3. MIX DESIGN STRENGTHS: PER STRUCTURAL.

03 20 00 CONCRETE REINFORCEMENT
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. REINFORCING STEEL PRE STRUCTURAL AT SLAB ON GRADE, CURBS, FOUNDATION WALLS,ETC.
3. PROVIDE SUPPORTS AND ACCESSORIES FOR STEEL REINFORCEMENT.

03 30 00 CAST-IN-PLACE CONCRETE
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. LOCATIONS: ALL CONCRETE EXCEPT EXPOSED SLABS.
3. FINISH:
   A. LIGHT BROOM FINISH AT ALL AREAS TO RECEIVE HOT RUBBER WATERPROOFING
   B. BROOM FINISH AT ALL PARKING GARAGES
   C. RAKED FINISH AT ANY VEHICULAR RAMPS

DIVISION 06: WOOD AND PLASTICS

06 05 73 WOOD TREATMENT
1. ALL WOOD EXPOSED TO WEATHER OR RESTING ON OR EMBEDDED IN CONCRETE (INTERIOR OR EXTERIOR) SHALL BE PRESSURE TREATED.
   A. REFER TO STRUCTURAL FOR TREATMENT REQUIREMENTS AND REQUIREMENTS FOR FASTENERS IN CONTACT WITH PRESSURE TREATMENT.
2. NO ADDED UREA-FORMALDEHYDE.

06 10 00 ROUGH CARPENTRY
1. SHEAR WALLS AND BEARING WALLS REFER TO STRUCTURAL DRAWINGS

06 16 16 SHEATHING
1. ALL EXTERIOR AND ROOF SHEATHING TO BE PLYWOOD; NO OSB ON EXTERIOR OR ROOF SHEATHING.
2. FLOOR SHEATHING TO BE OSB UNLESS OTHERWISE DICTATED BY STRUCTURAL.
3. PLYWOOD SHEATHING FOR ALL EXTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
4. OSB SHEATHING FOR ALL INTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
5. PRODUCTS:
   A. FLOOR SHEATHING – WEYERHAEUSER EDGE GOLD, OR EQUIVALENT.
   B. ROOF SHEATHING – CDX PLYWOOD
   C. EXTERIOR WALL SHEATHING – CDX PLYWOOD OR GEORGIA-PACIFIC DENSGLASS (PLYWOOD IF REQUIRED BY STRUCTURAL, BOTH AS REQUIRED BY STRUCTURAL AND ARCHITECTURAL ASSEMBLIES)
   D. DENSDECK AT AREAS WHERE ROOFING OR FLUID APPLIED WATERPROOFING WILL BE APPLIED TO SHEATHING.

06 16 53 MOISTURE RESISTANT SHEATHING
1. GLASS MAT FACED GYPSUM, TYPE X FIRE-RESISTANT CORE, LONG EDGES, ONE HOUR FIRE RESISTANT RATED FOR EXTERIOR WALLS, WHERE INDICATED.

06 17 13 SHOP-FABRICATED STRUCTURAL WOOD
1. LSL AND PSL BEAMS, RIM BOARDS AND COLUMNS BY WEYERHAEUSER OR EQUIVALENT AS APPROVED BY STRUCTURAL. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. HARDWARE RECOMMENDATIONS AND BEARING REQUIREMENTS BY MANUFACTURER.

06 82 00 ARCHITECTURAL FIBERGLASS HANDRAIL AND RAILINGS
1. GLASRAIL STRUCTURAL PULTRUDED FIBERGLASS RAILING SYSTEM.
   A. ALL POSTS AND TAILS ARE TO BE FRP STRUCTURAL SPARES MANUFACTURED BY THE PULTRUSION PROCESS.
   B. TOP AND BOTTOM RAILS ARE TO BE 1.75" X 0.125" (44.4MM X 3.2 MM) WALL SQUARE TUBE, THE POSTS ARE TO BE 2.1125" X 0.1875" (53.9 MM X 4.8 MM) WALL SQUARE TUBE AND KICKPLATE IS TO BE ½" DEEP AND 4" WIDE WITH TWO REINFORCING RIBS.
   C. THE COMPLETED HANDRAIL INSTALLATION SHALL MEET THE FOLLOWING LOAD REQUIREMENTS WITH A MINIMUM FACTOR OF SAFETY OF 2.0:
      1. CONCENTRATED LOAD: 200LB (891 N) APPLIED IN ANY DIRECTION AT THE TOP RAIL.
      2. UNIFORM LOAD: 50LB/LF (730.5 N/M) OF THE TOP RAIL IN ANY DIRECTION.
      3. LOADS ARE ASSUMED NOT TO ACT CONCURRENTLY
2. ALL FASTERNER USED IN THE RAILING SYSTEM PER MANUFACTURER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

07 14 00 FLUID-APPLIED WATERPROOFING
1. HOT-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
   A. AMERICAN HYDROTECH
B. CETCO STRATASEAL
2. COLD-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
3. FOUNDATION TO FLOOR EDGE.

07 21 00 THERMAL INSULATION
2. BOARD INSULATION, CLOSED CELL POLYISOCYANURATE AT ROOF – PROVIDE BASE LAYER AND TAPERED FOR SLOPE. REFER TO DRAWINGS FOR R-VALUE REQUIRED AND SLOPE.
3. BATT INSULATION AND VAPOR RETARDER IN EXTERIOR WALL AND CEILING CONSTRUCTION.
4. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER. R-VALUE PER DRAWINGS.
5. FIBERGLASS OR MINERAL WOOL BATTS ARE USED. THESE MUST BE FORMALDEHYDE FREE.
6. BATT INSULATION FOR FILLING PERIMETER WINDOW AND DOOR AT STUDS AND CREVICES IN EXTERIOR WALL AND ROOF.
   A. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER OR;
   B. SPRAY FOAM INSULATION: HCFC-BASED SPRAY APPLIED POLYURETHANE FOAM.
7. GLASS FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET.
8. ACOUSTICAL BATT INSULATION: ASTM C 665; PREFORMED GLASS FIBER BATT.

07 27 00 AIR BARRIERS AND WEATHER RESISTANT BARRIERS
1. BUILDING WRAP WEATHER BARRIER SHEET, MECHANICALLY FASTENED.
   A. DUPONT TYVEK COMMERICALWRAP
2. SELF-ADHERED FLASHING MEMBRANE AT OPENINGS.

07 31 13 ROOF SHINGLES
1. GLASS-FIBER-REINFORCED ASPHALT SHINGLES CERTAINTEED CORPORATION LANDMARK SOLARIS
3. FLASHING PER SECTION 07 62 00.
4. FASTERNERS IN STRICT ACCORDANCE TO MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR INSTALLTION. STAPLES USED FOR FASTENING SHINGLES ONLY WITH THE APPROVAL OF THE MANUFACTURER.
5. FABRICATION
   A. FORM FLASHINGS [TO PROFILES INDICATED ON DRAWINGS, AND] TO PROTECT ROOFING MATERIALS FROM PHYSICAL DAMAGE AND SHED WATER.
   B. FORM EAVE EDGE [AND GABLE EDGE] FLASHING TO EXTEND MINIMUM 2 INCHES ONTO ROOF AND MINIMUM 0.25 INCHES BELOW SHEATHING.
   C. FORM FLASHING SECTIONS SQUARE AND ACCURATE TO PROFILE, IN MAXIMUM POSSIBLE LENGTHS, FREE FROM DISTORTION OR DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.
   D. HEM EXPOSED EDGES OF FLASHINGS MINIMUM 1/4 INCH ON UNDERSIDE.
   E. APPLY BITUMINOUS PAINT ON CONCEALED SURFACES OF FLASHINGS.

07 45 00 RAINSCREEN SYSTEM
1. ¾" X 3-1/2" BORATE TREATED FURRING STRIPS INSTALLED VERTICALLY FOR RAINSCREEN ASSEMBLY.
2. INSECT SCREEN AT ALL RAINSCREEN OPENINGS.
3. REFER TO ATTACHED DOCUMENT FOR SIDING ATTACHMENT INFORMATION.

07 46 46 FIBER-CEMENT SIDING
1. PRIMED, MACHINE FINISHED AND SITE FINISHED SIDING; SITE ASSEMBLED, ON FURRING FOR INSTALLATION OVER SHEATHED WALLS WITH WEATHER BARRIER. JAMES HARDIE PRODUCTS.
   A. LAP SIDING: INDIVIDUAL HORIZONTAL BOARDS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   B. PANEL SIDING: VERTICALLY ORIENTED PANELS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   C. BORAL FIBER CEMENT TRIM: 5/4"X4", X6", X7-1/4" TRIM AT OPENINGS AND CORNICE PER ARCHITECTURAL DETAILS.
2. PROVIDE SOFFIT VENTING AND SCREEN AT BOTTOM OF DECK/BALCONIES' SOFFIT.
3. LOUVERS: GREENHECK ESD-403, RUSKIN, WONDER METAL OR APPROVED EQUAL WITH BIRDSCREEN. STATIONARY, DRAINABLE BLADE.
4. WALL CAP (ROUND/RECTANGULAR): ALUMINUM CONSTRUCTION, ALUMINUM FINISH, BUILT IN BIRDSCREEN WITH DAMPERS. GREENHECK WC OR APPROVED EQUAL.
5. SALVAGE EXISTING SIGNAGE AND REINSTALL AT SAME LOCATIONS.

07 52 00 PVC MEMBRANE ROOFING
1. REPLACE EXISTING ROOFING MEMBRANE WITH NEW PVC MEMBRANE ROOFING WITH APPROVED MANUFACTURERS OR EQUIVALENT:
2. APPROVED MANUFACTURERS:
   A. VERSICO'S LANDMARK 60 MIL PVC
   B. MULE HYDE 60 MIL
   C. DURA LAST DURA TUFF 60 MIL
   D. SARNAFIL G410 60 MIL
3. WARRANTY:
   A. PROVIDE MANUFACTURER'S 20 YEARS TOTAL SYSTEM WARRANTY.
   B. HEAT SEALED PVC SYSTEMS, WITH 5 YEARS MINIMUM EXPERIENCE FACTOR WITH THE SPECIFIC PRODUCTS.
4. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
5. COMPLY WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR THE INSTALLATION OF THE MEMBRAND ROOFING SYSTEM INSLUDING PROPER SUBSTRATE PREPARATION, JOB SITE CONSIDERATIONS AND WEATHER RESTRICTIONS.

07 62 00 SHEET METAL FLASHINGS AND TRIMS
1. GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239 INCH) THICK BASE METAL.
2. PRE-FINISHED GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239) INCH THICK BASE METAL, SHOP PRE-COATED WITH PVDF COATING.
   A. PVDF (POLYVINYLIDENE FLUORIDE) COATING: SUPERIOR PERFORMANCE ORGANIC FINISH, AAMA 2605; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.
3. PRE-FINISHED ALUMINUM: ASTM B209 (ASTM B209M); 20 GAUGE, (0.032 INCH) THICK; PLAIN FINISH SHOP PRE-COATED WITH MODIFIED SILICONE COATING.
   A. FLUOROPOLYMER COATING: HIGH PERFORMANCE ORGANIC FINISH, AAMA 2604; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.

07 65 26 SELF-ADHERING SHEET FLASHING
1. AT ALL EXTERIOR OPENINGS.
2. HIGH TEMPERATURE AT ROOF PARAPET AND OVERHANG APPLICATIONS.
   A. MANUFACTURERS: SOPREMA'S LASTOBOND HT AT ROOFING; PROTECTO WRAP JIFFY SEAL BUTYL HT AT WALLS, 1100T OR GCP TWF AT THROUGH-WALL FLASHINGS UNDER BRICK, OR APPROVED EQUAL.
   B. VERIFY COMPATIBILITY WITH ADJACENT PRODUCTS.

07 71 23 MANUFACTURED GUTTERS AND DOWNSPOUTS
1. GUTTERS: PREFINISHED SHEET METAL, SMACNA PROFILE
2. DOWNSPOUTS: PREFINISHED SHEET METAL; 3" ROUND FABRICATED TO SMACNA STANDARDS.
3. CONNECTORS: SAME MATERIAL AS GUTTER AND DOWNSPOUT; COLOR TO MATCH. SPIKES AND FERRULES FOR GUTTER SUPPORT; STRAPS FOR DOWNSPOUT SUPPORTS.
4. PARAPET DRAIN COVER SCUPPER: ZURN Z187 OBLIQUE SCUPPER DRAIN. AT EXISTING ROOF PARAPET DRAIN TO DOWNSPOUTS AND OVERFLOW

07 90 00 JOINT PROTECTION
1. EXTERIOR JOINTS: SEAL OPEN JOINTS, WHETHER OR NOT THE JOINT IS INDICATED ON DRAWINGS, UNLESS SPECIFICALLY INDICATED NOT TO BE SEALED. EXTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS.
   A. WALL EXPANSION AND CONTROL JOINTS.
   B. JOINTS BETWEEN DOOR, WINDOW, AND OTHER FRAMES AND ADJACENT CONSTRUCTION.
   C. JOINTS BETWEEN DIFFERENT EXPOSED MATERIALS.
   D. OPENINGS BELOW LEDGE ANGLES IN MASONRY.
   E. OTHER JOINTS INDICATED BELOW.

2. DO NOT SEAL THE FOLLOWING TYPES OF JOINTS.
   A. JOINTS INDICATED TO BE TREATED WITH MANUFACTURED EXPANSION JOINT COVER OR SOME OTHER TYPE OF SEALING DEVICE.
   B. JOINTS WHERE SEALANT IS SPECIFIED TO BE PROVIDED BY MANUFACTURER OF PRODUCT TO BE SEALED.
   C. JOINTS WHERE INSTALLATION OF SEALANT IS SPECIFIED IN ANOTHER SECTION.
   D. JOINTS BETWEEN SUSPENDED PANEL CEILINGS/GRID AND WALLS.
   E. JOINTS AT TOP OF HEAD FLASHING USED IN RAINSCREEN APPLICATIONS OR INDICATED AS A DRAINAGE APPLICATION.

3. SOUND-RATED ASSEMBLIES: WALLS AND CEILINGS IDENTIFIED AS "STC-RATED", "SOUND-RATED", OR "ACOUSTICAL"

4. ACCESSORIES: BACKER RODS, BI-CELLULAR BY NOMACO OR TITAN.

5. PRODUCTS:
   A. DOWSIL 758 FOR AIR SEALING;
   B. DOWSIL 795 FOR METAL OR OTHER NON-POROUS SUBSTRATES;
   C. DOWSIL 795 FOR MIXED SUBSTRATES;
   D. BASF MS 150 FOR PAINTABLE STPE AT CLADDING.

DIVISION 8: DOORS & WINDOWS

EXISTING DOORS AND WINDOWS TO REMAIN.
REPLACE DAMAGED WINDOWS IF DEEMED NECESSARY. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

DIVISION 9: FINISHES

09 90 00 PAINTING & COATINGS
1. COATING FOR WATERPROOFING AND TRAFFIC SURFACE AT EXTERIOR DECKS/BALCONIES L2 & L3.
2. HEAVY DUTY PMMA COATING FOR VEHICULAR TRAFFIC; SOPREMA ALSAN OR APPROVED EQUAL.
3. TRAFFIC COATING: ARMORTHANE STS-300, RHINO LININGS TUFFGRIP.

09 91 13 EXTERIOR PAINTING
1. PROVIDE PAINTS AND FINISHES FROM THE SAME MANUFACTURER TO THE GREATEST EXTENT POSSIBLE.
2. EXTERIOR CONCRETE.
   A. ELASTOMERIC COATING AT ALL EXPOSED VERTICAL SURFACES.
3. WOOD, OPAQUE, LATEX, 3 COAT:
   A. ONE COAT OF LATEX PRIMER SEALER.
   B. SEMI-GLOSS: TWO COATS OF LATEX ENAMEL.
4. FIBER CEMENT SIDING:
   A. APPLICATIONS INCLUDE WALLS AND SOFFITS.
   B. ONE COAT PRIMER AND TWO TOP COAT: TWO COATS.
5. WOOD, SEMI-TRANSPARENT STAIN: TWO COATS OF STAIN.
6. FERROUS METALS, PRIMED, ALKYD, 2 COAT:
   A. TOUCH-UP WITH RUST-INHIBITIVE PRIMER RECOMMENDED BY TOP COAT MANUFACTURER.
   B. ONE COAT METAL PRIMER.
   C. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL.
7. GALVANIZED METALS, ALKYD, 3 COAT:
   A. ONE COAT PRIMER/FINISH.
   B. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL
8. ALL EXTERIOR PAINTING SHALL BE COORDINATED WITH THE ARCHITECTS PRIOR TO PROCEEDING.
9. SEE ELEVATIONS FOR COLORS.

DIVISION 26: ELECTRICAL

26 00 01 EXTERIOR LIGHTING
1. ALL NEW EXTERIOR LIGHTINGS SHALL BE LED.
2. REPLACE EXISTING EXTERIOR LIGHTING FIXTURE AT PATIO/DECK WITH NEW LIGHTING FIXTURE:
   A. GENERATION LIGHTING HUNNINGTON 2-LIGHT OUTDOOR BLACK FLUSH MOUNTED; 12.75" DEPTH, 16.25" HEIGHT, 10" WIDTH
3. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
4. COORDINATE ALL COLORS / FINISHES WITH ARCHITECT.
5. ALL OTHER EXTERIOR LIGHT FIXTURES: SALVAGE AND REINSTALL AT SAME LOCATIONS.

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

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AHJ STAMP

TITLE

OUTLINE SPECIFICATIONS

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
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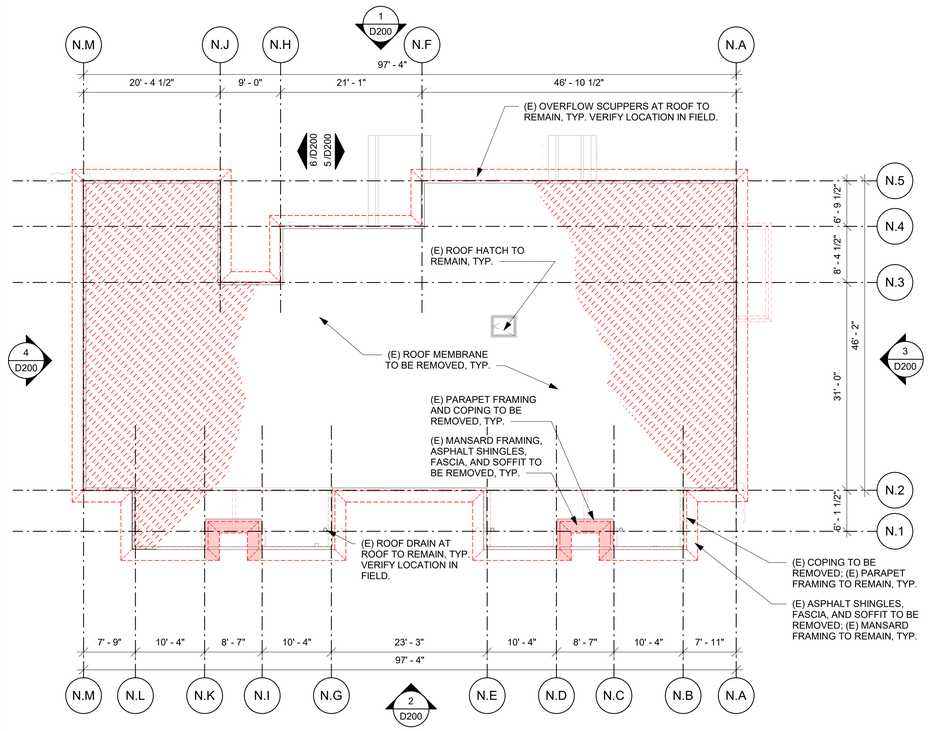
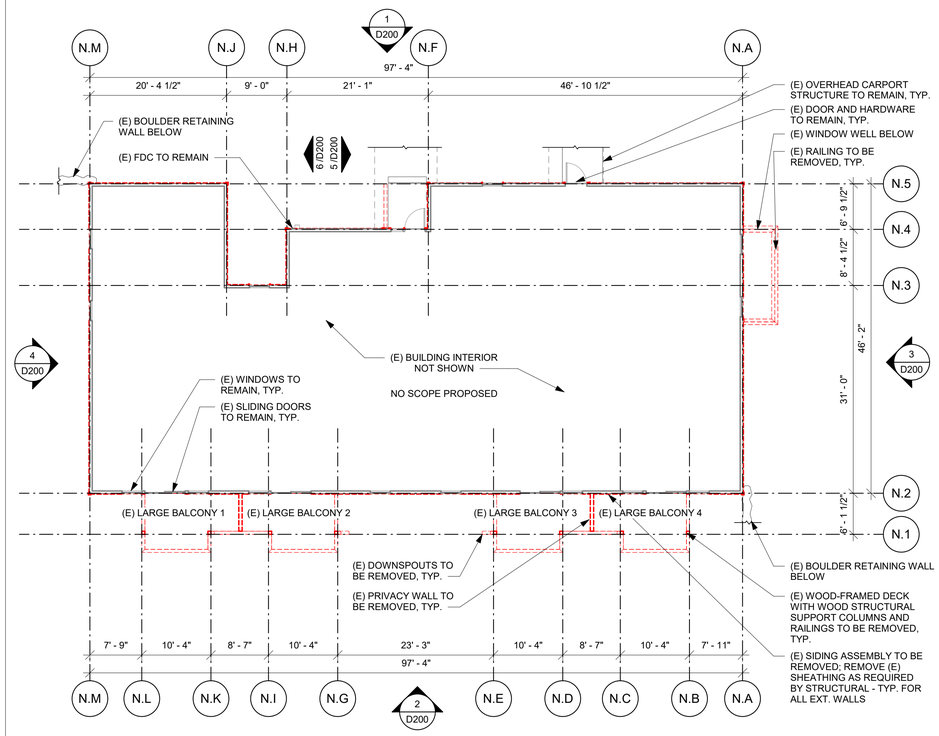


4 BLDG. N - ROOF DEMOLITION

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



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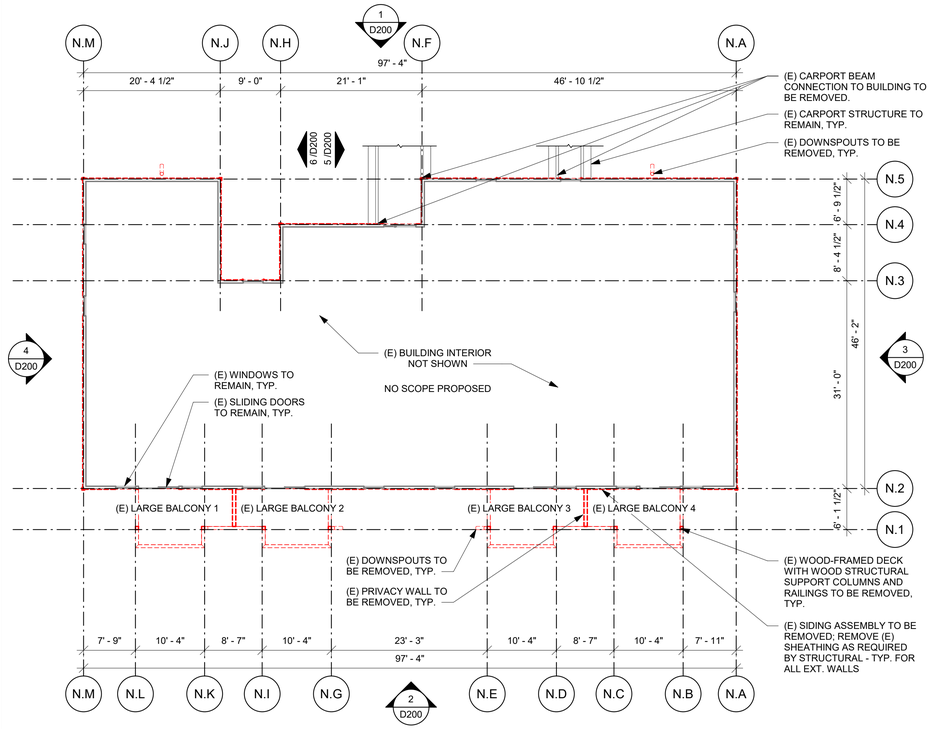
SCALE: 3/32" = 1'-0"



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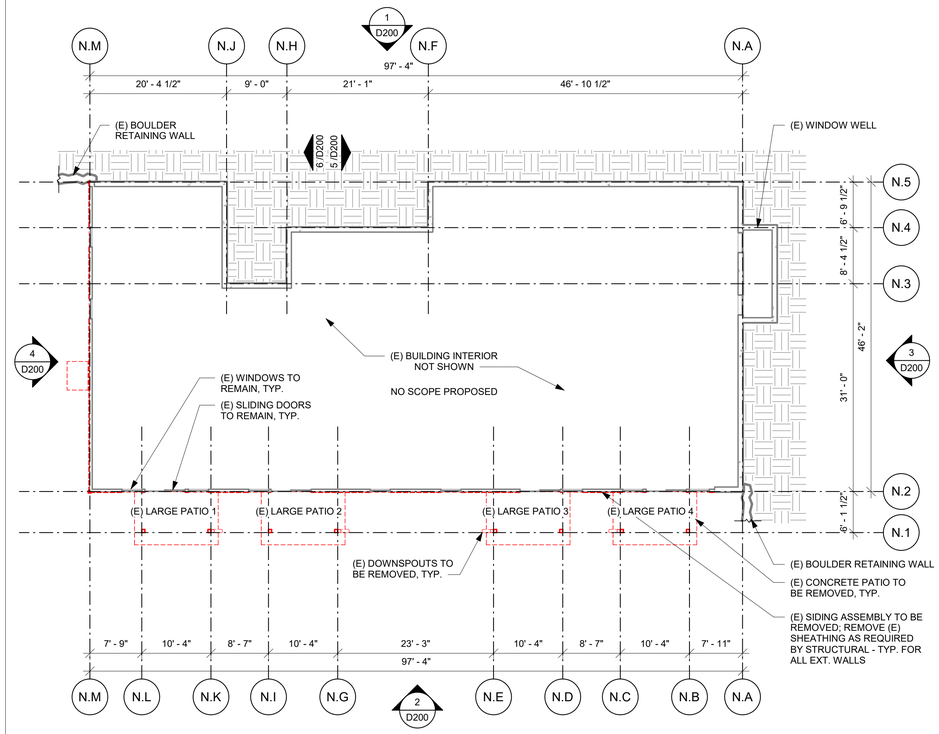

1 BLDG. N - LEVEL 1 DEMOLITION

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

0 5' 10' 20'

NORTH

DEMOLITION PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH SURROUNDING AREA(S).
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
6. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY THE OWNER.
7. WHERE PARTITIONS, WALLS, AND OTHER FEATURES ARE INDICATED FOR REMOVAL OR PARTIAL DEMOLITION, AS INDICATED BY SHORT DASHED LINES, CONTRACTOR SHALL TAKE FULL PRECAUTIONS TO RETAIN AND PROTECT LOAD BEARING STRUCTURAL ELEMENTS. MAINTAIN STRUCTURAL INTEGRITY OF AFFECTED MEMBERS.
8. REMOVE ALL ABANDONED EXPOSED ELECTRICAL WIRING CONDUIT, FIXTURES, PANELS/SERVICE BOXES, ETC. TYPICAL THROUGHOUT THE SPECIFIED WORK AREA OF THE BUILDING. COORDINATE ELECTRICAL SERVICE DISCONNECT AND TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY PROVIDER.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION IN AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

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3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. N
DEMOLITION
PLAN - LEVEL
1-ROOF

PERMIT #	22129561 BM
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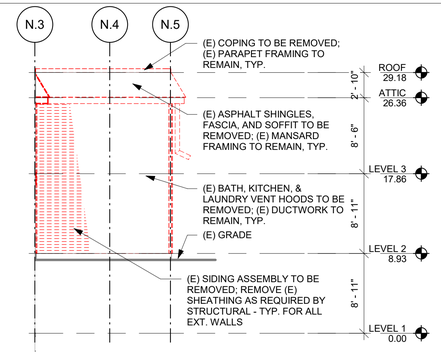
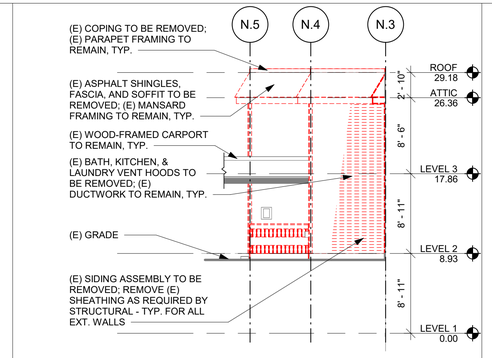


6 BLDG. N - EAST DEMO ELEV. @ G.L. N.J

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

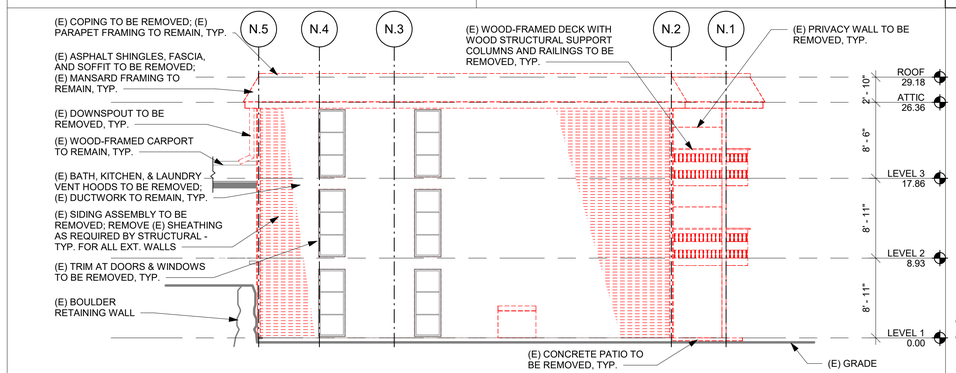


5 BLDG. N - WEST DEMO ELEV. @ G.L. N.H

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

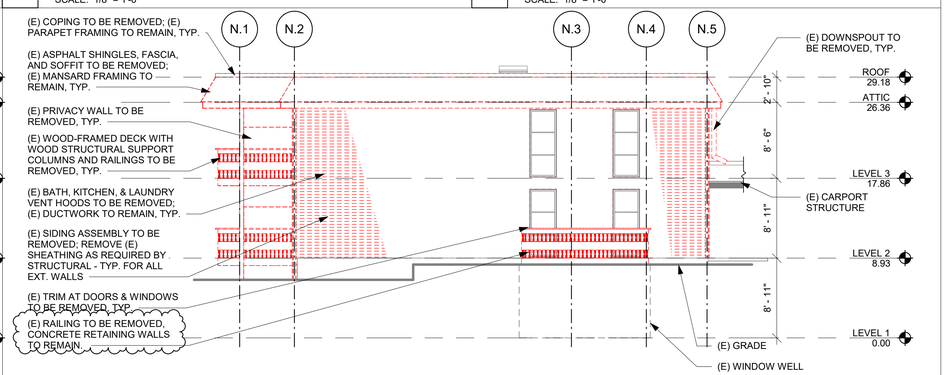
PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED



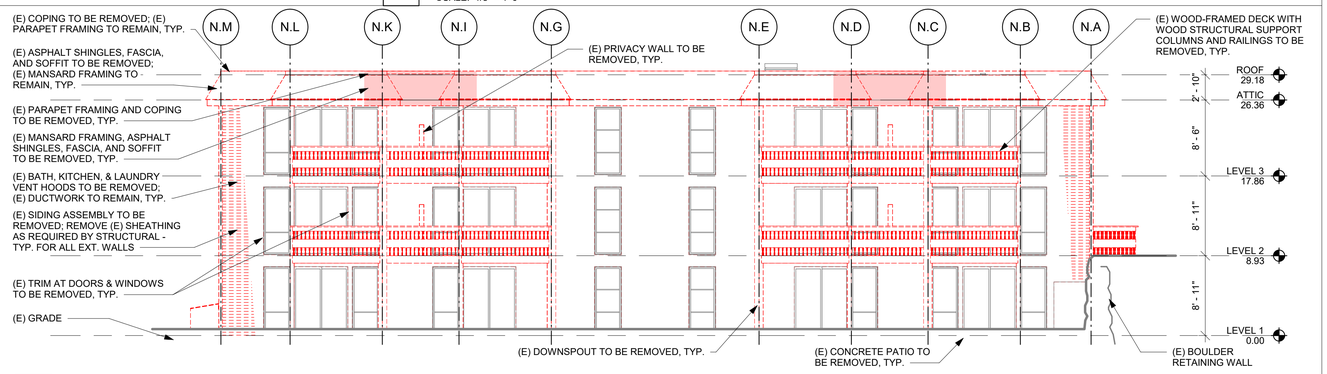
4 BLDG. N - WEST DEMOLITION ELEVATION

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



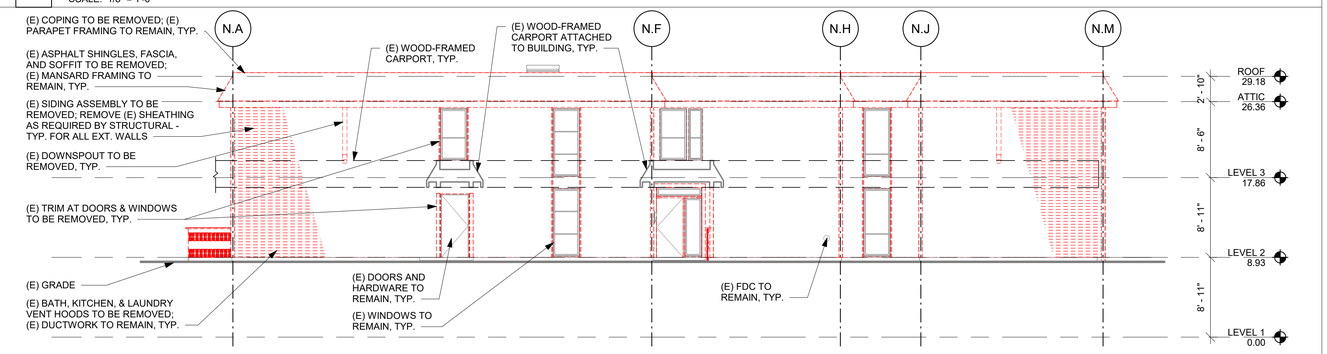
3 BLDG. N - EAST DEMOLITION ELEVATION

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



2 BLDG. N - SOUTH DEMOLITION ELEVATION

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



1 BLDG. N - NORTH DEMOLITION ELEVATION

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

0 4' 8' 16'

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BLDG. N DEMOLITION ELEVATIONS

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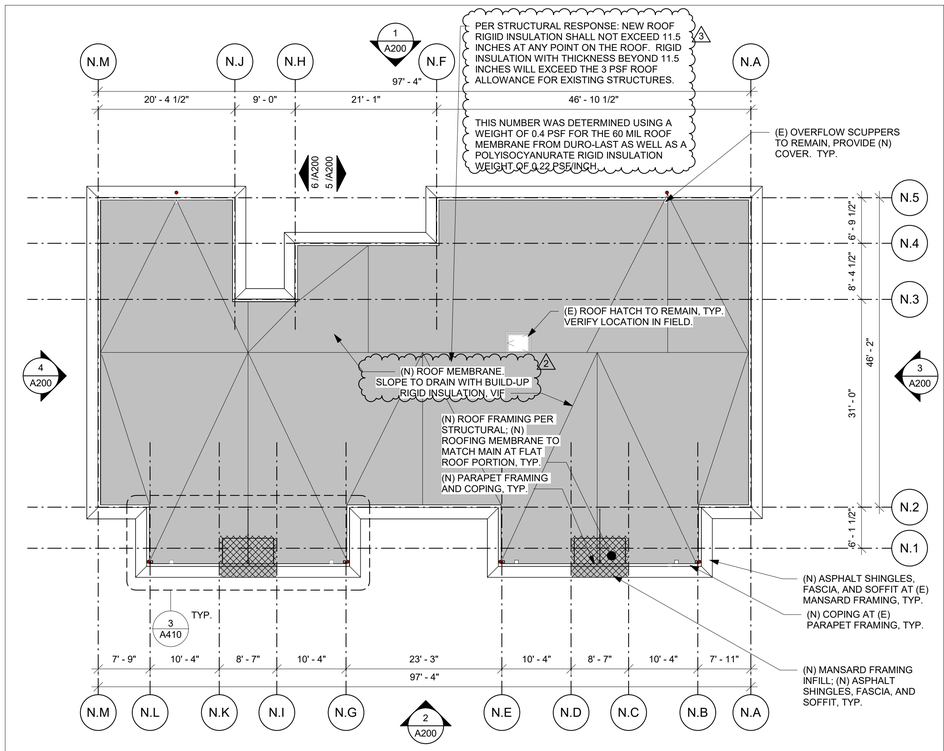
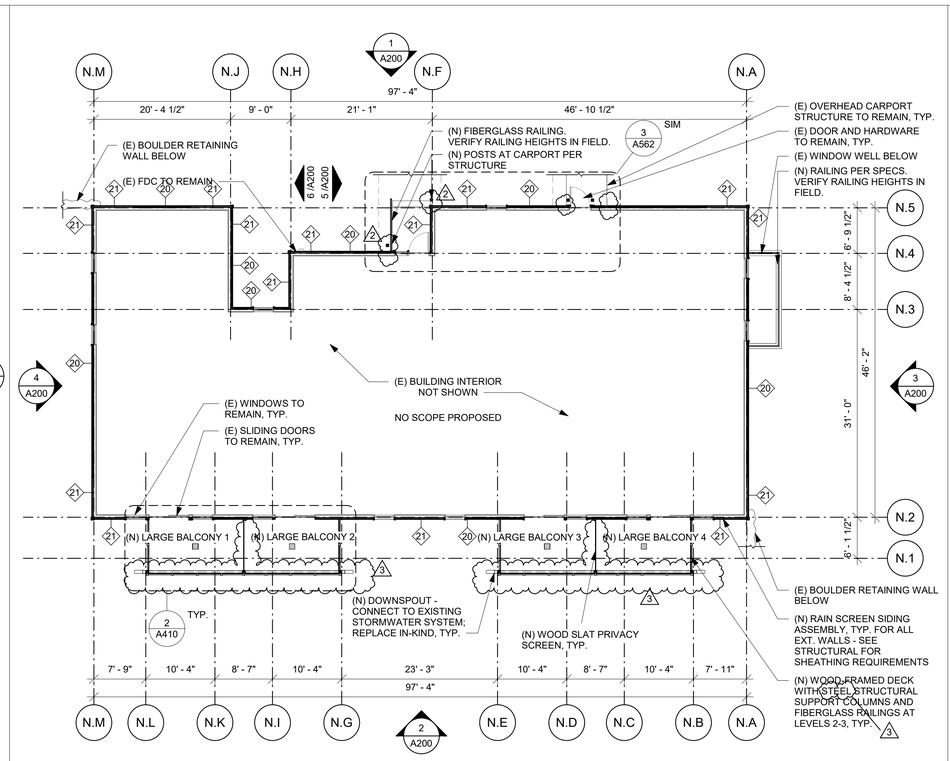


4 BLDG. N - ROOF

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



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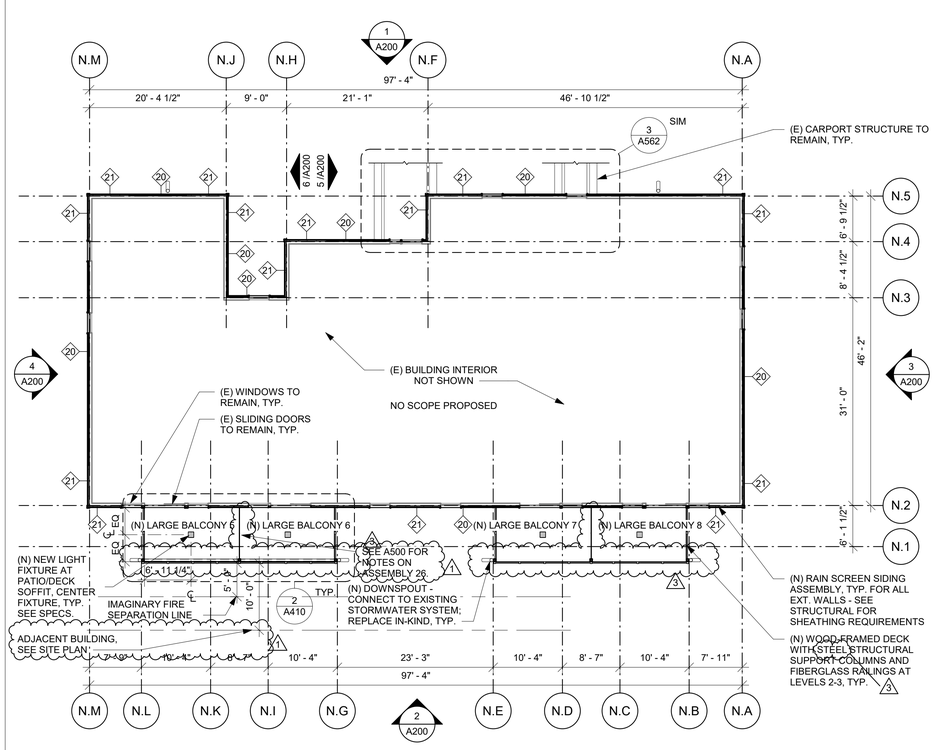

3 BLDG. N - LEVEL 3

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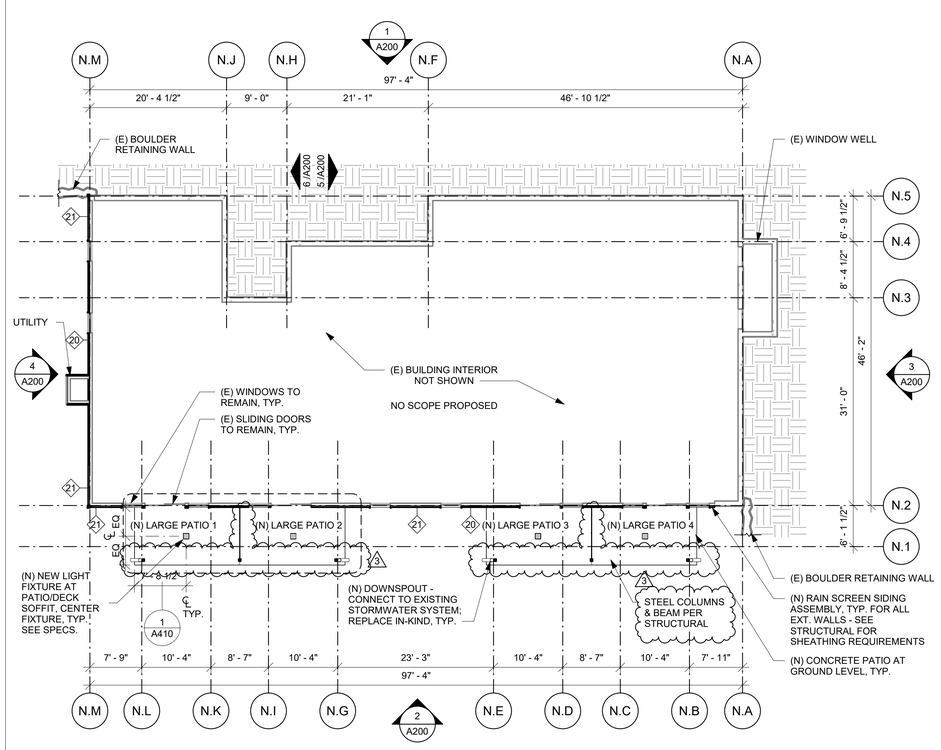

1 BLDG. N - LEVEL 1

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

0 5' 10' 20'

NORTH

GENERAL PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. ALL EXTERIOR WALLS TO BE WALL TYPE 20 U.N.O.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

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AHJ STAMP

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BLDG. N PLAN - LEVEL 1-ROOF

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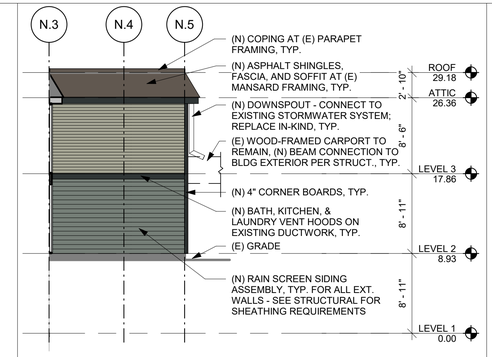
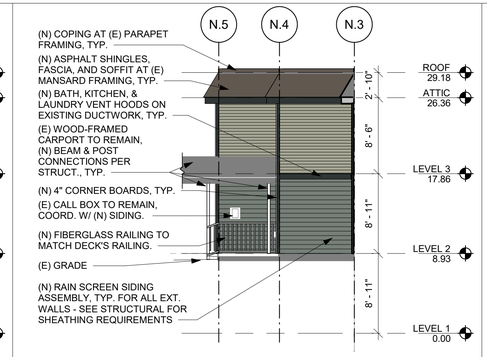


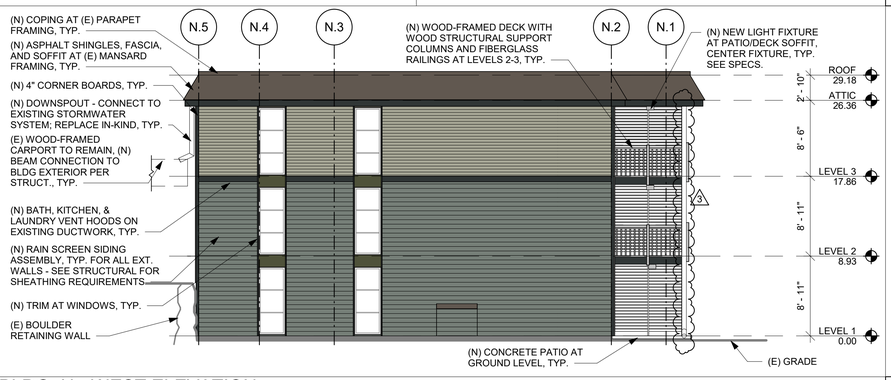
6 BLDG. N - EAST ELEVATION @ G.L. N.J

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



5 BLDG. N - WEST ELEVATION @ G.L. N.H

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



4 BLDG. N - WEST ELEVATION

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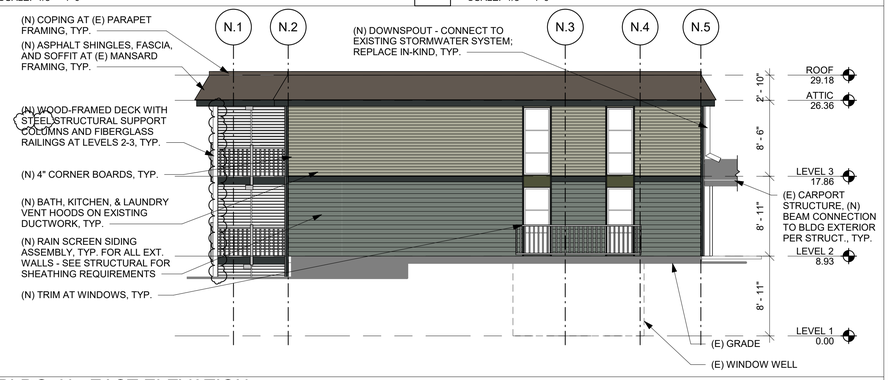
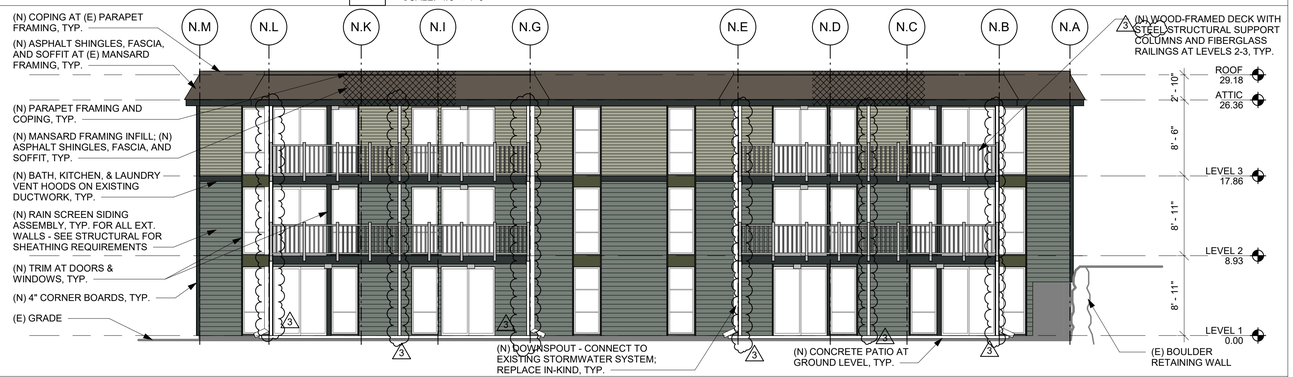


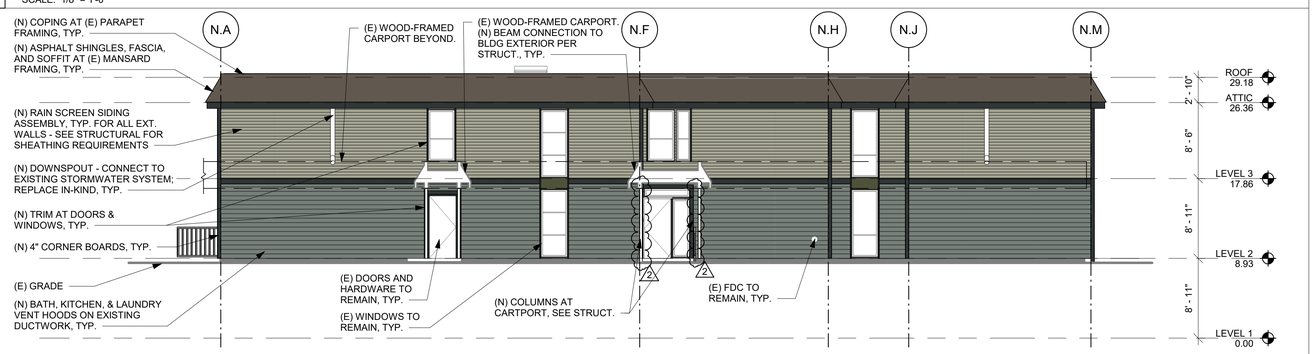
3 BLDG. N - EAST ELEVATION

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



2 BLDG. N - SOUTH ELEVATION

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



1 BLDG. N - NORTH ELEVATION

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

0 4' 8' 16'

ELEVATION LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

MATERIAL LEGEND

COLOR SCHEME 3 - PREFERRED

- FIBER CEMENT 4" REVEAL LAP SIDING SHERWIN WILLIAMS, FROSTED FERN (SW9648)
- FIBER CEMENT TRIM SHERWIN WILLIAMS, NIGHT WATCH (SW9680)
- FIBER CEMENT 6" REVEAL LAP SIDING SHERWIN WILLIAMS, TAIGA (SW9654)
- FIBER CEMENT PANEL SHERWIN WILLIAMS, SECRET GARDEN (SW6181)

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SHEET NO.:	

A200

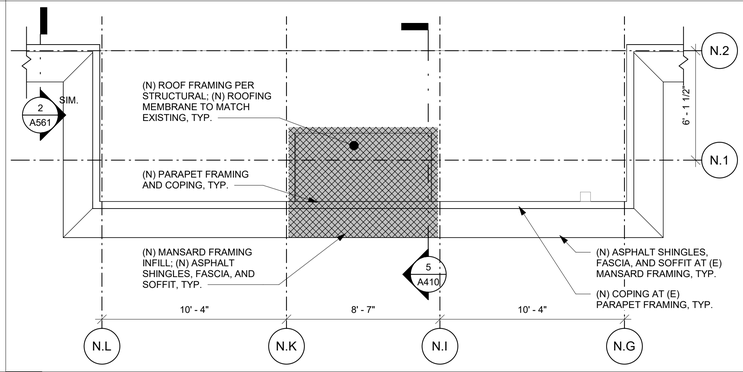
7/26/2023 4:02:06 PM

PLAN LEGEND

EXISTING WALL / ELEMENT TO REMAIN

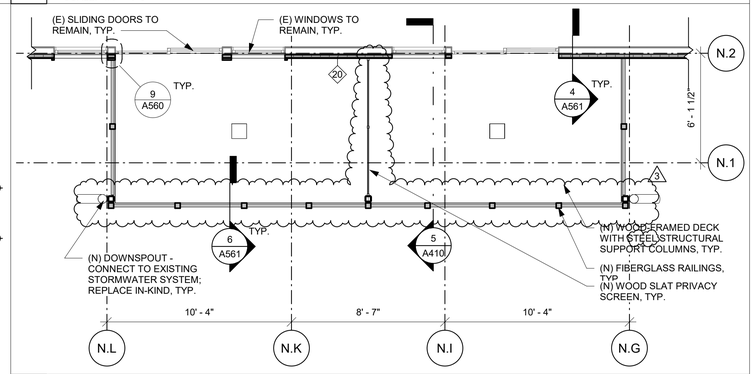
NEW WALL / ELEMENT

NEW ROOF FRAMING PER STRUCTURAL, NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING



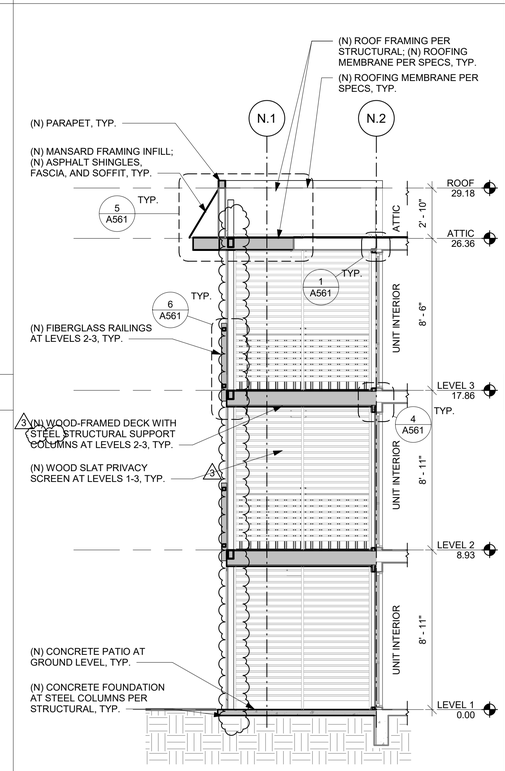
3 PLAN - LARGE BALCONY @ BLDG. N ROOF

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



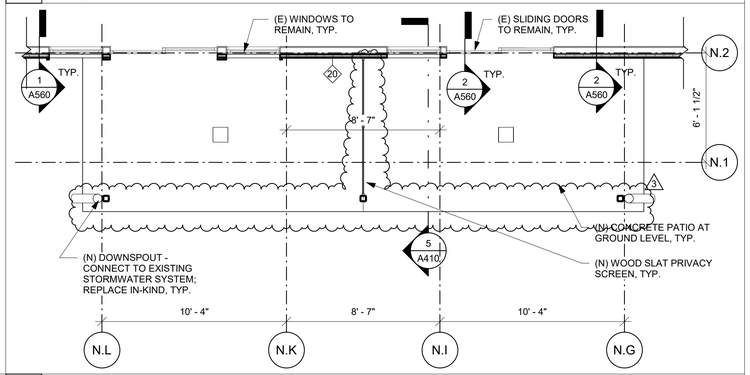
2 PLAN - LARGE BALCONY @ BLDG. N L2-3

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



5 SECTION - LARGE BALCONY @ BLDG. N

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



1 PLAN - LARGE BALCONY @ BLDG. N L1

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

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. N BALCONY DETAILS

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

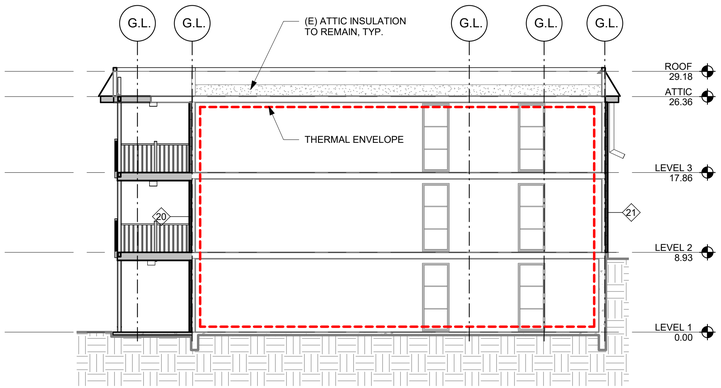
SHEET NO.:

A410

ENERGY CODE SUMMARY

2018 WASHINGTON STATE ENERGY CODE + BELLEVUE AMENDMENTS

CODE SECTION	DESCRIPTION		COMPLIANCE NOTES
CHAPTER 2: DEFINITIONS			
ALTERATION	ANY CONSTRUCTION, RETROFIT OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION. ALSO, A CHANGE IN A BUILDING, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM THAT INVOLVES AN EXTENSION, ADDITION OR CHANGE TO THE ARRANGEMENT, TYPE OR PURPOSE OF THE ORIGINAL INSTALLATION.		N/A
RESIDENTIAL BUILDING	GROUP R-2 BUILDINGS THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE, AS WELL AS ACCESSORY STRUCTURES THERETO.		N/A
CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY			
R402.1: GENERAL (PRESCRIPTIVE)			
TABLE R402.1.1	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
	WOOD FRAME WALL R-VALUE	R-21 INT.	SEE WALL TYPE 21 ON A500.
CHAPTER 5: EXISTING BUILDING			
R501: GENERAL			
R501.1.1	ALTERATIONS TO AN EXISTING BUILDING SHALL COMPLY WITH SECTION R503. UNALTERED PORTIONS OF THE EXISTING BUILDING SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.		N/A
R503: ALTERATIONS			
R503.1	ALTERATIONS TO AN EXISTING BUILDING SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE.		N/A
R503.1.1	BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH: SECTION R402.1.1, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 R402.4.4. THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: 2. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21. 3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.		INSULATION WILL BE ADDED TO EXPOSED WALL CAVITIES. SEE WALL TYPE 21 ON A500. THE SCOPE OF WORK FOR THIS PROJECT DOES NOT EXPOSE ANY FLOOR OR ROOF CAVITIES THAT ARE PART OF THE THERMAL ENVELOPE.



WALL TYPES VARY PER LOCATION.

INSULATION ADDED TO WALL CAVITIES PER WALL TYPE 21 ON A500.

1 TYPICAL SECTION - THERMAL ENVELOPE

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

LEGEND

EXISTING ELEMENT TO REMAIN

NEW ELEMENT

WALL ASSEMBLY TYPES: EXTERIOR WALLS

NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL VALUE
20 — EXISTING EXT. WALL (SHTG. TO REMAIN) 1 HR RATED FROM THE INTERIOR	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (E) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		• (E) GYPSUM SHEATHING			
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 20a, SEE PLAN FOR LOCATION)			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
3 — 20a — 1 HR RATED FROM THE INTERIOR & EXTERIOR.					
21 — EXISTING EXT. WALL (SHTG. TO BE REPLACED) 1 HR RATED FROM THE INTERIOR	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (N) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 21a, SEE PLAN FOR LOCATION)			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
3 — 21a — 1 HR RATED FROM THE INTERIOR & EXTERIOR.					
25 — NEW SHEAR WALL AT BALCONIES NOT RATED	EXT. EXT.	-	-	-	-
		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x6 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
3					
26 — NEW PRIVACY WALL AT BALCONIES NOT RATED	EXT. EXT.	- NOT USED	-	-	-
		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
		NOTES: WALL TYPE '26' IS NOT CONSIDERED A SEPARATION WALL UNDER IBC 420.2. IT DOES NOT SEPARATE DWELLING UNITS OR SLEEPING UNITS IN THE SAME BUILDING. 'WALL TYPE '26' IS A NON-BEARING EXTERIOR "SCREEN" THAT PROVIDES PRIVACY BETWEEN TWO ADJACENT EXTERIOR BALCONIES THAT ARE OUTSIDE OF THE BUILDING ENVELOP. THEREFORE DOES NOT REQUIRED TO BE RATED. ADDITIONALLY, THE EXISTING BALCONIES HAVE PERFORATED SCREENS FOR PRIVACY.			

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BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
1	11/23/22	PERMIT SET
2	04/27/23	CORRECTIONS 1
3	04/27/23	DESIGN CHANGE 2
4	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

ASSEMBLIES

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A500

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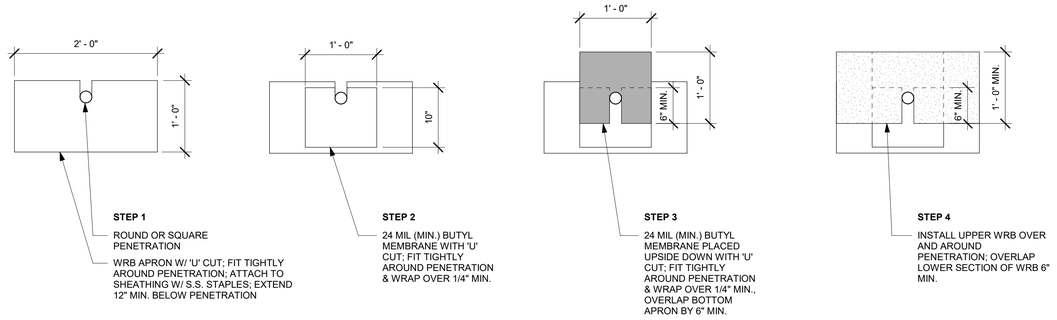
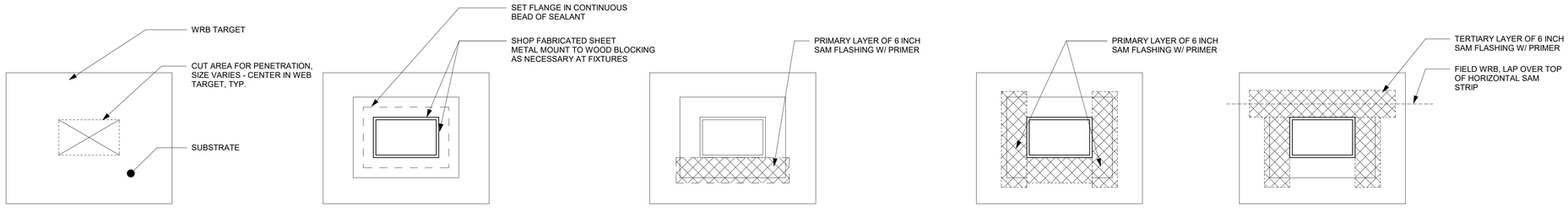


NOTE: ALTERNATELY QUICKFLASH MAY BE USED FOR PIPE PENETRATIONS, REFER TO 6/A540 FOR SEQUENCING

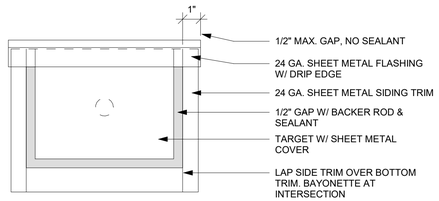
4 ELEVATION - TARGET FLASHING FOR PENETRATIONS UP TO 6"

SCALE: 1" = 1'-0"



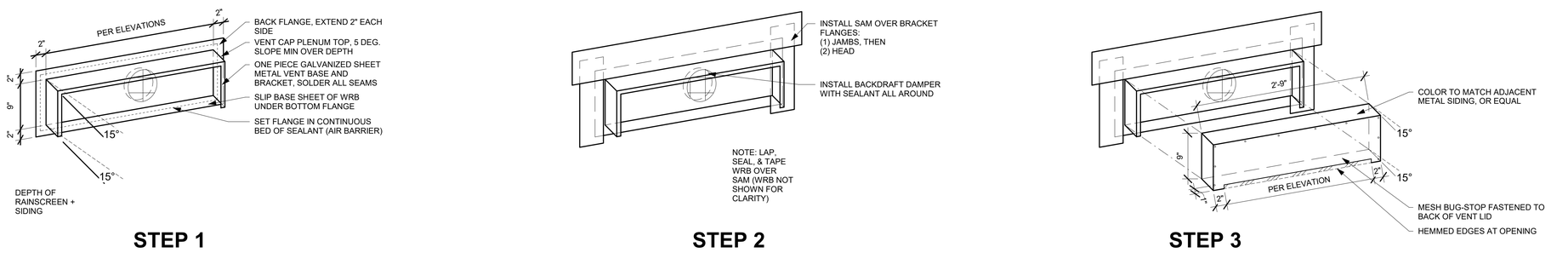
3 ELEVATION - TARGET FLASHING - B

SCALE: 1" = 1'-0"



2 ELEVATION - TARGET FLASHING - A

SCALE: 3" = 1'-0"



1 AXON - VENT BASE AND LID INSTALLATION SEQUENCE

SCALE: 1" = 1'-0"

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AHJ STAMP

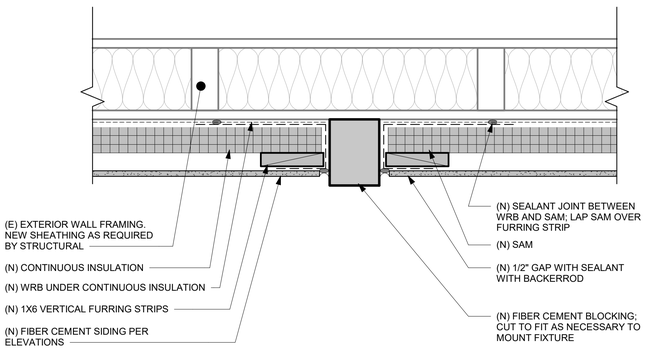
TITLE

DETAILS - AIR BARRIER

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

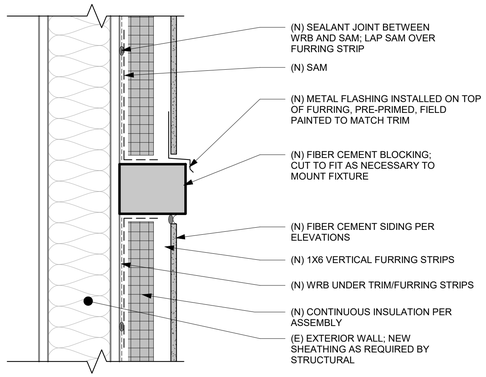
SHEET NO.:

A540



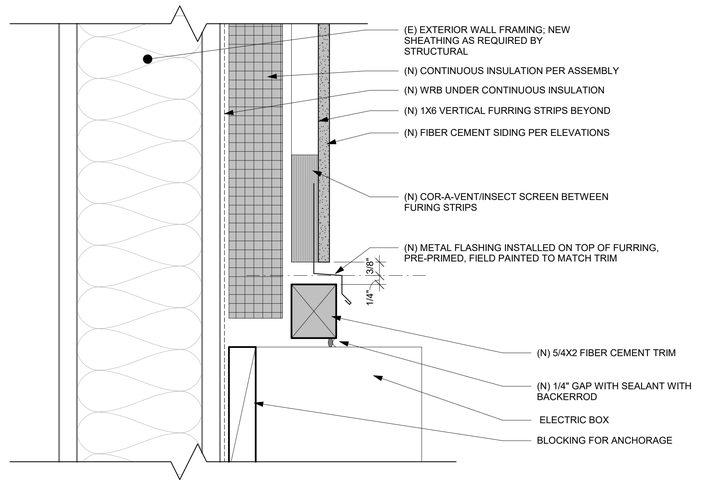
9 PLAN - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



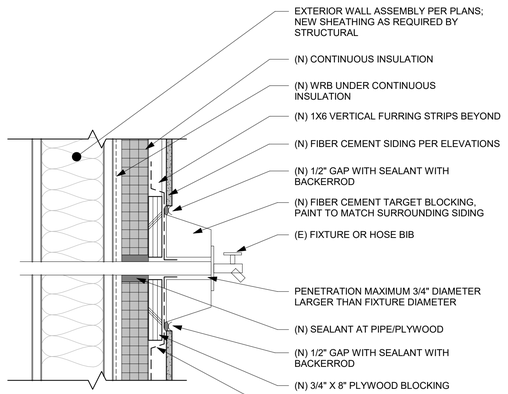
6 SECTION - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



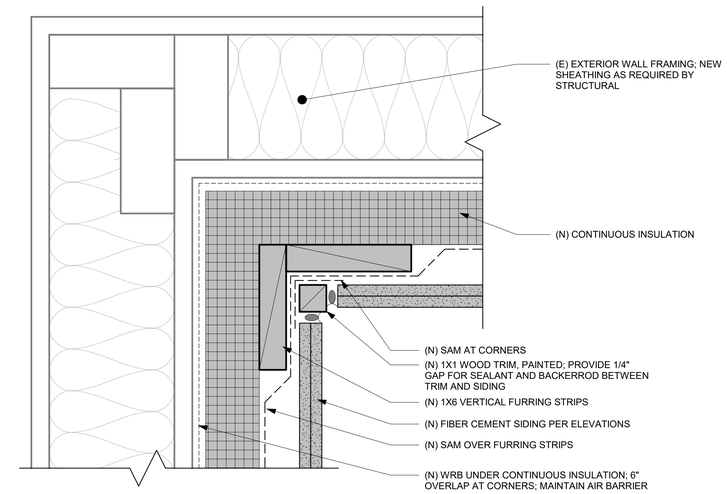
3 SECTION - FIBER CEMENT LAP SIDING @ JUNCTION BOX

SCALE: 6" = 1'-0"



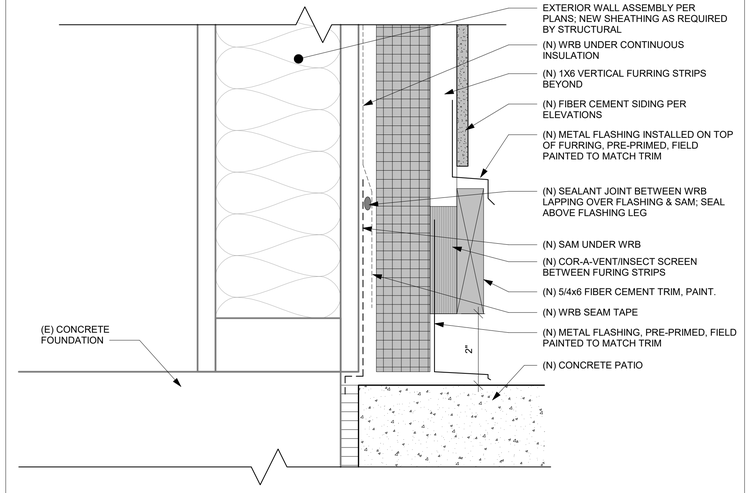
8 SECTION - FIBER CEMENT SIDING @ WALL PENETRATIONS

SCALE: 3" = 1'-0"



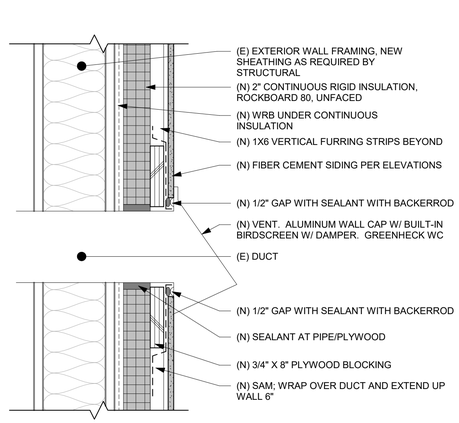
5 PLAN - FIBER CEMENT LAP SIDING @ INSIDE CORNERS

SCALE: 6" = 1'-0"



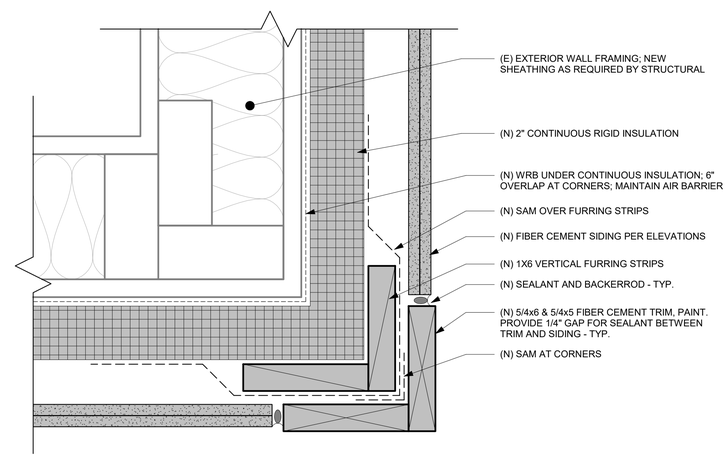
2 SECTION - FIBER CEMENT SIDING TERMINATION @ CONCRETE

SCALE: 6" = 1'-0"



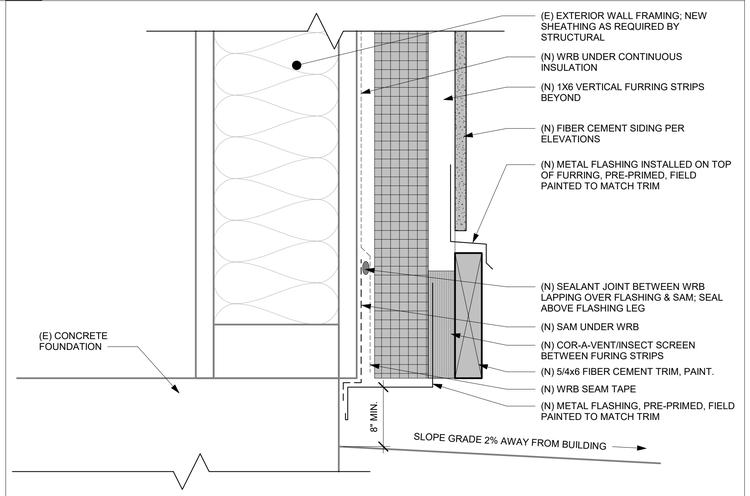
7 SECTION - FIBER CEMENT LAP SIDING @ EXHAUST VENT

SCALE: 3" = 1'-0"



4 PLAN - FIBER CEMENT LAP SIDING @ OUTSIDE CORNERS

SCALE: 6" = 1'-0"



1 SECTION - FIBER CEMENT SIDING TERMINATION @ GRADE

SCALE: 6" = 1'-0"

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1	04/27/23	CORRECTIONS 1
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AHJ STAMP

TITLE

DETAILS - SIDING

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
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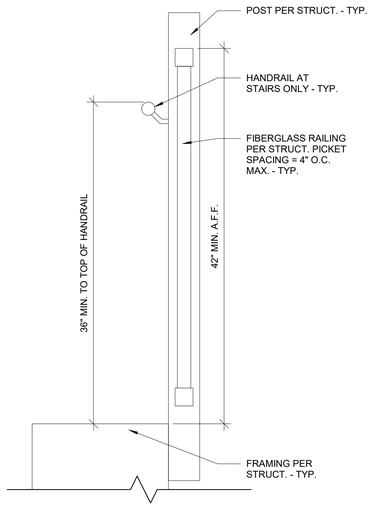
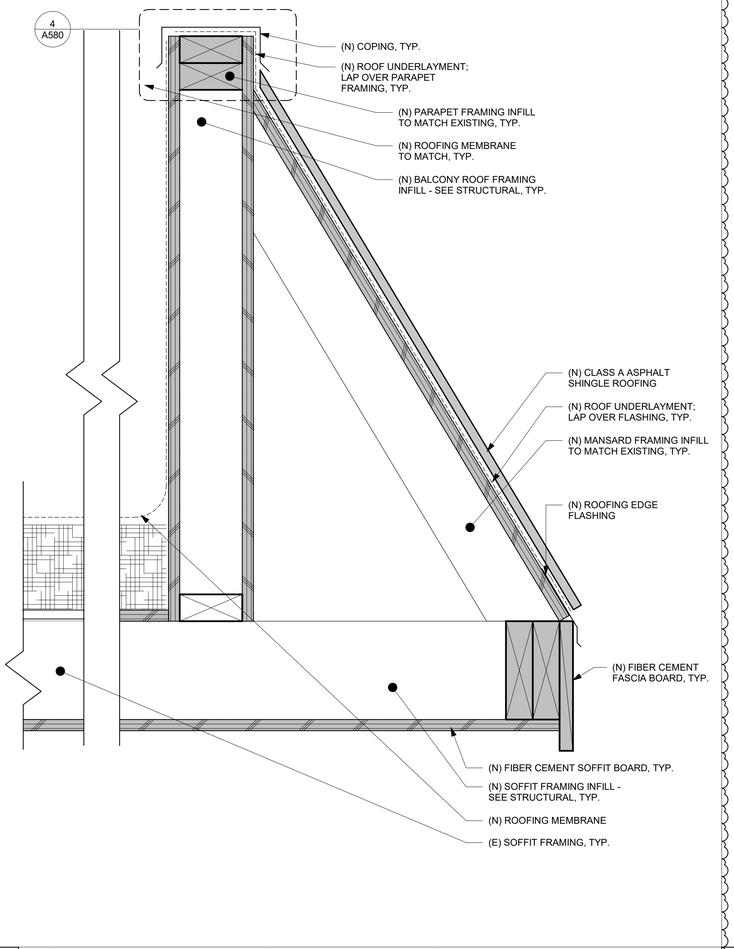
SHEET NO.:

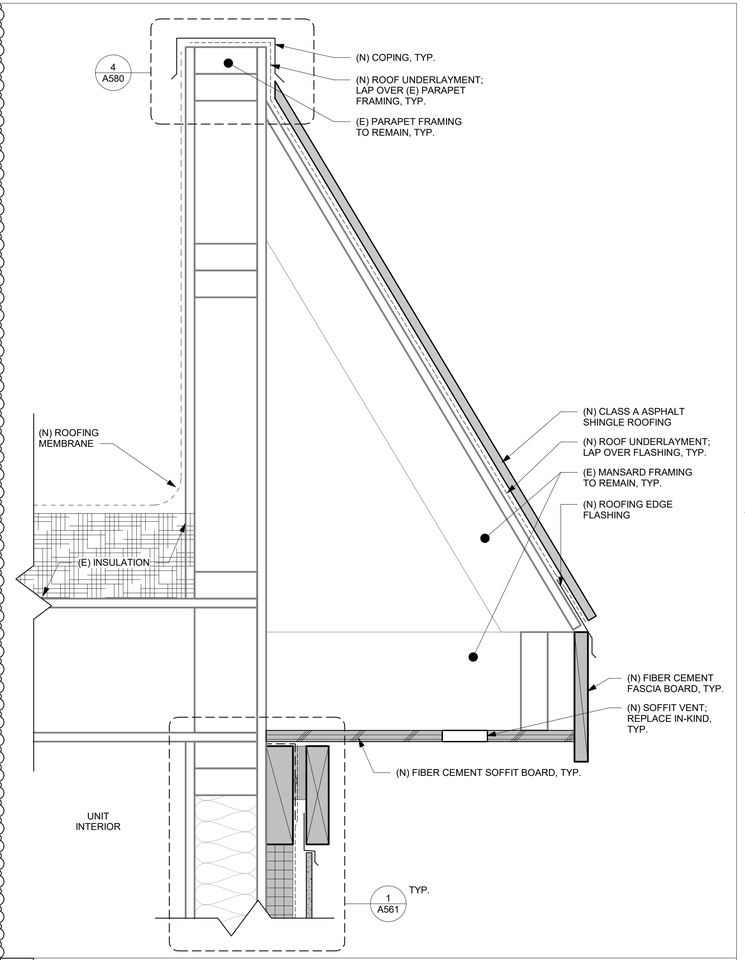
A560



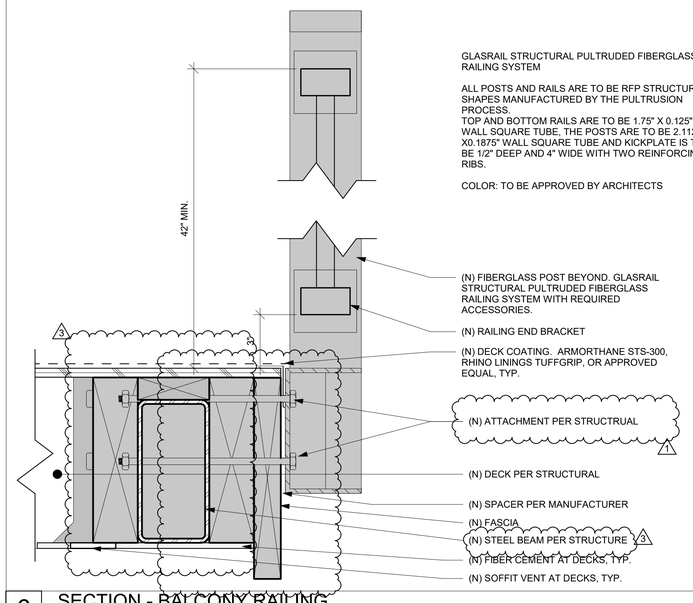
7 SECTION - HANDRAIL, TYP.
SCALE: 1 1/2" = 1'-0"



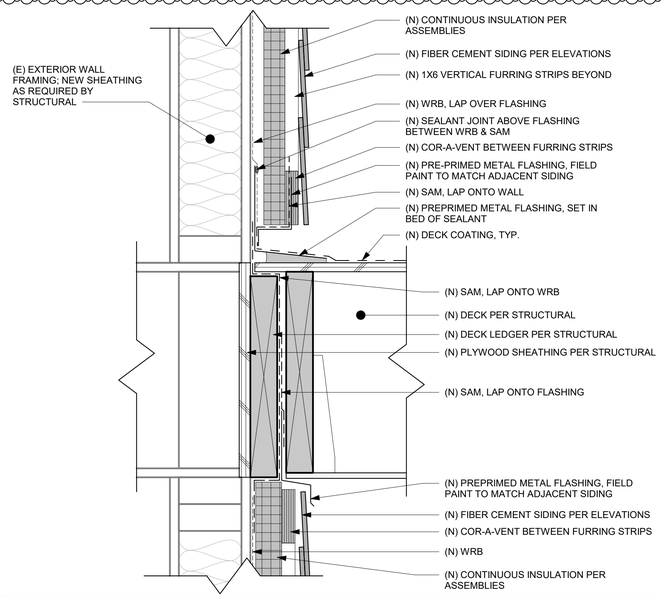
5 SECTION - MANSARD DETAIL @ BALCONY, TYP.
SCALE: 3" = 1'-0"



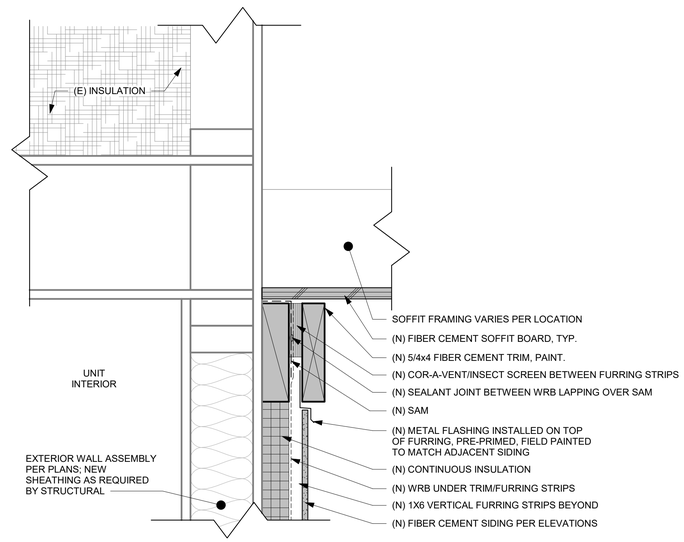
2 SECTION - MANSARD DETAIL @ ROOF, TYP.
SCALE: 3" = 1'-0"



6 SECTION - BALCONY RAILING
SCALE: 3" = 1'-0"



4 SECTION - BALCONY LEDGER @ WALL
SCALE: 3" = 1'-0"



1 SECTION - FIBER CEMENT SIDING @ SOFFIT
SCALE: 3" = 1'-0"

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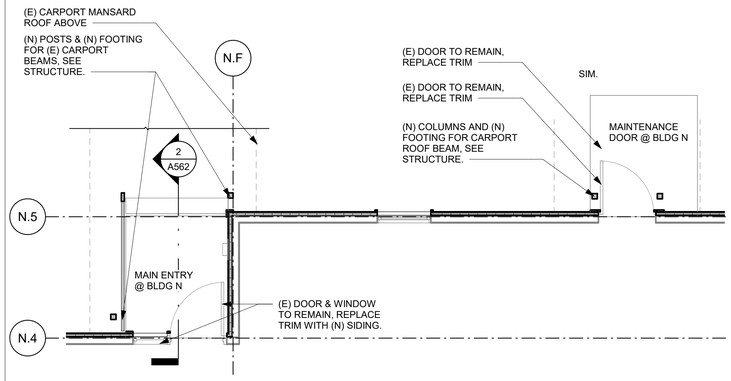
AHJ STAMP

TITLE

DETAILS - SIDING AND BALCONY

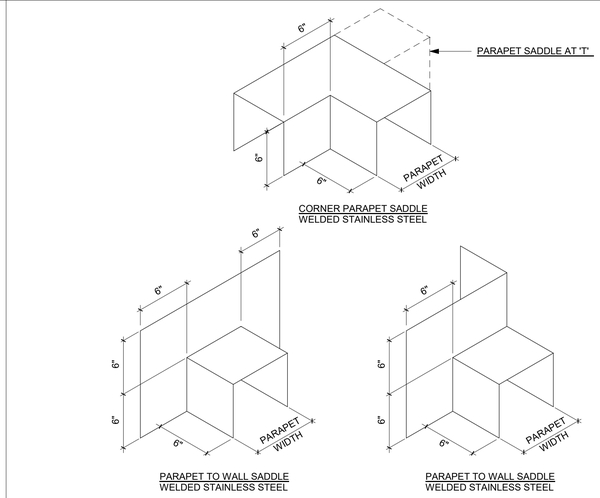
PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A561



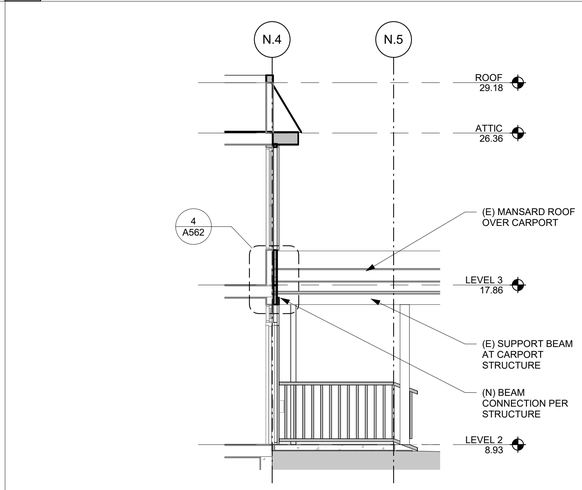
3 BLDG. N - PLAN - LEVEL 2 CARPORT ENTRY

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



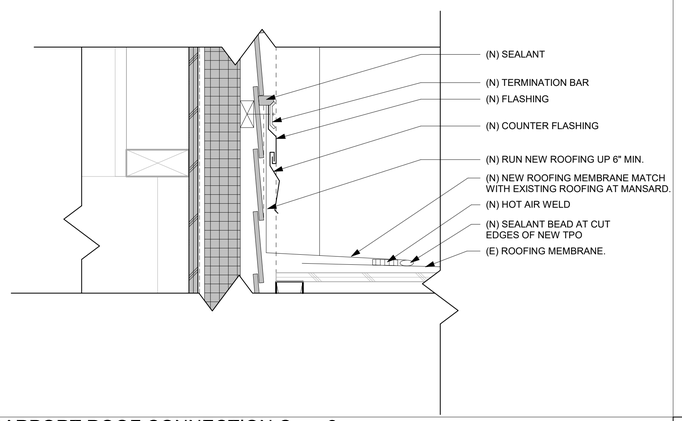
5 AXON - SADDLE FLASHING @ PARAPET

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



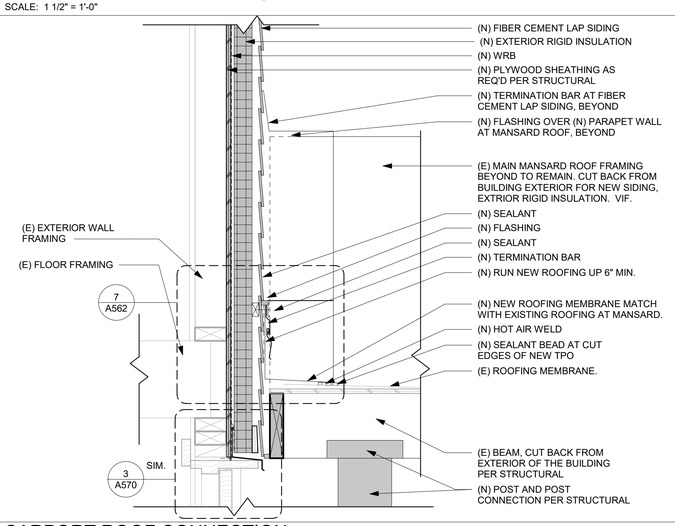
2 SECTION - CARPORT BEAM AT ENTRY @ BLDG. N

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



7 CARPORT ROOF CONNECTION Copy 2

SCALE: 3" = 1'-0"



4 CARPORT ROOF CONNECTION

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

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CASCADIAN APARTMENTS

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BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

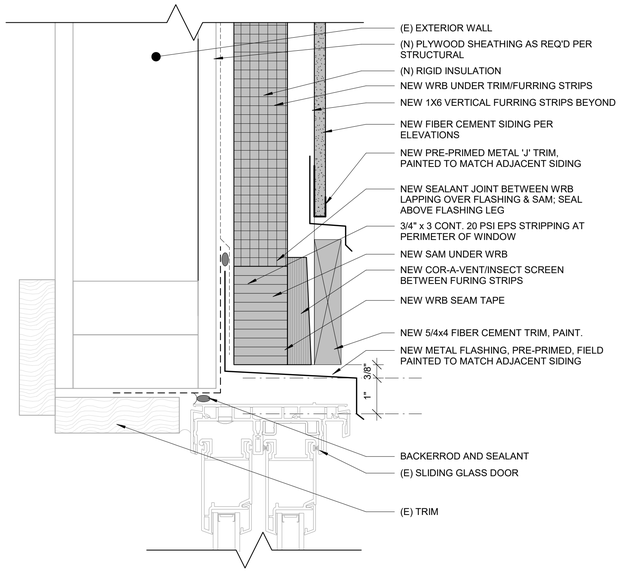
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

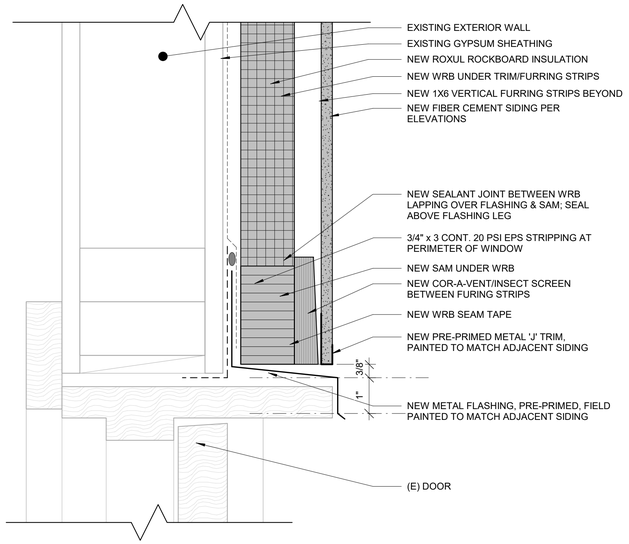
TITLE

DETAILS - SIDING AND CARPORT

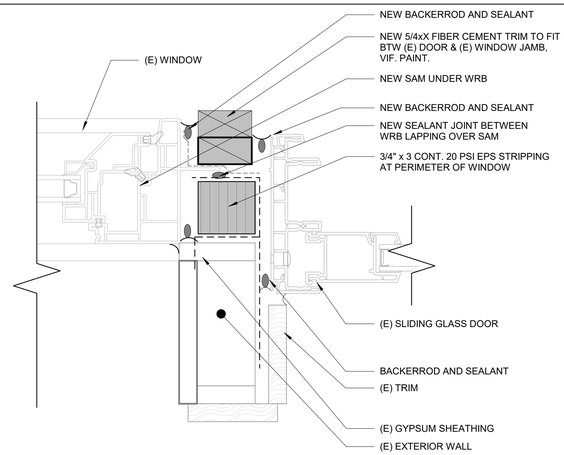
PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.	A562



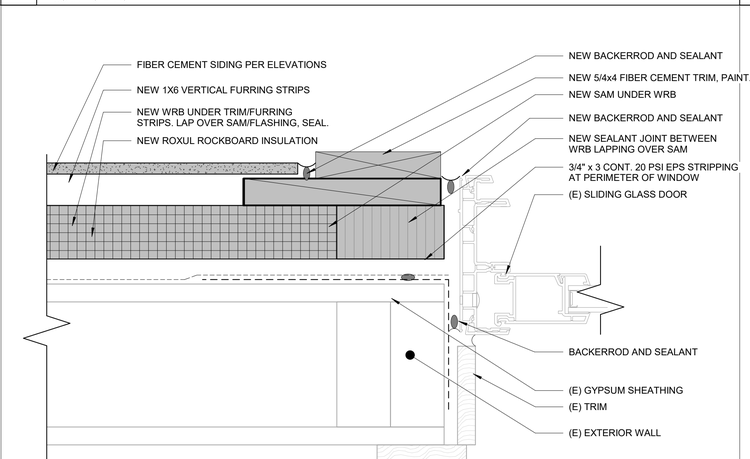
6 SECTION - EXTERIOR SLIDING GLASS DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



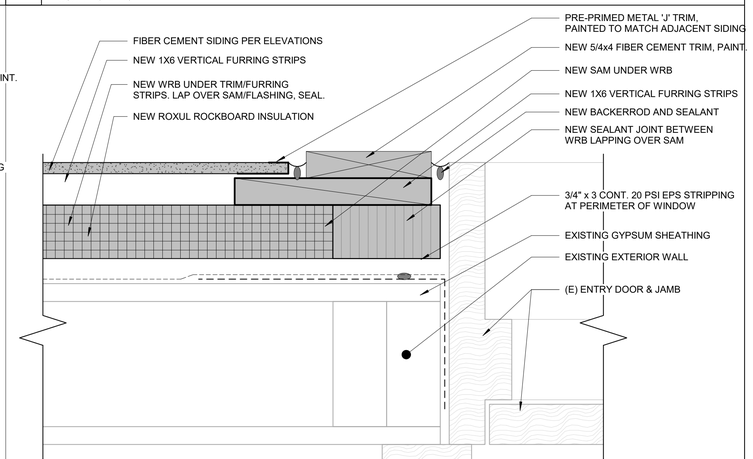
3 SECTION - EXTERIOR DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



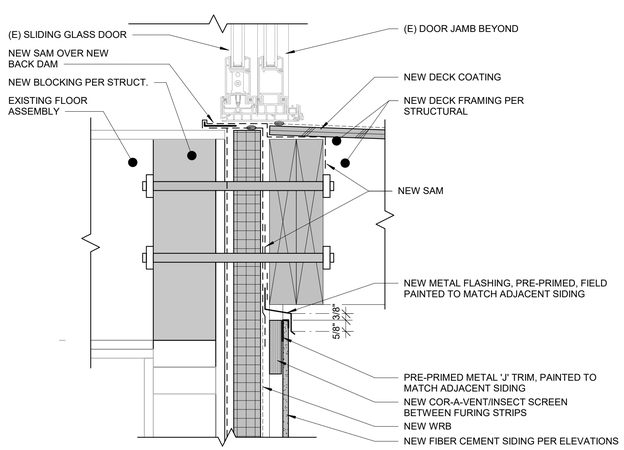
8 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP. Copy 1
SCALE: 6" = 1'-0"



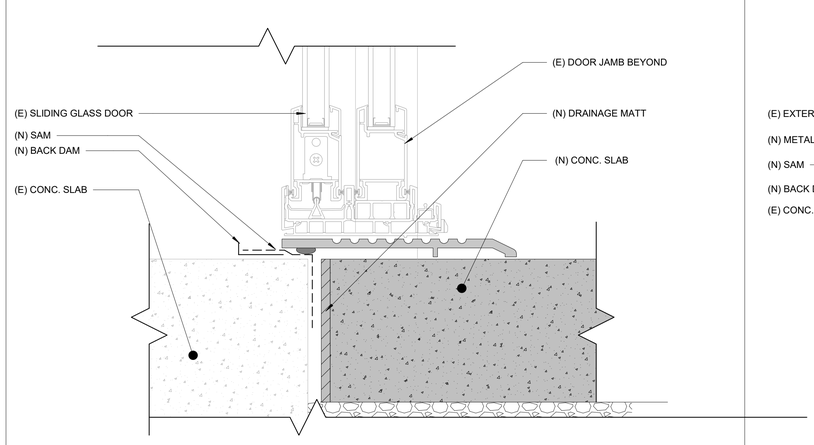
5 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



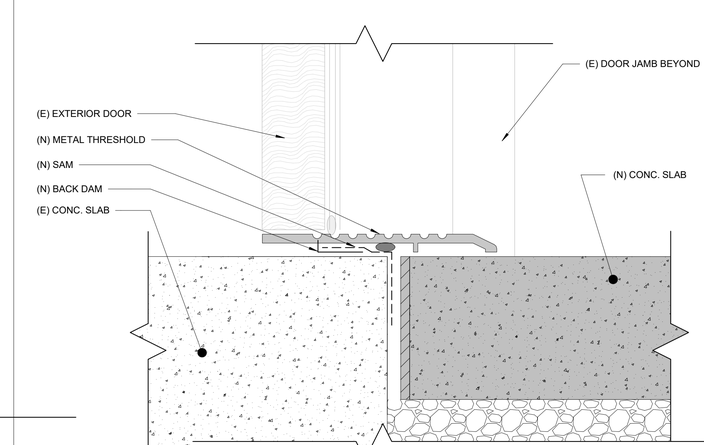
2 PLAN - EXTERIOR DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



7 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 2-3, TYP.
SCALE: 3" = 1'-0"



4 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 1, TYP.
SCALE: 6" = 1'-0"



1 SECTION - EXTERIOR DOOR SILL, TYP.
SCALE: 6" = 1'-0"

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REVISIONS / NOTES

NO.	DATE	DESCRIPTION
	10/07/19	BID SET
1	11/08/19	BID ADDENDUM #1

DPD STAMP

TITLE

DETAILS - EXTERIOR DOORS

-

PERMIT #	
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	A570

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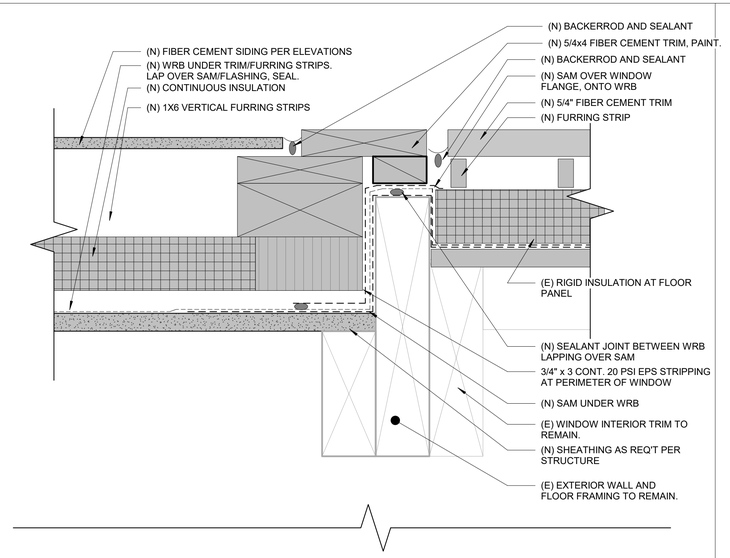
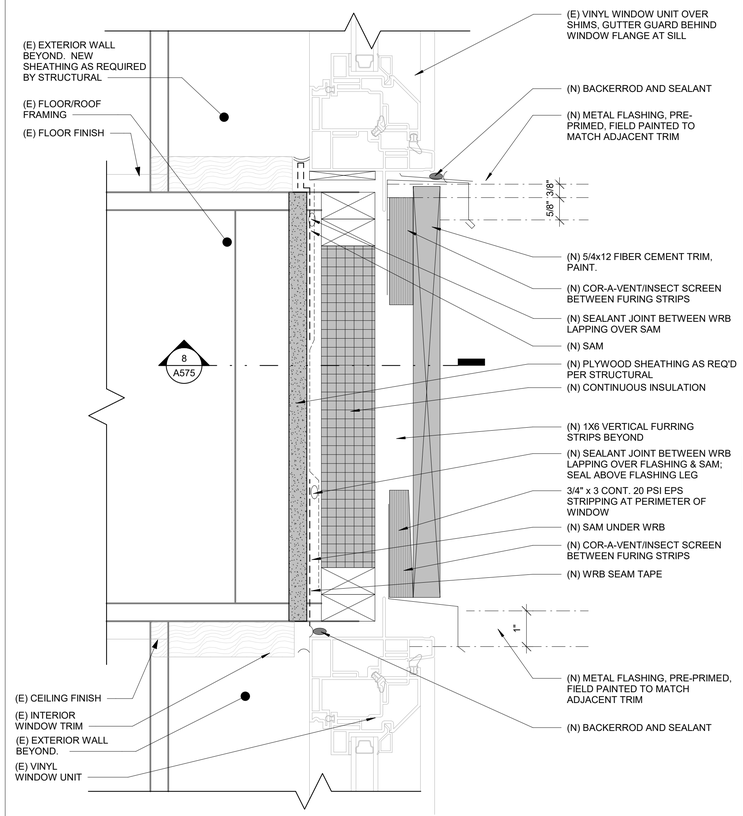


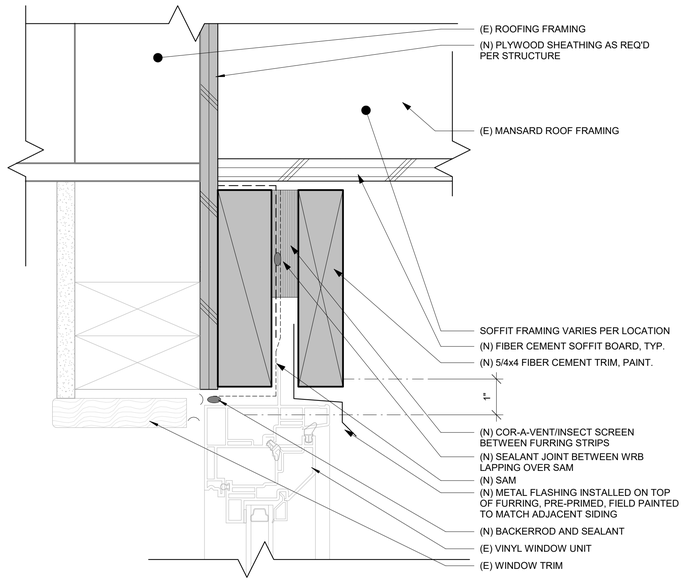
8 PLAN - VINYL WINDOW B - JAMB @ FIBER CEMENT PANEL

SCALE: 6" = 1'-0"



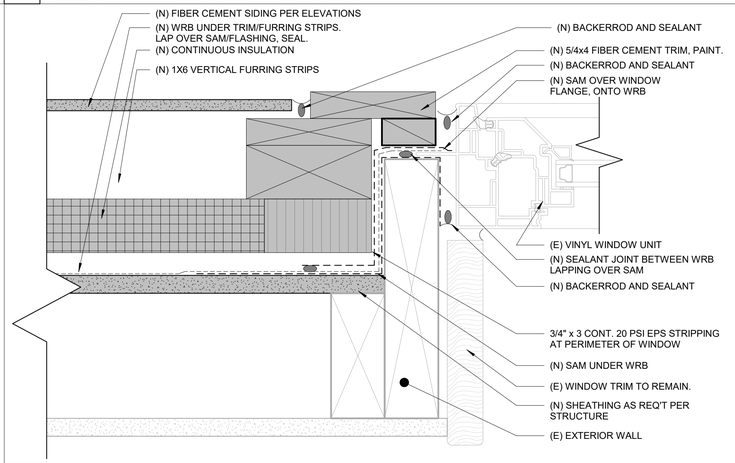
7 SECTION - VINYL WINDOW A - SILL & HEAD @ FLOOR, WINDOW B SIM

SCALE: 6" = 1'-0"



6 SECTION - VINYL WINDOW A - HEAD @ SOFFIT

SCALE: 6" = 1'-0"

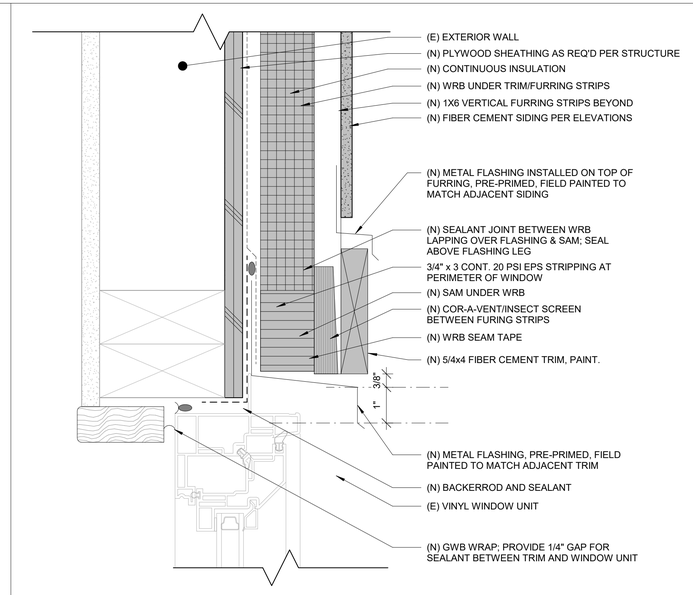


5 PLAN - VINYL WINDOW A - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"

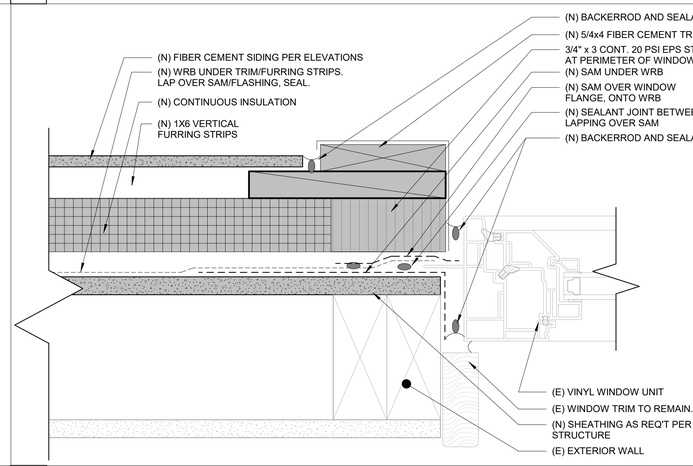
4 SECTION - VINYL WINDOW A SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



3 SECTION - VINYL WINDOW B - HEAD @ LAP SIDING

SCALE: 6" = 1'-0"



2 PLAN - VINYL WINDOW B - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"

1 SECTION - VINYL WINDOW B SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"

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STATE OF WASHINGTON

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2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

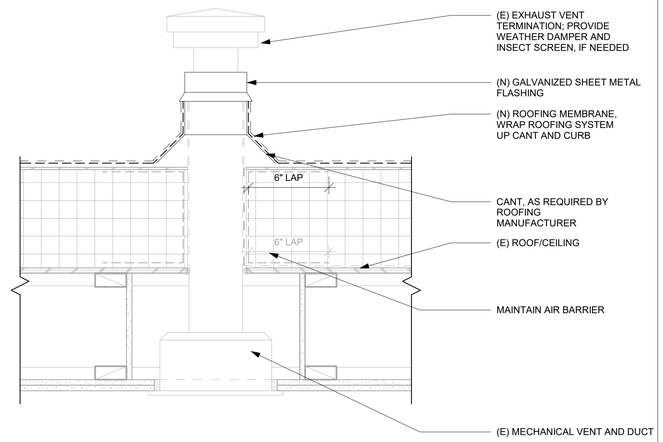
AHJ STAMP

TITLE

DETAILS - EXTERIOR WINDOWS (VINYL)

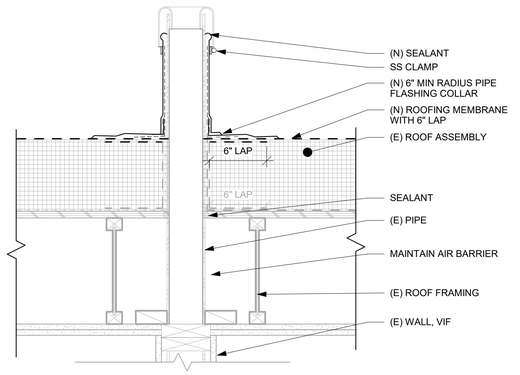
PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A575



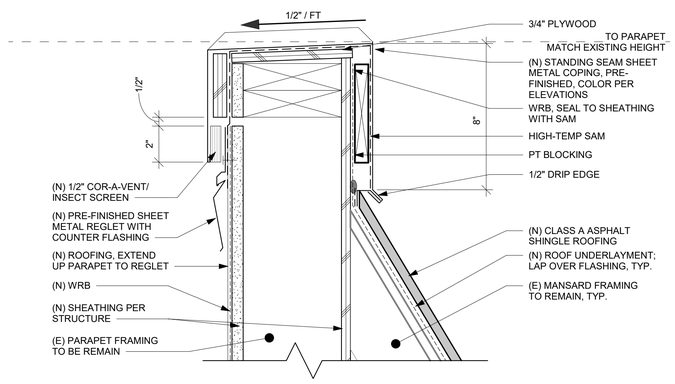
7 EXHAUST DUCT @ (N) ROOFING & FLASTHING AT (E) DUCT

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



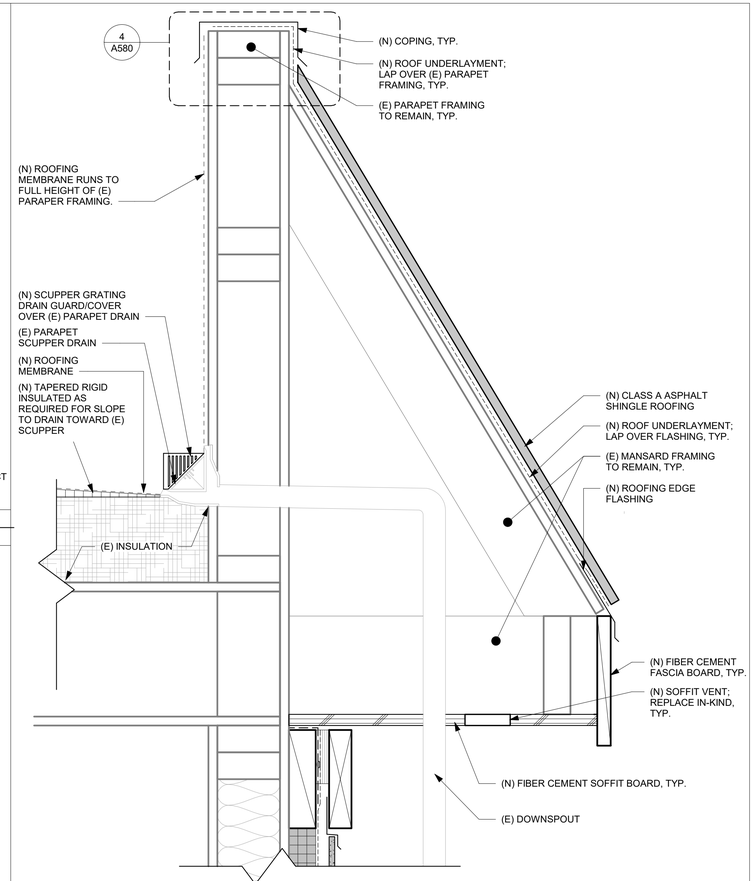
5 SECTION - (N) ROOFING & FLASHING AT (E) PIPE PENETRATION, TYP

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



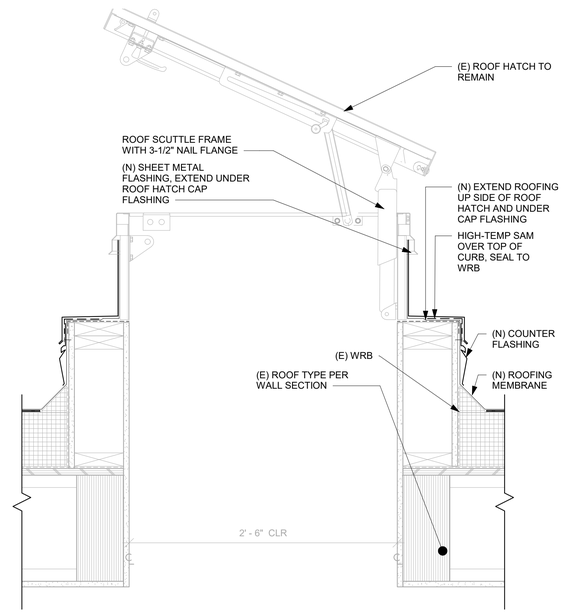
4 SECTION - PARAPET_MANSARD

SCALE: 3" = 1'-0"



2 SECTION - (N) ROOFING & DRAIN COVER AT (E) PARAPET SCUPPER

SCALE: 3" = 1'-0"



1 SECTION - (N) ROOFING AND FLASHING AT (E) ROOF HATCH

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

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2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

DETAILS - ROOF

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

A580

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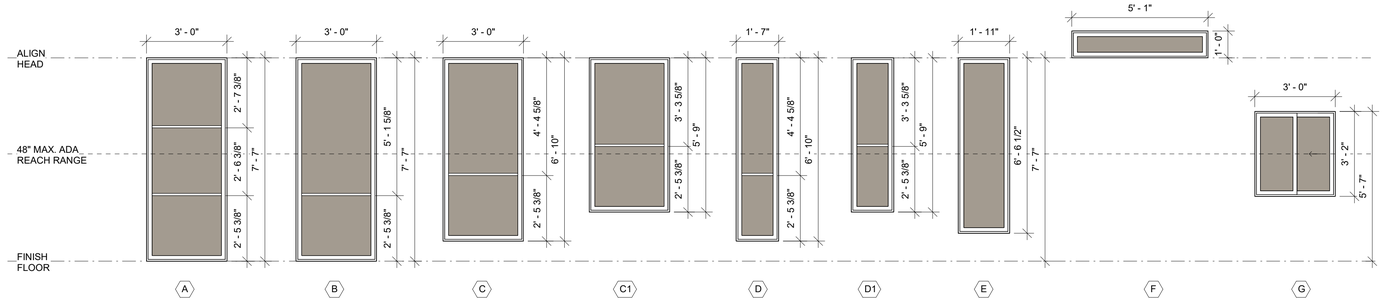
WINDOW SCHEDULE - VINYL												
TYPE	SIZE					OPERATION	FRAME	FRAME COLOR	SQ FT	REMARKS	QTY
	RO WIDTH	RO HEIGHT	WIDTH	HEIGHT	SILL HEIGHT						
A	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	58
B	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	46
C1	3' - 0"	5' - 9"	2' - 11 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	17 SF	1	2
D	1' - 7"	7' - 7"	1' - 6 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
D1	1' - 7"	5' - 9"	1' - 6 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	9 SF	1	1
E	1' - 11"	6' - 6 1/2"	1' - 10 1/2"	6' - 6"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
F	5' - 1"	1' - 0"	5' - 0 1/2"	0' - 11 1/2"	6' - 10"	FIXED	VINYL	TO MATCH EXIST	5 SF	1	1
G	3' - 0"	3' - 2"	2' - 11 1/2"	3' - 1 1/2"	4' - 6 5/16"	SLIDER	VINYL	TO MATCH EXIST	9 SF	1	4
											114

NOTES:
1. ALL EXISTING WINDOWS TO REMAIN. REPLACE IN KIND IF EXISTING WINDOWS SHOW EXTENSIVE DAMAGES DURING RESIDING PHASE.



610 WINDOW TYPES - VINYL

SCALE: 3/8" = 1'-0"

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AHJ STAMP

TITLE

SCHEDULES

PERMIT #	22129561 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

A600

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL NEW MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR EXTERIOR DECK REPLACEMENT SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). THE EXISTING WALL SHEATHING ON THE BUILDING CONSISTS OF ½" GYPSUM SHEATHING EVERYWHERE. AS PART OF THE SIDING REPLACEMENT PROJECT, THE EXTERIOR GYPSUM SHEATHING WILL BE REPLACED WITH NEW CDX SHEATHING (BRACED WALL PANEL) IN THE AREAS NOTED ON THE PLAN. NEW PRESCRIPTIVE POSITIVE CONNECTIONS (HOLDOWNS) WILL BE PROVIDED AT THE ENDS OF EACH NEW BRACED WALL SECTION. THIS WORK IS THE ONLY SCOPE OF A VOLUNTARY SEISMIC UPGRADE PER IEBC 503.13. ALL WALL SHEATHING UPGRADE WORK WILL OCCUR FROM THE EXTERIOR ONLY. NO NEW DIAPHRAGM SHEATHING, COLLECTORS, CHORDS OR CONNECTIONS ARE PROPOSED. THE WALL SHEATHING & HOLDOWN UPGRADE WORK IS VOLUNTARY AND PRESCRIPTIVE IN NATURE AND NOT DESIGNED TO MEET CURRENT SEISMIC CODE REQUIREMENTS.

2. DESIGN LOADING CRITERIA

ROOF LIVE LOAD (SNOW, IRREDUCIBLE, NOT INCLUDING DRIFT)	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)	60 PSF
EARTHQUAKE	RISK CATEGORY 2, IE =1.0 $S_S = 1.30$, $S_1 = 0.45$, SITE CLASS = D (ASSUMED), $S_{DS} = 1.04$, $S_{D1} = 0.56$, SDC = D, NEW DECKS BSFRS = ORDINARY STEEL MOMENT FRAMES R = 3.5 CS =0.297, RHO =1.3 SINGLE WIDE DECK DESIGN BASE SHEAR V=1.7K DOUBLE WIDE DECK DESIGN BASE SHEAR V=2.8K EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN LOADING CRITERIA - DEAD LOADS

ROOF DEAD LOAD	16 PSF
FLOOR DEAD LOAD (RESIDENTIAL DECKS)	15 PSF

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

   DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.

   CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

7. CONTRACTOR½INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.

8. 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 STRUCTURAL ENGINEER.

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

10. SHOP DRAWINGS FOR
    REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION),
    STRUCTURAL STEEL,

    SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

    CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DETAILS DRAWN BY THE FABRICATOR. SHOP DRAWINGS SHALL BE MINIMUM 24" X 36" SHEETS (HALF SIZE SETS ACCEPTABLE). COPIES OF THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED.

    POST TENSIONING SHOP DRAWINGS ARE TO SHOW ALL DETAILS OF TENDON PLACEMENT, END ANCHORAGE, CONNECTIONS, BLOCKOUTS OF ALL HOLES, INSERTS AND OTHER POST TENSIONING DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. FOLLOWING CONTRACTOR REVIEW AND APPROVAL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 14 DAYS.

    RESUBMITTALS OF PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL REVISION NUMBER. CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 7 DAYS.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER OF RECORD ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THE CONTRACTOR DEMONSTRATES THIS UNDERSTANDING BY INDICATING WHICH MATERIAL THEY INTEND TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THEY INTEND TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

    SHOP DRAWINGS OF ALL DESIGN BUILD COMPONENTS SUCH AS STAIRS AND EXTERIOR CLADDING SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTAL.

INSPECTIONS

12.

STRUCTURAL ELEMENTS	FREQUENCY OF INSPECTON	CODE REFERENCE
CONCRETE		
REINFORCING STEEL AND PLACEMENT	PERIODIC	IBC 1908.4 & TABLE 1705.3 ITEM 1
DRILLED AND EPOXIED BOLTS, RODS AND ANCHORS	PERIODIC	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
DRILLED AND EPOXIED REINFORCING	CONTINUOUS	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
CAST CONCRETE CAST SAMPLES FOR STRENGTH, SLUMP AND TEMPERATURE TESTING)	CONTINUOUS	IBC 1908.10 & TABLE 1705.3
CONCRETE & SHOTCRETE PLACEMENT	CONTINUOUS	IBC1908.6-8 TABLE 1705.3, ACI 318 26.5
CURING TEMPERATURE & TECHNIQUES	PERIODIC	IBC 1908.9, TABLE 1705.
STEEL		
STRUCTURAL STEEL FABRICATION AND ERECTION	PERIODIC	IBC 1705.2.1, AISC 360

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1704, AND SECTION 1708 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

13. STATEMENT OF SPECIAL INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1705 OF THE 2018 IBC AS FOLLOWS:

    A. THE FOLLOWING SYSTEMS WILL BE SUBJECT TO THE SEISMIC QUALITY ASSURANCE:
       ORDINARY STEEL MOMENT FRAMES
       CONCRETE FOUNDATIONS

    B. SPECIAL INSPECTION AND TESTING OF SPECIAL REINFORCED CONCRETE WALLS AND CONCRETE FOUNDATIONS SHALL CONFORM TO IBC SECTION 1708.

    C. THE TYPE AND FREQUENCY OF TESTING REQUIRED SHALL BE PER IBC SECTION 1708 AND 1704.

    D. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1707 AND 1704.

    E. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1706 AND 1704.

    F. THE REQUIRED FREQUENCY AND DISTRIBUTION OF TESTING AND SPECIAL INSPECTION REPORTS SHALL BE THE RESPONSIBILITY OF THE INSPECTION/TESTING AGENCY. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD WITHIN 14 DAYS OF INSPECTION.

    G. STRUCTURAL OBSERVATION OF THE LATERAL AND GRAVITY STRUCTURAL SYSTEMS SHALL OCCUR AT APPROPRIATE INTERVALS DURING CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL OBSERVE THAT THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ACCORDING TO THE DESIGN INTENT.

    H. A STRUCTURAL OBSERVATION REPORT SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD AFTER EACH OBSERVATION.

GEOTECHNICAL

14. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE INDIVIDUAL TESTING AGENCY OR LOCAL BUILDING OFFICIAL AT THE TIME OF EXCAVATION.

    FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB OR BUILDING INSPECTOR. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	1500 PSF (ASSUMED)
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/35 PCF (ASSUMED)
PASSIVE EARTH PRESSURE	300 PCF (ASSUMED)
COEFFICIENT OF FRICTION	0.4 (ASSUMED)

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'_C = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 6" OR LESS.

    THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318 SECTION 5.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260-06, C494M-05A, C618-05, C989-06, AND C1017M-07. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 4.4.1.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, F_Y = 60,000 PSI. EXCEPTION: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS "GRADE 40", FY = 40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-497.

17. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP-66 (04) DETAILING MANUAL AND THE LATEST EDITION OF ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	(#6 BARS OR LARGER)	2"
	(#5 BARS OR SMALLER)	1 1/2"

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

20. EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE: EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE SHALL NOT BE "WET-SET" UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, REINFORCING STEEL, ANCHOR BOLTS, DEFORMED BAR ANCHORS, EMBED PLATES, OR OTHER MISC. STEEL SHAPES TO BE CAST INTO CONCRETE.

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

22. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH HIT-RE 500 V3 ADHESIVE ANCHOR SYSTEMS AS MANUFACTURED BY HILTI, INC. OR PURE110+ ADHESIVE ANCHOR SYSTEM AS MANUFACTURED BY DEWALT - POWERS OR AN ENGINEER APPROVED ALTERNATE THAT HAS I.C.C TEST DATA FOR THEIR SPECIFIC PRODUCT AND APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C REPORTS FOR SPECIFIC EPOXY UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. HOLE SIZE SHALL BE 1/8" LARGER THAN BAR, ROD OR BOLT SIZE. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY.

STEEL

23. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

24. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY = 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36 FY = 36 KSI, FOR PLATES, MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING (HSS ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY = 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND FY = 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36 TYPICAL AND GRADE 105 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X3/8 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A307, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A193 GRADE B7.

25. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

26. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL. FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATORS SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE # 13. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

    ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

    ALL WELDS NOTED AS 'DEMAND CRITICAL' ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 40 FT-LB AT 70 DEGREES AS DETERMINED BY ASCE 341-05 APPENDIX 'X' OR OTHER APPROVED METHOD.

WOOD

27. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
(3 X AND 4 X MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1000 PSI
BEAMS AND STRINGERS: (INCLUDING 6 X 10 AND LARGER MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1200 PSI
POSTS AND TIMBERS: (6 X 6 AND LARGER)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING:	DOUG FIR STANDARD GRADE MINIMUM BASIC DESIGN STRESS, FB = 575 PSI
BOLTED FRAMING: STUDS, LEDGERS, AND PLATES	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT) (INCLUDING LEDGERS, PLATES, STUDS, POSTS, JOISTS & BEAMS)	HEM FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 850 PSI

28. PLYWOOD AND OSB SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS1 AND DOC PS2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

29. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODUIM BORATE (SBX).

    ALL METAL CONNECTORS IN CONTACT WITH "ACQ" PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONDITIONS, G185 ("HOT-DIP" GALVANIZED TO 1.85 OUNCES PER SQUARE FOOT) METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTORS 1/2" THICK PLUS ARE TO BE GALVANIZED FOR EXTERIOR USE, UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

30. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

    ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS.

31. HOLDOWNS CALLED OUT BY LETTERS "HDU", AND "HD", ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL HOLDOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

32. WOOD FRAMING NOTES- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

    B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS >8', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-0" OC.

       ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. WITH 3" X 3" X 1/4" SQUARE WASHERS OR 3" DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2308.6 OF THE 2012 IBC. ALL SILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END.ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. USE #11 GAUGE, 1-3/4" LONG, 7/16" HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

       TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED.

       UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO PLATE WITH 16D @ 12" O.C. OR (2) 16D EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

    D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS OR DETAILS	DIAMETER AND LENGTH
SHEATHING NAILS	8D	0.131" X 2 ¼"
	10D	0.148" X 2 ½"
FRAMING NAILS	8D	0.131" X 2 ½"
	10D	0.148" X 3"
	16D	0.161" X 3 ½"

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Housing
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CASCADIAN
APARTMENTS
VOLUNTARY PARTIAL
SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL
43713
02/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

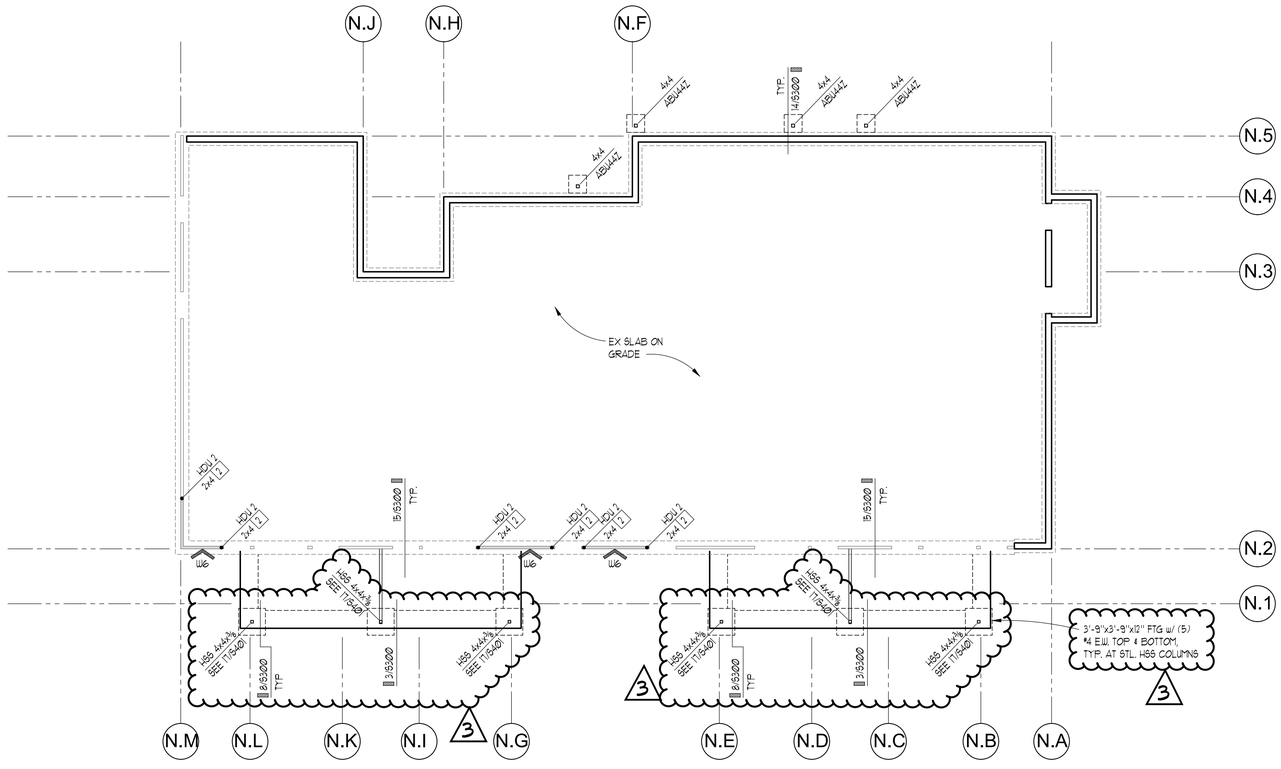
AHJ STAMP

TITLE
BUILDING N

GENERAL
STRUCTURAL
NOTES

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S100



1 FOUNDATION & LEVEL 1 FLOOR PLAN

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

0 8' 16'

PLAN NOTES

1. SEE 11/S300 FOR REBAR BENDING SCHEDULE
2. SEE 16/S300 FOR TYPICAL ANCHOR BOLT SIZE AND EMBEDMENT
3. W4 — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/S400. REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
4. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN

   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT END OF ALL SHEAR WALLS. INSTALL STUDPACKS & HOLDOWNS AFTER EXISTING SHEATHING IS REMOVED.
5. SEE 6/S300 FOR REINFORCING AND SPLICE SCHEDULE
6. SEE 19/S300 FOR SECTION AT HOLDOWNS TO EX CONCRETE FOUNDATION WALL
7. INDICATES NEW POST AND PAD FOOTING.

   INDICATES EX WALL AND FOOTING. EXISTING WALL SHEATHING CONSISTS OF ½" GYPSUM SHEATHING. REMOVE EXISTING GYP SHEATHING PER NOTE #3.
8. HSS 4x4 — INDICATES HSS COLUMN PER 16 & 19/S500.
9. SEE 18/S300 FOR CONNECTION OF NEW FOOTING TO EX ADJACENT FOUNDATION.

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MARK T. SPEIDEL — STATE OF WASHINGTON — 41711 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

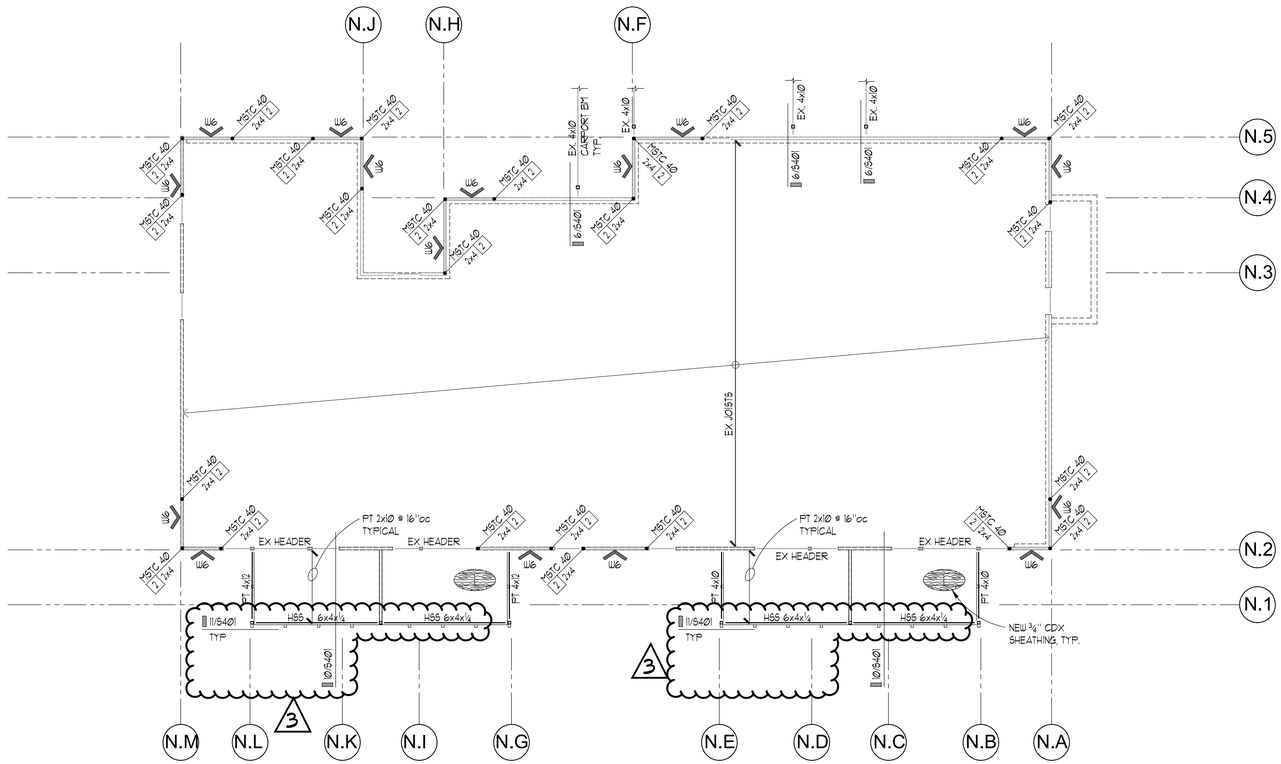
TITLE

BUILDING N

FOUNDATION AND FIRST FLOOR PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S200



PLAN NOTES

1. W# — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/64Ø0 REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS. SEE 1/64Ø1, TYP.
3. SEE SHEETS 64Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAR TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.
10. ——— INDICATES BEAM or HEADER PER PLAN
11. ——— INDICATES BEAM or HEADER - VERIFY (2) 2x1Ø MIN.

1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-Ø"
0 8' 16'

10/20/2022 11:02:58 AM

I.L. GROSS STRUCTURAL ENGINEERS
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Seattle, WA 98104
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FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43773 — REGISTERED PROFESSIONAL ENGINEER
Ø1/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

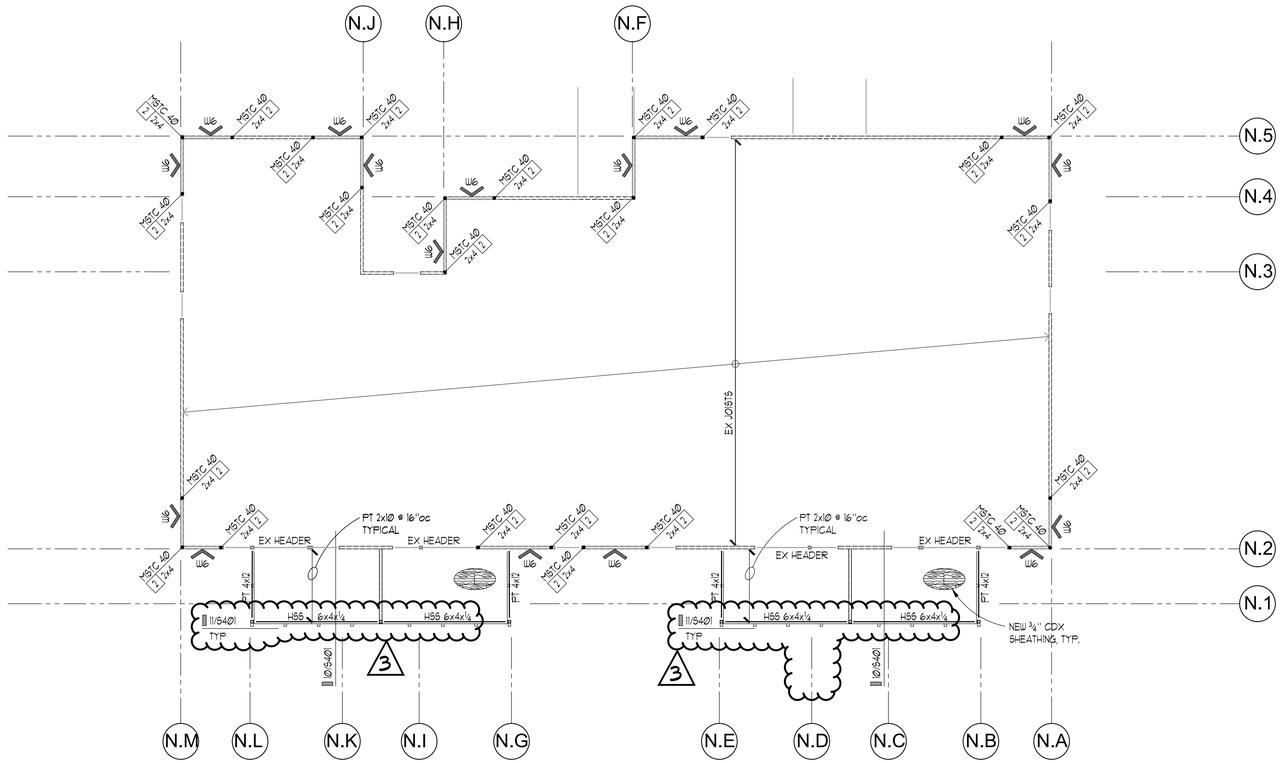
TITLE

BUILDING N

LEVEL 2
FLOOR PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S201



1 LEVEL 3 FLOOR PLAN

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

0 8' 16'

PLAN NOTES

1. W# INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/640Ø. REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS, SEE 1/640I.
3. SEE SHEETS 64Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAR TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.

10. INDICATES BEAM or HEADER PER PLAN

11. INDICATES BEAM or HEADER - VERIFY (2) 2x10 MIN.

10/20/2022 11:02:58 AM

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BUILDINGS N & P
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BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43771 — REGISTERED PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

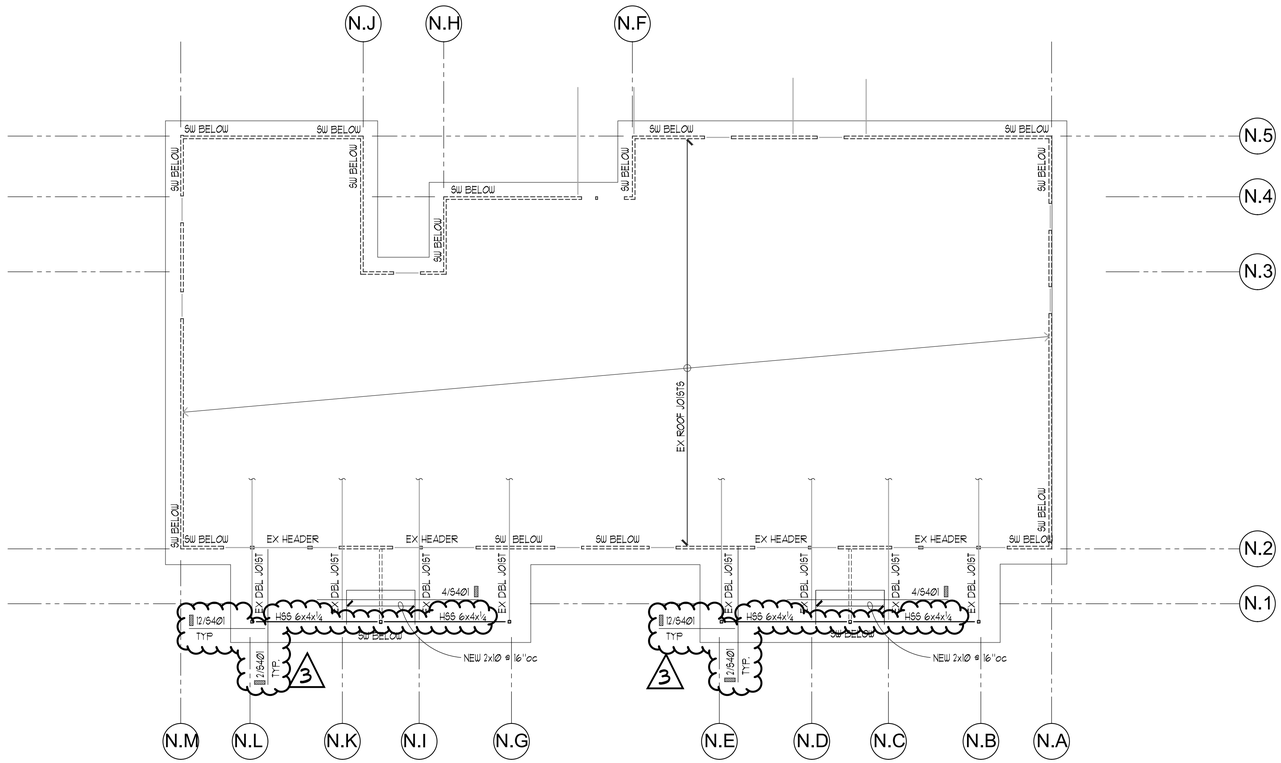
TITLE

BUILDING N

LEVEL 3 FLOOR PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S202



1 ROOF FRAMING PLAN

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

0 8' 16'

PLAN NOTES

1. NEW ROOF DIAPHRAGM IS TO BE 5/8" CDX PLYWOOD w/ MIN. PANEL INDEX OF 32/16, NAILED WITH 10d AT :
   - 6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
   - 6"oc AT ALL SUPPORTED PANEL EDGES
   - 6"oc AT FIELD
2. INDICATES WALL BELOW. SEE S2.0 & 10/S4.0 FOR SHEAR WALL LOCATIONS
3. ——— INDICATES BEAM OR HEADER PER PLAN. PROVIDE MIN (2) END STUDS TO SUPPORT NEW BEAMS AND HEADERS
4. INDICATES FRAMING DIRECTION AND EXTENTS.
5. SEE ARCHITECTURAL PLANS FOR ROOF SLOPES AND ELEVATIONS. ALL FINAL ROOF HEIGHTS ARE PER ARCHITURAL DRAWINGS.
6. SEE 1/S400 FOR HANGER SCHEDULE
7. SEE 2/S400 FOR TOP PLATE SPLICE DETAIL.
8. SEE 3/S400 FOR ALLOWABLE HOLES AND NOTCHES IN STUDS.
9. SEE 8/S400 FOR TYPICAL HEADER PLACEMENT.
10. SEE 20/S400 FOR TYPICAL WALL FRAMING.

10/20/2022 11:02:58 AM

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MARK T. SPEIDEL — STATE OF WASHINGTON — 43771 — STRUCTURAL — PROFESSIONAL ENGINEER

07/7/2023

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	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING N

ROOF FRAMING PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S203

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	22"	17"
# 4	29"	22"
# 5	37"	28"
# 6	44"	33"

✳ "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (ℓ_s)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	29"	21"
# 4	38"	27"
# 5	48"	34"
# 6	58"	41"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

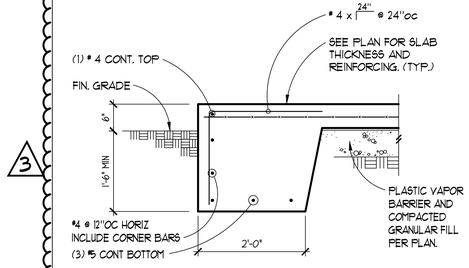
III MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

A. for general uses:

BAR SIZE	f 'c = 3000 PSI
# 3	7"
# 4	9"
# 5	11"
# 6	13"

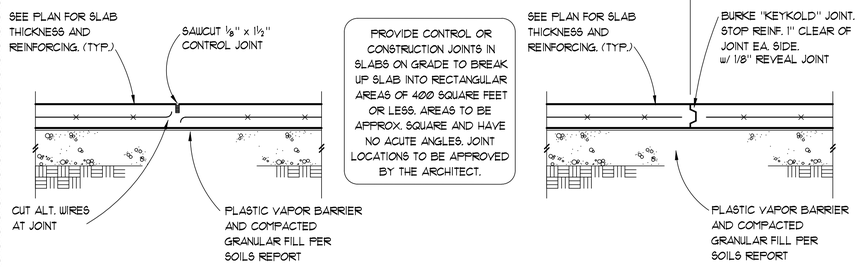
1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
3. 90° HOOKS ONLY

6



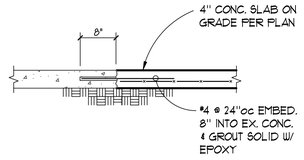
TYPICAL TURNED DOWN SLAB EDGE

3



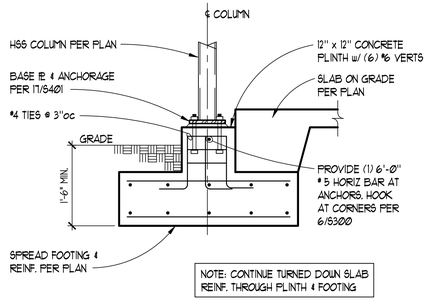
TYPICAL SLAB ON GRADE JOINTS

5



NEW TO EX SLAB CONNECTION

7



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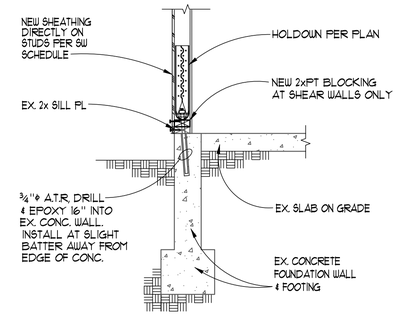
9



10

HOLDOWN ANCHOR SCHEDULE

CALLOUT	A.B. SIZE	CAPACITY (Kips)
HDU2	⅝"ø A.B.	2.62
HDU4	⅝"ø A.B.	4.19
HDU5	⅝"ø A.B.	5.43
HDU8	⅞"ø A.B.	8.35
HDU11	1"ø A.B.	11.21

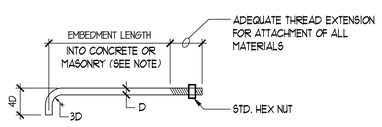
HOLDOWNS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HOLDOWN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN TEH GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDOWNS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.

HOLDOWN ANCHOR SCHEDULE

11

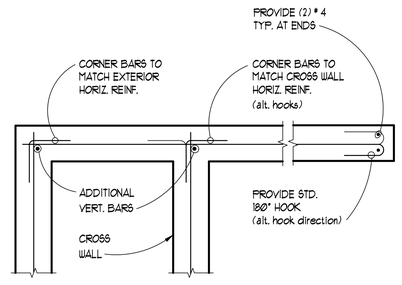


BOLT DIA. 'D'	MINIMUM EMBEDMENT	
	ANCHOR BOLTS IN HORIZ. SURFACE	ANCHOR BOLTS IN VERT. SURFACE
½"	5"	7"
⅝"	5"	7"
¾"	5"	7"

NOTE: ANCHOR BOLT EMBEDMENT IN VERTICAL SURFACE APPLIES TO CONCRETE ONLY.

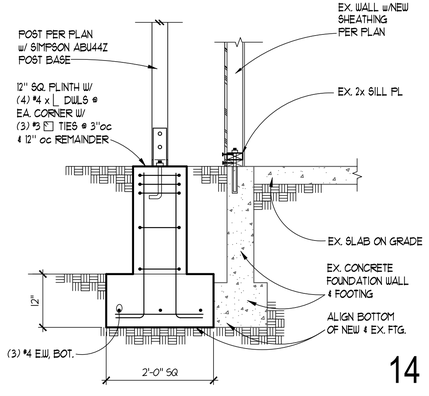
TYP. ANCHOR BOLT

12



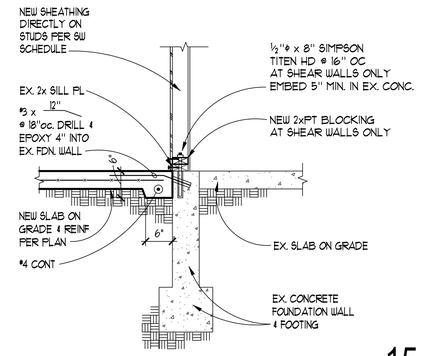
TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS

13



14

15

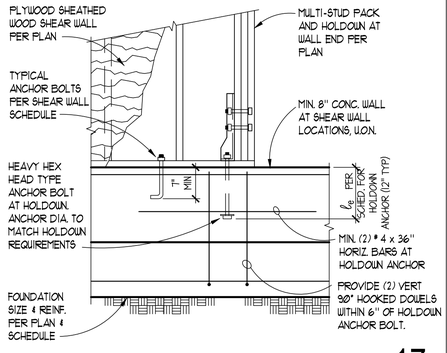


ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (Le)		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 16" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.1k)	N/A	24"	11"
1" (14.1k)	N/A	N/A	15"
1 1/8" (20.7k)	N/A	N/A	20"

HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

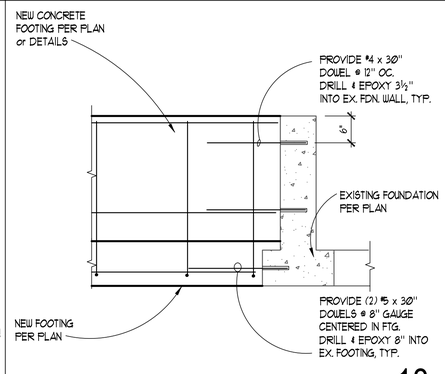
ANCHOR CAPACITIES SHOWN ARE FOR HEAVY HEX HEAD TYPE BOLTS CONFORMING TO ASTM F1554, GRADE A36 OR A307. ALTERNATE ANCHORTYPES MAY BE ALLOWED, BUT MAY REQUIRE EMBEDMENTS GREATER THAN THOSE SHOWN. PRE-ENGINEERED ANCHORS SUCH AS "SSTB" AND "PAB" ANCHORS MANUFACTURED BY SIMPSON STRONG TIE, ARE ALLOWED PROVIDED THEY HAVE CURRENT ICC REPORTS FOR CAPACITIES GREATER THAN OR EQUAL TO THOSE LISTED. PRE-ENGINEERED ANCHORS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE AT DECKS ONLY



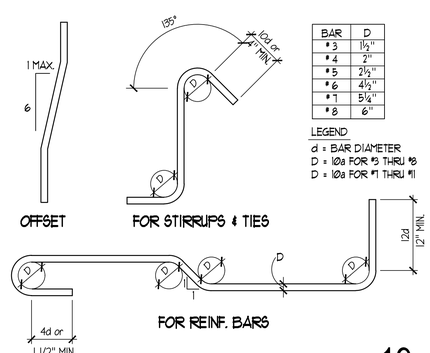
HOLDOWN EMBEDMENTS AT DECKS

17



NEW FOUNDATION CONNECTION TO EXISTING CONCRETE

18



BAR	D
# 3	1½"
# 4	2"
# 5	2½"
# 6	4½"
# 7	5¼"
# 8	6"

LEGEND
d = BAR DIAMETER
D = 10d FOR #3 THRU #8
D = 12d FOR #7 THRU #11

REBAR BENDING SCHEDULE

19

20

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STATE OF WASHINGTON
43713
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
1	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE
BUILDING N

TYPICAL CONCRETE DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S300

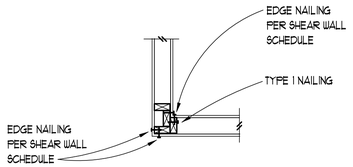
10/2023

STUD TO STUD NAILING SCHEDULE

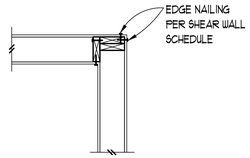
LEVEL	NAILING TYPE	
	TYPE 1	TYPE 2
SECOND	16d @ 12"o.c.	16d @ 6"o.c.
FIRST	16d @ 12"o.c.	16d @ 6"o.c.

NOTES:

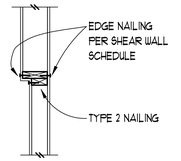
1. WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER WITH 16d @ 12"oc. .
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.
3. SEE SHEAR WALL SCHEDULE FOR SHEATHING NAILING REQUIREMENTS.
4. SEE PLAN NOTES FOR STUD SIZE AND SPACING. (VERIFY WITH ARCHITECTURAL)



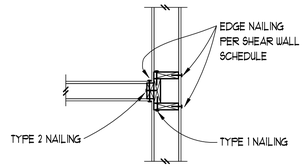
INTERIOR WALL CORNER



TYPICAL WALL CORNER

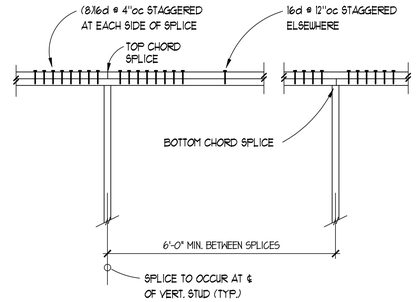


VARYING WALL SIZE



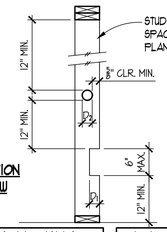
INTERIOR WALL TO EXTERIOR WALL

7



TYPICAL TOP PLATE SPLICE

3



SECTION VIEW

BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	3/4"	1 ¼"
2x6	1 ¼"	2 ¼"
2x8	1 ¾"	3"

NON-BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	1 ¼"	2"
2x6	2 ¼"	3 ¼"
2x8	3"	4 ¼"

NOTE: HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. THIS MAY ONLY BE USED AT TWO CONSECUTIVE STUDS IN ANY ONE WALL.

ALLOWABLE HOLES & NOTCHES IN STUDS

8

NOTES:
AT BUILDING EXTERIOR WALLS, REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW CDX SHEATHING DIRECTLY ON STUDS & PROVIDE NAILING, CLIPS & ANCHORS NOTED BELOW.
AT REPLACEMENT DECKS, PROVIDE NEW SHEARWALL COMPONENTS PER PLAN AND SCHEDULE BELOW.

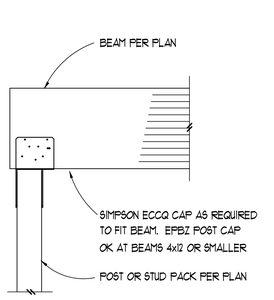
LABEL	APA RATED SHEATHING (1) (2) (4) (12) (13)	NAIL SIZE & SPACING @ EDGES (4) (5) (16)	STUD & BLOCKING SIZE AT ADJOINING EDGES (3) (6) (14)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (7) (8)	2 X BOTTOM PLATE ATTACHMENT NAILING TO WOOD BELOW (9)	SILL PLATE ATTACHMENT: ANCHOR BOLT TO CONCRETE BELOW (10) (15)	SILL PLATE ATTACHMENT: SILL PLATE SIZE AT FOUNDATION (11)	PLF CAPACITY
W6	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	2X	CLIP @ 24" oc	Ø.162x 3-1/2" @ 6" oc	5/8" ø @ 48" oc	3X	416
W4	15/32" ONE SIDE	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 20" oc	Ø.162x 3-1/2" @ 4" oc	5/8" ø @ 40" oc	3X	600
W3	15/32" ONE SIDE	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 15" oc	Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 32" oc	3X	780
W2	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 11" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 24" oc	3X	1020
2W4 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 9" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 20" oc	3X	1215
2W3 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 7" oc	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 16" oc	3X	1560
2W2 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 5" oc EACH SIDE	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 12" oc	3X	2048

NOTES:

(1) INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. INSTALL PANELS DIRECTLY TO WALL STUDS.
(2) WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X OR 3X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
(3) BLOCKING IS REQUIRED AT ALL PANEL EDGES
(4) PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS.
(5) SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
(6) INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING 12" O.C.
(7) BASED ON Ø.131 X 1-1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE Ø.131 X 2-1/2" NAILS WHERE INSTALLED OVER SHEATHING
(8) FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT
(9) WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
(10) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4"X3"X3". USE SHORT SLOTTED WASHERS AT 2x6 (OR LARGER) WALLS AND EXTEND WASHER TO WITHIN ½" OF FACE OF WALL SHEATHING. STAGGER ANCHOR BOLT WASHERS AT WALLS WITH SHEATHING AT BOTH FACES. EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
(11) PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS
(12) 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED AT 16" O.C.
(14) AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
(15) CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION MAY BE REQUIRED)
(16) MINIMUM NAIL LENGTH IS BASED ON REQUIRED PENETRATION INTO FRAMING MEMBER OF 1½"

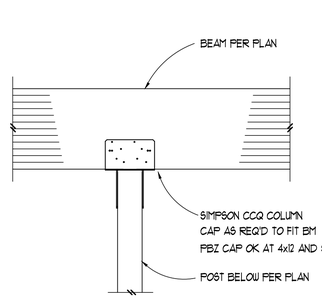
SHEAR WALL SCHEDULE

10



BEAM TO POST BELOW CONNECTION - END CONDITION

11



TYPICAL BEAM TO POST BELOW CONNECTION

12

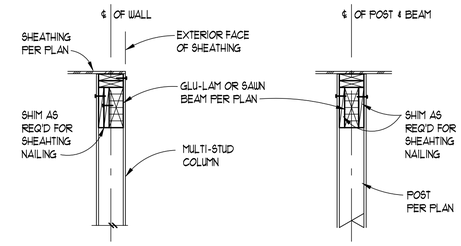
EXTERIOR WALLS
FOR 6" WALLS (MAX. 8'-6" HIGH): 2x6 STUDS @ 16"oc, DF CONSTR GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 12"oc, DF CONSTR GRADE
FOR 6" WALLS (MAX. 20' HIGH): 2x6 LVL STUDS @ 16"oc
FOR 8" WALLS (MAX 16' HIGH): 2x8 STUDS @ 16"oc, DF CONSTR GRADE

INTERIOR WALLS
FOR 4" WALLS (MAX. 10' HIGH): 2x4 STUDS @ 16"oc, DF CONSTR GRADE
FOR 4" WALLS (MAX. 13' HIGH): 2x4 STUDS @ 12"oc, DF No 1 GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 16"oc, DF CONSTR GRADE

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD WALLS. INDIVIDUAL STUD SIZES, GRADES AND SPACING SHOWN IN SCHEDULE ABOVE APPLY U.O.N. ALL MAXIMUM HEIGHTS ARE TO BRACING POINTS OF STUD WALL TOP PLATE, I.E. BOTTOM OF RAFTERS, ROOF TRUSSES, OR BRACING FRAMING MEMBER.

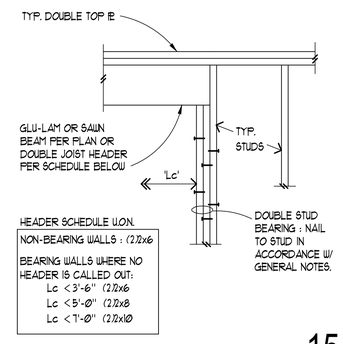
TYPICAL WALL FRAMING SCHEDULE

13



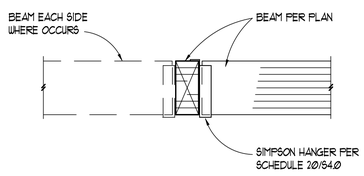
HEADER PLACEMENT AT MULTI-STUD SUPPORT

HEADER PLACEMENT POST OR TS COLUMN



TYPICAL HEADER U.O.N.

15



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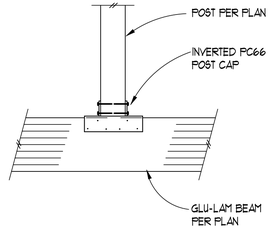
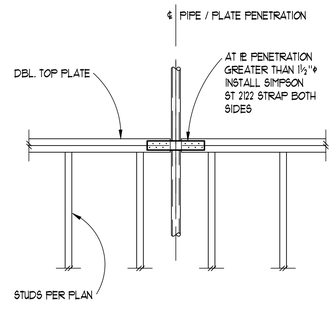


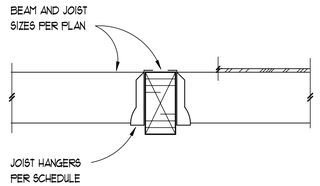
POST TO BEAM BELOW CONNECTION

17



TYPICAL TOP PLATE PENETRATION

18



TYPICAL INTERIOR BEAM SECTION

19

TYPICAL HANGER SCHEDULE

BEAM SIZE	HANGER REQUIRED	CAP. (Kips)
(2) 2x10 OR LESS	U210-2 (OR SIM)	1.86
(2) 2X12	HU212-2 (NAIL ALL HOLES)	2.95
3½" x 11⅞" LVL or PSL	HUCQ412-SDS	5.56
5¼x11⅞" LVL OR PSL	HGUS5.50/12	9.15
5⅛x 12" (OR 10½") GLB	HGUS5.25/10	9.1
3⅛x12" (OR 10½") GLB	HUCQ210-2-SDS	4.95
2x SAWN RAFTERS	LU (OR LUS) SERIES	1.06
11⅞" PLYWD WEB JOISTS	IUS OR ITS HANGERS	1.23
2x12 JOISTS	U212 OR HU212TF	1.24

HANGERS SPECIFIED IN SCHEDULE OR ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HANGERS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES LISTED ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND GENERAL FLOOR LOADING.

20

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Seattle, WA 98104
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FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43713 — REGISTERED PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

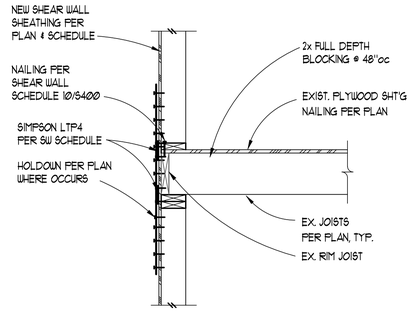
BUILDING N

TYPICAL WOOD DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S400

10/20/2022 11:02:58 AM



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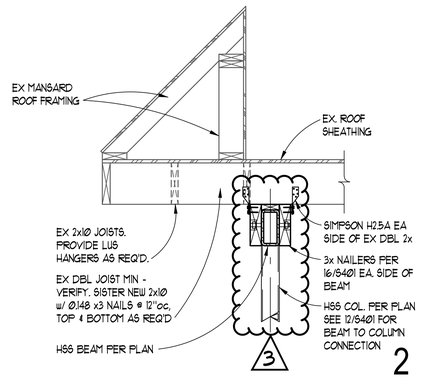

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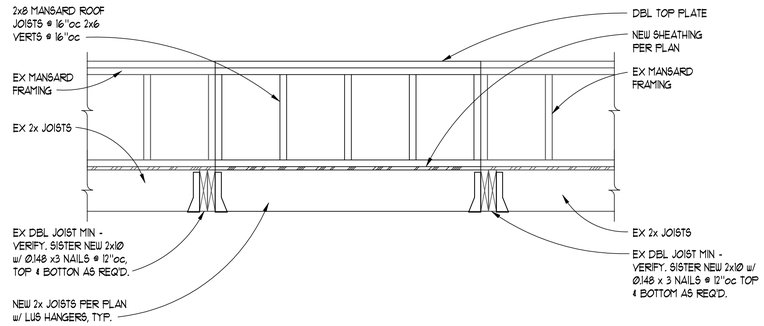

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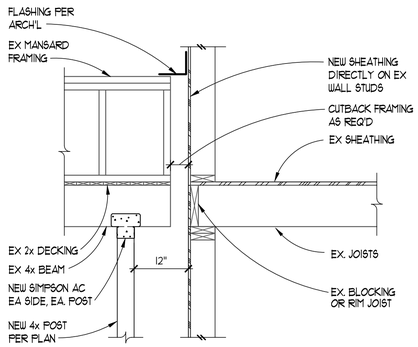

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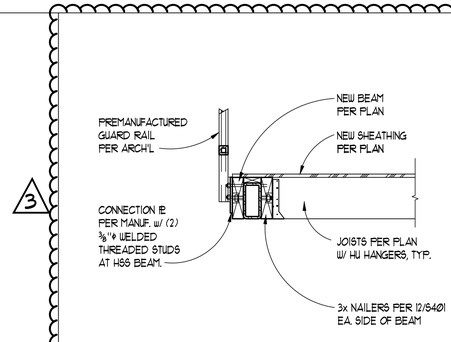

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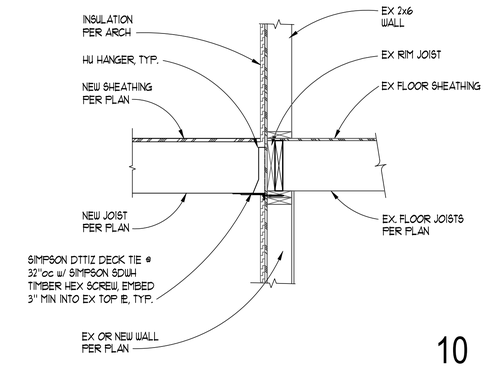

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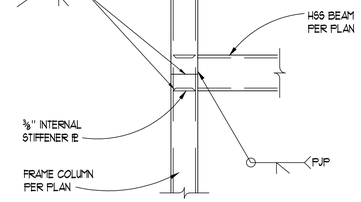
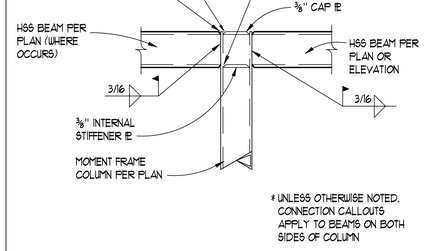


11

HSS BEAM & COLUMN MOMENT FRAME END CONNECTION



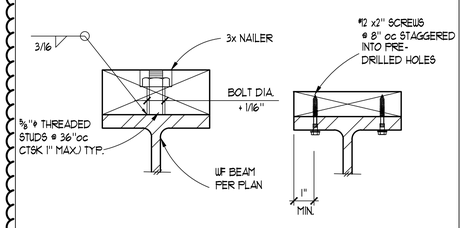
12

HSS BEAM & COLUMN AT TOP OF MOMENT FRAME

13

14

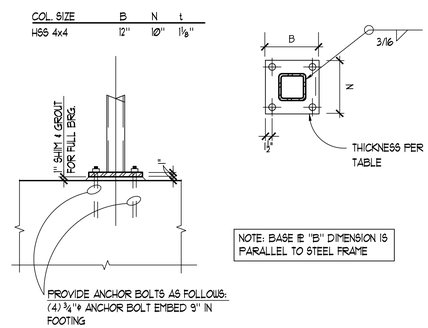
15



NOTE: PROVIDE 6" FROM END OF WOOD NAILER TO ℄ OF FIRST SCREW OR BOLT, TYP. NOTCH OR CUT NAILERS AS REQ'D FOR VENTING PER ARCH.

16

TYPICAL NAILER ON STEEL BEAMS



17

TYPICAL BASEPLATE AT TUBE COLUMNS

18

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20

10/20/2022 11:02:58 AM

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King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEDDEN
STATE OF WASHINGTON
43713
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING N

TYPICAL WOOD DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S401

VICINITY MAP

PROJECT DATA:

ADDRESS OF PROPERTY: 15264 NE 12TH ST, BELLEVUE, WA 98007

ASSESSOR PARCEL NO.: 143380-0000

ZONING: R-30

USE: R-2 (NO CHANGE)

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PATIO AND BALCONIES, AND CONSTRUCTRUCTION OF NEW, SEISMICALLY UPGRADED BALCONIES WITH NEW RAILINGS, DOWNSPOUTS, AND EXTERIOR CEILING LIGHT FIXTURE. DEMOLITION OF EXISTING SIDING AND INSTALLATION OF EXTERIOR FIBER-CEMENT SIDING OVER NEW EXTERIOR INSULATION AND RAINSCREEN SYSTEM. SELECT BUILDING EXTERIOR WALLS WILL RECEIVE SHEAR UPGRADES. DEMOLITION AND IN-KIND REPLACEMENT OF MANSARD ROOF COPING, SHINGLES, UNDERLAYMENT, FASCIA, AND SOFFIT. NEW MANSARD ROOF INFILL TO OCCUR AT LARGE BALCONIES.

PROJECT INFORMATION:
BUILDING AREA TO RECEIVE WORK (PATIO'S & BALCONIES): 2,045 SF
EXISTING BUILDING AREA AND FOOTPRINT WILL REMAIN THE SAME.
BUILDING HEIGHT: 29'-2 1/8"
CONSTRUCTION: VA
YEAR BUILT: 1968

REFERENCE CODES, INCLUDING BUT NOT LIMITED TO:
BELLEVUE CITY CODE
2018 WASHINGTON STATE EXISTING BUILDING CODE
2018 WASHINGTON STATE BUILDING CODE
2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
ICC A117.1-2009

DESIGN TEAM:

PROPERTY OWNER:
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
TUKWILA, WA 98188
PH: 206.693.6415
CONTACT:
DARRELL WESTLAKE, SENIOR PROJECT MANAGER: DarrellW@kcha.org
BARRY ADEN, CONSTRUCTION PROJECT MANAGER: BarryA@kcha.org

ARCHITECT:
SMR ARCHITECTS
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PH: 206.623.1104
CONTACT:
ANDY PHILLIPS, PRINCIPAL: aphillips@smrarchitects.com
KIM ANH TRAN-DINH, PROJECT MANAGER: katrandinh@smrarchitects.com

STRUCTURAL ENGINEER:
I.L. GROSS STRUCTURAL ENGINEERS
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MOUNTLAKE TERRACE, WA 98043
PH: 425.640.7333
CONTACT:
VICTOR MARTINEZ, PRINCIPAL: victorm@ilgross.com

SCOPE AREAS

BUILDING P - EXISTING SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(E) LARGE PATIO 1	98 SF
LEVEL 1	(E) LARGE PATIO 2	98 SF
LEVEL 1	(E) LARGE PATIO 3	98 SF
LEVEL 1	(E) LARGE PATIO 4	98 SF
LEVEL 1	(E) SMALL PATIO 1	98 SF
LEVEL 1	(E) SMALL PATIO 2	98 SF
		587 SF
LEVEL 2	(E) LARGE BALCONY 1	106 SF
LEVEL 2	(E) LARGE BALCONY 2	107 SF
LEVEL 2	(E) LARGE BALCONY 3	108 SF
LEVEL 2	(E) LARGE BALCONY 4	105 SF
LEVEL 2	(E) SMALL BALCONY 1	78 SF
LEVEL 2	(E) SMALL BALCONY 2	78 SF
		582 SF
LEVEL 3	(E) LARGE BALCONY 5	106 SF
LEVEL 3	(E) LARGE BALCONY 6	107 SF
LEVEL 3	(E) LARGE BALCONY 7	108 SF
LEVEL 3	(E) LARGE BALCONY 8	105 SF
LEVEL 3	(E) SMALL BALCONY 3	78 SF
LEVEL 3	(E) SMALL BALCONY 4	78 SF
		582 SF
TOTAL AREA		1,751 SF

BUILDING P - PROPOSED SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(N) LARGE PATIO 1	140 SF
LEVEL 1	(N) LARGE PATIO 2	140 SF
LEVEL 1	(N) LARGE PATIO 3	140 SF
LEVEL 1	(N) LARGE PATIO 4	140 SF
LEVEL 1	(N) SMALL PATIO 1	109 SF
LEVEL 1	(N) SMALL PATIO 2	109 SF
		777 SF
LEVEL 2	(N) LARGE BALCONY 1	119 SF
LEVEL 2	(N) LARGE BALCONY 2	119 SF
LEVEL 2	(N) LARGE BALCONY 3	121 SF
LEVEL 2	(N) LARGE BALCONY 4	119 SF
LEVEL 2	(N) SMALL BALCONY 1	77 SF
LEVEL 2	(N) SMALL BALCONY 2	77 SF
		633 SF
LEVEL 3	(N) LARGE BALCONY 5	119 SF
LEVEL 3	(N) LARGE BALCONY 6	119 SF
LEVEL 3	(N) LARGE BALCONY 7	119 SF
LEVEL 3	(N) LARGE BALCONY 8	119 SF
LEVEL 3	(N) SMALL BALCONY 3	77 SF
LEVEL 3	(N) SMALL BALCONY 4	77 SF
		631 SF
TOTAL AREA		2,041 SF

IMPERVIOUS SURFACE:
- REPLACING: 587 SF
- ADDING: 192 SF

THIS PROJECT IS ADDING OR REPLACING 779 SF OF HARD SURFACE.

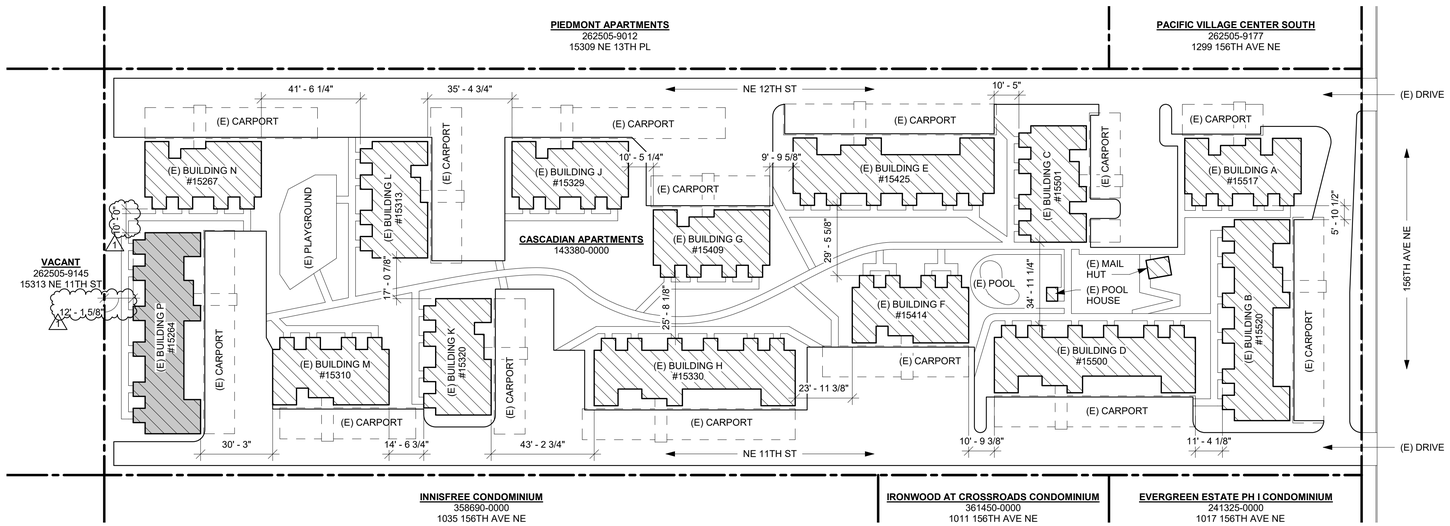
EXISTING BUILDING AREA

BUILDING P - BUILDING AREA

LEVEL	NAME	AREA
LEVEL 1	BUILDING INTERIOR	6,145 SF
LEVEL 2	BUILDING INTERIOR	6,184 SF
LEVEL 3	BUILDING INTERIOR	6,184 SF
TOTAL AREA		18,513 SF

SHEET INDEX

TOTAL SHEETS: 28



1 SITE PLAN - BLDG. P
SCALE: 1" = 30'-0" VERIFY DIMENSIONS BETWEEN BUILDINGS IN FIELD.
0 15' 30' 60'

NORTH

KEY:

BUILDING TO RECEIVE WORK

SMR ARCHITECTS

SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

SHEET INDEX & PROJECT INFO

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G001-P

7/26/2023 4:00:45 PM

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
℄	CENTERLINE
#	POUND OR NUMBER
ACOUST	ACOUSTICAL
AD	AREA DRAIN
ADJUST	ADJUSTABLE
AF	ACCESS FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BOT	BOTTOM
C.I.	CONT. INSULATION
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CH	CHALK
CI	CAST IRON
CJ	CONTROL JOINT
CL	CHAIN LINK
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CTR	CENTER
CTSK	COUNTERSUNK
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DP	DEEP
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EME	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELEC. WATER COOLER
EX	EXISTING
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXT. CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOORING
FLASH	FLASHING
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOP	FACE OF PARTITION
FOS	FACE OF STUDS
FOT	FACE OF TILE
FPRF	FIREPROOF
FR	IN FLOOR ELECT. RECEPTACLE
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GND	GROUND
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INCL	INCLUDE
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
LVT	LUXURY VINYL TILE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MI	MATCH LINE
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIM.)
OFCI	OWNER FURNISH CONTRACTOR INSTALL
ORD	OVERFLOW ROOF DRAIN
OSB	ORIENTED STRAND BOARD
PRCST	PRE-CAST
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PRESSURE TREATED
PT SLAB	POST-TENSIONED SLAB
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE(D)
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAM	SELF ADHESIVE MEMBRANE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	STOREFRONT
SH	SHELF
SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
TRD	TREAD
TB	TOWEL BAR
T-BD	TACK BOARD
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TO	TOP OF
TOIL	TOILET
TP	TOILET PAPER
TPO	THERMOPLASTIC POLYOLEFIN
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VAC	VACUUM
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WDW	WINDOW
WRB	WEATHER RESISTIVE BARRIER

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000.
2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

SYMBOLS

- 1i — WALL ASSEMBLY
- ℄ — CENTERLINE
- A — WINDOW TYPE
- HIDDEN LINE (ABOVE OR BELOW)
- R1 — RELITE TYPE
- 1 / A4.00 — EXTERIOR ELEVATION
- 101 — DOOR NUMBER
- 1 / A5.00 — BUILDING SECTION
- A — TYPE A BARRIER FREE UNIT
- 1 / A5.10 — WALL SECTION
- PROPERTY LINE
- 1 / A101 SIM — DETAIL
- A / D 1 A8.00 B / C — INTERIOR ELEVATION
- 0 — GRID MARKER
- SD — SMOKE DETECTOR
- 6" 6" — RAISED SLAB (PLAN VIEW)
- EXIT — EXIT SIGN
- 6" 6" — DEPRESSED SLAB (PLAN VIEW)
- FE — FIRE EXTINGUISHER
- INDICATES OPENING IN FLOOR
- HB — HOSE BIB
- SPOT ELEVATION
- FD — FLOOR DRAIN
- 12" / 48" — ACCESSIBLE DOOR CLEARANCES

SMR ARCHITECTS

SMR Architects
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Seattle, WA 98104

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

GENERAL NOTES AND SYMBOLS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G002

7/26/2023 4:00:45 PM

SMR ARCHITECTS

Cascadian Apartments
Virtual Permit Center Meeting with the City of Bellevue Building Review Department
Meeting Minutes
August 25, 2022

ATTENDEES	
Sheri Crawford (SC) City of Bellevue (CoB)	
Darrell Westlake (DW) King County Housing Authority (KCHA)	DarrellW@kcha.org
Dean Kralios (DAK) SMR Architects (SMR)	dkralios@smrarchitects.com
Andy Phillips (AP) SMR Architects (SMR)	aphillips@smrarchitects.com
Dee Knoff (DLK) SMR Architects (SMR)	dknoff@smrarchitects.com
Victor Martinez (VM) I.L. Gross Structural Engineers (ILG)	victorm@ilgross.com

NOTES:

SCOPE

- The site contains (14) 3-story existing wood buildings constructed in 1968. There are two building types: (9) 12-unit buildings and (5) 18-unit buildings. Each unit has a balcony or patio of approximately 60 SF.
- The project scope includes demolition of all existing balconies, patios, and exterior lap siding, and construction of new balconies, patios, and new siding over new exterior insulation rain-screen system.
- Seismic upgrades will voluntarily be applied to balconies and possibly voluntarily applied to the buildings. These seismic upgrades will result in design changes to the balconies.
- Existing mansard roof parapets above the balconies will be re-shingled.
- Each 12-unit building has approximately 720 SF of balconies and patios that will be replaced, and each 18-unit building has approximately 1,080 SF of balconies and patios that will be replaced.

PERMITTING QUESTIONS

ITEM	DISCUSSION
1	Please confirm whether we can submit permits for all 14 buildings at once. Construction is expected to be phased over 7 years (2 buildings per year), and each building will have its own permit. This will allow all permits to fall under the same code. • SC: Each building will have its own permit. Bellevue will not vest a future project under a current code. • Building permits are good for three years from the date of issuance. Work must start within one year of the permit being issued or it can expire. If the three-year life of the permit has expired, approval from the building official will be required for an extension. Otherwise, a new permit must be obtained.
2	Based on the definitions in the 2018 Bellevue Existing Building Code, we do not believe this project qualifies as a Substantial Improvement (the cost of construction will not exceed 50% of the market value of the structure before the improvement is started) or a Substantial Structural Alteration (the structural elements altered do not support more than 30% of the total floor and roof area). We plan to prescriptively demonstrate that the alterations being made comply with current applicable codes. Please confirm whether this is acceptable. • SC: Confirmed
3	Please confirm which 'Activity Type' applies to this scope of work. We think it could be 'Structure Addition – less than 1,000 SF' for the 12-unit buildings and 'Structure Addition – 1,000 SF to 3,999 SF for the 18-unit buildings. • SC: BW permit is for projects less than 1000 SF. • SC: BM permit is for projects 1000 SF and up. • Both of those assumptions are accurate.
4	Please confirm the general requirements for permit submittal and whether a survey is required. We plan to submit a site plan, elevations of the buildings, and plans, elevations, sections, and details for the balconies and mansard roof parapets. • SC: No survey is required. • SC: Building interiors do not need to be shown on permit plans; only the exterior wall in relation to the decks.
5	Please confirm if there are any other scopes of work required by Bellevue City Code (seismic upgrades, energy upgrades, etc.). • SC: Reference the energy code for existing building requirements.
6	Please confirm the expected review time. • SC: Expect a review time of 18 weeks for both permit types. • Reference this website for updated permit review times: https://bellevuewaprod.blob.core.windows.net/documentcenter/DSRecords/processing-day-by-permit-type.pdf
7	Miscellaneous • Project team will confirm that the project complies with RCW 64.65. KCHA sign Condo Sale Prohibition Covenant. 1 • CoB will adopt the 2021 Building Code when the State adopts it. This is expected to happen on 7/1/23. • At the time of permit submittal, SMR will ask which reviewer is assigned to the project. SMR will send these minutes to that person.

These minutes reflect our understanding of the items discussed during the meeting. Please notify Dee Knoff immediately if revisions are required. Concurrence with the minutes as published will otherwise be understood.

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King County Housing Authority

CASCADIAN APARTMENTS

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AHJ STAMP

TITLE

SUPPLEMENTAL INFORMATION

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G003

3

Kim Anh Tran-Dinh

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, July 6, 2023 2:45 PM
To: Kim Anh Tran-Dinh
Cc: Victor Martinez; Tilson, Nate; Eck, Lauren
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Kim-

I reviewed this with our Building review supervisors and determined that proposed design revision meets the intent of IEBC 503.1. The balcony floors may be re-constructed as non-rated with condition that they are not less complying than the existing balcony construction prior to the alteration.

Let me know if you need additional clarification.

Best,
Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Friday, June 30, 2023 6:36 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Cc: Victor Martinez <victorm@ilgross.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Please see attached the proposed sketch regarding the balconies.

IEBC 503.1 Except as provided by section 302.4, 302.5 or this sections, Alteration to any building or structure shall comply with the requirements of the IBC for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the IBC than the existing building or structure was prior to the alteration.

- Existing balconies do not appear to be rated. See diagram and photo attached.
- Existing balconies used wood columns and lack shear supports. See diagram and photo attached.
- The proposed alteration is not rated. It is not less complying with the provisions of the IBC than the existing building or structure prior to the alteration. In addition, the proposed alteration is providing steel beams and columns for shear supports at the balconies, which is an improvement. See sketch attached.
- Complies with IEBC 503.1

CC-ing Victor, our Structural Engineer in this email as well.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

SMR Architects
117 S Main Street • Suite 400 • Seattle, WA 98104
o: 206-623-1104 | d: 206-316-2699 | m: 716-430-6216

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, June 29, 2023 4:36 PM
To: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Kim,

Please send us a sketch of your proposed redesign regarding the balconies below so we can do a quick review. As discussed, IBC 705.2.3.1 requires balconies of combustible construction to be fire resistance rated by Table 601 unless one of the listed exceptions is met. Since the building is non-sprinklered, this would still require 1-hr rating for the balcony (type VA construction, non-sprinklered). You mentioned that the existing balconies are not rated and so the proposed alteration (if not rated) shall be such that it must be not less complying than the original condition (IEBC 503.1).

Hope this helps.

Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Thursday, June 29, 2023 3:40 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Circle back on our conversation regarding the balconies at Cascadian Apartments.

- We discussed with our Structural Engineer and the Owner's team about redesigning the balconies to have no exterior walls. As you mentioned, this allows for the balconies to be considered as Projections per IBC 705.2.2 -Projections, therefore do not required to be fire rated for 1-hr.
- The Owner team elected to go ahead with the redesign. All balconies will have steel columns and beams similar to a few small ones at Building P. We will aim to replace the corner 6x6's with HSS 4x4's and replace the shear wall with one more 4x4 (3 column frame). We will eliminate the privacy walls between unit balconies and propose a privacy screen product as you have recommended.

I want to check in with you and give you a heads up on our direction before we resubmit the Building Permit's responses. Please let us know if you have any questions.

I'll follow up with a phone call.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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From: Kim Anh Tran-Dinh
Sent: Thursday, June 15, 2023 8:52 AM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Julius,
We are working with our consultants on items below, but we have an additional question regarding fire rating the columns.

At Building P, we have some small balconies that are supported by steel HSS tubes. My question is whether exterior steel columns would require protection?

I'll follow up with a call and discuss.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

SMR Architects
117 S Main Street • Suite 400 • Seattle, WA 98104
o: 206-623-1104 | d: 206-316-2699 | m: 716-430-6216

From: Kim Anh Tran-Dinh
Sent: Monday, June 12, 2023 9:29 AM
To: 'Carreon, Julius G.' <jcarreon@bellevuewa.gov>
Cc: Andrew Phillips <aphillips@smrarchitects.com>; 'darrellw@KCHA.org' <darrellw@KCHA.org>; 'Tilson, Nate' <NTilson@bellevuewa.gov>; 'Eck, Lauren' <LEck@bellevuewa.gov>; 'Carter, Tim' <TCarter@bellevuewa.gov>; 'Miller, Tom' <TMiller@bellevuewa.gov>; Dean Kralios <dkralios@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

7/26/2023 4:00:46 PM

DIVISION 03: CONCRETE

03 00 00 CONCRETE:
1. FOOTINGS: REFER TO STRUCTURAL DRAWINGS
2. SLAB-ON-GRADE: REFER TO STRUCTURAL DRAWINGS
3. MIX DESIGN STRENGTHS: PER STRUCTURAL.

03 20 00 CONCRETE REINFORCEMENT
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. REINFORCING STEEL PRE STRUCTURAL AT SLAB ON GRADE, CURBS, FOUNDATION WALLS,ETC.
3. PROVIDE SUPPORTS AND ACCESSORIES FOR STEEL REINFORCEMENT.

03 30 00 CAST-IN-PLACE CONCRETE
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. LOCATIONS: ALL CONCRETE EXCEPT EXPOSED SLABS.
3. FINISH:
   A. LIGHT BROOM FINISH AT ALL AREAS TO RECEIVE HOT RUBBER WATERPROOFING
   B. BROOM FINISH AT ALL PARKING GARAGES
   C. RAKED FINISH AT ANY VEHICULAR RAMPS

DIVISION 06: WOOD AND PLASTICS

06 05 73 WOOD TREATMENT
1. ALL WOOD EXPOSED TO WEATHER OR RESTING ON OR EMBEDDED IN CONCRETE (INTERIOR OR EXTERIOR) SHALL BE PRESSURE TREATED.
   A. REFER TO STRUCTURAL FOR TREATMENT REQUIREMENTS AND REQUIREMENTS FOR FASTENERS IN CONTACT WITH PRESSURE TREATMENT.
2. NO ADDED UREA-FORMALDEHYDE.

06 10 00 ROUGH CARPENTRY
1. SHEAR WALLS AND BEARING WALLS REFER TO STRUCTURAL DRAWINGS

06 16 16 SHEATHING
1. ALL EXTERIOR AND ROOF SHEATHING TO BE PLYWOOD; NO OSB ON EXTERIOR OR ROOF SHEATHING.
2. FLOOR SHEATHING TO BE OSB UNLESS OTHERWISE DICTATED BY STRUCTURAL.
3. PLYWOOD SHEATHING FOR ALL EXTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
4. OSB SHEATHING FOR ALL INTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
5. PRODUCTS:
   A. FLOOR SHEATHING – WEYERHAEUSER EDGE GOLD, OR EQUIVALENT.
   B. ROOF SHEATHING – CDX PLYWOOD
   C. EXTERIOR WALL SHEATHING – CDX PLYWOOD OR GEORGIA-PACIFIC DENSGLASS (PLYWOOD IF REQUIRED BY STRUCTURAL, BOTH AS REQUIRED BY STRUCTURAL AND ARCHITECTURAL ASSEMBLIES)
   D. DENSDECK AT AREAS WHERE ROOFING OR FLUID APPLIED WATERPROOFING WILL BE APPLIED TO SHEATHING.

06 16 53 MOISTURE RESISTANT SHEATHING
1. GLASS MAT FACED GYPSUM, TYPE X FIRE-RESISTANT CORE, LONG EDGES, ONE HOUR FIRE RESISTANT RATED FOR EXTERIOR WALLS, WHERE INDICATED.

06 17 13 SHOP-FABRICATED STRUCTURAL WOOD
1. LSL AND PSL BEAMS, RIM BOARDS AND COLUMNS BY WEYERHAEUSER OR EQUIVALENT AS APPROVED BY STRUCTURAL. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. HARDWARE RECOMMENDATIONS AND BEARING REQUIREMENTS BY MANUFACTURER.

06 82 00 ARCHITECTURAL FIBERGLASS HANDRAIL AND RAILINGS
1. GLASRAIL STRUCTURAL PULTRUDED FIBERGLASS RAILING SYSTEM.
   A. ALL POSTS AND TAILS ARE TO BE FRP STRUCTURAL SPARES MANUFACTURED BY THE PULTRUSION PROCESS.
   B. TOP AND BOTTOM RAILS ARE TO BE 1.75" X 0.125" (44.4MM X 3.2 MM) WALL SQUARE TUBE, THE POSTS ARE TO BE 2.1125" X 0.1875" (53.9 MM X 4.8 MM) WALL SQUARE TUBE AND KICKPLATE IS TO BE ½" DEEP AND 4" WIDE WITH TWO REINFORCING RIBS.
   C. THE COMPLETED HANDRAIL INSTALLATION SHALL MEET THE FOLLOWING LOAD REQUIREMENTS WITH A MINIMUM FACTOR OF SAFETY OF 2.0:
      1. CONCENTRATED LOAD: 200LB (891 N) APPLIED IN ANY DIRECTION AT THE TOP RAIL.
      2. UNIFORM LOAD: 50LB/LF (730.5 N/M) OF THE TOP RAIL IN ANY DIRECTION.
      3. LOADS ARE ASSUMED NOT TO ACT CONCURRENTLY
2. ALL FASTERNER USED IN THE RAILING SYSTEM PER MANUFACTURER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

07 14 00 FLUID-APPLIED WATERPROOFING
1. HOT-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
   A. AMERICAN HYDROTECH
B. CETCO STRATASEAL
2. COLD-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
3. FOUNDATION TO FLOOR EDGE.

07 21 00 THERMAL INSULATION
2. BOARD INSULATION, CLOSED CELL POLYISOCYANURATE AT ROOF – PROVIDE BASE LAYER AND TAPERED FOR SLOPE. REFER TO DRAWINGS FOR R-VALUE REQUIRED AND SLOPE.
3. BATT INSULATION AND VAPOR RETARDER IN EXTERIOR WALL AND CEILING CONSTRUCTION.
4. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER. R-VALUE PER DRAWINGS.
5. FIBERGLASS OR MINERAL WOOL BATTS ARE USED. THESE MUST BE FORMALDEHYDE FREE.
6. BATT INSULATION FOR FILLING PERIMETER WINDOW AND DOOR AT STUDS AND CREVICES IN EXTERIOR WALL AND ROOF.
   A. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER OR;
   B. SPRAY FOAM INSULATION: HCFC-BASED SPRAY APPLIED POLYURETHANE FOAM.
7. GLASS FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET.
8. ACOUSTICAL BATT INSULATION: ASTM C 665; PREFORMED GLASS FIBER BATT.

07 27 00 AIR BARRIERS AND WEATHER RESISTANT BARRIERS
1. BUILDING WRAP WEATHER BARRIER SHEET, MECHANICALLY FASTENED.
   A. DUPONT TYVEK COMMERICALWRAP
2. SELF-ADHERED FLASHING MEMBRANE AT OPENINGS.

07 31 13 ROOF SHINGLES
1. GLASS-FIBER-REINFORCED ASPHALT SHINGLES CERTAINTEED CORPORATION LANDMARK SOLARIS
3. FLASHING PER SECTION 07 62 00.
4. FASTERNERS IN STRICT ACCORDANCE TO MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR INSTALLTION. STAPLES USED FOR FASTENING SHINGLES ONLY WITH THE APPROVAL OF THE MANUFACTURER.
5. FABRICATION
   A. FORM FLASHINGS [TO PROFILES INDICATED ON DRAWINGS, AND] TO PROTECT ROOFING MATERIALS FROM PHYSICAL DAMAGE AND SHED WATER.
   B. FORM EAVE EDGE [AND GABLE EDGE] FLASHING TO EXTEND MINIMUM 2 INCHES ONTO ROOF AND MINIMUM 0.25 INCHES BELOW SHEATHING.
   C. FORM FLASHING SECTIONS SQUARE AND ACCURATE TO PROFILE, IN MAXIMUM POSSIBLE LENGTHS, FREE FROM DISTORTION OR DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.
   D. HEM EXPOSED EDGES OF FLASHINGS MINIMUM 1/4 INCH ON UNDERSIDE.
   E. APPLY BITUMINOUS PAINT ON CONCEALED SURFACES OF FLASHINGS.

07 45 00 RAINSCREEN SYSTEM
1. ¾" X 3-1/2" BORATE TREATED FURRING STRIPS INSTALLED VERTICALLY FOR RAINSCREEN ASSEMBLY.
2. INSECT SCREEN AT ALL RAINSCREEN OPENINGS.
3. REFER TO ATTACHED DOCUMENT FOR SIDING ATTACHMENT INFORMATION.

07 46 46 FIBER-CEMENT SIDING
1. PRIMED, MACHINE FINISHED AND SITE FINISHED SIDING; SITE ASSEMBLED, ON FURRING FOR INSTALLATION OVER SHEATHED WALLS WITH WEATHER BARRIER. JAMES HARDIE PRODUCTS.
   A. LAP SIDING: INDIVIDUAL HORIZONTAL BOARDS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   B. PANEL SIDING: VERTICALLY ORIENTED PANELS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   C. BORAL FIBER CEMENT TRIM: 5/4"X4", X6", X7-1/4" TRIM AT OPENINGS AND CORNICE PER ARCHITECTURAL DETAILS.
2. PROVIDE SOFFIT VENTING AND SCREEN AT BOTTOM OF DECK/BALCONIES' SOFFIT.
3. LOUVERS: GREENHECK ESD-403, RUSKIN, WONDER METAL OR APPROVED EQUAL WITH BIRDSCREEN. STATIONARY, DRAINABLE BLADE.
4. WALL CAP (ROUND/RECTANGULAR): ALUMINUM CONSTRUCTION, ALUMINUM FINISH, BUILT IN BIRDSCREEN WITH DAMPERS. GREENHECK WC OR APPROVED EQUAL.
5. SALVAGE EXISTING SIGNAGE AND REINSTALL AT SAME LOCATIONS.

07 52 00 PVC MEMBRANE ROOFING
1. REPLACE EXISTING ROOFING MEMBRANE WITH NEW PVC MEMBRANE ROOFING WITH APPROVED MANUFACTURERS OR EQUIVALENT:
2. APPROVED MANUFACTURERS:
   A. VERSICO'S LANDMARK 60 MIL PVC
   B. MULE HYDE 60 MIL
   C. DURA LAST DURA TUFF 60 MIL
   D. SARNAFIL G410 60 MIL
3. WARRANTY:
   A. PROVIDE MANUFACTURER'S 20 YEARS TOTAL SYSTEM WARRANTY.
   B. HEAT SEALED PVC SYSTEMS, WITH 5 YEARS MINIMUM EXPERIENCE FACTOR WITH THE SPECIFIC PRODUCTS.
4. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
5. COMPLY WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR THE INSTALLATION OF THE MEMBRAND ROOFING SYSTEM INSLUDING PROPER SUBSTRATE PREPARATION, JOB SITE CONSIDERATIONS AND WEATHER RESTRICTIONS.

07 62 00 SHEET METAL FLASHINGS AND TRIMS
1. GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239 INCH) THICK BASE METAL.
2. PRE-FINISHED GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239) INCH THICK BASE METAL, SHOP PRE-COATED WITH PVDF COATING.
   A. PVDF (POLYVINYLIDENE FLUORIDE) COATING: SUPERIOR PERFORMANCE ORGANIC FINISH, AAMA 2605; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.
3. PRE-FINISHED ALUMINUM: ASTM B209 (ASTM B209M); 20 GAUGE, (0.032 INCH) THICK; PLAIN FINISH SHOP PRE-COATED WITH MODIFIED SILICONE COATING.
   A. FLUOROPOLYMER COATING: HIGH PERFORMANCE ORGANIC FINISH, AAMA 2604; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.

07 65 26 SELF-ADHERING SHEET FLASHING
1. AT ALL EXTERIOR OPENINGS.
2. HIGH TEMPERATURE AT ROOF PARAPET AND OVERHANG APPLICATIONS.
   A. MANUFACTURERS: SOPREMA'S LASTOBOND HT AT ROOFING; PROTECTO WRAP JIFFY SEAL BUTYL HT AT WALLS, 1100T OR GCP TWF AT THROUGH-WALL FLASHINGS UNDER BRICK, OR APPROVED EQUAL.
   B. VERIFY COMPATIBILITY WITH ADJACENT PRODUCTS.

07 71 23 MANUFACTURED GUTTERS AND DOWNSPOUTS
1. GUTTERS: PREFINISHED SHEET METAL, SMACNA PROFILE
2. DOWNSPOUTS: PREFINISHED SHEET METAL; 3" ROUND FABRICATED TO SMACNA STANDARDS.
3. CONNECTORS: SAME MATERIAL AS GUTTER AND DOWNSPOUT; COLOR TO MATCH. SPIKES AND FERRULES FOR GUTTER SUPPORT; STRAPS FOR DOWNSPOUT SUPPORTS.
4. PARAPET DRAIN COVER SCUPPER: ZURN Z187 OBLIQUE SCUPPER DRAIN. AT EXISTING ROOF PARAPET DRAIN TO DOWNSPOUTS AND OVERFLOW

07 90 00 JOINT PROTECTION
1. EXTERIOR JOINTS: SEAL OPEN JOINTS, WHETHER OR NOT THE JOINT IS INDICATED ON DRAWINGS, UNLESS SPECIFICALLY INDICATED NOT TO BE SEALED. EXTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS.
   A. WALL EXPANSION AND CONTROL JOINTS.
   B. JOINTS BETWEEN DOOR, WINDOW, AND OTHER FRAMES AND ADJACENT CONSTRUCTION.
   C. JOINTS BETWEEN DIFFERENT EXPOSED MATERIALS.
   D. OPENINGS BELOW LEDGE ANGLES IN MASONRY.
   E. OTHER JOINTS INDICATED BELOW.

2. DO NOT SEAL THE FOLLOWING TYPES OF JOINTS.
   A. JOINTS INDICATED TO BE TREATED WITH MANUFACTURED EXPANSION JOINT COVER OR SOME OTHER TYPE OF SEALING DEVICE.
   B. JOINTS WHERE SEALANT IS SPECIFIED TO BE PROVIDED BY MANUFACTURER OF PRODUCT TO BE SEALED.
   C. JOINTS WHERE INSTALLATION OF SEALANT IS SPECIFIED IN ANOTHER SECTION.
   D. JOINTS BETWEEN SUSPENDED PANEL CEILINGS/GRID AND WALLS.
   E. JOINTS AT TOP OF HEAD FLASHING USED IN RAINSCREEN APPLICATIONS OR INDICATED AS A DRAINAGE APPLICATION.

3. SOUND-RATED ASSEMBLIES: WALLS AND CEILINGS IDENTIFIED AS "STC-RATED", "SOUND-RATED", OR "ACOUSTICAL"

4. ACCESSORIES: BACKER RODS, BI-CELLULAR BY NOMACO OR TITAN.

5. PRODUCTS:
   A. DOWSIL 758 FOR AIR SEALING;
   B. DOWSIL 795 FOR METAL OR OTHER NON-POROUS SUBSTRATES;
   C. DOWSIL 795 FOR MIXED SUBSTRATES;
   D. BASF MS 150 FOR PAINTABLE STPE AT CLADDING.

DIVISION 8: DOORS & WINDOWS

EXISTING DOORS AND WINDOWS TO REMAIN.
REPLACE DAMAGED WINDOWS IF DEEMED NECESSARY. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

DIVISION 9: FINISHES

09 90 00 PAINTING & COATINGS
1. COATING FOR WATERPROOFING AND TRAFFIC SURFACE AT EXTERIOR DECKS/BALCONIES L2 & L3.
2. HEAVY DUTY PMMA COATING FOR VEHICULAR TRAFFIC; SOPREMA ALSAN OR APPROVED EQUAL.
3. TRAFFIC COATING: ARMORTHANE STS-300, RHINO LININGS TUFFGRIP.

09 91 13 EXTERIOR PAINTING
1. PROVIDE PAINTS AND FINISHES FROM THE SAME MANUFACTURER TO THE GREATEST EXTENT POSSIBLE.
2. EXTERIOR CONCRETE.
   A. ELASTOMERIC COATING AT ALL EXPOSED VERTICAL SURFACES.
3. WOOD, OPAQUE, LATEX, 3 COAT:
   A. ONE COAT OF LATEX PRIMER SEALER.
   B. SEMI-GLOSS: TWO COATS OF LATEX ENAMEL.
4. FIBER CEMENT SIDING:
   A. APPLICATIONS INCLUDE WALLS AND SOFFITS.
   B. ONE COAT PRIMER AND TWO TOP COAT: TWO COATS.
5. WOOD, SEMI-TRANSPARENT STAIN: TWO COATS OF STAIN.
6. FERROUS METALS, PRIMED, ALKYD, 2 COAT:
   A. TOUCH-UP WITH RUST-INHIBITIVE PRIMER RECOMMENDED BY TOP COAT MANUFACTURER.
   B. ONE COAT METAL PRIMER.
   C. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL.
7. GALVANIZED METALS, ALKYD, 3 COAT:
   A. ONE COAT PRIMER/FINISH.
   B. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL
8. ALL EXTERIOR PAINTING SHALL BE COORDINATED WITH THE ARCHITECTS PRIOR TO PROCEEDING.
9. SEE ELEVATIONS FOR COLORS.

DIVISION 26: ELECTRICAL

26 00 01 EXTERIOR LIGHTING
1. ALL NEW EXTERIOR LIGHTINGS SHALL BE LED.
2. REPLACE EXISTING EXTERIOR LIGHTING FIXTURE AT PATIO/DECK WITH NEW LIGHTING FIXTURE:
   A. GENERATION LIGHTING HUNNINGTON 2-LIGHT OUTDOOR BLACK FLUSH MOUNTED; 12.75" DEPTH, 16.25" HEIGHT, 10" WIDTH
3. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
4. COORDINATE ALL COLORS / FINISHES WITH ARCHITECT.
5. ALL OTHER EXTERIOR LIGHT FIXTURES: SALVAGE AND REINSTALL AT SAME LOCATIONS.

7/26/2023 4:00:46 PM

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8337 REGISTERED ARCHITECT
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STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

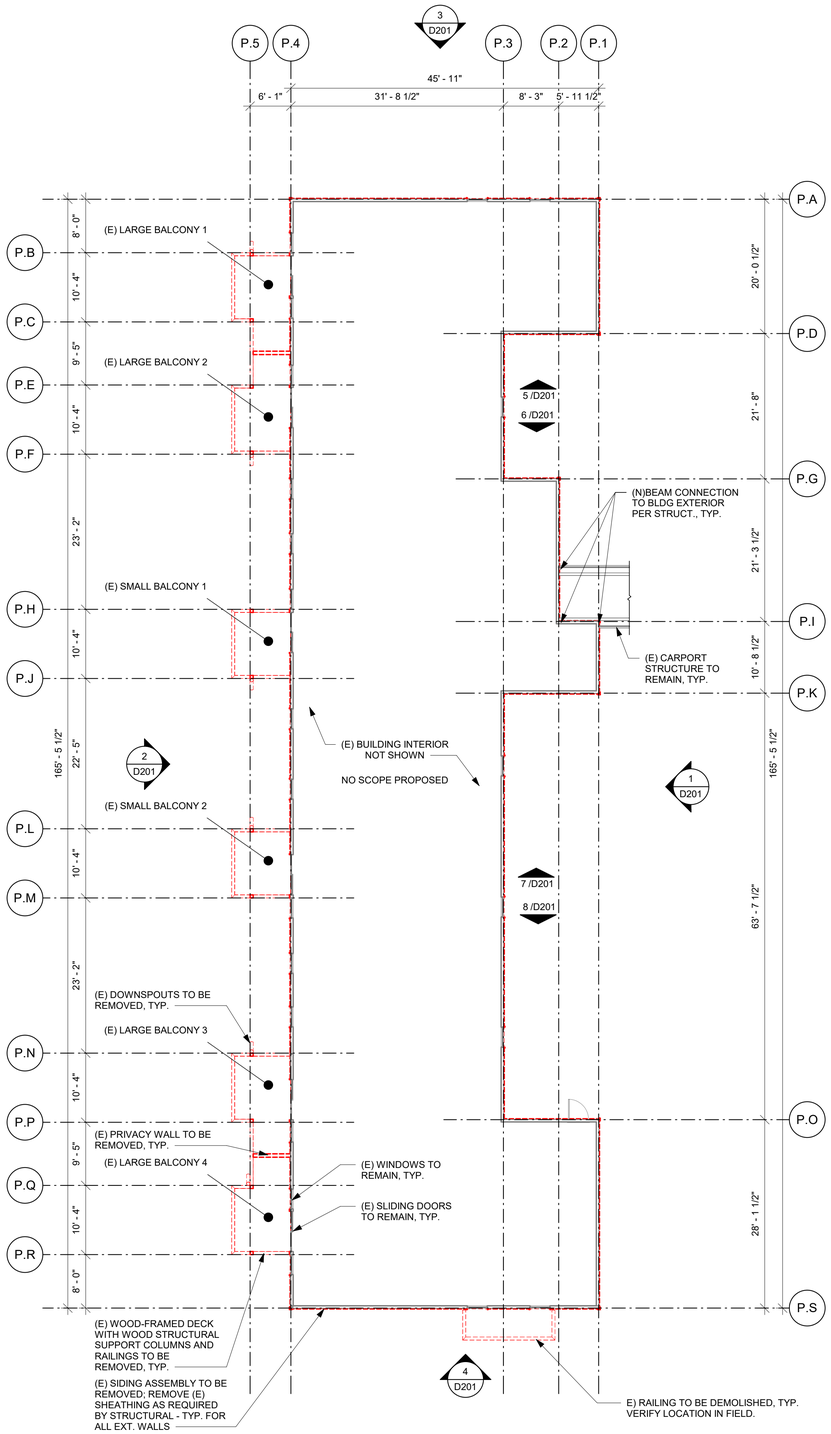
AHJ STAMP

TITLE

OUTLINE SPECIFICATIONS

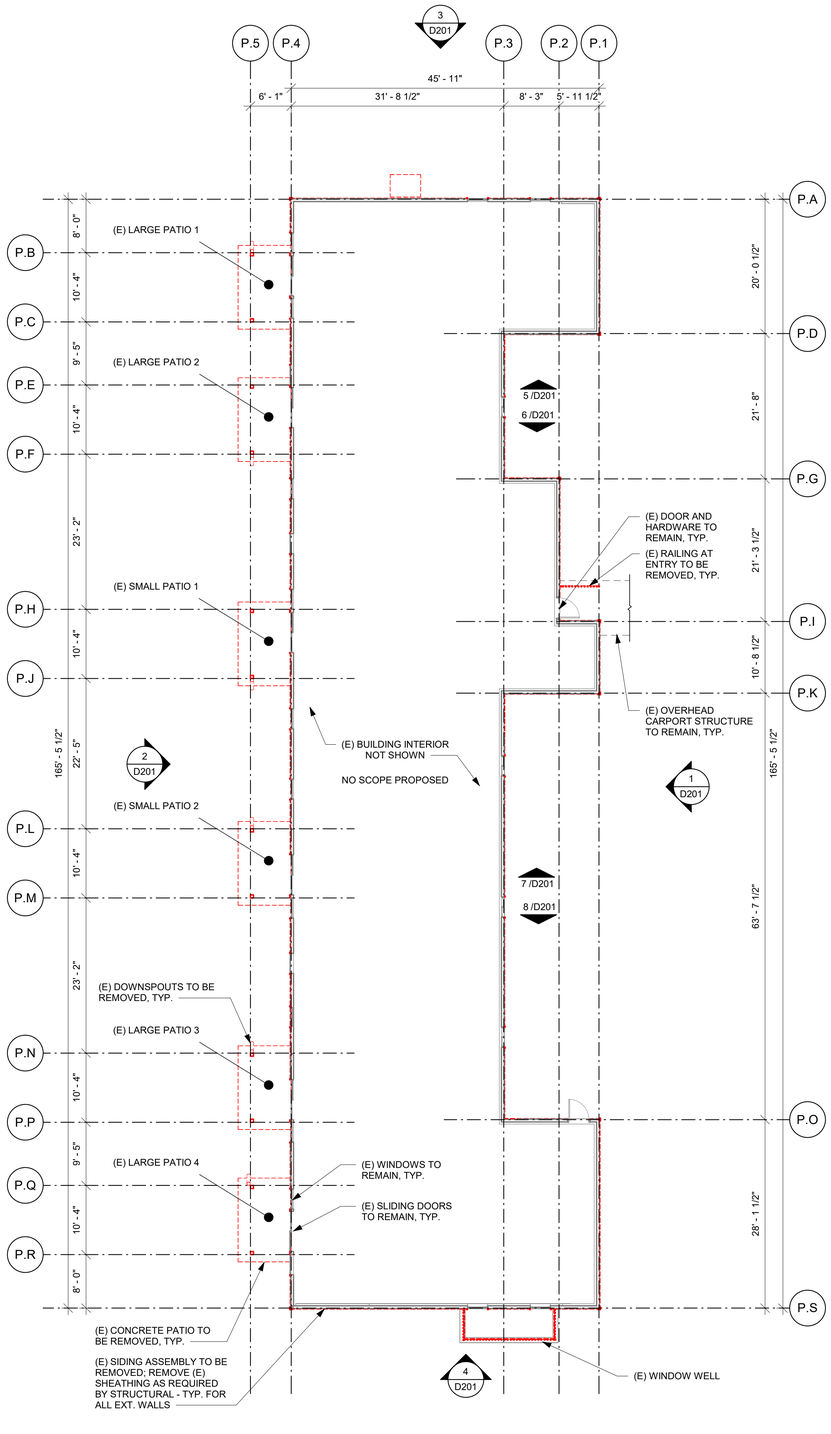
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G004



2 BLDG. P - LEVEL 2 DEMOLITION

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



1 BLDG. P - LEVEL 1 DEMOLITION

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

0 5' 10' 20'

DEMOLITION PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH SURROUNDING AREA(S).
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
6. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY THE OWNER.
7. WHERE PARTITIONS, WALLS, AND OTHER FEATURES ARE INDICATED FOR REMOVAL OR PARTIAL DEMOLITION, AS INDICATED BY SHORT DASHED LINES, CONTRACTOR SHALL TAKE FULL PRECAUTIONS TO RETAIN AND PROTECT LOAD BEARING STRUCTURAL ELEMENTS. MAINTAIN STRUCTURAL INTEGRITY OF AFFECTED MEMBERS.
8. REMOVE ALL ABANDONED EXPOSED ELECTRICAL WIRING CONDUIT, FIXTURES, PANELS/SERVICE BOXES, ETC. TYPICAL THROUGHOUT THE SPECIFIED WORK AREA OF THE BUILDING. COORDINATE ELECTRICAL SERVICE DISCONNECT AND TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY PROVIDER.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION IN AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

NORTH

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. P
DEMOLITION
PLAN - LEVEL 1-2

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034
SHEET NO.:	

D101

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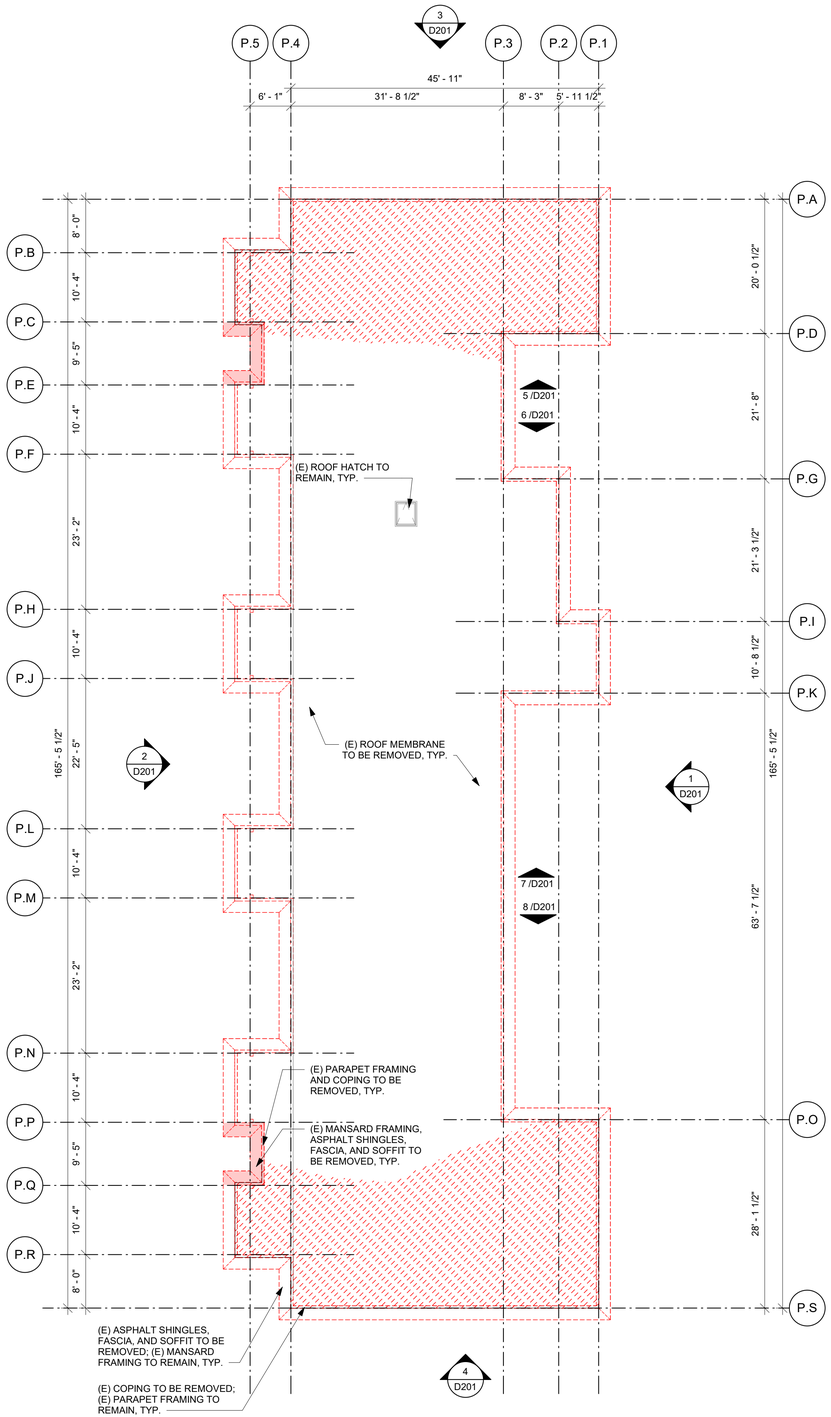
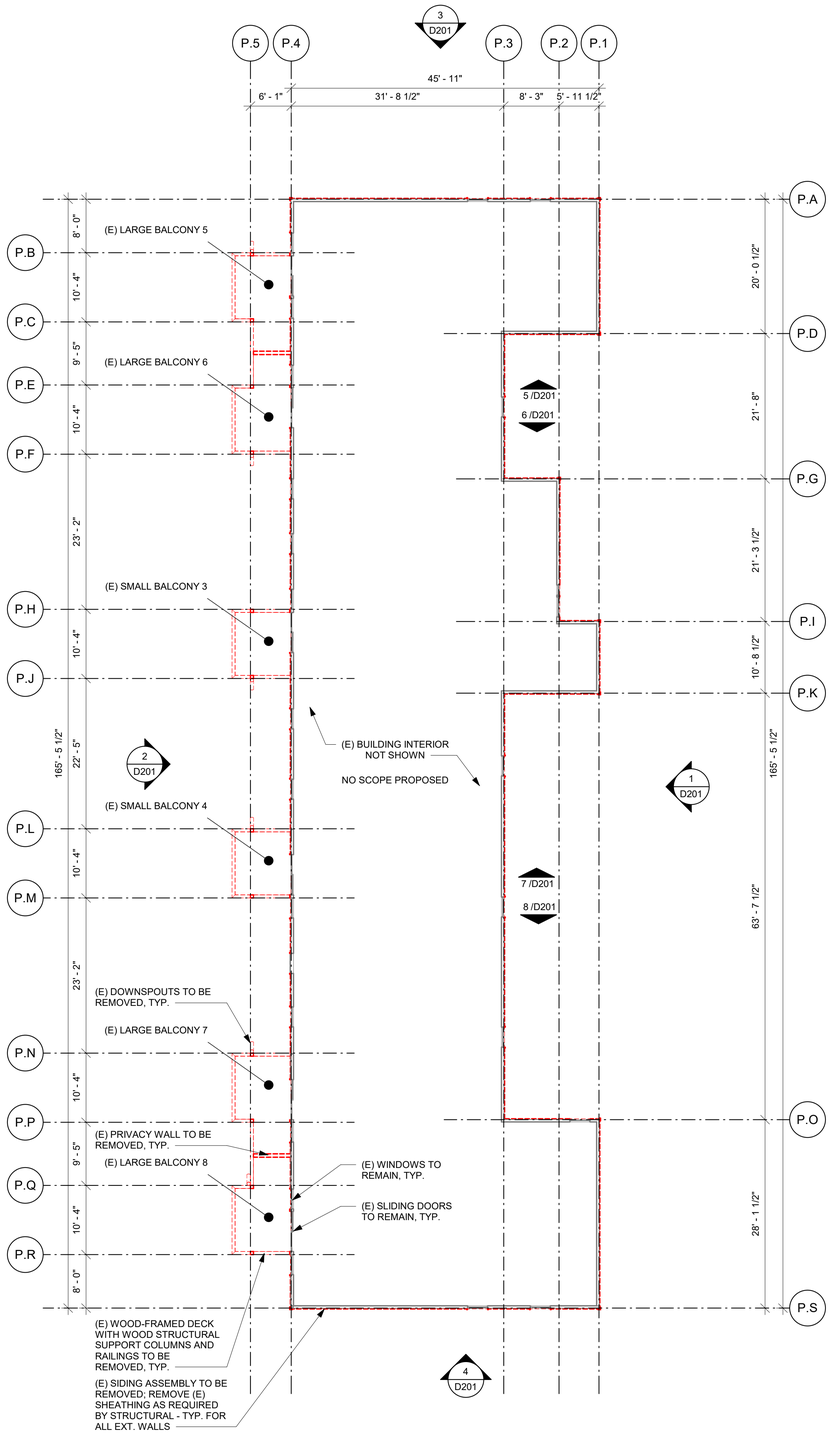


2 BLDG. P - ROOF DEMOLITION

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



1 BLDG. P - LEVEL 3 DEMOLITION

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

0 5' 10' 20'

DEMOLITION PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH SURROUNDING AREA(S).
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
6. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY THE OWNER.
7. WHERE PARTITIONS, WALLS, AND OTHER FEATURES ARE INDICATED FOR REMOVAL OR PARTIAL DEMOLITION, AS INDICATED BY SHORT DASHED LINES, CONTRACTOR SHALL TAKE FULL PRECAUTIONS TO RETAIN AND PROTECT LOAD BEARING STRUCTURAL ELEMENTS. MAINTAIN STRUCTURAL INTEGRITY OF AFFECTED MEMBERS.
8. REMOVE ALL ABANDONED EXPOSED ELECTRICAL WIRING CONDUIT, FIXTURES, PANELS/SERVICE BOXES, ETC. TYPICAL THROUGHOUT THE SPECIFIED WORK AREA OF THE BUILDING. COORDINATE ELECTRICAL SERVICE DISCONNECT AND TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY PROVIDER.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION IN AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

NORTH

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8337 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

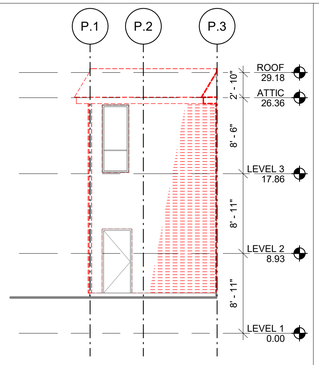
TITLE

BLDG. P DEMOLITION PLAN - LEVEL 3-ROOF

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034
SHEET NO.:	

D102

7/26/2023 4:00:43 PM



8 BLDG. P - NORTH DEMO ELEV. @ G.L. P.O
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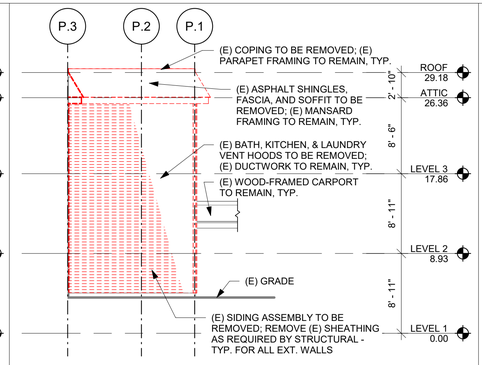

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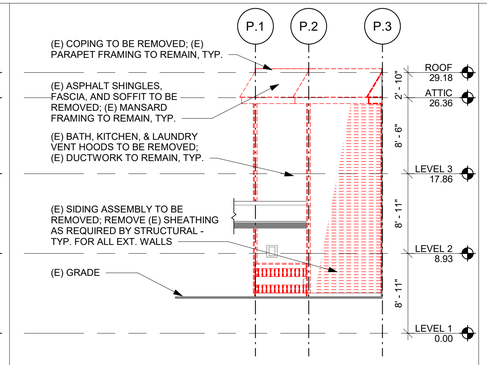

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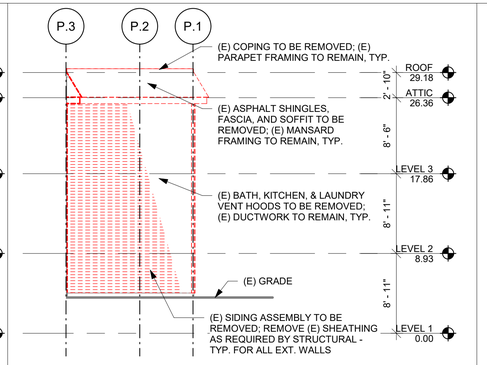

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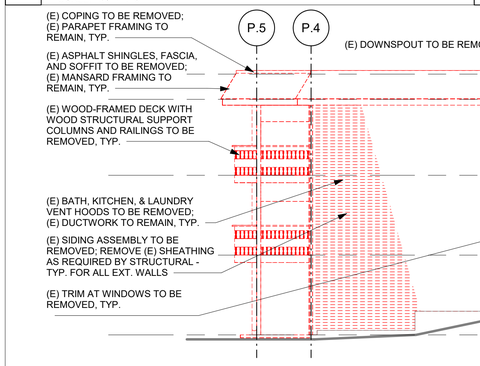
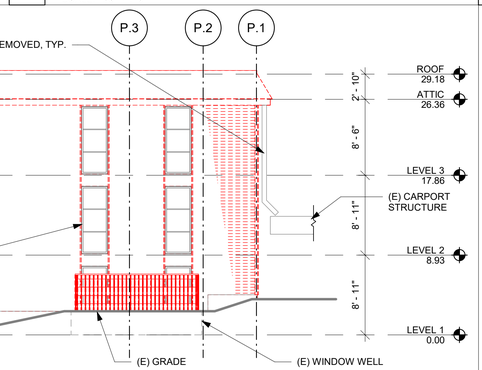
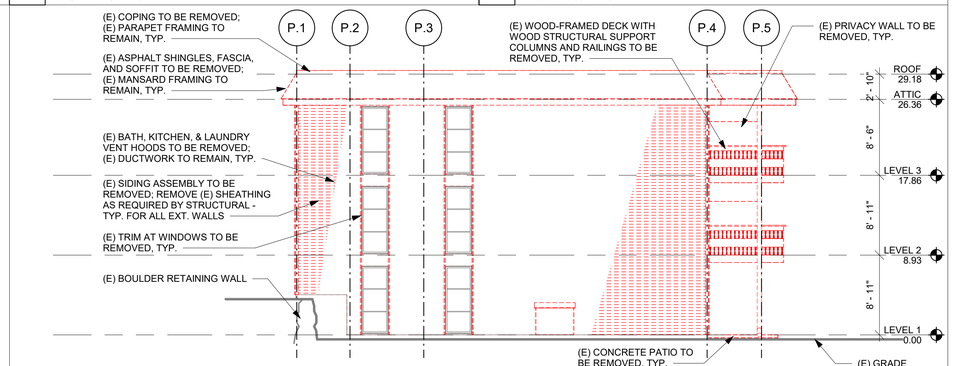




4 BLDG. P - SOUTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



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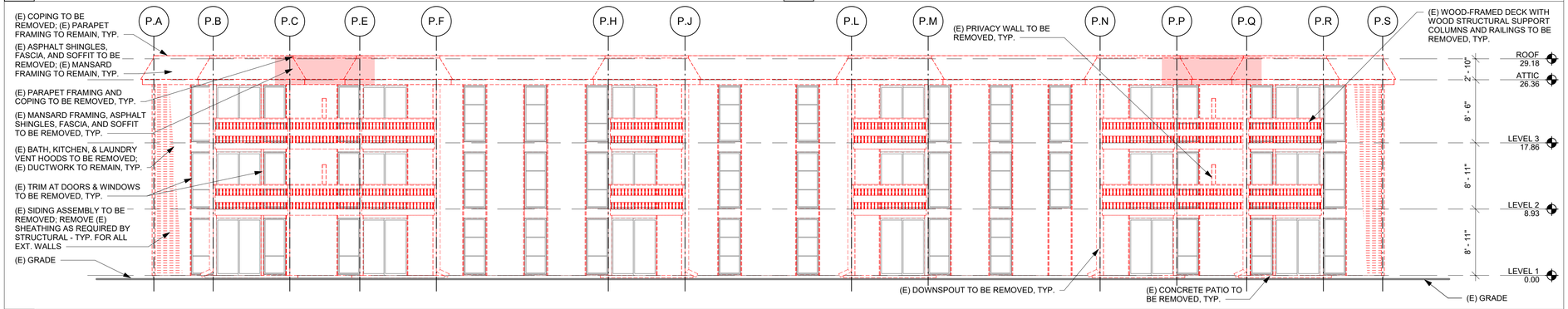
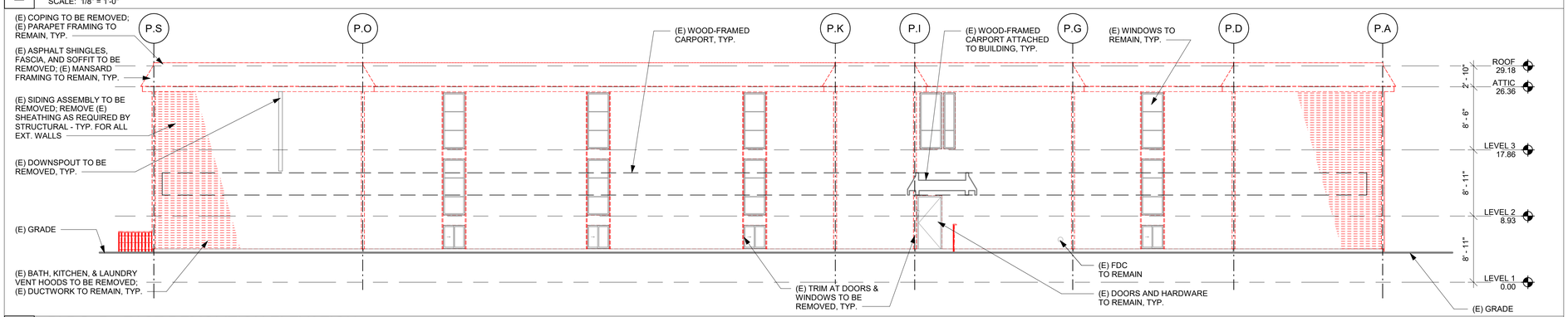
SCALE: 1/8" = 1'-0"



2 BLDG. P - WEST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. P - EAST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

7/26/2023 4:00:44 PM

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

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DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

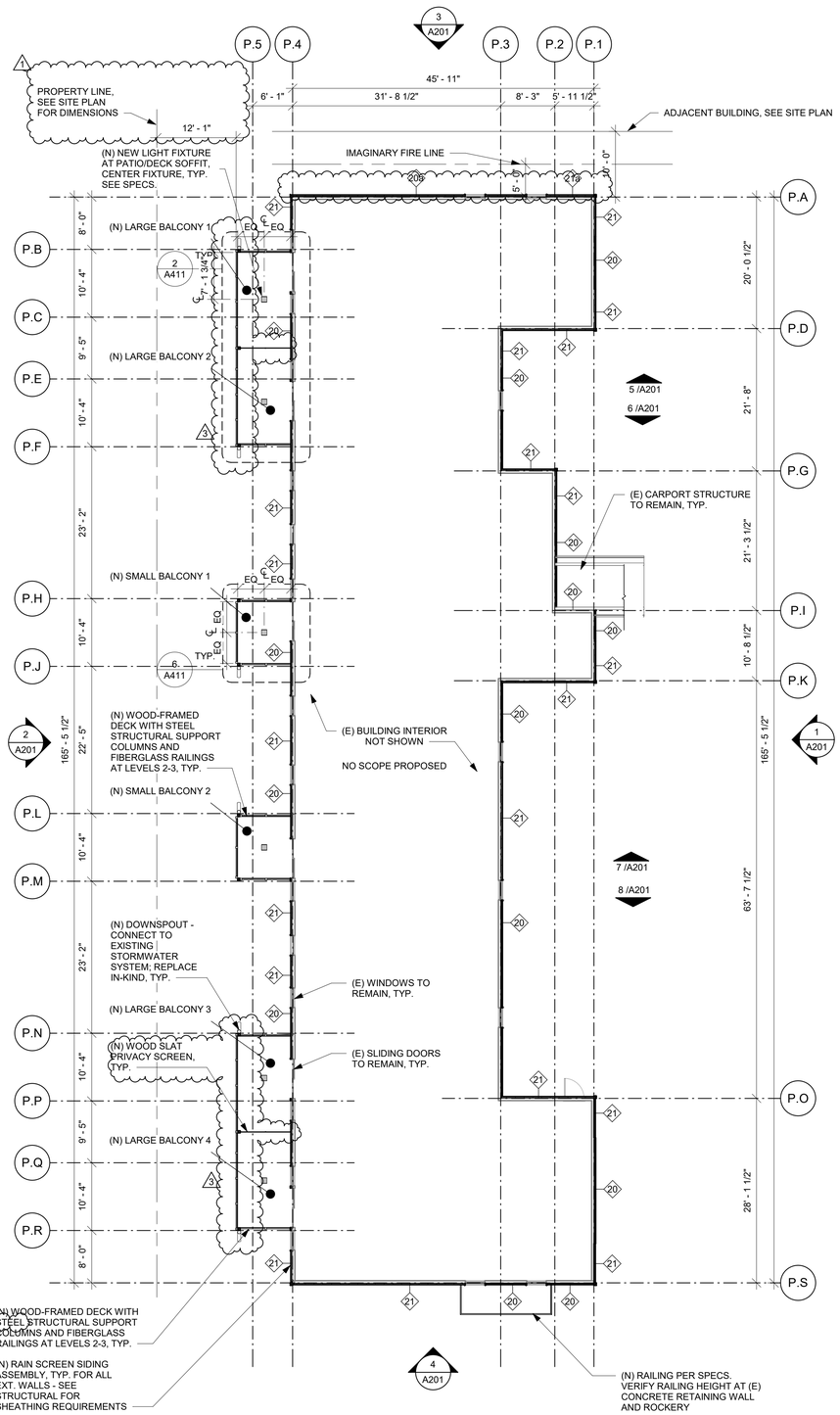
TITLE

BLDG. P
DEMOLITION
ELEVATIONS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034

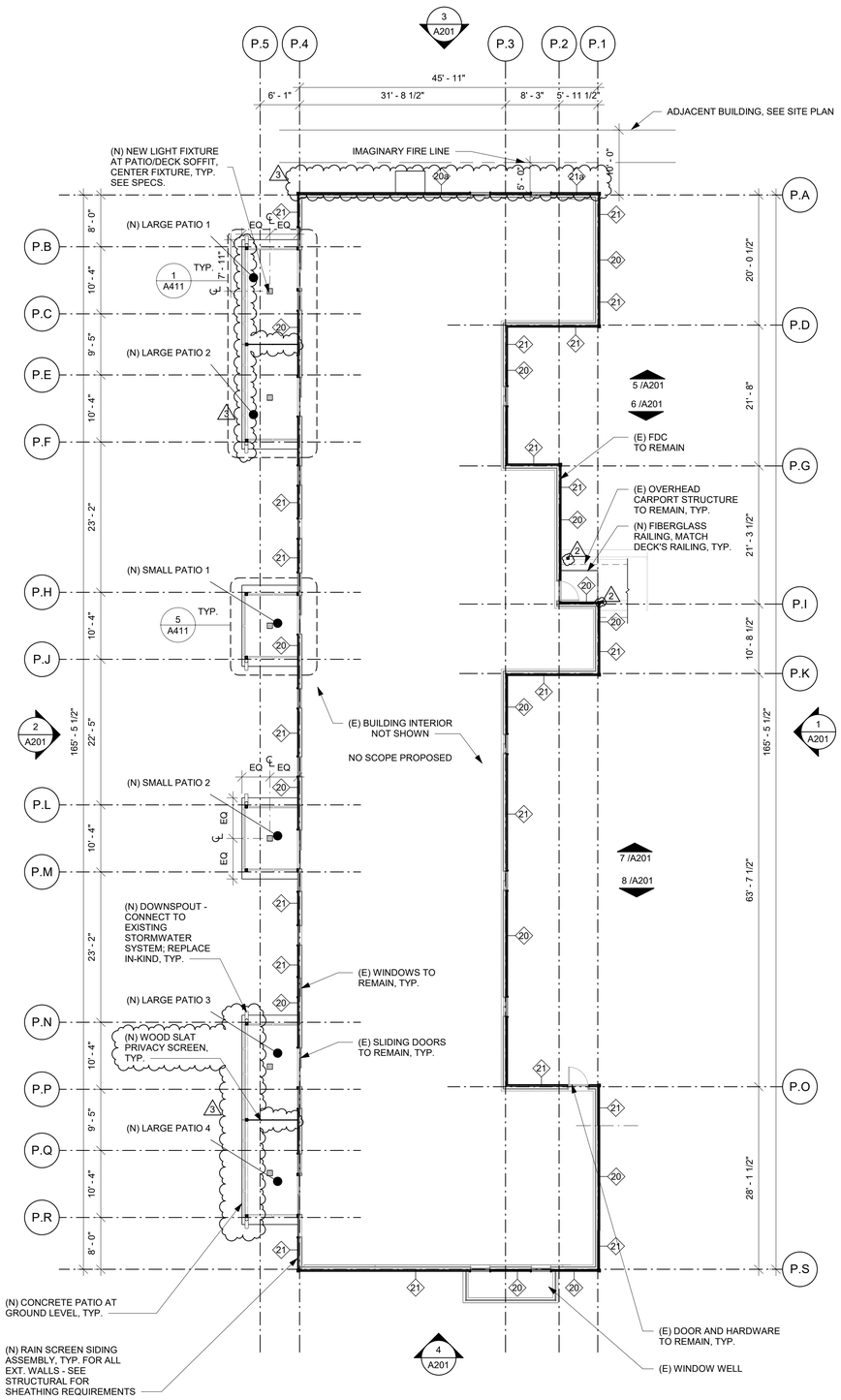
SHEET NO.:

D201



2 BLDG. P - LEVEL 2

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



1 BLDG. P - LEVEL 1

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

0 5' 10' 20'

NORTH

GENERAL PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. ALL EXTERIOR WALLS TO BE WALL TYPE 20 U.N.O.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

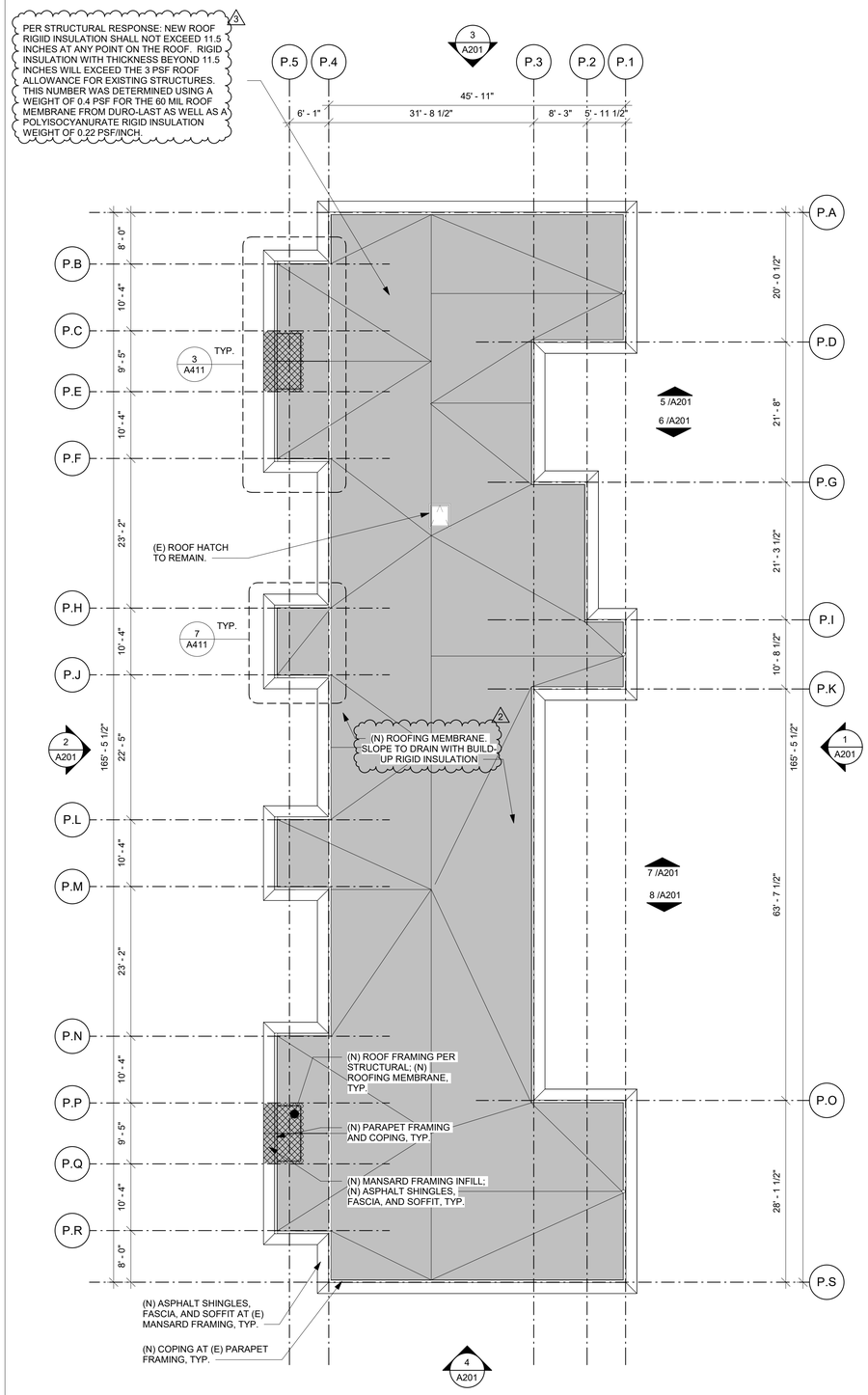
TITLE

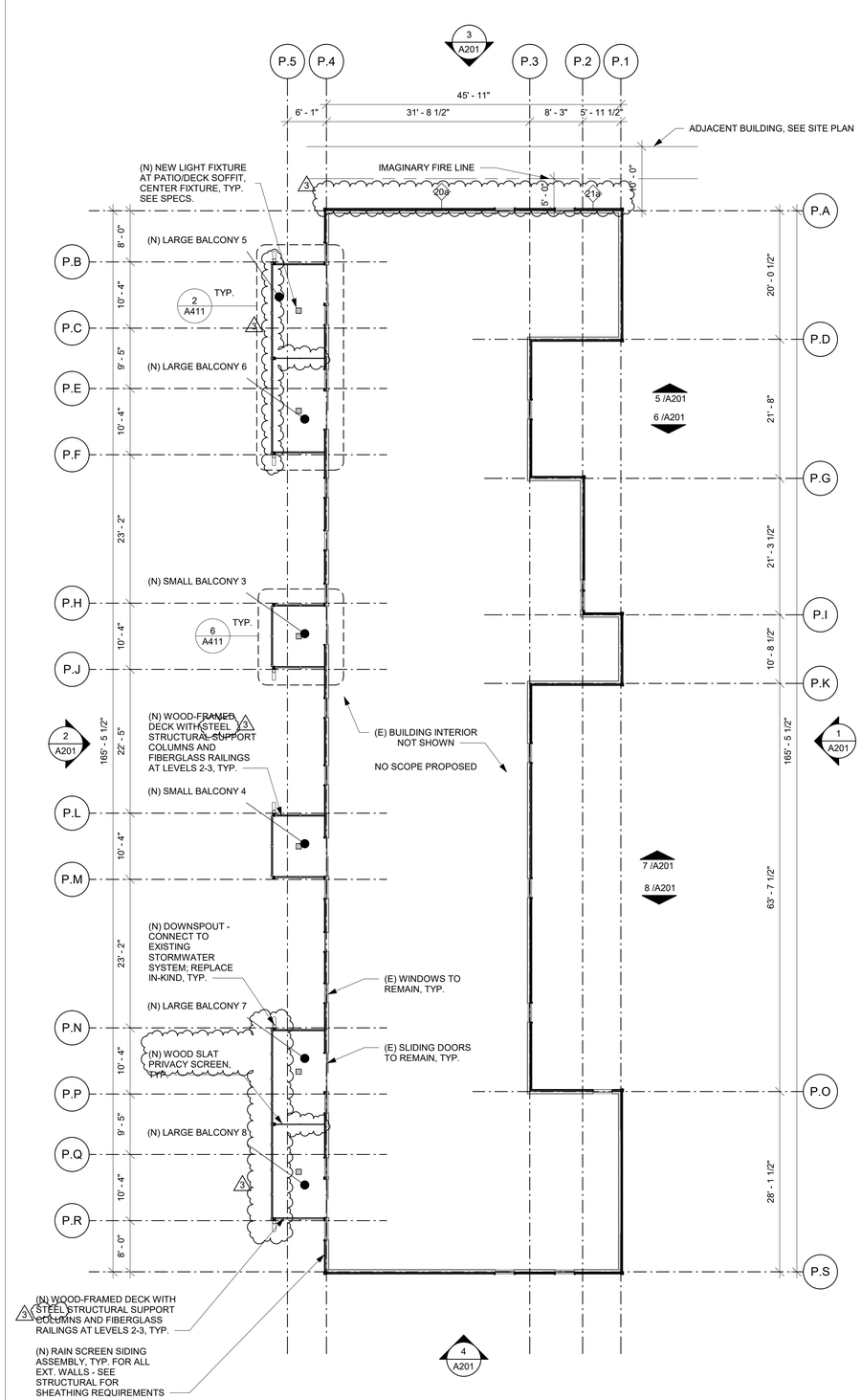
BLDG. P PLAN - LEVEL 1-2

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A101

7/26/2023 4:00:34 PM





GENERAL PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. ALL EXTERIOR WALLS TO BE WALL TYPE 20 U.N.O.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

2 BLDG. P - ROOF
SCALE: 3/32" = 1'-0"

1 BLDG. P - LEVEL 3
SCALE: 3/32" = 1'-0"

0 5' 10' 20'

NORTH

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BLDG. P PLAN - LEVEL 3-ROOF

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SHEET NO.:	

A102

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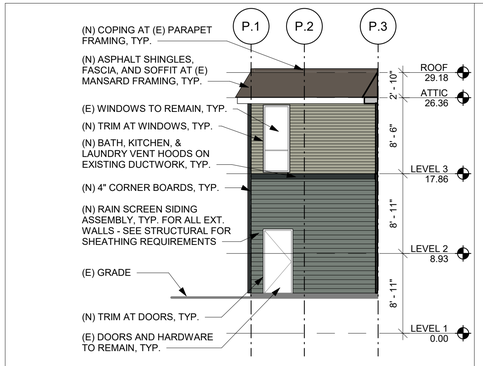
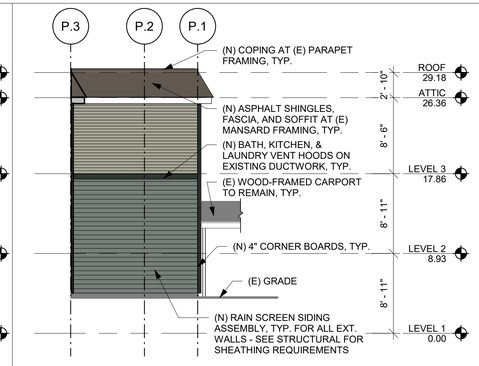
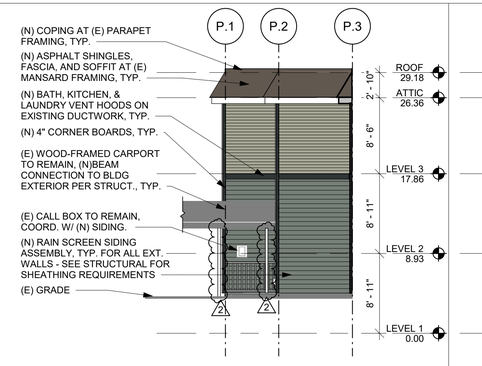


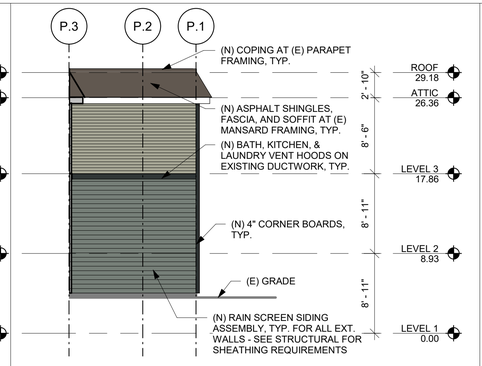
8 BLDG. P - NORTH ELEV. @ G.L. P.O
SCALE: 1/8" = 1'-0"



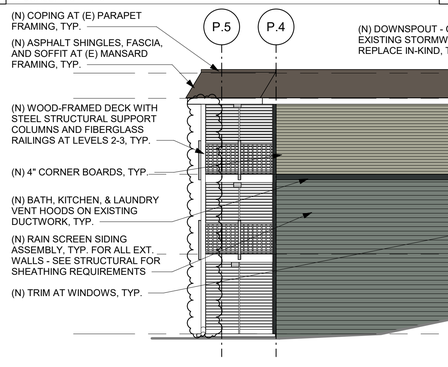
7 BLDG. P - SOUTH ELEV. @ G.L. P.K
SCALE: 1/8" = 1'-0"



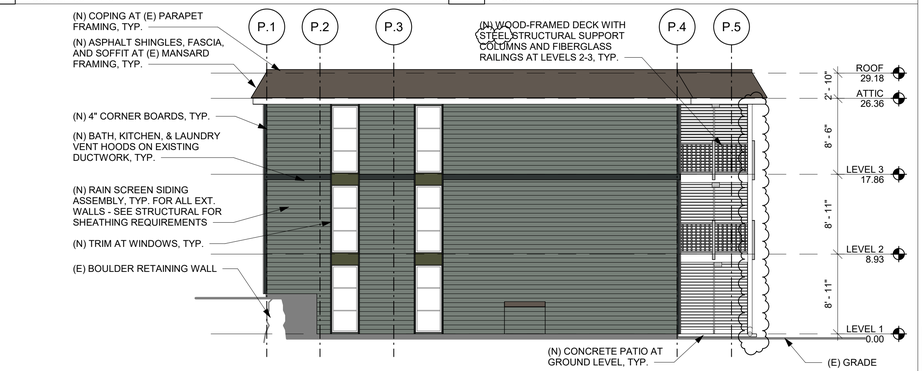
6 BLDG. P - NORTH ELEV. @ G.L. P.G
SCALE: 1/8" = 1'-0"



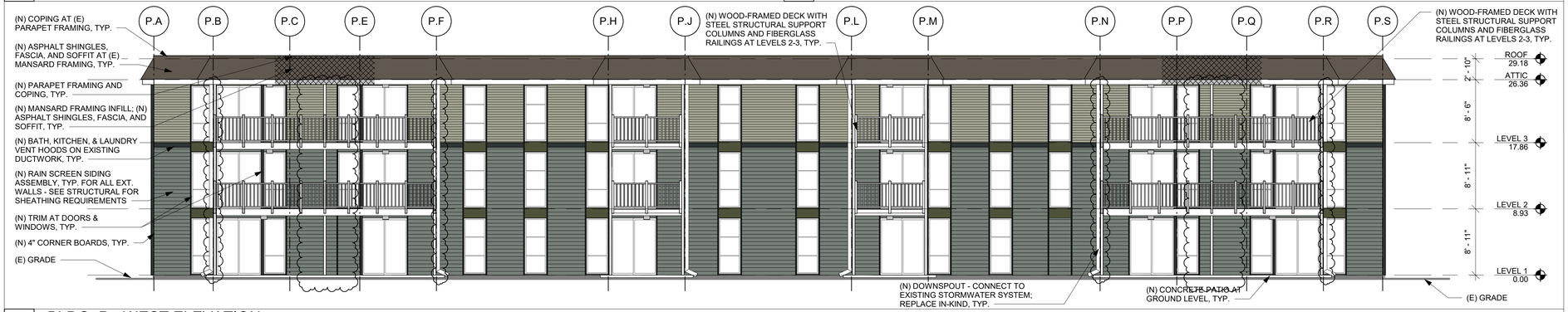
5 BLDG. P - SOUTH ELEV. @ G.L. P.D
SCALE: 1/8" = 1'-0"



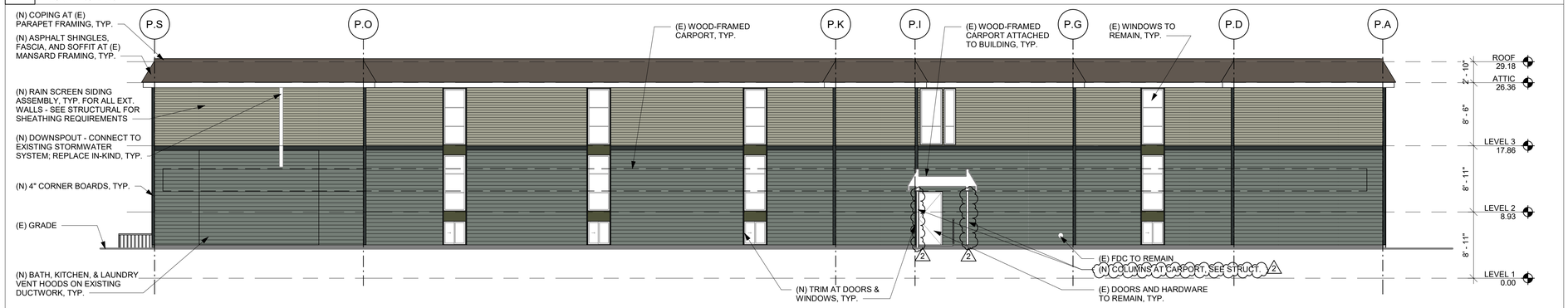
4 BLDG. P - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG. P - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG. P - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. P - EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

7/26/2023 4:00:37 PM

ELEVATION LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

MATERIAL LEGEND

COLOR SCHEME 3 - PREFERRED

- FIBER CEMENT 4" REVEAL LAP SIDING SHERWIN WILLIAMS, FROSTED FERN (SW9648)
- FIBER CEMENT TRIM SHERWIN WILLIAMS, NIGHT WATCH (SW9680)
- FIBER CEMENT 6" REVEAL LAP SIDING SHERWIN WILLIAMS, TAIGA (SW9654)
- FIBER CEMENT PANEL SHERWIN WILLIAMS, SECRET GARDEN (SW6181)

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AHJ STAMP

TITLE

BLDG. P ELEVATIONS

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SHEET NO.:	

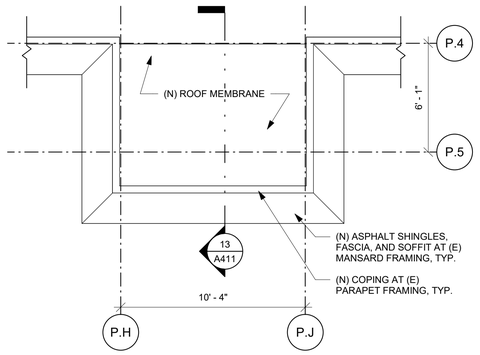
A201

PLAN LEGEND

EXISTING WALL / ELEMENT TO REMAIN

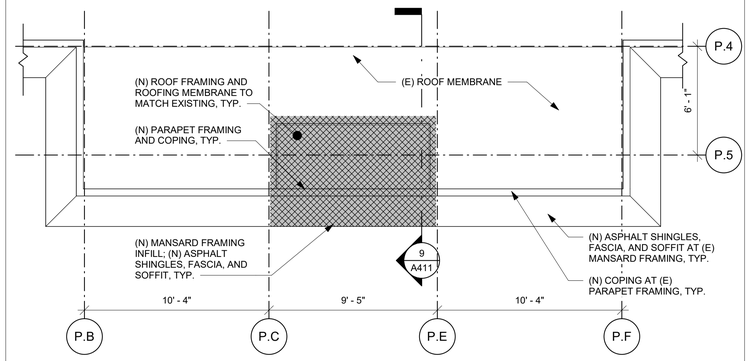
NEW WALL / ELEMENT

NEW ROOF FRAMING PER STRUCTURAL, NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING



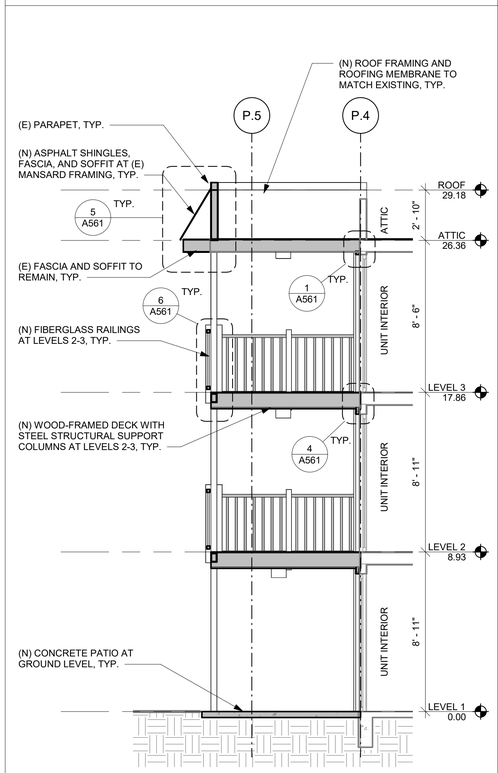
7 PLAN - SMALL BALCONY @ BLDG. P ROOF

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



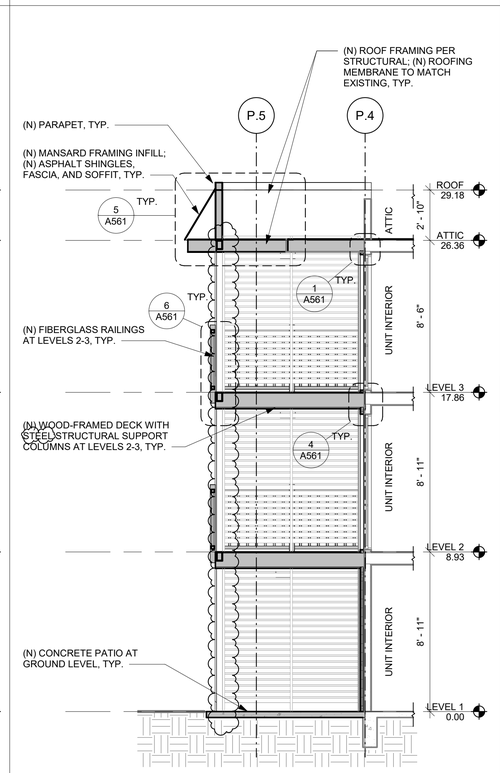
3 PLAN - LARGE BALCONY @ BLDG. P ROOF

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



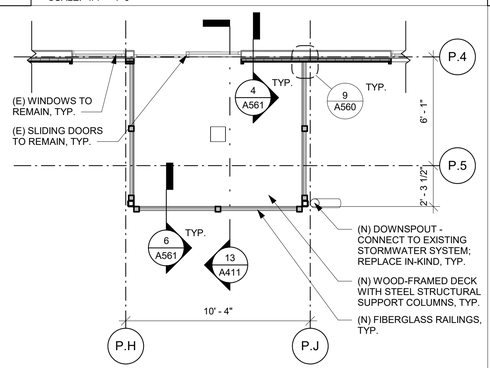
13 SECTION - SMALL BALCONY @ BLDG. P

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



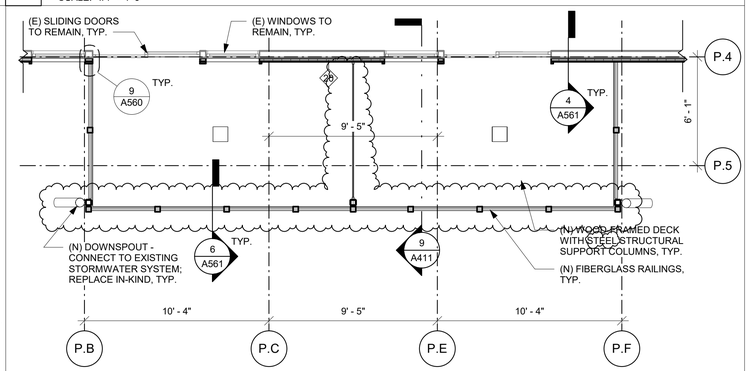
9 SECTION - LARGE BALCONY @ BLDG. P

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



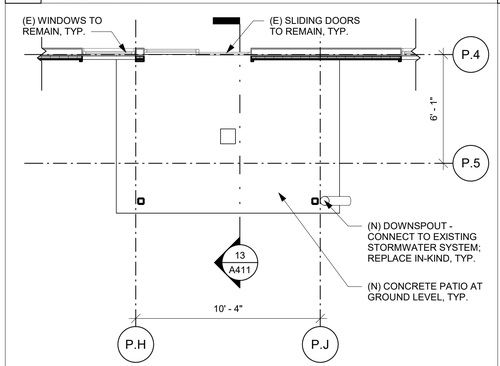
6 PLAN - SMALL BALCONY @ BLDG. P L2-3

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



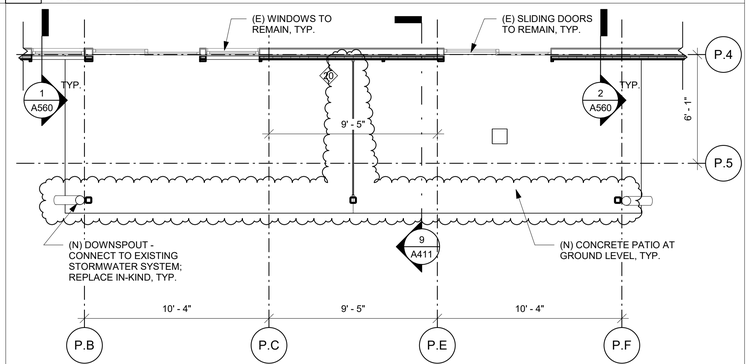
2 PLAN - LARGE BALCONY @ BLDG. P L2-3

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



5 PLAN - SMALL BALCONY @ BLDG. P L1

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



1 PLAN - LARGE BALCONY @ BLDG. P L1

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

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TITLE

BLDG. P
BALCONY
DETAILS

PERMIT #	22129564 BM
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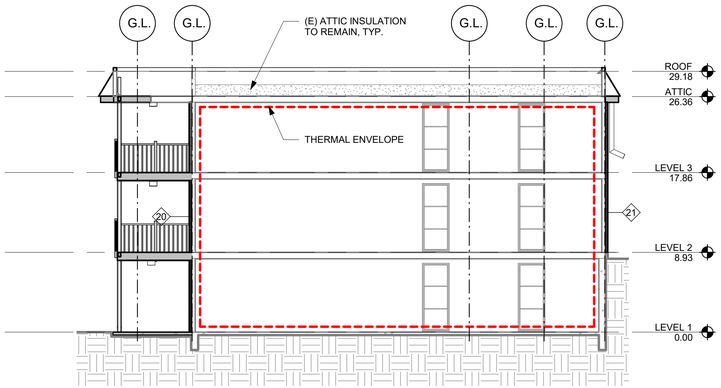
A411

ENERGY CODE SUMMARY

2018 WASHINGTON STATE ENERGY CODE + BELLEVUE AMENDMENTS

CODE SECTION	DESCRIPTION		COMPLIANCE NOTES
CHAPTER 2: DEFINITIONS			
ALTERATION	ANY CONSTRUCTION, RETROFIT OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION. ALSO, A CHANGE IN A BUILDING, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM THAT INVOLVES AN EXTENSION, ADDITION OR CHANGE TO THE ARRANGEMENT, TYPE OR PURPOSE OF THE ORIGINAL INSTALLATION.		N/A
RESIDENTIAL BUILDING	GROUP R-2 BUILDINGS THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE, AS WELL AS ACCESSORY STRUCTURES THERETO.		N/A
CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY			
R402.1: GENERAL (PRESCRIPTIVE)			
TABLE R402.1.1	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
	WOOD FRAME WALL R-VALUE	R-21 INT.	SEE WALL TYPE 21 ON A500.
CHAPTER 5: EXISTING BUILDING			
R501: GENERAL			
R501.1.1	ALTERATIONS TO AN EXISTING BUILDING SHALL COMPLY WITH SECTION R503. UNALTERED PORTIONS OF THE EXISTING BUILDING SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.		N/A
R503: ALTERATIONS			
R503.1	ALTERATIONS TO AN EXISTING BUILDING SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE.		N/A
R503.1.1	BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH: SECTION R402.1.1, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 R402.4.4. THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: 2. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21. 3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.		INSULATION WILL BE ADDED TO EXPOSED WALL CAVITIES. SEE WALL TYPE 21 ON A500. THE SCOPE OF WORK FOR THIS PROJECT DOES NOT EXPOSE ANY FLOOR OR ROOF CAVITIES THAT ARE PART OF THE THERMAL ENVELOPE.



WALL TYPES VARY PER LOCATION.

INSULATION ADDED TO WALL CAVITIES PER WALL TYPE 21 ON A500.

1 TYPICAL SECTION - THERMAL ENVELOPE

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

LEGEND

EXISTING ELEMENT TO REMAIN

NEW ELEMENT

WALL ASSEMBLY TYPES: EXTERIOR WALLS

NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL VALUE
20	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
EXISTING EXT. WALL (SHTG. TO REMAIN) 1 HR RATED FROM THE INTERIOR		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (E) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		• (E) GYPSUM SHEATHING			
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 20a, SEE PLAN FOR LOCATION)			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
20a	1 HR RATED FROM THE INTERIOR & EXTERIOR.				
21	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
EXISTING EXT. WALL (SHTG. TO BE REPLACED) 1 HR RATED FROM THE INTERIOR		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (N) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 21a, SEE PLAN FOR LOCATION)			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
21a	1 HR RATED FROM THE INTERIOR & EXTERIOR.				
25	EXT. EXT.	-	-	-	-
NEW SHEAR WALL AT BALCONIES NOT RATED		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x6 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
26	EXT. EXT.	- NOT USED	-	-	-
NEW PRIVACY WALL AT BALCONIES NOT RATED		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			

NOTES:
WALL TYPE '26' IS NOT CONSIDERED A SEPARATION WALL UNDER IBC 420.2. IT DOES NOT SEPARATE DWELLING UNITS OR SLEEPING UNITS IN THE SAME BUILDING. 'WALL TYPE '26' IS A NON-BEARING EXTERIOR "SCREEN" THAT PROVIDES PRIVACY BETWEEN TWO ADJACENT EXTERIOR BALCONIES THAT ARE OUTSIDE OF THE BUILDING ENVELOP. THEREFORE DOES NOT REQUIRED TO BE RATED. ADDITIONALLY, THE EXISTING BALCONIES HAVE PERFORATED SCREENS FOR PRIVACY.

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AHJ STAMP

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ASSEMBLIES

PERMIT #	22129564 BM
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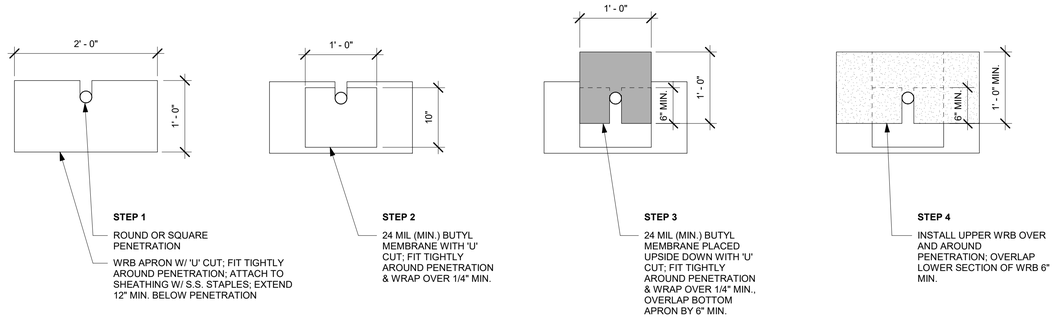
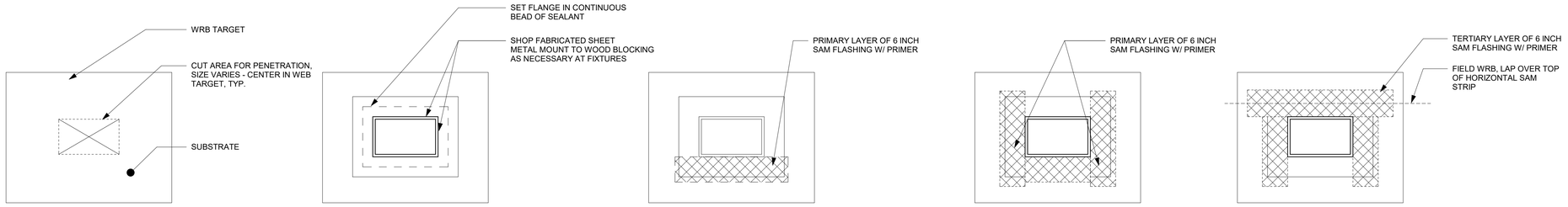


NOTE: ALTERNATELY QUICKFLASH MAY BE USED FOR PIPE PENETRATIONS, REFER TO 6/A540 FOR SEQUENCING

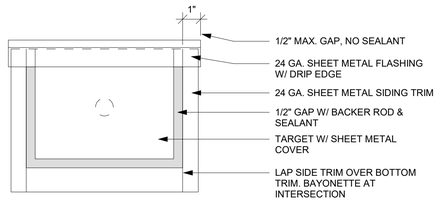
4 ELEVATION - TARGET FLASHING FOR PENETRATIONS UP TO 6"

SCALE: 1" = 1'-0"



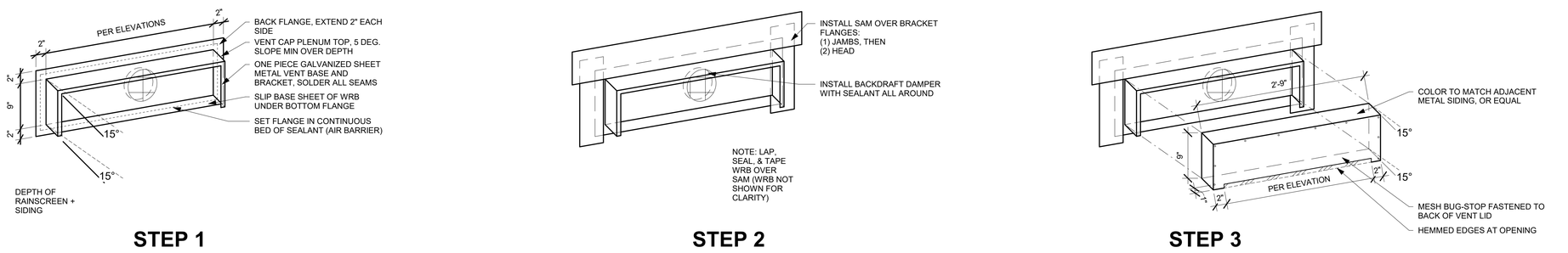
3 ELEVATION - TARGET FLASHING - B

SCALE: 1" = 1'-0"



2 ELEVATION - TARGET FLASHING - A

SCALE: 3" = 1'-0"



1 AXON - VENT BASE AND LID INSTALLATION SEQUENCE

SCALE: 1" = 1'-0"

7/26/2023 4:00:38 PM

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DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

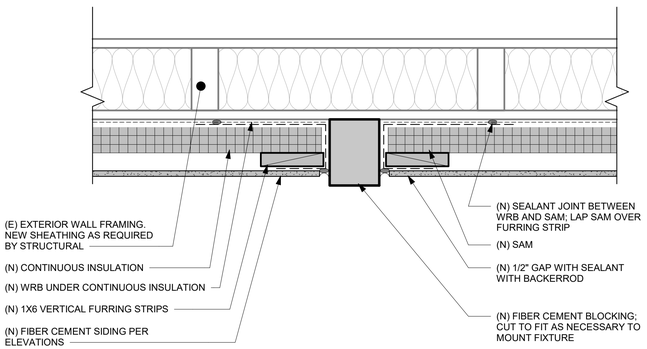
TITLE

DETAILS - AIR BARRIER

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

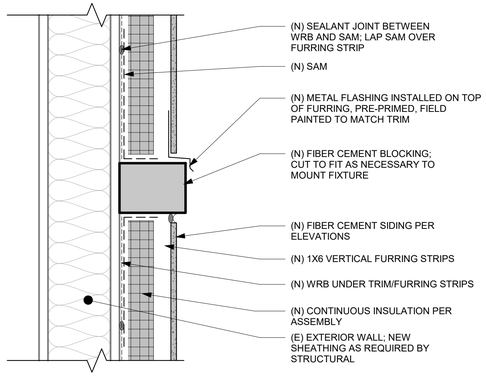
SHEET NO.:

A540



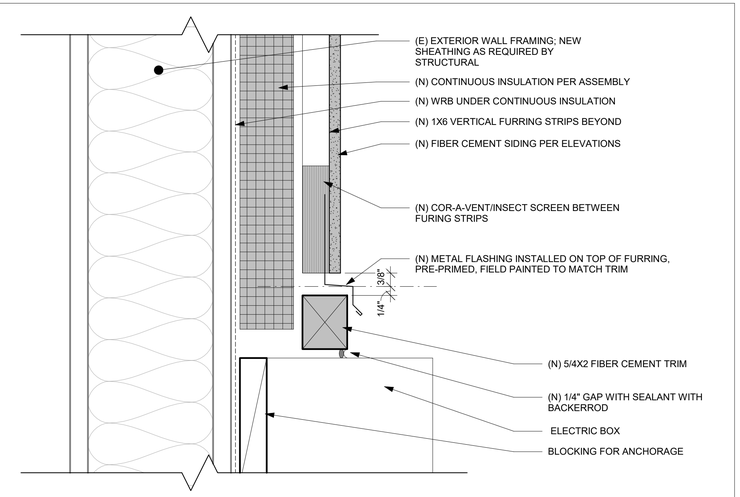
9 PLAN - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



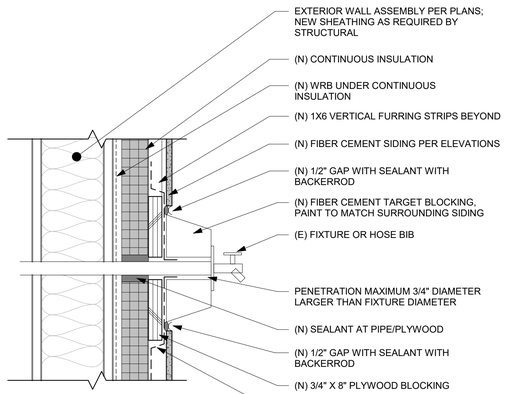
6 SECTION - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



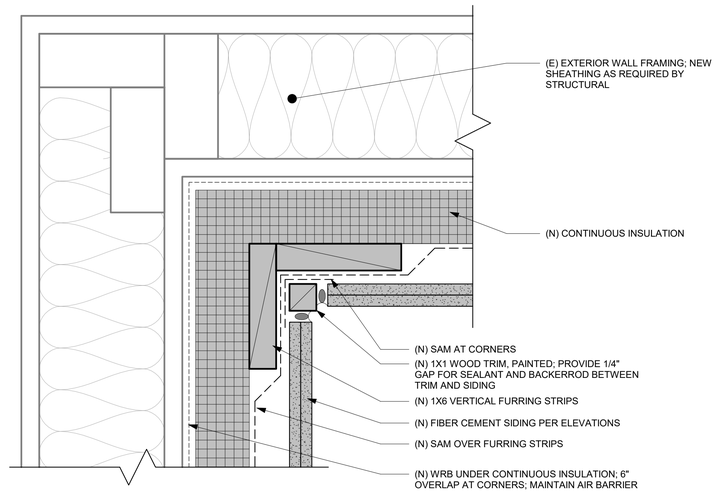
3 SECTION - FIBER CEMENT LAP SIDING @ JUNCTION BOX

SCALE: 6" = 1'-0"



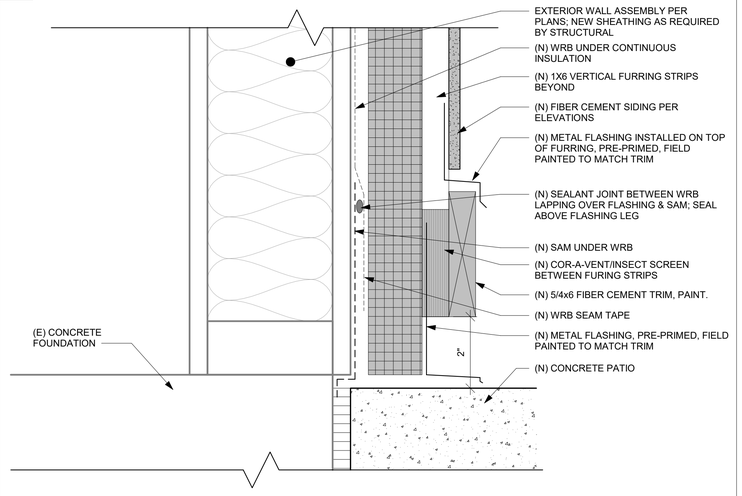
8 SECTION - FIBER CEMENT SIDING @ WALL PENETRATIONS

SCALE: 3" = 1'-0"



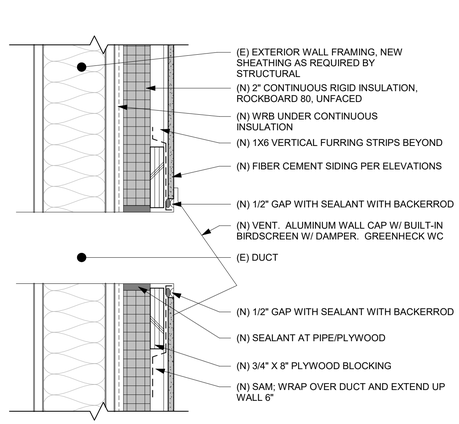
5 PLAN - FIBER CEMENT LAP SIDING @ INSIDE CORNERS

SCALE: 6" = 1'-0"



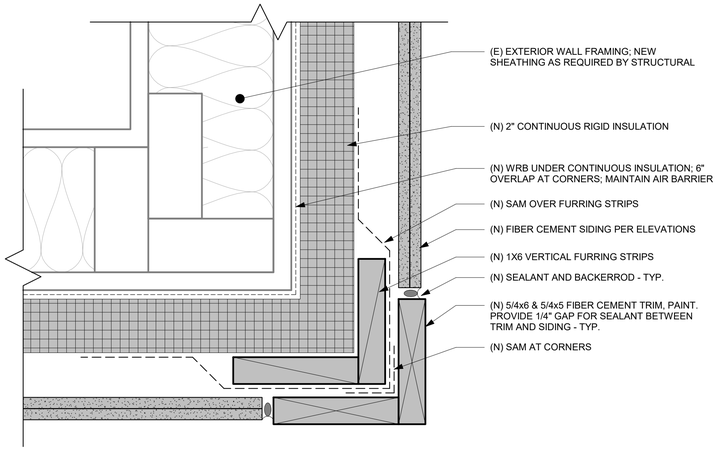
2 SECTION - FIBER CEMENT SIDING TERMINATION @ CONCRETE

SCALE: 6" = 1'-0"



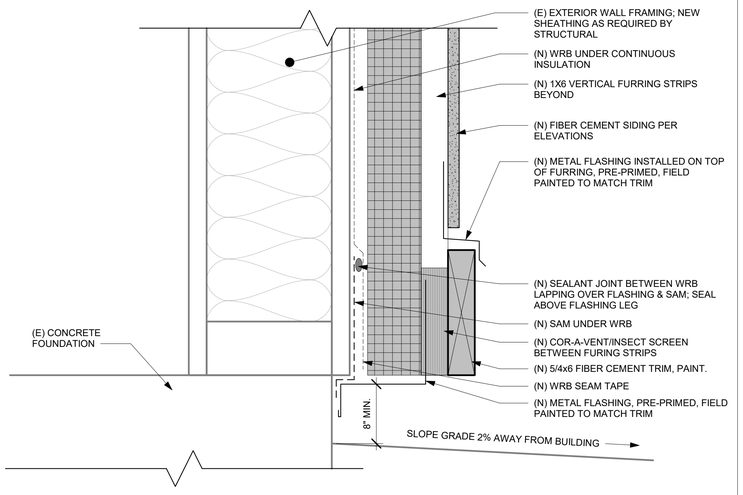
7 SECTION - FIBER CEMENT LAP SIDING @ EXHAUST VENT

SCALE: 3" = 1'-0"



4 PLAN - FIBER CEMENT LAP SIDING @ OUTSIDE CORNERS

SCALE: 6" = 1'-0"



1 SECTION - FIBER CEMENT SIDING TERMINATION @ GRADE

SCALE: 6" = 1'-0"

7/26/2023 4:00:39 PM

SMR ARCHITECTS

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

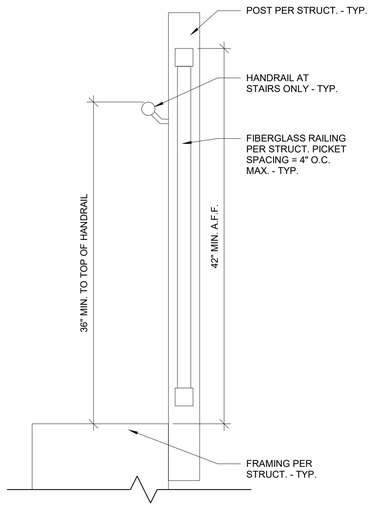
TITLE

DETAILS - SIDING

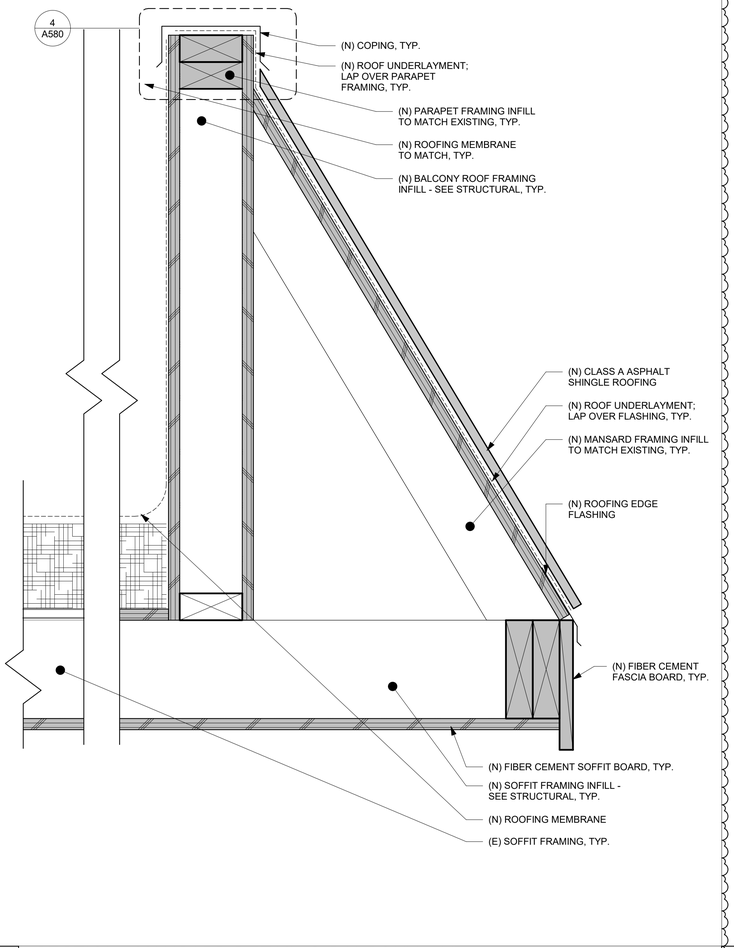
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

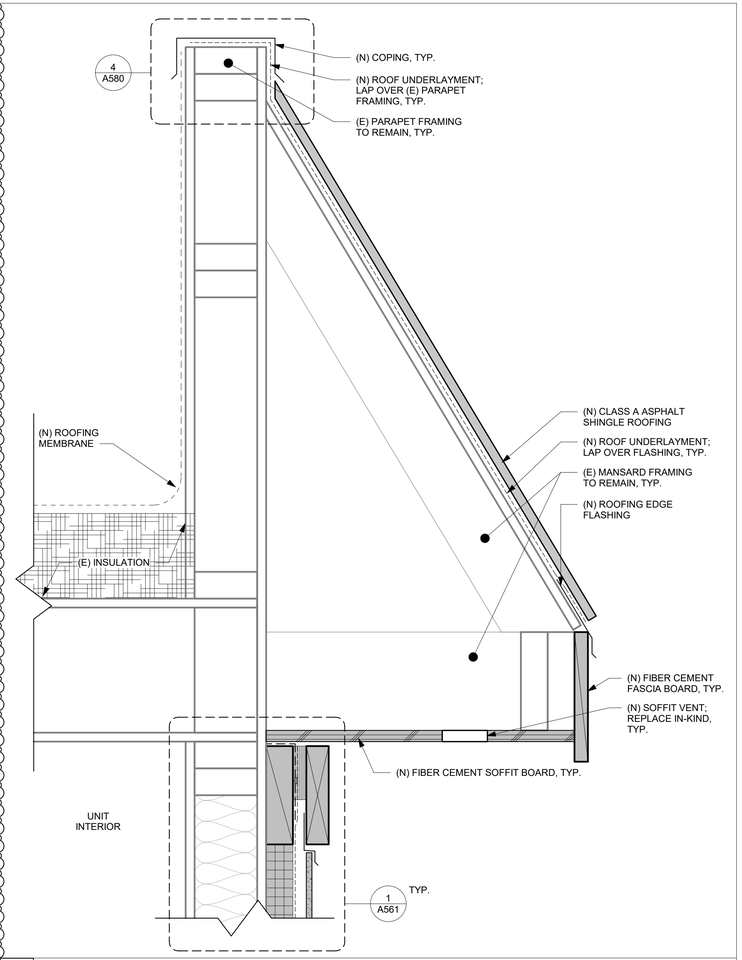
A560



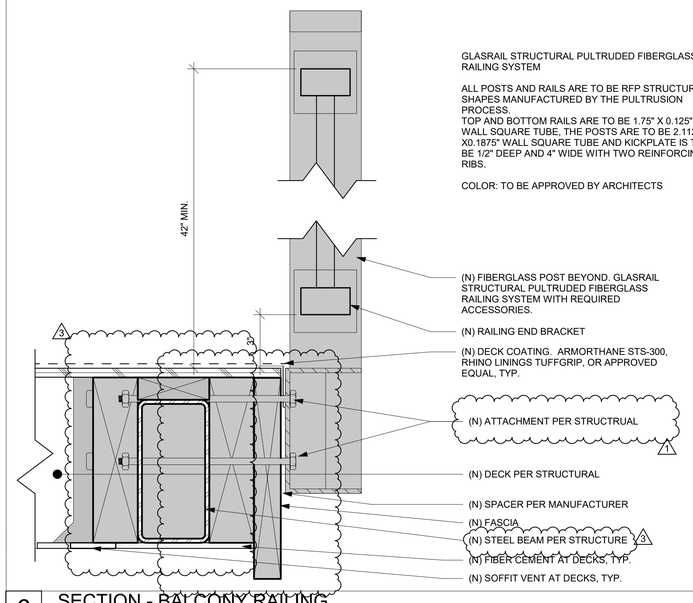
7 SECTION - HANDRAIL, TYP.
SCALE: 1 1/2" = 1'-0"



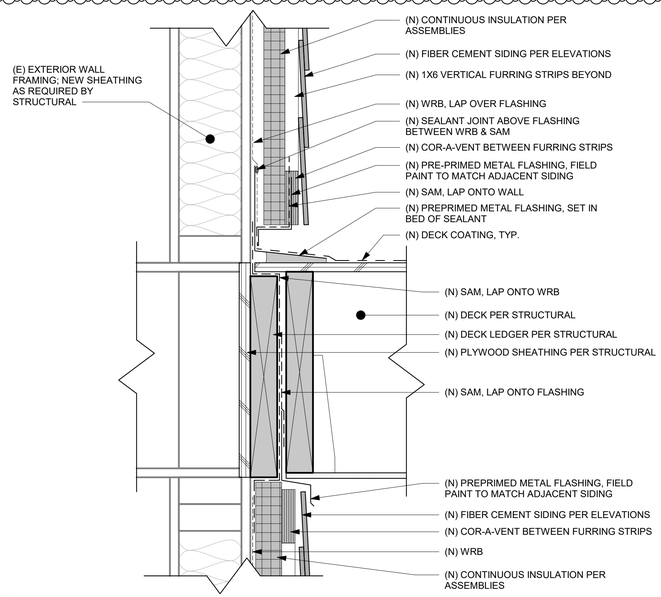
5 SECTION - MANSARD DETAIL @ BALCONY, TYP.
SCALE: 3" = 1'-0"



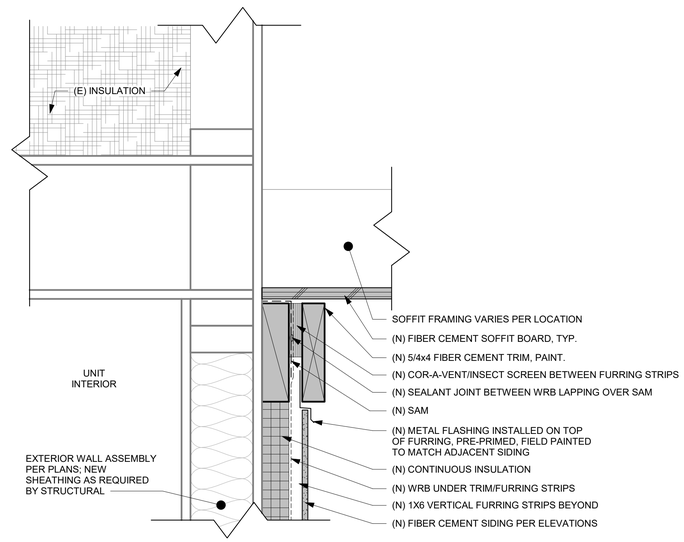
2 SECTION - MANSARD DETAIL @ ROOF, TYP.
SCALE: 3" = 1'-0"



6 SECTION - BALCONY RAILING
SCALE: 3" = 1'-0"



4 SECTION - BALCONY LEDGER @ WALL
SCALE: 3" = 1'-0"



1 SECTION - FIBER CEMENT SIDING @ SOFFIT
SCALE: 3" = 1'-0"

7/26/2023 4:00:39 PM

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

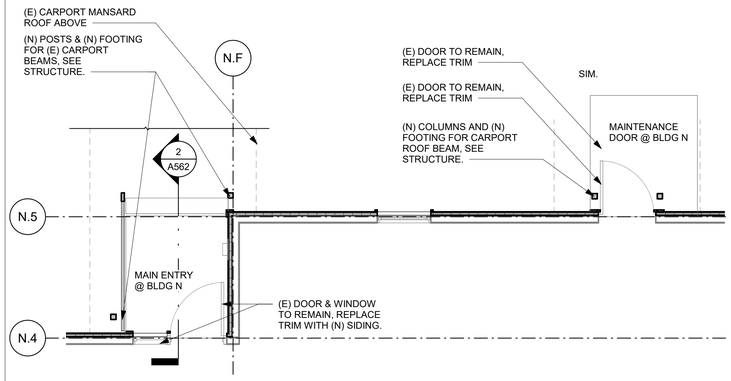
AHJ STAMP

TITLE

DETAILS - SIDING AND BALCONY

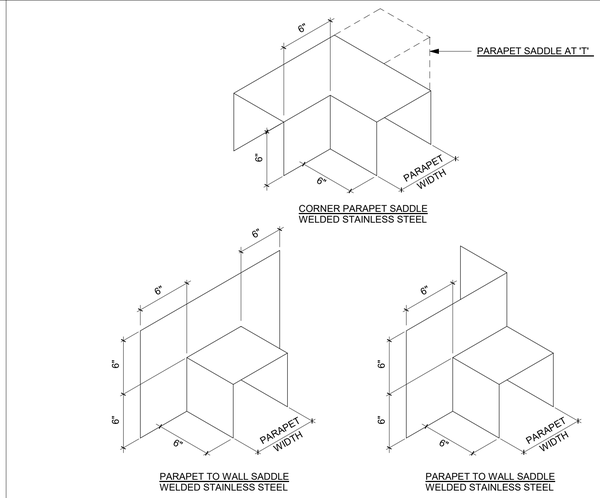
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A561



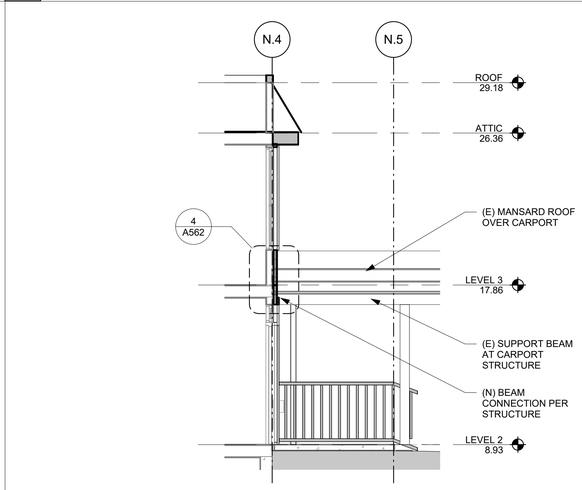
3 BLDG. N - PLAN - LEVEL 2 CARPORT ENTRY

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



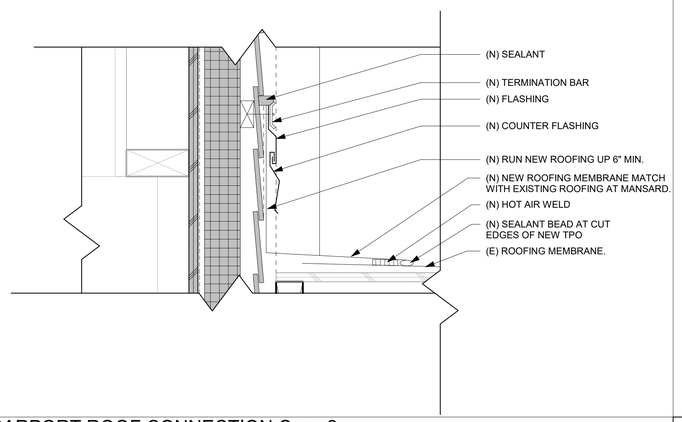
5 AXON - SADDLE FLASHING @ PARAPET

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



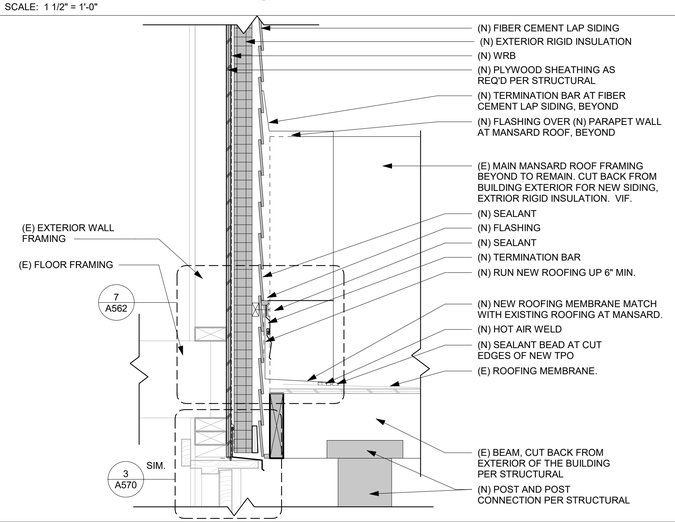
2 SECTION - CARPORT BEAM AT ENTRY @ BLDG. N

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



7 CARPORT ROOF CONNECTION Copy 2

SCALE: 3" = 1'-0"



4 CARPORT ROOF CONNECTION

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

7/20/2023 4:00:40 PM

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King County Housing Authority

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BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

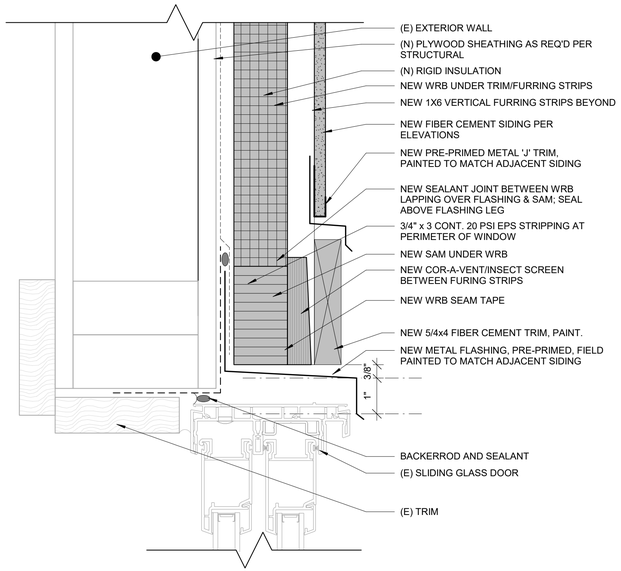
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

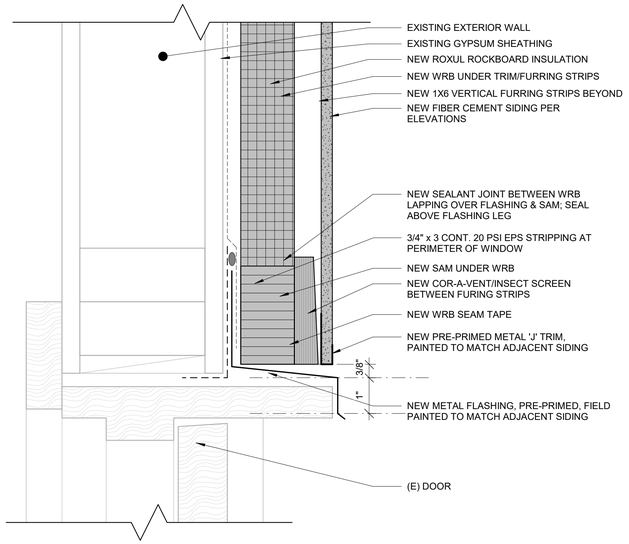
TITLE

DETAILS - SIDING AND CARPORT

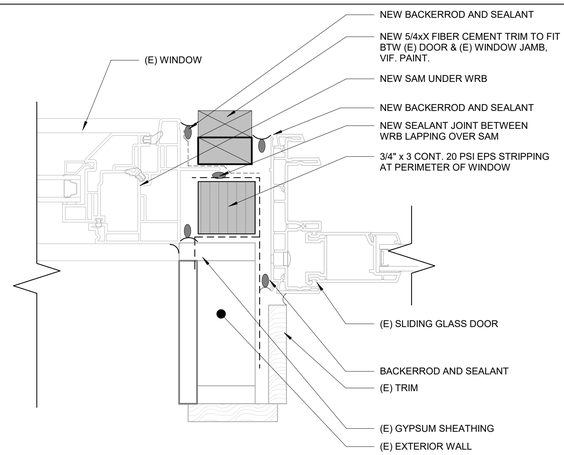
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.	A562



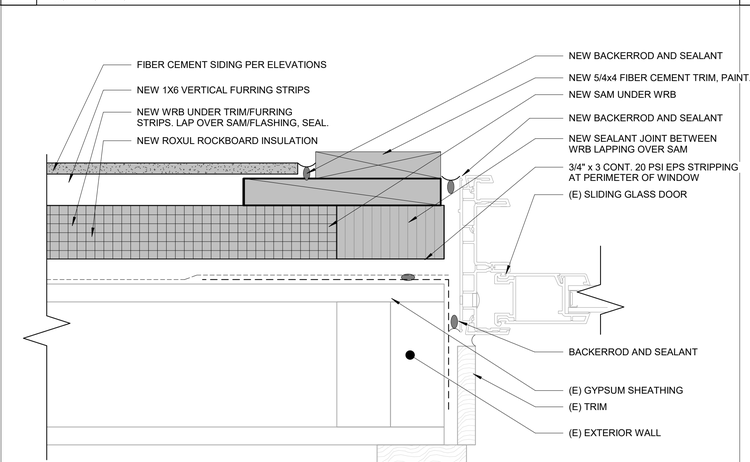
6 SECTION - EXTERIOR SLIDING GLASS DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



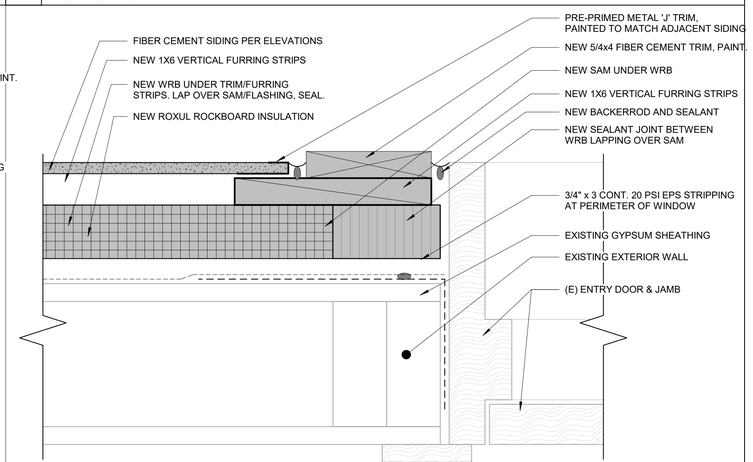
3 SECTION - EXTERIOR DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



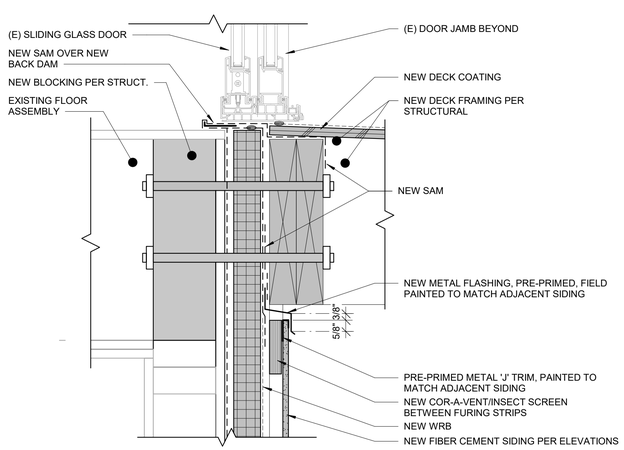
8 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP. Copy 1
SCALE: 6" = 1'-0"



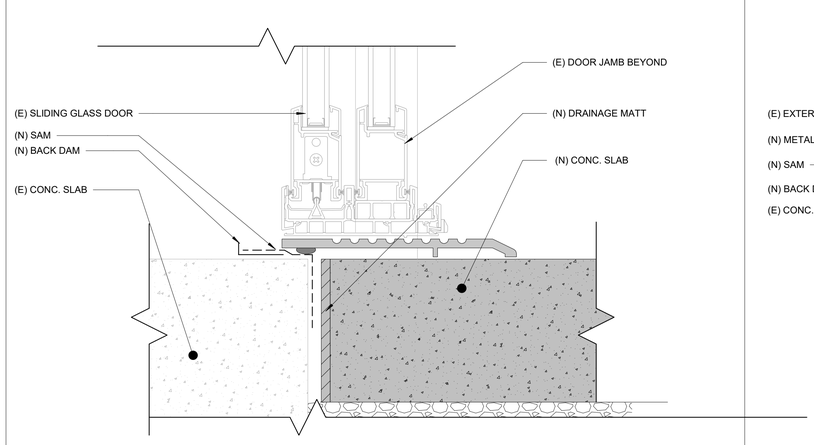
5 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



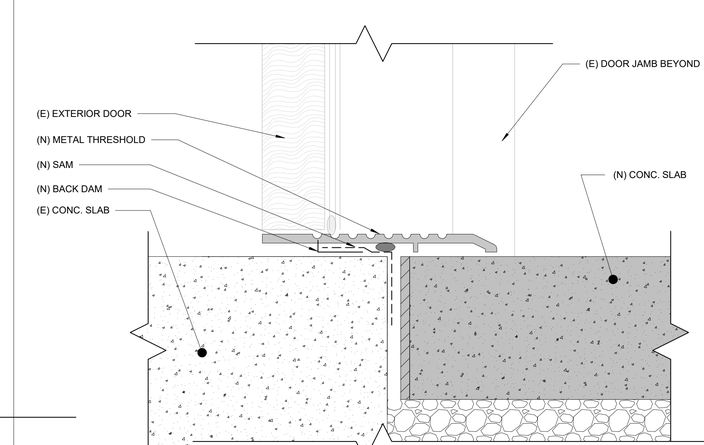
2 PLAN - EXTERIOR DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



7 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 2-3, TYP.
SCALE: 3" = 1'-0"



4 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 1, TYP.
SCALE: 6" = 1'-0"



1 SECTION - EXTERIOR DOOR SILL, TYP.
SCALE: 6" = 1'-0"

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CASCADIAN APARTMENTS

15267 NE 12TH ST.
BELLEVUE, WA 98007

REVISIONS / NOTES

NO.	DATE	DESCRIPTION
	10/07/19	BID SET
1	11/08/19	BID ADDENDUM #1

DPD STAMP

TITLE

DETAILS - EXTERIOR DOORS

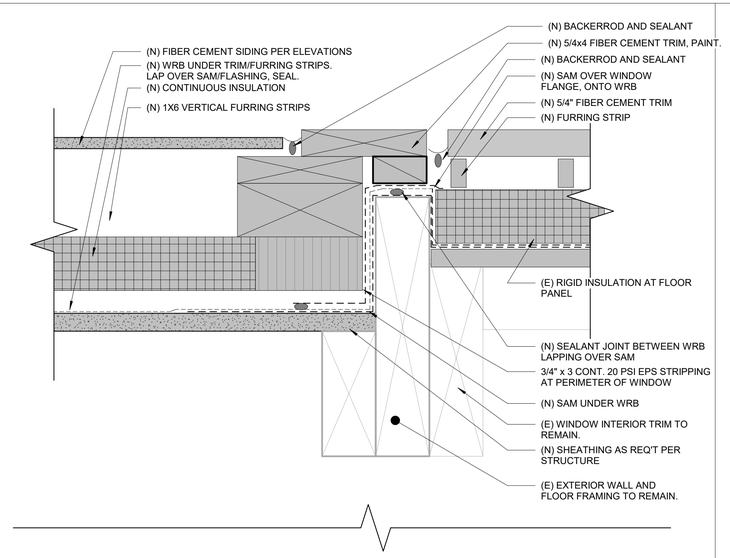
-

PERMIT #	
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

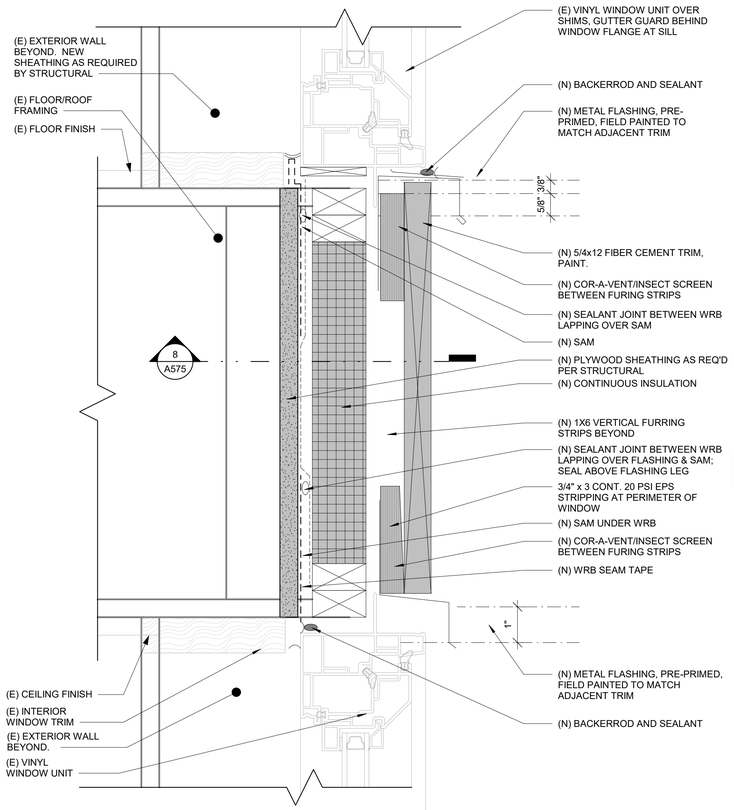
A570

7/26/2023 4:00:40 PM



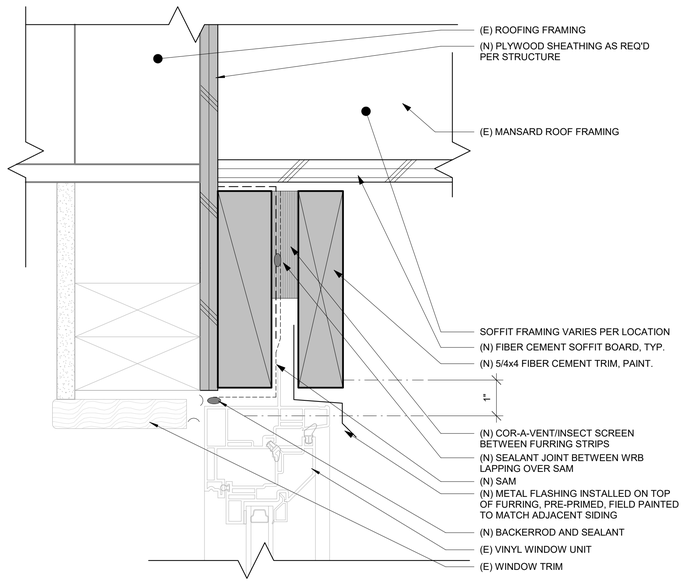
8 PLAN - VINYL WINDOW B - JAMB @ FIBER CEMENT PANEL

SCALE: 6" = 1'-0"



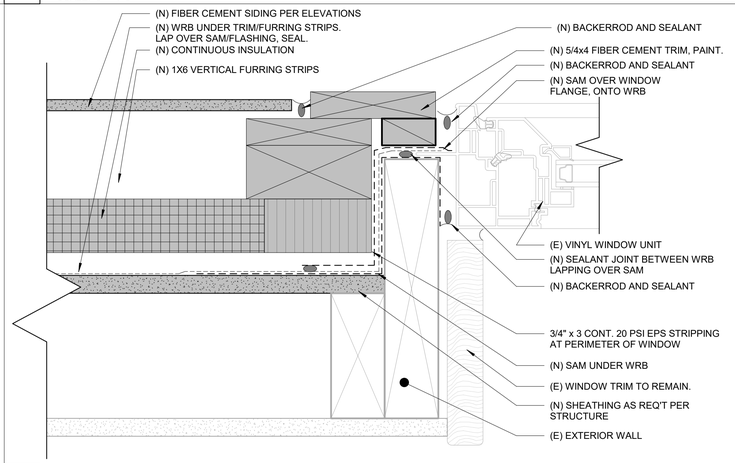
7 SECTION - VINYL WINDOW A - SILL & HEAD @ FLOOR, WINDOW B SIM

SCALE: 6" = 1'-0"



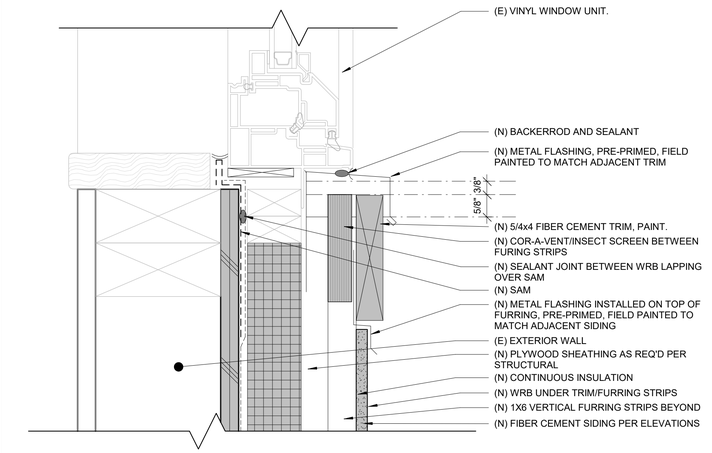
6 SECTION - VINYL WINDOW A - HEAD @ SOFFIT

SCALE: 6" = 1'-0"



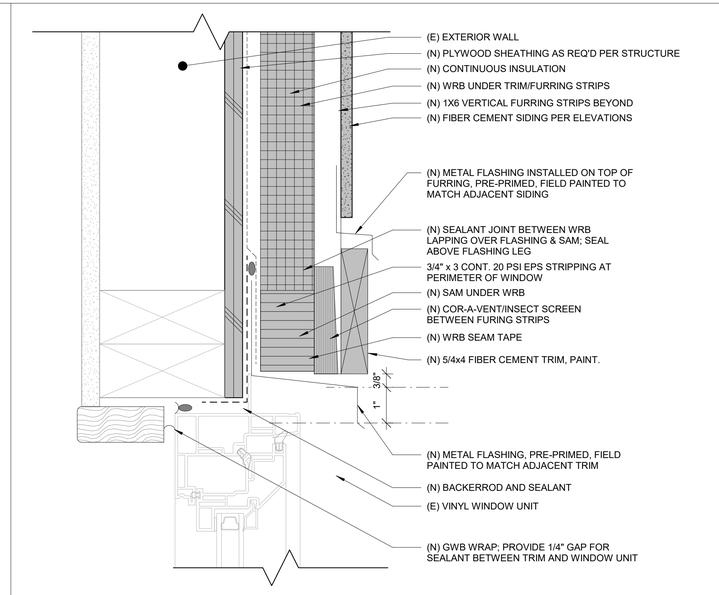
5 PLAN - VINYL WINDOW A - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



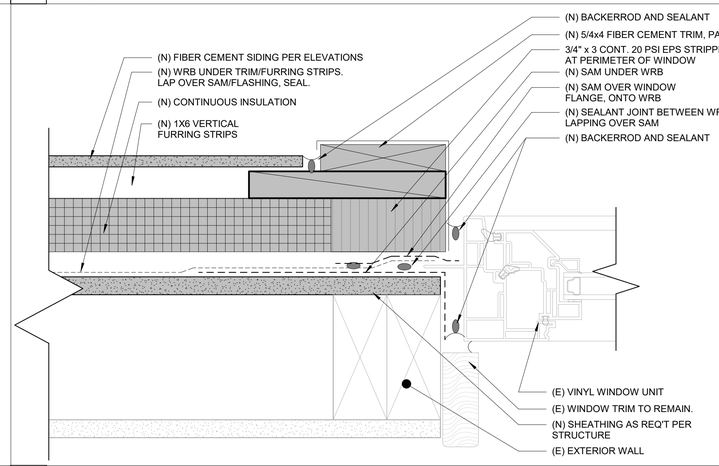
4 SECTION - VINYL WINDOW A SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



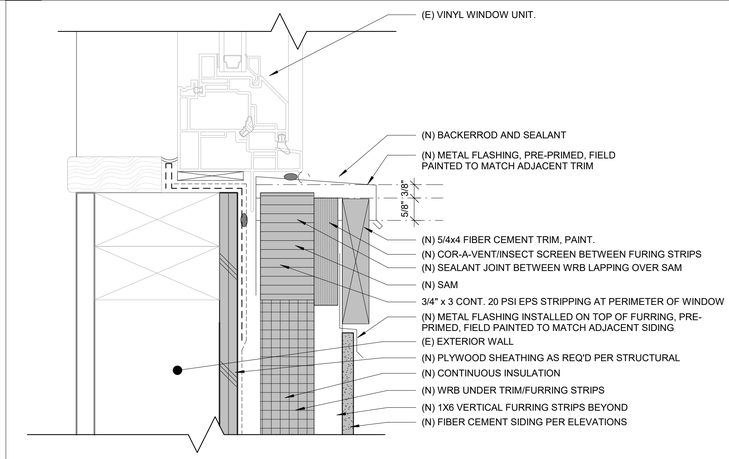
3 SECTION - VINYL WINDOW B - HEAD @ LAP SIDING

SCALE: 6" = 1'-0"



2 PLAN - VINYL WINDOW B - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



1 SECTION - VINYL WINDOW B SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"

7/26/2023 4:00:41 PM

SMR ARCHITECTS

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King County Housing Authority

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8337 REGISTERED ARCHITECT
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STATE OF WASHINGTON

REVISIONS / NOTES

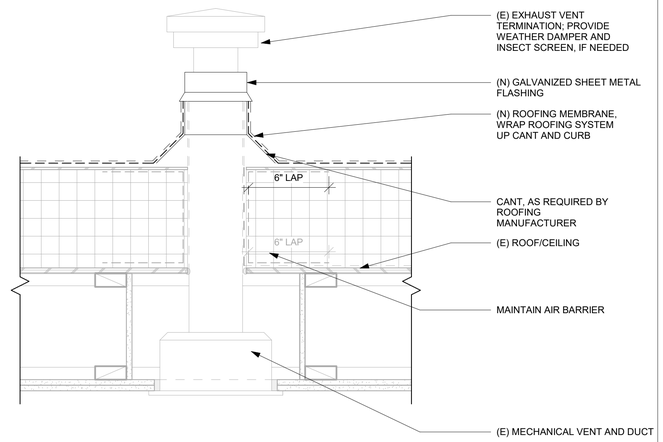
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

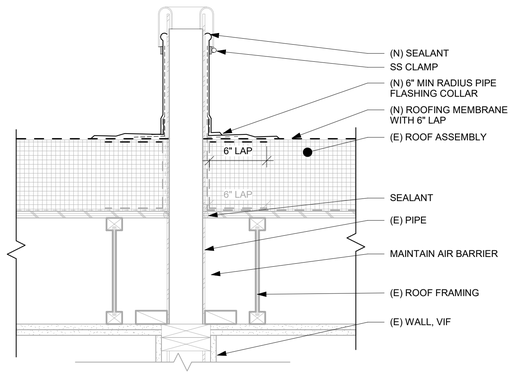
DETAILS - EXTERIOR WINDOWS (VINYL)

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	A575



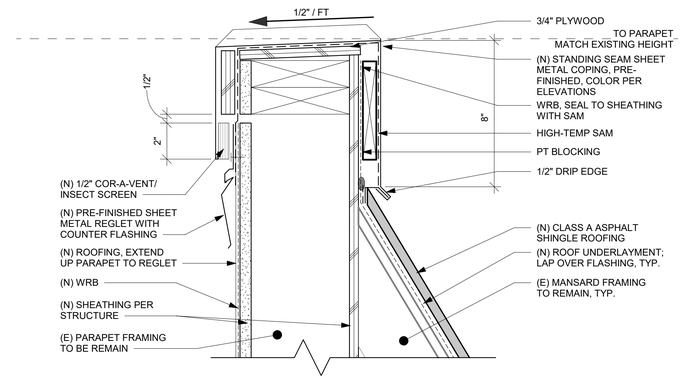
7 EXHAUST DUCT @ (N) ROOFING & FLASTHING AT (E) DUCT

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



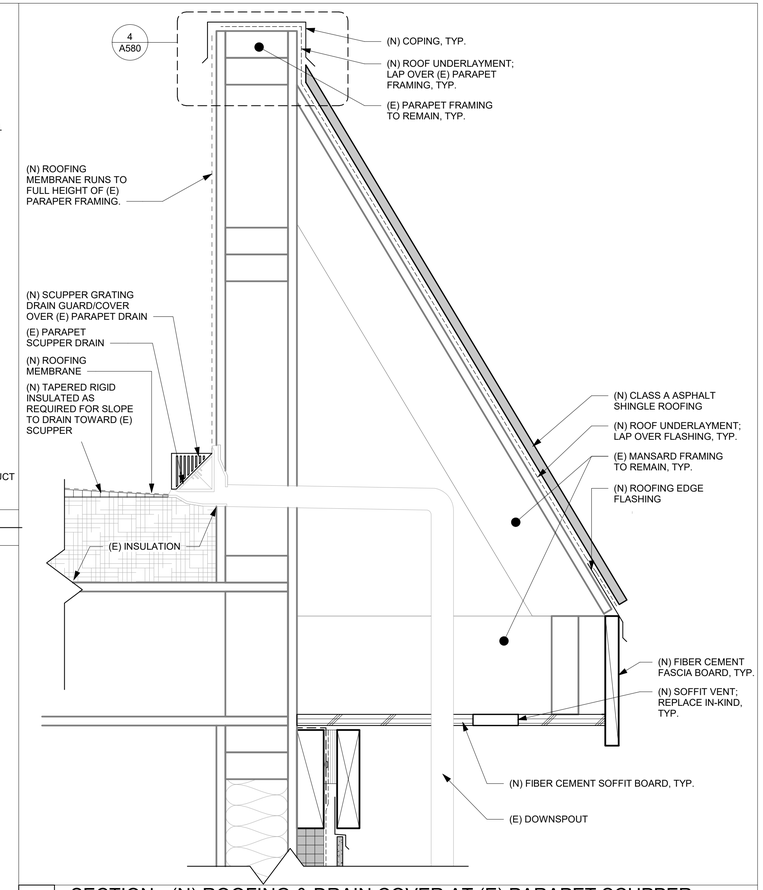
5 SECTION - (N) ROOFING & FLASHING AT (E) PIPE PENETRATION, TYP

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



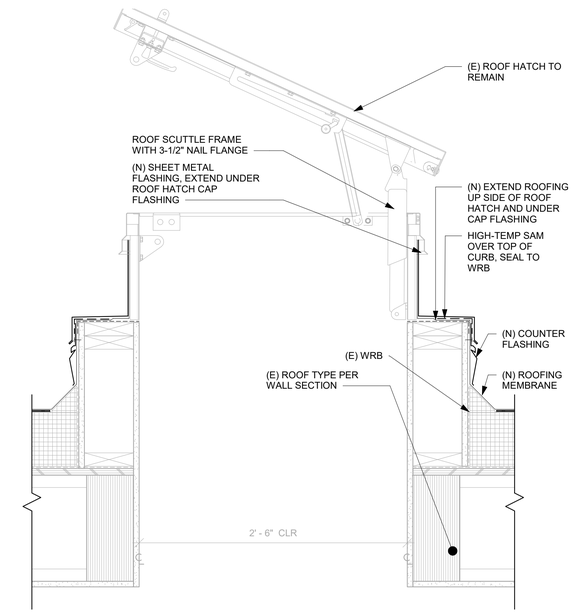
4 SECTION - PARAPET_MANSARD

SCALE: 3" = 1'-0"



2 SECTION - (N) ROOFING & DRAIN COVER AT (E) PARAPET SCUPPER

SCALE: 3" = 1'-0"



1 SECTION - (N) ROOFING AND FLASHING AT (E) ROOF HATCH

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

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
1.	11/23/22	PERMIT SET
2.	04/27/23	CORRECTIONS 1
3.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

DETAILS - ROOF

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

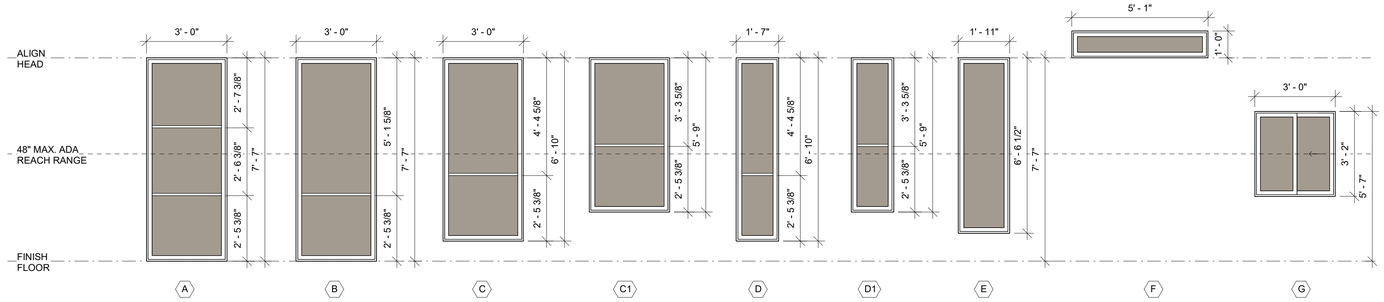
SHEET NO.:

A580

7/26/2023 4:00:41 PM

WINDOW SCHEDULE - VINYL												
TYPE	SIZE					OPERATION	FRAME	FRAME COLOR	SQ FT	REMARKS	QTY
	RO WIDTH	RO HEIGHT	WIDTH	HEIGHT	SILL HEIGHT						
A	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	58
B	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	46
C1	3' - 0"	5' - 9"	2' - 11 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	17 SF	1	2
D	1' - 7"	7' - 7"	1' - 6 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
D1	1' - 7"	5' - 9"	1' - 6 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	9 SF	1	1
E	1' - 11"	6' - 6 1/2"	1' - 10 1/2"	6' - 6"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
F	5' - 1"	1' - 0"	5' - 0 1/2"	0' - 11 1/2"	6' - 10"	FIXED	VINYL	TO MATCH EXIST	5 SF	1	1
G	3' - 0"	3' - 2"	2' - 11 1/2"	3' - 1 1/2"	4' - 6 5/16"	SLIDER	VINYL	TO MATCH EXIST	9 SF	1	4
											114

NOTES:
1. ALL EXISTING WINDOWS TO REMAIN. REPLACE IN KIND IF EXISTING WINDOWS SHOW EXTENSIVE DAMAGES DURING RESIDING PHASE.



610 WINDOW TYPES - VINYL

SCALE: 3/8" = 1'-0"

SMR ARCHITECTS

SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

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FX: 206.623.5285

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A600

7/26/2023 4:00:42 PM

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL NEW MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR EXTERIOR DECK REPLACEMENT SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). THE EXISTING WALL SHEATHING ON THE BUILDING CONSISTS OF ½" GYPSUM SHEATHING EVERYWHERE. AS PART OF THE SIDING REPLACEMENT PROJECT, THE EXTERIOR GYPSUM SHEATHING WILL BE REPLACED WITH NEW CDX SHEATHING (BRACED WALL PANEL) IN THE AREAS NOTED ON THE PLAN. NEW PRESCRIPTIVE POSITIVE CONNECTIONS (HOLDOWNS) WILL BE PROVIDED AT THE ENDS OF EACH NEW BRACED WALL SECTION. THIS WORK IS THE ONLY SCOPE OF A VOLUNTARY SEISMIC UPGRADE PER IEBC 503.13. ALL WALL SHEATHING UPGRADE WORK WILL OCCUR FROM THE EXTERIOR ONLY. NO NEW DIAPHRAGM SHEATHING, COLLECTORS, CHORDS OR CONNECTIONS ARE PROPOSED. THE WALL SHEATHING & HOLDOWN UPGRADE WORK IS VOLUNTARY AND PRESCRIPTIVE IN NATURE AND NOT DESIGNED TO MEET CURRENT SEISMIC CODE REQUIREMENTS.

2. DESIGN LOADING CRITERIA

ROOF LIVE LOAD (SNOW, IRREDUCIBLE, NOT INCLUDING DRIFT)	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)	60 PSF
EARTHQUAKE	RISK CATEGORY 2, IE =1.0 S_S =1.30 , S_1 = 0.45, SITE CLASS = D (ASSUMED), S_{DS} = 1.04, S_{D1} = 0.56, SDC = D, NEW DECKS BSFRS = ORDINARY STEEL MOMENT FRAMES R = 3.5 CS =0.297, RHO =1.3 SINGLE WIDE DECK DESIGN BASE SHEAR V=1.7K DOUBLE WIDE DECK DESIGN BASE SHEAR V=2.8K EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN LOADING CRITERIA - DEAD LOADS

ROOF DEAD LOAD	16 PSF
FLOOR DEAD LOAD (RESIDENTIAL DECKS)	16 PSF

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

   DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.

   CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

7. CONTRACTOR½INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.

8. 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 STRUCTURAL ENGINEER.

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

10. SHOP DRAWINGS FOR
    REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION),
    STRUCTURAL STEEL,

    SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

    CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DETAILS DRAWN BY THE FABRICATOR. SHOP DRAWINGS SHALL BE MINIMUM 24" X 36" SHEETS (HALF SIZE SETS ACCEPTABLE). COPIES OF THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED.

    POST TENSIONING SHOP DRAWINGS ARE TO SHOW ALL DETAILS OF TENDON PLACEMENT, END ANCHORAGE, CONNECTIONS, BLOCKOUTS OF ALL HOLES, INSERTS AND OTHER POST TENSIONING DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. FOLLOWING CONTRACTOR REVIEW AND APPROVAL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 14 DAYS.

    RESUBMITTALS OF PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL REVISION NUMBER. CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 7 DAYS.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER OF RECORD ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THE CONTRACTOR DEMONSTRATES THIS UNDERSTANDING BY INDICATING WHICH MATERIAL THEY INTEND TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THEY INTEND TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

    SHOP DRAWINGS OF ALL DESIGN BUILD COMPONENTS SUCH AS STAIRS AND EXTERIOR CLADDING SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTAL.

INSPECTIONS

12.

STRUCTURAL ELEMENTS	FREQUENCY OF INSPECTON	CODE REFERENCE
CONCRETE		
REINFORCING STEEL AND PLACEMENT	PERIODIC	IBC 1908.4 & TABLE 1705.3 ITEM 1
DRILLED AND EPOXIED BOLTS, RODS AND ANCHORS	PERIODIC	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
DRILLED AND EPOXIED REINFORCING	CONTINUOUS	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
CAST CONCRETE CAST SAMPLES FOR STRENGTH, SLUMP AND TEMPERATURE TESTING)	CONTINUOUS	IBC 1908.10 & TABLE 1705.3
CONCRETE & SHOTCRETE PLACEMENT	CONTINUOUS	IBC1908.6-8 TABLE 1705.3, ACI 318 26.5
CURING TEMPERATURE & TECHNIQUES	PERIODIC	IBC 1908.9, TABLE 1705.
STEEL		
STRUCTURAL STEEL FABRICATION AND ERECTION	PERIODIC	IBC 1705.2.1, AISC 360

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1704, AND SECTION 1708 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

13. STATEMENT OF SPECIAL INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1705 OF THE 2018 IBC AS FOLLOWS:

    A. THE FOLLOWING SYSTEMS WILL BE SUBJECT TO THE SEISMIC QUALITY ASSURANCE:
       ORDINARY STEEL MOMENT FRAMES
       CONCRETE FOUNDATIONS

    B. SPECIAL INSPECTION AND TESTING OF SPECIAL REINFORCED CONCRETE WALLS AND CONCRETE FOUNDATIONS SHALL CONFORM TO IBC SECTION 1708.

    C. THE TYPE AND FREQUENCY OF TESTING REQUIRED SHALL BE PER IBC SECTION 1708 AND 1704.

    D. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1707 AND 1704.

    E. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1706 AND 1704.

    F. THE REQUIRED FREQUENCY AND DISTRIBUTION OF TESTING AND SPECIAL INSPECTION REPORTS SHALL BE THE RESPONSIBILITY OF THE INSPECTION/TESTING AGENCY. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD WITHIN 14 DAYS OF INSPECTION.

    G. STRUCTURAL OBSERVATION OF THE LATERAL AND GRAVITY STRUCTURAL SYSTEMS SHALL OCCUR AT APPROPRIATE INTERVALS DURING CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL OBSERVE THAT THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ACCORDING TO THE DESIGN INTENT.

    H. A STRUCTURAL OBSERVATION REPORT SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD AFTER EACH OBSERVATION.

GEOTECHNICAL

14. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE INDIVIDUAL TESTING AGENCY OR LOCAL BUILDING OFFICIAL AT THE TIME OF EXCAVATION.

    FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB OR BUILDING INSPECTOR. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	1500 PSF (ASSUMED)
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/35 PCF (ASSUMED)
PASSIVE EARTH PRESSURE	300 PCF (ASSUMED)
COEFFICIENT OF FRICTION	0.4 (ASSUMED)

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'_C = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 6" OR LESS.

    THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318 SECTION 5.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260-06, C494M-05A, C618-05, C989-06, AND C1017M-07. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 4.4.1.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, F_Y = 60,000 PSI. EXCEPTION: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS "GRADE 40", FY = 40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-497.

17. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP-66 (04) DETAILING MANUAL AND THE LATEST EDITION OF ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	(#6 BARS OR LARGER)	2"
	(#5 BARS OR SMALLER)	1 1/2"

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

20. EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE: EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE SHALL NOT BE "WET-SET" UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, REINFORCING STEEL, ANCHOR BOLTS, DEFORMED BAR ANCHORS, EMBED PLATES, OR OTHER MISC. STEEL SHAPES TO BE CAST INTO CONCRETE.

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

22. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH HIT-RE 500 V3 ADHESIVE ANCHOR SYSTEMS AS MANUFACTURED BY HILTI, INC. OR PURE110+ ADHESIVE ANCHOR SYSTEM AS MANUFACTURED BY DEWALT - POWERS OR AN ENGINEER APPROVED ALTERNATE THAT HAS I.C.C TEST DATA FOR THEIR SPECIFIC PRODUCT AND APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C REPORTS FOR SPECIFIC EPOXY UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. HOLE SIZE SHALL BE 1/8" LARGER THAN BAR, ROD OR BOLT SIZE. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY.

STEEL

23. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

24. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY = 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36 FY = 36 KSI, FOR PLATES, MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING (HSS ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY = 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND FY = 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36 TYPICAL AND GRADE 105 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X3/8 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A307, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A193 GRADE B7.

25. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

26. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL. FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATORS SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE # 13. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

    ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

    ALL WELDS NOTED AS 'DEMAND CRITICAL' ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 40 FT-LB AT 70 DEGREES AS DETERMINED BY ASCE 341-05 APPENDIX 'X' OR OTHER APPROVED METHOD.

WOOD

27. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
(3 X AND 4 X MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1000 PSI
BEAMS AND STRINGERS: (INCLUDING 6 X 10 AND LARGER MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1200 PSI
POSTS AND TIMBERS: (6 X 6 AND LARGER)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING:	DOUG FIR STANDARD GRADE MINIMUM BASIC DESIGN STRESS, FB = 575 PSI
BOLTED FRAMING: STUDS, LEDGERS, AND PLATES	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT) (INCLUDING LEDGERS, PLATES, STUDS, POSTS, JOISTS & BEAMS)	HEM FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 850 PSI

28. PLYWOOD AND OSB SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS1 AND DOC PS2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

29. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODUIM BORATE (SBX).

    ALL METAL CONNECTORS IN CONTACT WITH "ACQ" PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONDITIONS, G185 ("HOT-DIP" GALVANIZED TO 1.85 OUNCES PER SQUARE FOOT) METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTORS 1/2" THICK PLUS ARE TO BE GALVANIZED FOR EXTERIOR USE, UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

30. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

    ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS.

31. HOLDOWNS CALLED OUT BY LETTERS "HDU", AND "HD", ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL HOLDOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

32. WOOD FRAMING NOTES- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

    B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS ≥8', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-0" OC.

       ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. WITH 3" X 3" X 1/4" SQUARE WASHERS OR 3" DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2308.6 OF THE 2012 IBC. ALL SILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END.ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. USE #11 GAUGE, 1-3/4" LONG, 7/16" HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

       TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED.

       UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO PLATE WITH 16D @ 12" O.C. OR (2) 16D EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

    D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS OR DETAILS	DIAMETER AND LENGTH
SHEATHING NAILS	8D	0.131" X 2 ¼"
	10D	0.148" X 2 ½"
FRAMING NAILS	8D	0.131" X 2 ½"
	10D	0.148" X 3"
	16D	0.161" X 3 ½"

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King County
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CASCADIAN
APARTMENTS
VOLUNTARY PARTIAL
SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL
43713
02/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING P

GENERAL
STRUCTURAL
NOTES

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S100

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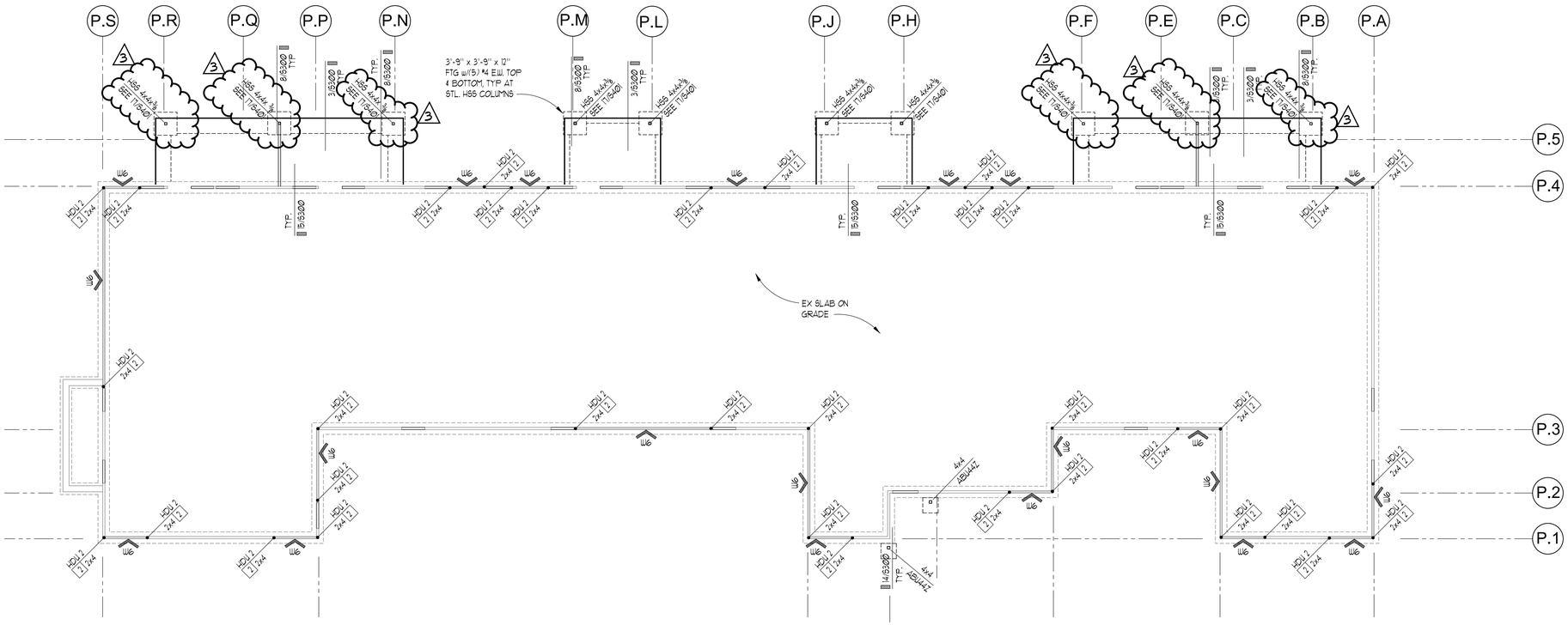

PLAN NOTES

1. SEE 11/S300 FOR REBAR BENDING SCHEDULE
2. SEE 16/S300 FOR TYPICAL ANCHOR BOLT SIZE AND EMBEDMENT
3. WX — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/S400. REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
4. XXX+X — INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT END OF ALL SHEAR WALLS
5. SEE 6/S300 FOR REINFORCING AND SPLICE SCHEDULE
6. SEE 19/S300 FOR SECTION AT HOLDOWNS TO EX CONCRETE FOUNDATION WALL
7. INDICATES NEW POST AND PAD FOOTING.
   INDICATES EX WALL AND FOOTING. EXISTING WALL SHEATHING CONSISTS OF ½" GYPSUM SHEATHING. REMOVE EXISTING GYP SHEATHING PER NOTE #3.
8. HSS 4x4 — INDICATES HSS COLUMN
9. SEE 18/S300 FOR CONNECTION OF NEW FOOTING TO EX ADJACENT FOUNDATION.

1 FOUNDATION & LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 8' 16'

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King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43773 — REGISTERED PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES		
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING P

FOUNDATION & LEVEL 1 FLOOR PLAN

PERMIT #	
DRAWN	KMH
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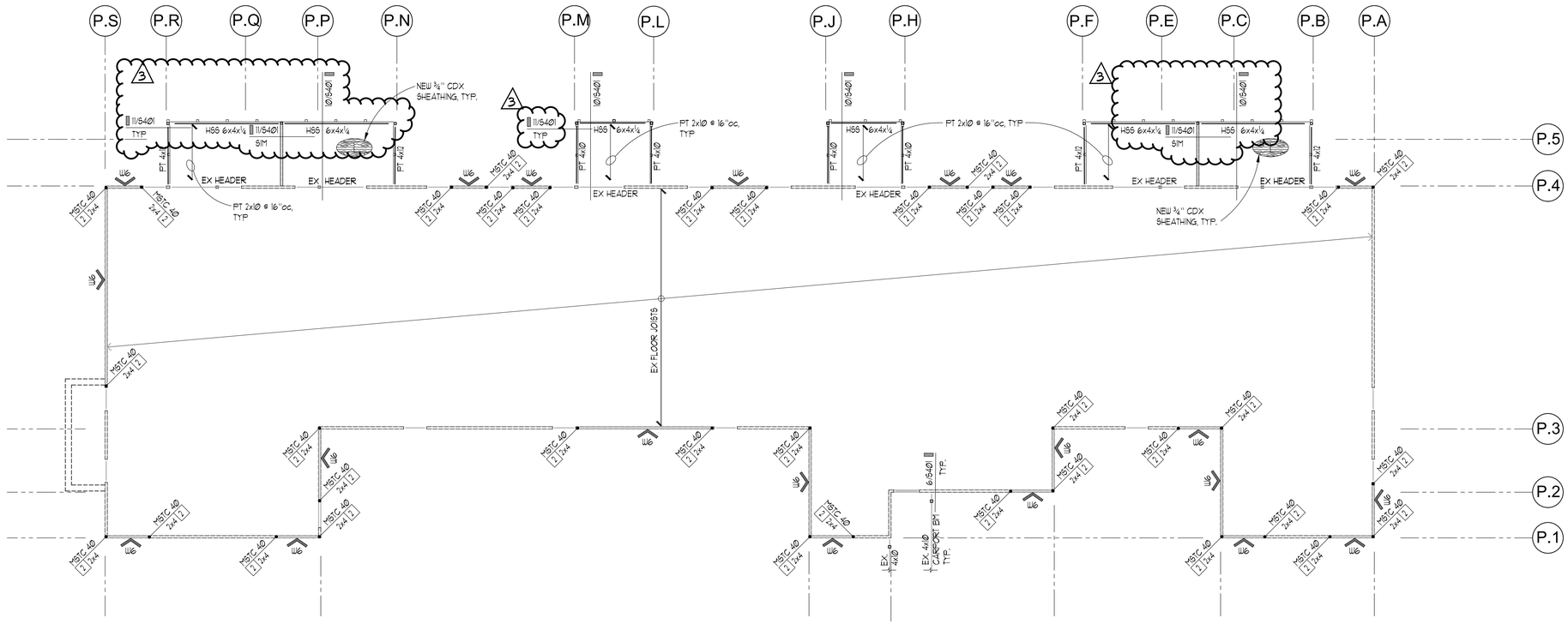
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S200



1 LEVEL 2 FLOOR PLAN

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

0 8' 16'

PLAN NOTES

1. WX — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE Ø/64.Ø REMOVE EXISTING GYPSUM SHEATHING + INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS
3. SEE SHEETS S4.Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAM TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64.Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64.Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64.Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.

Ø. ——— INDICATES BEAM or HEADER PER PLAN

11. ——— INDICATES BEAM or HEADER - VERIFY (2) 2x1Ø MIN.

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CASCADIAN APARTMENTS

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BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43713 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING P

LEVEL 2
FLOOR PLAN

PERMIT #	
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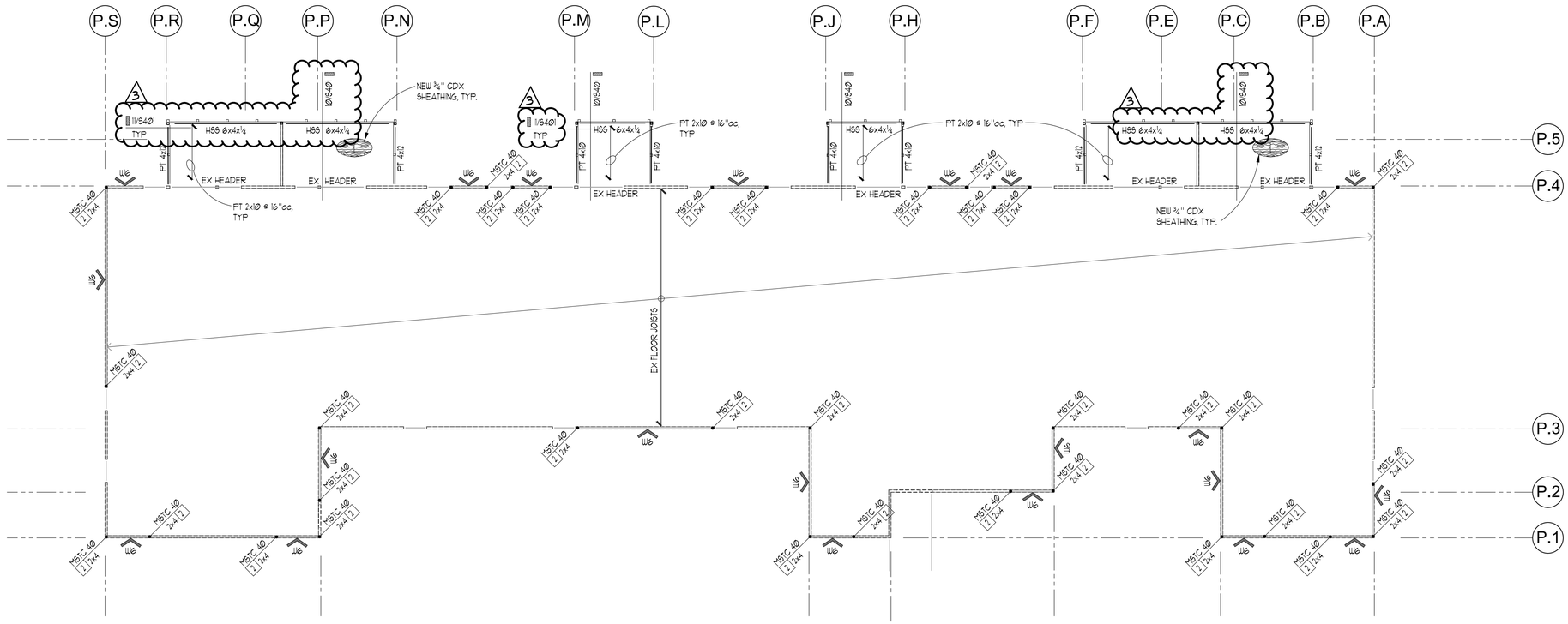
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S201



PLAN NOTES

1. W6 — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE IØ/64.Ø REMOVE EXISTING GYPSUM SHEATHING + INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS
3. SEE SHEETS S4.Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAM TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64.Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64.Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64.Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.
10. INDICATES BEAM or HEADER PER PLAN
11. INDICATES BEAM or HEADER - VERIFY (2) 2xIØ MIN.

1 LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

0 8' 16'

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MARK T. STEUDEL — STATE OF WASHINGTON — 43713 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

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TITLE

BUILDING P

LEVEL 3 FLOOR PLAN

PERMIT #	
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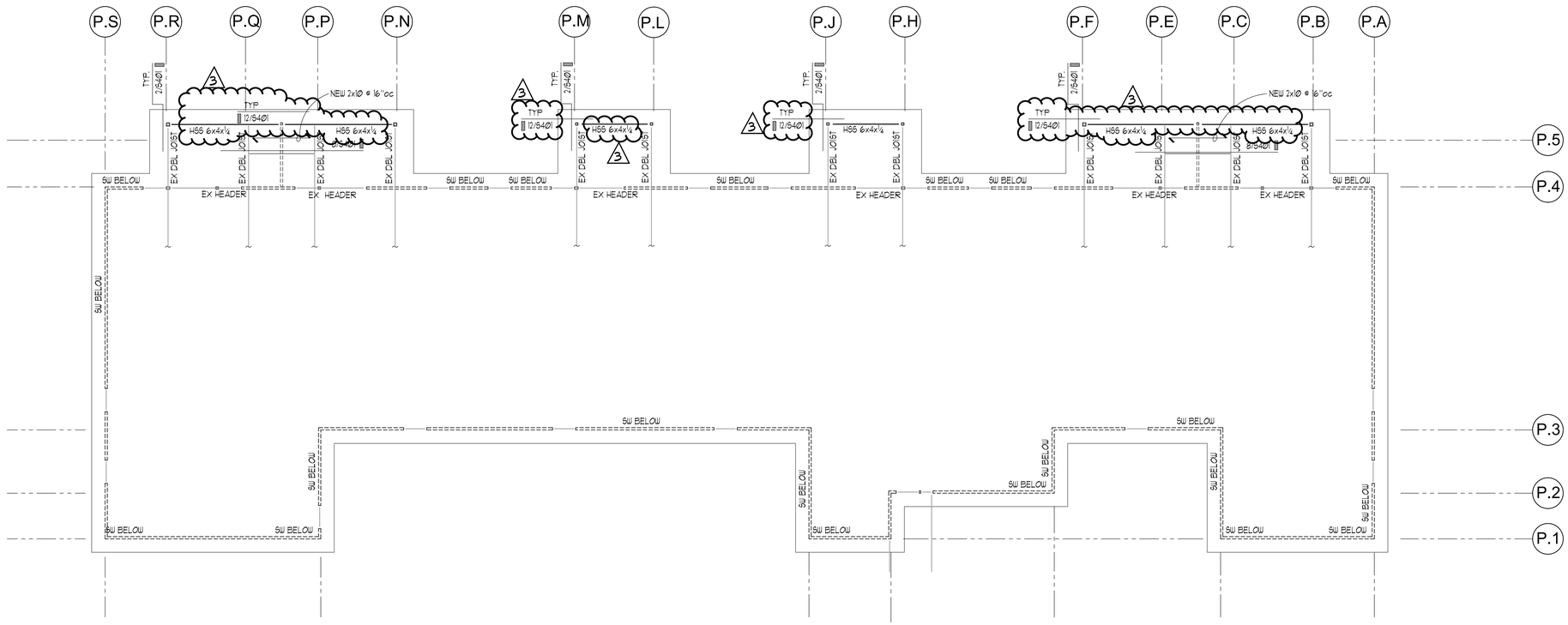
P-S202



1 ROOF FRAMING PLAN

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

0 8' 16'

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TITLE

BUILDING P

ROOF FRAMING PLAN

PERMIT #	
DRAWN	KMH
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JOB NO.	22034
SHEET NO.:	

P-S203

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	22"	17"
# 4	29"	22"
# 5	37"	28"
# 6	44"	33"

✳ "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (ℓ_s)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	29"	21"
# 4	38"	27"
# 5	48"	34"
# 6	58"	41"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

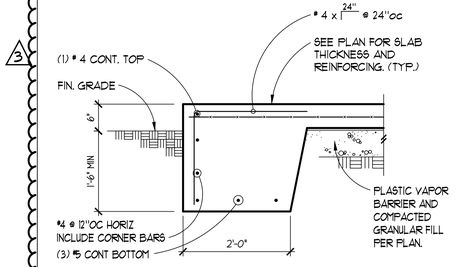
III MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

A. for general uses:

BAR SIZE	f 'c = 3000 PSI
# 3	7"
# 4	9"
# 5	11"
# 6	13"

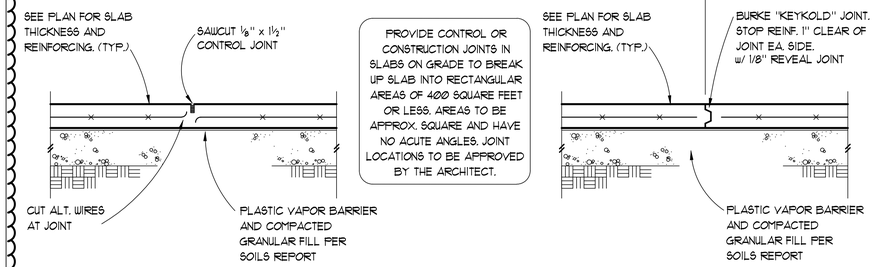
1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
3. 90° HOOKS ONLY

6



TYPICAL TURNED DOWN SLAB EDGE

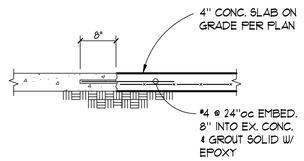
2 3



CONTROL JOINT — CONSTRUCTION JOINT

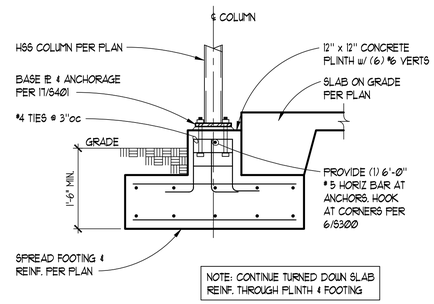
TYPICAL SLAB ON GRADE JOINTS

5



NEW TO EX SLAB CONNECTION

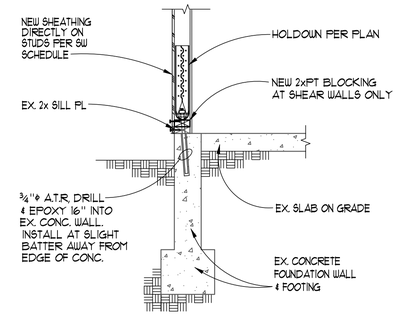
7



TYPICAL FOOTING AT STEEL MOMENT FRAME

8

9



10

HOLDOWN ANCHOR SCHEDULE

CALLOUT	A.B. SIZE	CAPACITY (Kips)
HDU2	⅝"ø A.B.	2.62
HDU4	⅝"ø A.B.	4.19
HDU5	⅝"ø A.B.	5.43
HDU8	⅞"ø A.B	8.35
HDU11	1"ø A.B	11.27

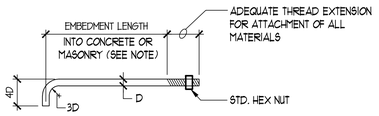
HOLDOWNS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HOLDOWN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN TEH GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDOWNS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.

HOLDOWN ANCHOR SCHEDULE

11

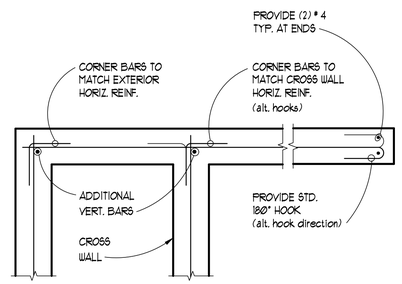


BOLT DIA. 'D'	MINIMUM EMBEDMENT	
	ANCHOR BOLTS IN HORIZ. SURFACE	ANCHOR BOLTS IN VERT. SURFACE
½"	5"	7"
⅝"	5"	7"
¾"	5"	7"

NOTE: ANCHOR BOLT EMBEDMENT IN VERTICAL SURFACE APPLIES TO CONCRETE ONLY.

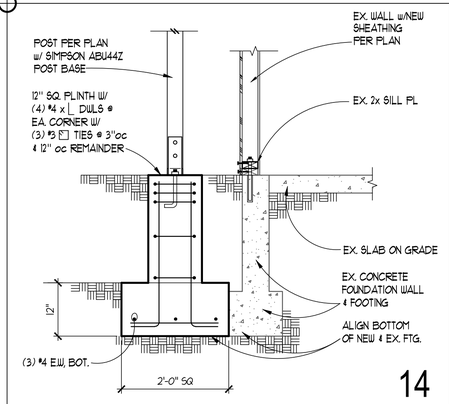
TYP. ANCHOR BOLT

12



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS

13



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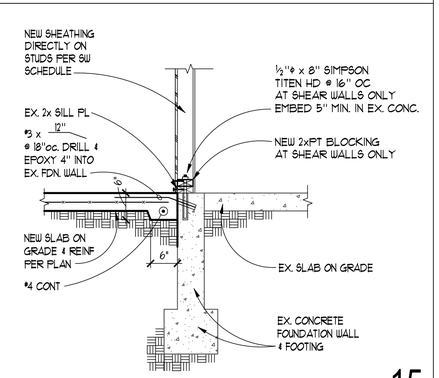


15

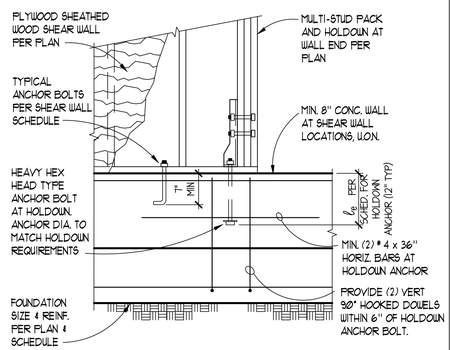
ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (Le)		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 16" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.1k)	N/A	24"	11"
1" (14.1k)	N/A	N/A	15"
1 1/8" (20.7k)	N/A	N/A	20"

HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

ANCHOR CAPACITIES SHOWN ARE FOR HEAVY HEX HEAD TYPE BOLTS CONFORMING TO ASTM F1554, GRADE A36 OR A307. ALTERNATE ANCHORTYPES MAY BE ALLOWED, BUT MAY REQUIRE EMBEDMENTS GREATER THAN THOSE SHOWN. PRE-ENGINEERED ANCHORS SUCH AS 'SSTB' AND 'PAB' ANCHORS MANUFACTURED BY SIMPSON STRONG TIE, ARE ALLOWED PROVIDED THEY HAVE CURRENT ICC REPORTS FOR CAPACITIES GREATER THAN OR EQUAL TO THOSE LISTED. PRE-ENGINEERED ANCHORS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

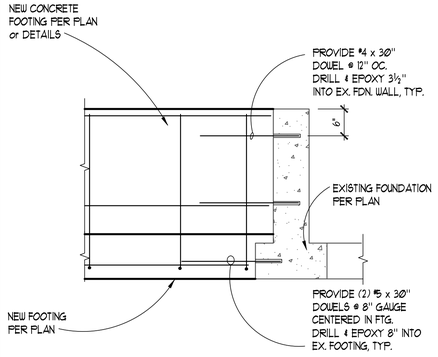
10/20/05

HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE AT DECKS ONLY



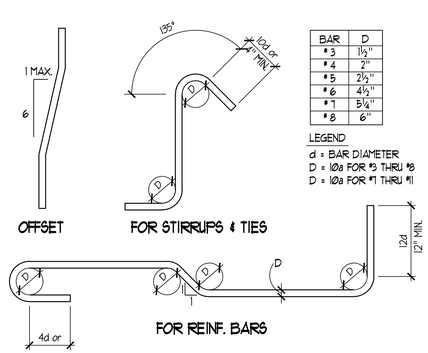
HOLDOWN EMBEDMENTS AT DECKS

17



NEW FOUNDATION CONNECTION TO EXISTING CONCRETE

18



BAR	D
# 3	1½"
# 4	2"
# 5	2½"
# 6	4½"
# 7	5¼"
# 8	6"

LEGEND
d = BAR DIAMETER
D = 10d FOR #3 THRU #8
D = 10d FOR #7 THRU #11

REBAR BENDING SCHEDULE

19

20

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BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43713 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

07/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING P

TYPICAL CONCRETE DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

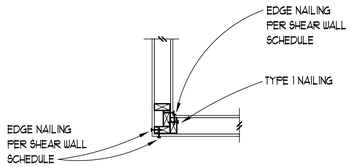
P-S300

STUD TO STUD NAILING SCHEDULE

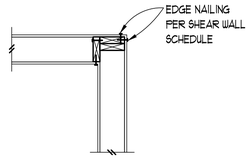
LEVEL	NAILING TYPE	
	TYPE 1	TYPE 2
SECOND	16d @ 12"o.c.	16d @ 6"o.c.
FIRST	16d @ 12"o.c.	16d @ 6"o.c.

NOTES:

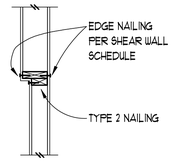
1. WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER WITH 16d @ 12"o.c. .
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.
3. SEE SHEAR WALL SCHEDULE FOR SHEATHING NAILING REQUIREMENTS.
4. SEE PLAN NOTES FOR STUD SIZE AND SPACING. (VERIFY WITH ARCHITECTURAL)



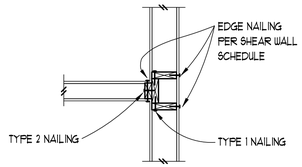
INTERIOR WALL CORNER



TYPICAL WALL CORNER

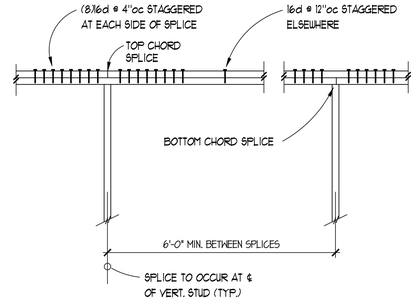


VARYING WALL SIZE



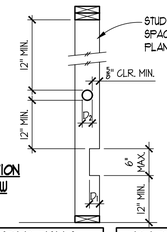
INTERIOR WALL TO EXTERIOR WALL

7



TYPICAL TOP PLATE SPLICE

3



SECTION VIEW

BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	3/4"	1 1/4"
2x6	1 1/4"	2 1/4"
2x8	1 3/4"	3"

NON-BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	1 1/4"	2"
2x6	2 1/4"	3 1/4"
2x8	3"	4 1/4"

NOTE: HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. THIS MAY ONLY BE USED AT TWO CONSECUTIVE STUDS IN ANY ONE WALL.

ALLOWABLE HOLES & NOTCHES IN STUDS

8

NOTES:
AT BUILDING EXTERIOR WALLS, REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW CDX SHEATHING DIRECTLY ON STUDS & PROVIDE NAILING, CLIPS & ANCHORS NOTED BELOW.
AT REPLACEMENT DECKS, PROVIDE NEW SHEARWALL COMPONENTS PER PLAN AND SCHEDULE BELOW.

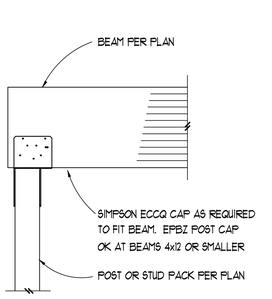
LABEL	APA RATED SHEATHING (1) (2) (4) (12) (13)	NAIL SIZE & SPACING @ EDGES (4) (5) (16)	STUD & BLOCKING SIZE AT ADJOINING EDGES (3) (6) (14)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (7) (8)	2 X BOTTOM PLATE ATTACHMENT NAILING TO WOOD BELOW (9)	SILL PLATE ATTACHMENT: ANCHOR BOLT TO CONCRETE BELOW (10) (15)	SILL PLATE ATTACHMENT: SILL PLATE SIZE AT FOUNDATION (11)	PLF CAPACITY
W6	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	2X	CLIP @ 24" oc	Ø.162x 3-1/2" @ 6" oc	5/8" ø @ 48" oc	3X	416
W4	15/32" ONE SIDE	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 20" oc	Ø.162x 3-1/2" @ 4" oc	5/8" ø @ 40" oc	3X	600
W3	15/32" ONE SIDE	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 15" oc	Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 32" oc	3X	780
W2	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 11" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 24" oc	3X	1020
2W4 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 9" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 20" oc	3X	1215
2W3 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 7" oc	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 16" oc	3X	1560
2W2 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 5" oc EACH SIDE	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 12" oc	3X	2048

NOTES:

(1) INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. INSTALL PANELS DIRECTLY TO WALL STUDS.
(2) WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X OR 3X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
(3) BLOCKING IS REQUIRED AT ALL PANEL EDGES
(4) PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS.
(5) SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
(6) INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING 12" O.C.
(7) BASED ON Ø.131 X 1-1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE Ø.131 X 2-1/2" NAILS WHERE INSTALLED OVER SHEATHING
(8) FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT
(9) WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
(10) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4"X3"X3". USE SHORT SLOTTED WASHERS AT 2x6 (OR LARGER) WALLS AND EXTEND WASHER TO WITHIN ½" OF FACE OF WALL SHEATHING. STAGGER ANCHOR BOLT WASHERS AT WALLS WITH SHEATHING AT BOTH FACES. EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
(11) PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS
(12) 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED AT 16" O.C.
(14) AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
(15) CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION MAY BE REQUIRED)
(16) MINIMUM NAIL LENGTH IS BASED ON REQUIRED PENETRATION INTO FRAMING MEMBER OF 1½"

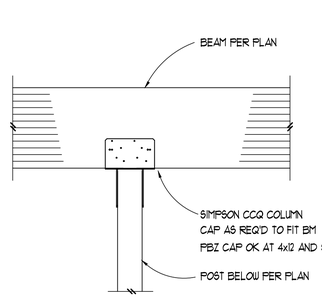
SHEAR WALL SCHEDULE

10



BEAM TO POST BELOW CONNECTION - END CONDITION

11



TYPICAL BEAM TO POST BELOW CONNECTION

12

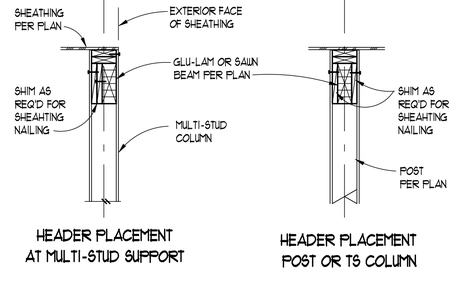
EXTERIOR WALLS
FOR 6" WALLS (MAX. 8'-6" HIGH): 2x6 STUDS @ 16"oc, DF COSTR GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 12"oc, DF COSTR GRADE
FOR 6" WALLS (MAX. 20' HIGH): 2x6 LVL STUDS @ 16"oc
FOR 8" WALLS (MAX 16' HIGH): 2x8 STUDS @ 16"oc, DF CONSTR GRADE

INTERIOR WALLS
FOR 4" WALLS (MAX. 10' HIGH): 2x4 STUDS @ 16"oc, DF CONSTR GRADE
FOR 4" WALLS (MAX. 13' HIGH): 2x4 STUDS @ 12"oc, DF No 1 GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 16"oc, DF CONSTR GRADE

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD WALLS. INDIVIDUAL STUD SIZES, GRADES AND SPACING SHOWN IN SCHEDULE ABOVE APPLY U.O.N. ALL MAXIMUM HEIGHTS ARE TO BRACING POINTS OF STUD WALL TOP PLATE, I.E. BOTTOM OF RAFTERS, ROOF TRUSSES, OR BRACING FRAMING MEMBER.

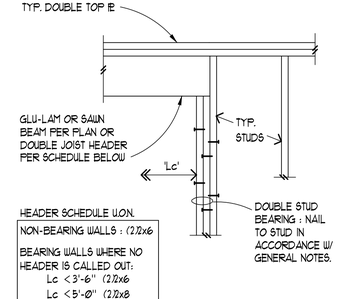
TYPICAL WALL FRAMING SCHEDULE

13



HEADER PLACEMENT AT MULTI-STUD SUPPORT

HEADER PLACEMENT POST OR TS COLUMN



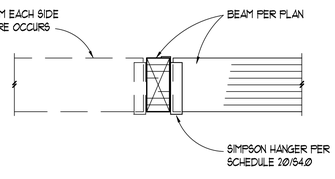
HEADER SCHEDULE U.O.N.

NON-BEARING WALLS : (2)2x6

BEARING WALLS WHERE NO HEADER IS CALLED OUT:
Lc < 3'-6" (2)2x6
Lc < 5'-0" (2)2x8
Lc < 7'-0" (2)2x10

TYPICAL HEADER U.O.N.

15



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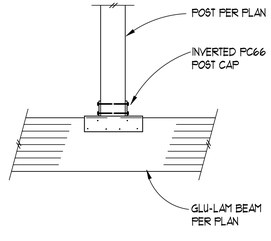
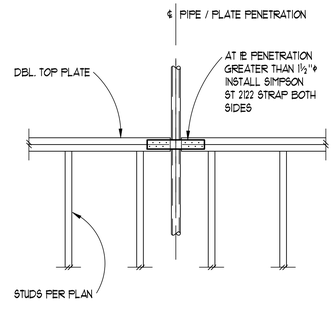


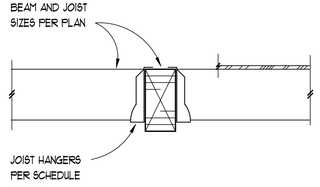
POST TO BEAM BELOW CONNECTION

17



TYPICAL TOP PLATE PENETRATION

18



TYPICAL INTERIOR BEAM SECTION

19

TYPICAL HANGER SCHEDULE

BEAM SIZE	HANGER REQUIRED	CAP. (Kips)
(2) 2x10 OR LESS	U210-2 (OR SIM)	1.86
(2) 2X12	HU212-2 (NAIL ALL HOLES)	2.95
3½" x 11⅞" LVL or PSL	HUCQ412-SDS	5.56
5¼x11⅞" LVL OR PSL	HGUS5.50/12	9.15
5⅛X 12" (OR Ø½") GLB	HGUS5.25/10	9.1
3⅛x12" (OR Ø½") GLB	HUCQ210-2-SDS	4.95
2x SAWN RAFTERS	LU (OR LUS) SERIES	1.06
11⅞" PLYWD WEB JOISTS	IUS OR ITS HANGERS	1.23
2x12 JOISTS	U212 OR HU212TF	1.24

HANGERS SPECIFIED IN SCHEDULE OR ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HANGERS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES LISTED ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND GENERAL FLOOR LOADING.

20

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REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

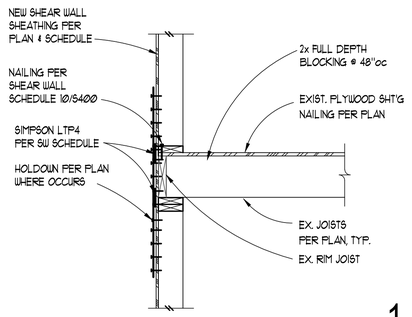
AHJ STAMP

TITLE
BUILDING P
TYPICAL WOOD DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S400

10/20/2022 11:02:58 AM



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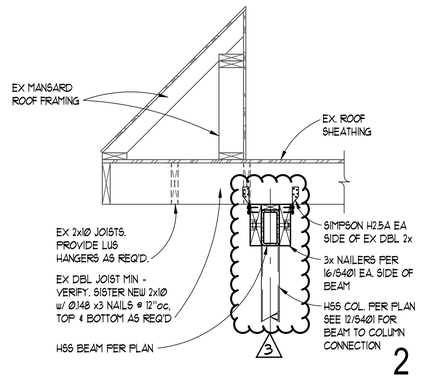

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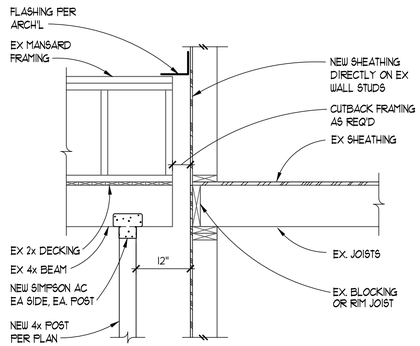

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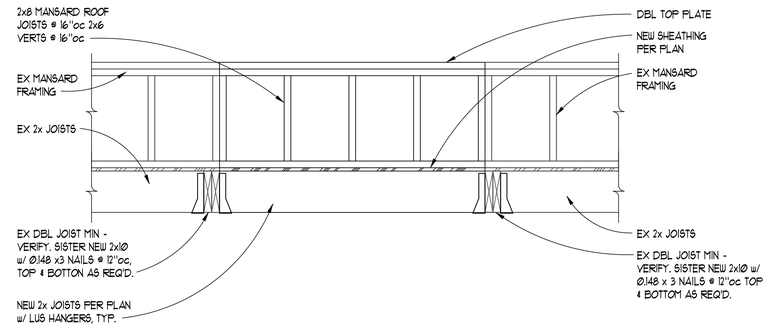

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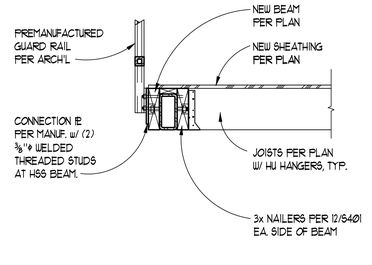

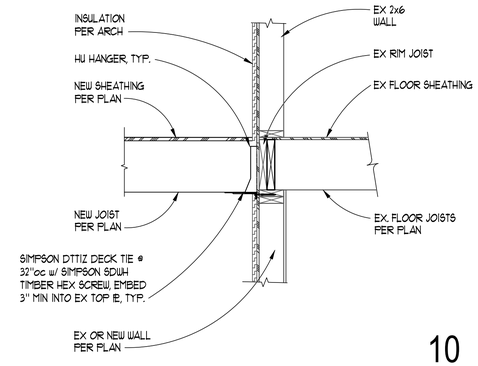

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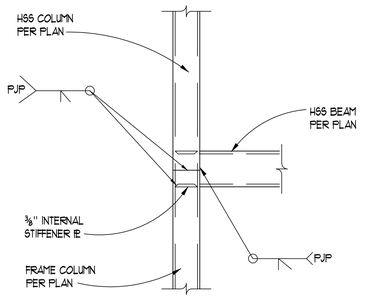
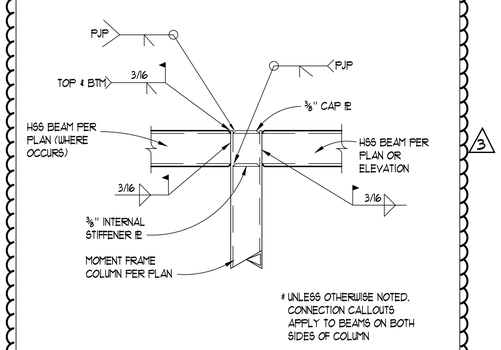


HSS BEAM & COLUMN MOMENT FRAME END CONNECTION

11



* UNLESS OTHERWISE NOTED. CONNECTION CALLOUTS APPLY TO BEAMS ON BOTH SIDES OF COLUMN

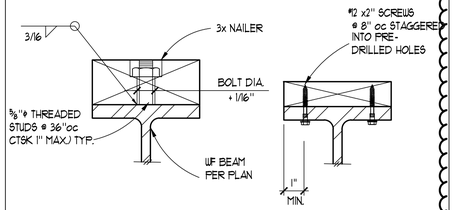
HSS BEAM & COLUMN AT TOP OF MOMENT FRAME

12

13

14

15



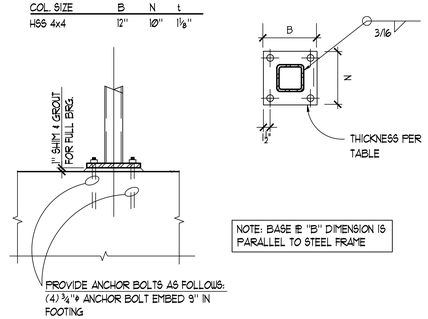
ALTERNATE 1
WELDED THREADED STUDS (WTS)

ALTERNATE 2
#12 SCREWS WITH 2x NAILER

NOTE: PROVIDE 6" FROM END OF WOOD NAILER TO ℄ OF FIRST SCREW OR BOLT, TYP. NOTCH OR CUT NAILERS AS REQ'D FOR VENTING PER ARCH.

TYPICAL NAILER ON STEEL BEAMS

16



TYPICAL BASEPLATE AT TUBE COLUMNS

17

18

19

20

I.L. GROSS
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23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263
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117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL
STATE OF WASHINGTON
43713
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

TITLE

BUILDING P

TYPICAL WOOD DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S401

10/20/2022 11:02:58 AM

VICINITY MAP

PROJECT DATA:

ADDRESS OF PROPERTY: 15264 NE 12TH ST, BELLEVUE, WA 98007

ASSESSOR PARCEL NO.: 143380-0000

ZONING: R-30

USE: R-2 (NO CHANGE)

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PATIO AND BALCONIES, AND CONSTRUCTRUCTION OF NEW, SEISMICALLY UPGRADED BALCONIES WITH NEW RAILINGS, DOWNSPOUTS, AND EXTERIOR CEILING LIGHT FIXTURE. DEMOLITION OF EXISTING SIDING AND INSTALLATION OF EXTERIOR FIBER-CEMENT SIDING OVER NEW EXTERIOR INSULATION AND RAINSCREEN SYSTEM. SELECT BUILDING EXTERIOR WALLS WILL RECEIVE SHEAR UPGRADES. DEMOLITION AND IN-KIND REPLACEMENT OF MANSARD ROOF COPING, SHINGLES, UNDERLAYMENT, FASCIA, AND SOFFIT. NEW MANSARD ROOF INFILL TO OCCUR AT LARGE BALCONIES.

PROJECT INFORMATION:
BUILDING AREA TO RECEIVE WORK (PATIO'S & BALCONIES): 2,045 SF
EXISTING BUILDING AREA AND FOOTPRINT WILL REMAIN THE SAME.
BUILDING HEIGHT: 29'-2 1/8"
CONSTRUCTION: VA
YEAR BUILT: 1968

REFERENCE CODES, INCLUDING BUT NOT LIMITED TO:
BELLEVUE CITY CODE
2018 WASHINGTON STATE EXISTING BUILDING CODE
2018 WASHINGTON STATE BUILDING CODE
2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
ICC A117.1-2009

DESIGN TEAM:

PROPERTY OWNER:
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
TUKWILA, WA 98188
PH: 206.693.6415
CONTACT:
DARRELL WESTLAKE, SENIOR PROJECT MANAGER: DarrellW@kcha.org
BARRY ADEN, CONSTRUCTION PROJECT MANAGER: BarryA@kcha.org

ARCHITECT:
SMR ARCHITECTS
117 SOUTH MAIN ST SUITE 400
SEATTLE, WA 98104
PH: 206.623.1104
CONTACT:
ANDY PHILLIPS, PRINCIPAL: aphillips@smrarchitects.com
KIM ANH TRAN-DINH, PROJECT MANAGER: katrandinh@smrarchitects.com

STRUCTURAL ENGINEER:
I.L. GROSS STRUCTURAL ENGINEERS
23914 56TH AVE W, SUITE 200
MOUNTLAKE TERRACE, WA 98043
PH: 425.640.7333
CONTACT:
VICTOR MARTINEZ, PRINCIPAL: victorm@ilgross.com

SCOPE AREAS

BUILDING P - EXISTING SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(E) LARGE PATIO 1	98 SF
LEVEL 1	(E) LARGE PATIO 2	98 SF
LEVEL 1	(E) LARGE PATIO 3	98 SF
LEVEL 1	(E) LARGE PATIO 4	98 SF
LEVEL 1	(E) SMALL PATIO 1	98 SF
LEVEL 1	(E) SMALL PATIO 2	98 SF
		587 SF
LEVEL 2	(E) LARGE BALCONY 1	106 SF
LEVEL 2	(E) LARGE BALCONY 2	107 SF
LEVEL 2	(E) LARGE BALCONY 3	108 SF
LEVEL 2	(E) LARGE BALCONY 4	105 SF
LEVEL 2	(E) SMALL BALCONY 1	78 SF
LEVEL 2	(E) SMALL BALCONY 2	78 SF
		582 SF
LEVEL 3	(E) LARGE BALCONY 5	106 SF
LEVEL 3	(E) LARGE BALCONY 6	107 SF
LEVEL 3	(E) LARGE BALCONY 7	108 SF
LEVEL 3	(E) LARGE BALCONY 8	105 SF
LEVEL 3	(E) SMALL BALCONY 3	78 SF
LEVEL 3	(E) SMALL BALCONY 4	78 SF
		582 SF
TOTAL AREA		1,751 SF

BUILDING P - PROPOSED SCOPE AREA

LEVEL	NAME	AREA
LEVEL 1	(N) LARGE PATIO 1	140 SF
LEVEL 1	(N) LARGE PATIO 2	140 SF
LEVEL 1	(N) LARGE PATIO 3	140 SF
LEVEL 1	(N) LARGE PATIO 4	140 SF
LEVEL 1	(N) SMALL PATIO 1	109 SF
LEVEL 1	(N) SMALL PATIO 2	109 SF
		777 SF
LEVEL 2	(N) LARGE BALCONY 1	119 SF
LEVEL 2	(N) LARGE BALCONY 2	119 SF
LEVEL 2	(N) LARGE BALCONY 3	121 SF
LEVEL 2	(N) LARGE BALCONY 4	119 SF
LEVEL 2	(N) SMALL BALCONY 1	77 SF
LEVEL 2	(N) SMALL BALCONY 2	77 SF
		633 SF
LEVEL 3	(N) LARGE BALCONY 5	119 SF
LEVEL 3	(N) LARGE BALCONY 6	119 SF
LEVEL 3	(N) LARGE BALCONY 7	119 SF
LEVEL 3	(N) LARGE BALCONY 8	119 SF
LEVEL 3	(N) SMALL BALCONY 3	77 SF
LEVEL 3	(N) SMALL BALCONY 4	77 SF
		631 SF
TOTAL AREA		2,041 SF

IMPERVIOUS SURFACE:
- REPLACING: 587 SF
- ADDING: 192 SF

THIS PROJECT IS ADDING OR REPLACING 779 SF OF HARD SURFACE.

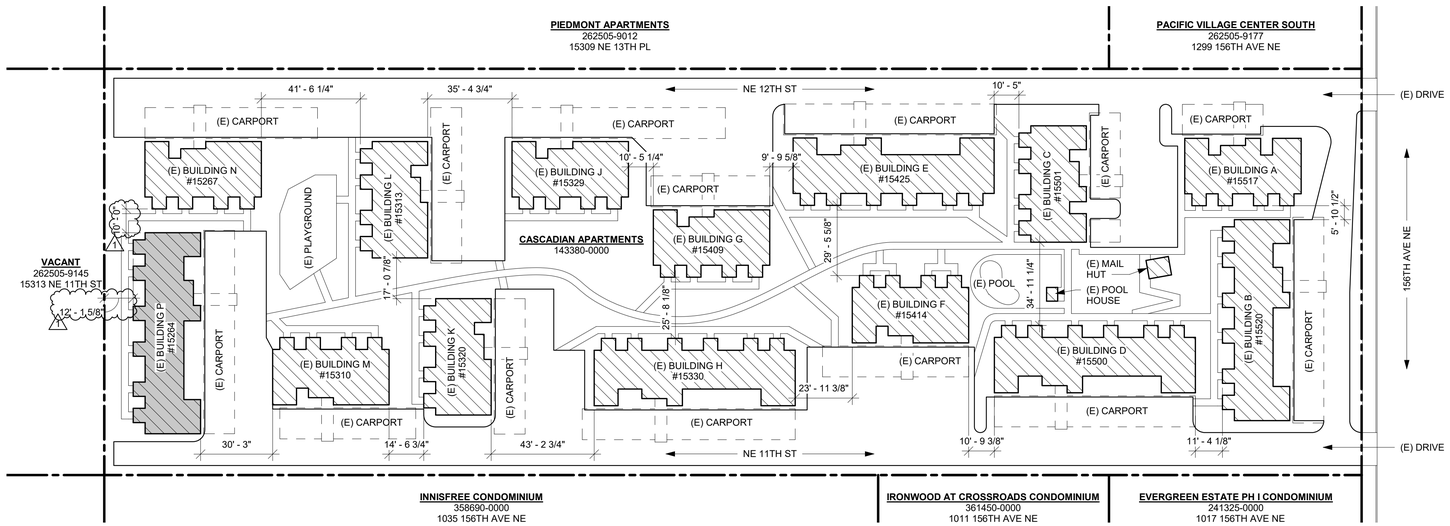
EXISTING BUILDING AREA

BUILDING P - BUILDING AREA

LEVEL	NAME	AREA
LEVEL 1	BUILDING INTERIOR	6,145 SF
LEVEL 2	BUILDING INTERIOR	6,184 SF
LEVEL 3	BUILDING INTERIOR	6,184 SF
TOTAL AREA		18,513 SF

SHEET INDEX

TOTAL SHEETS: 28



1 SITE PLAN - BLDG. P
SCALE: 1" = 30'-0" VERIFY DIMENSIONS BETWEEN BUILDINGS IN FIELD.
0 15' 30' 60'

NORTH

KEY:

BUILDING TO RECEIVE WORK

SMR ARCHITECTS

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
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BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

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2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

SHEET INDEX & PROJECT INFO

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G001-P

7/26/2023 4:00:45 PM

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
℄	CENTERLINE
#	POUND OR NUMBER
ACOUST	ACOUSTICAL
AD	AREA DRAIN
ADJUST	ADJUSTABLE
AF	ACCESS FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BOT	BOTTOM
C.I.	CONT. INSULATION
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CH	CHALK
CI	CAST IRON
CJ	CONTROL JOINT
CL	CHAIN LINK
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CTR	CENTER
CTSK	COUNTERSUNK
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DP	DEEP
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EME	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELEC. WATER COOLER
EX	EXISTING
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXT. CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOORING
FLASH	FLASHING
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOP	FACE OF PARTITION
FOS	FACE OF STUDS
FOT	FACE OF TILE
FPRF	FIREPROOF
FR	IN FLOOR ELECT. RECEPTACLE
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GND	GROUND
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INCL	INCLUDE
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
LVT	LUXURY VINYL TILE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MI	MATCH LINE
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIM.)
OFCI	OWNER FURNISH CONTRACTOR INSTALL
ORD	OVERFLOW ROOF DRAIN
OSB	ORIENTED STRAND BOARD
PRCST	PRE-CAST
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PRESSURE TREATED
PT SLAB	POST-TENSIONED SLAB
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE(D)
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAM	SELF ADHESIVE MEMBRANE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	STOREFRONT
SH	SHELF
SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
TRD	TREAD
TB	TOWEL BAR
T-BD	TACK BOARD
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TO	TOP OF
TOIL	TOILET
TP	TOILET PAPER
TPO	THERMOPLASTIC POLYOLEFIN
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VAC	VACUUM
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WDW	WINDOW
WRB	WEATHER RESISTIVE BARRIER

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000.
2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

SYMBOLS

- 1i — WALL ASSEMBLY
- ℄ — CENTERLINE
- A — WINDOW TYPE
- HIDDEN LINE (ABOVE OR BELOW)
- R1 — RELITE TYPE
- 1 / A4.00 — EXTERIOR ELEVATION
- 101 — DOOR NUMBER
- 1 / A5.00 — BUILDING SECTION
- A — TYPE A BARRIER FREE UNIT
- 1 / A5.10 — WALL SECTION
- PROPERTY LINE
- 1 / A101 SIM — DETAIL
- A / D 1 A8.00 B / C — INTERIOR ELEVATION
- 0 — GRID MARKER
- SD — SMOKE DETECTOR
- 6" 6" — RAISED SLAB (PLAN VIEW)
- EXIT — EXIT SIGN
- 6" 6" — DEPRESSED SLAB (PLAN VIEW)
- FE — FIRE EXTINGUISHER
- INDICATES OPENING IN FLOOR
- HB — HOSE BIB
- SPOT ELEVATION
- FD — FLOOR DRAIN
- 12" / 48" — ACCESSIBLE DOOR CLEARANCES

SMR ARCHITECTS

SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE

GENERAL NOTES AND SYMBOLS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G002

7/26/2023 4:00:45 PM

SMR ARCHITECTS

Cascadian Apartments
Virtual Permit Center Meeting with the City of Bellevue Building Review Department
Meeting Minutes
August 25, 2022

ATTENDEES	
Sheri Crawford (SC) City of Bellevue (CoB)	
Darrell Westlake (DW) King County Housing Authority (KCHA)	DarrellW@kcha.org
Dean Kralios (DAK) SMR Architects (SMR)	dkralios@smrarchitects.com
Andy Phillips (AP) SMR Architects (SMR)	aphillips@smrarchitects.com
Dee Knoff (DLK) SMR Architects (SMR)	dknoff@smrarchitects.com
Victor Martinez (VM) I.L. Gross Structural Engineers (ILG)	victorm@ilgross.com

NOTES:

SCOPE

- The site contains (14) 3-story existing wood buildings constructed in 1968. There are two building types: (9) 12-unit buildings and (5) 18-unit buildings. Each unit has a balcony or patio of approximately 60 SF.
- The project scope includes demolition of all existing balconies, patios, and exterior lap siding, and construction of new balconies, patios, and new siding over new exterior insulation rain-screen system.
- Seismic upgrades will voluntarily be applied to balconies and possibly voluntarily applied to the buildings. These seismic upgrades will result in design changes to the balconies.
- Existing mansard roof parapets above the balconies will be re-shingled.
- Each 12-unit building has approximately 720 SF of balconies and patios that will be replaced, and each 18-unit building has approximately 1,080 SF of balconies and patios that will be replaced.

PERMITTING QUESTIONS

ITEM	DISCUSSION
1	Please confirm whether we can submit permits for all 14 buildings at once. Construction is expected to be phased over 7 years (2 buildings per year), and each building will have its own permit. This will allow all permits to fall under the same code. • SC: Each building will have its own permit. Bellevue will not vest a future project under a current code. • Building permits are good for three years from the date of issuance. Work must start within one year of the permit being issued or it can expire. If the three-year life of the permit has expired, approval from the building official will be required for an extension. Otherwise, a new permit must be obtained.
2	Based on the definitions in the 2018 Bellevue Existing Building Code, we do not believe this project qualifies as a Substantial Improvement (the cost of construction will not exceed 50% of the market value of the structure before the improvement is started) or a Substantial Structural Alteration (the structural elements altered do not support more than 30% of the total floor and roof area). We plan to prescriptively demonstrate that the alterations being made comply with current applicable codes. Please confirm whether this is acceptable. • SC: Confirmed
3	Please confirm which 'Activity Type' applies to this scope of work. We think it could be 'Structure Addition – less than 1,000 SF' for the 12-unit buildings and 'Structure Addition – 1,000 SF to 3,999 SF for the 18-unit buildings. • SC: BW permit is for projects less than 1000 SF. • SC: BM permit is for projects 1000 SF and up. • Both of those assumptions are accurate.
4	Please confirm the general requirements for permit submittal and whether a survey is required. We plan to submit a site plan, elevations of the buildings, and plans, elevations, sections, and details for the balconies and mansard roof parapets. • SC: No survey is required. • SC: Building interiors do not need to be shown on permit plans; only the exterior wall in relation to the decks.
5	Please confirm if there are any other scopes of work required by Bellevue City Code (seismic upgrades, energy upgrades, etc.). • SC: Reference the energy code for existing building requirements.
6	Please confirm the expected review time. • SC: Expect a review time of 18 weeks for both permit types. • Reference this website for updated permit review times: https://bellevuewaprod.blob.core.windows.net/documentcenter/DSRecords/processing-day-by-permit-type.pdf
7	Miscellaneous • Project team will confirm that the project complies with RCW 64.65. KCHA sign Condo Sale Prohibition Covenant. 1 • CoB will adopt the 2021 Building Code when the State adopts it. This is expected to happen on 7/1/23. • At the time of permit submittal, SMR will ask which reviewer is assigned to the project. SMR will send these minutes to that person.

These minutes reflect our understanding of the items discussed during the meeting. Please notify Dee Knoff immediately if revisions are required. Concurrence with the minutes as published will otherwise be understood.

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Seattle, WA 98104

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AHJ STAMP

TITLE

SUPPLEMENTAL INFORMATION

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G003

3

Kim Anh Tran-Dinh

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, July 6, 2023 2:45 PM
To: Kim Anh Tran-Dinh
Cc: Victor Martinez; Tilson, Nate; Eck, Lauren
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Kim-

I reviewed this with our Building review supervisors and determined that proposed design revision meets the intent of IEBC 503.1. The balcony floors may be re-constructed as non-rated with condition that they are not less complying than the existing balcony construction prior to the alteration.

Let me know if you need additional clarification.

Best,
Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Friday, June 30, 2023 6:36 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Cc: Victor Martinez <victorm@ilgross.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Please see attached the proposed sketch regarding the balconies.

IEBC 503.1 Except as provided by section 302.4, 302.5 or this sections, Alteration to any building or structure shall comply with the requirements of the IBC for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the IBC than the existing building or structure was prior to the alteration.

- Existing balconies do not appear to be rated. See diagram and photo attached.
- Existing balconies used wood columns and lack shear supports. See diagram and photo attached.
- The proposed alteration is not rated. It is not less complying with the provisions of the IBC than the existing building or structure prior to the alteration. In addition, the proposed alteration is providing steel beams and columns for shear supports at the balconies, which is an improvement. See sketch attached.
- Complies with IEBC 503.1

CC-ing Victor, our Structural Engineer in this email as well.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

SMR Architects
117 S Main Street • Suite 400 • Seattle, WA 98104
o: 206-623-1104 | d: 206-316-2699 | m: 716-430-6216

From: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Sent: Thursday, June 29, 2023 4:36 PM
To: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

Kim,

Please send us a sketch of your proposed redesign regarding the balconies below so we can do a quick review. As discussed, IBC 705.2.3.1 requires balconies of combustible construction to be fire resistance rated by Table 601 unless one of the listed exceptions is met. Since the building is non-sprinklered, this would still require 1-hr rating for the balcony (type VA construction, non-sprinklered). You mentioned that the existing balconies are not rated and so the proposed alteration (if not rated) shall be such that it must be not less complying than the original condition (IEBC 503.1).

Hope this helps.

Julius

Julius Carreon, P.E., S.E.
City of Bellevue | 425-452-4197

From: Kim Anh Tran-Dinh <katrandinh@smrarchitects.com>
Sent: Thursday, June 29, 2023 3:40 PM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit 22 129564 BM and 22 129561 BM (Revision 1 review)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Julius,

Circle back on our conversation regarding the balconies at Cascadian Apartments.

- We discussed with our Structural Engineer and the Owner's team about redesigning the balconies to have no exterior walls. As you mentioned, this allows for the balconies to be considered as Projections per IBC 705.2.2 -Projections, therefore do not required to be fire rated for 1-hr.
- The Owner team elected to go ahead with the redesign. All balconies will have steel columns and beams similar to a few small ones at Building P. We will aim to replace the corner 6x6's with HSS 4x4's and replace the shear wall with one more 4x4 (3 column frame). We will eliminate the privacy walls between unit balconies and propose a privacy screen product as you have recommended.

I want to check in with you and give you a heads up on our direction before we resubmit the Building Permit's responses. Please let us know if you have any questions.

I'll follow up with a phone call.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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From: Kim Anh Tran-Dinh
Sent: Thursday, June 15, 2023 8:52 AM
To: Carreon, Julius G. <jcarreon@bellevuewa.gov>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

Hi Julius,
We are working with our consultants on items below, but we have an additional question regarding fire rating the columns.

At Building P, we have some small balconies that are supported by steel HSS tubes. My question is whether exterior steel columns would require protection?

I'll follow up with a call and discuss.

Best,
Kim

Kim Anh Tran-Dinh
Architectural Staff
[she – her – hers]

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From: Kim Anh Tran-Dinh
Sent: Monday, June 12, 2023 9:29 AM
To: 'Carreon, Julius G.' <jcarreon@bellevuewa.gov>
Cc: Andrew Phillips <aphillips@smrarchitects.com>; 'darrellw@KCHA.org' <darrellw@KCHA.org>; 'Tilson, Nate' <NTilson@bellevuewa.gov>; 'Eck, Lauren' <LEck@bellevuewa.gov>; 'Carter, Tim' <TCarter@bellevuewa.gov>; 'Miller, Tom' <TMiller@bellevuewa.gov>; Dean Kralios <dkralios@smrarchitects.com>
Subject: RE: Notification: Bellevue Permit Hi Julius,22 129564 BM and 22 129561 BM (Revision 1 review)

7/26/2023 4:00:46 PM

DIVISION 03: CONCRETE

03 00 00 CONCRETE:
1. FOOTINGS: REFER TO STRUCTURAL DRAWINGS
2. SLAB-ON-GRADE: REFER TO STRUCTURAL DRAWINGS
3. MIX DESIGN STRENGTHS: PER STRUCTURAL.

03 20 00 CONCRETE REINFORCEMENT
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. REINFORCING STEEL PRE STRUCTURAL AT SLAB ON GRADE, CURBS, FOUNDATION WALLS,ETC.
3. PROVIDE SUPPORTS AND ACCESSORIES FOR STEEL REINFORCEMENT.

03 30 00 CAST-IN-PLACE CONCRETE
1. REFER TO STRUCTURAL NOTES FOR REQUIREMENTS.
2. LOCATIONS: ALL CONCRETE EXCEPT EXPOSED SLABS.
3. FINISH:
   A. LIGHT BROOM FINISH AT ALL AREAS TO RECEIVE HOT RUBBER WATERPROOFING
   B. BROOM FINISH AT ALL PARKING GARAGES
   C. RAKED FINISH AT ANY VEHICULAR RAMPS

DIVISION 06: WOOD AND PLASTICS

06 05 73 WOOD TREATMENT
1. ALL WOOD EXPOSED TO WEATHER OR RESTING ON OR EMBEDDED IN CONCRETE (INTERIOR OR EXTERIOR) SHALL BE PRESSURE TREATED.
   A. REFER TO STRUCTURAL FOR TREATMENT REQUIREMENTS AND REQUIREMENTS FOR FASTENERS IN CONTACT WITH PRESSURE TREATMENT.
2. NO ADDED UREA-FORMALDEHYDE.

06 10 00 ROUGH CARPENTRY
1. SHEAR WALLS AND BEARING WALLS REFER TO STRUCTURAL DRAWINGS

06 16 16 SHEATHING
1. ALL EXTERIOR AND ROOF SHEATHING TO BE PLYWOOD; NO OSB ON EXTERIOR OR ROOF SHEATHING.
2. FLOOR SHEATHING TO BE OSB UNLESS OTHERWISE DICTATED BY STRUCTURAL.
3. PLYWOOD SHEATHING FOR ALL EXTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
4. OSB SHEATHING FOR ALL INTERIOR SHEAR WALLS; REFER TO STRUCTURAL DRAWINGS.
5. PRODUCTS:
   A. FLOOR SHEATHING – WEYERHAEUSER EDGE GOLD, OR EQUIVALENT.
   B. ROOF SHEATHING – CDX PLYWOOD
   C. EXTERIOR WALL SHEATHING – CDX PLYWOOD OR GEORGIA-PACIFIC DENSGLASS (PLYWOOD IF REQUIRED BY STRUCTURAL, BOTH AS REQUIRED BY STRUCTURAL AND ARCHITECTURAL ASSEMBLIES)
   D. DENSDECK AT AREAS WHERE ROOFING OR FLUID APPLIED WATERPROOFING WILL BE APPLIED TO SHEATHING.

06 16 53 MOISTURE RESISTANT SHEATHING
1. GLASS MAT FACED GYPSUM, TYPE X FIRE-RESISTANT CORE, LONG EDGES, ONE HOUR FIRE RESISTANT RATED FOR EXTERIOR WALLS, WHERE INDICATED.

06 17 13 SHOP-FABRICATED STRUCTURAL WOOD
1. LSL AND PSL BEAMS, RIM BOARDS AND COLUMNS BY WEYERHAEUSER OR EQUIVALENT AS APPROVED BY STRUCTURAL. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. HARDWARE RECOMMENDATIONS AND BEARING REQUIREMENTS BY MANUFACTURER.

06 82 00 ARCHITECTURAL FIBERGLASS HANDRAIL AND RAILINGS
1. GLASRAIL STRUCTURAL PULTRUDED FIBERGLASS RAILING SYSTEM.
   A. ALL POSTS AND TAILS ARE TO BE FRP STRUCTURAL SPARES MANUFACTURED BY THE PULTRUSION PROCESS.
   B. TOP AND BOTTOM RAILS ARE TO BE 1.75" X 0.125" (44.4MM X 3.2 MM) WALL SQUARE TUBE, THE POSTS ARE TO BE 2.1125" X 0.1875" (53.9 MM X 4.8 MM) WALL SQUARE TUBE AND KICKPLATE IS TO BE ½" DEEP AND 4" WIDE WITH TWO REINFORCING RIBS.
   C. THE COMPLETED HANDRAIL INSTALLATION SHALL MEET THE FOLLOWING LOAD REQUIREMENTS WITH A MINIMUM FACTOR OF SAFETY OF 2.0:
      1. CONCENTRATED LOAD: 200LB (891 N) APPLIED IN ANY DIRECTION AT THE TOP RAIL.
      2. UNIFORM LOAD: 50LB/LF (730.5 N/M) OF THE TOP RAIL IN ANY DIRECTION.
      3. LOADS ARE ASSUMED NOT TO ACT CONCURRENTLY
2. ALL FASTERNER USED IN THE RAILING SYSTEM PER MANUFACTURER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

07 14 00 FLUID-APPLIED WATERPROOFING
1. HOT-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
   A. AMERICAN HYDROTECH
B. CETCO STRATASEAL
2. COLD-APPLIED RUBBERIZED ASPHALT WATERPROOFING.
3. FOUNDATION TO FLOOR EDGE.

07 21 00 THERMAL INSULATION
2. BOARD INSULATION, CLOSED CELL POLYISOCYANURATE AT ROOF – PROVIDE BASE LAYER AND TAPERED FOR SLOPE. REFER TO DRAWINGS FOR R-VALUE REQUIRED AND SLOPE.
3. BATT INSULATION AND VAPOR RETARDER IN EXTERIOR WALL AND CEILING CONSTRUCTION.
4. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER. R-VALUE PER DRAWINGS.
5. FIBERGLASS OR MINERAL WOOL BATTS ARE USED. THESE MUST BE FORMALDEHYDE FREE.
6. BATT INSULATION FOR FILLING PERIMETER WINDOW AND DOOR AT STUDS AND CREVICES IN EXTERIOR WALL AND ROOF.
   A. MINERAL FIBERBOARD INSULATION: RIGID OR SEMI-RIGID MINERAL FIBER OR;
   B. SPRAY FOAM INSULATION: HCFC-BASED SPRAY APPLIED POLYURETHANE FOAM.
7. GLASS FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET.
8. ACOUSTICAL BATT INSULATION: ASTM C 665; PREFORMED GLASS FIBER BATT.

07 27 00 AIR BARRIERS AND WEATHER RESISTANT BARRIERS
1. BUILDING WRAP WEATHER BARRIER SHEET, MECHANICALLY FASTENED.
   A. DUPONT TYVEK COMMERICALWRAP
2. SELF-ADHERED FLASHING MEMBRANE AT OPENINGS.

07 31 13 ROOF SHINGLES
1. GLASS-FIBER-REINFORCED ASPHALT SHINGLES CERTAINTEED CORPORATION LANDMARK SOLARIS
3. FLASHING PER SECTION 07 62 00.
4. FASTERNERS IN STRICT ACCORDANCE TO MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR INSTALLTION. STAPLES USED FOR FASTENING SHINGLES ONLY WITH THE APPROVAL OF THE MANUFACTURER.
5. FABRICATION
   A. FORM FLASHINGS [TO PROFILES INDICATED ON DRAWINGS, AND] TO PROTECT ROOFING MATERIALS FROM PHYSICAL DAMAGE AND SHED WATER.
   B. FORM EAVE EDGE [AND GABLE EDGE] FLASHING TO EXTEND MINIMUM 2 INCHES ONTO ROOF AND MINIMUM 0.25 INCHES BELOW SHEATHING.
   C. FORM FLASHING SECTIONS SQUARE AND ACCURATE TO PROFILE, IN MAXIMUM POSSIBLE LENGTHS, FREE FROM DISTORTION OR DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.
   D. HEM EXPOSED EDGES OF FLASHINGS MINIMUM 1/4 INCH ON UNDERSIDE.
   E. APPLY BITUMINOUS PAINT ON CONCEALED SURFACES OF FLASHINGS.

07 45 00 RAINSCREEN SYSTEM
1. ¾" X 3-1/2" BORATE TREATED FURRING STRIPS INSTALLED VERTICALLY FOR RAINSCREEN ASSEMBLY.
2. INSECT SCREEN AT ALL RAINSCREEN OPENINGS.
3. REFER TO ATTACHED DOCUMENT FOR SIDING ATTACHMENT INFORMATION.

07 46 46 FIBER-CEMENT SIDING
1. PRIMED, MACHINE FINISHED AND SITE FINISHED SIDING; SITE ASSEMBLED, ON FURRING FOR INSTALLATION OVER SHEATHED WALLS WITH WEATHER BARRIER. JAMES HARDIE PRODUCTS.
   A. LAP SIDING: INDIVIDUAL HORIZONTAL BOARDS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   B. PANEL SIDING: VERTICALLY ORIENTED PANELS MADE OF CEMENT AND CELLULOSE FIBER FORMED UNDER HIGH PRESSURE WITH INTEGRAL SURFACE TEXTURE, COMPLYING TO ASTM C1186, TYPE A, GRADE II; WITH MACHINED EDGES, FOR NAIL ATTACHMENT.
   C. BORAL FIBER CEMENT TRIM: 5/4"X4", X6", X7-1/4" TRIM AT OPENINGS AND CORNICE PER ARCHITECTURAL DETAILS.
2. PROVIDE SOFFIT VENTING AND SCREEN AT BOTTOM OF DECK/BALCONIES' SOFFIT.
3. LOUVERS: GREENHECK ESD-403, RUSKIN, WONDER METAL OR APPROVED EQUAL WITH BIRDSCREEN. STATIONARY, DRAINABLE BLADE.
4. WALL CAP (ROUND/RECTANGULAR): ALUMINUM CONSTRUCTION, ALUMINUM FINISH, BUILT IN BIRDSCREEN WITH DAMPERS. GREENHECK WC OR APPROVED EQUAL.
5. SALVAGE EXISTING SIGNAGE AND REINSTALL AT SAME LOCATIONS.

07 52 00 PVC MEMBRANE ROOFING
1. REPLACE EXISTING ROOFING MEMBRANE WITH NEW PVC MEMBRANE ROOFING WITH APPROVED MANUFACTURERS OR EQUIVALENT:
2. APPROVED MANUFACTURERS:
   A. VERSICO'S LANDMARK 60 MIL PVC
   B. MULE HYDE 60 MIL
   C. DURA LAST DURA TUFF 60 MIL
   D. SARNAFIL G410 60 MIL
3. WARRANTY:
   A. PROVIDE MANUFACTURER'S 20 YEARS TOTAL SYSTEM WARRANTY.
   B. HEAT SEALED PVC SYSTEMS, WITH 5 YEARS MINIMUM EXPERIENCE FACTOR WITH THE SPECIFIC PRODUCTS.
4. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
5. COMPLY WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR THE INSTALLATION OF THE MEMBRAND ROOFING SYSTEM INSLUDING PROPER SUBSTRATE PREPARATION, JOB SITE CONSIDERATIONS AND WEATHER RESTRICTIONS.

07 62 00 SHEET METAL FLASHINGS AND TRIMS
1. GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239 INCH) THICK BASE METAL.
2. PRE-FINISHED GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE, (0.0239) INCH THICK BASE METAL, SHOP PRE-COATED WITH PVDF COATING.
   A. PVDF (POLYVINYLIDENE FLUORIDE) COATING: SUPERIOR PERFORMANCE ORGANIC FINISH, AAMA 2605; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.
3. PRE-FINISHED ALUMINUM: ASTM B209 (ASTM B209M); 20 GAUGE, (0.032 INCH) THICK; PLAIN FINISH SHOP PRE-COATED WITH MODIFIED SILICONE COATING.
   A. FLUOROPOLYMER COATING: HIGH PERFORMANCE ORGANIC FINISH, AAMA 2604; MULTIPLE COATS, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.

07 65 26 SELF-ADHERING SHEET FLASHING
1. AT ALL EXTERIOR OPENINGS.
2. HIGH TEMPERATURE AT ROOF PARAPET AND OVERHANG APPLICATIONS.
   A. MANUFACTURERS: SOPREMA'S LASTOBOND HT AT ROOFING; PROTECTO WRAP JIFFY SEAL BUTYL HT AT WALLS, 1100T OR GCP TWF AT THROUGH-WALL FLASHINGS UNDER BRICK, OR APPROVED EQUAL.
   B. VERIFY COMPATIBILITY WITH ADJACENT PRODUCTS.

07 71 23 MANUFACTURED GUTTERS AND DOWNSPOUTS
1. GUTTERS: PREFINISHED SHEET METAL, SMACNA PROFILE
2. DOWNSPOUTS: PREFINISHED SHEET METAL; 3" ROUND FABRICATED TO SMACNA STANDARDS.
3. CONNECTORS: SAME MATERIAL AS GUTTER AND DOWNSPOUT; COLOR TO MATCH. SPIKES AND FERRULES FOR GUTTER SUPPORT; STRAPS FOR DOWNSPOUT SUPPORTS.
4. PARAPET DRAIN COVER SCUPPER: ZURN Z187 OBLIQUE SCUPPER DRAIN. AT EXISTING ROOF PARAPET DRAIN TO DOWNSPOUTS AND OVERFLOW

07 90 00 JOINT PROTECTION
1. EXTERIOR JOINTS: SEAL OPEN JOINTS, WHETHER OR NOT THE JOINT IS INDICATED ON DRAWINGS, UNLESS SPECIFICALLY INDICATED NOT TO BE SEALED. EXTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS.
   A. WALL EXPANSION AND CONTROL JOINTS.
   B. JOINTS BETWEEN DOOR, WINDOW, AND OTHER FRAMES AND ADJACENT CONSTRUCTION.
   C. JOINTS BETWEEN DIFFERENT EXPOSED MATERIALS.
   D. OPENINGS BELOW LEDGE ANGLES IN MASONRY.
   E. OTHER JOINTS INDICATED BELOW.

2. DO NOT SEAL THE FOLLOWING TYPES OF JOINTS.
   A. JOINTS INDICATED TO BE TREATED WITH MANUFACTURED EXPANSION JOINT COVER OR SOME OTHER TYPE OF SEALING DEVICE.
   B. JOINTS WHERE SEALANT IS SPECIFIED TO BE PROVIDED BY MANUFACTURER OF PRODUCT TO BE SEALED.
   C. JOINTS WHERE INSTALLATION OF SEALANT IS SPECIFIED IN ANOTHER SECTION.
   D. JOINTS BETWEEN SUSPENDED PANEL CEILINGS/GRID AND WALLS.
   E. JOINTS AT TOP OF HEAD FLASHING USED IN RAINSCREEN APPLICATIONS OR INDICATED AS A DRAINAGE APPLICATION.

3. SOUND-RATED ASSEMBLIES: WALLS AND CEILINGS IDENTIFIED AS "STC-RATED", "SOUND-RATED", OR "ACOUSTICAL"

4. ACCESSORIES: BACKER RODS, BI-CELLULAR BY NOMACO OR TITAN.

5. PRODUCTS:
   A. DOWSIL 758 FOR AIR SEALING;
   B. DOWSIL 795 FOR METAL OR OTHER NON-POROUS SUBSTRATES;
   C. DOWSIL 795 FOR MIXED SUBSTRATES;
   D. BASF MS 150 FOR PAINTABLE STPE AT CLADDING.

DIVISION 8: DOORS & WINDOWS

EXISTING DOORS AND WINDOWS TO REMAIN.
REPLACE DAMAGED WINDOWS IF DEEMED NECESSARY. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

DIVISION 9: FINISHES

09 90 00 PAINTING & COATINGS
1. COATING FOR WATERPROOFING AND TRAFFIC SURFACE AT EXTERIOR DECKS/BALCONIES L2 & L3.
2. HEAVY DUTY PMMA COATING FOR VEHICULAR TRAFFIC; SOPREMA ALSAN OR APPROVED EQUAL.
3. TRAFFIC COATING: ARMORTHANE STS-300, RHINO LININGS TUFFGRIP.

09 91 13 EXTERIOR PAINTING
1. PROVIDE PAINTS AND FINISHES FROM THE SAME MANUFACTURER TO THE GREATEST EXTENT POSSIBLE.
2. EXTERIOR CONCRETE.
   A. ELASTOMERIC COATING AT ALL EXPOSED VERTICAL SURFACES.
3. WOOD, OPAQUE, LATEX, 3 COAT:
   A. ONE COAT OF LATEX PRIMER SEALER.
   B. SEMI-GLOSS: TWO COATS OF LATEX ENAMEL.
4. FIBER CEMENT SIDING:
   A. APPLICATIONS INCLUDE WALLS AND SOFFITS.
   B. ONE COAT PRIMER AND TWO TOP COAT: TWO COATS.
5. WOOD, SEMI-TRANSPARENT STAIN: TWO COATS OF STAIN.
6. FERROUS METALS, PRIMED, ALKYD, 2 COAT:
   A. TOUCH-UP WITH RUST-INHIBITIVE PRIMER RECOMMENDED BY TOP COAT MANUFACTURER.
   B. ONE COAT METAL PRIMER.
   C. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL.
7. GALVANIZED METALS, ALKYD, 3 COAT:
   A. ONE COAT PRIMER/FINISH.
   B. SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL
8. ALL EXTERIOR PAINTING SHALL BE COORDINATED WITH THE ARCHITECTS PRIOR TO PROCEEDING.
9. SEE ELEVATIONS FOR COLORS.

DIVISION 26: ELECTRICAL

26 00 01 EXTERIOR LIGHTING
1. ALL NEW EXTERIOR LIGHTINGS SHALL BE LED.
2. REPLACE EXISTING EXTERIOR LIGHTING FIXTURE AT PATIO/DECK WITH NEW LIGHTING FIXTURE:
   A. GENERATION LIGHTING HUNNINGTON 2-LIGHT OUTDOOR BLACK FLUSH MOUNTED; 12.75" DEPTH, 16.25" HEIGHT, 10" WIDTH
3. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION.
4. COORDINATE ALL COLORS / FINISHES WITH ARCHITECT.
5. ALL OTHER EXTERIOR LIGHT FIXTURES: SALVAGE AND REINSTALL AT SAME LOCATIONS.

7/26/2023 4:00:46 PM

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117 S. Main St., Suite 400
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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

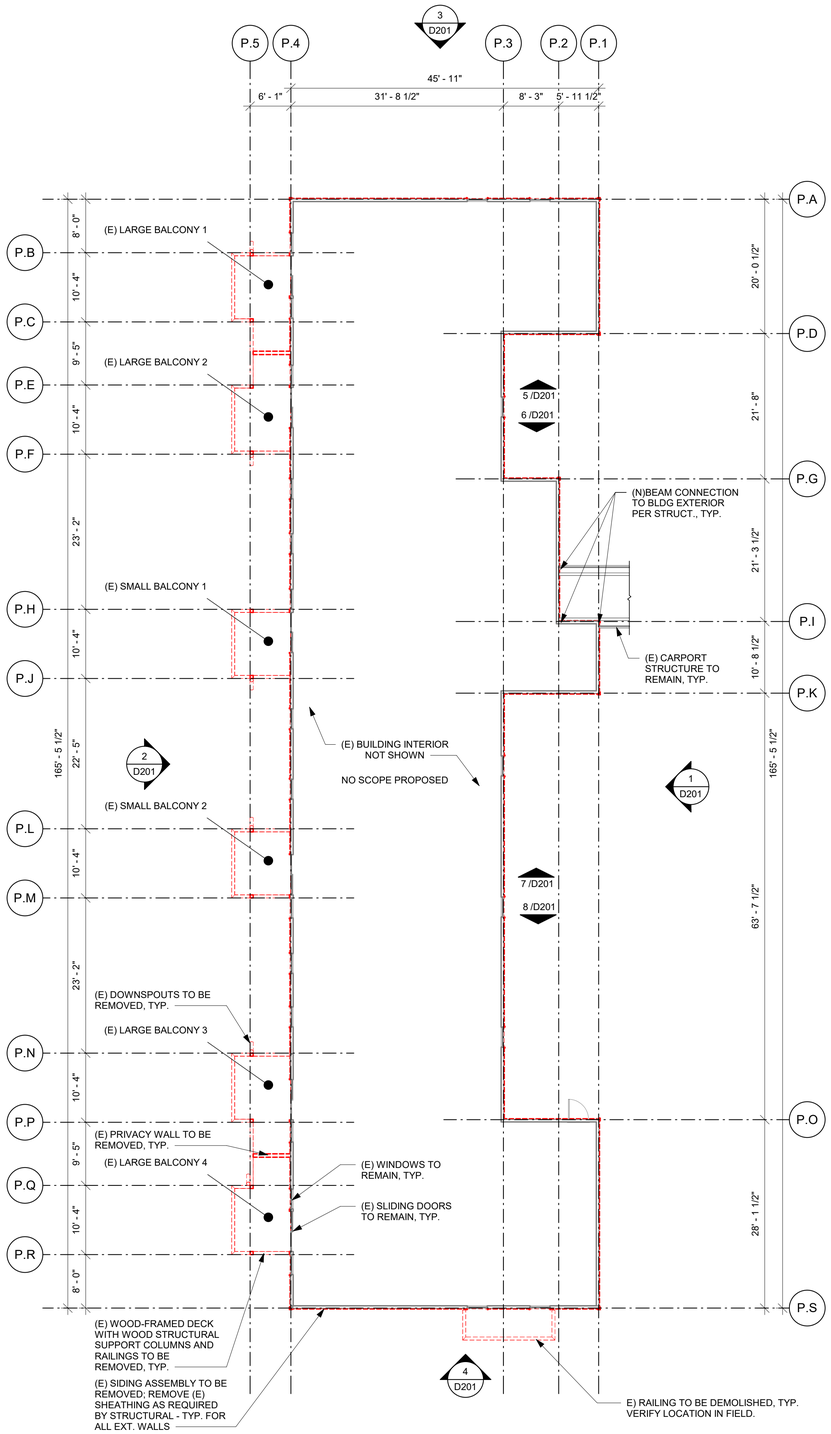
AHJ STAMP

TITLE

OUTLINE SPECIFICATIONS

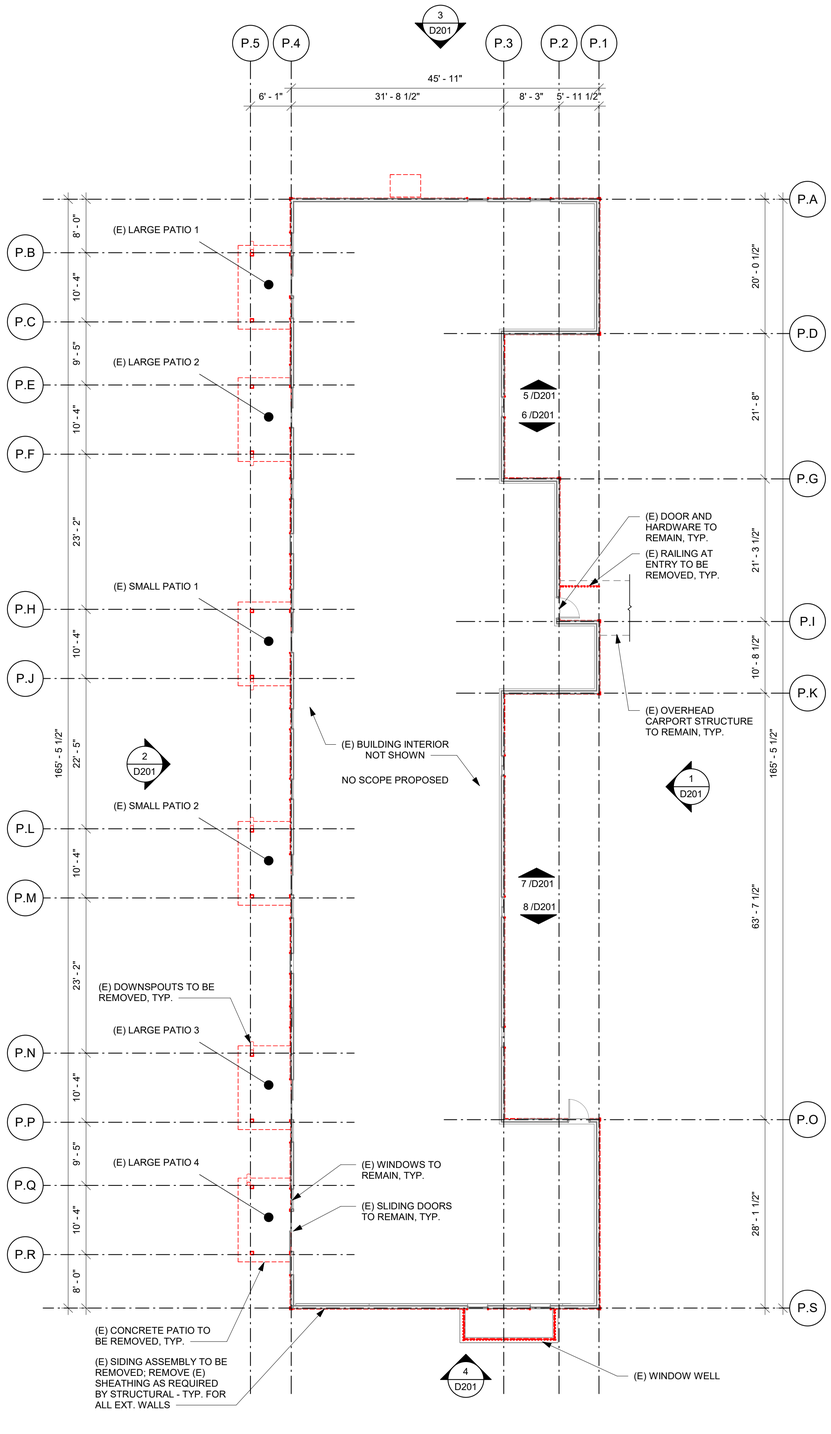
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

G004



2 BLDG. P - LEVEL 2 DEMOLITION

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



1 BLDG. P - LEVEL 1 DEMOLITION

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

0 5' 10' 20'

DEMOLITION PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH SURROUNDING AREA(S).
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
6. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY THE OWNER.
7. WHERE PARTITIONS, WALLS, AND OTHER FEATURES ARE INDICATED FOR REMOVAL OR PARTIAL DEMOLITION, AS INDICATED BY SHORT DASHED LINES, CONTRACTOR SHALL TAKE FULL PRECAUTIONS TO RETAIN AND PROTECT LOAD BEARING STRUCTURAL ELEMENTS. MAINTAIN STRUCTURAL INTEGRITY OF AFFECTED MEMBERS.
8. REMOVE ALL ABANDONED EXPOSED ELECTRICAL WIRING CONDUIT, FIXTURES, PANELS/SERVICE BOXES, ETC. TYPICAL THROUGHOUT THE SPECIFIED WORK AREA OF THE BUILDING. COORDINATE ELECTRICAL SERVICE DISCONNECT AND TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY PROVIDER.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION IN AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

NORTH

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King County Housing Authority

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DEAN A. KRALIOS
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NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

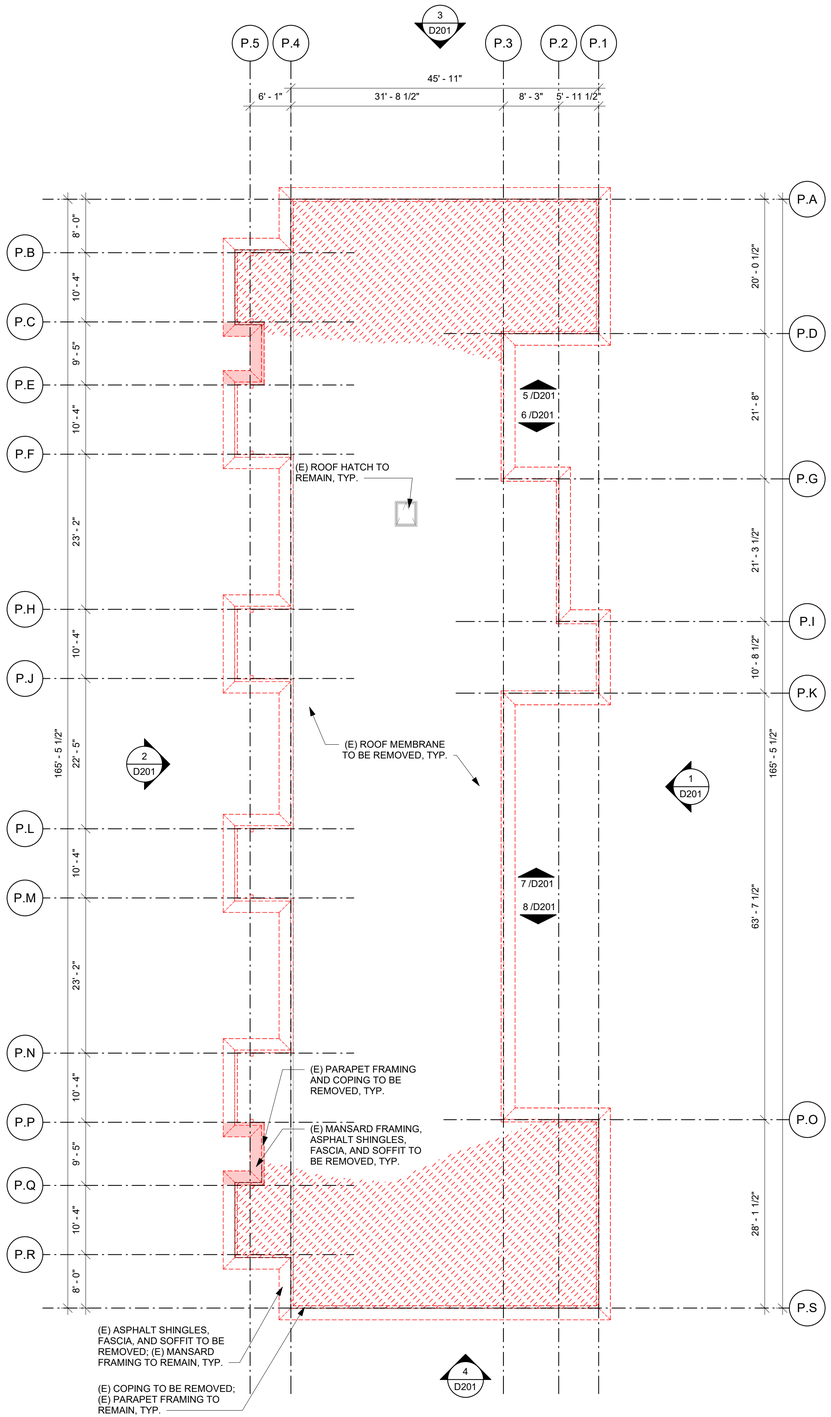
TITLE

BLDG. P
DEMOLITION
PLAN - LEVEL 1-2

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034
SHEET NO.:	

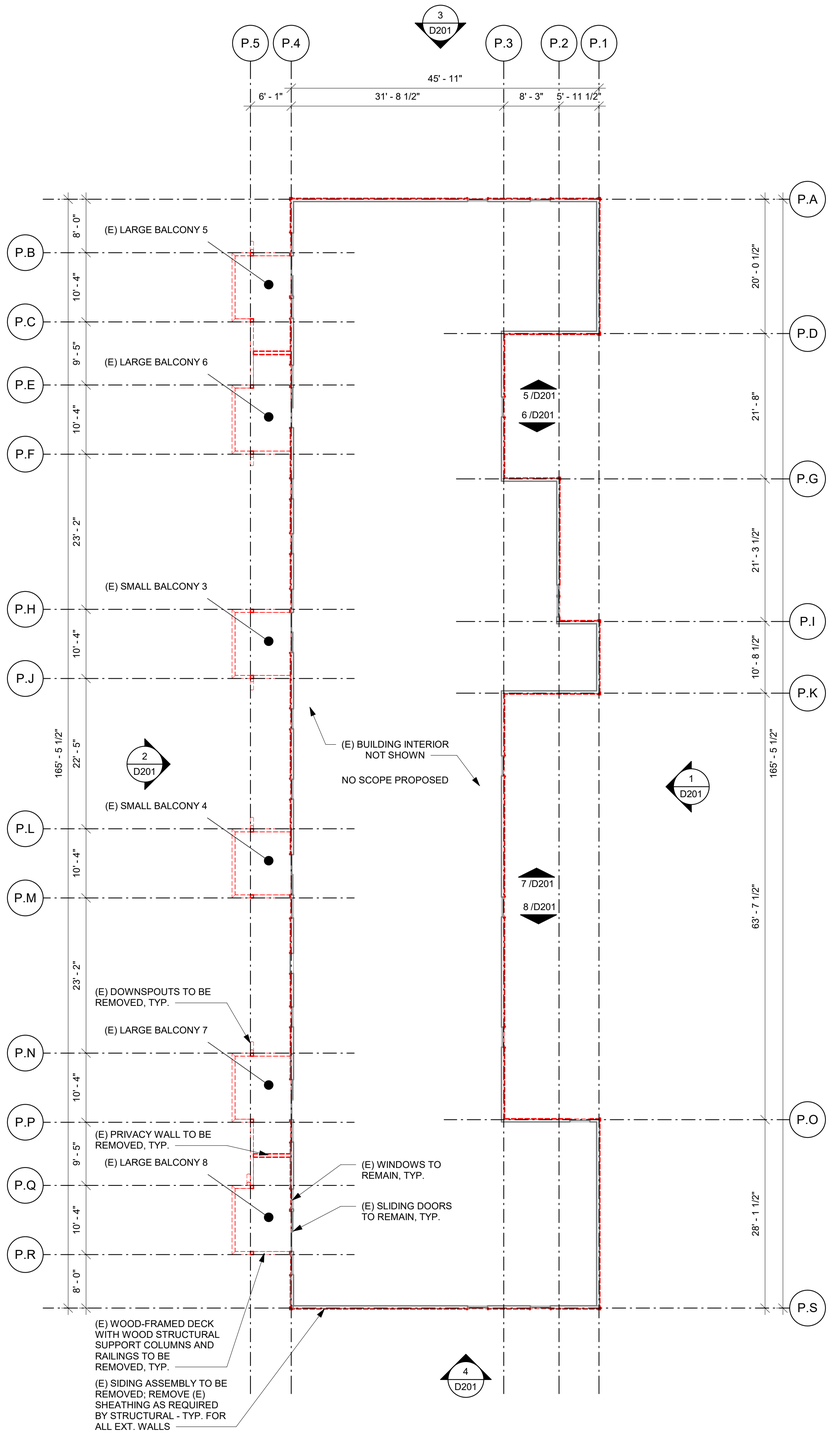
D101

7/26/2023 4:00:42 PM



2 BLDG. P - ROOF DEMOLITION

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



1 BLDG. P - LEVEL 3 DEMOLITION

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

0 5' 10' 20'

DEMOLITION PLAN NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH SURROUNDING AREA(S).
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
6. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY THE OWNER.
7. WHERE PARTITIONS, WALLS, AND OTHER FEATURES ARE INDICATED FOR REMOVAL OR PARTIAL DEMOLITION, AS INDICATED BY SHORT DASHED LINES, CONTRACTOR SHALL TAKE FULL PRECAUTIONS TO RETAIN AND PROTECT LOAD BEARING STRUCTURAL ELEMENTS. MAINTAIN STRUCTURAL INTEGRITY OF AFFECTED MEMBERS.
8. REMOVE ALL ABANDONED EXPOSED ELECTRICAL WIRING CONDUIT, FIXTURES, PANELS/SERVICE BOXES, ETC. TYPICAL THROUGHOUT THE SPECIFIED WORK AREA OF THE BUILDING. COORDINATE ELECTRICAL SERVICE DISCONNECT AND TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY PROVIDER.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION IN AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

NORTH

SMR ARCHITECTS

SMR Architects
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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

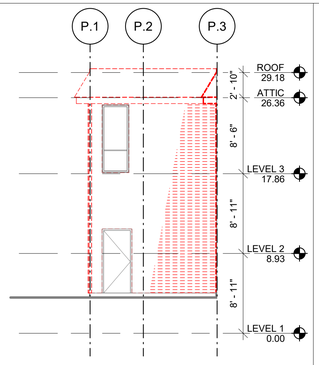
TITLE

BLDG. P DEMOLITION PLAN - LEVEL 3-ROOF

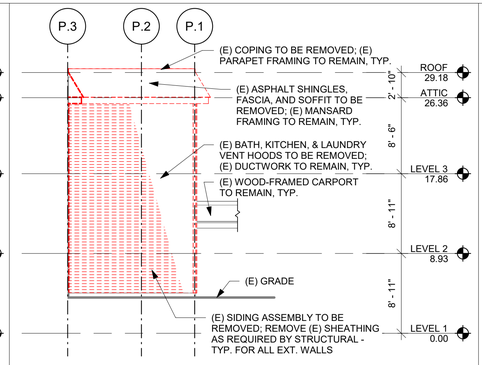
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034
SHEET NO.:	

D102

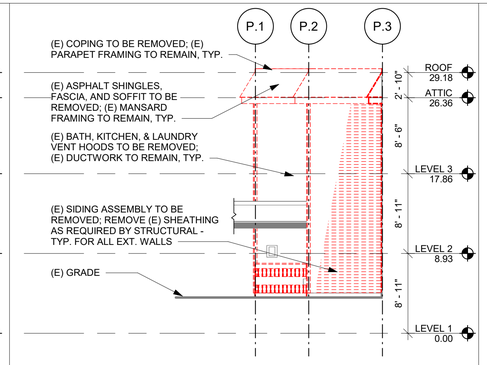
7/26/2023 4:00:43 PM



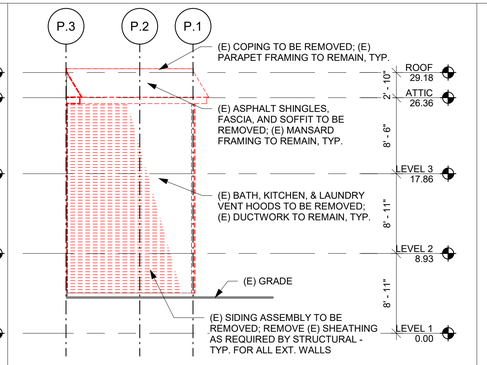
8 BLDG. P - NORTH DEMO ELEV. @ G.L. P.O
SCALE: 1/8" = 1'-0"



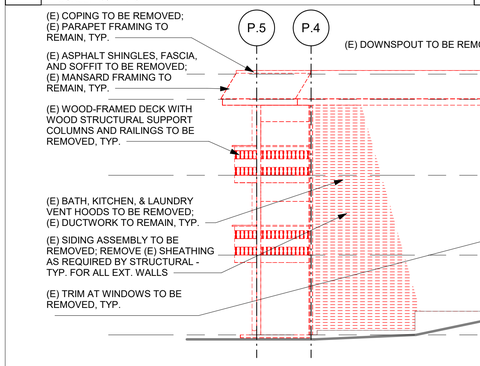
7 BLDG. P - SOUTH DEMO ELEV. @ G.L. P.K
SCALE: 1/8" = 1'-0"

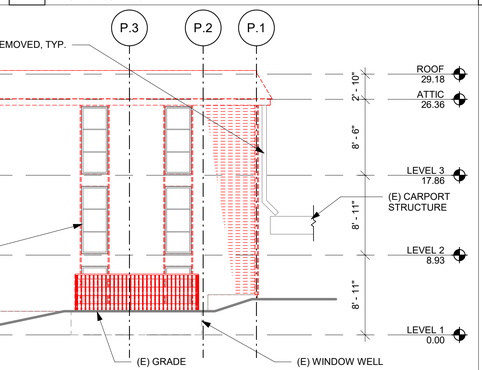


6 BLDG. P - NORTH DEMO ELEV. @ G.L. P.G
SCALE: 1/8" = 1'-0"

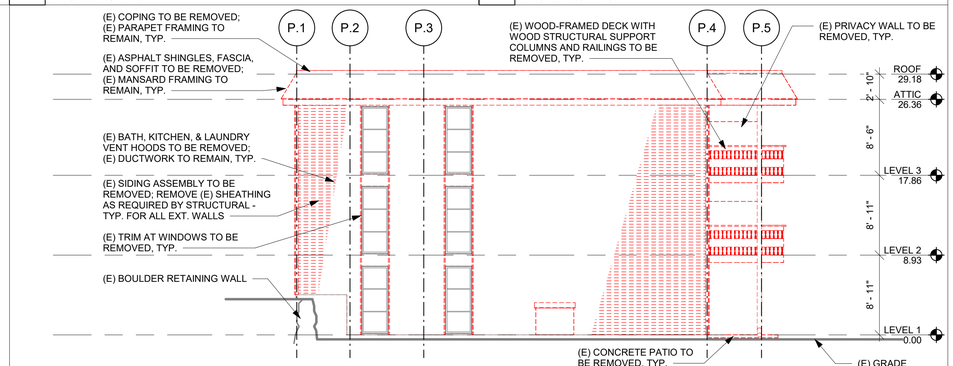


5 BLDG. P - SOUTH DEMO ELEV. @ G.L. P.D
SCALE: 1/8" = 1'-0"

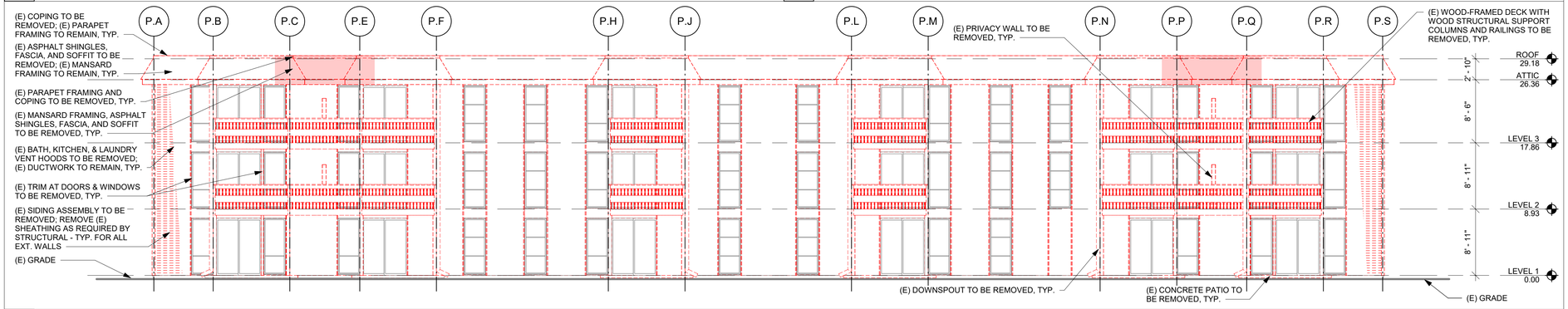




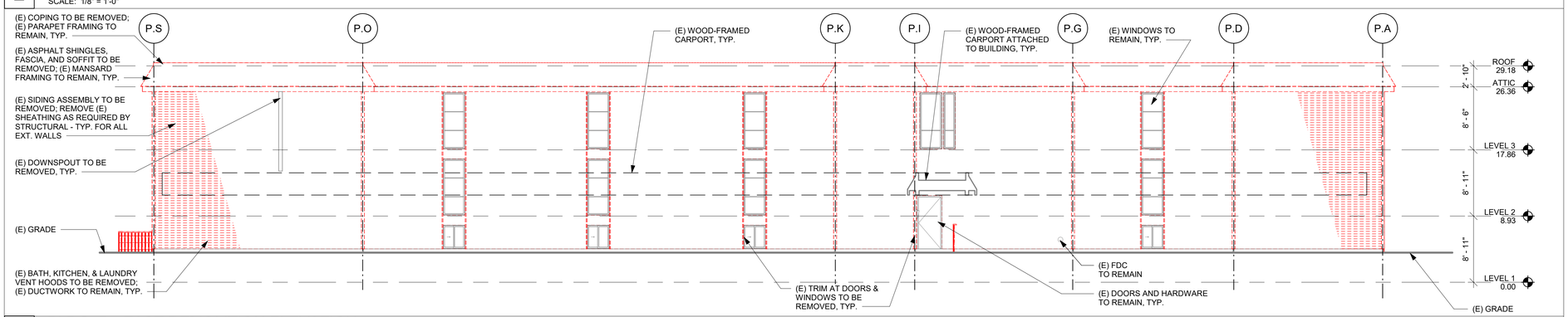
4 BLDG. P - SOUTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG. P - NORTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG. P - WEST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. P - EAST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

7/26/2023 4:00:44 PM

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- EXISTING WALL / ELEMENT TO BE DEMOLISHED
- EXISTING PARAPET FRAMING AND MANSARD FRAMING TO BE DEMOLISHED

SMR ARCHITECTS

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8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

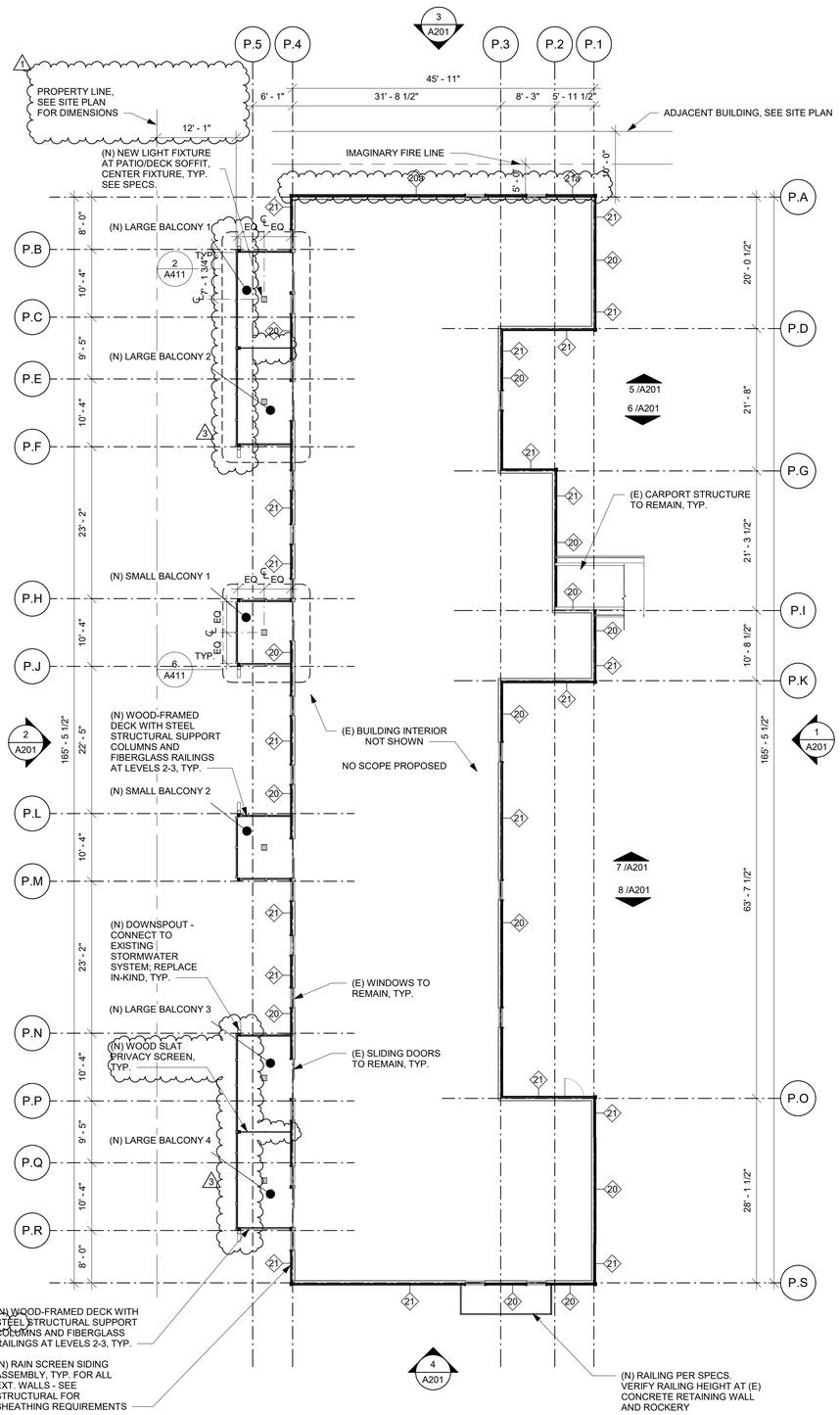
TITLE

BLDG. P
DEMOLITION
ELEVATIONS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	04/27/23
JOB NO.	22034

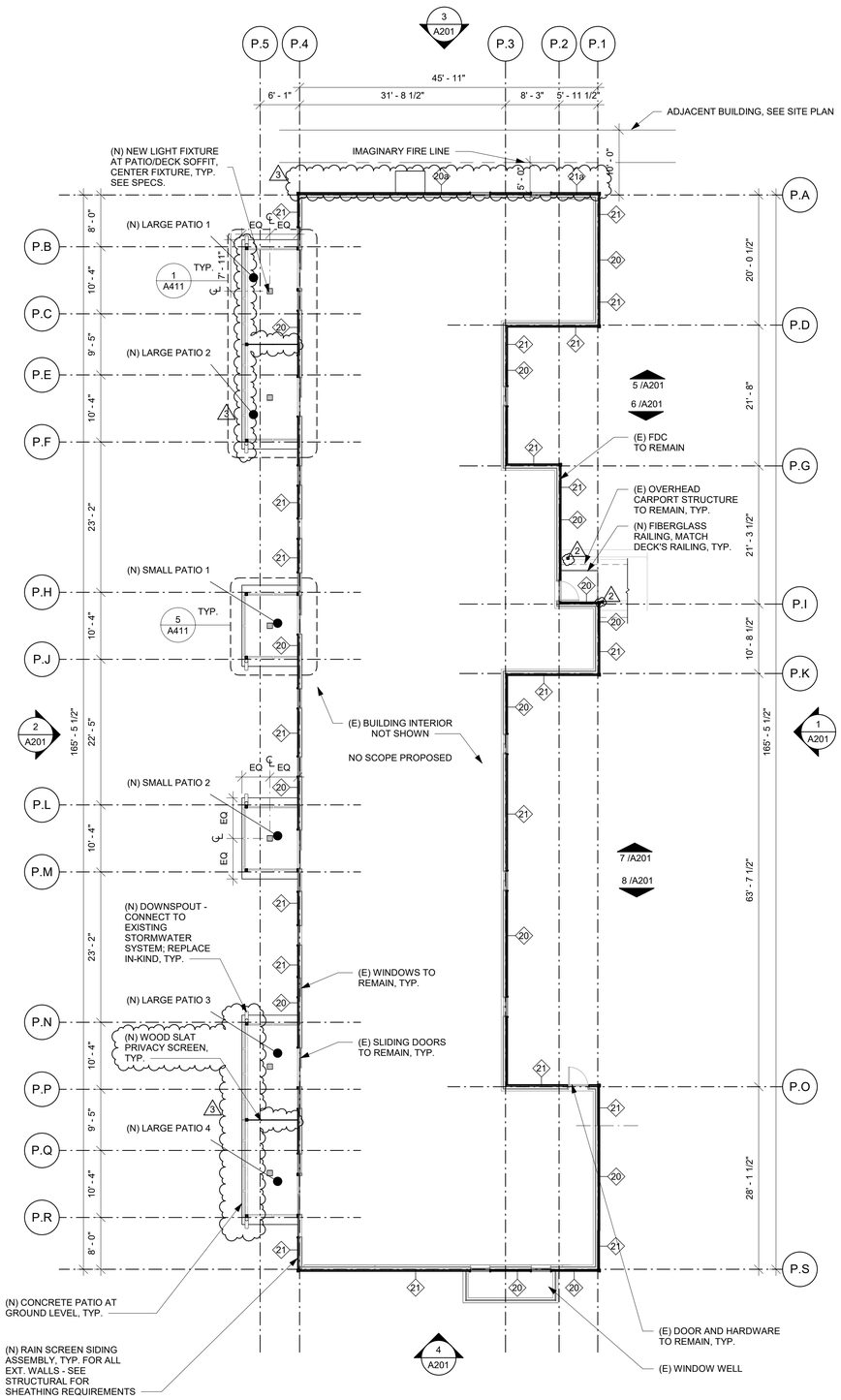
SHEET NO.:

D201



2 BLDG. P - LEVEL 2

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



1 BLDG. P - LEVEL 1

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

0 5' 10' 20'

NORTH

GENERAL PLAN NOTES

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2. ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. ALL EXTERIOR WALLS TO BE WALL TYPE 20 U.N.O.

PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

SMR ARCHITECTS

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STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. P PLAN - LEVEL 1-2

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A101

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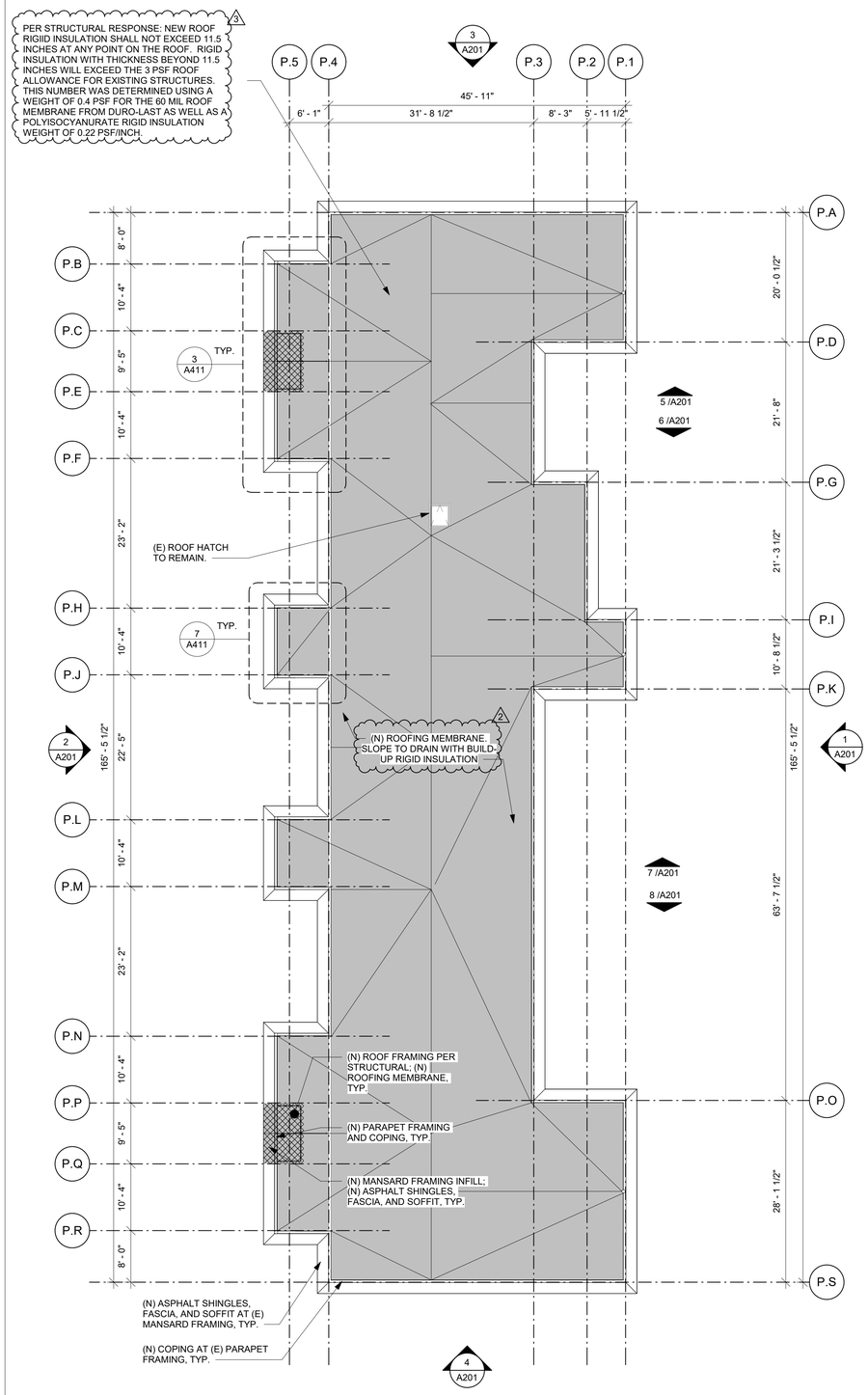

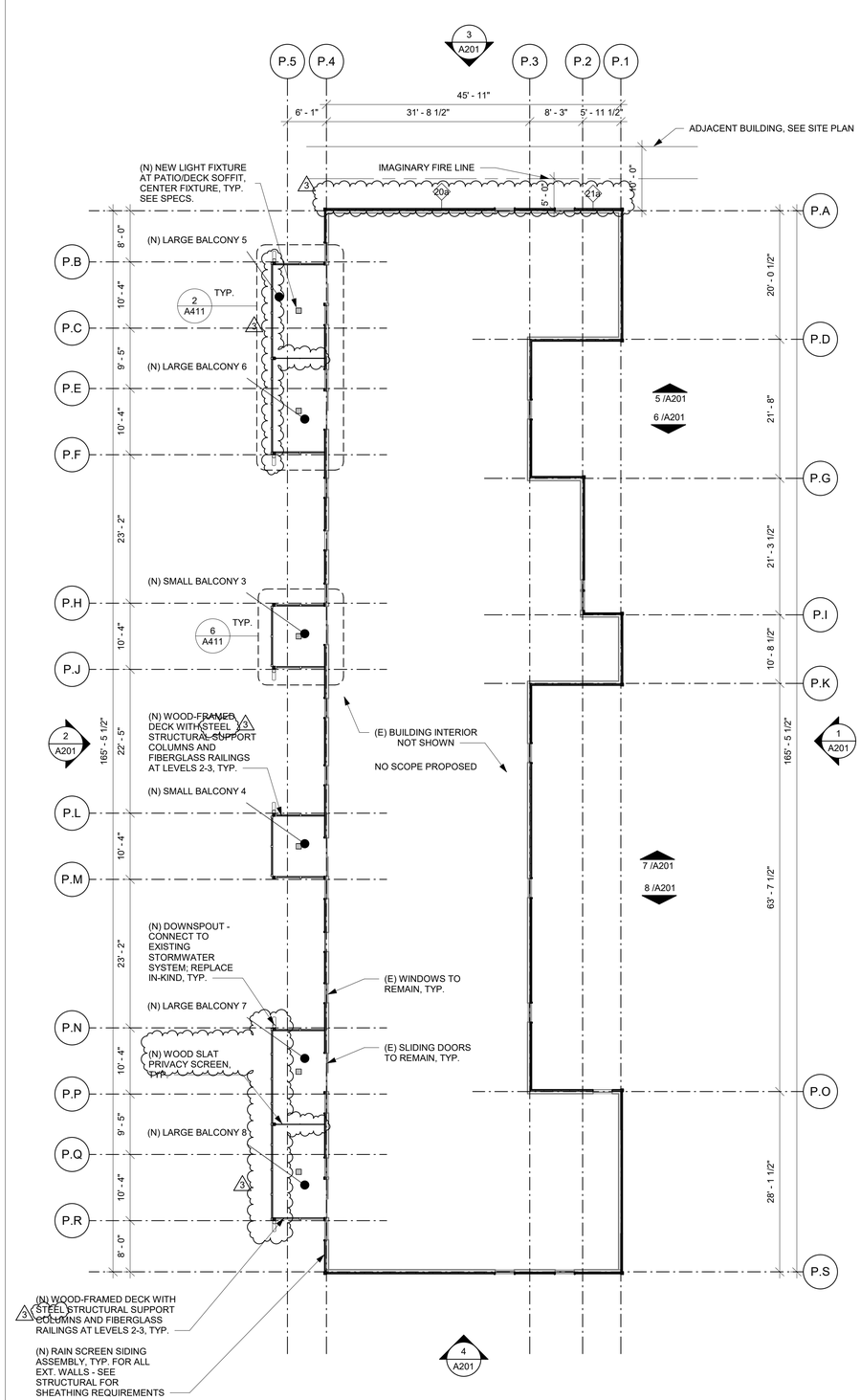

GENERAL PLAN NOTES

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4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
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PLAN LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

2 BLDG. P - ROOF
SCALE: 3/32" = 1'-0"

1 BLDG. P - LEVEL 3
SCALE: 3/32" = 1'-0"

0 5' 10' 20'

NORTH

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2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

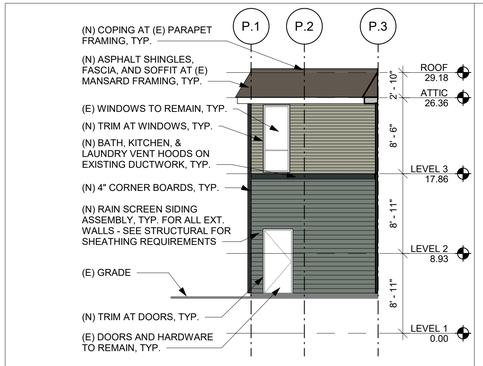
TITLE

BLDG. P PLAN - LEVEL 3-ROOF

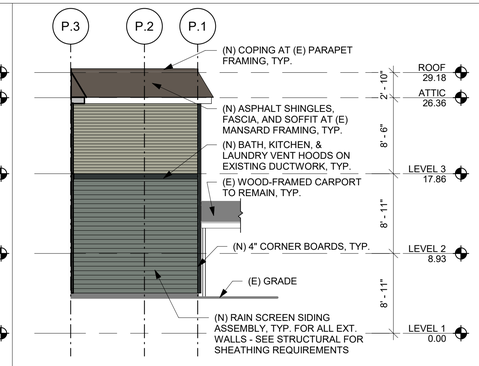
PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

A102

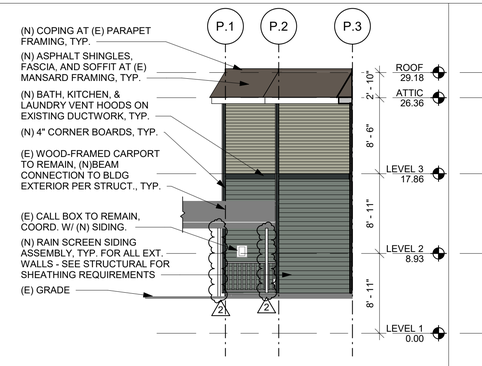
7/26/2023 4:00:35 PM



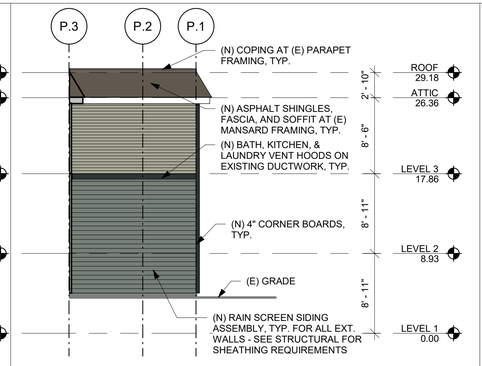
8 BLDG. P - NORTH ELEV. @ G.L. P.O
SCALE: 1/8" = 1'-0"



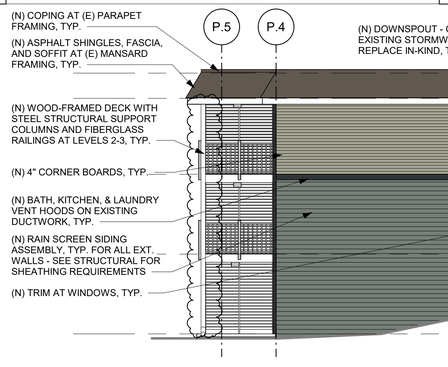
7 BLDG. P - SOUTH ELEV. @ G.L. P.K
SCALE: 1/8" = 1'-0"



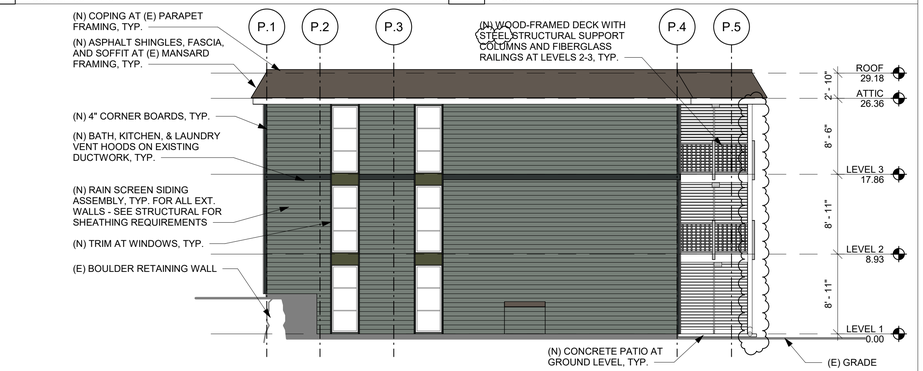
6 BLDG. P - NORTH ELEV. @ G.L. P.G
SCALE: 1/8" = 1'-0"



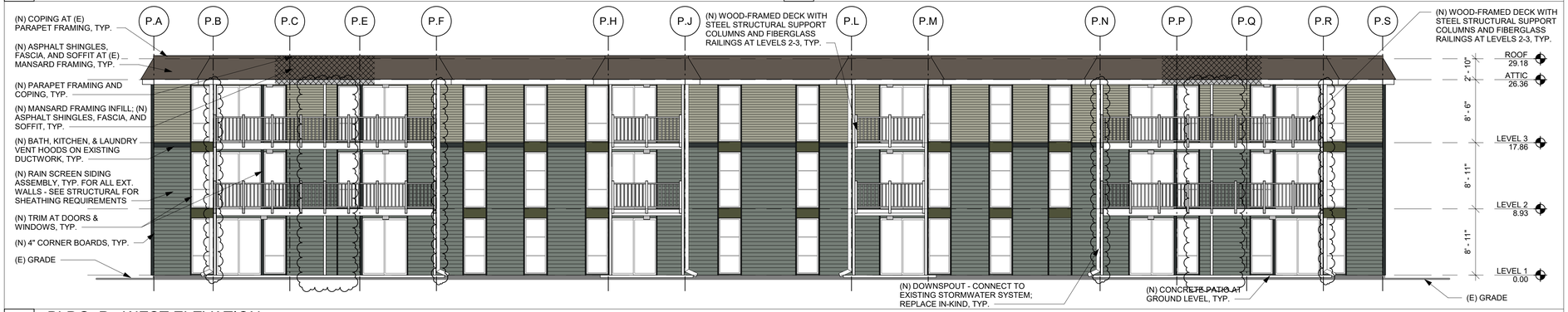
5 BLDG. P - SOUTH ELEV. @ G.L. P.D
SCALE: 1/8" = 1'-0"



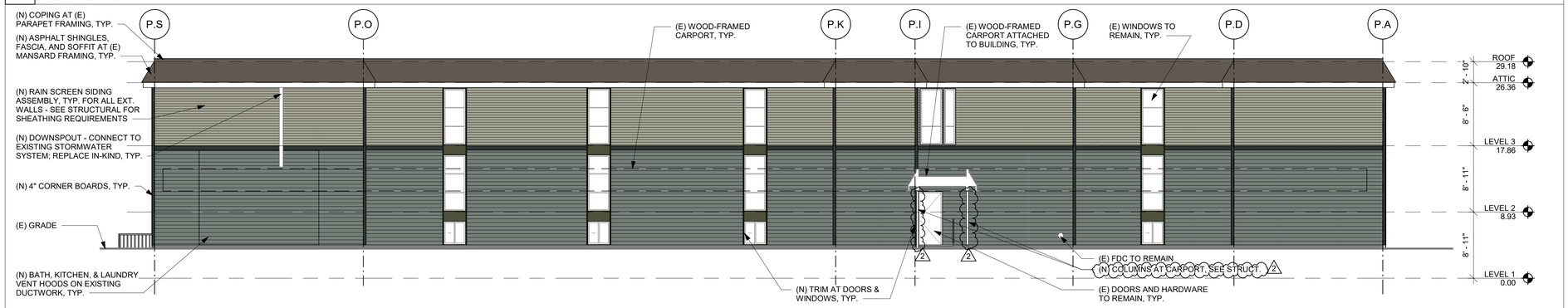
4 BLDG. P - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG. P - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG. P - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. P - EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

7/26/2023 4:00:37 PM

ELEVATION LEGEND

- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- NEW ROOF FRAMING PER STRUCTURAL. NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING

MATERIAL LEGEND

COLOR SCHEME 3 - PREFERRED

- FIBER CEMENT 4" REVEAL LAP SIDING SHERWIN WILLIAMS, FROSTED FERN (SW9648)
- FIBER CEMENT TRIM SHERWIN WILLIAMS, NIGHT WATCH (SW9680)
- FIBER CEMENT 6" REVEAL LAP SIDING SHERWIN WILLIAMS, TAIGA (SW9654)
- FIBER CEMENT PANEL SHERWIN WILLIAMS, SECRET GARDEN (SW6181)

SMR ARCHITECTS

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3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. P ELEVATIONS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
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ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	

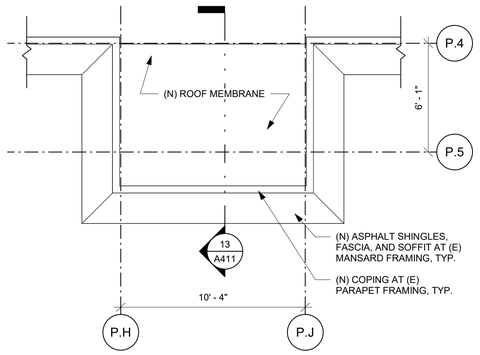
A201

PLAN LEGEND

EXISTING WALL / ELEMENT TO REMAIN

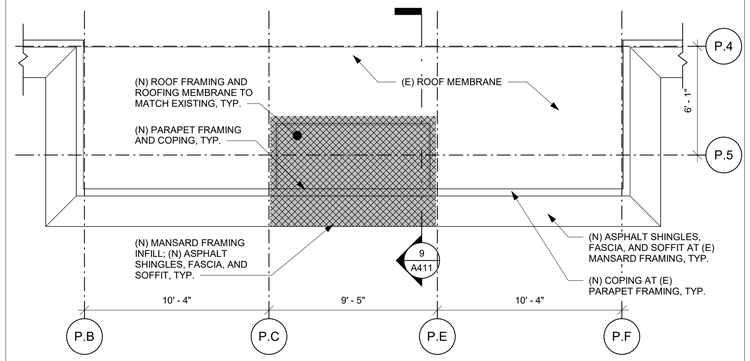
NEW WALL / ELEMENT

NEW ROOF FRAMING PER STRUCTURAL, NEW PARAPET AND MANSARD FRAMING INFILL TO MATCH EXISTING



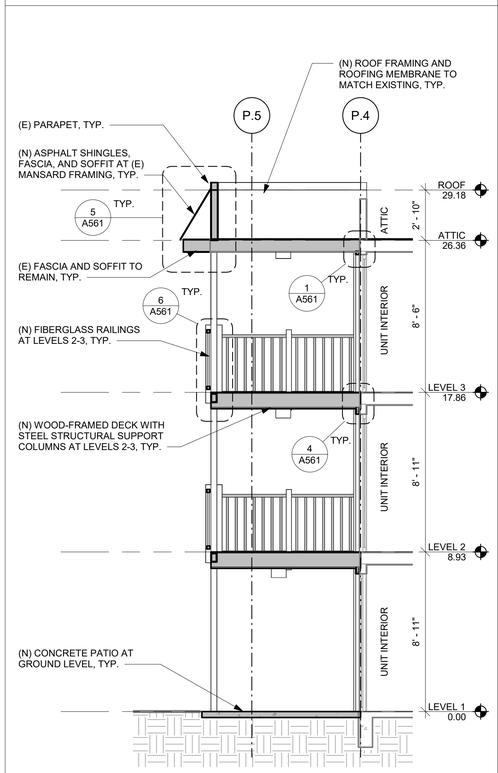
7 PLAN - SMALL BALCONY @ BLDG. P ROOF

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



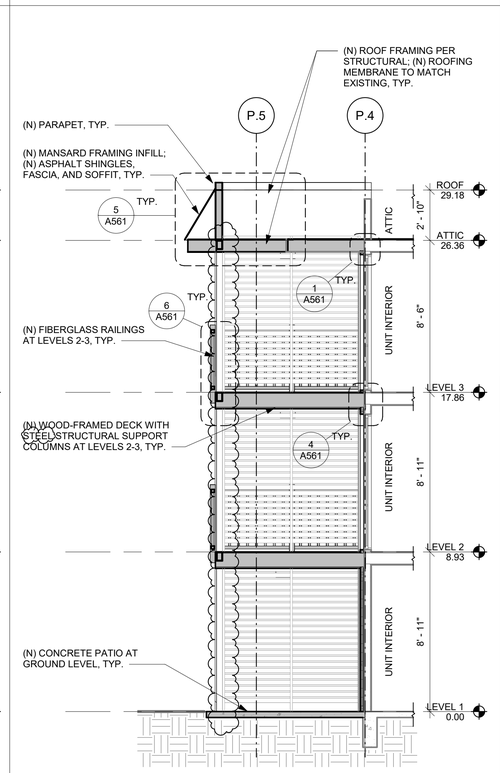
3 PLAN - LARGE BALCONY @ BLDG. P ROOF

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



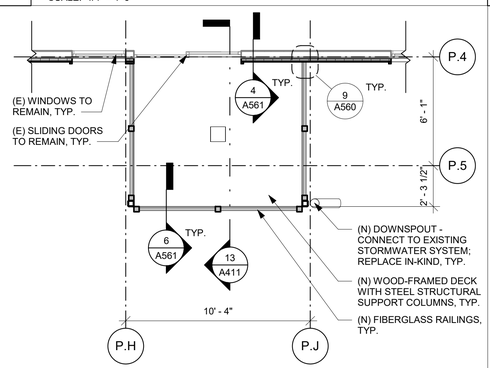
13 SECTION - SMALL BALCONY @ BLDG. P

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



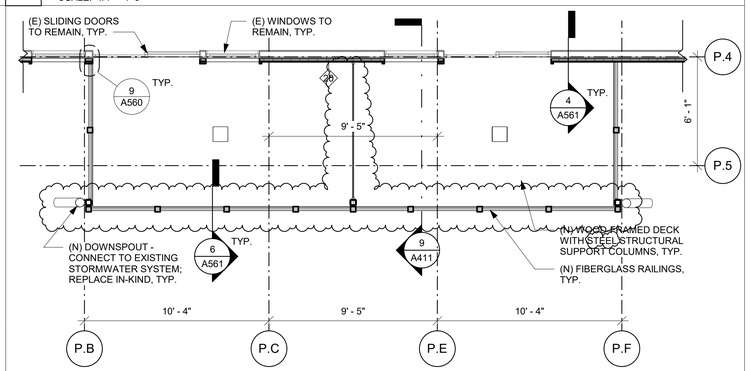
9 SECTION - LARGE BALCONY @ BLDG. P

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



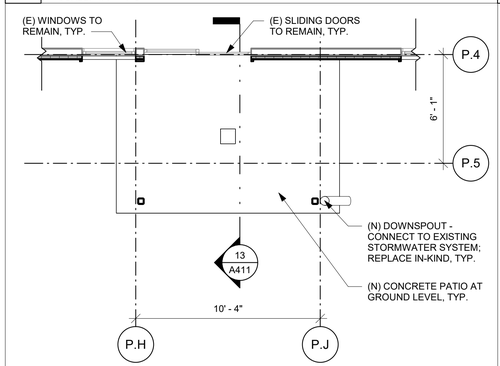
6 PLAN - SMALL BALCONY @ BLDG. P L2-3

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



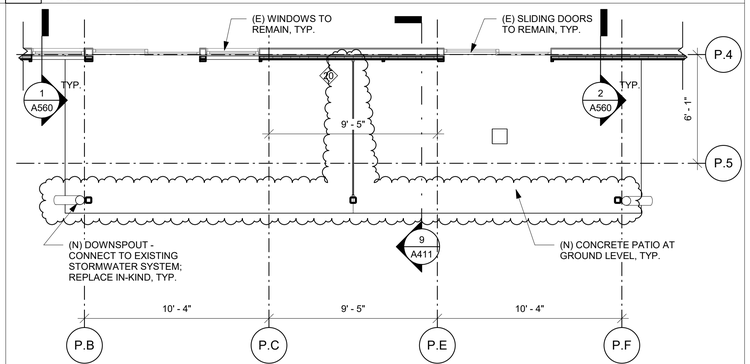
2 PLAN - LARGE BALCONY @ BLDG. P L2-3

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



5 PLAN - SMALL BALCONY @ BLDG. P L1

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



1 PLAN - LARGE BALCONY @ BLDG. P L1

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

7/26/2023 4:00:37 PM

SMR ARCHITECTS

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King County Housing Authority

CASCADIAN APARTMENTS

BUILDING P
15264 NE 12TH ST.
BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1.	04/27/23	CORRECTIONS 1
2.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

BLDG. P
BALCONY
DETAILS

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

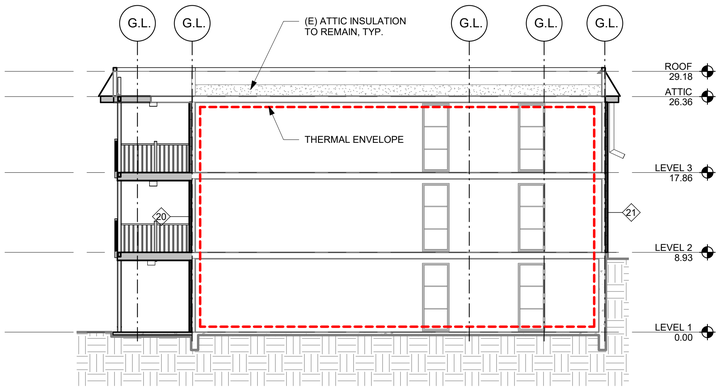
SHEET NO.:

A411

ENERGY CODE SUMMARY

2018 WASHINGTON STATE ENERGY CODE + BELLEVUE AMENDMENTS

CODE SECTION	DESCRIPTION		COMPLIANCE NOTES
CHAPTER 2: DEFINITIONS			
ALTERATION	ANY CONSTRUCTION, RETROFIT OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION. ALSO, A CHANGE IN A BUILDING, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM THAT INVOLVES AN EXTENSION, ADDITION OR CHANGE TO THE ARRANGEMENT, TYPE OR PURPOSE OF THE ORIGINAL INSTALLATION.		N/A
RESIDENTIAL BUILDING	GROUP R-2 BUILDINGS THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE, AS WELL AS ACCESSORY STRUCTURES THERETO.		N/A
CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY			
R402.1: GENERAL (PRESCRIPTIVE)			
TABLE R402.1.1	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
	WOOD FRAME WALL R-VALUE	R-21 INT.	SEE WALL TYPE 21 ON A500.
CHAPTER 5: EXISTING BUILDING			
R501: GENERAL			
R501.1.1	ALTERATIONS TO AN EXISTING BUILDING SHALL COMPLY WITH SECTION R503. UNALTERED PORTIONS OF THE EXISTING BUILDING SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.		N/A
R503: ALTERATIONS			
R503.1	ALTERATIONS TO AN EXISTING BUILDING SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE.		N/A
R503.1.1	BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH: SECTION R402.1.1, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 R402.4.4. THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: 2. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21. 3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.		INSULATION WILL BE ADDED TO EXPOSED WALL CAVITIES. SEE WALL TYPE 21 ON A500. THE SCOPE OF WORK FOR THIS PROJECT DOES NOT EXPOSE ANY FLOOR OR ROOF CAVITIES THAT ARE PART OF THE THERMAL ENVELOPE.



WALL TYPES VARY PER LOCATION.

INSULATION ADDED TO WALL CAVITIES PER WALL TYPE 21 ON A500.

1 TYPICAL SECTION - THERMAL ENVELOPE

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

LEGEND

EXISTING ELEMENT TO REMAIN

NEW ELEMENT

WALL ASSEMBLY TYPES: EXTERIOR WALLS

NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL VALUE
20	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
EXISTING EXT. WALL (SHTG. TO REMAIN) 1 HR RATED FROM THE INTERIOR		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (E) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		• (E) GYPSUM SHEATHING			
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 20a, SEE PLAN FOR LOCATION)			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
20a	1 HR RATED FROM THE INTERIOR & EXTERIOR.				
21	INT. EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
EXISTING EXT. WALL (SHTG. TO BE REPLACED) 1 HR RATED FROM THE INTERIOR		• NOT USED			
		• (E) (1) LAYER 5/8" GWB	40 MIN		
		• (N) BATT INSULATION	15 MIN		R-15
		• (E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX	20 MIN		
		3 • (N) (1) LAYER 5/8" GWB. ONLY AT WALL TYPE 21a, SEE PLAN FOR LOCATION)			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
21a	1 HR RATED FROM THE INTERIOR & EXTERIOR.				
25	EXT. EXT.	-	-	-	-
NEW SHEAR WALL AT BALCONIES NOT RATED		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x6 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			
26	EXT. EXT.	- NOT USED	-	-	-
NEW PRIVACY WALL AT BALCONIES NOT RATED		• (N) FIBER CEMENT SIDING			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX			
		• (N) SHEATHING PER STRUCTURAL			
		• (N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
		• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
		• (N) FIBER CEMENT SIDING			

NOTES:
WALL TYPE '26' IS NOT CONSIDERED A SEPARATION WALL UNDER IBC 420.2. IT DOES NOT SEPARATE DWELLING UNITS OR SLEEPING UNITS IN THE SAME BUILDING. 'WALL TYPE '26' IS A NON-BEARING EXTERIOR "SCREEN" THAT PROVIDES PRIVACY BETWEEN TWO ADJACENT EXTERIOR BALCONIES THAT ARE OUTSIDE OF THE BUILDING ENVELOP. THEREFORE DOES NOT REQUIRED TO BE RATED. ADDITIONALLY, THE EXISTING BALCONIES HAVE PERFORATED SCREENS FOR PRIVACY.

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AHJ STAMP

TITLE

ASSEMBLIES

PERMIT #	22129564 BM
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SHEET NO.:	

A500

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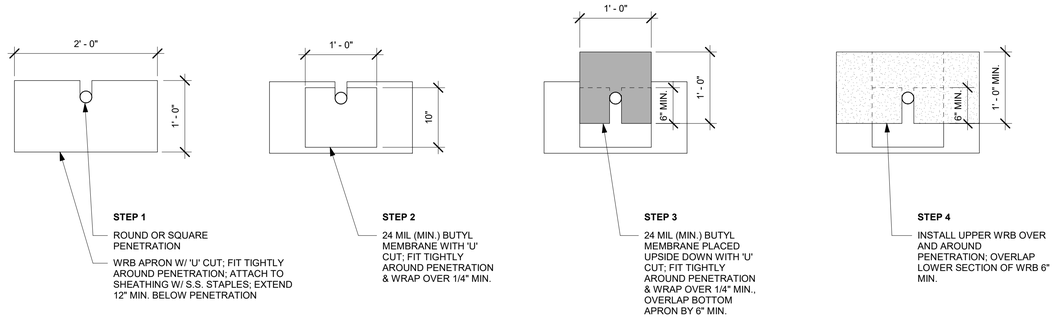
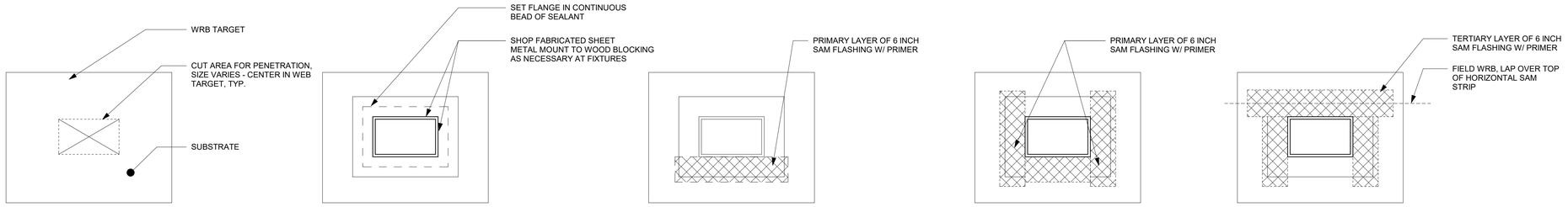


NOTE: ALTERNATELY QUICKFLASH MAY BE USED FOR PIPE PENETRATIONS, REFER TO 6/A540 FOR SEQUENCING

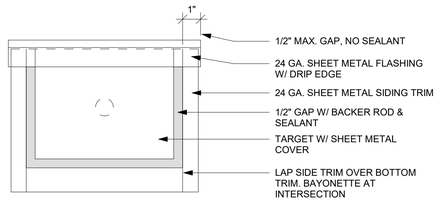
4 ELEVATION - TARGET FLASHING FOR PENETRATIONS UP TO 6"

SCALE: 1" = 1'-0"



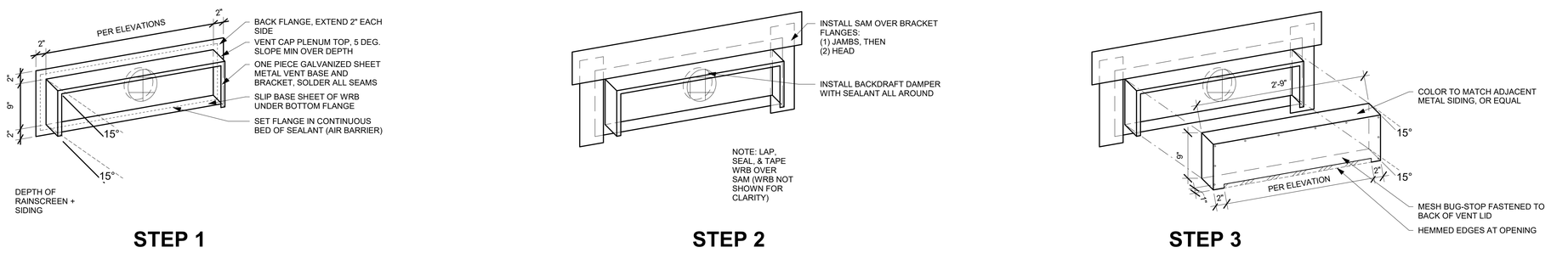
3 ELEVATION - TARGET FLASHING - B

SCALE: 1" = 1'-0"



2 ELEVATION - TARGET FLASHING - A

SCALE: 3" = 1'-0"



1 AXON - VENT BASE AND LID INSTALLATION SEQUENCE

SCALE: 1" = 1'-0"

7/26/2023 4:00:38 PM

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DETAILS - AIR BARRIER

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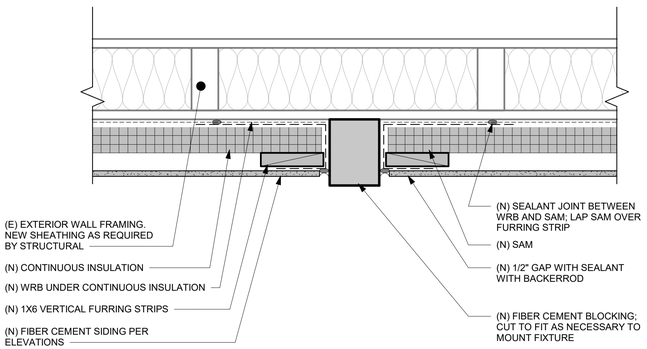
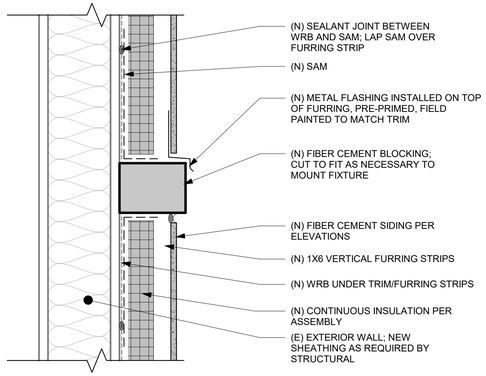
A540



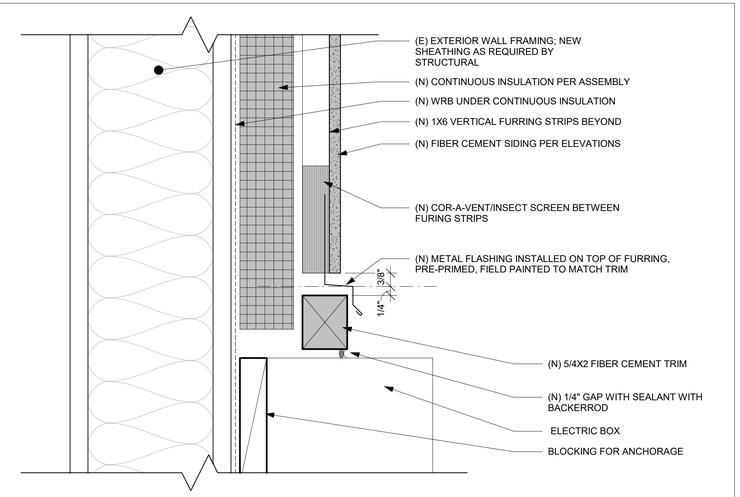
9 PLAN - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



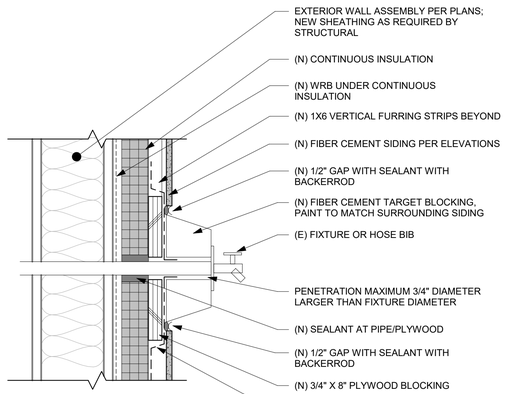
6 SECTION - BLOCKING AT FIXTURES

SCALE: 3" = 1'-0"



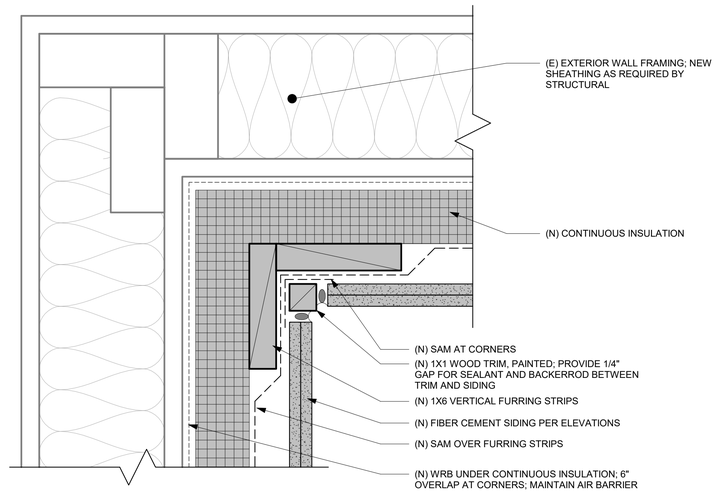
3 SECTION - FIBER CEMENT LAP SIDING @ JUNCTION BOX

SCALE: 6" = 1'-0"



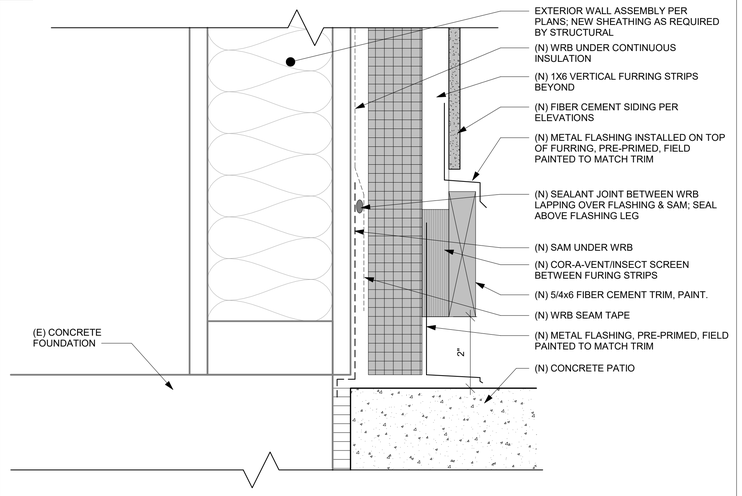
8 SECTION - FIBER CEMENT SIDING @ WALL PENETRATIONS

SCALE: 3" = 1'-0"



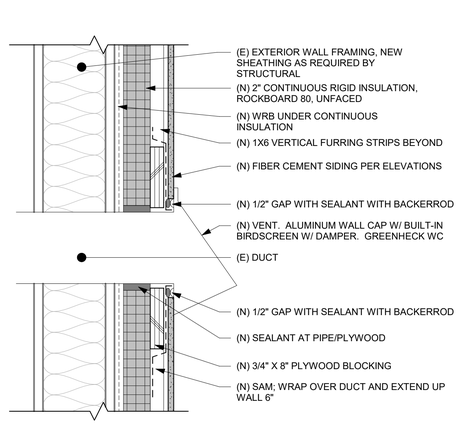
5 PLAN - FIBER CEMENT LAP SIDING @ INSIDE CORNERS

SCALE: 6" = 1'-0"



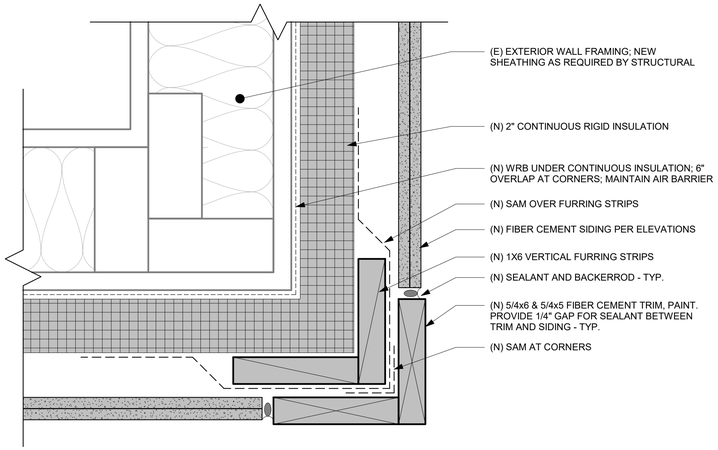
2 SECTION - FIBER CEMENT SIDING TERMINATION @ CONCRETE

SCALE: 6" = 1'-0"



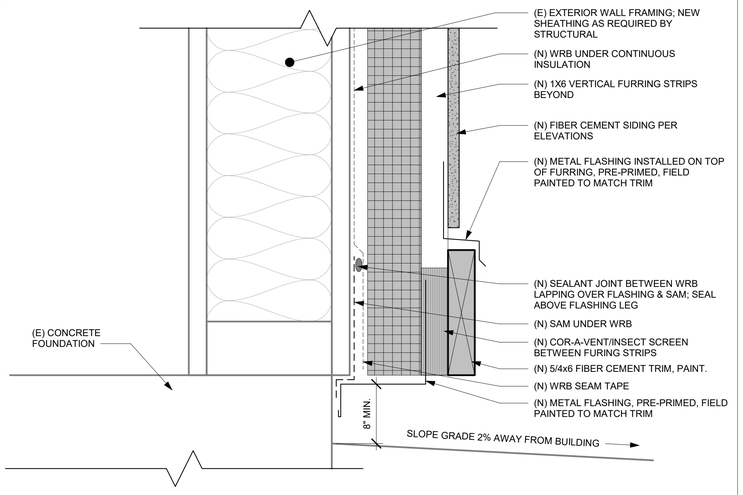
7 SECTION - FIBER CEMENT LAP SIDING @ EXHAUST VENT

SCALE: 3" = 1'-0"



4 PLAN - FIBER CEMENT LAP SIDING @ OUTSIDE CORNERS

SCALE: 6" = 1'-0"



1 SECTION - FIBER CEMENT SIDING TERMINATION @ GRADE

SCALE: 6" = 1'-0"

7/26/2023 4:00:39 PM

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AHJ STAMP

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DETAILS - SIDING

PERMIT #	22129564 BM
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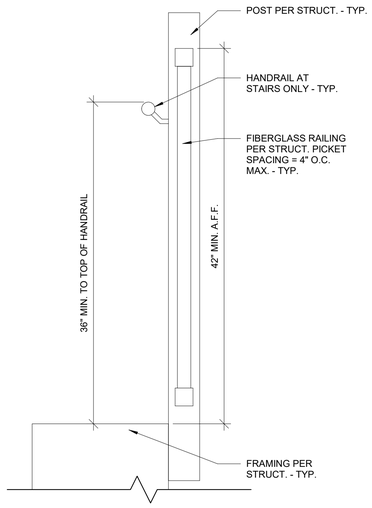
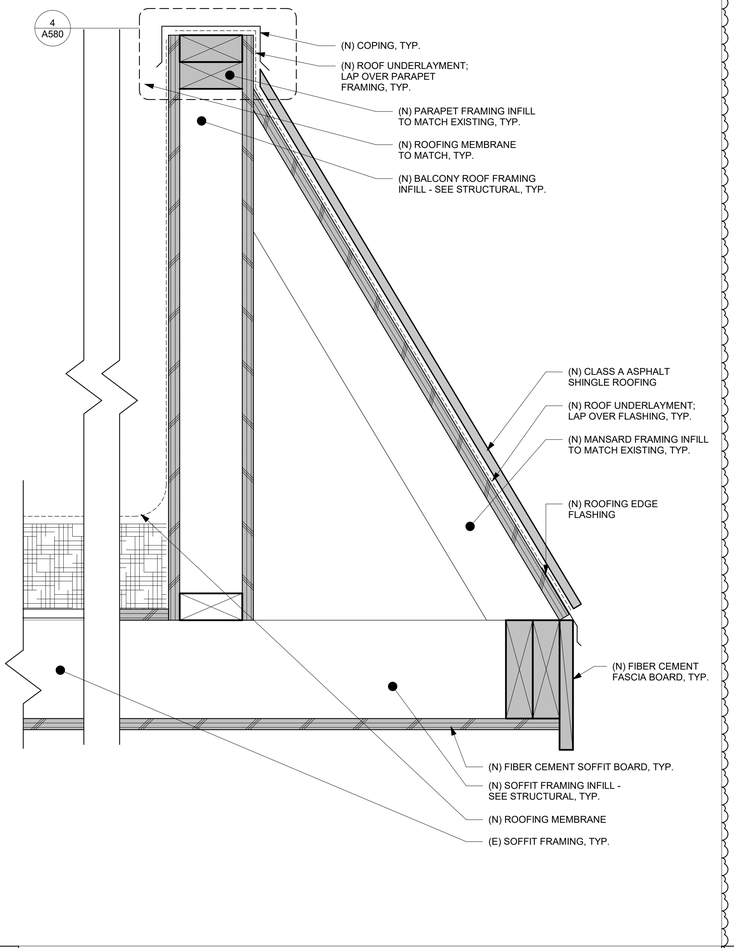
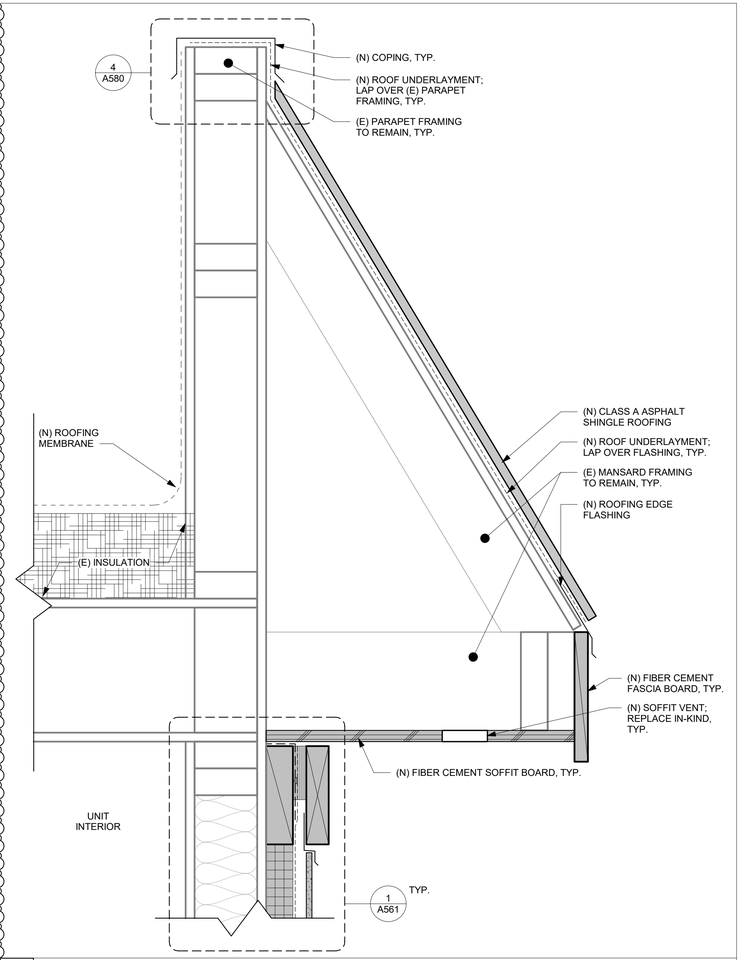
A560



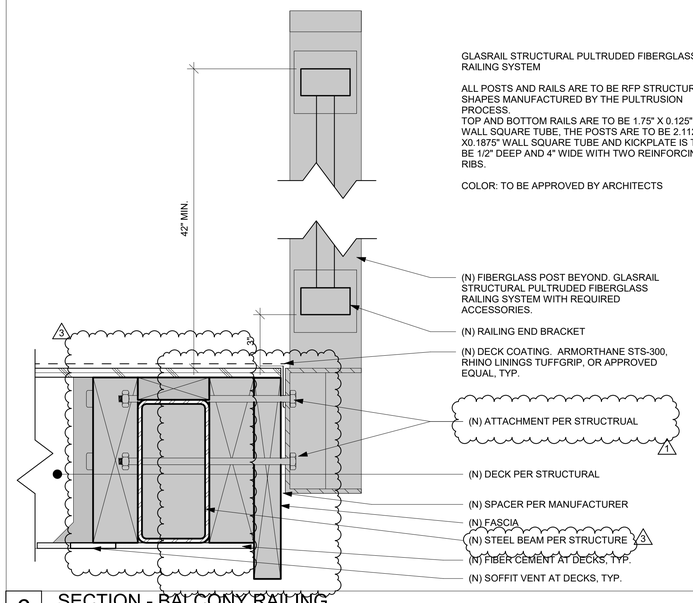
7 SECTION - HANDRAIL, TYP.
SCALE: 1 1/2" = 1'-0"



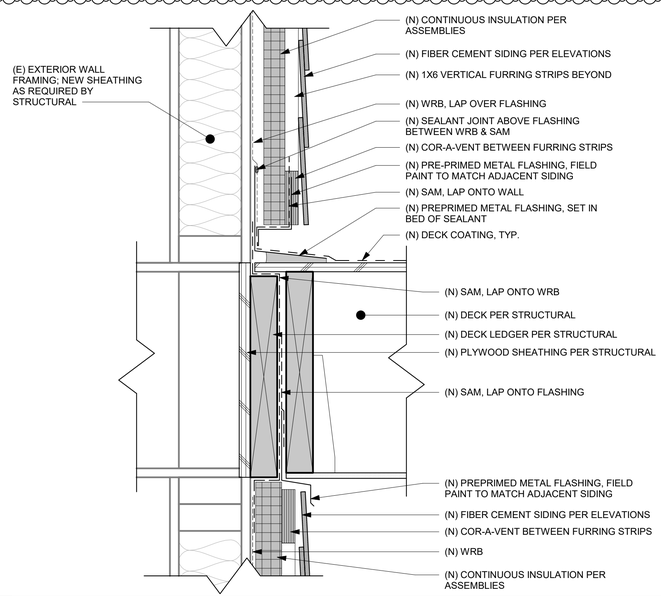
5 SECTION - MANSARD DETAIL @ BALCONY, TYP.
SCALE: 3" = 1'-0"



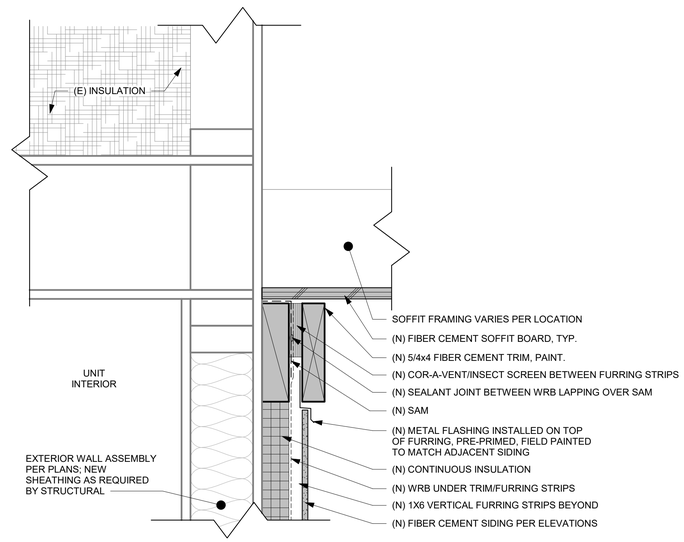
2 SECTION - MANSARD DETAIL @ ROOF, TYP.
SCALE: 3" = 1'-0"



6 SECTION - BALCONY RAILING
SCALE: 3" = 1'-0"



4 SECTION - BALCONY LEDGER @ WALL
SCALE: 3" = 1'-0"



1 SECTION - FIBER CEMENT SIDING @ SOFFIT
SCALE: 3" = 1'-0"

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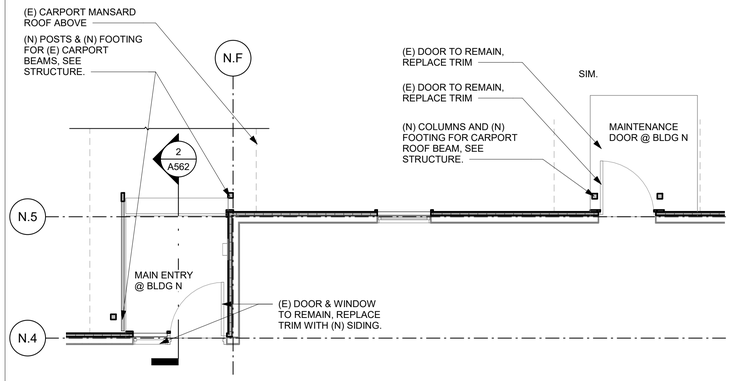
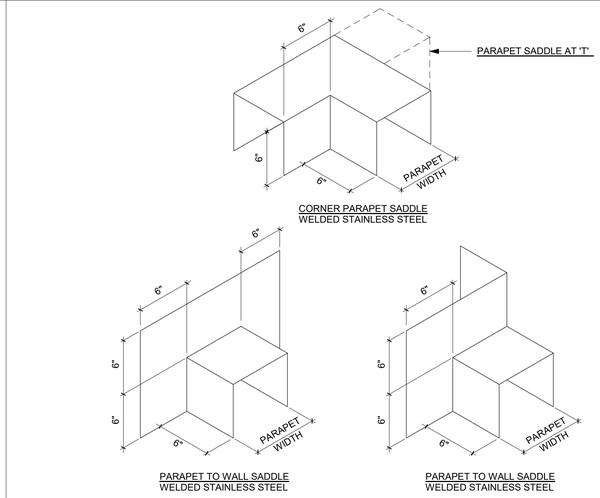


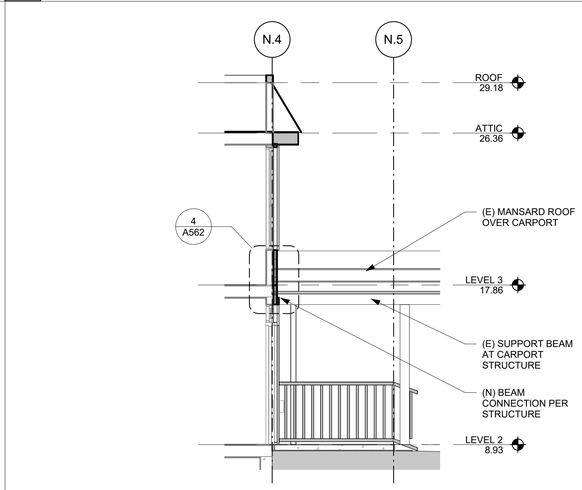
3 BLDG. N - PLAN - LEVEL 2 CARPORT ENTRY

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



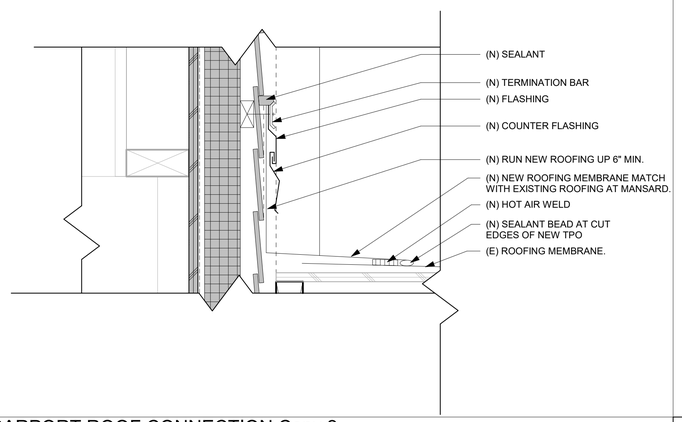
5 AXON - SADDLE FLASHING @ PARAPET

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



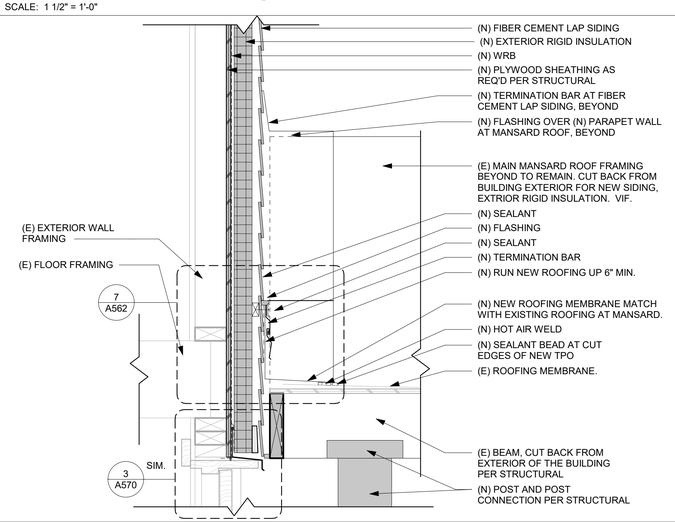
2 SECTION - CARPORT BEAM AT ENTRY @ BLDG. N

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



7 CARPORT ROOF CONNECTION Copy 2

SCALE: 3" = 1'-0"



4 CARPORT ROOF CONNECTION

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

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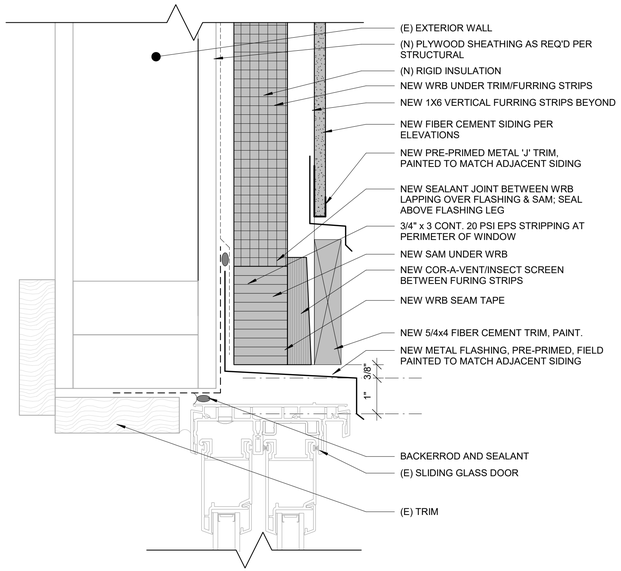
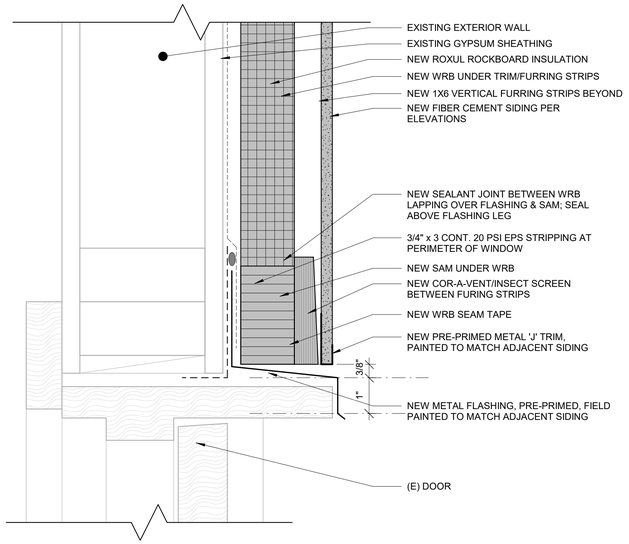
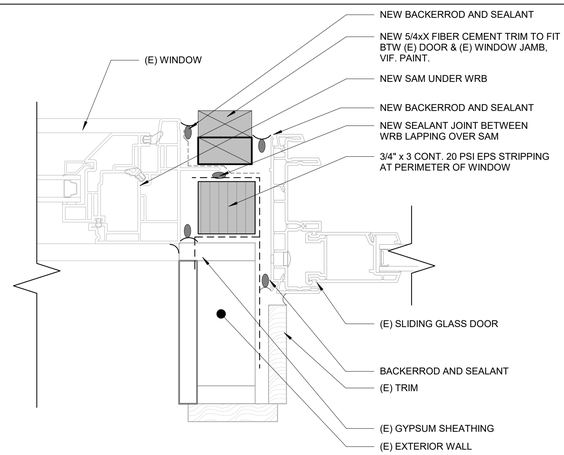


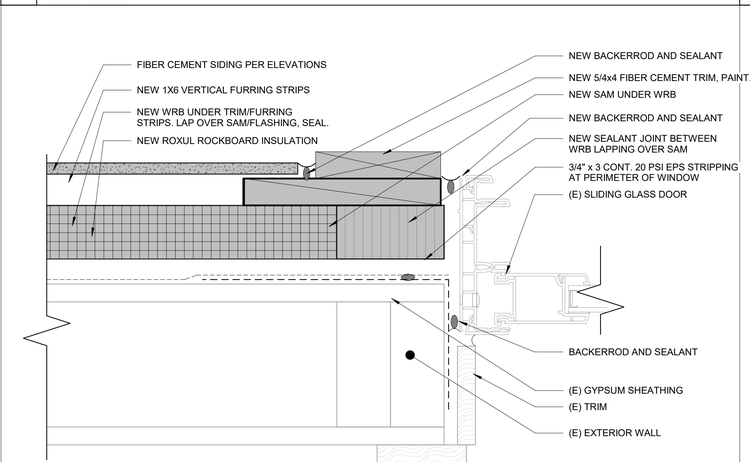
6 SECTION - EXTERIOR SLIDING GLASS DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



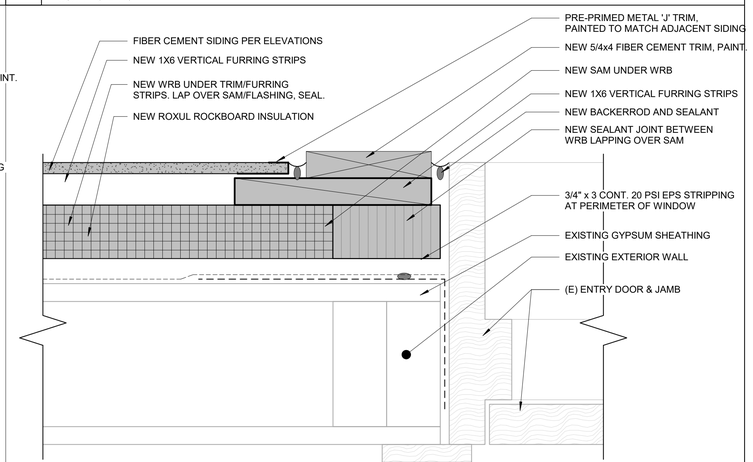
3 SECTION - EXTERIOR DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



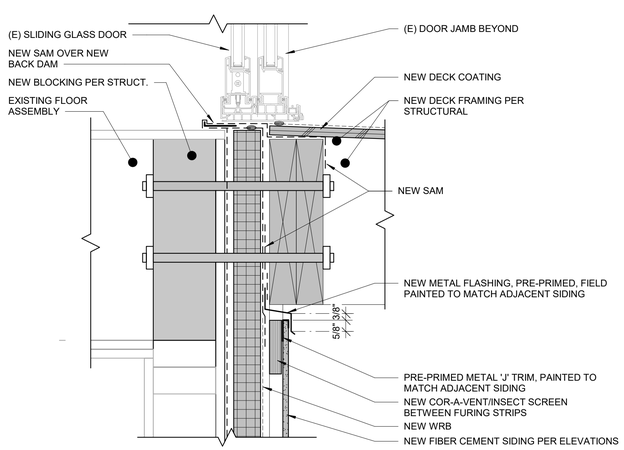
8 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP. Copy 1
SCALE: 6" = 1'-0"



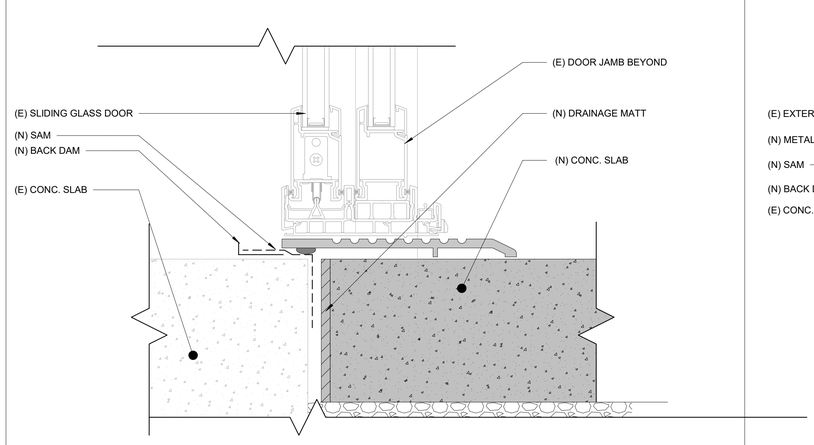
5 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



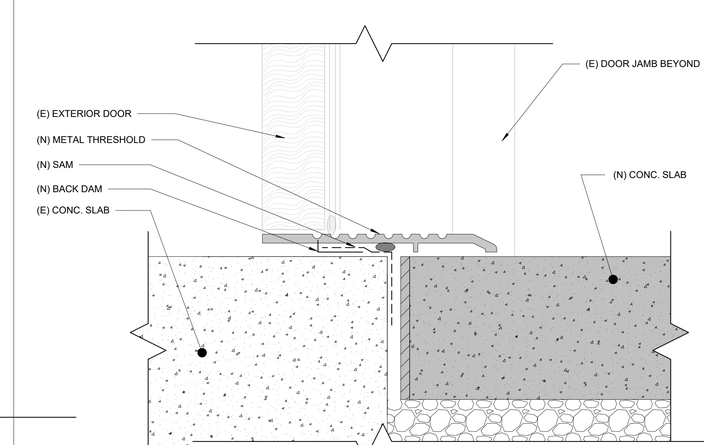
2 PLAN - EXTERIOR DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



7 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 2-3, TYP.
SCALE: 3" = 1'-0"



4 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 1, TYP.
SCALE: 6" = 1'-0"



1 SECTION - EXTERIOR DOOR SILL, TYP.
SCALE: 6" = 1'-0"

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BELLEVUE, WA 98007

REVISIONS / NOTES

NO.	DATE	DESCRIPTION
	10/07/19	BID SET
1	11/08/19	BID ADDENDUM #1

DPD STAMP

TITLE

DETAILS - EXTERIOR DOORS

-

PERMIT #	
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

A570

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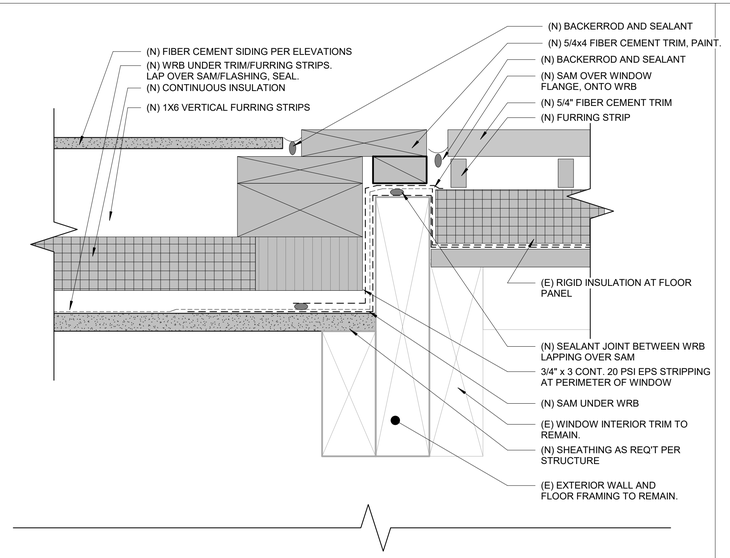
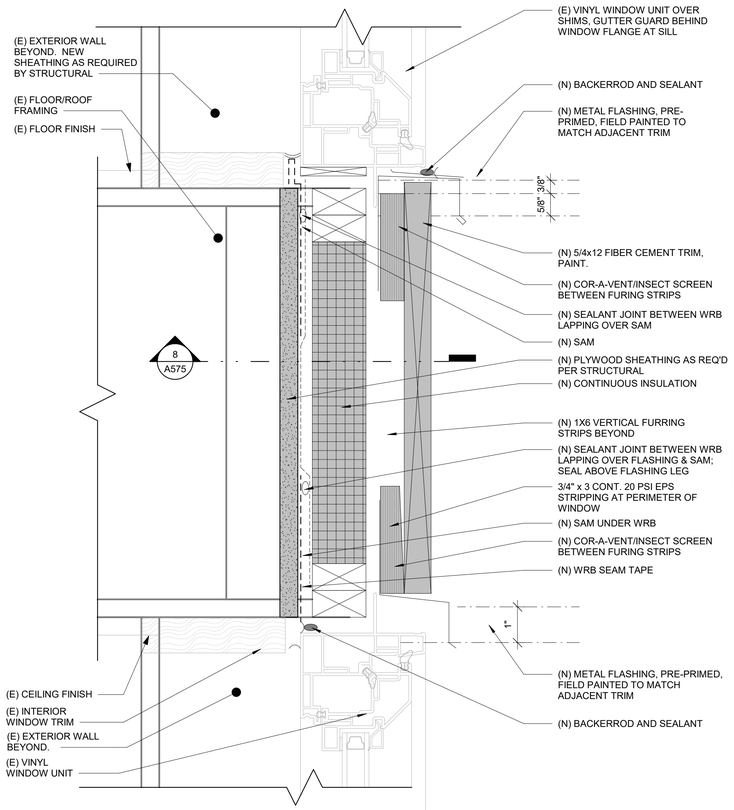


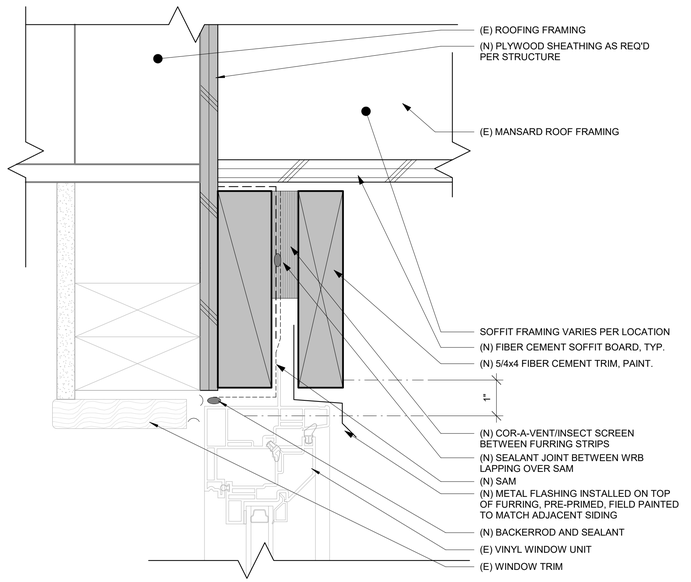
8 PLAN - VINYL WINDOW B - JAMB @ FIBER CEMENT PANEL

SCALE: 6" = 1'-0"



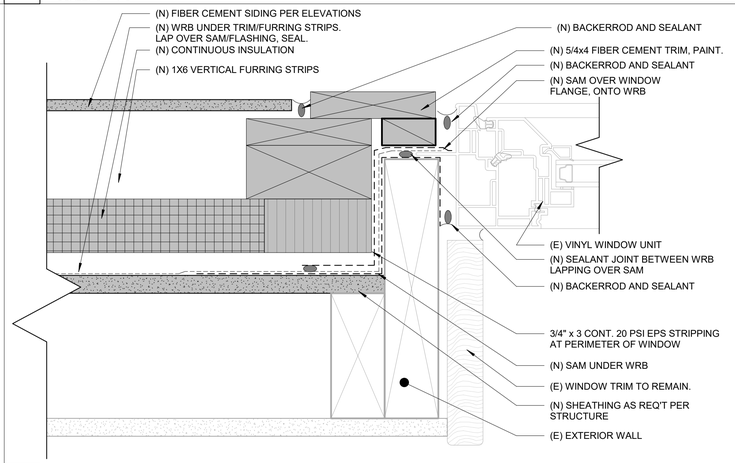
7 SECTION - VINYL WINDOW A - SILL & HEAD @ FLOOR, WINDOW B SIM

SCALE: 6" = 1'-0"



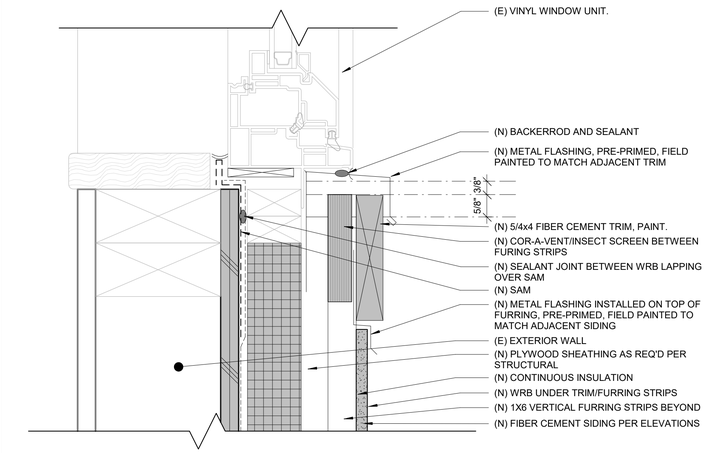
6 SECTION - VINYL WINDOW A - HEAD @ SOFFIT

SCALE: 6" = 1'-0"



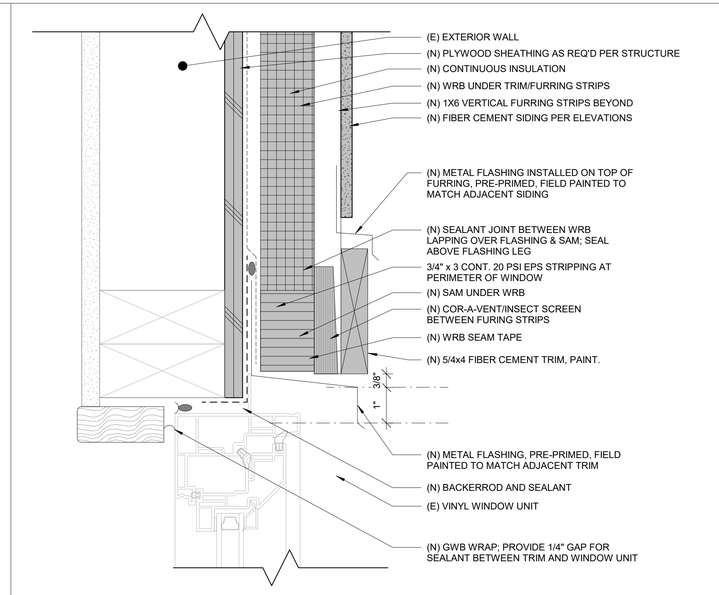
5 PLAN - VINYL WINDOW A - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



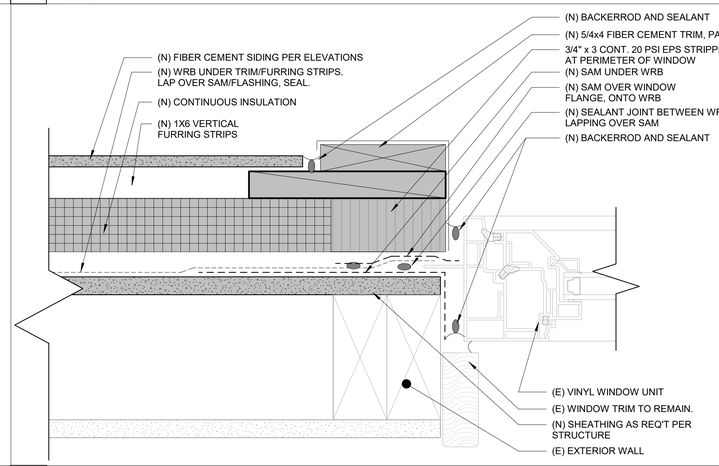
4 SECTION - VINYL WINDOW A SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



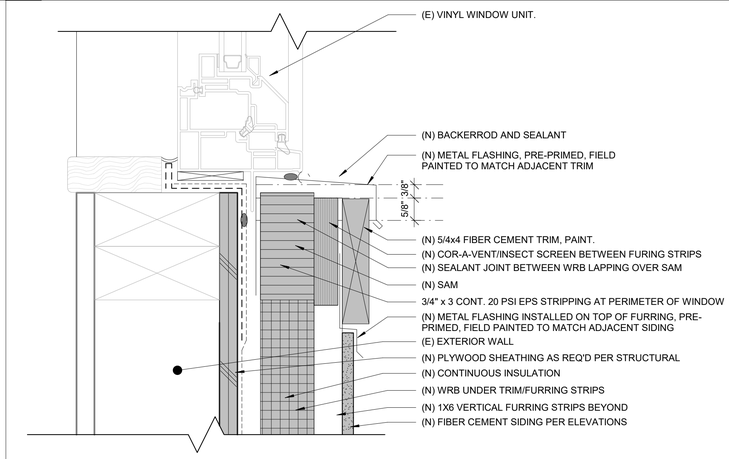
3 SECTION - VINYL WINDOW B - HEAD @ LAP SIDING

SCALE: 6" = 1'-0"



2 PLAN - VINYL WINDOW B - JAMB @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"



1 SECTION - VINYL WINDOW B SILL @ LAP SIDING, TYP.

SCALE: 6" = 1'-0"

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BELLEVUE, WA 98007

8337 REGISTERED ARCHITECT
DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

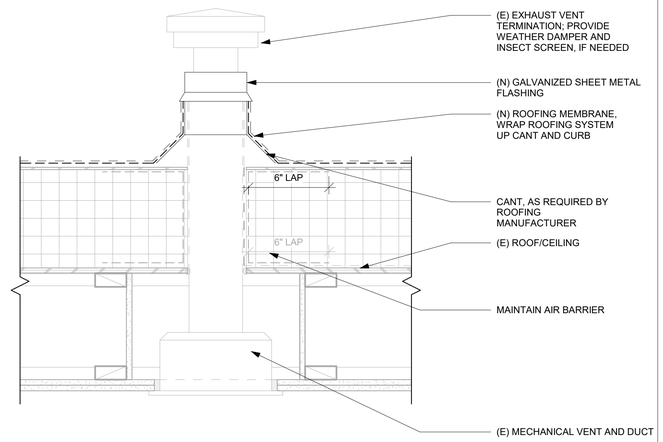
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

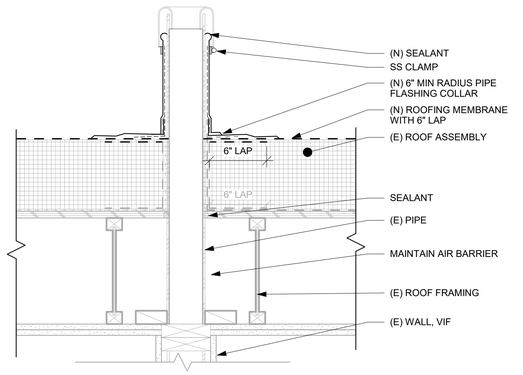
DETAILS - EXTERIOR WINDOWS (VINYL)

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034
SHEET NO.:	A575



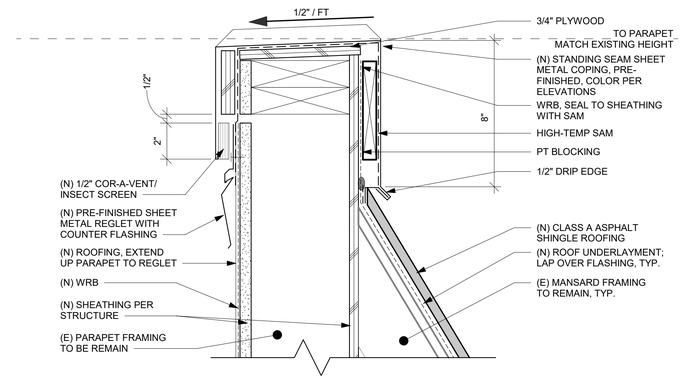
7 EXHAUST DUCT @ (N) ROOFING & FLASTHING AT (E) DUCT

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



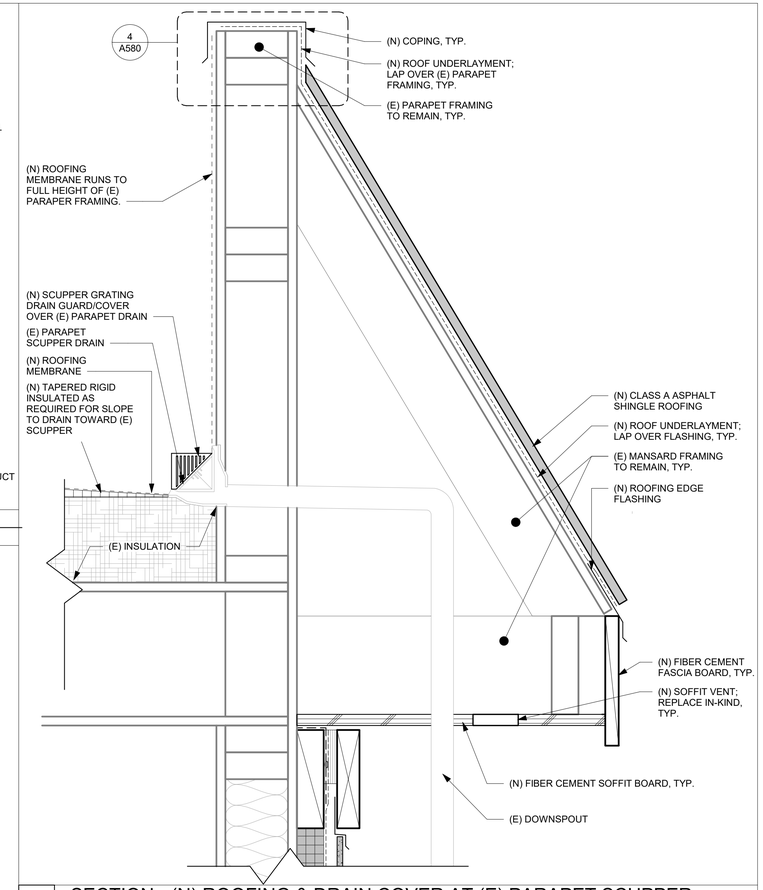
5 SECTION - (N) ROOFING & FLASHING AT (E) PIPE PENETRATION, TYP

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



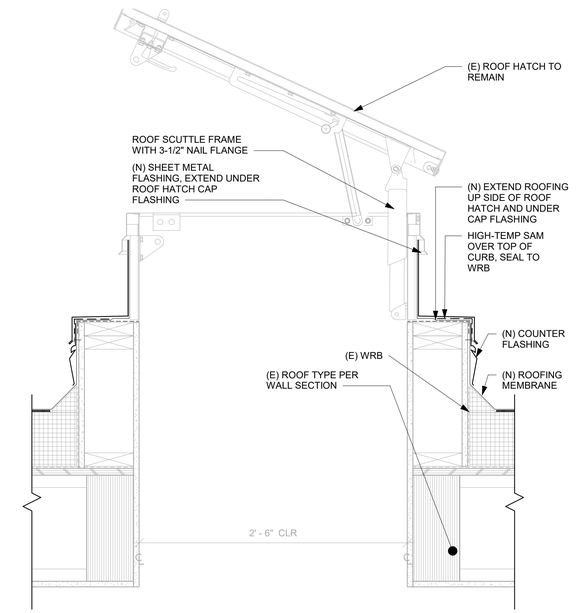
4 SECTION - PARAPET_MANSARD

SCALE: 3" = 1'-0"



2 SECTION - (N) ROOFING & DRAIN COVER AT (E) PARAPET SCUPPER

SCALE: 3" = 1'-0"



1 SECTION - (N) ROOFING AND FLASHING AT (E) ROOF HATCH

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

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DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
1.	11/23/22	PERMIT SET
2.	04/27/23	CORRECTIONS 1
3.	04/27/23	DESIGN CHANGE 2
3.	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

DETAILS - ROOF

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

A580

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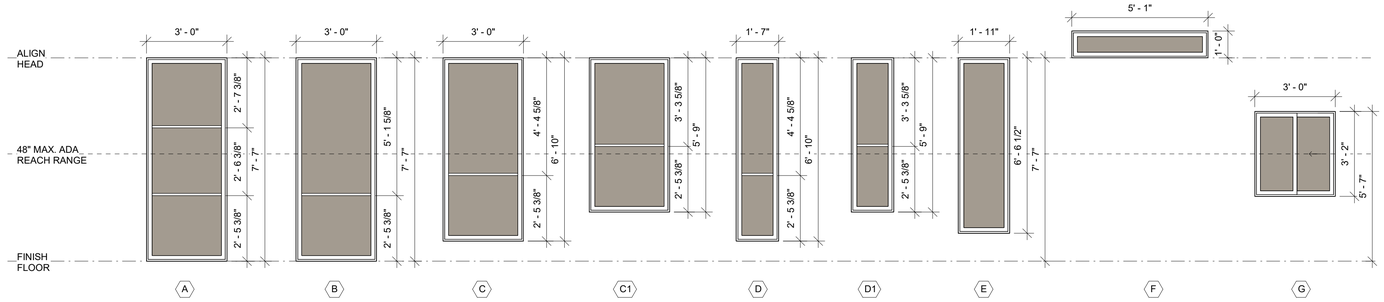
WINDOW SCHEDULE - VINYL												
TYPE	SIZE					OPERATION	FRAME	FRAME COLOR	SQ FT	REMARKS	QTY
	RO WIDTH	RO HEIGHT	WIDTH	HEIGHT	SILL HEIGHT						
A	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	58
B	3' - 0"	7' - 7"	2' - 11 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	22 SF	1	46
C1	3' - 0"	5' - 9"	2' - 11 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	17 SF	1	2
D	1' - 7"	7' - 7"	1' - 6 1/2"	7' - 6 1/2"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
D1	1' - 7"	5' - 9"	1' - 6 1/2"	5' - 8 1/2"	1' - 11 1/2"	FIXED	VINYL	TO MATCH EXIST	9 SF	1	1
E	1' - 11"	6' - 6 1/2"	1' - 10 1/2"	6' - 6"	0' - 1 1/2"	FIXED	VINYL	TO MATCH EXIST	12 SF	1	1
F	5' - 1"	1' - 0"	5' - 0 1/2"	0' - 11 1/2"	6' - 10"	FIXED	VINYL	TO MATCH EXIST	5 SF	1	1
G	3' - 0"	3' - 2"	2' - 11 1/2"	3' - 1 1/2"	4' - 6 5/16"	SLIDER	VINYL	TO MATCH EXIST	9 SF	1	4
											114

NOTES:
1. ALL EXISTING WINDOWS TO REMAIN. REPLACE IN KIND IF EXISTING WINDOWS SHOW EXTENSIVE DAMAGES DURING RESIDING PHASE.



610 WINDOW TYPES - VINYL

SCALE: 3/8" = 1'-0"

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DEAN A. KRALIOS
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
1	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/26/23	CORRECTIONS 2

AHJ STAMP

TITLE

SCHEDULES

PERMIT #	22129564 BM
DRAWN	KTD/DLK
CHECKED	DAK, AP
ISSUE DATE	07/26/23
JOB NO.	22034

SHEET NO.:

A600

7/26/2023 4:00:42 PM

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL NEW MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR EXTERIOR DECK REPLACEMENT SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). THE EXISTING WALL SHEATHING ON THE BUILDING CONSISTS OF ½" GYPSUM SHEATHING EVERYWHERE. AS PART OF THE SIDING REPLACEMENT PROJECT, THE EXTERIOR GYPSUM SHEATHING WILL BE REPLACED WITH NEW CDX SHEATHING (BRACED WALL PANEL) IN THE AREAS NOTED ON THE PLAN. NEW PRESCRIPTIVE POSITIVE CONNECTIONS (HOLDOWNS) WILL BE PROVIDED AT THE ENDS OF EACH NEW BRACED WALL SECTION. THIS WORK IS THE ONLY SCOPE OF A VOLUNTARY SEISMIC UPGRADE PER IEBC 503.13. ALL WALL SHEATHING UPGRADE WORK WILL OCCUR FROM THE EXTERIOR ONLY. NO NEW DIAPHRAGM SHEATHING, COLLECTORS, CHORDS OR CONNECTIONS ARE PROPOSED. THE WALL SHEATHING & HOLDOWN UPGRADE WORK IS VOLUNTARY AND PRESCRIPTIVE IN NATURE AND NOT DESIGNED TO MEET CURRENT SEISMIC CODE REQUIREMENTS.

2. DESIGN LOADING CRITERIA

ROOF LIVE LOAD (SNOW, IRREDUCIBLE, NOT INCLUDING DRIFT)	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)	60 PSF
EARTHQUAKE	RISK CATEGORY 2, IE =1.0 S_S =1.30 , S_1 = 0.45, SITE CLASS = D (ASSUMED), S_{DS} = 1.04, S_{D1} = 0.56, SDC = D, NEW DECKS BSFRS = ORDINARY STEEL MOMENT FRAMES R = 3.5 CS =0.297, RHO =1.3 SINGLE WIDE DECK DESIGN BASE SHEAR V=1.7K DOUBLE WIDE DECK DESIGN BASE SHEAR V=2.8K EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN LOADING CRITERIA - DEAD LOADS

ROOF DEAD LOAD	16 PSF
FLOOR DEAD LOAD (RESIDENTIAL DECKS)	16 PSF

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

   DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.

   CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.

8. 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 STRUCTURAL ENGINEER.

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

10. SHOP DRAWINGS FOR
    REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION),
    STRUCTURAL STEEL,

    SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

    CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DETAILS DRAWN BY THE FABRICATOR. SHOP DRAWINGS SHALL BE MINIMUM 24" X 36" SHEETS (HALF SIZE SETS ACCEPTABLE). COPIES OF THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED.

    POST TENSIONING SHOP DRAWINGS ARE TO SHOW ALL DETAILS OF TENDON PLACEMENT, END ANCHORAGE, CONNECTIONS, BLOCKOUTS OF ALL HOLES, INSERTS AND OTHER POST TENSIONING DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. FOLLOWING CONTRACTOR REVIEW AND APPROVAL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 14 DAYS.

    RESUBMITTALS OF PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL REVISION NUMBER. CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 7 DAYS.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER OF RECORD ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THE CONTRACTOR DEMONSTRATES THIS UNDERSTANDING BY INDICATING WHICH MATERIAL THEY INTEND TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THEY INTEND TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

    SHOP DRAWINGS OF ALL DESIGN BUILD COMPONENTS SUCH AS STAIRS AND EXTERIOR CLADDING SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTAL.

INSPECTIONS

12.

STRUCTURAL ELEMENTS	FREQUENCY OF INSPECTON	CODE REFERENCE
CONCRETE		
REINFORCING STEEL AND PLACEMENT	PERIODIC	IBC 1908.4 & TABLE 1705.3 ITEM 1
DRILLED AND EPOXIED BOLTS, RODS AND ANCHORS	PERIODIC	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
DRILLED AND EPOXIED REINFORCING	CONTINUOUS	IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4
CAST CONCRETE CAST SAMPLES FOR STRENGTH, SLUMP AND TEMPERATURE TESTING)	CONTINUOUS	IBC 1908.10 & TABLE 1705.3
CONCRETE & SHOTCRETE PLACEMENT	CONTINUOUS	IBC1908.6-8 TABLE 1705.3, ACI 318 26.5
CURING TEMPERATURE & TECHNIQUES	PERIODIC	IBC 1908.9, TABLE 1705.
STEEL		
STRUCTURAL STEEL FABRICATION AND ERECTION	PERIODIC	IBC 1705.2.1, AISC 360

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1704, AND SECTION 1708 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

13. STATEMENT OF SPECIAL INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1705 OF THE 2018 IBC AS FOLLOWS:

    A. THE FOLLOWING SYSTEMS WILL BE SUBJECT TO THE SEISMIC QUALITY ASSURANCE:
       ORDINARY STEEL MOMENT FRAMES
       CONCRETE FOUNDATIONS

    B. SPECIAL INSPECTION AND TESTING OF SPECIAL REINFORCED CONCRETE WALLS AND CONCRETE FOUNDATIONS SHALL CONFORM TO IBC SECTION 1708.

    C. THE TYPE AND FREQUENCY OF TESTING REQUIRED SHALL BE PER IBC SECTION 1708 AND 1704.

    D. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1707 AND 1704.

    E. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1706 AND 1704.

    F. THE REQUIRED FREQUENCY AND DISTRIBUTION OF TESTING AND SPECIAL INSPECTION REPORTS SHALL BE THE RESPONSIBILITY OF THE INSPECTION/TESTING AGENCY. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD WITHIN 14 DAYS OF INSPECTION.

    G. STRUCTURAL OBSERVATION OF THE LATERAL AND GRAVITY STRUCTURAL SYSTEMS SHALL OCCUR AT APPROPRIATE INTERVALS DURING CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL OBSERVE THAT THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ACCORDING TO THE DESIGN INTENT.

    H. A STRUCTURAL OBSERVATION REPORT SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD AFTER EACH OBSERVATION.

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GEOTECHNICAL

14. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE INDIVIDUAL TESTING AGENCY OR LOCAL BUILDING OFFICIAL AT THE TIME OF EXCAVATION.

    FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB OR BUILDING INSPECTOR. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	1500 PSF (ASSUMED)
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/35 PCF (ASSUMED)
PASSIVE EARTH PRESSURE	300 PCF (ASSUMED)
COEFFICIENT OF FRICTION	0.4 (ASSUMED)

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'_C = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 6" OR LESS.

    THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318 SECTION 5.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260-06, C494M-05A, C618-05, C989-06, AND C1017M-07. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 4.4.1.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, F_Y = 60,000 PSI. EXCEPTION: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS "GRADE 40", FY = 40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-497.

17. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP-66 (04) DETAILING MANUAL AND THE LATEST EDITION OF ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	(#6 BARS OR LARGER)	2"
	(#5 BARS OR SMALLER)	1 1/2"

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

20. EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE: EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE SHALL NOT BE "WET-SET" UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, REINFORCING STEEL, ANCHOR BOLTS, DEFORMED BAR ANCHORS, EMBED PLATES, OR OTHER MISC. STEEL SHAPES TO BE CAST INTO CONCRETE.

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

22. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH HIT-RE 500 V3 ADHESIVE ANCHOR SYSTEMS AS MANUFACTURED BY HILTI, INC. OR PURE110+ ADHESIVE ANCHOR SYSTEM AS MANUFACTURED BY DEWALT - POWERS OR AN ENGINEER APPROVED ALTERNATE THAT HAS I.C.C TEST DATA FOR THEIR SPECIFIC PRODUCT AND APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C REPORTS FOR SPECIFIC EPOXY UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. HOLE SIZE SHALL BE 1/8" LARGER THAN BAR, ROD OR BOLT SIZE. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY.

STEEL

23. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

24. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY = 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36 FY = 36 KSI, FOR PLATES, MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING (HSS ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY = 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND FY = 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36 TYPICAL AND GRADE 105 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X3/8 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A307, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A193 GRADE B7.

25. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

26. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL. FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATORS SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE # 13. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

    ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

    ALL WELDS NOTED AS 'DEMAND CRITICAL' ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 40 FT-LB AT 70 DEGREES AS DETERMINED BY ASCE 341-05 APPENDIX 'X' OR OTHER APPROVED METHOD.

WOOD

27. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
(3 X AND 4 X MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1000 PSI
BEAMS AND STRINGERS: (INCLUDING 6 X 10 AND LARGER MEMBERS)	DOUG FIR #1 MINIMUM BASIC DESIGN STRESS, FB = 1200 PSI
POSTS AND TIMBERS: (6 X 6 AND LARGER)	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING:	DOUG FIR STANDARD GRADE MINIMUM BASIC DESIGN STRESS, FB = 575 PSI
BOLTED FRAMING: STUDS, LEDGERS, AND PLATES	DOUG FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 900 PSI
FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT) (INCLUDING LEDGERS, PLATES, STUDS, POSTS, JOISTS & BEAMS)	HEM FIR #2 MINIMUM BASIC DESIGN STRESS, FB = 850 PSI

28. PLYWOOD AND OSB SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS1 AND DOC PS2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

29. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODUIM BORATE (SBX).

    ALL METAL CONNECTORS IN CONTACT WITH "ACQ" PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONDITIONS, G185 ("HOT-DIP" GALVANIZED TO 1.85 OUNCES PER SQUARE FOOT) METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTORS 1/2" THICK PLUS ARE TO BE GALVANIZED FOR EXTERIOR USE, UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

30. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

    ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS.

31. HOLDOWNS CALLED OUT BY LETTERS "HDU", AND "HD", ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL HOLDOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

32. WOOD FRAMING NOTES- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

    B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS ≥8', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-0" OC.

       ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. WITH 3" X 3" X 1/4" SQUARE WASHERS OR 3" DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2308.6 OF THE 2012 IBC. ALL SILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END.ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. USE #11 GAUGE, 1-3/4" LONG, 7/16" HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

       TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED.

       UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO PLATE WITH 16D @ 12" O.C. OR (2) 16D EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

    D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS OR DETAILS	DIAMETER AND LENGTH
SHEATHING NAILS	8D	0.131" X 2 ¼"
	10D	0.148" X 2 ½"
FRAMING NAILS	8D	0.131" X 2 ½"
	10D	0.148" X 3"
	16D	0.161" X 3 ½"

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King County
Housing
Authority

CASCADIAN
APARTMENTS
VOLUNTARY PARTIAL
SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL
43713
02/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

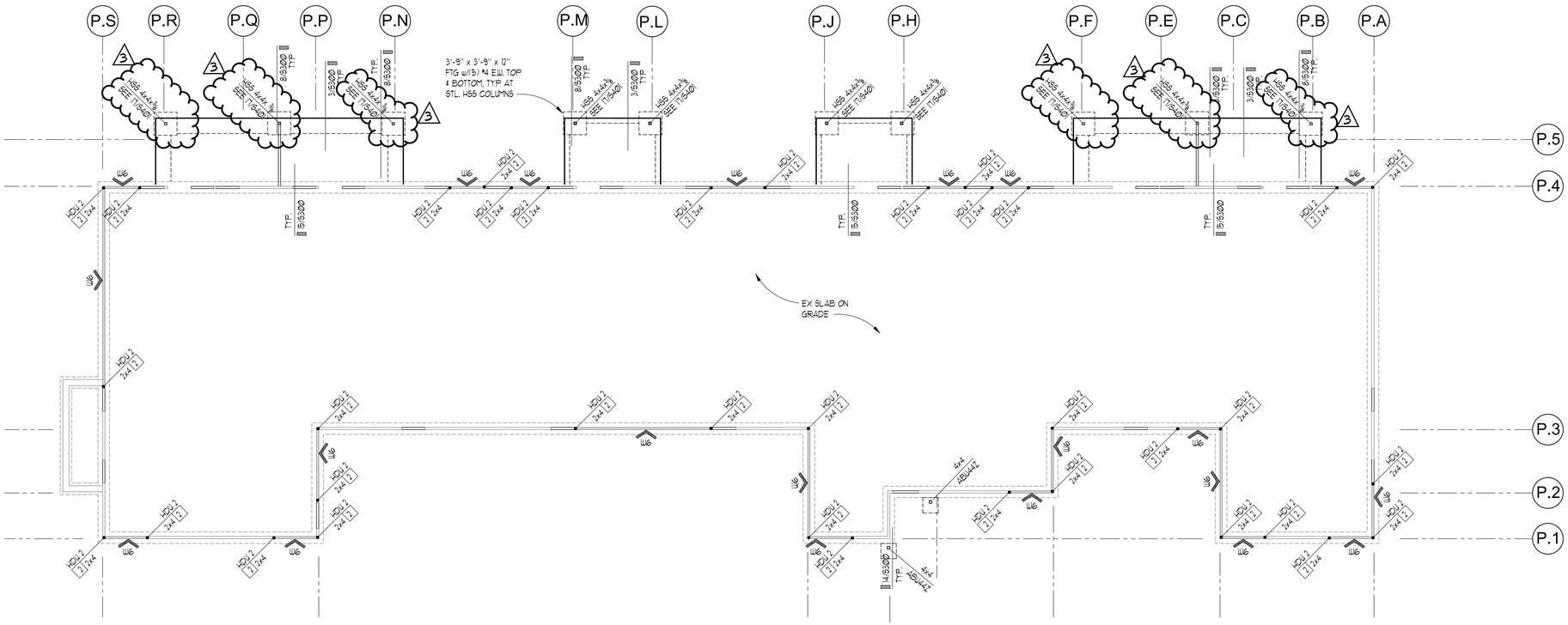
TITLE

BUILDING P

GENERAL
STRUCTURAL
NOTES

PERMIT #
DRAWN KMH
CHECKED VM
ISSUE DATE 07/07/23
JOB NO. 22034
SHEET NO.:

P-S100



PLAN NOTES

1. SEE 11/S300 FOR REBAR BENDING SCHEDULE
2. SEE 16/S300 FOR TYPICAL ANCHOR BOLT SIZE AND EMBEDMENT
3. WX — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/S400. REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
4. XXX+X — INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT END OF ALL SHEAR WALLS
5. SEE 6/S300 FOR REINFORCING AND SPLICE SCHEDULE
6. SEE 19/S300 FOR SECTION AT HOLDOWNS TO EX CONCRETE FOUNDATION WALL
7. INDICATES NEW POST AND PAD FOOTING.
   INDICATES EX WALL AND FOOTING. EXISTING WALL SHEATHING CONSISTS OF ½" GYPSUM SHEATHING. REMOVE EXISTING GYP SHEATHING PER NOTE #3.
8. HSS 4x4 — INDICATES HSS COLUMN
9. SEE 18/S300 FOR CONNECTION OF NEW FOOTING TO EX ADJACENT FOUNDATION.

1 FOUNDATION & LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 8' 16'

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King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43773 — REGISTERED PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES		
NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

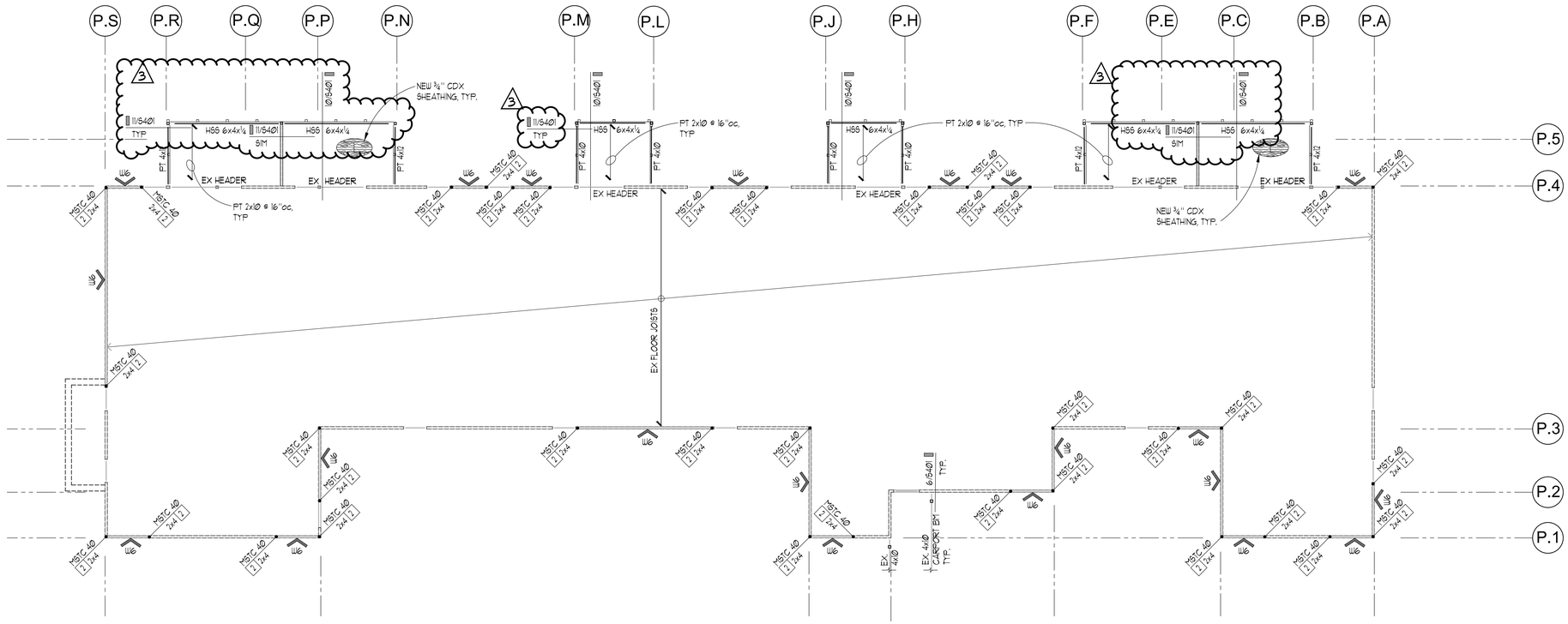
TITLE

BUILDING P

FOUNDATION & LEVEL 1 FLOOR PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S200



1 LEVEL 2 FLOOR PLAN

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

0 8' 16'

PLAN NOTES

1. WX — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE Ø/64.Ø REMOVE EXISTING GYPSUM SHEATHING + INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL.
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS
3. SEE SHEETS S4.Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAM TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64.Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64.Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64.Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.

Ø. ——— INDICATES BEAM or HEADER PER PLAN

11. ——— INDICATES BEAM or HEADER - VERIFY (2) 2x1Ø MIN.

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07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

AHJ STAMP

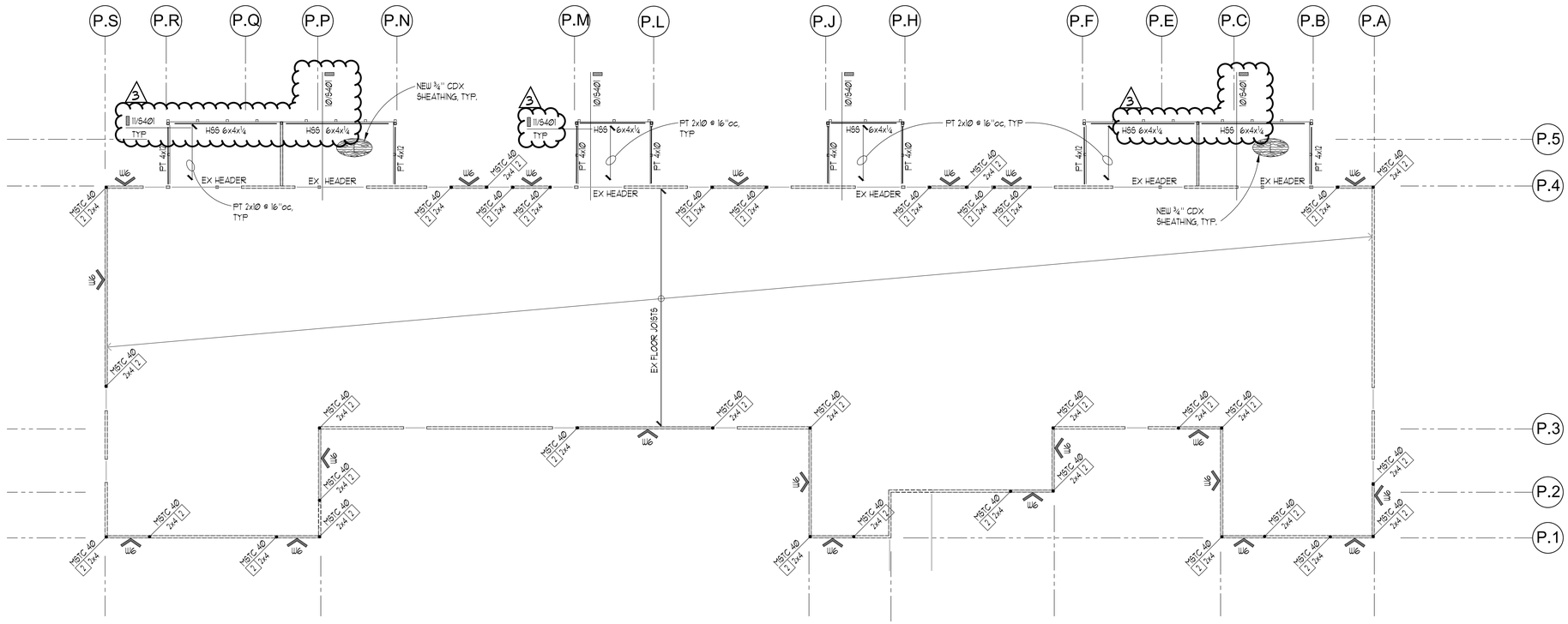
TITLE

BUILDING P

LEVEL 2
FLOOR PLAN

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S201



PLAN NOTES

1. W6 — INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE IØ/64.Ø REMOVE EXISTING GYPSUM SHEATHING + INSTALL NEW SHEARWALL SHEATHING DIRECTLY ON EXISTING STUDS, TYPICAL
2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
   INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS
3. SEE SHEETS S4.Ø FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAM TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.
4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS.
5. INDICATES WALL BELOW
6. SEE 3/64.Ø FOR TYPICAL TOP PLATE SPLICE DETAIL
7. SEE 13/64.Ø FOR TYPICAL WALL FRAMING SCHEDULE
8. SEE 15/64.Ø FOR TYPICAL HEADER DETAIL U.O.N.
9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.
10. INDICATES BEAM or HEADER PER PLAN
11. INDICATES BEAM or HEADER - VERIFY (2) 2xIØ MIN.

1 LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

0 8' 16'

10/20/2022 11:02:58 AM

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King County Housing Authority

CASCADIAN APARTMENTS

VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. STEUDEL — STATE OF WASHINGTON — 43713 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
07/7/2023

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AHJ STAMP

TITLE

BUILDING P

LEVEL 3 FLOOR PLAN

PERMIT #	
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CHECKED	VM
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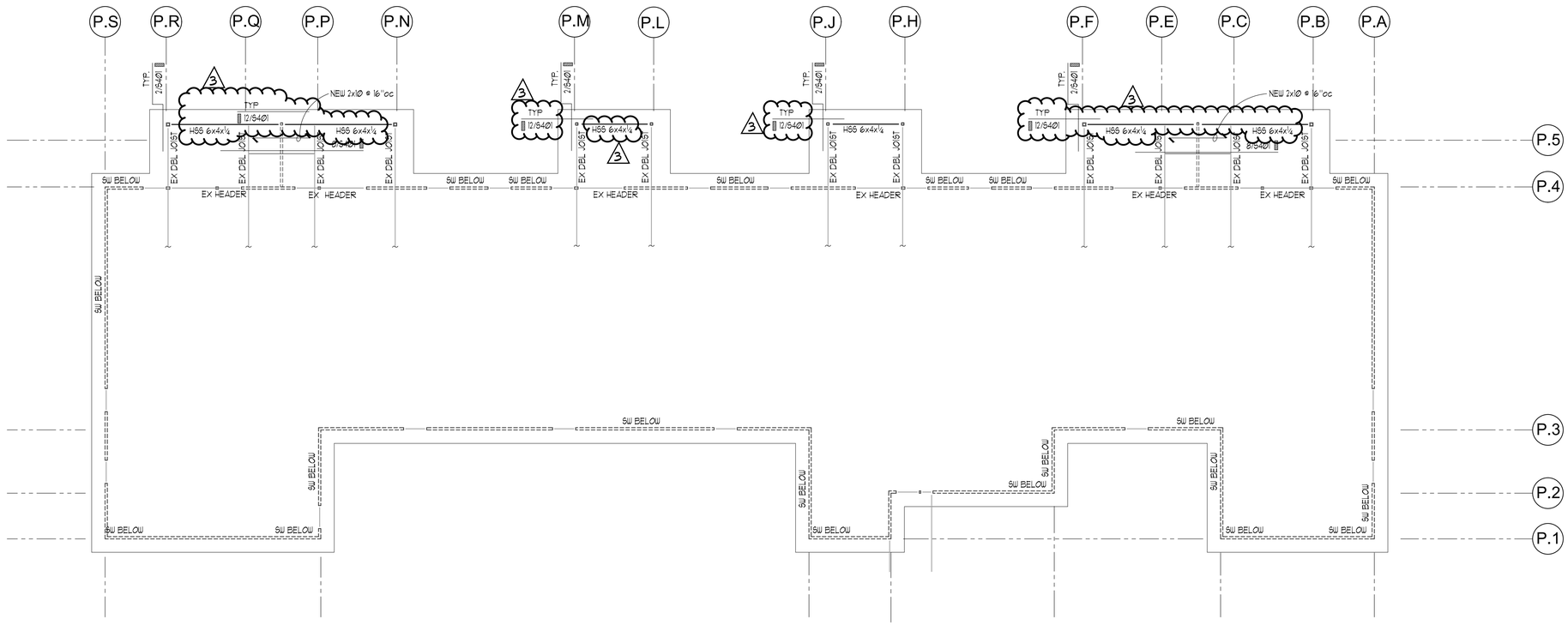
JOB NO.	22034
SHEET NO.:	

P-S202



1 ROOF FRAMING PLAN

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

0 8' 16'

10/20/2022 11:02:58 AM

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BUILDING P

ROOF FRAMING PLAN

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JOB NO.	22034
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P-S203

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	22"	17"
# 4	29"	22"
# 5	37"	28"
# 6	44"	33"

✳ "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (ℓ_s)✳

f 'c = 3000 PSI

BAR SIZE	TOP BARS	OTHER BARS
# 3	29"	21"
# 4	38"	27"
# 5	48"	34"
# 6	58"	41"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

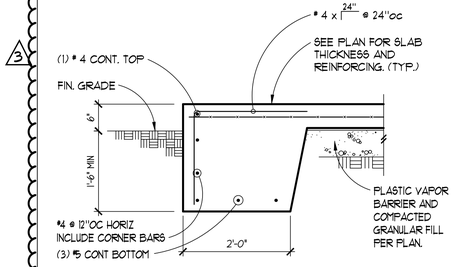
III MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

A. for general uses:

BAR SIZE	f 'c = 3000 PSI
# 3	7"
# 4	9"
# 5	11"
# 6	13"

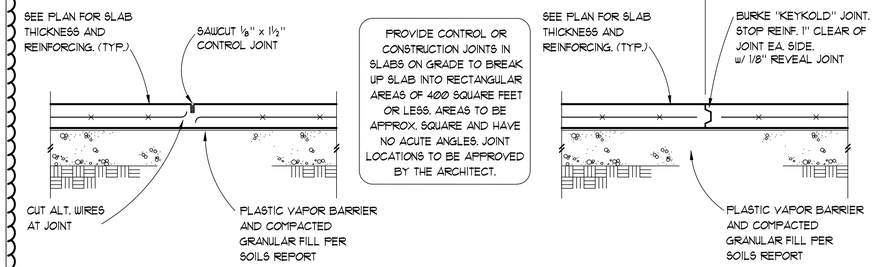
1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
3. 90° HOOKS ONLY

6



TYPICAL TURNED DOWN SLAB EDGE

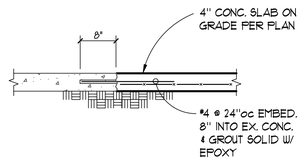
2 3



CONTROL JOINT — CONSTRUCTION JOINT

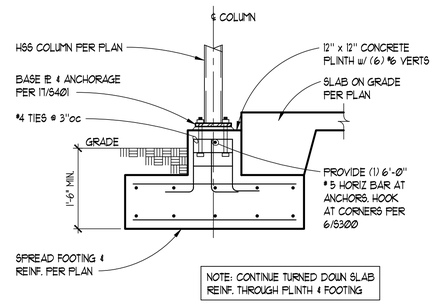
TYPICAL SLAB ON GRADE JOINTS

5



NEW TO EX SLAB CONNECTION

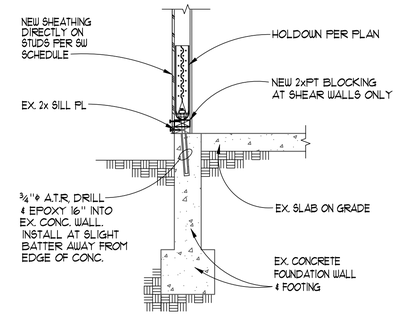
7



TYPICAL FOOTING AT STEEL MOMENT FRAME

8

9



10

HOLDOWN ANCHOR SCHEDULE

CALLOUT	A.B. SIZE	CAPACITY (Kips)
HDU2	⅝"ø A.B.	2.62
HDU4	⅝"ø A.B.	4.19
HDU5	⅝"ø A.B.	5.43
HDU8	⅞"ø A.B	8.35
HDU11	1"ø A.B	11.27

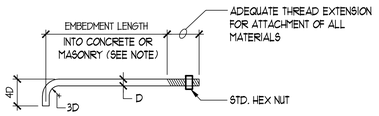
HOLDOWNS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HOLDOWN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN TEH GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDOWNS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.

HOLDOWN ANCHOR SCHEDULE

11

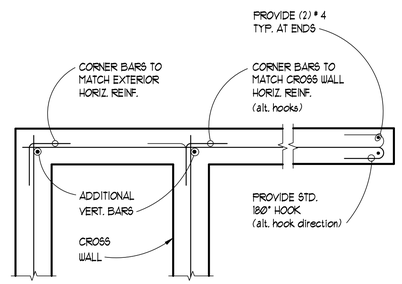


BOLT DIA. 'D'	MINIMUM EMBEDMENT	
	ANCHOR BOLTS IN HORIZ. SURFACE	ANCHOR BOLTS IN VERT. SURFACE
½"	5"	7"
⅝"	5"	7"
¾"	5"	7"

NOTE: ANCHOR BOLT EMBEDMENT IN VERTICAL SURFACE APPLIES TO CONCRETE ONLY.

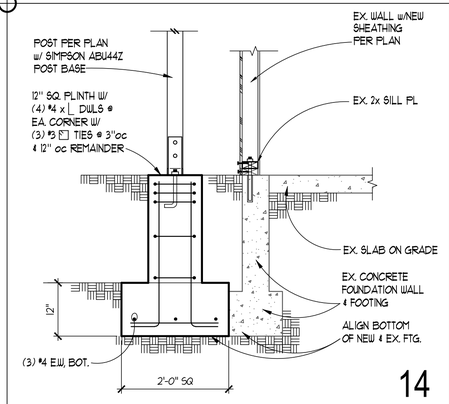
TYP. ANCHOR BOLT

12



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS

13



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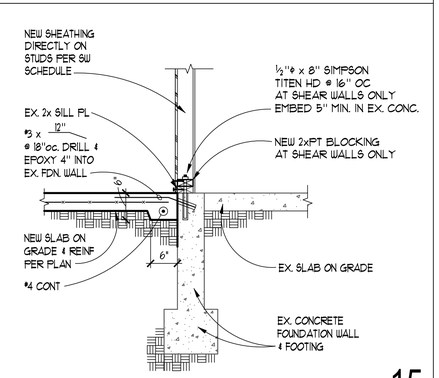


15

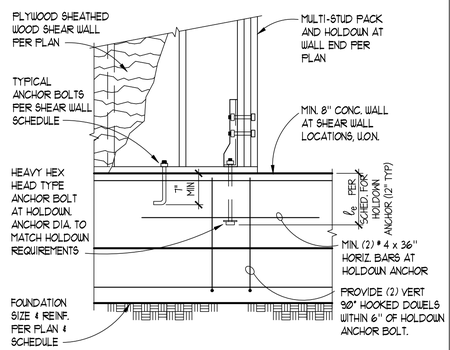
ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (Le)		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 16" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.1k)	N/A	24"	11"
1" (14.1k)	N/A	N/A	15"
1 1/8" (20.7k)	N/A	N/A	20"

HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

ANCHOR CAPACITIES SHOWN ARE FOR HEAVY HEX HEAD TYPE BOLTS CONFORMING TO ASTM F1554, GRADE A36 OR A307. ALTERNATE ANCHORTYPES MAY BE ALLOWED, BUT MAY REQUIRE EMBEDMENTS GREATER THAN THOSE SHOWN. PRE-ENGINEERED ANCHORS SUCH AS 'SSTB' AND 'PAB' ANCHORS MANUFACTURED BY SIMPSON STRONG TIE, ARE ALLOWED PROVIDED THEY HAVE CURRENT ICC REPORTS FOR CAPACITIES GREATER THAN OR EQUAL TO THOSE LISTED. PRE-ENGINEERED ANCHORS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

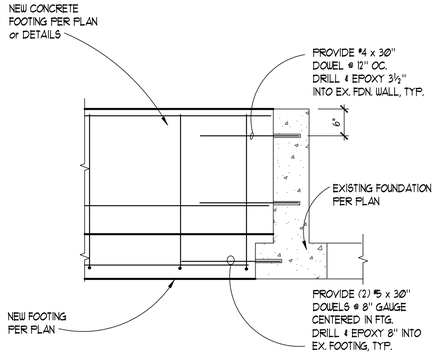
10/20/05

HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE AT DECKS ONLY



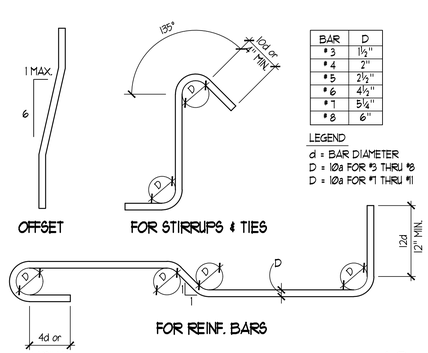
HOLDOWN EMBEDMENTS AT DECKS

17



NEW FOUNDATION CONNECTION TO EXISTING CONCRETE

18



BAR	D
# 3	1½"
# 4	2"
# 5	2½"
# 6	4½"
# 7	5¼"
# 8	6"

LEGEND
d = BAR DIAMETER
D = 10d FOR #3 THRU #8
D = 10d FOR #7 THRU #11

REBAR BENDING SCHEDULE

19

20

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AHJ STAMP

TITLE

BUILDING P

TYPICAL CONCRETE DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
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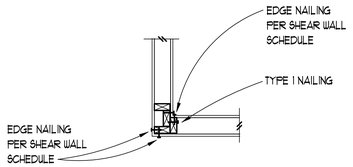
P-S300

STUD TO STUD NAILING SCHEDULE

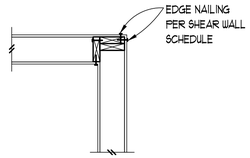
LEVEL	NAILING TYPE	
	TYPE 1	TYPE 2
SECOND	16d @ 12"o.c.	16d @ 6"o.c.
FIRST	16d @ 12"o.c.	16d @ 6"o.c.

NOTES:

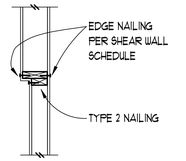
1. WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER WITH 16d @ 12"o.c. .
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.
3. SEE SHEAR WALL SCHEDULE FOR SHEATHING NAILING REQUIREMENTS.
4. SEE PLAN NOTES FOR STUD SIZE AND SPACING. (VERIFY WITH ARCHITECTURAL)



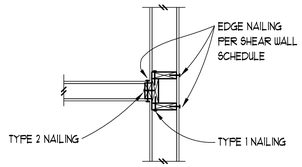
INTERIOR WALL CORNER



TYPICAL WALL CORNER

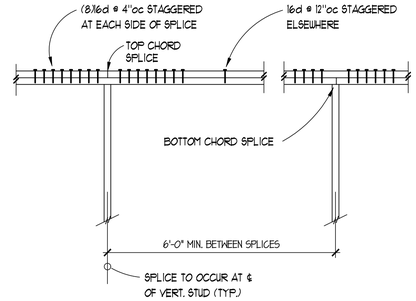


VARYING WALL SIZE



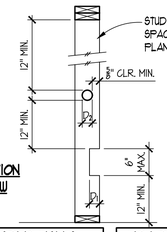
INTERIOR WALL TO EXTERIOR WALL

7



TYPICAL TOP PLATE SPLICE

3



SECTION VIEW

BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	3/4"	1 1/4"
2x6	1 1/4"	2 1/4"
2x8	1 3/4"	3"

NON-BEARING WALLS		
STUD SIZE	MAX. D_1 (NOTCH)	MAX. D_2 (NOTCH)
2x4 & 3x4	1 1/4"	2"
2x6	2 1/4"	3 1/4"
2x8	3"	4 1/4"

NOTE: HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. THIS MAY ONLY BE USED AT TWO CONSECUTIVE STUDS IN ANY ONE WALL.

ALLOWABLE HOLES & NOTCHES IN STUDS

8

NOTES:
AT BUILDING EXTERIOR WALLS, REMOVE EXISTING GYPSUM SHEATHING & INSTALL NEW CDX SHEATHING DIRECTLY ON STUDS & PROVIDE NAILING, CLIPS & ANCHORS NOTED BELOW.
AT REPLACEMENT DECKS, PROVIDE NEW SHEARWALL COMPONENTS PER PLAN AND SCHEDULE BELOW.

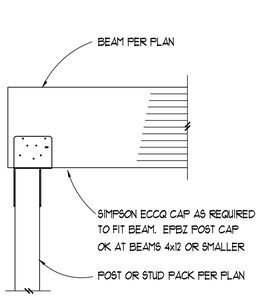
LABEL	APA RATED SHEATHING (1) (2) (4) (12) (13)	NAIL SIZE & SPACING @ EDGES (4) (5) (16)	STUD & BLOCKING SIZE AT ADJOINING EDGES (3) (6) (14)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (7) (8)	2 X BOTTOM PLATE ATTACHMENT NAILING TO WOOD BELOW (9)	SILL PLATE ATTACHMENT: ANCHOR BOLT TO CONCRETE BELOW (10) (15)	SILL PLATE ATTACHMENT: SILL PLATE SIZE AT FOUNDATION (11)	PLF CAPACITY
W6	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	2X	CLIP @ 24" oc	Ø.162x 3-1/2" @ 6" oc	5/8" ø @ 48" oc	3X	416
W4	15/32" ONE SIDE	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 20" oc	Ø.162x 3-1/2" @ 4" oc	5/8" ø @ 40" oc	3X	600
W3	15/32" ONE SIDE	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 15" oc	Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 32" oc	3X	780
W2	15/32" ONE SIDE	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 11" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 24" oc	3X	1020
2W4 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 4"oc	3X	CLIP @ 9" oc	Ø.162x 3-1/2" @ 2-1/2" oc	5/8" ø @ 20" oc	3X	1215
2W3 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 3"oc	3X	CLIP @ 7" oc	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 16" oc	3X	1560
2W2 (2)	15/32" TWO SIDES	Ø.131x2-1/2 @ 2"oc	3X	CLIP @ 5" oc EACH SIDE	(2) ROWS Ø.162x 3-1/2" @ 3" oc	5/8" ø @ 12" oc	3X	2048

NOTES:

(1) INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. INSTALL PANELS DIRECTLY TO WALL STUDS.
(2) WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X OR 3X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
(3) BLOCKING IS REQUIRED AT ALL PANEL EDGES
(4) PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS.
(5) SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
(6) INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING 12" O.C.
(7) BASED ON Ø.131 X 1-1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE Ø.131 X 2-1/2" NAILS WHERE INSTALLED OVER SHEATHING
(8) FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT
(9) WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
(10) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4"X3"X3". USE SHORT SLOTTED WASHERS AT 2x6 (OR LARGER) WALLS AND EXTEND WASHER TO WITHIN ½" OF FACE OF WALL SHEATHING. STAGGER ANCHOR BOLT WASHERS AT WALLS WITH SHEATHING AT BOTH FACES. EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
(11) PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS
(12) 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED AT 16" O.C.
(14) AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
(15) CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION MAY BE REQUIRED)
(16) MINIMUM NAIL LENGTH IS BASED ON REQUIRED PENETRATION INTO FRAMING MEMBER OF 1½"

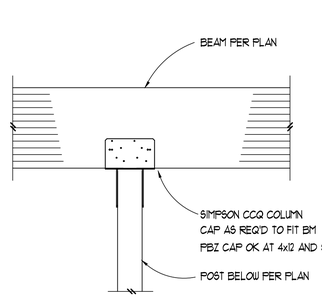
SHEAR WALL SCHEDULE

10



BEAM TO POST BELOW CONNECTION - END CONDITION

11



TYPICAL BEAM TO POST BELOW CONNECTION

12

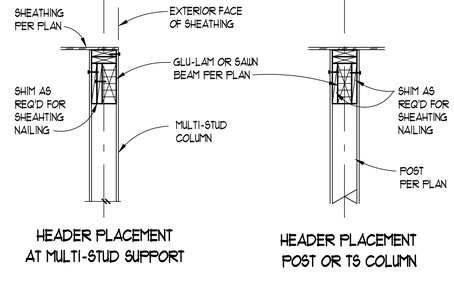
EXTERIOR WALLS
FOR 6" WALLS (MAX. 8'-6" HIGH): 2x6 STUDS @ 16"oc, DF COSTR GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 12"oc, DF COSTR GRADE
FOR 6" WALLS (MAX. 20' HIGH): 2x6 LVL STUDS @ 16"oc
FOR 8" WALLS (MAX 16' HIGH): 2x8 STUDS @ 16"oc, DF CONSTR GRADE

INTERIOR WALLS
FOR 4" WALLS (MAX. 10' HIGH): 2x4 STUDS @ 16"oc, DF CONSTR GRADE
FOR 4" WALLS (MAX. 13' HIGH): 2x4 STUDS @ 12"oc, DF No 1 GRADE
FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 16"oc, DF CONSTR GRADE

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD WALLS. INDIVIDUAL STUD SIZES, GRADES AND SPACING SHOWN IN SCHEDULE ABOVE APPLY U.O.N. ALL MAXIMUM HEIGHTS ARE TO BRACING POINTS OF STUD WALL TOP PLATE, I.E. BOTTOM OF RAFTERS, ROOF TRUSSES, OR BRACING FRAMING MEMBER.

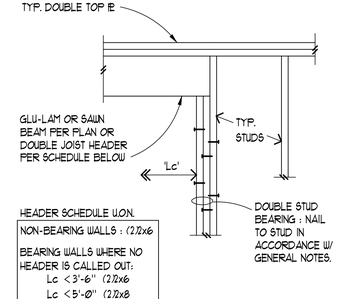
TYPICAL WALL FRAMING SCHEDULE

13



HEADER PLACEMENT AT MULTI-STUD SUPPORT

HEADER PLACEMENT POST OR TS COLUMN



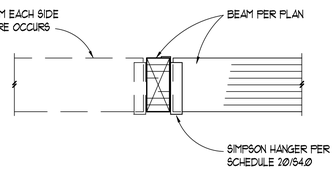
HEADER SCHEDULE U.O.N.

NON-BEARING WALLS : (2)2x6

BEARING WALLS WHERE NO HEADER IS CALLED OUT:
Lc < 3'-6" (2)2x6
Lc < 5'-0" (2)2x8
Lc < 7'-0" (2)2x10

TYPICAL HEADER U.O.N.

15



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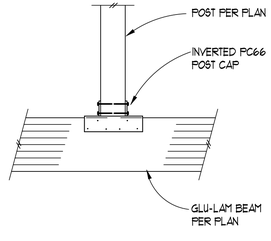
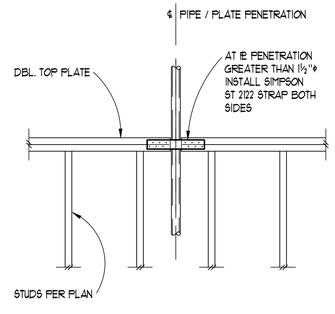


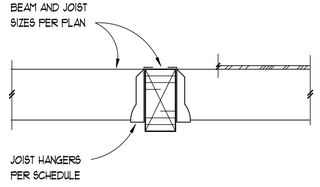
POST TO BEAM BELOW CONNECTION

17



TYPICAL TOP PLATE PENETRATION

18



TYPICAL INTERIOR BEAM SECTION

19

TYPICAL HANGER SCHEDULE

BEAM SIZE	HANGER REQUIRED	CAP. (Kips)
(2) 2x10 OR LESS	U210-2 (OR SIM)	1.86
(2) 2X12	HU212-2 (NAIL ALL HOLES)	2.95
3½" x 11⅞" LVL or PSL	HUCQ412-SDS	5.56
5¼x11⅞" LVL OR PSL	HGUS5.50/12	9.15
5⅛X 12" (OR Ø½") GLB	HGUS5.25/10	9.1
3⅛x12" (OR Ø½") GLB	HUCQ210-2-SDS	4.95
2x SAWN RAFTERS	LU (OR LUS) SERIES	1.06
11⅞" PLYWD WEB JOISTS	IUS OR ITS HANGERS	1.23
2x12 JOISTS	U212 OR HU212TF	1.24

HANGERS SPECIFIED IN SCHEDULE OR ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HANGERS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES LISTED ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND GENERAL FLOOR LOADING.

20

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STRUCTURAL ENGINEERS
23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263
Ph: (206) 623-0769, (425) 640-7333
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SMR ARCHITECTS
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
FX: 206.623.5285

King County Housing Authority

CASCADIAN APARTMENTS
VOLUNTARY PARTIAL SEISMIC UPGRADE

BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007

MARK T. SPEIDEL — STATE OF WASHINGTON — 43713 — REGISTERED PROFESSIONAL ENGINEER
07/7/2023

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2

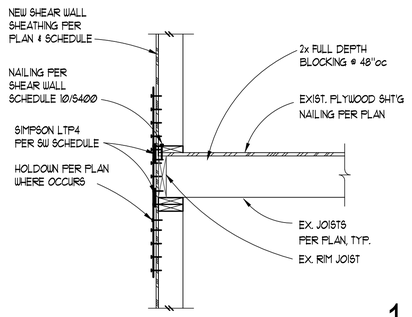
AHJ STAMP

TITLE
BUILDING P
TYPICAL WOOD DETAILS

PERMIT #	
DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S400

10/20/2022 11:02:58 AM



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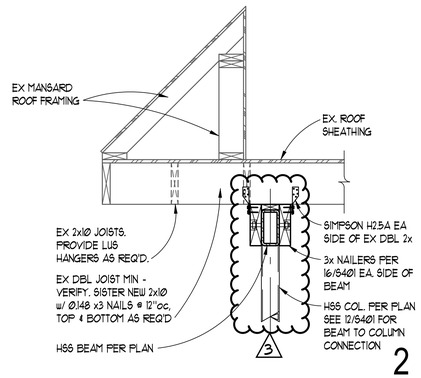

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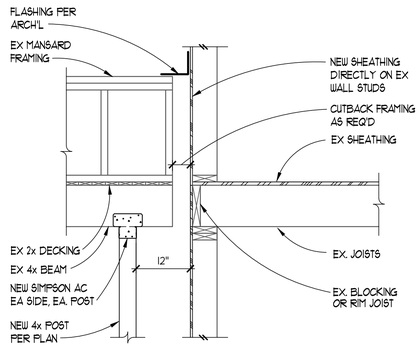

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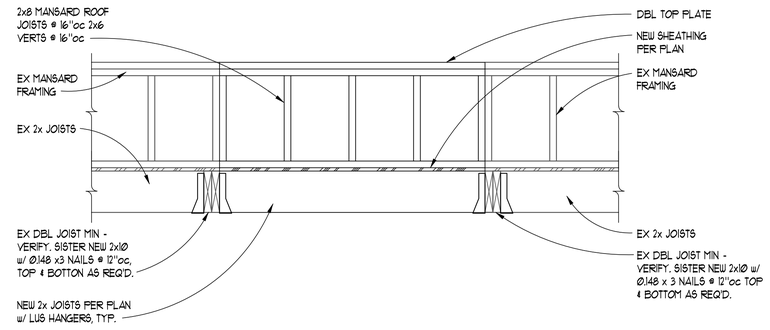

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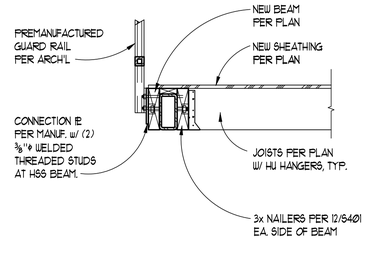

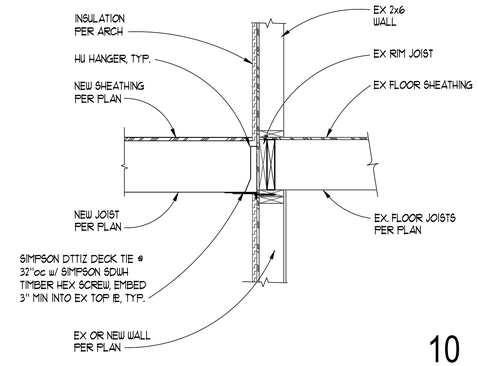

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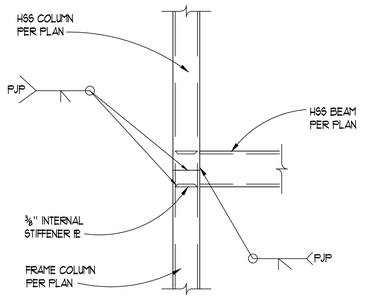
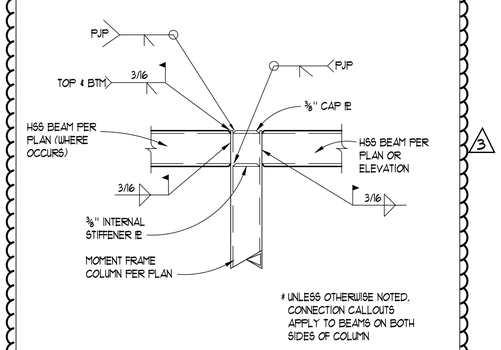


HSS BEAM & COLUMN MOMENT FRAME END CONNECTION

11



* UNLESS OTHERWISE NOTED. CONNECTION CALLOUTS APPLY TO BEAMS ON BOTH SIDES OF COLUMN

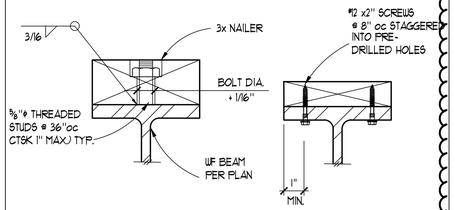
HSS BEAM & COLUMN AT TOP OF MOMENT FRAME

12

13

14

15



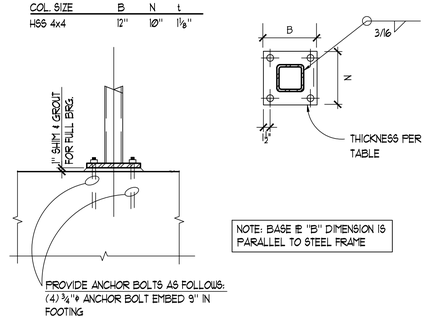
ALTERNATE 1
WELDED THREADED STUDS (WTS)

ALTERNATE 2
#12 SCREWS WITH 2x NAILER

NOTE: PROVIDE 6" FROM END OF WOOD NAILER TO ℄ OF FIRST SCREW OR BOLT, TYP. NOTCH OR CUT NAILERS AS REQ'D FOR VENTING PER ARCH.

TYPICAL NAILER ON STEEL BEAMS

16



TYPICAL BASEPLATE AT TUBE COLUMNS

17

18

19

20

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P-S401

10/20/2022 11:02:58 AM

INSTRUCTIONS TO BIDDERS

1.0 BIDDER RESPONSIBILITY CRITERIA

A. It is the intent of Owner to award a contract to a responsible bidder submitting the lowest responsive bid. Before award, the bidder must meet the following bidder responsibility criteria to be considered a responsible bidder. The bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The bidder must:

1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have industrial insurance coverage for the bidder's employees working in Washington as required in Title 51 RCW; an employment security department number as required in Title 50 RCW; and a state excise tax registration number as required in Title 82 RCW;
4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3);
5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the department of labor and industries on its website; and
6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW;
7. Before award of a public works contract, a bidder shall submit to the contracting agency a signed statement in accordance with RCW 9A.72.085 verifying under penalty of perjury that the bidder is in compliance with the responsible bidder criteria requirement of subsection A, 6 of this section.

1.1 SUBCONTRACTOR RESPONSIBILITY

A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.

B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have:

    a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
    b. A Washington Employment Security Department number, as required in Title 50 RCW;

c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
d. An electrical contractor license, if required by Chapter 19.28 RCW;
e. An elevator contractor license, if required by Chapter 70.87 RCW.

4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3);
5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the department of labor and industries on its website; and
6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.

1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

A. RCW 39.04.350(2) specifically authorizes municipalities to adopt relevant supplement criteria for determining bidder responsibility applicable to a particular project which the bidder must meet.

B. For the work in this project a responsible/qualified Bidder must meet the following standards:

1. Have a current certificate of registration as a contractor, in compliance with chapter 18.27 RCW, for the last three years under the same business name;
2. Have a good record of past performance that includes, but is not limited to, high quality work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, as well as Federal and State rules and regulations in performing construction contracts.
3. Have a current Experience Modification Rate (EMR) of 1.0 or less, or an average EMR rate of 1.0 or less over the last three years. The requirement may, at the Owner's sole discretion, be waived on review of a written explanation that includes details of accidents, L&I records, a Loss Ratio Report for the last five years, costs, dates of events, and changes that have been made by the contractor to reduce accidents. A current company Safety Plan shall also be reviewed.
4. Bidder shall provide evidence of previous successful completion of large exterior renovation projects, of similar scope and complexity. Poor performance, lack or response, or failure to complete projects successfully within the contract time may be grounds for the rejection of bidder.

C. Subcontractors shall have had three years minimum experience licensed in Washington State in the specific specialty contracting business.

1.3 PREPARATION OF BIDS – CONSTRUCTION

A. Bids must be submitted on the Bid Form furnished by the Owner.

B. All fields and questions on required forms must be fully answered and complete. Failure to do so may result in the bid being declared non-responsive.

C. The Bid shall comply with the following requirements:

1. **Pursuant to RCW 39.30.060**, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.
2. The Bidder can name itself for the performance of the work.
3. The Bidder shall not list more than one Subcontractor for each category of work identified.
4. Failure of the Bidder to list Subcontractors or to name itself to perform such work shall render the Bidder's bid nonresponsive and, therefore, void.

D. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.

1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.

E. In order for a bid to be considered responsive, bidders must submit the following signed documents with their bid package:

1. Bid Form
2. Bidder's Information Form
3. Bid Guarantee

F. The Bidder agrees to hold the base bid prices for sixty (60) days from date of bid opening.

1.4 BID GUARANTEE

A. A bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee shall render the bid non-responsive.

B. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to King County Housing Authority.

C. The Owner will return bid guarantees (other than bid bond) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

1.5 AMENDMENTS TO INVITATION TO BID

A. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

B. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.

1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.
2. Addenda will not be issued later than three (3) calendar days before the deadline for receipt of Bids except Addendum withdrawing the request for Bids or extending the deadline for receipt of Bids.

1.6 PRE-BID MEETING

A. All potential bidders are strongly encouraged to attend. Oral statements may not be relied upon and will not be binding or legally effective.

1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

A. Before submitting a bid, the Bidder shall carefully examine each component of the Contract Documents prepared for the Work and any other available supporting data so as to be thoroughly familiar with all the requirements.

B. The Bidder shall obtain copies of all agencies and associations guidelines and standards cited in the Contract Documents and necessary to perform the Work, including full size reproductions of material provided by Owner, at their own expense.

C. The Bidder shall make a thorough and reasonable examination of the project site, facility and conditions under which the Work is to be performed, including but not limited to: Building access; resident occupancy; fire lanes; landscaping; obstacles and character of materials which may be encountered; traffic conditions; public and private utilities; the availability and cost of labor; and available facilities for transportation, handling, and storage of materials and equipment.

1.8 EXPLANATION TO PROSPECTIVE BIDDERS

A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Owner seven (7) calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Questions shall be submitted to:

Michelle Jackson
King County Housing Authority
600 Andover Park W
Seattle, WA 98188
Email: MichelleJ@kcha.org

1.9 PREVAILING WAGES

A. Contractor shall pay no less than the Washington State Department of Labor and Industries (L&I) prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of L&I. The schedule of prevailing wage rates for the locality or localities of the Work is determined by the Industrial Statistician of L&I. It is the Contractor's responsibility to verify the applicable prevailing wage rate.

1. L&I prevailing wage rates may be found at https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/
2. The Owner has determined that the work meets the definition of residential construction.
3. The prevailing wage rates publication date is determined by the bid due date.
4. The work is to be performed in King County.
5. A copy of the prevailing wage rates is available at KCHA.

6. A copy of the prevailing wage rates may be mailed on request.

1.10 TAXES

A. All taxes imposed by law shall be included in the bid amount. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.

B. The retail sales tax does not apply to the gross contract price.

C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

1.11 ASSURANCE OF COMPLETION

A. Payment and performance bonds for 100% of the Contract Sum, including all Change Orders and taxes imposed by law, shall be furnished for the Work, and shall be in a form acceptable to the Owner.

1.12 BID ERROR

A. In the event Bidder discovers an error in its bid, the Bidder may, under certain conditions and if before the date and time that bids are due, modify, their bid, as detailed below:

1. Prior to Date and Time Bids are Due:

a. A Bidder may withdraw its bid at any time prior to the date and time bids are due upon written request.
b. After withdrawing an original submitted bid, a Bidder may modify and resubmit its bid at any time prior to the date and time bids are due.

2. After the Date and Time Bids are Due:

a. A bidder who submits an erroneous low bid may withdraw the bid. The bid withdrawal is permissible if there was an obvious error in the low bid, and the mistake is readily apparent from the bid itself.
b. Notification: Provide to the Owner, within 24 hours of bid opening, written notification of the bidder's intent to withdraw the bid due to error.
c. Documentation: Provide to the Owner within 48 hours of bid opening, documentation sufficient in content to justify bid withdrawal to the satisfaction of the Owner. Include description and evidence of the error.
d. Approval: the Owner will approve or reject the request for withdrawal in writing.
e. Any low bidder who withdraws its bid is prohibited from bidding on the same project if it is subsequently re-solicited.

1.13 ADDITIVE OR DEDUCTIVE BID ITEMS

A. The low bid, for purposes of award, shall be the lowest responsive bid from a qualified responsible bidder offering the low aggregate amount for the base bid, plus additive or deductive bid alternates selected by the Owner.

1.14 BID EVALUATION

A. Responsive Bids: A bid will be considered responsive if it meets the conditions of the solicitation, in addition to but not limited to the following requirements:

1. Bid is received not later than the time and date specified.
2. Bid is submitted in the proper format on the form(s) provided.
3. Bid includes the complete scope of work as defined in bid package.
4. Bid does not include any exclusions or qualifications.
5. Bid includes Unit and Lump Sum Costs as listed in Proposal Form.
6. Forms are complete.

B. After bid opening, bids will be checked for correctness of bid item prices, extensions and the total bid price. Discrepancies shall be resolved by accepting the bid item prices and the corrected extensions and total bid price.

C. Responsible Bidders: the Owner will award contracts only to responsible bidders who demonstrate the ability to successfully perform under the terms and conditions as set forth in the Contract Documents and have successfully completed projects similar in scope and complexity.

1. Bidders must demonstrate relevant experience on similar types of projects and submit detailed information as required on the Bidder Information Form.

D. The Owner reserves the right to contact references and investigate past performance and qualifications of the Bidder, subcontractor, and project team members, including contacting third parties and/or the references provided by the Bidder.

1. The Owner may contact references for other projects including those the Bidder did not identify and/or provided references.
2. References may be asked to rate the performance of and describe their experience with project team members and subcontractors. Bidder Information may be solicited and evaluated on the following subjects: type and features of work; overall quality of project performance and quality of work; experience and technical knowledge and competence of the Bidder and Project Team Members; ability, capacity and skill to perform the Work; ability to manage submittals, requests for information, prevailing wage filings, and other paperwork; compliance with laws, ordinances, and contract provisions; and other information as deemed necessary.
3. Poor reference(s) may be justification to determine a Bidder is not responsible.

E. At the Owner's request, provide any additional explanation or information, which would assist in evaluating the qualifications of the Bidder, subcontractors, project team members, and bid price.

F. The Owner will verify information submitted and if the lowest bidder is determined to be “not responsible,” the Owner will issue, in writing, the specific reasons for this determination. The bidder may appeal this decision. The appeal must be in writing and shall be delivered to the Owner within two business days. The appeal may include additional information that was not

included in the original bid documents. KCHA will make a final determination after the receipt of the appeal. The final determination may not be appealed.

1.15 CONTRACT AWARD

A. Bonding and Insurance: Contract award will be contingent on ability to secure payment/performance bonding, and Contractor's ability to meet the Owner insurance requirements as detailed in the Bid Documents.

B. Must, for the duration of the contract, procure and maintain Builders Risk insurance as stated in Part 2 of the General Conditions. This shall be in addition to General Liability, Automobile Liability, and Professional Liability/Errors and Omissions (if applicable) Coverage.

C. Bonding, insurance certificate with endorsements, and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of contract award. A Notice to Proceed shall be issued immediately after receipt.

D. Right to Reject Bids/Waiver: The Owner reserves the right to reject any or all bids or to waive any informalities or irregularities in the bidding.

E. Retainage Funds: The Owner will not pay interest to the Contractor for accounts where retainage funds are maintained by the Owner. As part of the procurement by which the Contractor was selected for this work, the Contractor agrees to waive any other options and has made allowances for this waiver.

GENERAL CONDITIONS

PART 1 - GENERAL PROVISIONS

1.1 DEFINITIONS

A. “Authority Having Jurisdiction (AHJ)”: A federal, state, local, or other regional department, or an individual such as a fire official, labor department, health department, building official, or other individual having statutory authority.

B. "Contract Documents" means the Instructions to Bidders, Specifications, Plans, General Conditions, Prevailing Wage Rates, Bid Form, Contract Form, other Special Forms, Drawings and Specifications, and all Addenda and modifications thereof.

C. "Contract Sum" is the total amount payable by Owner to Contractor for performance of the Work in accordance with the Contract Documents.

D. "Contract Time" is the number of consecutive Days allotted in the Contract Documents for achieving completion of the Work.

E. "Contracting Officer" means the person delegated the authority by King County Housing Authority to enter into, and/or terminate this Contract. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer.

F. "Contractor" means the person or other entity entering into the Contract with King County Housing Authority to perform all of the services or work required under the Contract.

G. "Day" means calendar day, unless otherwise specified.

H. "Final Acceptance" means the acceptance by Owner that the Contractor has completed the requirements of the Contract Documents.

I. "Force Majeure" means those acts entitling Contractor to request an equitable adjustment in the Contract Time, including, but not limited to, unusually severe weather conditions which could not have been reasonably anticipated.

J. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

K. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

L. "Liquidated Damages" means the amount prescribed in the Contract Documents to be deducted from any payments due or to become due Contractor, for each day's delay in completion of the Work beyond the time allowed in the Contract Documents as stated in the Notice to Proceed, plus any extensions of such time.

M. "Manager" means the person who is an authorized agent of the King County Housing Authority to administer the Contract.

N. "Notice to Proceed" means a notice from Owner to Contractor that defines the date on which the Contract Time begins to run.

O. "Owner" means the King County Housing Authority or its authorized representative with the authority to enter into, administer, and/or terminate the Work in accordance with the Contract Documents and make related determinations and findings.

P. "Property Manager" means the property management company, its officers and employees.

Q. "Provide": Furnish and install, complete and ready for the intended use.

R. "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a Subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime Contract or a subcontract.

S. "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another Subcontractor.

T. "Work" means the construction and services required by the Contract Documents, and includes, but is not limited to, labor, materials, supplies, equipment, services, permits, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.

1.2 EXECUTION AND INTENT

A. The intent of the Specifications and Drawings is to describe a complete Project to be constructed in accordance with the Contract Documents. Contractor shall furnish all labor, materials, equipment, tools, transportation, permits, and supplies, and perform the Work required in accordance with the Contract Documents.

B. All work is to be executed in accordance with the Building Codes, as adopted by the Authority Having Jurisdiction, and other applicable codes and generally accepted industry standards. All products and materials are to be new and handled and applied in accordance with the manufacturer's recommendations.

C. Contractor makes the following representations to Owner:

1. The Contract Sum is reasonable compensation for the Work and the Contract Time is adequate for the performance of the Work, as represented by the Contract Documents;
2. Contractor has carefully reviewed the Contract Documents, had an opportunity to visit and examine the Project site, has become familiar with the local conditions in which the Work is to be performed, and has satisfied itself as to the nature, location, character, quality and quantity of the Work, the labor, materials, equipment, goods, supplies, work, permits, services and other items to be furnished and all other requirements of the Contract Documents, as well as the surface and subsurface conditions and other matters that may be encountered at the Project site or affect performance of the Work or the cost or difficulty thereof.

D. The Contract Documents are complementary. What is required by one part of the Contract Documents shall be binding as if required by all. Anything mentioned in the Specifications and not shown on the Drawings, or shown on the Drawings and not mentioned in the Specifications, shall be of like effect as if shown or mentioned in both.

PART 2 - INSURANCE AND BONDS

2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

A. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or Subcontractors.

2.2 MINIMUM SCOPE OF INSURANCE

A. Contractors shall maintain coverages no less than:

1. Insurance Services Office Commercial General Liability coverage including Products/Completed Operations.
2. Insurance Services Office covering Automobile Liability, code 1 (any auto).
3. Workers' Compensation insurance as required by State law and Employer's Liability Insurance.
4. Builders Risk (Property / Course of Construction insurance covering for all risks of loss for all projects in excess of $250,000.00).

2.3 MINIMUM LIMITS OF INSURANCE

A. Contractor shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit of $2,000,000.
2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: $1,000,000 per accident for bodily injury/sickness or disease.
4. Builder Risk (Property) / Course of Construction: Completed value of project.

2.4 DEDUCTIBLES AND SELF INSURED RETENTION

A. Any deductibles or self-insured retentions must be declared to and approved by the Owner. At the option of the Owner, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the Owner guaranteeing payment of losses and related investigations, claim administration and defense expenses. **NOTE: If this contract deals with hazardous materials or activities (i.e. lead based paint, asbestos, armed security guards) additional provisions covering those exposures must be included in order to protect the Owner's interests.**

2.5 OTHER INSURANCE PROVISIONS

A. The policies are to contain, or be endorsed to contain, the following provisions:

1. The Owner, the Property Manager, its officers, officials, employees, partners, agents and volunteers are to be covered as additional insureds under a "completed operations" type of additional insured endorsement with respect to general liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. The endorsement(s) effectuating the foregoing additional insured coverage shall be ISO form CG 20 10 11 85, or CG 20 10 10 01 issued concurrently with CG 20 37 10 01, or their equivalent as long as it provides additional insured coverage, without limitation, for completed operations; (ii) automobile liability arising out of vehicles owned, leased, hired, or borrowed by or on behalf of the Contractor; (iii) any insurance written on a claims made basis, shall have a retroactive date that coincides with, or precede, the commencement of any work under this contract. Evidence of such coverage shall be maintained for a minimum of six (_6_) years beyond the expiration of the project.
2. King County will not accept Certificates of Insurance Alone. Improperly Completed Endorsements will be returned to your insured for correction by an authorized representative of the insurance company.
3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the Owner, its officers, officials, agents, partners, employees, and volunteers. Any insurance or self-insurance maintained or expired by the Owner, its officers, officials, agents, partners, employees, volunteers, or shall be excess of the Contractor's insurance and shall not contribute with it. King County Housing Authority's Insurance is Non-Contributory in Claims Settlement Funding.
4. The "General description of agreement(s) and/or activity(s) insured" shall include reference to the activity and/or to either specific King County Housing Authority's; project of site name, contract number, lease number, permit number or construction approval number.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or materially changed, except after thirty (30) days' [ten (10) days for non-payment of premium] prior written notice by certified mail, return receipt requested, has been given to the Owner.
6. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract.
7. Builders Risk / Course of Construction policies shall contain the following provisions:

    a. The King County Housing Authority shall be named as loss payee.
    b. The insurer shall waive all rights of subrogation against the Owner and the Property Manager, its officers, officials, employees and volunteers.

2.6 ACCEPTABILITY OF INSURERS

A. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII. The name of the Insurance Company underwriting the coverage and its address shall be noted on the endorsement form. Contractors must provide written verification of their insurer's rating.

2.7 VERIFICATION OF COVERAGE

A. Contractor shall furnish the Owner with original certificates and amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Owner before work commences in sufficient time to permit contractor to remedy any deficiencies. The Owner reserves the right to require complete, certified copies of all required insurance policies or pertinent parts thereof, including endorsements affecting the coverage required by these specifications at any time.

2.8 SUBCONTRACTORS

A. Subcontractors shall include the Contractor as additional insured under their policies. All coverage's for subcontractors shall be subject to all of the requirements stated herein. Contractor shall be responsible for the adequacy of required coverages for subcontractors, and compile related certificates of insurance and endorsements evidencing subcontractors' compliance.

2.9 PAYMENT AND PERFORMANCE BONDS

A. Payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work, using the Payment Bond and Performance Bond form AIA – form A312. Change order increases of cumulative 15% increments require revisions to the bond to match the new Contract Sum.

PART 3 - PERFORMANCE

3.1 CONTRACTOR CONTROL AND SUPERVISION

A. Contractor shall be solely responsible for, and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work, and shall be responsible to Owner for acts and omissions of Contractor, Subcontractors, and their employees and agents.

B. Contractor shall enforce strict discipline and good order among Contractor's employees and other persons performing the Work. Contractor shall not permit employment of persons not skilled in tasks assigned to them. Owner may, by Notice, request Contractor to remove from the Work or Project site any employee Owner reasonably deems incompetent, careless, or otherwise objectionable.

C. The Contractor shall perform on the site, and with its own organization, work equivalent to at least 12% of the total amount of work to be performed under the contract.

D. Work Hours: The Contractor's allowable hours of operation shall be limited to those hours between 8:00 A.M. and 6:00 P.M. Monday to Friday excluding public holidays.

3.2 PERMITS, FEES, AND NOTICES

A. Unless otherwise provided in the Contract Documents, Contractor shall pay for and obtain all permits, licenses, and coordinate inspections necessary for proper execution and completion of the Work. Prior to final payment, the approved, signed permits shall be delivered to Owner.

3.3 PREVAILING WAGES

A. Statutes of the State of Washington RCW 39.12 as amended shall apply to this contract. Requirements, in brief, are stated below:

1. There shall be paid each laborer or mechanic of the Contractor or sub-Contractor engaged in work on the project under this contract in the trade or occupation listed in the schedule of Wage Rates, as determined by the Department of Labor and Industries, not less than the hourly wage rate listed therein, regardless of any contractual relationship which may be alleged to exist between the Contractor and any sub-contractor and such laborers and mechanics.
2. The "prevailing rate or wage" contained in the wage determination include health and welfare fund contributions and other fringe benefits collectively bargained for by the various management and labor organizations. Prevailing wages shall be paid based on the most recent semi-annual list as required by the Department of Labor and Industries (L&I).
3. In case any dispute arises as to what are the prevailing rates for wages of work of a similar nature, and such disputes cannot be resolved by the parties involved, including labor and management representatives, the matter shall be referred for arbitration to the Director of the Department of Labor and Industries of the State of Washington, and the Director's decision shall be final and conclusive and binding on all parties involved in the dispute.

B. Before commencing the Work, Contractor shall file a statement of "Intent to Pay Prevailing Wages."

C. After completion of the Work, Contractor shall file an "Affidavit of Wages Paid."

3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

1. Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, age, marital status, the presence of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status or political affiliation, nor commit any unfair practices as defined in RCW 49.60.
2. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status, or political affiliation.
3. The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders in regard to Equal Employment Opportunity including but not limited to Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and the rules, regulations, and orders of the Secretary of Labor. The Contractor shall include the terms of this Clause in every subcontract so that such term shall be binding on each Subcontractor.
4. Non-Discrimination R.C.W. 49.60: These special requirements establish minimum requirements for affirmative action and are intended to define and implement the basic discrimination provisions of these specifications. Failure to comply with these requirements may constitute grounds for application of contract default.

3.5 SAFETY PRECAUTIONS

A. In performing this contract, the Contractor shall provide for protecting the lives and health of employees and other persons; preventing damage to property, materials, supplies, and equipment; and avoid work interruptions. For these purposes, the Contractor shall:

1. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific safety plan to the Owner's representative prior to the initial scheduled construction meeting.
2. Provide adequate safety devices and measures including, but not limited to, the appropriate safety literature, notice, training, permits, placement and use of barricades, signs, signal lights, ladders, scaffolding, staging, runways, hoist, construction elevators, shoring, temporary lighting, grounded outlets, wiring, hazardous materials, vehicles, construction processes, and equipment required by Chapter 19.27 RCW, State Building Code (Uniform Building, Electrical, Mechanical, Fire, and Plumbing Codes); Chapter 212-12 WAC, Fire Marshal Standards, Chapter 49.17 RCW, WISHA; Chapter 296-155 WAC, Safety Standards for Construction Work; Chapter 296-65 WAC; WISHA Asbestos Standard; WAC 296-62-071, Respirator Standard; WAC 296-62, General Occupation Health Standards, WAC 296-24, General Safety and Health Standards, WAC 296-24, General Safety and Health Standards, Chapter 49.70 RCW, and Right to Know Act.

3. Comply with the State Environmental Policy Act (SEPA), Clean Air Act, Shoreline Management Act, and other applicable federal, state, and local statutes and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources.
4. Post all permits, notices, and/or approvals in a conspicuous location at the construction site.
5. Provide any additional measures that the Owner determines to be reasonable and necessary for ensuring a safe environment in areas open to the public. Nothing in this part shall be construed as imposing a duty upon the Owner to prescribe safety conditions relating to employees, public, or agents of the Contractors.

B. Contractor to maintain safety records: Contractor shall maintain an accurate record of exposure data on all incidents relating to the Work resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment. Contractor shall immediately report any such incident to Owner. Owner shall, at all times, have a right of access to all records of exposure.

C. Contractor to provide HazMat training: Contractor shall provide all persons working on the Project site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.

1. Information. At a minimum, Contractor shall inform persons working on the Project site of:

   a. WAC: The requirements of chapter 296-62 WAC, General Occupational Health Standards;
   b. Presence of hazardous chemicals: Any operations in their work area where hazardous chemicals are present; and
   c. Hazard communications program: The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by chapter 296-62 WAC.

2. Training. At a minimum, Contractor shall provide training for persons working on the Project site which includes:

   a. Detecting hazardous chemicals: Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
   b. Hazards of chemicals: The physical and health hazards of the chemicals in the work area;
   c. Protection from hazards: The measures such persons can take to protect themselves from these hazards, including specific procedures Contractor, or its Subcontractors, or others have implemented to protect those on the Project site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
   d. Hazard communications program: The details of the hazard communications program developed by Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.

D. Hazardous, toxic or harmful substances: Contractor's responsibility for hazardous, toxic, or harmful substances shall include the following duties:

1. Illegal use of dangerous substances: Contractor shall not keep, use, dispose, transport, generate, or sell on or about the Project site, any substances now or hereafter designated as, or which are subject to regulation as, hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute or ordinance (hereinafter collectively referred to as "hazardous substances"), in violation of any such law, regulation, statute, or ordinance, but in no case shall any such hazardous substance be stored on the Project site.
2. Contractor notifications of spills, failures, inspections, and fines: Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup. Contractor shall promptly notify Owner of all failures to comply with any federal, state, or local law, regulation, or ordinance; all inspections of the Project site by any regulatory entity concerning the same; all regulatory orders or fines; and all responses or interim cleanup actions taken by or proposed to be taken by any government entity or private party on the Project site.

E. Public safety and traffic: All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.

F. Contractor to act in an emergency: In an emergency affecting the safety of life or the Work or of adjoining property, Contractor is permitted to act, at its discretion, to prevent such threatened loss or injury, and Contractor shall so act if so authorized or instructed.

G. No duty of safety by Owner: Nothing provided in this section shall be construed as imposing any duty upon Owner with regard to, or as constituting any express or implied assumption of control or responsibility over, Project site safety, or over any other safety conditions relating to employees or agents of Contractor or any of its Subcontractors, or the public.

3.6 INDEPENDENT CONTRACTOR

A. The Contractor and Owner agree the Contractor is an independent contractor with respect to the services provided pursuant to this Contract. Nothing in this Contract shall be considered to create a relationship of employer and employee between the parties hereto. Neither the Contractor nor any employee of the Contractor shall be entitled to any benefits accorded Owner employees by virtue of the services provided under this Contract. The Owner shall not be responsible for withholding or otherwise deducting federal income tax or social security or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Contractor, or any employees of the Contractor.

3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

A. Contractor shall confine all operations, including storage of materials, to Owner-approved areas.

B. Contractor shall be responsible for the proper care and protection of its materials and equipment delivered to the Project site.

C. Contractor shall protect and be responsible for any damage or loss to the Work, or to the materials or equipment until the date of Final Acceptance, and shall repair or replace without cost to Owner any damage or loss that may occur.

3.8 PRIOR NOTICE OF EXCAVATION

A. Prior to any excavation Contractor shall engage a locate service for all underground facilities or utilities. Contractor shall pay all fees for locator services and pay for all damages caused by excavation.

3.9 UNFORESEEN PHYSICAL CONDITIONS

A. Notice requirement for concealed or unknown conditions: If Contractor encounters conditions at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, or unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then Contractor shall give written notice to Owner promptly and in no event later than seven Days after the first observance of the conditions. Conditions shall not be disturbed prior to such notice.

B. Adjustment in Contract Time and Contract Sum: If such conditions differ materially and cause a change in Contractor's cost of, or time required for, performance of any part of the Work, the Contractor may be entitled to an equitable adjustment in the Contract Time or Contract Sum, or both, provided it makes a request therefore as provided in Part 5.

3.10 PROTECTION OF EXISTING STRUCTURES, EQUIPMENT, VEGETATION, UTILITIES, AND IMPROVEMENTS

A. Contractor shall protect from damage all existing conditions, including soils, structures, equipment, improvements, utilities, and vegetation at or near the Project site; and on adjacent property of a third party, the locations of which are made known to or should be known by Contractor. Contractor shall repair any damage, including that to the property of a third party, resulting from failure to comply with the requirements of the Contract Documents, any defects of equipment, material, workmanship or design furnished by the Contractor, or failure by Contractor or subcontractor at any tier to exercise reasonable care in performing the Work. If Contractor fails or refuses to repair the damage promptly, Owner may have the necessary work performed and charge the cost to Contractor.

B. New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the Specifications.

3.11 MATERIAL AND EQUIPMENT

A. All equipment, material, and articles incorporated into the Work shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in the Contract Documents. References in the Specifications to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard quality and shall not be construed as limiting competition. Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of Owner, is equal to that named in the Specifications, unless otherwise specifically provided in the Contract Documents.

B. Substitutions shall be considered where qualities and attributes including, but not limited to, cost, performance, weight, size, durability, visual effect, and specific features and requirements indicated are deemed equal or better by the Owner at the Owner's sole discretion. All requests for substitutions shall be made in writing to Owner and shall not be deemed to be approved unless approved in writing by Owner.

3.12 CORRECTION OF NONCONFORMING WORK

A. Contractor shall promptly correct Work found by Owner not to conform to the requirements of the Contract Documents, whether observed before or after Final Acceptance.

B. If Contractor fails to correct nonconforming Work, Owner may replace, correct, or remove the nonconforming Work and charge the cost thereof to the Contractor.

3.13 CLEAN UP

A. Contractor shall at all times keep the Project site, including hauling routes, infrastructures, utilities, and storage areas, free from accumulations of waste materials. Before completing the Work, Contractor shall remove from the premises its rubbish, tools, scaffolding, equipment, and materials. Upon completing the Work, Contractor shall leave the Project site in a clean, neat, and orderly condition satisfactory to Owner. If Contractor fails to clean up as provided herein, and after reasonable notice from Owner, Owner may do so and the cost thereof shall be charged to Contractor.

3.14 SUBCONTRACTORS AND SUPPLIERS

A. Contractor shall utilize Subcontractors and suppliers which are experienced and qualified.

B. By appropriate written agreement, Contractor shall require each Subcontractor to be bound to Contractor by terms of those Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.

C. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.

D. It is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis. The Owner reserves the right to withhold a portion of the Contractor's payment if the Contractor fails to make timely payments to the Subcontractors and material suppliers.

E. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and any Subcontractor; or any persons other than Owner and Contractor.

F. The Contractor shall not enter into any subcontract with any subcontractor who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or by any state, territory, or municipality.

3.15 INDEMNIFICATION

A. The Contractor hereby agrees to indemnify, defend, and hold harmless the Authority, its successors and assigns, director, officers, officials, employees, agents, partners and volunteers (all foregoing singly and collectively (Indemnities") from a and against any and all claims, losses, harm costs, liabilities, damages and expenses, including, but not limited to, reasonable attorney's fees arising or resulting from the performance of the services, or the acts or omissions of the Contractor its successors, and assigns, employees, subcontractors or anyone acting on the contractor's behalf in connection with this Contract or its performance of this Contract.

B. Provided, however, that the Contractor will not be required to indemnify, defend, or save harmless the indemnitee as provided in the preceding paragraphs of this section if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the indemnitee. Where such claims, suites, or actions result from the concurrent negligence of (a) the indemnitee or the indemnitee's agents or employees and (b) the Contractor or the Contractor's agent or employee, the indemnity provisions provided in the proceeding paragraphs of this section shall be valid and enforceable only to the extent of the Contractor's negligence or the negligence of its agents and employees..

C. The foregoing indemnity is specifically and expressly intended to constitute a waiver of the Contractor's immunity under Washington's Industrial Insurance act, RCW Title 51. The parties acknowledge that these provisions were specifically negotiated and agreed upon by them. If any portion of this indemnity clause is invalid or unenforceable, it shall be deemed excised and the remaining portions of the clause shall be given full force and effect.

D. The Contractor hereby agrees to require all its Subcontractors or anyone acting under its direction or control or on its behalf in connection with or incidental to the performance of this Contract to execute an indemnity clause identical to the preceding clause, specifically naming the Owner as indemnity, and failure to do so shall constitute a material breach of this Contract by the Contractor.

3.16 PROHIBITION AGAINST LIENS

A. The Contractor is prohibited from placing a lien on the Owner's property. This prohibition shall apply to all subcontractors of any tier and all materials suppliers, in accordance with RCW 35.82.190.

3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

A. Liquidated Damages

1. Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. The liquidated damage amounts set forth will be assessed not as a penalty, but as liquidated damages for breach of the Contract Documents. This amount is fixed and agreed upon by and between the Contractor and Owner because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages the Owner would in such event sustain. This amount shall be construed as the actual amount of damages sustained by the Owner, and may be retained by the Owner and deducted from any payments to the Contractor.

2. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed.

3.18 WAIVER AND SEVERABILITY

A. The failure or delay of either party to insist on performance of any provision of the Contract, or to exercise any right or remedy available under the Contract, shall not be construed as a waiver of that provision, right, or remedy in any later instance. Waiver or breach of any provision of the Contract shall not be construed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Contract, unless the Contract is modified pursuant to the Clause entitled "Contract Modifications" herein.

B. If any provision of the Contract is or becomes void or unenforceable by operation of law, the remaining provisions shall be valid and enforceable.

PART 4 - PAYMENTS AND COMPLETION

4.1 CONTRACT SUM

A. The Contract Sum shall include all taxes imposed by law and properly chargeable to the Project, including sales tax. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.

B. The retail sales tax does not apply to the gross contract price.

C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

4.2 APPLICATION FOR PAYMENT

A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an Application for Payment for Work completed in accordance with the Contract Documents. Each application shall be supported by such substantiating data as Owner may require.

B. Each invoice shall include the following statement: "I hereby certify that the items listed are proper charges for materials, merchandise or services provided to the King County Housing Authority, and that all goods and/or services have been provided; that prevailing wages have been paid in accordance with the approved statements of intent filed with the Department of Labor and Industries; and that sub-contractors and/or suppliers have been paid, less earned retainage, as their interest appears in the last payment received."

C. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. Each Application for Payment shall be consistent with previous applications and payments.

D. Owner shall retain 5% of the amount of each progress payment until 45 Days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including releases by Washington State Employment Security Department and Washington State Department of Revenue, Department of Labor & Industries, and consent of surety to release of the retainage.

E. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.

1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
2. When an application shows completion of an item, submit final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.

    a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.

F. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

G. Approved payments shall be mailed to the Contractor within 30 days.

4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

A. The Owner shall make a final inspection of the Work on receipt of (1) written notice from the Contractor that the Work is ready for final inspection and (2) a final Application for Payment. When the Owner finds the Work acceptable and fully performed under the Contract Documents, and the Contractor has delivered to the Owner all warranties, permits, and operations manuals, the Owner will issue a Notice of Final Completion.

B. Acceptance of final payment by Contractor, or any Subcontractor, shall constitute a waiver and release to Owner of all claims by Contractor, or any such Subcontractor, for an increase in the Contract Sum or the Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in PART 7 - .

PART 5 - CHANGES

5.1 CHANGE IN THE WORK

A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in 5.2 and 5.3.

B. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's approval.

C. The Contractor agrees that any change in the Contract Amount or Contract Time provided in a Change Order is full and complete compensation to the Contractor for the change(s) to the work, deleted work, modified work, direct or indirect impact on the Contractor's schedule, and for any equitable adjustment or time extension to which the Contractor may be entitled to in this Change Order, pursuant to the Contract between the Owner and Contractor.

5.2 CHANGE IN THE CONTRACT SUM

A. Change Order Pricing - Fixed Price: When the fixed price or time and materials method is used to determine the value of any Work covered by a Change Order, or of a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:

1. Contractor's Change Order proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets with documentation in a form approved by Owner.
2. Any request for adjustment of Contract Sum shall include only the following items:

    a. Craft labor costs for Contractors and Subcontractors.

        1) Basic wages and benefits: Hourly rates and benefits according to applicable prevailing wages.
        2) Direct supervision shall not to exceed 15% of the cost of direct labor. No supervision markup shall be allowed for a working supervisor's hours.
        3) Worker’s Insurance. Direct contributions to the State for industrial insurance, medical aid, and supplemental pension by the class and rates established by L&I.
        4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.

5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.

b. Material Costs: Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.

c. Equipment Costs: Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.

d. Allowance for Overhead: This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:

1) For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.
2) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
3) For Contractor, for any Work performed by its Subcontractor(s), 6% of the amount due each Subcontractor.
4) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 5% of the amount due the sub-Subcontractor.

e. Allowance for Profit:

1) For Contractor or Subcontractor of any tier for work performed by their forces, 5% of the cost developed in accordance with subsections a, b & c above.
2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.

f. Insurance or Bond Premium: The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.

B. Change Order Pricing - Unit Prices

1. Work on a unit-price basis as stated in the Specifications and at the price submitted in the Bid Form or as subsequently modified.

a. Unit prices shall include reimbursement for all direct and indirect costs of the Work, including overhead and profit, and bond and insurance costs; and
b. Quantities must be supported by field measurement verified by Owner.

5.3 CHANGE IN THE CONTRACT TIME

A. The Contract Time shall only be changed by a Change Order. Contractor shall immediately notify Owner, and shall include any request for a change in the Contract Time in its Change Order proposal.

B. If the time of Contractor's performance is changed due to an act of Force Majeure, Contractor shall request for an equitable adjustment in the Contract Time in writing within 24-hours of the occurrence.

PART 6 - CLAIMS AND DISPUTE RESOLUTION

6.1 CLAIMS PROCEDURE

A. If the parties fail to reach agreement regarding any dispute arising from the Contract Documents, Contractor's only remedy shall be to file a Claim with Owner within 30 Days from Owner's final offer.

B. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect, impact, and consequential) to which Contractor may be entitled. It shall be fully substantiated and documented.

C. After Contractor has submitted a fully-documented Claim, Owner shall respond, in writing, to Contractor with a decision within 30 Days from the date the Claim is received.

D. Contractor shall proceed with performance of the Work pending final resolution of any Claim. Owner's written decision as set forth above shall be final and conclusive as to all matters set forth in the Claim.

E. Any Claim of the Contractor against the Owner for damages, additional compensation, or additional time, shall be conclusively deemed to have been waived by the Contractor unless timely made in accordance with the requirements of this section.

6.2 ARBITRATION

A. If Contractor disagrees with Owner's decision rendered in accordance with paragraph 6.1C, Contractor shall provide Owner with a written demand for arbitration. No demand for arbitration of any such Claim shall be made later than 30 Days after the date of Owner's decision on such Claim; failure to demand arbitration within said 30 Day period shall result in Owner's decision being final and binding upon Contractor and its Subcontractors.

1. Notice of the demand for arbitration shall be filed with the American Arbitration Association (AAA), with a copy provided to Owner. The parties shall negotiate or mediate under the Voluntary Construction Mediation Rules of the AAA, or mutually acceptable service.

B. All Claims arising out of the Work shall be resolved by arbitration. The judgment upon the arbitration award may be entered, or review of the award may occur, in the superior court having jurisdiction thereof. No independent legal action relating to or arising from the Work shall be maintained.

6.3 CLAIMS AUDITS

A. All Claims filed against Owner shall be subject to audit at any time following the filing of the Claim. Failure of Contractor, or Subcontractors of any tier, to maintain and retain sufficient records to allow Owner to verify all or a portion of the Claim or to permit Owner access to the books and records of Contractor, or Subcontractors of any tier, shall constitute a waiver of the Claim and shall bar any recovery.

1. In support of Owner audit of any Claim, Contractor shall promptly make available to Owner all records relating to the Work.

PART 7 - TERMINATION OF THE WORK

7.1 TERMINATION BY OWNER FOR CAUSE

A. Owner may, upon a written Notice to Contractor and to its surety, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for cause upon the occurrence of any one or more of the following events:

1. Contractor fails to prosecute the Work or any portion thereof with sufficient diligence to ensure Completion of the Work within the Contract Time;
2. Contractor is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or a receiver is appointed on account of its insolvency;

3. Contractor fails in a material way to replace or correct Work not in conformance with the Contract Documents;
4. Contractor repeatedly fails to supply skilled workers or proper materials or equipment;
5. Contractor repeatedly fails to make prompt payment due to Subcontractors, suppliers, or for labor;
6. Contractor materially disregards or fails to comply with laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction; or
7. Contractor is otherwise in material breach of any provision of the Contract Documents.

B. Upon termination, Owner may at its option:

1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
2. Finish the Work by whatever other reasonable method it deems expedient.

C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.

D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 7.2B, and shall not be entitled to receive further payment until the Work is accepted.

E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.

F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.

G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

7.2 TERMINATION BY OWNER FOR CONVENIENCE

A. Owner may, upon Notice, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for the convenience of Owner.

B. Unless Owner directs otherwise, after receipt of a Notice of termination for either cause or convenience, Contractor shall promptly:

1. Stop performing Work on the date and as specified in the notice of termination;
2. Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of the Work as is not terminated;
3. Cancel all orders and subcontracts, upon terms acceptable to Owner, to the extent that they relate to the performance of Work terminated;

PART 8 - MISCELLANEOUS PROVISIONS

8.1 RECORDS KEEPING AND REPORTING

A. The Contractor and all Subcontractors shall maintain accounts and records in accordance with State Auditor’s procedures, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Contract and other such records as may be deemed necessary by the Owner to ensure proper accounting for all funds contributed by the Owner to the performance of this Contract and compliance with this Contract.

B. The Contractor, and its Subcontractors, shall maintain these records for a period of six (6) years after the date of Final Acceptance.

8.2 AUDITS AND INSPECTIONS

A. The records and documents with respect to all matters covered by this Contract shall be subject at all times to inspection, review or audit by the Owner or any other government agency so authorized by law during the performance of this Contract. The Owner shall have the right to an annual audit of the Contractor's financial statement and condition.

8.3 ORGANIZATION CONFLICTS OF INTEREST

A. The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this Contract and the Contractor's organizational, financial, contractual or other interests are such that:

1. Award of the Contract may result in an unfair competitive advantage; or
2. The Contractor's objectivity in performing the Contract work may be impaired.

B. The Contractor agrees that if after award they discover an organizational conflict of interest with respect to this Contract, they shall make an immediate and full disclosure in writing to the Contracting Officer, which shall include a description of the action, which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The Owner may, however, terminate the Contract if it deems the action to be in the best interest of the Owner.

C. In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the Contracting Officer, the Owner may terminate the Contract for default.

D. The provisions of this Clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the services provided by the Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

8.4 INTERESTS OF MEMBERS OF CONGRESS

A. No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Contract or to any benefit to arise therefrom, but this provision shall not be construed to extend to this Contract if made with a corporation for its general benefit.

8.5 INTERESTS OF MEMBERS, OFFICERS, COMMISSIONERS AND EMPLOYEES, OR FORMER MEMBERS, OFFICERS AND EMPLOYEES

A. No member, officer, or employee of the King County Housing Authority, no member of the governing body of the locality in which the project is situated, no member of the governing body in which the Owner was activated, and no other public official or such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Contract or the proceeds thereof.

BID FORM

PROJECT NAME AND LOCATION:

Exterior Renovation **Contract Number: DW2400631**
Cascadian Apartments

The undersigned, Legal Name of Bidder: _____on this date: _____, 2024, having familiarized him/herself with the contract documents, site conditions, and has field verified all measurements contained in the project manual as prepared by the Owner, hereby proposes to furnish labor, materials and necessary equipment – all including, but not limited to, demolition, disposal, new installation and the required applicable taxes and fees to complete the work for the following bid amounts:

BASE BID _____ (**$**_____)
(Including sales tax indicated in Instructions to Bidders)

UNIT PRICES See Specification Section 01100, 1.2 – Unit Prices

Unit Price No. 1 _____ ($_____)
Roof Framing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 2 _____ ($_____)
Ceiling Insulation R19 (Including sales tax indicated in Instructions to Bidders)

ADDENDA _____
Acknowledge receipt of any addenda by inserting the number(s) above

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. The undersigned hereby agrees that this proposal shall be a valid and firm offer for a period of Sixty (60) calendar days from the date of Bid Opening.

Bidder agrees that Work will be substantially complete and ready for final payment in accordance with the Contract Documents on or before the date, within the number of calendar days indicated.

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

_____ _____
Signature of Bidder Print Your Name

Submitted on _____ day of _____ 2024

_____ _____
City State

BIDDER INFORMATION

BIDDER INFORMATION

Name of Bidder (Company): _____

Address: _____

Contact Name: _____

Phone Number: _____ Email Address: _____

Business Type: General Contractor ☐ Other ☐ (Please specify): _____

Bidder is a(n): ☐ Individual ☐ Partnership ☐ Joint Venture ☐ Incorporated in the state of _____

List business names & associated UBI # used by Bidder during the past 5 years if different than above:

_____

Bidder has been in business continuously from: _____
Month, Year

Business License #: _____ Federal ID #: _____

Current UBI #: _____ Dept. of L&I Worker's Comp. Acct. #: _____

Bidder has experience in work "Similar in Scope and Complexity" comparable to that required for this Project:

As a prime contractor for _____ years. As a subcontractor for _____ years.

OWNER(S) OF COMPANY (List **all** owners):	OWNER'S SOCIAL SECURITY NUMBER (only required if sole proprietorship):

No. of regular full-time employees other than owner(s): _____

Indicate clearly the kind of work your company will actually perform in this project:

_____

Approximate % of work your company will actually perform:

List the supervisory personnel to be employed by the Bidder and available for, and intended to, work on this project:

Name	Title	How Long With Bidder
_____	_____	_____
_____	_____	_____

BIDDER INFORMATION

SUBCONTRACTORS

Do you intend to use Subcontractor(s) in this project? Yes ☐ No ☐ **See Instructions to Bidders, Part 1.3, C**

Subcontractors Name	Subcontractor's UBI#	Phone Number	Trade	Years in Business
1.			HVAC	
2.			PLUMBING	
3.			ELECTRICAL	
4.				
5.				
6.				
7.				
8.				

BIDDER'S EXPERIENCE

Projects successfully supervised and completed by your company for work of similar scope and value as specified in bid documents in the last 5 years. Attach additional pages as necessary.

Name of Project	Completion Date	Duration (Months)	Nature of Work	Amount of Contract
1.				
2.				
3.				
4.				
5.				

Owner's Name (of project listed above)	Project Address	Contact Person	Phone Number
1.			
2.			
3.			
4.			
5.			

Has Bidder ever been found guilty of violating any State or Federal employment laws? ☐ No ☐ Yes
If yes, give details & attach additional pages as necessary:

BIDDER INFORMATION

Has Bidder ever filed for protection under any provision of the federal bankruptcy laws or state insolvency laws? ☐ No ☐ Yes. If yes, give details & attach additional pages as necessary:

Has any lien, claim and/or adverse legal action related to construction been rendered against Bidder in the past five years? (i.e., open claims, lawsuits, warrants, judgements including but not limited to those that would show on the L&I website) ☐ No ☐ Yes. If yes, give details & attach additional pages as necessary:

Has Bidder or any of its employees filed any claims with Washington State Worker's Compensation or other insurance company for accidents resulting in fatal injury or dismemberment in the past 5 years? ☐ No ☐ Yes.
If yes, please state:

Date	Type of Injury	Agency Receiving Claim

Bidders current Experience Modification Rate (EMR): _____

(If Bidder is self-insured, attach proof of EMR stated, showing complete worksheet calculations)

The bidder hereby certifies that the information contained in this Bidder's Information is accurate, complete and current.

BY: _____ NAME: _____
(signature) (print)

TITLE: _____ DATE: _____

CONTRACT FORM

This Contract is entered into by and between the King County Housing Authority, hereinafter referred to as the "Owner" whose principal office is located at 600 Andover Park West, Seattle, WA 98188 and [Name of Contractor], referred to as the "Contractor", whose principal office is located at [Contractor's Address].

IN CONSIDERATION OF the mutual benefits and conditions hereinafter contained, the parties hereto agree as follows:

1.1 Contract Documents

A. The provisions set forth in the Contract Documents are hereby incorporated into and made part of the Contract. Contractor acknowledges receipt and review of all Contract Documents applicable to performance of the work. The Contract shall consist of the following component parts:

1. This Instrument
2. Addenda
3. Specifications
4. Plans
5. Bid Form
6. Pre-Bid Agenda
7. General Conditions
8. Instructions to Bidders
9. Prevailing Wage Rates
10. Performance and Payment Bonds
11. Hazardous Material Report

1.2 Scope of Services to be Performed by the Contractor: The Contractor shall provide all labor, materials, tools, equipment, transportation, supplies, and incidentals required to complete the work in accordance with the Contract Documents for:

Project: Cascadian Apartments Exterior Renovations Contract No.: DW2400631

1.3 Compensation: The total amount of the Contract shall be [$$$] dollars and [¢¢] cents ($[$$$.$$]) subject to additions and deductions provided therein.

1.4 Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within one hundred eighty (180) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.

1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of **$500** per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

The individuals signing this Contract warrant and represent for themselves and for their respective organizations that they are duly authorized to sign this Contract and that upon such signing their respective organizations are bound thereby.

DATED this _____ day of _____, 2024

Contractor

_____
President/Owner

Owner

_____
Robin Walls
President/CEO
KING COUNTY HOUSING AUTHORITY

CERTIFICATE OF INSURANCE

DATE(MM/DD/YY)
Issue Date

PRODUCER
Vendor's Insurance Agent
Street Address
City, State, Zip
Phone Number

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Vendor Name
Street Address
City, State, Zip

COMPANIES AFFORDING COVERAGE

COMPANY A	**ABC Insurance Company**
COMPANY B	**DEF Insurance Company**
COMPANY C	**GHI Insurance Company**
COMPANY D	

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH REPSECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCUR [ ] OWNER'S & CONTRACTOR'S PROT	**XXX123**	**01/01/00**	**01/01/01**	GENERAL AGGREGATE PRODUCTS-COMP/OP AGG PERSONAL & ADV INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED EXP (Any one person)	**2,000,000** **1,000,000** **1,000,000** **1,000,000** **50,000** **5,000**
B	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [ ] NON-OWNED AUTOS	**XXX456**	**01/01/00**	**01/01/01**	COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	**1,000,000**
	GARAGE LIABILITY [ ] ANY AUTO				AUTO ONLY-EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE	
	EXCESS LIABILITY [ ] UMBRELLA FORM [ ] OTHER THAN UMBRELLA FORM				EACH OCCURRENCE AGGREGATE	
C	**WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY** THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: [ ] INCL [ ] EXCL	**XXX789**	**01/01/00**	**01/01/01**	[X] STATUTORY LIMITS EACH ACCIDENT DISEASE-POLICY LIMIT DISEASE-EACH EMPLOYEE	**1,000,000** **1,000,000** **1,000,000**
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

King County Housing Authority and Allied Residential Services are named as additional insureds with respect to above general liability and auto coverage. Re: Contract DW2400631 at Cascadian Apartments, 15517 NE 12th St, Bellevue, WA 98007.

CERTIFICATE HOLDER
King County Housing Authority
Allied Residential Services
600 Andover Park West
Seattle, WA 98188-3326

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL **30** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Signature of Insured's Agent

ACORD 25-S (3/93)

ACORD CORPORATION 1993

PROVIDE

GENERAL LIABILITY ENDORSEMENT

and

AUTO LIABILITY ENDORSEMENT

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

Limited Good Faith Asbestos Inspection

"Cascadian Apartments"
15517 NE 12th St
Bellevue, WA 98007

Prepared For
Mr. Darrell Westlake
King County Housing Authority
600 Andover Park W
Tukwila, WA 98188

Project Number	2023-0286
Inspection Date	May 9, 2023
Report Date	May 15, 2023
Inspected By	Tanveer Khan, Daniel Fyffe,
AHERA Certification	# 185718, 187715
Certification Expiration Date	July 13, 2023, Feb 9, 2024

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1.0 SCOPE OF WORK

A Limited Good Faith Asbestos Inspection was conducted on building P & N of Cascadian Apartments located at 15517 NE 12th St, Bellevue, WA 98007 on May 9, 2023.

Tanveer Khan and Daniel Fyffe, AHERA Certified Building Inspectors, conducted this inspection at the request of Mr. Darrell Westlake of King County Housing Authority.

The purpose of this inspection was to identify asbestos containing building materials that would be impacted by the planned renovations. **As per client, these renovations are limited to the patio/balcony, exterior siding, and the roofs of building P & N only.**

Due to occupancy, destructive sampling methods were not utilized to collect samples of suspect building materials. No soft/limited demolition was performed during this inspection. Hidden materials may exist within the structures, and all suspect materials must be treated as asbestos containing until testing proves otherwise.

This inspection constitutes a survey of accessible suspect ACM in the project area and was conducted in accordance with:

The National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 Code of Federal Regulations (CFR) Part 61, Subpart M requires a survey by an accredited asbestos inspector prior to demolition of a structure.

This asbestos survey also satisfies the requirements for "Good Faith" inspection outlined in Washington Administrative Code (WAC) 296-62-07721(2), *Communication of hazards*, which requires the owner of a structure to provide contractors with a written report identifying the asbestos-containing materials expected to be disturbed during renovation or demolition.

The asbestos survey section is written to comply with the AHERA asbestos sampling procedure as stated in 40 CFR 763.86. This protocol is required under the Puget Sound Clean Air Agency (PSCAA Regulation III, Article IV, rev. March 26, 2009) for all asbestos surveys prior to a building demolition or renovation.

A floor plan indicating locations of samples collected by NVL personnel has been included in **Appendix A**.

2.0 INSPECTION METHOD

Asbestos Inspection Method

The NVL Labs field inspector is an Asbestos Building Inspector, certified under the requirements of the United States Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) regulation 40 CFR 763, Subpart E. A copy of his certificate is provided in Appendix C.

The AHERA Guidelines dictate the following:

The inspector must determine *homogeneous areas*, which are defined as an area of Thermal System Insulation, Surfacing Material, or Miscellaneous Material that is uniform in texture and color.

Once homogeneous areas have been determined, the inspector must determine whether or not material is friable or non-friable. ***Friable*** is defined as a material, that when dry, can be crushed, pulverized, or reduced to dust using hand pressure, and ***non-friable*** material is defined as a material, that when dry, *cannot* be crushed pulverized or reduced to dust using hand pressure. Materials normally defined as non-friable can become friable by definition if sufficiently damaged.

Once friability has been determined, the materials suspected of containing asbestos are divided into one of three categories: Thermal System Insulation (TSI), Surfacing Material (SM), or Miscellaneous Material (MM). Generally speaking, TSI and SM are considered to be friable, with the exception of TSI where the structural integrity of the insulation is intact and the protective out wrap is undamaged.

Once materials are divided into one of the categories, samples are collected in the following manner:

Friable Thermal System Insulation:

1. Inspector shall collect three (3) randomly distributed samples;

2. Inspector shall collect a minimum of one sample of each TSI materials that appears to have been used as a patch, as long as the patch is less than 6 linear feet / 6 square feet;

3. Inspector shall collect in a manner sufficient, samples from areas of TSI applied to fittings, tees, and joints.

Friable Surfacing Material:

1. Inspector shall collect samples in random manner of surfacing materials as follows:

    a. Collect three bulk samples from an area believed to be homogeneous (defined as a material that appears to be the same or similar and was installed at the same time) that is 1,000 square feet or less in size;

    b. Collect five bulk samples from an area believed to be homogeneous that is greater than 1,000 square feet in size, but less than 5,000 square feet in size;

    c. Collect seven bulk samples from an area believed to be homogeneous that is greater than 5,000 square feet.

2.0 INSPECTION METHOD (continued)

Miscellaneous Materials:

1. Inspector shall collect samples in a manner and number sufficient to determine if the material is asbestos-containing or not.

All Materials Determined to Be Non-Friable:

1. Inspector shall collect samples in a manner and number sufficient to determine if the material is asbestos containing or not.

In addition to these sampling requirements, the AHERA Building Inspector is required to assess the following of each material that is found to be positive for asbestos:

1. The condition of each material;
2. Accessibility;
3. Possibility for air erosion.

Once the samples have been collected, they must be analyzed by an accredited laboratory, and they must be analyzed using polarized light microscopy methods, commonly referred to as EPA Method 600/R-93/116.

NVL Labs collected samples and obtained analytical data for suspect asbestos-containing materials identified in the building. Once collected, each bulk sample was sealed in an unadulterated plastic bag to eliminate the possibility of cross-contamination. "Chain-of-Custody" tracking was followed to maintain sample integrity during handling and data reporting at NVL Labs.

A walk-through inspection of all accessible areas of the space was performed to identify suspect asbestos-containing materials. This inspection included a review of the internal and external aspects of this structure. The locations and types of potential asbestos-containing materials were noted.

Homogeneous Materials

Homogeneous materials are defined as an area of asbestos-containing material or presumed asbestos-containing material which appears similar throughout in terms of color, texture, and date of material application. The report listing for homogenous materials will appear as follows:

Sample Number	Material Description by Layer	Location	Asbestos	Quantity	Friable
#	Layer 1 is not asbestos-containing **Layer 2 is asbestos-containing**	**Location description**	1. % **2. %**	**"X" LF/ft²**	**Yes/No**

3.0 LABORATORY INFORMATION

Laboratory Analysis: Asbestos

In accordance with 40 CFR Chapter 1 (7-01-07 Edition) Part 763, Subpart E, Appendix E, asbestos samples are analyzed at NVL Labs using polarized light microscopy (PLM) with dispersion staining. If samples are not homogeneous, then sub-samples of the components are analyzed separately. All bulk samples are analyzed using EPA Method 600/R-93/116 with the following measurement uncertainties for reported % asbestos: 1%=0-3%, 5%≥1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%. Only materials containing more than 1% total asbestos were classified as "asbestos-containing" based on EPA, state, and local regulations.

Findings for samples containing more than one separable layer of materials are reported for each layer. The asbestos concentration in the sample is determined by visual estimation.

NVL Labs is accredited by the National Institute of Standards and Technology (NIST) under the National Volunteer Laboratory Accreditation Program (NVLAP) program for bulk asbestos fiber analysis; *NVLAP Lab Code 102063-0*

Laboratory Accreditation

Professional accreditations for NVL Laboratories, Inc. include the following:

NVL Laboratories, Inc. is currently accredited by the National Institute of Standards and Technology (NIST) under the National Volunteer Laboratory Accreditation Program (NVLAP) program for bulk asbestos fiber analysis.

NVLAP Lab Code 102063-0

NVL Laboratories, Inc. is approved by the American Industrial Hygiene Association (AIHA) Asbestos Analysts Registry (AAR) program for airborne asbestos fiber analysis.

AAR Counter ID 7412

NVL Laboratories, Inc. is currently accredited by the American Industrial Hygiene Association (AIHA) under the Industrial Hygiene Laboratory Accreditation Program (IHLAP). The IHLAP program is designed specifically for laboratories involved in analyzing samples to evaluate workplace exposure.

IHLAP Certification Number 563

4.0 BUILDING DESCRIPTION

Parcel Number	143380-0000
Year of Construction	1968
Building Square Footage	13,250 ft^2 (areas surveyed)
County	King
General Building Type	The property has several detached multi-story apartment buildings of wood-frame construction.
Primary External Components	The exterior of building P & N is wood siding.
Foundation Type	The foundation was not a part of this inspection.
Roofing Material(s)	The roof of building P & N is rolled asphalt sheeting.
Window Type(s)	The windows were not a part of this inspection.
Flooring	The areas surveyed have concrete and carpet tile flooring.
Thermal Systems with Insulation	The thermal systems were not a part of this inspection.
Finishing	The areas inspected are finished with wood.

5.0 FINDINGS

Building P

Sample Number	Material Description by Layer	Location	Asbestos	Quantity **	Friable*
2023-0286-3-1	Mortar / filler	Unit # P135, patio / balcony floor	ND		
2023-0286-3-2	Residual gray mastic	Unit # P231, patio / balcony floor	ND		
2023-0286-3-3	Residual gray mastic	Unit # P334, patio / balcony floor	ND		
2023-0286-3-4	1: Rolled asphalt sheeting 2: Foam insulation board	Flat roof	1: ND 2: ND		
2023-0286-3-5	1: Rolled asphalt sheeting 2: Foam insulation board	Flat roof	1: ND 2: ND		
2023-0286-3-6	Rolled asphalt sheeting	Roof - parapet walls	ND		
2023-0286-3-7	Black sealant	Roof - on the outlets	ND		
2023-0286-3-8	Gray / beige caulking	Roof - metal flashing seams	ND		
2023-0286-3-9	Tri-tab asphaltic shingle / mastic	Perimeter angled roof	ND		
2023-0286-3-10	Drywall (GWB)	Behind exterior wood siding	ND		

Building N

Sample Number	Material Description by Layer	Location	Asbestos	Quantity **	Friable*
2023-0286-3-11	1: Concrete 2: Mortar / filler	Unit # N165, patio / balcony floor	1: ND 2: ND		
2023-0286-3-12	1: Residual blue mastic 2: White leveler / filler 3: Residual black mastic	Unit # N266, patio / balcony floor	1: ND 2: ND 3: ND		
2023-0286-3-13	1: Carpet tile 2: Carpet tile padding with mastic 3: White leveler / filler	Unit # N364, patio / balcony floor	1: ND 2: ND 3: ND		
2023-0286-3-14	1: Rolled asphalt sheeting 2: Foam insulation board	Flat roof	1: ND 2: ND		
2023-0286-3-15	1: Rolled asphalt sheeting 2: Foam insulation board	Flat roof	1: ND 2: ND		

ND None Detected

5.0 FINDINGS (CONTINUED)

Building N

Sample Number	Material Description by Layer	Location	Asbestos	Quantity **	Friable*
2023-0286-3-16	1: Rolled asphalt sheeting 2: Foam insulation board	Flat roof	1: ND 2: ND		
2023-0286-3-17	Rolled asphalt sheeting	Roof - parapet walls	ND		
2023-0286-3-18	1: Gray sealant 2: Black sealant 3: White sealant	Roof - on the outlets	1: ND 2: ND 3: ND		
2023-0286-3-19	Gray / beige caulking	Roof - metal flashing seams	ND		
2023-0286-3-20	Tri-tab asphaltic shingle / mastic	Perimeter angled roof	ND		
2023-0286-3-21	Drywall (GWB)	Behind exterior wood siding	ND		

ND None Detected

Any suspect material(s) not identified above should not be disturbed and should be tested immediately. All suspect materials must be treated as asbestos-containing until testing proves otherwise.

6.0 CONCLUSIONS AND RECOMMENDATIONS

There were **no** asbestos-containing building materials identified during the Limited Good Faith Asbestos Inspection of building P & N of Cascadian Apartments located at 15517 NE 12th St, Bellevue, WA 98007.

Contractors should be aware that concealed suspect asbestos-containing building materials may be uncovered during demolition or renovation work. Contractors should have contingency plans that include stopping work, evacuation of the immediate area and sampling by a certified AHERA Building Inspector whenever these materials are found. Concealed suspect materials may include, but are not limited to: non-fiberglass pipe or roof drain insulation; spray-applied coatings; cement board; asphalt or paper vapor barriers; floorings and adhesives.

If discovered, all asbestos-containing materials that will be disturbed as a natural part of renovation and/or demolition are required to be removed and disposed of in accordance with Washington State regulations. Washington State Department of Labor and Industries and PSCAA require that the abatement be performed using Certified Asbestos Workers under the direct on-site supervision by a Certified Asbestos Supervisor.

NVL recommends that an AHERA inspector/project manager be on site at the time of renovation/demolition to ensure that any potentially asbestos-containing materials uncovered during the process of renovation/demolition be dealt with properly.

6.0 CONCLUSIONS AND RECOMMENDATIONS (CONTINUED)

NVL Labs, Inc. is making the following recommendations regarding asbestos:

1. A copy of this inspection report should be maintained at the site during any renovations.

2. A copy of this inspection report should be provided to the General Contractor and any Sub

3. Contractors working on the renovation project.

4. A licensed asbestos abatement contractor must be utilized to remove any asbestos-containing materials that will be impacted by the planned demolition.

5. Abatement specifications should be prepared by a Hazardous Materials Consulting firm covering the regulated building materials that will be impacted by the renovations / demolition, and these specifications should be part of any contract documents prepared for this project.

6. A licensed asbestos abatement contractor must be utilized to remove any asbestos-containing materials that will be impacted by the planned renovation / demolition.

7. A Hazardous Materials Consulting Firm should provide project oversight and air monitoring during the removal of the asbestos-containing materials.

7.0 LIMITATIONS

The purpose of this Limited Good Faith Asbestos Inspection report is to document asbestos-containing materials discovered at "Cascadian Apartments" – 15517 NE 12th St, Bellevue, WA 98007.

The purpose of this inspection was to identify asbestos containing building materials that would be impacted by the planned renovations. **As per client, these renovations are limited to the patio/balcony, exterior siding, and the roofs of building P & N only.**

Due to occupancy, destructive sampling methods were not utilized to collect samples of suspect building materials. No soft/limited demolition was performed during this inspection. Hidden materials may exist within the structures, and all suspect materials must be treated as asbestos containing until testing proves otherwise.

This site visit consisted of a thorough visual walk-through of the building for the purpose of viewing and sampling potential asbestos-containing material. As hazardous material surveys are non-comprehensive by nature, NVL Laboratories, Inc. cannot be held liable for materials which require destructive means to access, materials which are hidden from sight (e.g. materials hidden behind walls), materials which cannot be found due to their obscure nature, or which otherwise cannot be discovered with reasonable diligence.

This document is the sole property of NVL Laboratories and the property owner, or his agent, authorizing this inspection.

Inspected By

Tanveer Khan
AHERA Building Inspector
AHERA Certification: # 185718
Expiration Date: January 13, 2023

Reviewed By

Syed Hasan
Manager Field Services
AHERA Certification: # 185713
Expiration Date: July 13, 2023

Inspected By

Daniel Fyffe
AHERA Building Inspector
AHERA Certification: # 187715
Expiration Date: February 9, 2024

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Appendix A

Sample Locations (Floor Plan)

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

NVL Project # **2023-0286**

Client King County Housing Authority - Darrell

Location "Cascadian Apartments" 15517 NE 12th St

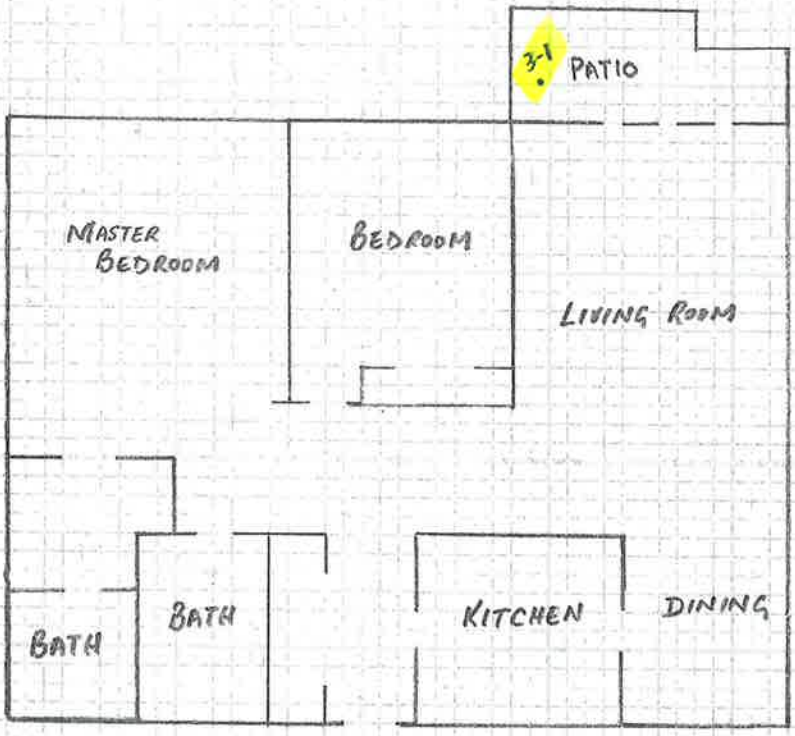
City Bellevue

Page 1 of 8

Date 5/9/2023

Made by Daniel Fyffe

UNIT P135



(NOT TO SCALE)

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

NVL Project # **2023-0286**

Client King County Housing Authority - Darrell

Page 2 of 8

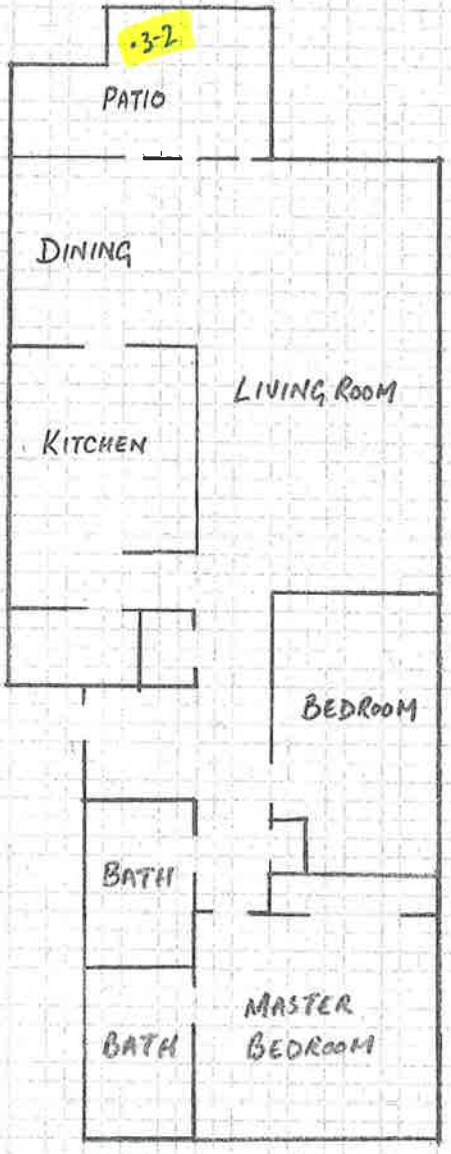
Location "Cascadian Apartments" 15517 NE 12th St

Date 5/9/2023

City Bellevue

Made by Daniel Fyffe

UNIT P231



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NVL Project # **2023-0286**

Client King County Housing Authority - Darrell

Page 3 of 8

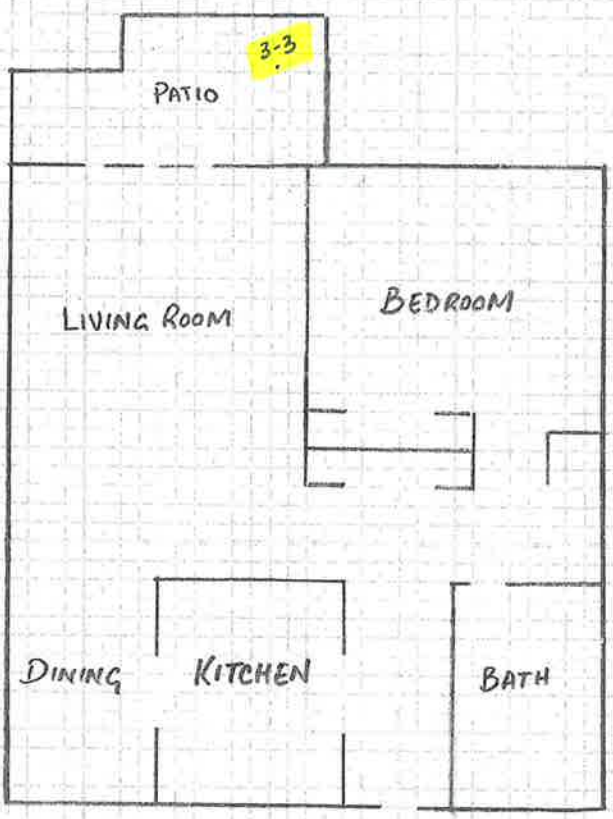
Location "Cascadian Apartments" 15517 NE 12th St

Date 5/9/2023

City Bellevue

Made by Daniel Fyffe

UNIT P334



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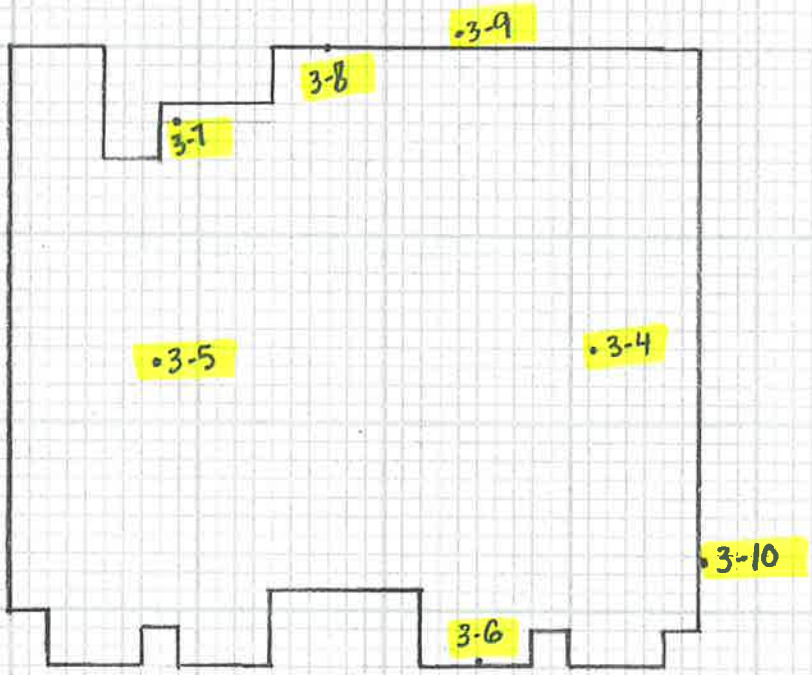
NVL Project # **2023-0286**

Client King County Housing Authority - Darrell Page 4 of 8

Location "Cascadian Apartments" 15517 NE 12th St Date 5/9/2023

City Bellevue Made by Daniel Fyffe

BUILDING P - EXTERIOR & ROOF



(NOT TO SCALE)

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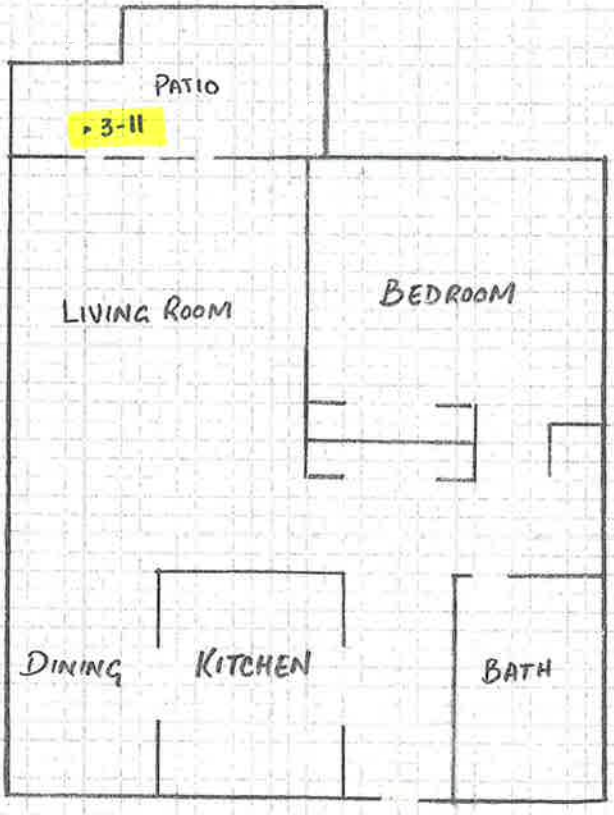
NVL Project # **2023-0286**

Client King County Housing Authority - Darrell Page 5 of 8

Location "Cascadian Apartments" 15517 NE 12th St Date 5/9/2023

City Bellevue Made by Daniel Fyffe

UNIT N165



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NVL Project # **2023-0286**

Client King County Housing Authority - Darrell

Page 6 of 8

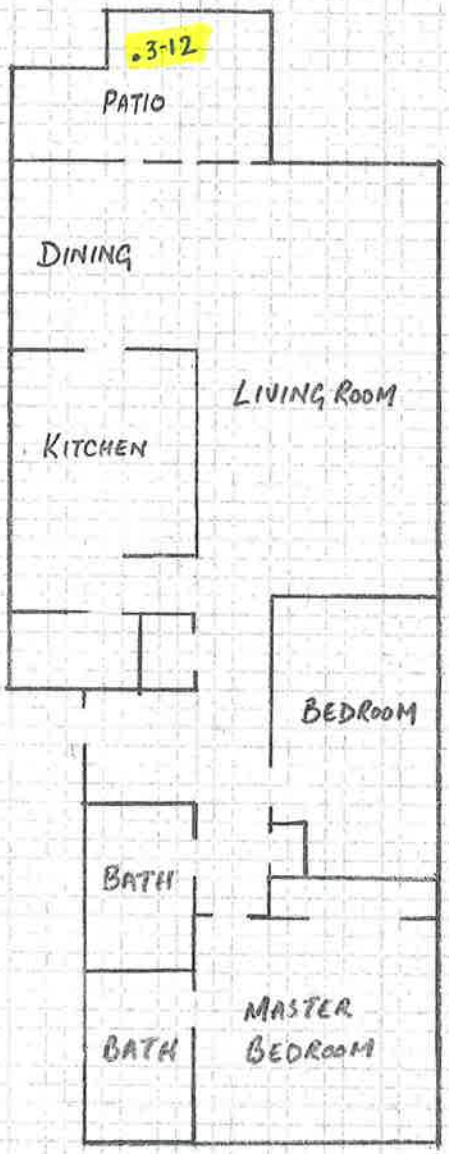
Location "Cascadian Apartments" 15517 NE 12th St

Date 5/9/2023

City Bellevue

Made by Daniel Fyffe

UNIT N266



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NVL Project # **2023-0286**

Client King County Housing Authority - Darrell

Location "Cascadian Apartments" 15517 NE 12th St

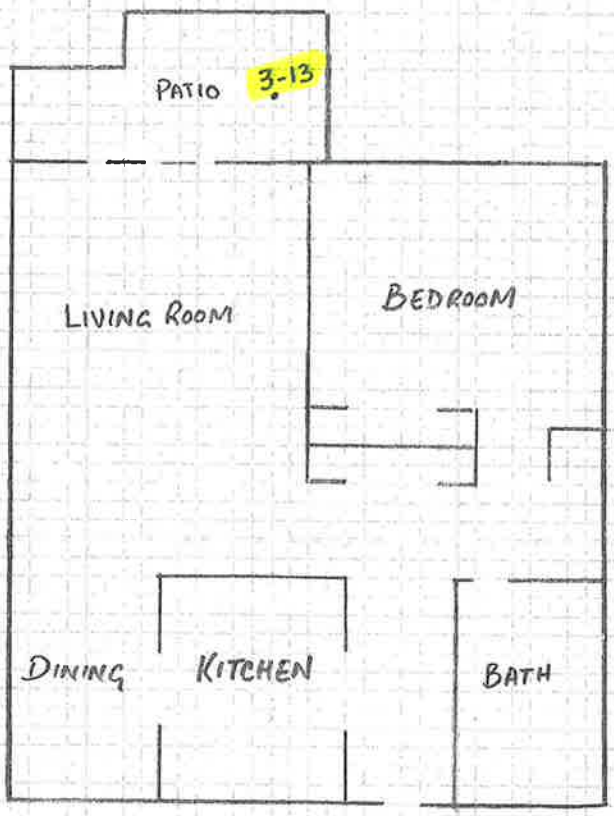
City Bellevue

Page 7 of 8

Date 5/9/2023

Made by Daniel Fyffe

UNIT N364



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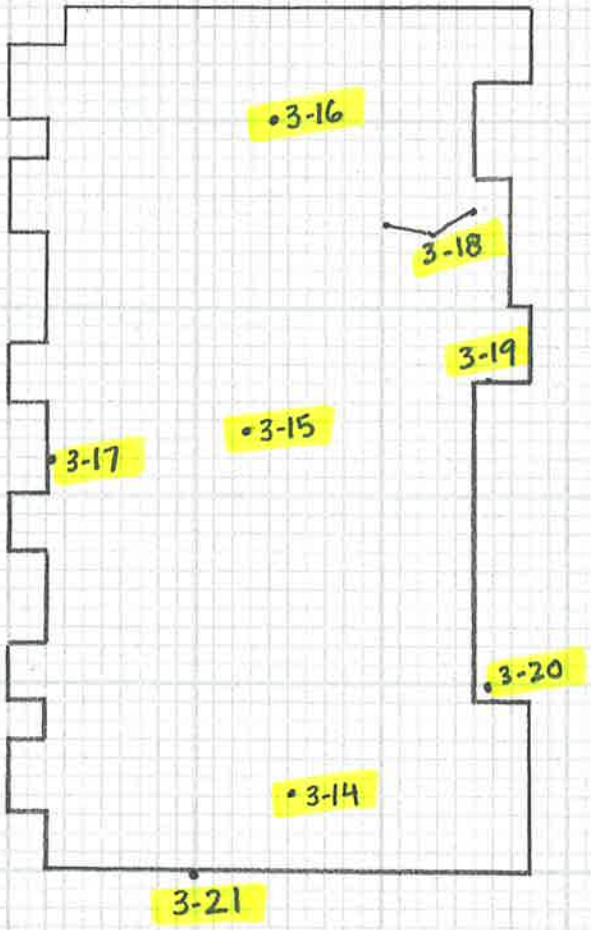
NVL Project # **2023-0286**

Client King County Housing Authority - Darrell Page 8 of 8

Location "Cascadian Apartments" 15517 NE 12th St Date 5/9/2023

City Bellevue Made by Daniel Fyffe

BUILDING N - EXTERIOR & ROOF



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Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
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Appendix B

Laboratory Analysis Results

May 11, 2023

Tanveer Khan
NVL Field Services Division
4708 Aurora Ave. N.
Seattle, WA 98103

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2307495.00

Client Project: 2023-0286
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Dear Mr. Khan,

Enclosed please find test results for the 10 sample(s) submitted to our laboratory for analysis on 5/9/2023.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

NVLAP
Testing
Lab Code: 102063-0

Enc.: Sample Results

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Batch #: 2307495.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 10
Samples Analyzed: 10
Method: EPA/600/R-93/116

Lab ID: 23045831 **Client Sample #: 2023-0286-3-1**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1	**Description:** White cementitious material with granules		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Cement/Binder, Granules, Mineral grains	Cellulose <1%	**None Detected ND**

Lab ID: 23045832 **Client Sample #: 2023-0286-3-2**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1	**Description:** Gray rubbery material with fibrous debris		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder, Debris, Fine particles	Synthetic fibers 11%	**None Detected ND**

Lab ID: 23045833 **Client Sample #: 2023-0286-3-3**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1	**Description:** Gray rubbery material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder, Fine particles	Cellulose <1%	**None Detected ND**

Lab ID: 23045834 **Client Sample #: 2023-0286-3-4**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 2	**Description:** Black asphaltic fibrous material with granules		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 27%	**None Detected ND**
Layer 2 of 2	**Description:** White foamy material with paper		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Synthetic foam, Fine particles	Cellulose 12%	**None Detected ND**

Lab ID: 23045835 **Client Sample #: 2023-0286-3-5**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Batch #: 2307495.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 10
Samples Analyzed: 10
Method: EPA/600/R-93/116

Layer 1 of 2 **Description:** Black asphaltic fibrous material with granules

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 26%	**None Detected ND**

Layer 2 of 2 **Description:** White foamy material with paper

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Synthetic foam, Fine particles	Cellulose 17%	**None Detected ND**

Lab ID: 23045836 **Client Sample #: 2023-0286-3-6**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1 **Description:** Black asphaltic fibrous material with granules

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Synthetic fibers 23%	**None Detected ND**
	Glass fibers 9%	

Lab ID: 23045837 **Client Sample #: 2023-0286-3-7**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1 **Description:** Black asphaltic material with granules

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Cellulose 5%	**None Detected ND**

Lab ID: 23045838 **Client Sample #: 2023-0286-3-8**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1 **Description:** Gray rubbery material with debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Rubber/Binder, Debris, Fine particles	Cellulose 2%	**None Detected ND**

Lab ID: 23045839 **Client Sample #: 2023-0286-3-9**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Batch #: 2307495.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 10
Samples Analyzed: 10
Method: EPA/600/R-93/116

Layer 1 of 1 **Description:** Black asphaltic fibrous material with granules & black mastic

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 24%	**None Detected ND**

Lab ID: 23045840 **Client Sample #: 2023-0286-3-10**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Layer 1 of 1 **Description:** Beige chalky material with paper

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Gypsum/Binder, Fine particles	Cellulose 43%	**None Detected ND**
	Glass fibers 3%	

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES

Company	NVL Field Services Division	**NVL Batch Number**	**2307495.00**
Address	4708 Aurora Ave. N. Seattle, WA 98103	**TAT** 3 Days **AH** No **Rush TAT**	
Project Manager	Mr. Tanveer Khan	**Due Date** 5/12/2023 **Time** 1:10 PM	
Phone	(206) 547-0100	**Email**	tanveer.k@nvllabs.com
Cell	(206) 799-2916	**Fax**	(206) 634-1936

Project Name/Number: 2023-0286 **Project Location:** "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.P)

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 10 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	23045831	2023-0286-3-1		A
2	23045832	2023-0286-3-2		A
3	23045833	2023-0286-3-3		A
4	23045834	2023-0286-3-4		A
5	23045835	2023-0286-3-5		A
6	23045836	2023-0286-3-6		A
7	23045837	2023-0286-3-7		A
8	23045838	2023-0286-3-8		A
9	23045839	2023-0286-3-9		A
10	23045840	2023-0286-3-10		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Fatima Khan		NVL	5/9/23	1310
Analyzed by	Alex Shea		NVL	5/10/23	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 5/9/2023
Time: 1:21 PM
Entered By: Fatima Khan

CHAIN of CUSTODY
SAMPLE LOG

2307495

Client	NVL Laboratories Inc	**NVL Batch Number**	
Street	4708 Aurora Ave N Seattle, WA 98103	**Client Job Number**	2023-0286
Project Manager	Syed Hasan	**Total Samples**	10
Project Location	"Cascadian Apartments" 15517 NE 12th St Bellevue, WA 98007 (Bldg. P)	**Turn Around Time**	☐ 1 Hr ☐ 2 Hrs ☐ 4 Hrs ☐ 6 Hrs ☐ 1 Day ☐ 2 Days ☒ 3 Days ☐ 4 Days ☐ 5 Days ☐ 10 Days Please call for TAT less than 24 Hrs
		Email address	DarrellW@kcha.org

Phone: (206) 574-1230 **Fax:** (206) 357-2441 **Direct No** (206) 693-6415

☐ **Asbestos Air** ☐ PCM (NIOSH 7400) ☐ TEM (NIOSH 7402) ☐ TEM (AHERA) ☐ TEM (EPA Level II) ☐ Other ______

☒ **Asbestos Bulk** ☒ PLM (EPA/600/R-93/116) ☐ PLM (EPA Point Count) ☐ PLM (EPA Gravimetry) ☐ TEM BULK

☐ **Mold/Fungus** ☐ Mold Air ☐ Mold Bulk ☐ **Rotometer Calibration**

METALS	**Det. Limit**	**Matrix**		**RCRA Metals**	☐ All 8	**Other Metals**
						☐ **All 3**
☐ Total Metals	☐ FAA (ppm)	☐ Air Filter	☐ Soil	☐ Arsenic (As)	☐ Chromium (Cr	☐ Copper (Cu)
☐ TCLP	☐ ICP (ppm)	☐ Drinking water	☐ Paint Chips in %	☐ Barium (Ba)	☐ Lead (Pb)	☐ Nickel (Ni)
☐ Cr 6	☐ GFAA (ppb)	☐ Dust/wipe (Area)	☐ Paint Chips in cm	☐ Cadmium (Cd)	☐ Mercury (Hg)	☐ Zinc (Zn)

☐ **Other Types of Analysis** ☐ Fiberglass ☐ Silica ☐ Nuisance Dust ☐ Respirable Dust ☐ Other (Specify) ______________

Condition of Package: ☐ Good ☐ Damaged (no spillage) ☐ Severe damage (spillage)

Seq. #	Lab ID	Client Sample Number	Comments	A/R
1		2023-0286 - 3-1		
2		3-2		
3		3-3		
4		3-4		
5		3-5		
6		3-6		
7		3-7		
8		3-8		
9		3-9		
10		3-10		
11				
12				
13				
14				
15				

	Print Below	Sign Below	Company	Date	Time
Sampled by	TAN KHAN	Tanveer Khan	NVL	5-9-23	9:30 AM
Relinquished by	TAN KHAN	Tanveer Khan	NVL	5-9-23	1:10 PM
Received by	[signature]	[signature]	[signature]	5/9/23	1:16pm
Analyzed by					
Results Called by					
Results Faxed by					

Special Instructions: Unless requested in writing, all samples will be disposed of two (2) weeks after analysis.

Results report to TAN

May 11, 2023

Tanveer Khan
NVL Field Services Division
4708 Aurora Ave. N.
Seattle, WA 98103

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2307496.00

Client Project: 2023-0286
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Dear Mr. Khan,
Enclosed please find test results for the 11 sample(s) submitted to our laboratory for analysis on 5/9/2023.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

NVLAP
Testing
Lab Code: 102063-0

Enc.: Sample Results

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Batch #: 2307496.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Lab ID: 23045841 **Client Sample #: 2023-0286-3-11**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 2	**Description:** Gray cementitious material with granules and debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Cement/Binder, Granules, Debris	Cellulose	<1%	**None Detected ND**
	Mineral grains			
Layer 2 of 2	**Description:** White cementitious material with granules and debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Cement/Binder, Granules, Debris	Cellulose	<1%	**None Detected ND**
	Mineral grains			

Lab ID: 23045842 **Client Sample #: 2023-0286-3-12**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 3	**Description:** Blue rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Rubber/Binder, Fine particles	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** White brittle material with granules			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Granules, Mineral grains	Cellulose	<1%	**None Detected ND**
Layer 3 of 3	**Description:** Black brittle material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 23045843 **Client Sample #: 2023-0286-3-13**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Batch #: 2307496.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Layer 1 of 3	**Description:** Gray fibrous material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler	Synthetic fibers	96%	**None Detected ND**
Layer 2 of 3	**Description:** Gray foamy material with mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Synthetic foam, Mastic/Binder, Fine particles	Synthetic fibers	4%	**None Detected ND**
Layer 3 of 3	**Description:** White cementitious material with granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Cement/Binder, Granules, Mineral grains	None Detected	ND	**None Detected ND**

Lab ID: 23045844 **Client Sample #: 2023-0286-3-14**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 2	**Description:** Multi-layered black asphaltic material with granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	18%	**None Detected ND**
		Synthetic fibers	14%	
Layer 2 of 2	**Description:** White foamy material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Synthetic foam, Fine particles	Cellulose	22%	**None Detected ND**

Lab ID: 23045845 **Client Sample #: 2023-0286-3-15**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 2	**Description:** Multi-layered black asphaltic material with granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	17%	**None Detected ND**
		Synthetic fibers	12%	

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Batch #: 2307496.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Layer 2 of 2 **Description:** White foamy material with paper

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Synthetic foam, Fine particles	Cellulose 23%	**None Detected ND**

Lab ID: 23045846 **Client Sample #: 2023-0286-3-16**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 2 **Description:** Black asphaltic fibrous material with granules

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 16%	**None Detected ND**

Layer 2 of 2 **Description:** White foamy material with paper

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Synthetic foam, Fine particles	Cellulose 24%	**None Detected ND**

Lab ID: 23045847 **Client Sample #: 2023-0286-3-17**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 1 **Description:** Multi-layered black asphaltic material with granules

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 28%	**None Detected ND**
	Synthetic fibers 15%	

Lab ID: 23045848 **Client Sample #: 2023-0286-3-18**

Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Comments: Unsure of correct layer sequence.

Layer 1 of 3 **Description:** Gray rubbery material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Rubber/Binder, Fine particles	None Detected ND	**None Detected ND**

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division
Address: 4708 Aurora Ave. N.
Seattle, WA 98103

Attention: Mr. Tanveer Khan
Project Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Batch #: 2307496.00
Client Project #: 2023-0286
Date Received: 5/9/2023
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Layer 2 of 3	**Description:** Black brittle asphaltic material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles	Glass fibers <1%	**None Detected ND**
Layer 3 of 3	**Description:** White rubbery material with debris		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder, Debris, Fine particles	Cellulose <1%	**None Detected ND**

Lab ID: 23045849 **Client Sample #: 2023-0286-3-19**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 1	**Description:** Gray rubbery material with debris		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder, Debris, Fine particles	Cellulose 4%	**None Detected ND**

Lab ID: 23045850 **Client Sample #: 2023-0286-3-20**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 1	**Description:** Black asphaltic fibrous material with granules & black mastic		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 20%	**None Detected ND**

Lab ID: 23045851 **Client Sample #: 2023-0286-3-21**
Location: "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Layer 1 of 1	**Description:** White chalky material with paper		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Gypsum/Binder, Fine particles	Cellulose 24%	**None Detected ND**

Sampled by: Client
Analyzed by: Alex Shea **Date:** 05/10/2023
Reviewed by: Kunga Woser **Date:** 05/11/2023

Kunga Woser

Kunga Woser, Senior Laboratory Analyst

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASB-02

ASBESTOS LABORATORY SERVICES

Company	NVL Field Services Division	**NVL Batch Number**	**2307496.00**
Address	4708 Aurora Ave. N. Seattle, WA 98103	**TAT** 3 Days **AH** No **Rush TAT**	
Project Manager	Mr. Tanveer Khan	**Due Date** 5/12/2023 **Time** 1:10 PM	
Phone	(206) 547-0100	**Email**	tanveer.k@nvllabs.com
Cell	(206) 799-2916	**Fax**	(206) 634-1936

Project Name/Number: 2023-0286 **Project Location:** "Cascadian Apartments" 15517 NE 12th St. Bellevue, WA 98007 (Bldg.N)

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 11 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	23045841	2023-0286-3-11		A
2	23045842	2023-0286-3-12		A
3	23045843	2023-0286-3-13		A
4	23045844	2023-0286-3-14		A
5	23045845	2023-0286-3-15		A
6	23045846	2023-0286-3-16		A
7	23045847	2023-0286-3-17		A
8	23045848	2023-0286-3-18		A
9	23045849	2023-0286-3-19		A
10	23045850	2023-0286-3-20		A
11	23045851	2023-0286-3-21		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Fatima Khan		NVL	5/9/23	1310
Analyzed by	Alex Shea		NVL	5/10/23	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 5/9/2023
Time: 1:25 PM
Entered By: Fatima Khan

CHAIN of CUSTODY SAMPLE LOG

2307496

Client	NVL Laboratories Inc	**NVL Batch Number**	
Street	4708 Aurora Ave N	**Client Job Number**	2023-0286
	Seattle, WA 98103	**Total Samples**	11
Project Manager	Syed Hasan	**Turn Around Time**	☐ 1 Hr ☐ 2 Hrs ☐ 4 Hrs ☐ 6 Hrs ☐ 1 Day ☐ 2 Days ☒ 3 Days ☐ 4 Days ☐ 5 Days ☐ 10 Days
Project Location	"Cascadian Apartments" 15517 NE 12th St		
	Bellevue, WA 98007 (Bldg. N)		Please call for TAT less than 24 Hrs
		Email address	DarrellW@kcha.org

Phone: (206) 574-1230 **Fax:** (206) 357-2441 **Direct No** (206) 693-6415

☐ **Asbestos Air** ☐ PCM (NIOSH 7400) ☐ TEM (NIOSH 7402) ☐ TEM (AHERA) ☐ TEM (EPA Level II) ☐ Other

☒ **Asbestos Bulk** ☒ PLM (EPA/600/R-93/116) ☐ PLM (EPA Point Count) ☐ PLM (EPA Gravimetry) ☐ TEM BULK

☐ **Mold/Fungus** ☐ Mold Air ☐ Mold Bulk ☐ **Rotometer Calibration**

METALS	**Det. Limit**	**Matrix**		**RCRA Metals**		**Other Metals**
					☐ All 8	☐ All 3
☐ Total Metals	☐ FAA (ppm)	☐ Air Filter	☐ Soil	☐ Arsenic (As)	☐ Chromium (Cr	☐ Copper (Cu)
☐ TCLP	☐ ICP (ppm)	☐ Drinking water	☐ Paint Chips in %	☐ Barium (Ba)	☐ Lead (Pb)	☐ Nickel (Ni)
☐ Cr 6	☐ GFAA (ppb)	☐ Dust/wipe (Area)	☐ Paint Chips in cm	☐ Cadmium (Cd)	☐ Mercury (Hg)	☐ Zinc (Zn)

☐ **Other Types of Analysis** ☐ Fiberglass ☐ Nuisance Dust ☐ Other (Specify) ☐ Silica ☐ Respirable Dust

Condition of Package: ☐ Good ☐ Damaged (no spillage) ☐ Severe damage (spillage)

Seq. #	Lab ID	Client Sample Number	Comments	A/R
1		2023-0286-3-11		
2		3-12		
3		3-13		
4		3-14		
5		3-15		
6		3-16		
7		3-17		
8		3-18		
9		3-19		
10		3-20		
11		3-21		
12				
13				
14				
15				

	Print Below	Sign Below	Company	Date	Time
Sampled by	TAN KHAN	Tanveer Khan	NVL	5-9-23	9:30AM
Relinquished by	TAN KHAN	Tanveer Khan	NVL	5-9-23	1:10 PM
Received by	[illegible]	[illegible]	NVL	5/9/23	1:10
Analyzed by					
Results Called by					
Results Faxed by					

Special Instructions: Unless requested in writing, all samples will be disposed of two (2) weeks after analysis.

Results report to TAN

NVL
LABS

Appendix C

AHERA Certification & Laboratory Qualifications

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102063-0

NVL Laboratories, Inc.

Seattle, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2022-10-01 through 2023-09-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

NVL Laboratories, Inc.
4708 Aurora Avenue N.
Seattle, WA 98103
Mr. Nghiep Vi Ly
Phone: 206-547-0100 Fax: 206-634-1936
Email: nick.l@nvllabs.com
http://www.nvllabs.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 102063-0**

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

Effective 2022-10-01 through 2023-09-30

Certificate of Completion

This is to certify that

Tanveer Khan

has satisfactorily completed
4 hours of online refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

185718
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

Jul 13, 2022 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
(if applicable)

Instructor: Andre Zwanenburg

ARGUS PACIFIC, INC / 21905 64th AVE W, SUITE 100 / MOUNTLAKE TERRACE, WASHINGTON 98043 / 206.285.3373 / ARGUSPACIFIC.COM

Certificate of Completion

This is to certify that

Daniel R. Fyffe

has satisfactorily completed
24 hours of training as an

AHERA Building Inspector

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

187715
Certificate Number

Instructor: Tracy Greene

Feb 7 - 9, 2023 Expires in 1 year.
Date(s) of Training

Exam Score: 98%
(if applicable)

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