King County Housing Authority

KCHA Board of Commissioners

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INVITATION TO BID

Envelope Replacement, Bldgs. 12, 22 & 28
at
Sandpiper East Apartments, 1312 139th Avenue NE, Bellevue, WA, 98005

October 14, 2026

ADDENDUM NO. 1

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: ~~October 22, 2026~~, October 29, 2026, at 11:00 am

QUESTIONS DEADLINE: ~~Thursday, October 15, 2026~~, October 22, 2026, at 9:00 am

NUMBER OF PAGES: 107 ATTACHMENTS: Updated Bid Form, Specifications & Bid Set Drawings

CONTRACT NUMBER: AW2605631

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project:

CHANGES:

1. **Due to bid modifications, the bid date has been extended to Thursday, October 29th at 11:00am**
2. Unit Price No. 5 (Window Liners) is removed and no longer required for bidding.
3. Unit Price No. 6 (SGD Liners) is removed and no longer required for bidding.
4. Unit Price No. 7 (Wall Sconces) is removed and no longer required for bidding.
5. Unit Price No. 8 (Flood Lights) is removed and no longer required for bidding.
6. Unit Price No. 9 (Can Lights) is removed and no longer required for bidding.
7. Material and design for privacy fencing has changed.

a. New privacy fencing shall be 6’ tall with pressure treated post and lateral members. Fencing shall be 6” cedar pickets to match privacy fences on building 9. Reference Specifications Section 01100 – SUMMARY, Part 1.1-B.13.

8. Work scope for stair treads has changed.

    a. Stair treads to be replaced with new precast concrete concealed riser treads on all buildings. Contractor is to include tread replacement in bid.

9. Bids are to include deck coating to elevated walkways. See Specifications Section 09911 – Exterior Paints and Coatings - Part 1.1.3 and Part 3 – Execution, and reference Combined Bid Set Drawings – Addendum 1, Bldg. 12 Pg. 2.1- Keynote 14, Bldg. 22 Pg. 2.1 – Keynote 14, Bldg. 28 Pg. 2.1 – Keynote 14

10. Unit venting

    a. Kitchen vent fans are to remain and not be replaced or removed.

    b. Bathroom vent fans are to be replaced with Panasonic Whisper Ceiling DC Fan/LED Light units. Include with Panasonic Condensation Sensor with on/off countdown timer. Reference specifications Section 01100 – Summary, Part 1.1.B.4

        i. PAN FV-WCCS1-W CONDENSATION S SENSOR- 15A 120 V 6” LEADS HUMIDITY CONTROM MAN. ON/OFF CONUNTDOWN TIMER 0879308

        ii. PAN FV0511VQL1 50/80/110 F/L 50-80-110 DFM WHISPER CEILING DC FAN/LED LIGHT 0448432

QUESTIONS:

Q1: Contract time is only 90 days. Can this be extended to 150 days?

A1: Contract time is extended to 120 days. Contractor is expected to have crews working on multiple buildings simultaneously to maintain contract schedule. Reference Specifications Section 01100 – Summary, Part 1.2.A

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1

BID FORM

PROJECT NAME AND LOCATION:

Sandpiper East Apartments Bldgs. 12, 22 & 28 Contract Number: AW2605631
Envelope Replacement

The undersigned, Legal Name of Bidder: _____ on this date: _____, 2026, 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, 1.7 – Unit Prices

Unit Price No. 1 _____ ($_____)
GSB Wall Sheathing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 2 _____ ($_____)
Plywood Sheathing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 3 _____ ($_____)
Batt Insulation (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 4 _____ ($_____)
Bora-Care (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 5_____ ($_____)
Window Well (Including sales tax indicated in Instructions to Bidders)

ALLOWANCES - See Specification Section 01100, 1.9 – Allowances

ALLOWANCE 1 – Provide temp support and framing repairs where water rot or damage requires - ($15,000.00)
Wall Framing Repairs (Including sales tax indicated in Instructions to Bidders)

ADDENDA _____
Acknowledge receipt of any addenda by inserting the number(s) above

BID FORM

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 _____ 2026

_____ _____

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? No ☐ Yes ☐ (If yes, you must show the name of the subcontractors. Attach additional pages as necessary.)

Subcontractors Name	Subcontractor's UBI#	Phone Number	Trade	Years in Business
1.				
2.				
3.				
4.				
5.				

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: _____

_____

_____

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: _____

_____

BIDDER INFORMATION

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: _____

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Buildings 12, 22 & 28 Envelope Renovations
   1. Project Location: Sandpiper East Apartments, 1312 139th Avenue NE, Bellevue, Washington 98005
      a. The purpose of the contract is for the removal and replacement of select exterior building components of Buildings 12, 22 & 28 of the Sandpiper East Apartments located in Bellevue, Washington.
      b. Each building has its own Bid Set Drawings for details and additional information.
      c. Contractor is responsible for reviewing each set and understanding the scope for each building.

B. The Work consists of, but is not limited to:
   1. Good faith asbestos inspection(s) testing to comply with RCW 49.26.013 as required to achieve scope of work Removal and disposal of existing siding, trim, windows and doors.
      a. Suspicion of hazardous materials is to be reported to owner as soon as possible and report of testing to be provided to owner.
   2. The renovation of Buildings 12, 22 & 28 envelope components as described in Contract Documents including but not limited to, supervision, labor materials, supplies, equipment, services, permits, and the manufacturing and fabrications of components performed, furnished or provided in accordance with the Contract Documents.
   3. Excavation as required to install continuous waterproofing and rigid insulation at the below grade concrete walls where noted on plans.
   4. Removal and replacement of each unit's bathroom vents ensuring connection to duct work that properly vents out to exterior. All mechanical items (fans, duct runs, exhaust hoods and shrouds) are to be installed in accordance with current code requirements. Follow IMC Code section 403.4.7 for exhaust in the kitchens and bathrooms. Contractor to schedule owner walk-through of each unit after mechanical rough in.
      a. Product: Bathroom exhaust fan – ~~Greenheck Ceiling Exhaust Fan, 115v, 1500, SP-B90.~~ **Addendum 1 –** Panasonic Whisper – PAN FV0511VQL1 50/80/110 F/L 50-80-110 DFM WHISPER CEILING DC FAN/LED LIGHT 0448432. Include with Panasonic Condensation Sensor with on/off countdown timer.
   5. Coordinate abatement of interior ceilings as required to replace kitchen and bathroom vents with proper duct work.
   6. Install all necessary protections required to perform construction while maintaining safe access to and from buildings for residents. Including but not limited to; waste management containers for immediate disposal, overhead protections as required, caution tape as required, temporary railings as required, cover plates and signage for any excavation required.
   7. Provide interior unit protection when performing work within the unit. Document existing conditions prior to performing any work.
   8. All electrical items (outlets, light fixtures, wiring, mounting boxes, etc.) to be removed and reinstalled as necessary or protected from damage during construction. Reroute existing

surface mounted electrical lines to be within the exterior wall cavities. If damaged through construction efforts, Contractor repairs all at no expense to owners.

9. All plumbing items (hose spigots, water supply and/or drain lines, downspout receivers and drain lines, French drain systems, etc.) to be protected during construction. If damaged through construction efforts, Contractor repairs all at no expense to owners.
10. Install 1" rigid insulation (R-5) on the entirety of the building and 2" rigid insulation (R-10) at foundation. Include all necessary work required to install the rigid insulation, including any modification to the siding, flashing ETC.
11. Replace all the sliding glass doors and windows on the building. New doors shall meet requirements of the Washington State Energy Code and shall be installed with the flashing in accordance with Bid Set Drawings. Ref. Window and Sliding Glass Door Specifications on sheet 1.1 for additional information.
12. Identify locations of wall framing decay or organic growth. Document and submit to Pacific Engineering Technologies and Owner for direction on repairs.
13. Install new privacy fencing at the ground floor unit patios. ~~New fencing shall be a 6' tall aluminum horizontal slat style with connections designed by bidder~~. **(Addendum 1)** New privacy fencing shall be 6' tall with pressure treated post and lateral members. Fencing shall be 6" cedar pickets to match privacy fences on building 9.
14. Remove downspouts and replace them with new. Clean out existing tight lines and notify owner if lines are found to be damaged and/or not usable. Connect new downspouts to existing/or newly replaced tight line drainage.
15. Coordinate with Architect for mock-up/review schedule.
16. See attached Plans – Permit Set Bldg. 12, Permit Set Bldg. 22 and Permit Set Bldg. 28 for additional information and details.

1.2 WORK SEQUENCE

A. The Work shall be completed in ~~90~~ **ADDENDUM 1 – 120** 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.

1.3 LIQUIDATED DAMAGES

A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of $250.

1.4 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 buildings 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 weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

1.5 PERMITS

A. KCHA is responsible for acquiring the building permit prior to Notice To Proceed. The plans provided in this package were submitted to the City of Bellevue for the building permit. Any changes made as a result of the permit review that involve added scope or cost will be considered as part of the Change Order process as described in General Conditions. Contractor is responsible for obtaining and paying for all other required permits and for the coordination of all required inspections.

1.6 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.

1.7 UNIT PRICES

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-- Provide a cost to remove and replace the underlying layer of wall sheathing. For estimating purposes assume the sheathing is 5/8" GSB and 200sf of the sheathing will require removal and replacement. Pacific Engineering Technologies, INC. shall review the existing nailing pattern prior to removal of the existing sheathing. Attach new sheathing with 8d nails at 4" OC. Provide:
      a. Per Square Foot Cost
   2. Unit Price No. 2 – Provide a cost to replace underlying plywood sheathing if present. For estimating purposes assume 100sf of the wall sheathing shall be replaced with ½" plywood. Provide:
      a. Per Sheet Cost
   3. Unit Price No. 3 – Remove and discard damaged or discolored batt insulation. For estimating purposes, assume 200sf of the R-15 batt insulation will require removal and replacement. Provide:
      a. Per Square Foot Cost
      b. Square foot cost
   4. Unit Price No. 4 – Provide treatment of framing and sheathing with Bora-Care mold care or an approved equivalent. For estimating purposes assume the following areas will require this treatment: 100sf of the wall framing and100sf of the wall sheathing. Provide:
      a. Square Foot Cost for wall framing
      b. Square Foot Cost for wall sheathing
   5. Unit Price No. ~~10~~ 5 – Provide a cost to install prefabricated window well to be attached to building to cover exterior vents.
      a. Unit Price one (1) prefabricated window well.
      b. Shall be one-piece 18-gauge galvanized steel with 12" min Clearance in front of vents.
      c. Base bid includes installation of one (1) window well on the east elevation.

   ~~6. Unit Price No. 5 -- Provide a cost to repair (or replace to match the existing appearance) texture and paint the existing interior gypsum wall board window liners at the head and the jamb and 1x wood sills at all the units in each building. Assume standard level 4 finish and one color of paint. The total cost of all unit repairs (or replacement) shall be included in the bid. Provide:~~
      ~~a. Unit Price per window~~
   ~~7. Unit Price No. 6 -- Provide a cost to repair (or replace to match the existing appearance) texture and paint the existing interior gypsum wall board sliding glass door liners at the head and the jamb at all the units in each building. Assume standard level 4 finish and one color of paint. The total cost of all unit repairs (or replacement) shall be included in the bid. Provide:~~
      ~~a. Unit Price per SGD~~
   ~~8. Unit Price No. 7 Replace exterior wall sconces around the building. The unit price shall be used for the purchase of lighting fixtures only. The cost of installation is to be included in the base bid. Provide unit cost for:~~
      ~~a. Unit price (1) Wall Sconce~~
         ~~1) Product: Mullen Bronze LED outdoor wall lantern sconce Model No. 29800~~

9. ~~Unit Price No. 8 – Replace exterior wall flood lights around the building. The unit price shall be used for the purchase of lighting fixtures only. The cost of installation is to be included in the base bid. Provide unit cost for:~~
   a. ~~Unit Price (1) Wall Flood Light.~~
      1) ~~Product: Koaoeirs Bronze 800 watt security flood light. Model No. WP-125W-1P-B.~~
10. ~~Unit Price No. 9 – Replace exterior ceiling can lights around the building. The unit price shall be used for the purchase of lighting fixtures only. The cost of installation is to be included in the base bid. Provide unit cost for~~
    a. ~~Unit Price one (1) Ceiling Can Light~~
       1) ~~Product: HALO 8" selectable CCT Canless LED, Model NO. HLB8120V~~

1.7 ALLOWANCES

D. An allowance is a designated unit cost sum to be included in the bidder's estimate to cover specified conditions that cannot be verified/quantified prior to start of construction.

E. All claims against an allowance will require photo documentation, quantity verification, material receipts, proof of wage and labor hours, and all invoices related to the scope.

F. If the total quantity (per unit of measure) for the allowance is less than allocated, the Unit Price will be used as a deductive.

G. If it is determined that the quantity (per unit of measure) must increase to complete the work, the Unit Price will be used as an additive.

H. Each allowance will require its own separate line item in the bid and SOV for billing.

1.8 ALLOWANCE LIST

D. Allowance No. 1 - Provide a $15,000 per building allowance for wall framing repairs due to moisture rot, microbial growth or damage.
   5. The base bid Includes review of all exposed wall framing. Allowance is for Time and Material cost in removal and repair.

1.9 PAYMENT PROCEDURES

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

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

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

5. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
6. When an application shows completion of an item, submit final or full waivers.
7. 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.

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

1.11 PROJECT MEETINGS

D. 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.

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

1.12 SUBMITTALS

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

E. Provide window and door details, cut sheets, sizing information and performance data prior to ordering materials.

F. 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.

1.13 TEMPORARY FACILITIES

D. 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.

E. Use of Owner's existing electric power service will not be permitted.

F. 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.

1.14 SUBSTITUTIONS

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

E. Substitution requests may be submitted and shall include:

5. Shop drawings showing dimensions.
6. Product Data, including descriptions of products and fabrication and installation procedures.
7. Data showing how product meets the specifications.

1.15 CONSTRUCTION WASTE MANAGEMENT

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

E. Performance Requirements

5. 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.

F. Removal of Construction Waste Management

5. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
6. Transport CDL waste materials off Owner's property and legally dispose of them.
7. Burning of CDL waste is not permitted.

1.16 EXECUTION REQUIREMENTS

D. 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.

1.17 CUTTING AND PATCHING

D. Quality Assurance

5. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
6. 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.

E. Performance

5. 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.
6. 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.

1.18 ALTERNATES

D. Not Used

1.19 CLOSEOUT PROCEDURES

D. 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.

5. 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.

E. 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)

PART 4 - 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. Sliding Glass Doors
b. Siding
c. Barge Boards
d. Fascia
e. Corner boards
f. Horizontal and vertical Trim
g. Window & Door Trim
h. GWB window liners (adjust to suit new windows where necessary).
i. Interior Wood sills (adjust to suit new windows where necessary).
j. Downspouts.
k. 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 include but are not limited to:

a. Signage.
b. Exterior lights.
c. Cable and phone equipment.
d. Door hardware unless otherwise indicated.
e. 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. Storage or sale of removed items or materials on-site will not be permitted.

E. 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 fully match existing adjacent surfaces as much as 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 paths 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-institute 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 07210 – BUILDING INSULATION (EXTERIOR INSULATION BOARD)

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Provide expanded polystyrene (EPS) rigid insulation.
   1. 1” thickness at above grade walls
   2. 2” thickness at below grade walls
   3. Shall be rated for ground contact and below grade applications.

1.2 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Manufacturer's specifications and installation instructions for insulation.
   2. Preparation instructions and recommendations.
   3. Storage and handling requirements and recommendations.

B. Verification Samples: For each product specified, provide two samples minimum 6 by 6 inches representing the actual product.

1.3 QUALITY ASSURANCE

A. Manufacturer: Minimum of 10 years’ experience in manufacturing of Rigid Insulation Board.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials and products in original packaging, containers, or bundles stating the manufacturer's identification, brand name, thermal value, size and product code. Sequence product deliveries to avoid time delays and to minimize on-site storage.

B. Store products in manufacturer's original packaging, containers, or bundles until ready for installation. Locate materials in dry locations free from moisture or sufficiently protected from moisture in such a manner to permit access for ease of handling and inspection. Provide supplementary protection to stored materials onsite, in addition to original manufacturer’s packaging.

C. Handle materials in such a way to avoid damage to the products. When installing or otherwise handling ROXUL insulation products, ensure proper personal protection equipment is used.

1.5 PROJECT CONDITIONS

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

B. Product should not be exposed to moisture during shipment, storage and/or installation. Any insulation that has become wet or damaged during shipment, storage or installation shall be removed and replaced with new insulation.

1.6 WARRANTY

A. Provide manufacturers' standard warranty against manufacturing defects in materials.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Insulfoam., which is located at 19727 57th Avenue East, Puyallup, WA 98387. Telephone; 253-271-3056 or similar manufacturer that meets or exceeds standards.

2.2 INDUSTRIAL PRODUCTS

A. Rigid EPS insulation:
1. Product: Insulfoam EG (Exterior Grade Insulation).
2. Thermal Resistance: RW 40 R-value of 4.0 per inch at 75 degrees F. RW 60 and RW 80 R-value of 4.3 per inch at 75 degrees.
3. Dimensions: 1-inch x 24-inches x 48-inches.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Installer shall examine substrates, supports, and conditions under which work is to be performed and notify Owner, of conditions detrimental to the proper completion of work. Do not proceed with work until unsatisfactory conditions are correct.

3.2 INSTALLATION

A. Adhere to manufacturer's instructions for conditions of installation. If descriptive installations procedures are not available, refer to local building codes and/or contact the manufacturer's technical representative for specific recommendations prior to start of work.

B. Install full thickness of insulation over the entire surface to be installed as indicated on the project documents. Ensure tight fit around penetrating elements and abutting construction. All voids and or gaps should be filled, minimizing the potential for thermal bridging.
1. Gaps larger than 1/8-inch are not acceptable and shall be filled.

C. Install mechanical fastening as per the manufacturer's recommendations, industry standards and/or by the local building codes.

D. Coordinate insulation work with installation of other materials.

3.3 PROTECTION AND CLOSEOUT

A. Installed insulation shall be protected from construction traffic during and after completion. Damaged work shall be corrected prior to completion of work. Damaged work shall be corrected prior to completion of work.

B. Prior to project close out, remove related rubbish, material, tools and equipment shall be removed from the site. Dispose of the waste material approved by the applicable jurisdictions.

END OF SECTION 07210

SECTION 07462 - FIBER CEMENT SIDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Fiber Cement Siding (confirm existing siding prior to purchase)
   1. James Hardie Fiber-Cement HZ10 Siding
      a. Hardieplank lap select Cedarmill sidings 5” exposure.
      b. Hardiepanel 5/16” Smooth Vertical Panels
      c. Hardie soffit Panels non-vented Smooth

B. Trim: Vertical, Horizontal, Window/Door, Soffits, Fascia, Barge and Accessories.
   1. James Hardie Fiber-Cement Harditrim HZ10
   2. 1x Hardietrim Rustic

C. Also include the installation of integral Rain Screen Envelope. Refer to Bid Set for specifications.
   1. Womanized Treated 1x4.

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 manufacturers’ 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 products or finish.

1.5 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers 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. JamesHardie. Telephone; 1-888-J-Hardie

2.2 SIDING

A. Fiber Cement Board Panels - General: Hardie Panel Smooth primed. Noncombustible, Weather Resistant=Engineered for Climate, Impact resistant and dimensionally stable
   1. 30 material warranty
   2. Pre-primed and primed on all cut edges.
   3. Thickness 5/16”

B. Horizontal Siding: Hardie Lap Siding.
   1. Thickness: 5/16 inch.
   2. Length: 12 feet.
   3. Style: Cedarmill lap siding.
      a. Width: 6-1/4 inches wide (5”-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: Hardie 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. Finish Paint: As specified in Section 09911.

C. Nails: Hot dipped galvanized 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 joints 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 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Formed roof drainage system.
   2. Sheet metal flashing.

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 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).

B. Sealant: Geocel 2000 or approved equal.

2.2 FLASHING

A. 26-gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50-ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. (“Kynar” bronze color each side).

B. 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.
   1. Minimum pre-primed 26 gauge hot-dipped galvanized steel sheet, or aluminum.
      a. Include folded hem on all exposed flashing.
   2. Window and door flashing.
   3. Bellyband and blocking flashing.
   4. Joint flashing plate.

5. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

PART 3 - EXECUTION

3.1 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.

3.2 FLASHING INSTALLATION

A. General: Install sheet metal roof flashing and trim to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

END OF SECTION 07620

SECTION 08211 – SGD, WINDOWS AND ENTRY DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes SGD, windows and pre-hung entry doors. There are 8 Entry Doors in Building 9. Match existing door swings.

1.2 SUBMITTALS

A. Product Data For each SGD, Window and Entry door.

PART 2 - PRODUCTS

2.1 SLIDING GLASS DOORS & WINDOWS

A. The New sliding glass doors shall meet the following specifications.
   1. Manufacturer:
      a. Milgard V400 Tuscany

   2. Contractor to Verify size of the existing rough opening prior to ordering Windows or SGD. The window size shall take into account the thickness of new flashings and sealant joints.
   3. New Windows and SGD shall have
      a. dual pane glazing with insect screens.
      b. Low-E coating
      c. Integrated nail flanges
   4. Widows shall have air infiltration rate of no more than 0.2 CFM per SF (tested at least 1.57 PSF) when tested according to NFRC 400 or AAMA/WDMA/CSA 101/1.S.2/A440 or 0.3 CFM/FT squared, tested at pressure of at least 6.24 PSF in accordance with AAMA/WDMA/CSA 101/1.5/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.
   5. Match existing for window configurations.
   6. New Windows and SGD shall meet the safety glazing specifications listed below.
   7. Provide fall protection device for all operable windows with sill height of less than 36”. The fall protection shall be in accordance with ASTM F2090.
   8. Design wind pressure: 25 PSF.
   9. All new Windows and SGD shall comply with the 2021 Washington State Energy Code
   10. Fenestrations shall be DFRC 100/200, labeled and certified by the manufacturer.

B. Safety Glazing
   1. Safety glazing shall be in accordance with the WSBC section 2406. Glazing in the following locations shall be tempered:

      a. Glazing within 24” of an adjacent door located on the same wall unless separated a minimum of 60” intervening wall.

b. Glazing within 24” of an adjacent door located on an intervening wall.
c. The bottom edge of the glazing is within 60” vertically of a bathtub.
d. Glazing that meets all four of these requirements.
    1) Individual glazing pane is larger than 9sf.
    2) The bottom edge of the glazing is less than 18” above the floor.
    3) The top edge of the glazing is 36” above the floor.
    4) The window is located within 36” of a walking surface.
e. Glazing within 60” horizontally of the bottom tread or 60” above the nose of the bottom tread.
f. Glazing in fixed and operable panels of all doors.
g. Glazing in bathrooms

2.2 UNIT ENTRY DOOR SPECIFICATIONS

A. If elected to replace doors per Alternate No. 4 see Permit Set 1.1 – Unit Entry Door Specifications

2.3 EXTERIOR TRIM

A. James Hardie fiber-cement Hardietrim Hz10

    1. 1x Hardietrim Rustic

B. All cut edges of the trim shall be primed prior to installation.

C. Attach with stainless steel finish nails.

2.4 MISCELLANEOUS MATERIALS

A. Sealants
    1. Approved sealants.
        a. Masterseal NP150, manufactured by BASF.
        b. Sikaflex-1A manufactured by SIKA.
        c. Dynatrol 1-XL, Manufactured by Pecora
    2. Approved sealant primer shall be used at all locations.
    3. Sealant color shall be similar to the painted cladding color provide color sample submittal to architect prior to purchase and installation.
    4. Sealant joints shall have (6) random field adhesion tests for each type of joint substrate performed by an authorized product representative. The contractor shall provide the written report results to the architect for review.

B. Other materials as necessary for a complete job.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install doors to comply with manufacturer's written instructions, referenced quality standard, and as indicated.

B. All doors shall be painted with finish coats prior to installation.

C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

D. Allow door clearance for flooring material and adjust as necessary after flooring installation.

E. Install finish carpentry level, plumb, true, and align with adjacent materials. Use concealed shims where required for alignment. Scribe and finish carpentry to fit adjoining work. Refinish and seal cuts.

F. Standing and Running Trim: Install with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Stagger joints in adjacent and related trim. Cope at returns and miter at corners. Provide trim to all doors including entry door.

G. Repair damaged or defective finish carpentry where possible to eliminate functional or visual defects. Where it is not possible to repair, replace finish carpentry. Adjust joinery for uniform appearance.

H. Exterior doors shall be foamed to create an airtight seal. Threshold shall be bedded into beads of silicone caulk.

END OF SECTION 08210

SECTION 08531 – VINYL WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Operable Extruded Vinyl (PVC) Windows to match existing.

1.2 SUBMITTALS

A. Product Data: Provide manufacturer's standard details and catalog data demonstrating compliance with referenced standards; include installation instructions and storage requirements.
   1. Drawings:
      a. Drawings demonstrate dimensional layout of rails stiles
   2. Samples:
      a. Color samples: Minimum 1 x 4-inch samples of PVC with integral color.
      b. Glass.
   3. Quality Assurance/Control Submittals:
      a. Qualifications: Proof of manufacturer’s qualifications.
      b. U-Factor and structural rating test data.
      c. Manufacturer’s Installation Instructions.

B. Closeout Submittals: Submit following items:
   1. Temporary labels marked to identify windows that labels were applied to.
   2. Maintenance instructions.
   3. Special Warranties.

1.3 QUALITY ASSURANCE

A. Overall Standards: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05 except as otherwise noted herein.

B. Qualifications:
   1. Manufacturer Qualifications:
      a. Certified Manufacturer by AAMA, and NFRC.

C. Certifications for insulated glass windows:
   1. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
   2. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

D. Mock-up
   1. Install window mock-up using approved assembly including fasteners, flashing, tape and related accessories in accordance with the drawings and specifications, and manufacturer’s current printed instructions and recommendations.
      a. Mock-up location: As selected by Owner.

b. Coordinate installation with Owner and give a minimum of one week's notice prior to installation.
c. Mock-up may remain as part of the work.

1.4 DELIVERY, STORAGE AND HANDLING

A. Follow manufacturer's instructions on label applied to windows.

1.5 WARRANTY

A. Commercial Special Warranty:
   1. 10-year guarantee.
   2. Guarantee windows against defects in materials and workmanship for ten years on glass and material including parts and labor.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. Milgard V400 Tuscan.

2.2 GENERAL PERFORMANCE REQUIREMENTS

A. Thermal Performance: Comply with NFRC 100.

B. Air Leakage, Water Resistance, Structural Test: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05

C. Forced-Entry Resistance: Comply with CAWM 301 and ASTM F588

2.3 ACCESSORIES

A. Fasteners and Anchors: Manufacturer's standard.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate, and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight window installation.

1. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.
2. Verify that sill is flat and level.

B. Coordinate with responsible entity to correct unsatisfactory conditions.

C. Commencement of work by installer is acceptance of substrate conditions.

3.2 WINDOW INSTALLATION

A. Refer to Bid Set details on 4.6.

3.3 ADJUSTING

A. Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and tight closure. Lubricate hardware and moving parts if necessary.

3.4 CLEANING

A. Remove temporary labels and retain for Closeout Submittals.

B. Clean factory-glazed glass immediately after installing windows. Clean soiled surfaces and glass using a mild detergent and warm water solution with soft, clean cloths. Remove nonpermanent labels, and clean surfaces.

C. Install insect screens on operable panels.

END OF SECTION 08531

SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Surface preparation and field painting of exposed exterior items and surfaces.
   1. FiberCement Siding & TrimWood
      a. Siding
      b. Trim
      c. Door Trim/Casing/Fascia
      d. Eves Soffits
      e. Handrails
      f. All previously painted wood
   2. Metal &Fiberglass
      a. Handrails
      b. Entry Unit Doors
      c. All previously painted metal
   3. Deck Coatings
      a. Coatings for all decks
   4. Excluded
      a. Vinyl Windows
      b. Unpainted Foundations

1.2 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

1.3 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 finished product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

1.4 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 need to be installed by a single installer with a minimum of five years' experience demonstrated 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 mockups.

1.5 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.

1.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers 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.

1.7 COORDINATION

A. Coordinate Work with other operations and installation of finished 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.

1.8 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 2 - PRODUCTS

2.1 MATERIALS

A. Materials selected for coating systems for each type of 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 finishing result.

2.2 MANUFACTURERS

A. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
   1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

2.3 DECK COATING

A. Rhino Lining – Rhino Lining TuffGrip

B. Include primer as recommended by the manufacturer selected.

PART 3 - **EXECUTION –**

3.1 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 affect 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.

3.2 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 workday.

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 manufacturers.

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.

3.3 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 one 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 the 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 than 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.

3.4 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 the manufacturer’s specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.

C. Inspect each coat before applying the 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 colors, terminate coating with a clean sharp termination line without coating overlapping.

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.

3.5 DECK COATINGS

A. Deck coatings shall be installed in accordance with the manufacturer's written instructions by a certified installer.

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

C. Apply thickness as recommended for plywood decking.

3.6 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 them 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.

3.7 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.

3.8 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.

3.9 COLORS

A. Colors shall be selected from mockups 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 reinstall exterior light fixtures.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Remove and reinstall exterior light fixtures and extend to accommodate new siding dimensions.
   1. Due to life/safety concerns lighting must be available and functioning at the end of each workday.

END OF SECTION 16521

GENERAL NOTES:

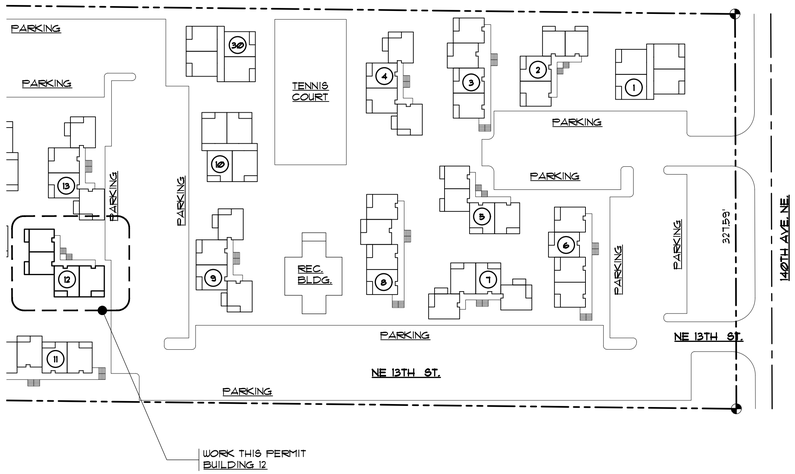
GENERAL CONDITIONS:

1. DO NOT SCALE DRAWINGS.
2. REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS. THE WORK SHALL ALSO BE IN STRICT CONFORMANCE WITH INDUSTRY STANDARDS AND COMPLY WITH SOUND ENGINEERING AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REPLACE PORTIONS OF THE INSTALLED WORK THAT DOES NOT MEET THESE REQUIREMENTS AT THEIR EXPENSE.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
5. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC., AND THE OWNER'S REPRESENTATIVE.
6. ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
7. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
8. PLUMBING, MECHANICAL AND ELECTRICAL WORK (AS REQUIRED FOR THE WORK) TO BE FILED UNDER SEPARATE PERMITS AND SHALL BE BIDDER DESIGNED. PLUMBING, MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BELLEVUE ENERGY CODE.
9. CONTACT THIS OFFICE AT (206) 281-7500 IF ANY ADDITIONAL DAMAGE IS FOUND OUTSIDE THIS SCOPE OF WORK DURING DEMOLITION OR ANY VARIATIONS TO THE SITE OR EXISTING BUILDINGS ARE FOUND DURING THE CONSTRUCTION WORK.

SITE CONDITIONS, SAFETY AND DEMOLITION:

10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
14. THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
16. BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
17. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 AM. TO 5:00 PM., MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.

    WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY OWNERS' REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 72 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.
18. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR SCHEDULING ACCESS INTO UNITS. IN UNITS THE CONTRACTOR ENTERS TO PERFORM REPAIRS, THE CONTRACTOR SHALL PHOTOGRAPH THE EXISTING CONDITIONS PRIOR TO REPAIRS SO AS TO AID IN RESOLVING ANY POSSIBLE CLAIMS ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
20. IT IS INTENDED TO KEEP THE BUILDING OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDINGS AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNERS' REPRESENTATIVE. MAINTAIN ALL BUILDING EXITS.
21. THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNERS' REPRESENTATIVE'S PERMISSION.
22. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
23. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
24. THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
26. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
27. PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES. ANY WATER DAMAGE TO THESE AREAS RESULTING DURING REPAIRS IS TO BE REPAIRED AT NO COST TO OWNERS' ASSOCIATION.
28. PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK OR REMOVE AND REPLACE LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE. FOLLOWING THE WORK, THE IRRIGATION AND DRAINAGE SYSTEMS SHALL BE TESTED TO VERIFY THAT THEY ARE FUNCTIONING PROPERLY. ALL DAMAGED ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
29. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
30. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
31. THE CONTRACTOR IS TO LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.



SITE PLAN

SCALE: 1" = 60'-0"

NOTE:
THE INFORMATION ON THIS SITE PLAN IS SCHEMATIC AND HAS BEEN DERIVED FROM THE SITE PLAN INFORMATION ON RECORD WITH KING COUNTY, AERIAL PHOTOGRAPHS AND SITE VISIT.

GENERAL NOTES (CONT'D):

32. AT UNITS WHERE WORK COULD AFFECT BLINDS AND/OR DRAPERIES AT WINDOWS, REMOVE THE BLINDS AND DRAPERIES TO PERFORM THE WORK AND RE-INSTALL THEM AFTER THE WORK IS COMPLETE.
33. PRIOR TO GENERAL/SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNERS' REPRESENTATIVE TO DETERMINE WHETHER HAZARDOUS WASTES OR ASBESTOS IS PRESENT IN DEMOLITION DEBRIS. SHOULD HAZARDOUS MATERIALS OR ASBESTOS BE FOUND IN DEMOLITION DEBRIS, THE CONTRACTOR SHALL LEGALLY CONTAIN SUCH MATERIAL AND DISPOSE OF OFF SITE AT AN APPROVED DUMP SITE AFTER OBTAINING THE OWNERS' REPRESENTATIVE PERMISSION TO DO SO.
34. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNERS' REPRESENTATIVE.
35. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
36. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
37. REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
38. PRIOR TO COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL REMOVE AND/OR PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE SAMPLES OF EXTERIOR TRIM, SIDING, ROOFING, INTERIOR TRIM, DOORS, ALL DOOR HARDWARE, WALL BASE TRIM, WALL COVERINGS, WINDOW COVERINGS, KITCHEN AND BATH ACCESSORIES, APPLIANCES, ETC. AS A GUIDE FOR REPLACEMENT OF LIKE-KIND MATERIALS.
39. THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.

CONSTRUCTION:

40. SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE (FIVE YEARS FOR WET-FLASH SYSTEM) INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED INSTALLERS OF THOSE PRODUCTS.
41. ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC., A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT WORK.
42. PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH WSBC 1402.2 AND 1403.5 AND THE 2021 WASHINGTON STATE ENERGY CODE C402.5.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
43. PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH WSBC CHAPTER 1404.4.
44. THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, I.E. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
45. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA, MOCK-UP SAMPLES, SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS (SUCH AS: WINDOWS, SEALANTS, SHEET METAL FLASHINGS, SELF ADHESIVE MEMBRANES AND WATERPROOF MEMBRANES, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO PRODUCT INSTALLATION.
46. THE CONTRACTOR IS TO PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. WITH ACCESS TO REVIEW THE INSTALLATION OF THE NEW WEATHER-RESISTIVE BARRIER AND FLASHINGS PRIOR TO BEING COVERED BY THE NEW SIDING SYSTEM.
    THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 72 HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEWS PERFORMED. THE CONTRACTOR IS TO MODIFY ANY CONDITIONS WITH THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING SYSTEM AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. THAT DOES NOT COMPLY WITH THE REPAIR DRAWINGS.
    PACIFIC ENGINEERING TECHNOLOGIES, INC. MAY REQUIRE THAT THE SIDING BE REMOVED AND REPLACED AT NO COST TO THE OWNER IF PACIFIC ENGINEERING TECHNOLOGIES, INC. IS NOT ALLOWED TO REVIEW THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHINGS DUE TO INSUFFICIENT NOTIFICATION.

GENERAL NOTES (CONT'D):

47. ALL NEW WINDOWS, SLIDING GLASS DOORS AND EXTERIOR DOORS MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE COMMERCIAL ENERGY CODE.
48. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH BSBC SECTION 2406.
49. WINDOWS, SLIDING GLASS DOORS AND DOORS SHALL BE INSTALLED WITH PENETRATION FLASHINGS AND IN ACCORDANCE BSBC SECTION 1402.2, 1403.2 AND 1404.4, ASTM E 2112 AND THESE DOCUMENTS.
50. NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
51. WHERE WINDOWS ARE REPLACED, REPAIR THE INTERIOR FINISHES TO MATCH THE EXISTING CONDITIONS (TEXTURE AND PAINT) OR REPLACE THE INTERIOR LINERS/LINERS, AS REQUIRED.
52. ALL VENTILATION OPENINGS SHALL BE SCREENED EXCEPT DRYER VENTS. ALL VENT OPENINGS SHALL HAVE LOUVERS.
53. WHERE WINDOWS, DOORS OR SLIDING GLASS DOORS ARE TEMPORARILY REMOVED OR DISCARDED, THEY SHALL BE RE-INSTALLED OR INSTALLED BY THE END OF EACH DAY.
54. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAINT THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE. PROVIDE AN ALLOWANCE FOR EACH UNIT IN THE BID.
55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
56. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH BSBC SECTION 718.
57. HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT IS TO BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH BSBC SECTION 714.4 AND 714.5.
58. ALL NEW WOOD PLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED. CUT ENDS, ETC., SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
59. PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
60. THE CONTRACTOR SHALL CLEAN THE EXTERIOR OF ALL GLAZING AT THE END OF THE PROJECT.
61. UPON COMPLETION OF ALL REPAIR WORK, THE OWNERS' REPRESENTATIVE, PACIFIC ENGINEERING TECHNOLOGIES, INC. AND CONTRACTOR WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S ASSOCIATION FINAL ACCEPTANCE OF THE WORK.
62. UPON FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL SUBMIT AN OPERATION AND MAINTENANCE MANUAL AND ALL WARRANTIES TO THE HOMEOWNER'S ASSOCIATION.

SCOPE OF WORK SUMMARY

TYPE: BUILDING ENVELOPE IMPROVEMENTS

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE DETAILS NECESSARY TO REMOVE AND REPLACE SELECT EXTERIOR BUILDING COMPONENTS AT BUILDING 10 OF THE SANDPIPER EAST APARTMENTS LOCATED IN BELLEVUE, WASHINGTON.

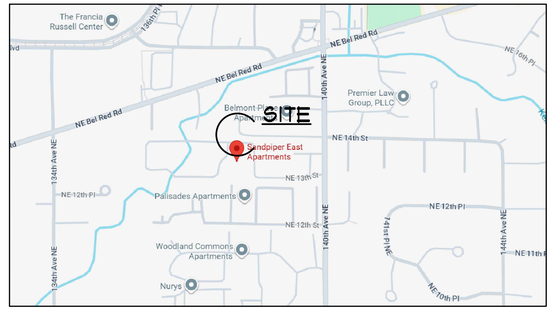
THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

1. REMOVE AND DISCARD THE EXISTING SIDING FLASHINGS, GUARDRAILS, WINDOWS, SLIDING GLASS DOORS AND SELECT ROOFING.
2. INSTALL NEW SIDING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
3. INSTALL NEW DECK MEMBRANES AT WALKWAY AND DECKS.
4. INSTALL NEW SELECT ROOFING.

THERE IS NO INCREASE TO THE EXISTING BUILDING FOOTPRINT, SQUARE FOOTAGE OR HEIGHT PROPOSED IN THESE DRAWINGS.

NO REVIEW HAS BEEN MADE OF THE ADEQUACY OF THE EXISTING FRAMING MEMBERS.

MECHANICAL, ELECTRICAL AND PLUMBING WORK IS NOT INCLUDED WITH THIS PERMIT AND SHOULD BE FILED UNDER A SEPARATE PERMIT, IF REQUIRED.



VICINITY MAP

SCALE: N.T.S.

ASSESSOR'S No.: 272505-9014

LEGAL DESCRIPTION:

N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 LESS CO RD

BUILDING DATA:

JURISDICTION:	CITY OF BELLEVUE
CODES:	2021 BELLEVUE BUILDING CODE (BBC) 2021 BELLEVUE EXISTING BUILDING CODE (BEBC)
ZONING:	R-20
OCCUPANCY:	R-2 (APARTMENTS)
CONSTRUCTION TYPE:	(V-A)
LOT SIZE:	424,473 SQ. FT.
No. OF BUILDINGS:	30 (BUILDING 1 - 30)
WORK THIS PERMIT:	BUILDING 12
ADDRESS:	1311 139TH AVE NE
No. OF UNITS:	8
No. OF STORIES:	3
SPRINKLERS:	NO

SHEET INDEX

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SHEET 2.0	FIRST FLOOR PLAN
SHEET 2.1	SECOND FLOOR PLAN
SHEET 2.2	LOFT PLAN AND LOWER ROOF PLAN
SHEET 2.3	BUILDING CROSS-SECTIONS
SHEET 3.0	NORTH AND EAST ELEVATIONS
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SHEET 5.1.0	TYPICAL DECK FRAMING PLAN, TYPICAL DECK FRAMING PLAN, AND NOTES
SHEET 5.2.0	SECTIONS

RCW STATEMENT

THE "PROJECT" DOES NOT CLASSIFY AS A MULTIUNIT BUILDING IN ACCORDANCE WITH RCW 64.55.010 (6)(VII) - A BUILDING WITH 12 OR FEWER UNITS THAT IS NO MORE THAT TWO STORIES. THEREFORE, THE BUILDING ENCLOSURE CERTIFICATIONS AND INSPECTIONS PER RCW 64.55.005 THROUGH 64.55.090 ARE NOT REQUIRED.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

ALL INFORMATION ON THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC.
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No.	Revision	Date

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: JULY 15, 2026
Approved:

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

Contents: SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1311 139TH AVE NE BELLEVUE, WA

Sheet: 1.0

Job No. 26030.12

7/15/2026
26030.12 WD 01.dwg

SUBMITTALS AND MOCKUPS:

CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION PROJECTS RELATED TO EXTERIOR ENVELOPE (SAF, LAF, WRB, SIDING, TRIM, FLASHINGS, SEALANTS, WINDOWS, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

CONTRACTOR SHALL PROVIDE METAL FLASHING EXAMPLES AND PREPARE IN-SITU MOCKUPS OF TYPICAL EXTERIOR ENVELOPE AND FLASHING INSTALLATIONS FOR PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO FULL INSTALLATION. MOCKUPS SHALL INCLUDE BUT ARE NOT LIMITED TO:

- BASE OF WALL
- INSIDE AND OUTSIDE CORNERS
- OUTLET, PIPE AND VENT PENETRATIONS
- WINDOW AND DOOR FLASHINGS
- DECK/WALKWAY TRANSITIONS (EDGE, DECK-TO-WALL, BEAM-TO-WALL, ETC.)
- SADDLES
- COLUMNS
- COPINGS

MATERIAL SPECIFICATIONS:

THE MATERIAL SPECIFICATIONS ARE PRESENTED IN SHORT FORM FORMAT. THE CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL INSTALL THE PRODUCTS IN ACCORDANCE WITH THE FOLLOWING CURRENT EDITION OF INDUSTRY STANDARDS AND CODE IN NO PARTICULAR ORDER:

a. REVISED CODE OF WASHING (RCW)
b. BELLEVUE BUILDING CODE (BBC)
c. CITY OF BELLEVUE MUNICIPAL CODE
d. SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA)
e. MANUFACTURER'S PRODUCT INSTALLATION RECOMMENDATIONS
f. THESE REPAIR DOCUMENTS

GYPSUM SHEATHING BOARD (GSB):
- SHALL BE GEORGIA-PACIFIC DENSGLASS SHEATHING
- GYPSUM SHEATHING BOARD SHALL BE EXTERIOR RATED 5/8" THICK FIBERGLASS-FACED TYPE 'X' SHEATHING.
- INSTALL THE GSB WITH GALVANIZED 8d ROOFING NAILS (2 1/2" LONG) AT 4" ON-CENTER AT VERTICAL JOINTS, INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES.

METAL FLASHINGS:
METAL FLASHINGS SHALL MEET THE FOLLOWING SPECIFICATIONS:
- METAL FLASHINGS SHALL BE MINIMUM 24 GAUGE (U.N.O.).
- METAL FLASHINGS ARE TO BE BONDERIZED (U.N.O.)
- FLASHINGS IN DIRECT CONTACT WITH CONCRETE OR BELOW GRADE SHALL BE STAINLESS STEEL (U.N.O.)
- VISIBLE METAL FLASHINGS SHALL BE PREFINISHED (KYNAR 500 OR EQUIVALENT) OR BONDERIZED AND PAINTED.
- JOINTS SHALL BE SOLDERED.
- METAL FLASHINGS ARE TO BE ONE CONTINUOUS PIECE AS LONG AS POSSIBLE TO MINIMIZE JOINTS.
- HEM EXPOSED EDGES.
- FLASHINGS TO HAVE MINIMUM 6" VERTICAL LEGS AND 4" HORIZONTAL LEGS (U.N.O.)
- FLASHING FLANGES SHALL EXTEND A MINIMUM 6" BEYOND INSIDE AND OUTSIDE CORNERS.
- PROVIDE SOLDERED FLANGES ON EACH SIDE OF THROUGH WALL / FLOOR SCUPPERS.
- SET FLASHINGS IN SEALANT (REFERENCE SEALANTS SECTION).
- LAPS/SPLICES WITH OTHER FLASHINGS ARE TO BE 6" MINIMUM (U.N.O.) SET IN (2) 3/8" CONT. BEADS OF SEALANT PARALLEL TO EDGE OF FLASHING.
- PROPERLY INTEGRATE WITH OTHER WEATHER RESISTIVE BARRIER AND FLASHING ASSEMBLIES IN WEATHER BOARD FASHION WITH 6" MINIMUM VERTICAL LAPS/SPLICES AND 3" MINIMUM HORIZONTAL LAPS/SPLICES.
- PROVIDE SEPARATION (SUCH AS A LAYER OF WRB) BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION (CORROSION).
- OVER-BREAK OR UNDER-BREAK METAL FLASHINGS TO PROVIDE A TIGHT FIT AGAINST THE SUBSTRATE.
- METAL FLASHINGS SHALL HAVE CONTINUOUS SUPPORT AND POSITIVE ATTACHMENT TO THE BUILDING.
- FABRICATION AND INSTALLATION OF METAL FLASHINGS IS TO TAKE INTO ACCOUNT EXPANSION AND CONTRACTION TO AVOID BUCKLING.
- METAL FLASHINGS SHALL BE IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL.

FLUID APPLIED FLASHING (LAF):
- SHALL BE PROSOCO / R-GUARD, LIQUID FLASHING MEMBRANE SYSTEM. THE SYSTEM CONSISTS OF THE FOLLOWING:
  a. JOINT AND SEAM FILLER
  b. FASTFLASH
  c. POROUSPREP
- THE FLUID FLASHING MEMBRANE IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE THAT THE FLUID FLASHING IS APPLIED TO IS NOT VISIBLE AFTER APPLICATION.
- WHERE FLUID FLASHING MEMBRANE IS TO BE INTEGRATED WITH THE WRB, VERIFY THE ADHESION COMPATIBILITY WITH THE MANUFACTURER PRIOR TO PROCEEDING.
- USE POROUSPREP ON EXPOSED EDGES OF GYPSUM SHEATHING PRIOR TO APPLICATION.

SELF-ADHESIVE FLASHINGS (SAF):
- HENRY FORTIFIBER FORTIFLASH BUTYL 30mil
- USE A MANUFACTURER RECOMMENDED PRIMER FOR INSTALLATION OVER OSB OR GYPSUM SHEATHING

MISCELLANEOUS FLASHING PANELS:
- QUICKFLASH FLASHING PANELS MANUFACTURED BY QUICKFLASH WATERPROOFING PRODUCTS, INC.
- THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL, PLUMBING OR MECHANICAL PENETRATION.

DECK WATERPROOF MEMBRANE (WPM):
APPROVED WATERPROOF MEMBRANES:
- RHINO LININGS XTREME 11-50 GT AND HP URETHANE SYSTEM WITH PRIMER

WATERPROOF MEMBRANES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM.
- CONTRACTOR SHALL USE ALL ASSOCIATED MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING MESH, SILICA SAND, PRIMER, ETC.
- INSTALL WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE SEAMS OR TRANSITIONS.
- CONTRACTOR OR MANUFACTURER REPRESENTATIVE SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES AND PROVIDE TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.
- THE COLOR OF THE DECK MEMBRANE SHALL BE ONE OF THE MANUFACTURERS STANDARD COLORS.

MATERIAL SPECIFICATIONS (CONT'D):

WATER-RESISTIVE/AIR BARRIER (WRB):
THE WATER-RESISTIVE / AIR BARRIER SYSTEM SHALL MEET THE FOLLOWING SPECIFICATIONS:
- COMPLY WITH INTERNATIONAL CODE COUNCIL EVALUATION SERVICES (ICC ES) ACCEPTANCE CRITERIA FOR WATER RESISTIVE BARRIERS (AC 38)
- HAVE A WATER RESISTANCE OF 60 MINUTES MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D 779.
- PASS AATCC TEST 127.
- PASS ASTM E 96 WITH A MINIMUM OF 35 G/SM/DAY.
- MATERIALS USED FOR THE AIR BARRIER SYSTEM IN THE OPAQUE ENVELOPE SHALL HAVE AN AIR PERMEANCE NOT TO EXCEED 0.004 CFM/FT2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER (1.57PSF) (0.02 L/S/M2 AT 75 PA) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178.
- WRB SHALL BE CONTINUOUS, WITH ALL JOINTS SEALED.
- WRB SHALL BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
- SEALED CONNECTION SHALL BE MADE BETWEEN, BUT IS NOT LIMITED TO:
  a. FOUNDATION AND WALLS.
  b. WALLS AND WINDOWS OR DOORS
  c. DIFFERENT WALL SYSTEMS.
  d. WALL AND ROOF.
  e. WALL AND ROOF OVER UNCONDITIONED SPACE.
  f. WALLS, FLOOR AND ROOF ACROSS CONSTRUCTION, CONTROL AND EXPANSION JOINTS.
  g. UTILITY, PIPE AND DUCT PENETRATIONS.

APPROVED WATER-RESISTIVE / AIR BARRIER SYSTEM:
- FORTIFIBER WEATHERSMART COMMERCIAL, MANUFACTURED BY HENRY.
  a. THE SYSTEM IS TO INCLUDE ALL, ASSOCIATED ACCESSORIES AND ATTACHMENTS.
  b. SEAL ALL LAPS AND SEAMS WITH MANUFACTURER'S PROVIDED TAPE AND/OR HENRY MOISTOP SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  c. THE EXTERIOR WEATHER BARRIER / AIR BARRIER SYSTEM SHALL HAVE A 15-YEAR MANUFACTURER WARRANTY.
  d. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

BELOW-GRADE WATERPROOFING:
- SHALL BE SIKALASTIC HLM 5000 GC AT 90 MILS
- INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS
- CRACKS IN CONCRETE SHALL BE ADDRESSED AS FOLLOWS:
  a. CRACKS 1/16" OR LESS IN THICKNESS SHALL BE PRE-STRIPED WITH A DETAIL COAT OF HLM 5000, COATING SHALL FILL THE CRACK BY A WIDTH OF 4" ON EACH SIDE.
  b. CRACKS 1/8" OR GREATER SHALL BE FILLED WITH SIKLAFLEX HY 150 OR SIKAFLEX 11 FC. IF LESS THAN 1/8", FIRST ROUTE AND THEN FILL WITH SEALANT.

FIBER CEMENT SIDING:
- JAMES HARDIE FIBER-CEMENT HZ10 SIDING
  a. HARDIEPLANK LAP SELECT CEDARMILL SIDING 5" EXPOSURE
  b. HARDIEPANEL 5/16" SMOOTH VERTICAL PANELS
  c. HARDIESOFFIT PANELS NON-VENTED SMOOTH
- All CUT EDGES OF THE SIDING SHALL BE PRIMED PRIOR TO INSTALLATION
- ATTACH SIDING TO THE STRUCTURE WITH STAINLESS STEEL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE FASTENING PATTERN SHOULD BE DESIGNED FOR THE FOLLOWING CONDITIONS:
  a. BUILDING HEIGHT: 25'
  b. WIND SPEED: 110 MPH
  c. EXPOSURE: B
- SUBMIT FASTENING PATTERN AND FASTENERS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FURRING STRIPS:
WOLMANIZED TREATED 1x4 ATTACH TO STUDS WITH No. 10 BY 3 1/2" LONG EXTERIOR RATED SCREWS AT 6" O.C.

TRIM:
- JAMES HARDIE FIBER-CEMENT HARDIETRIM HZ10
  a. 5/4x HARDIETRIM RUSTIC
- All CUT EDGES OF THE TRIM SHALL BE PRIMED PRIOR TO INSTALLATION.
- ATTACH WITH STAINLESS STEEL FINISH NAILS.

RIGID INSULATION:
- SHALL BE EXPANDED POLYSTYRENE (EPS)
  a. 1" THICKNESS AT ABOVE GRADE WALLS (R-5 MIN.)
  b. 2" THICKNESS AT BELOW GRADE GRADE (R-10 MIN.)
- SHALL BE RATED FOR GROUND CONTACT AND BELOW GRADE APPLICATIONS

BATHROOM EXHAUST DUCT:
- PANASONIC WHISPERCEILING EXHAUST FAN, MODEL NO. FV-05-11VQL1
- PROVIDE 4" DIA. 28 GAUGE SMOOTH METAL DUCTING. SEAL ALL JOINTS AND PROVIDE R-6 INSULATION WRAP.

BACKER ROD:
- SOF-ROD BACKER ROD, MANUFACTURED BY NOMACO.
- THEE DIAMETER OR WIDTH SHALL BE AS RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC OPENING TO RECEIVE SEALANT. WHERE BACKER RODS ARE TO TURN 90 DEGREE CORNERS, THE BACKER ROD SHALL TERMINATE AT CORNER AND A NEW PIECE OF BACKER ROD SHALL CONTINUE IN THE NEXT DIRECTION
- ALLOW THE BACKER ROD TO REST (APPROXIMATELY 30 MINS) NEFORE APPLYING SEALANT.
- IF BACKER ROD CAN NOT BE USED IN A PARTICULAR SITUATION, BOND BREAKING TAPE SHALL BE USED TO PREVENT THREE-SIDED ADHESION. INSTALL BACKER RODS PER MANUFACTURER RECOMMENDATIONS.

BOND BREAKING TAPE:
BOND BREAKING TAPE SHALL BE A POLYETHYLENE TAPE MANUFACTURERED BY BRON.
THE BONDING BREAKING TAPE WIDTH SHALL BE FIELD DETERMINED AND SHALL BE WIDE ENOUGH TO PREVENT THREE-SIDED ADHESION AS RECOMMENDED BY THE MANUFACTURER AND ASTM C 1193.

SEALANT:
- APPROVED SEALANTS:
  a. SIKAFLEX HY-100 BY SIKA
  b. SIKAFLEX-1A, MANUFACTURERED BY SIKA
  c. DYNATROL I-XL, MANUFACTURED BY PECORA
- APPROVED SEALANT PRIMER SHALL BE USED AT ALL LOCATIONS.
- SEALANT COLOR SHALL BE SIMILAR TO THE PAINTED CLADDING COLOR. PROVIDE COLOR SAMPLE SUBMITTAL TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- SEALANT JOINTS SHALL HAVE (6) RANDOM FIELD ADHESION TESTS FOR EACH TYPE OF JOINT SUBSTRATE PERFORMED BY AN AUTHORIZED PRODUCT REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE THE WRITTEN REPORT RESULTS TO THE ARCHITECT FOR REVIEW.

MATERIAL SPECIFICATIONS (CONT'D):

PAINT:
- SHERWIN WILLIAMS SUPERPAINT.
- INSTALL TWO-COATS OF PAINT TO EXTERIOR SURFACES.
- PREPARE AND PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES:
- ALL ALTERNATIVE PRODUCTS SHALL BE IDENTIFIED IN THE BIDDING DOCUMENTS TO BE REVIEWED AND APPROVED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO ACCEPTANCE.
- PRODUCT AND MATERIAL SAMPLES, INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS SHALL ALL BE SUBMITTED TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL VERIFY THAT ALL PRODUCTS AND MATERIALS ARE COMPATIBLE WITH EACH OTHER PRIOR TO INSTALLATION.
- COLOR SAMPLES OF PRODUCTS ARE TO BE PROVIDED TO AND APPROVED BY THE OWNERS' REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S APPLICATION RECOMMENDATIONS FOR COLD WEATHER WHEN TEMPERATURES ARE BELOW 40°F.

WINDOW AND SLIDING GLASS DOOR SPECIFICATIONS:

THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE FOLLOWING SPECIFICATIONS:
1. MANUFACTURER: MILGARD V400 TUSCANY
2. CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING ROUGH OPENING PRIOR TO ORDERING THE WINDOWS. THE WINDOW SIZE SHALL TAKE INTO ACCOUNT THE THICKNESS OF NEW FLASHINGS AND SEALANT JOINTS.
3. THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL HAVE DUAL PANE GLAZING WITH INSECT SCREENS, LOW-E COATING AND INTEGRATED NAIL FLANGES.
4. WINDOWS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN 0.2 CFM PER SQUARE FOOT (TESTED AT LEAST 1.57 PSF), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 OR 0.3 CFM/FT^2 TESTED AT A PRESSURE OF AT LEAST 6.24 PSF IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S./A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
5. MATCH EXIST. FOR WINDOW CONFIGURATIONS..
6. WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE SAFETY GLAZING SPECIFICATIONS LISTED BELOW.
7. EGRESS WINDOWS SHALL MEET THE EMERGENCY ESCAPE AND RESCUE SPECIFICATIONS BELOW.
8. PROVIDE FALL PROTECTION DEVICE FOR ALL OPERABLE WINDOWS WITH SILL HEIGHT OF LESS THAN 36". THE FALL PROTECTION SHALL BE IN ACCORDANCE WITH ASTM F2090.
9. DESIGN WIND PRESSURE: 25 PSF
10. ALL NEW WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE.
11. FENESTRATIONS SHALL BE NFRC 100/200, LABELED AND CERTIFIED BY THE MANUFACTURER.

SAFETY GLAZING IN WINDOWS AND DOORS:
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH WSBC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
1. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON THE SAME WALL UNLESS SEPARATED A MINIMUM 60" INTERVENING WALL.
2. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON AN INTERVENING WALL.
3. THE BOTTOM EDGE OF THE GLAZING IS WITHIN 60" VERTICALLY OF A BATHTUB.
4. GLAZING THAT MEETS ALL FOUR OF THESE REQUIREMENTS:
   A. INDIVIDUAL GLAZING PANE IS LARGER THAN 9 SQUARE FEET
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
   C. THE TOP EDGE OF THE GLAZING IS 36" ABOVE THE FLOOR
   D. THE WINDOW IS LOCATED WITHIN 36" OF A WALKING SURFACE
5. GLAZING WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE ADJACENT TO STAIRWAYS OR LANDINGS AND LESS THAN 60" ABOVE THE WALKING SURFACE.
6. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OR 60" ABOVE OF THE NOSE OF THE BOTTOM TREAD.
7. GLAZING IN FIXED AND OPERABLE PANELS OF ALL DOORS.
8. GLAZING IN BATHROOMS

EMERGENCY ESCAPE AND RESCUE REQUIREMENTS:

WINDOWS IN SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW THAT MEETS THE FOLLOWING REQUIREMENTS:
1. SHALL BE IN ACCORDANCE WITH BBC SECTION 1030.
2. THE SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
3. HAVE AN OPENING WITH A MINIMUM OPENING HEIGHT OF THE WINDOW SHALL BE 24".
4. HAVE AN OPENING WITH A MINIMUM OPENING WIDTH OF THE WINDOW SHALL BE 20".
5. HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.

No.	Revision	Date

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: JULY 15, 2026
Approved:

PACIFIC ENGINEERING TECHNOLOGIES, INC.
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Contents: NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE BELLEVUE, WA

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Job No. 26030.12

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

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ALLOWANCE SUMMARY:

EACH ALLOWANCE SHALL HAVE ITS OWN SEPARATE LINE ITEM.
ANY UNUSED PORTIONS OF THE ALLOWANCE ARE TO BE RETURNED TO THE HOMEOWNERS' REPRESENTATIVE. EACH ALLOWANCE SHALL INCLUDE EVERYTHING NECESSARY TO INSTALL THE PRODUCT AND PERFORM THE WORK, INCLUDING ALL MATERIALS, GENERAL CONDITIONS, ACCESS, MARKUPS, OVERHEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING ALLOWANCE IN THEIR BID:

ALLOWANCE No. 1:
PROVIDE A $5,000 ALLOWANCE FOR WALL FRAMING REPAIRS.
THE BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
THIS IS A TIME AND MATERIALS ALLOWANCE.

UNIT COST SUMMARY:

EACH UNIT COST SHALL HAVE ITS OWN SEPARATE LINE ITEM. EACH UNIT COST SHALL INCLUDE ALL MARKUPS, OVER HEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC. TO PERFORM THE WORK.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING UNIT COSTS IN THEIR BID:

UNIT COST No. 1:
a. UNIT OF MEASURE - ONE (1) 5/8" THICK GSB 4' x 8' SHEET OF GYPSUM WALL SHEATHING ATTACHED WITH 8d NAILS AT 4" O.C.
b. BASE BID INCLUDES REVIEW OF ALL GSB WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 200 S.F. OF GSB.
d. IF, UPON REVIEW, THE NUMBER OF GSB SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL GSB SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR A CHANGE ORDER.

UNIT COST No. 2:
a. UNIT OF MEASURE - ONE (1) 1/2" THICK 4' X 8' SHEET OF PLYWOOD WALL SHEATHING.
b. BASE BID INCLUDES REVIEW OF ALL UNDERLYING WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 100 S.F. OF PLYWOOD WALL SHEATHING.
d. IF, UPON REVIEW, THE NUMBER OF PLYWOOD SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL PLYWOOD SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 3:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF R-15 BATT INSULATION.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL INSULATION.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 200 S.F. OF BATT INSULATION.
d. IF, UPON REVIEW, THE AMOUNT OF BATT INSULATION REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BATT INSULATION IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 4:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF BORA-CARE MOLD CARE OR APPROVED EQUIVALENT REPAIR.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
c. BASE BID INCLUDES TREATMENT OF 100 S.F. OF WALL FRAMING.
d. IF, UPON REVIEW, THE AMOUNT OF WALL FRAMING REQUIRED TO BE TREATED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BORA-CARE TREATMENT IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 5:
a. UNIT OF MEASURE - ONE (1) WINDOW LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD WINDOW LINERS AT THE HEAD, JAMB AND 1x WOOD SILLS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL WINDOW LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF WINDOW LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL WINDOW LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 6:
a. UNIT OF MEASURE - ONE (1) SLIDING GLASS DOOR LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD SLIDING GLASS DOOR LINERS AT THE HEAD AND JAMBS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL SLIDING GLASS DOOR LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF SLIDING GLASS DOOR LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL SLIDING GLASS DOOR LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 7:
a. UNIT OF MEASURE - ONE (1) WALL SCONCE REPLACED.
b. ASSUME PRODUCT IS MULLEN BRONZE LED OUTDOOR WALL LANTERN SCONCE, MODEL No. 29800.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 8:
a. UNIT OF MEASURE - ONE (1) WALL FLOOD LIGHT REPLACED. COST SHALL INCLUDE REMOVAL OF EXISTING FIXTURE AND INSTALLATION OF NEW FIXTURE.
b. ASSUME PRODUCT IS KOACEIRS BRONZE 800 WATT SECURITY FLOOD LIGHT, MODEL No. WP-1250-IP-B.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 9:
a. UNIT OF MEASURE - ONE (1) CEILING CAN LIGHT REPLACED.
b. ASSUME PRODUCT IS HALO 8" SELECTABLE CCT CANLESS LED, MODEL No. HLB812ØV.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

SCOPE OF WORK:

SCOPE OF WORK
THIS SCOPE OF WORK IS IN SHORT FORMAT AND IS NOT INTENDED TO PROVIDE ENOUGH DETAIL TO PERFORM THE REPAIR WORK ALONE. ADDITIONALLY, THE ORDER IN WHICH THE SCOPE OF WORK IS PRESENTED, IS NOT INTENDED TO BE USED AS A FINAL DESIGN OR SEQUENCING ORDER. MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES TO PERFORM THE WORK, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE SCOPE OF WORK IS AS FOLLOWS:
1. INSTALL ACCESS AND WEATHER / PEDESTRIAN PROTECTION TO PERFORM THE WORK.
2. PROVIDE PROTECTION FOR EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN (E.G. DOORS, WINDOWS, ROOFING, ROOF FASCIA, POOL, ELECTRICAL PANELS, UTILITY METERS, FIRE SPRINKLERS, FIRE DEPARTMENT CONNECTIONS, ETC.).
3. PROVIDE INTERIOR UNIT PROTECTION WHEN PERFORMING WORK WITHIN THE UNIT. DOCUMENT EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
4. REMOVE AND DISCARD THE FOLLOWING ON THE ALL SIDES OF EACH BUILDING UNLESS NOTED OTHERWISE ON THE DRAWINGS:
   a. ALL SIDING, TRIM, DECK SOFFITS, WEATHER RESISTIVE BARRIER, FLASHINGS, EXHAUST VENTS, DOWNSPOUTS, ELECTRICAL RECEPTACLES, ETC.
   b. WINDOWS, SLIDING GLASS DOORS, WOOD FRAMED GUARDRAILS, PRIVACY FENCING, DECK FRAMING, WOOD-SPACED DECKING AND DECK/WALKWAY POSTS/COLUMNS.
5. TEMPORARILY REMOVE AND STORE THE FOLLOWING ON ALL SIDES OF EACH APARTMENT BUILDING:
   a. LIGHTING FIXTURES.
   b. BUILDING SIGNAGE.
6. EXCAVATE AS REQUIRED TO INSTALL CONTINUOUS WATERPROOFING AND RIGID INSULATION AT THE BELOW GRADE CONCRETE WALLS WHERE NOTED ON PLANS.
7. REROUTE EXISTING SURFACE MOUNTED ELECTRICAL LINES TO BE WITHIN THE EXTERIOR WALL CAVITIES.
8. REVIEW THE EXISTING WALL SHEATHING FOR DAMAGE. IDENTIFY DAMAGED SHEATHING ON AN ELEVATION AND PROVIDE TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL. REMOVE AND REPLACE DAMAGED SHEATHING (I.E. SHEATHING THAT IS DELAMINATING, HEAVILY STAINED, WET, OR THE CORE IS DETERIORATED) WITH NEW SHEATHING TO MATCH EXISTING.
9. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW OF EXPOSED WALL CAVITY TO DETERMINE CONDITION OF EXISTING INSULATION WHERE THE WALL SHEATHING IS REMOVED. REVIEW THE WALL CAVITY FOR DAMAGE. REMOVE AND REPLACE ANY DAMAGED BATT INSULATION. NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF THE INTERIOR SHEATHING IS DAMAGED. .
10. IDENTIFY LOCATIONS OF WALL FRAMING DECAY AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. TO REVIEW WALL FRAMING DECAY AND PROVIDE DIRECTION. PERFORM WALL FRAMING REPAIRS AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
11. ABATE ANY ORGANIC GROWTH THAT REMAINS ON WOOD FRAMING AND SHEATHING AFTER REPLACEMENT OF DECAY. PAINT WOOD SURFACES WITH A WOOD FUNGICIDE SUCH AS BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT WHERE ORGANIC GROWTH OR DECAY IS REMOVED.
12. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW OF FRAMING AFTER DEMOLITION OF FIRST DECK. REVIEW ALL DECKS AND IDENTIFY DECK FRAMING REPAIRS AND DECKS THAT REQUIRE SLOPING IMPROVEMENTS. NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF LOCATIONS WHERE DECK REPAIRS OR IMPROVEMENTS ARE REQUIRED BEFORE PERFORMING WORK. PERFORM DECK REPAIRS AND IMPROVEMENTS AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
13. INSTALL CONTINUOUS RIGID INSULATION ON ALL BUILDING WALLS.
14. INSTALL MOCKUPS OF TYPICAL WRB AND FLASHING ASSEMBLIES. NOTIFY ARCHITECT AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL BEFORE FULL INSTALLATION OF WRB AND FLASHINGS.
15. INSTALL DECK METAL FLASHINGS AND WATERPROOF MEMBRANES. THE METAL FLASHINGS SHALL INCLUDE DECK-TO-WALL, INSIDE AND OUTSIDE CORNERS, SILL PANS FOR DOORS, STEPS AND TRANSITIONS.
16. INSTALL FLASHINGS AT WINDOWS AND SLIDING GLASS DOOR OPENINGS, MISCELLANEOUS PENETRATIONS, BASE OF WALLS AND TRANSITIONS.
17. INSTALL NEW EXTERIOR RATED ELECTRICAL RECEPTACLES AND EXHAUST VENTS.
18. INSTALL NEW BATHROOM EXHAUST FANS AND DUCTING.
19. INSTALL NEW WEATHER-RESISTIVE/AIR BARRIER (WRB) AND FURRING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROPERLY INTEGRATE THE WRB WITH THE PENETRATION AND FLASHINGS TO SHED WATER. SEAL THE EXPOSED EDGES OF THE WRB. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL OF WRB INSTALLATION BEFORE INSTALLATION OF SIDING AND TRIM.
20. INSTALL NEW WINDOWS, SLIDING GLASS DOORS, SIDING, TRIM AND PRIVACY FENCING.
21. INSTALL NEW HARDIE SOFFIT PANELS.
22. CLEAN, PREPARE, PRIME SURFACES AND INSTALL BACKER ROD AND SEALANT JOINTS.
23. REPAIR THE INTERIOR NAIL POPS IN THE GYPSUM WALLBOARD.
24. PREPARE AND PAINT ALL EXTERIOR SURFACES OF THE BUILDINGS INCLUDING, SIDING, TRIM, SOFFITS, FASCIA, PRIMED METAL SURFACES, DOWNSPOUTS, ETC. PAINT THE BUILDING (2) COLORS. ONE COLOR FOR BODY AND ONE COLOR FOR TRIM.
25. INSTALL DOWNSPOUTS AND RECONNECT TO EXIST. COLLECTOR BOXES AND DRAINLINES.
26. INSTALL NEW PREFABRICATED METAL GUARDRAILS AT THE DECKS AND WALKWAY.
27. INSTALL PRIVACY FENCING AT DECKS AND PICKET FENCING AT WALKWAY BASEMENT STAIR.
28. INSTALL BUILDING LIGHTING FIXTURES AND SIGNAGE.
29. PRESSURE WASH THE EXISTING CONCRETE WALKWAYS, PATIOS, STAIRS AND RETAINING WALLS.
30. CLEAN THE EXTERIOR OF THE WINDOWS, DOORS, SLIDING GLASS DOORS, CLADDING, DECK SURFACES, GUARDRAILS, ETC.
31. REMOVE ACCESS AND WEATHER PROTECTION.
32. CLEAN SITE OF CONSTRUCTION DEBRIS.

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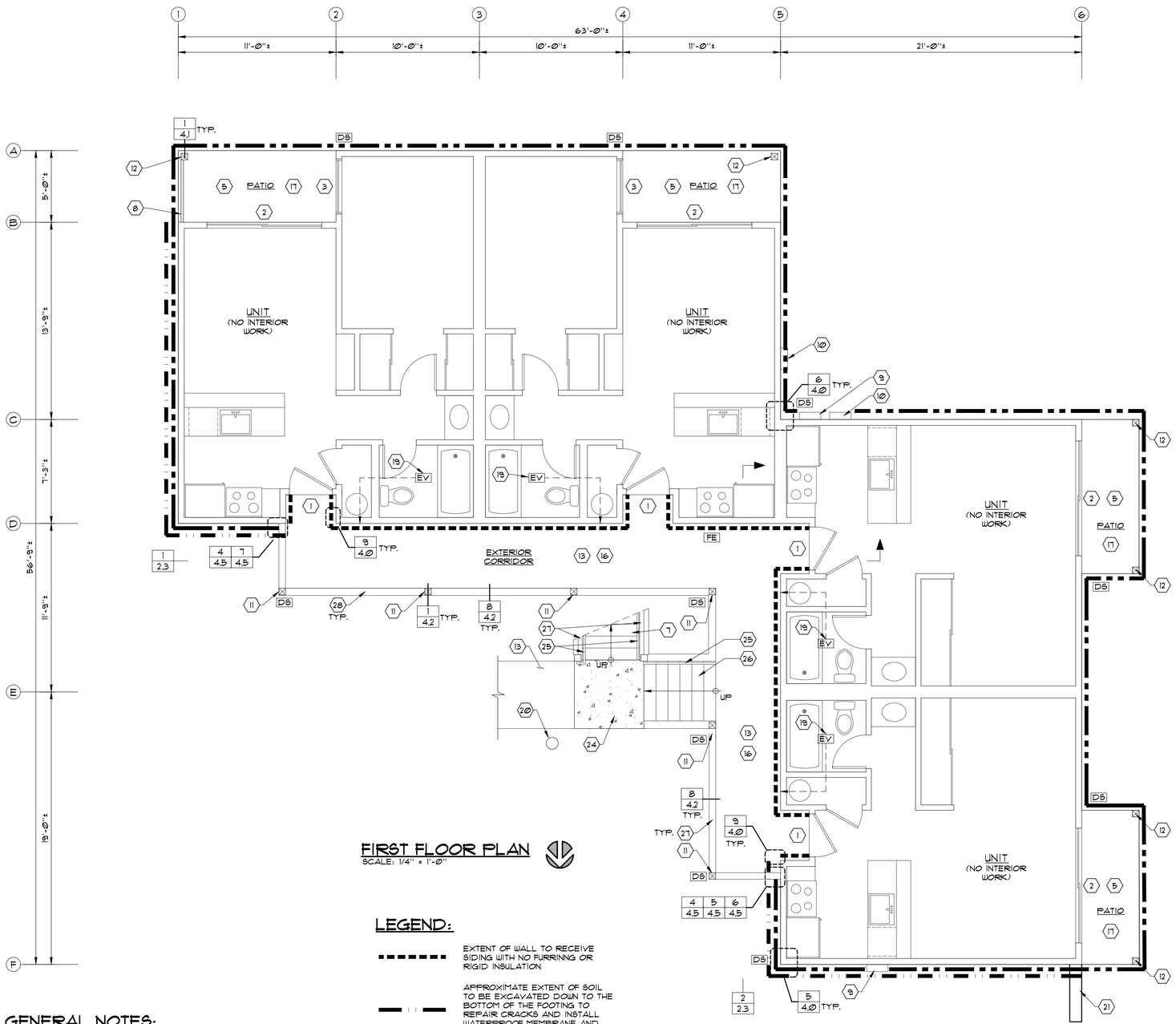
Contents NOTES

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1311 139TH AVE NE BELLEVUE, WA

Sheet 1.2

Job No. 26030.12

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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINNG OR RIGID INSULATION
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED DOWN TO THE BOTTOM OF THE FOOTING TO REPAIR CRACKS AND INSTALL WATERPROOF MEMBRANE AND RIGID INSULATION REF. 4 / 4.1
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED AS REQUIRED TO PROVIDE MIN. CLEARANCE TO FLASHINGS AND INSTALL RIVER ROCK 18" WIDE x 6" DEEP ADJACENT BUILDING REF. 7 / 4.Ø 4 / 4.1
- D8 — DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO REMAIN.

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3Ø2.5

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW. AND INSTALL NEW FLASHINGS.
4. NOT REFERENCED.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. NOT REFERENCED.
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. REMOVE EXIST. PRIVACY FENCE AND INSTALL NEW 6' TALL WOOD VERTICAL PICKET STYLE FENCING WITH CONNECTIONS DESIGNED BY OTHERS
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6 / 4.1 | 8 / 4.1 | 9 / 4.1
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW P.T. 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. AND STRUCT. 1 / 4.1 | 5 / 4.1 | 1 / 4.2 | 6 / 4.2 | 7 / 4.2
12. REMOVE EXIST. DECK POST AND INSTALL NEW P.T. 6x6 POST SET ON CONC. PLINTH (IF NOT PRESENT), WRAPPED IN WRB, FLASHINGS AND TRIM. REF. AND STRUCT. 1 / 4.1 | 5 / 4.1 | 7 / 4.1
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. NOT REFERENCED.
15. NOT REFERENCED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAIL BLOCKING. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. EXIST. CONC. PATIO, POWER WASH AFTER WORK IS COMPLETE.
18. NOT REFERENCED.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT TO EXTERIOR. MATCH EXIST. LAYOUT AND DUCT PATH, SHOWN - - - - - - - ► PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 8 / 4.5 | 9 / 4.5 | 10 / 4.5 | 11 / 4.5
20. EXIST. LIGHT POST AND FIXTURE TO REMAIN.
21. PROVIDE 24" TALL BY 48" LONG KEYSTONE BLOCK WALL WITH FINISHED CAP.
22. NOT REFERENCED.
23. NOT REFERENCED.
24. REMOVE AND REPLACE EXIST. CONC. LANDING SIZED APPROXIMATELY 5'-Ø" X 5'-Ø". INSTALL 4" THICK CONC. WITH 6x6 W1.4 WWF REINFORCING OVER 4" THICK COMPACTED GRAVEL
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. FOR STRINGER CONNECTION DETAILS REF. 1 / 52.1
28. EXIST. CONC. WALL, PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 7 / 4.5

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 / 4.Ø | 2 / 4.Ø | 5 / 4.Ø | 6 / 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 / 4.Ø | 8 / 4.Ø | 3 / 4.1 | 4 / 4.1 | 3 / 4.2 | 4 / 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 / 4.1 | 2 / 4.1 | 3 / 4.1 | 5 / 4.1 | 7 / 4.1 | 1 / 4.9 | 4 / 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 / 4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 / 4.5 | 2 / 4.5 | 3 / 4.5 | 1 / 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 / 4.7 | 5 / 4.7 | 7 / 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 / 4.7 | 2 / 4.7 | 3 / 4.7 | 1 / 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 / 4.4 | 2 / 4.4 | 3 / 4.4 | 4 / 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 / 4.3 | 5 / 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 / 4.3 | 3 / 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 / 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

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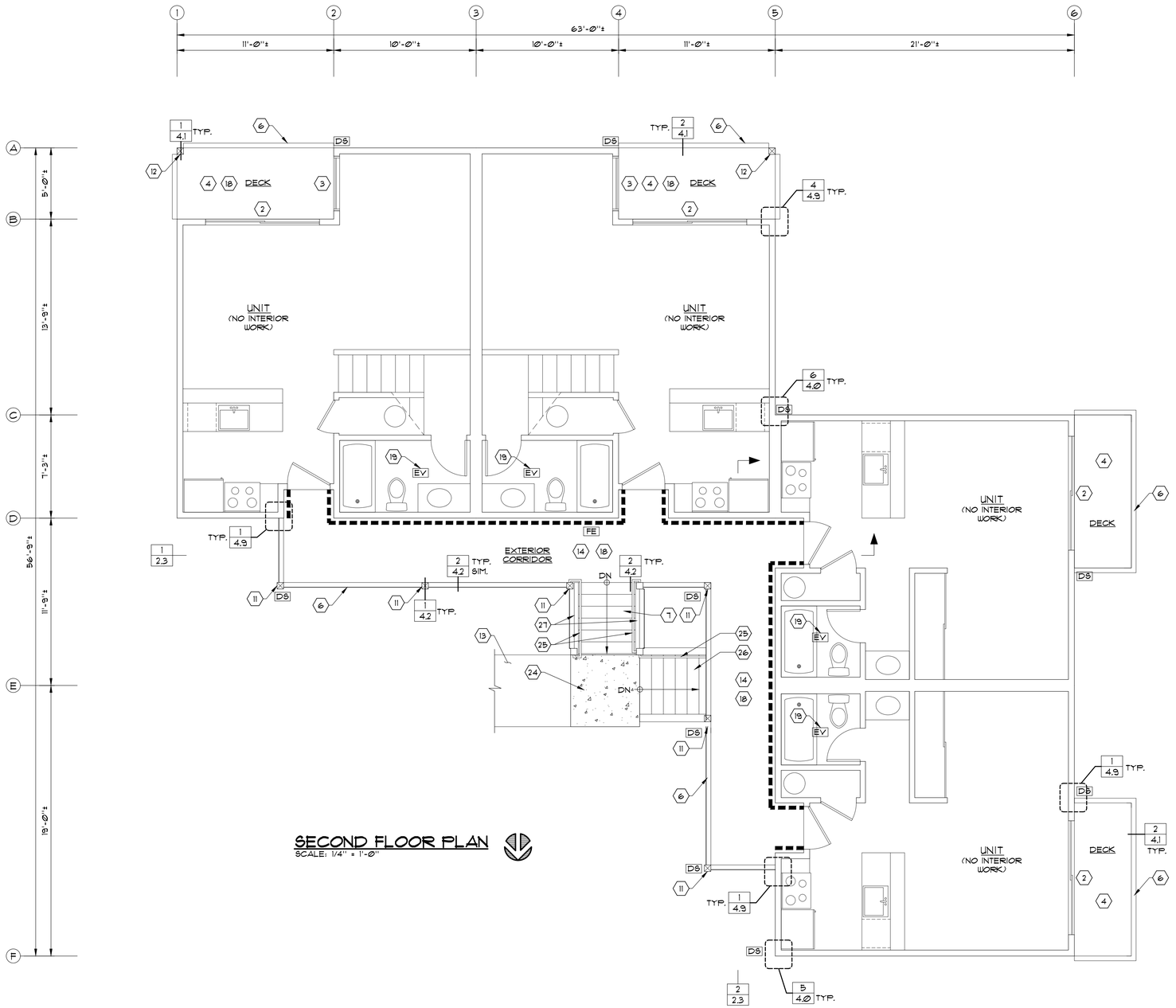
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1311 195TH AVE NE BELLEVUE, WA

Sheet 2.Ø

Job No. 26030.12

7/15/2026
26030.12 WD 01.dwg



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW. AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW FRAMING, PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.Ø; 6 S2.Ø
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW STAINLESS STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW P.T. 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1; 5 4.1; 1 4.2; 6 4.2; 7 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1; 5 4.1; 7 4.1 AND STRUCT.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. NOT REFERENCED.
16. NOT REFERENCED.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT TO EXTERIOR. MATCH EXIST. LAYOUT AND DUCT PATH (UP THROUGH ROOF AT SECOND FLOOR WEST ROOF) PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 8 4.5; 9 4.5; 10 4.5; 11 4.5
20. NOT REFERENCED.
21. NOT REFERENCED.
22. NOT REFERENCED.
23. NOT REFERENCED.
24. REMOVE AND REPLACE EXIST. CONC. LANDING SIZED APPROXIMATELY 5'-Ø" X 5'-Ø", INSTALL 4" THICK CONC. WITH 6x6 W1.4 WWF REINFORCING OVER 4" THICK COMPACTED GRAVEL
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. FOR STRINGER CONNECTION DETAILS REF. 1 S2.1

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø; 2 4.Ø; 5 4.Ø; 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø; 8 4.Ø; 3 4.1; 4 4.1; 3 4.2; 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1; 2 4.1; 3 4.1; 5 4.1; 7 4.1; 1 4.9; 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5; 2 4.5; 3 4.5; 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7; 5 4.7; 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7; 2 4.7; 3 4.7; 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4; 2 4.4; 3 4.4; 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3; 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3; 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.1Ø

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
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3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEEC 3Ø2.5

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINGS OR RIGID INSULATION
- DS — DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO REMAIN.

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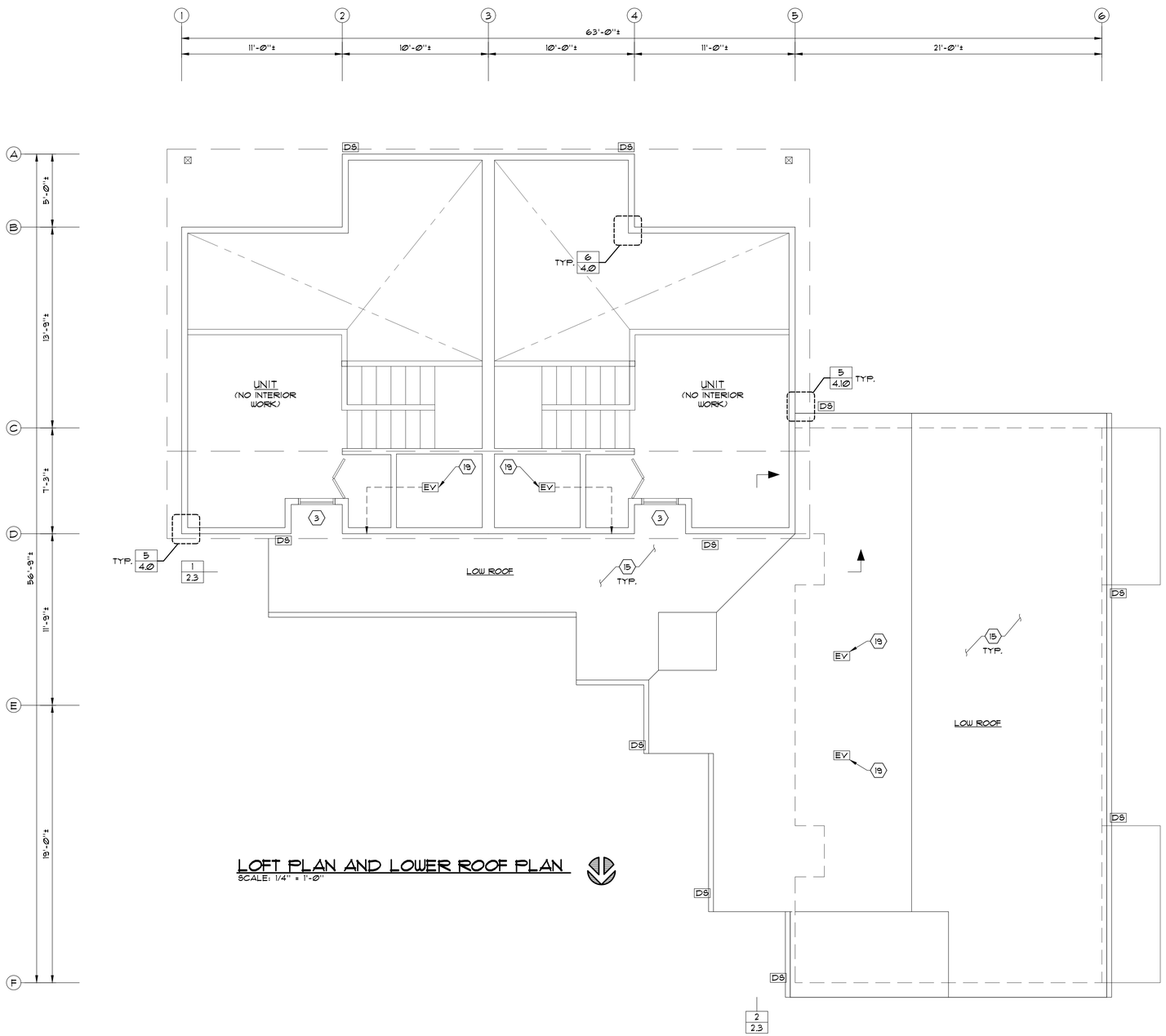
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1911 193TH AVE NE BELLEVUE, WA

Sheet: 2.1

Job No. 26Ø3Ø.12

7/15/2026
26030.12 WD 01.dwg



LOFT PLAN AND LOWER ROOF PLAN

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. NOT REFERENCED.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW, WITH NEW FLASHINGS.
4. NOT REFERENCED.
5. NOT REFERENCED.
6. NOT REFERENCED.
7. NOT REFERENCED.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. NOT REFERENCED.
12. NOT REFERENCED.
13. NOT REFERENCED.
14. NOT REFERENCED.
15. NOT REFERENCED.
16. NOT REFERENCED.
17. NOT REFERENCED.
18. NOT REFERENCED.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT TO EXTERIOR. MATCH EXIST. LAYOUT AND DUCT PATH (UP THROUGH ROOF AT SECOND FLOOR WEST ROOF). APPROXIMATE HORIZ. PATH SHOWN - - - - ←
PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 11 4.5
20. NOT REFERENCED.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE. WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø | 2 4.Ø | 5 4.Ø | 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø | 8 4.Ø | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7 | 5 4.7 | 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7 | 2 4.7 | 3 4.7 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

LEGEND:

DS — DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.

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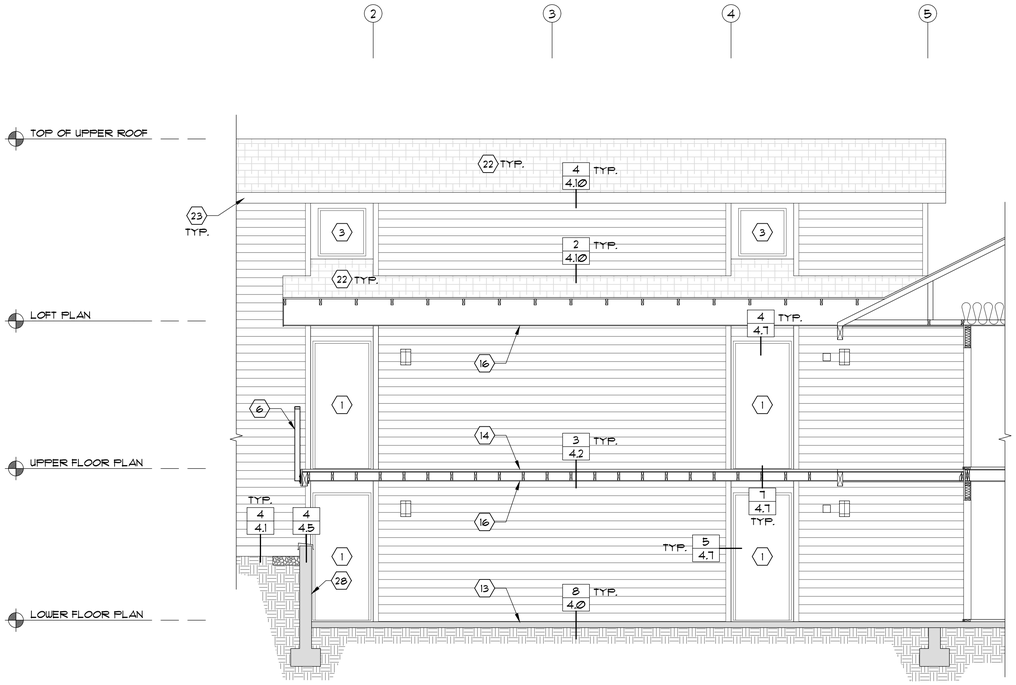
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Sheet: 2.2

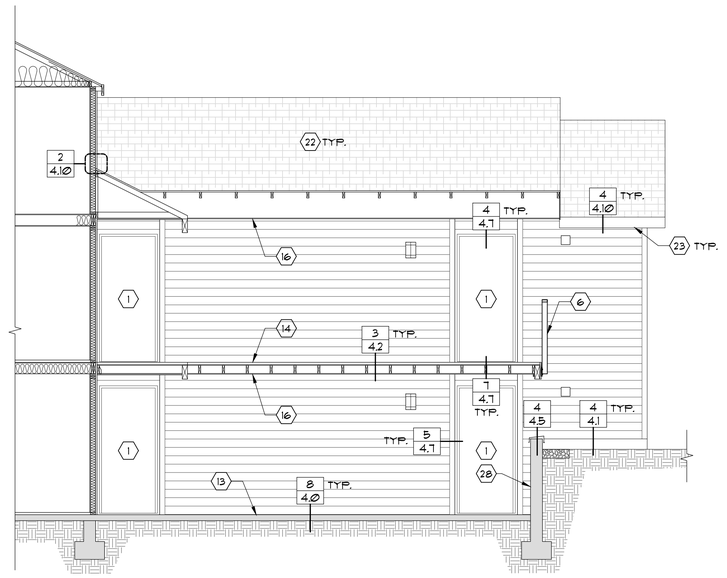
Job No. 26030.12

7/15/2026
26030.12 WD 01.dwg



BUILDING CROSS-SECTION 1

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



BUILDING CROSS-SECTION 2

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

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW. WITH NEW FLASHINGS.
4. NOT REFERENCED.
5. NOT REFERENCED.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. SHEET 52.0.
7. NOT REFERENCED.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. NOT REFERENCED.
12. NOT REFERENCED.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. NOT REFERENCED.
16. EXIST. SOFFIT TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS (AT FIRST FLOOR). REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. NOT REFERENCED.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. OR NEW FASCIA AND GUTTERS. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT. REF. 1 4.10 | 4 4.10
24. NOT REFERENCED.
25. NOT REFERENCED.
26. NOT REFERENCED.
27. NOT REFERENCED.
28. EXIST. CONC. WALL, PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 7 4.5

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. ALLOWANCE SUMMARY FOR INFORMATION ON REPLACEMENT.
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE FLOOR PLANS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.0 | 2 4.0 | 5 4.0 | 6 4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.0 | 8 4.0 | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7 | 5 4.7 | 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7 | 2 4.7 | 3 4.7 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3

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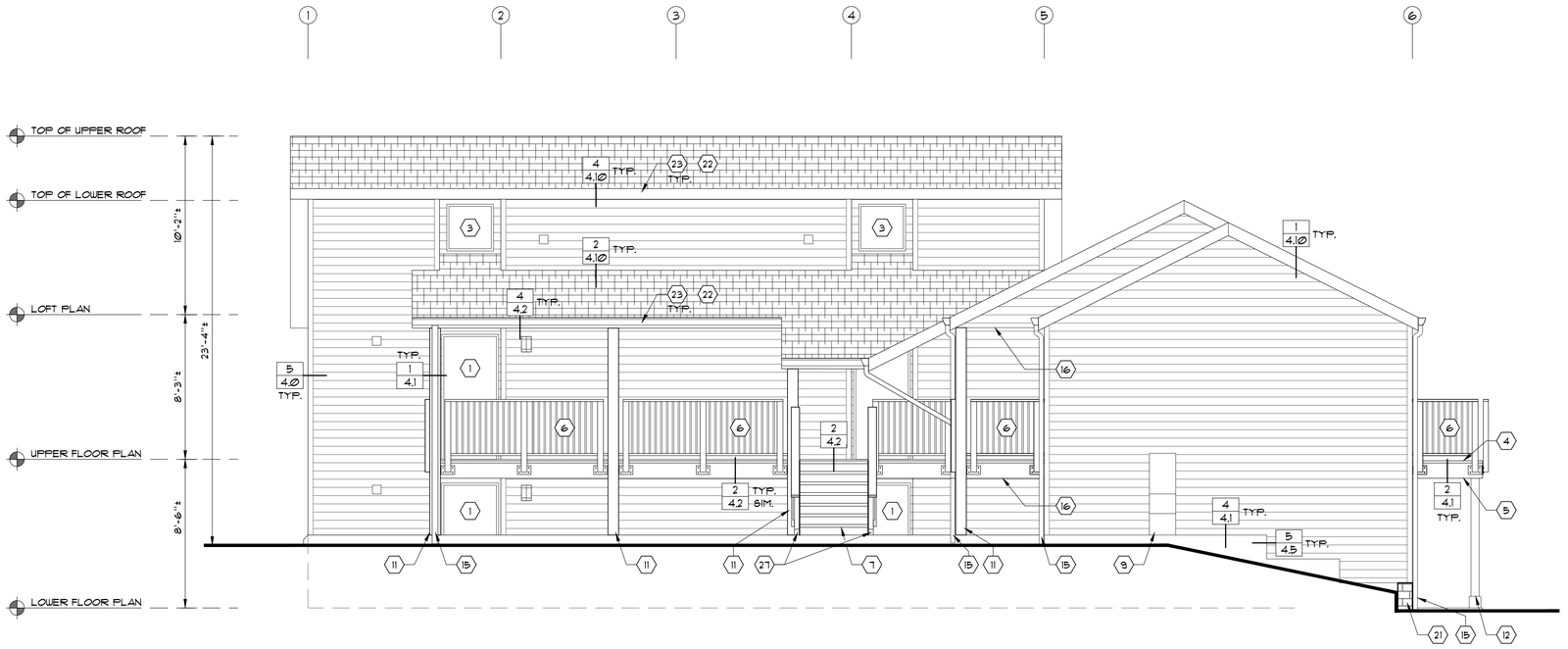
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Contents BUILDING CROSS-SECTIONS

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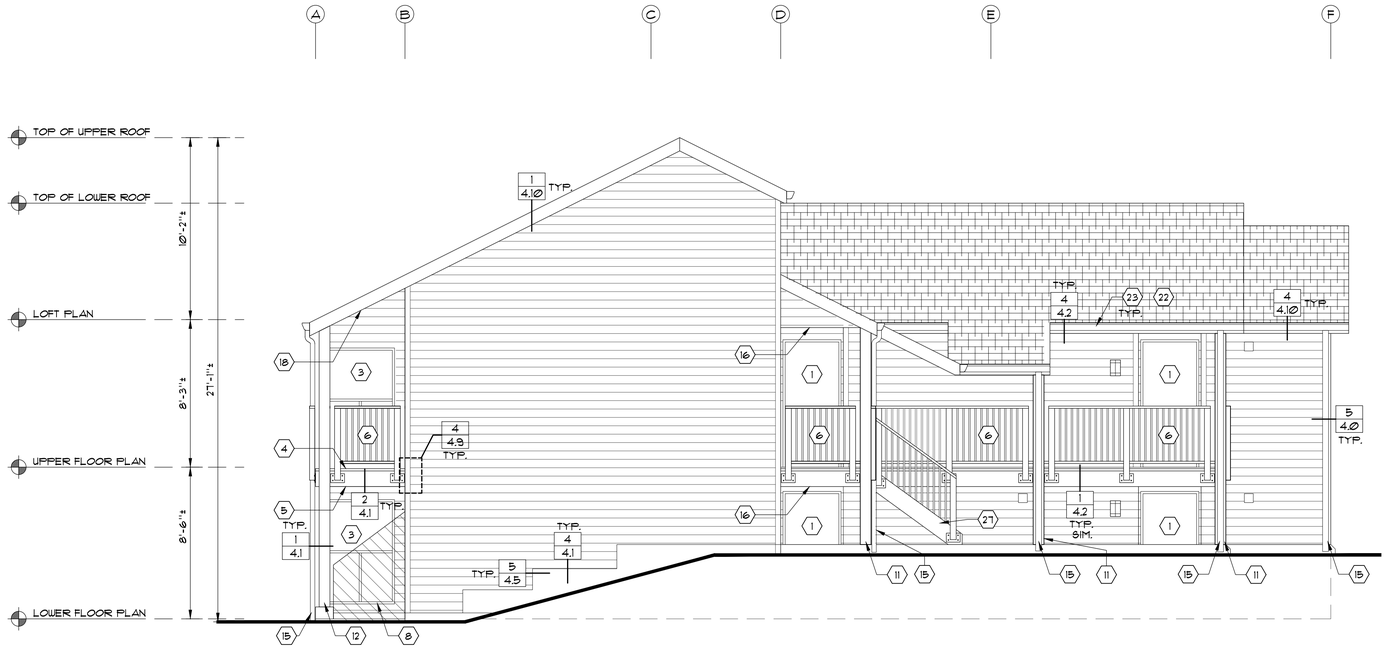
Sheet 2.3

Job No. 26030.12



NORTH ELEVATION

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



EAST ELEVATION

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

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 52.0 | 6 52.0
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW STAINLESS STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. REMOVE EXIST. PRIVACY FENCE AND INSTALL NEW 6' TALL ALUMINUM HORIZONTAL SLAT STYLE FENCING WITH CONNECTIONS DESIGNED BY OTHERS
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. NOT REFERENCED.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS (AT FIRST FLOOR), REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. PROVIDE 24" TALL 10" WIDE x 48" LONG LANDSCAPING WALL WITH KEYSTONE BLOCKS
22. EXIST. ROOFING TO REMAIN.
23. EXIST. OR NEW FASCIA AND GUTTERS. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT. REF. 1 4.10 | 4 4.10
24. NOT REFERENCED.
25. REMOVE AND REPLACE HANDRAIL.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. FOR STRINGER CONNECTION DETAILS REF. 1 52.1

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- PRIVACY FENCING TO BE REMOVED AND REPLACED
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. ALLOWANCE SUMMARY FOR INFORMATION ON REPLACEMENT.

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.0 | 2 4.0 | 5 4.0 | 6 4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.0 | 8 4.0 | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.1 | 5 4.1 | 7 4.1
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

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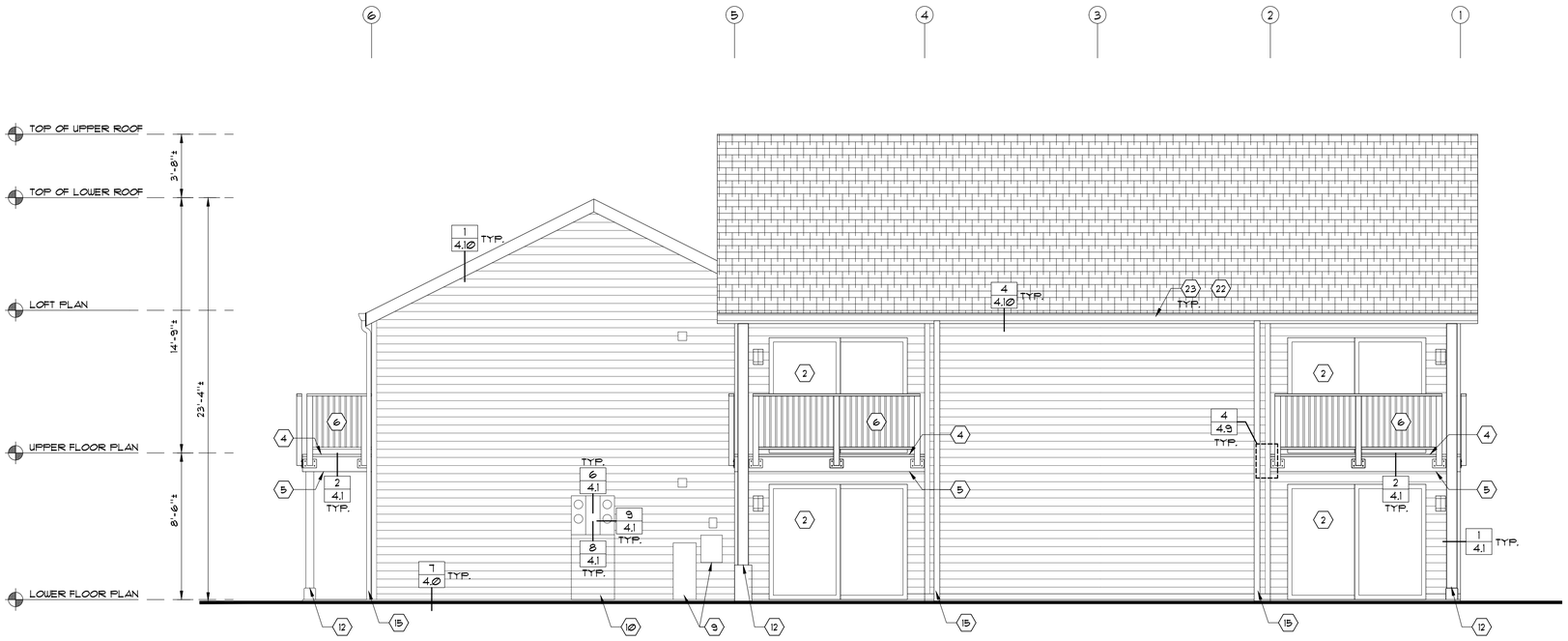
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1911 139TH AVE NE BELLEVUE, WA

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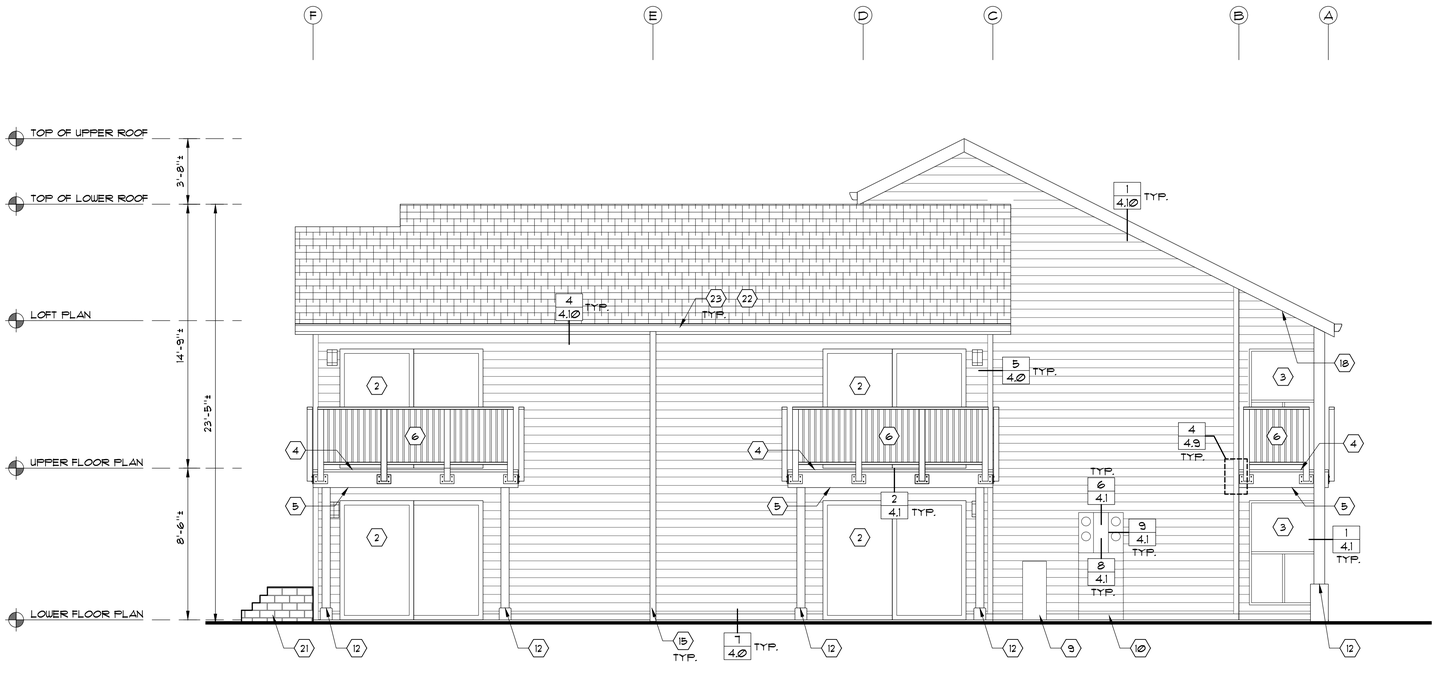
Job No. 26030.12

7/15/2026
26030.12 WD 01.dwg



SOUTH ELEVATION

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



WEST ELEVATION

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

KEYNOTES:

1. NOT REFERENCED.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW. AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5/S2.0, 6/S2.0
7. NOT REFERENCED.
8. NOT REFERENCED.
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6/4.1, 8/4.1, 9/4.1
11. NOT REFERENCED.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. AND STRUCT. 1/4.1, 5/4.1, 7/4.1
13. NOT REFERENCED.
14. NOT REFERENCED.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS (AT FIRST FLOOR). REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. PROVIDE 24" TALL 10" WIDE x 48" LONG LANDSCAPING WALL WITH KEYSTONE BLOCKS
22. EXIST. ROOFING TO REMAIN.
23. EXIST. OR NEW FASCIA AND GUTTERS. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT. REF. 1/4.10, 4/4.10

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. ALLOWANCE SUMMARY FOR INFORMATION ON REPLACEMENT.

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1/4.0, 2/4.0, 5/4.0, 6/4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7/4.0, 8/4.0, 3/4.1, 4/4.1, 3/4.2, 4/4.5
3. FOR TYPICAL DECK DETAILS REF. 1/4.1, 2/4.1, 3/4.1, 5/4.1, 7/4.1, 1/4.9, 4/4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5/4.1 AND SHEET 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1/4.5, 2/4.5, 3/4.5, 1/4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4/4.7, 5/4.7, 7/4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1/4.7, 2/4.7, 3/4.7, 1/4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1/4.4, 2/4.4, 3/4.4, 4/4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4/4.3, 5/4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1/4.3, 3/4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2/4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

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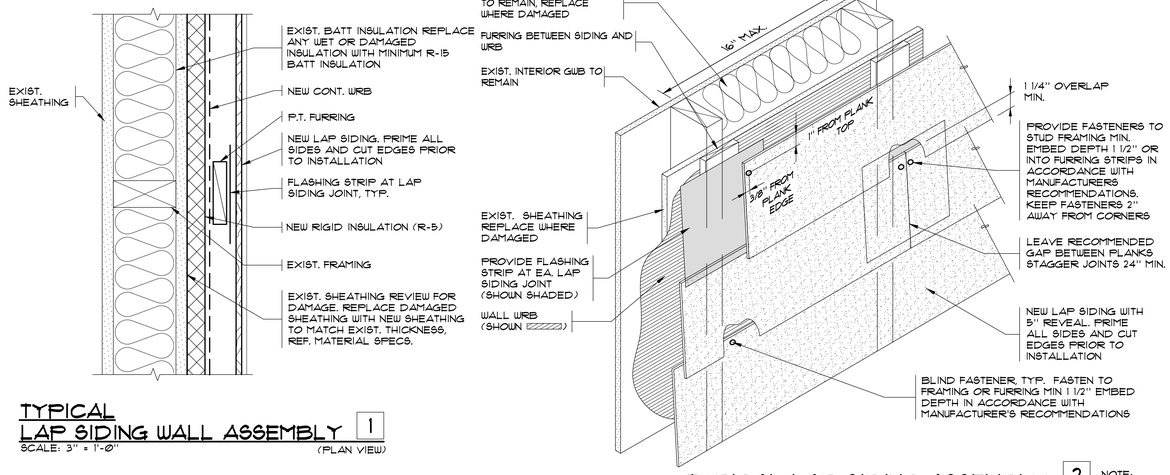
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BELLEVUE, WA

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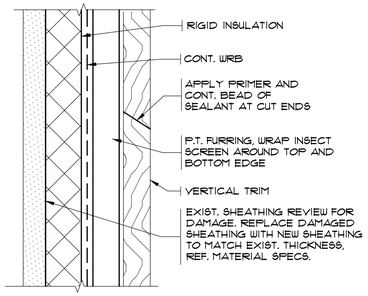
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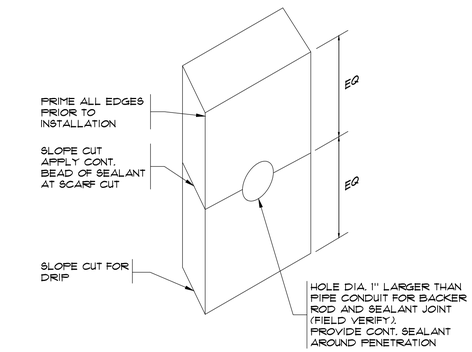
TYPICAL LAP SIDING WALL ASSEMBLY 1
SCALE: 3" = 1'-0" (PLAN VIEW)

TYPICAL LAP SIDING ASSEMBLY 2
SCALE: N.T.S.

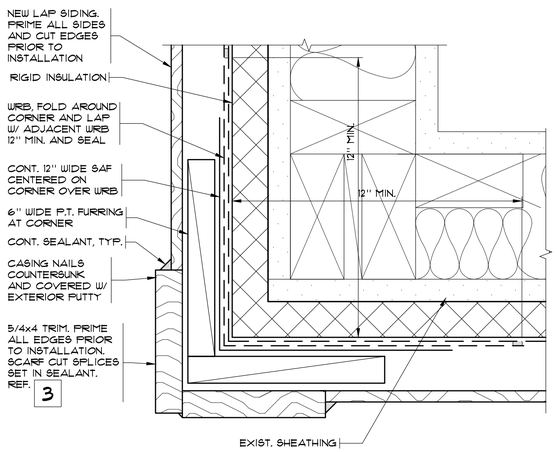
NOTE: RIGID INSULATION NOT SHOWN



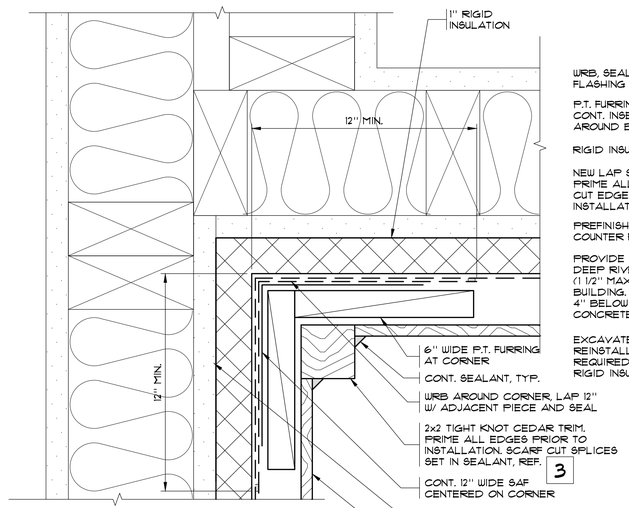
WOOD TRIM SCARF CUT 3
SCALE: 6" = 1'-0" (PLAN VIEW)



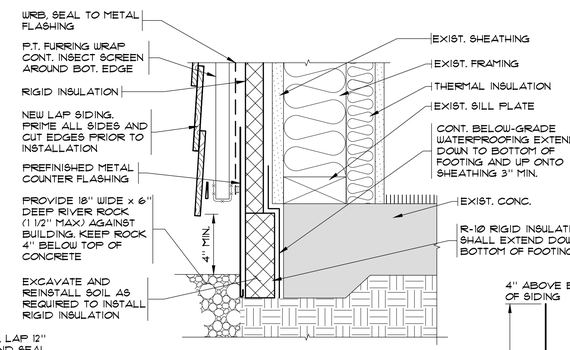
TIGHT KNOT CEDAR SPLIT BLOCK 4
SCALE: N.T.S.



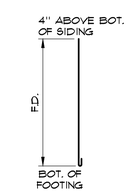
TYPICAL OUTSIDE CORNER 5
SCALE: 6" = 1'-0"



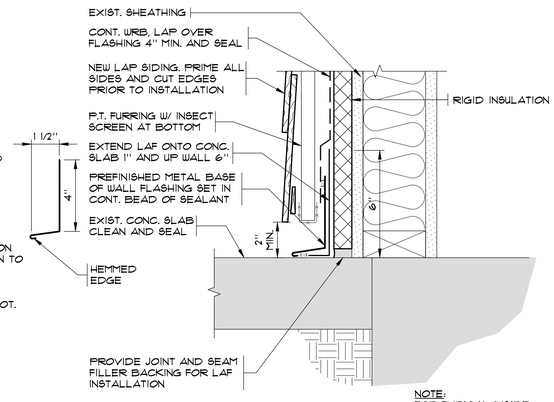
TYP. INSIDE CORNER 6
SCALE: 6" = 1'-0"



BASE OF WALL AT GRADE 7
SCALE: 3" = 1'-0"

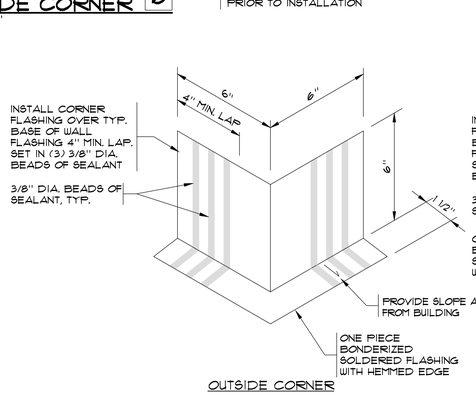


METAL FLASHING PROFILE

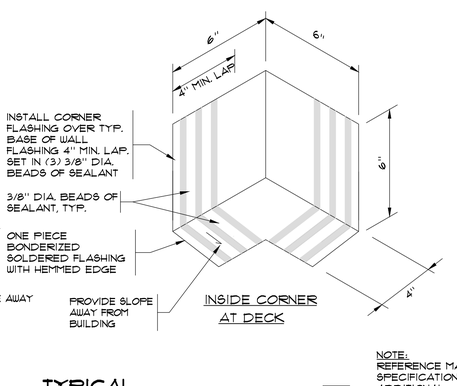


NOTE: FOR TYPICAL INSIDE AND OUTSIDE CORNER FLASHINGS REF. 10

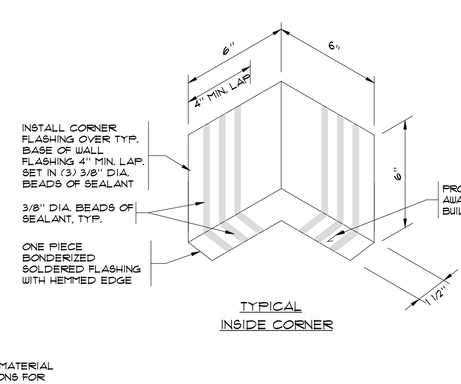
BASE OF WALL AT CONC. SLAB 8
SCALE: 3" = 1'-0"



OUTSIDE CORNER



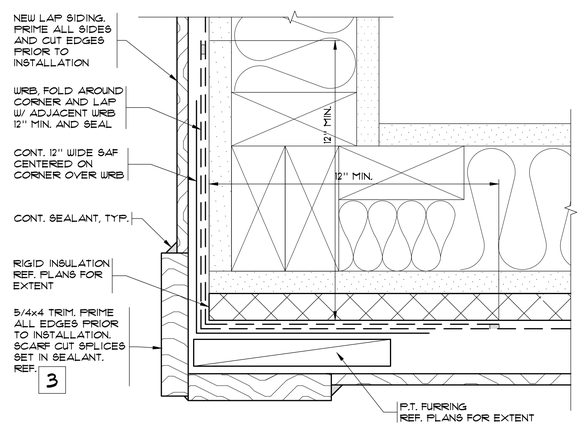
INSIDE CORNER AT DECK



TYPICAL INSIDE CORNER

TYPICAL BASE OF WALL FLASHINGS 10
SCALE: N.T.S.

NOTE: REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION NOT SHOWN



OUTSIDE CORNER TRANSITION AT WALKWAY 9
SCALE: 6" = 1'-0"

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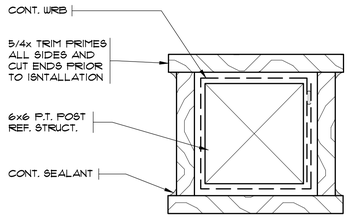
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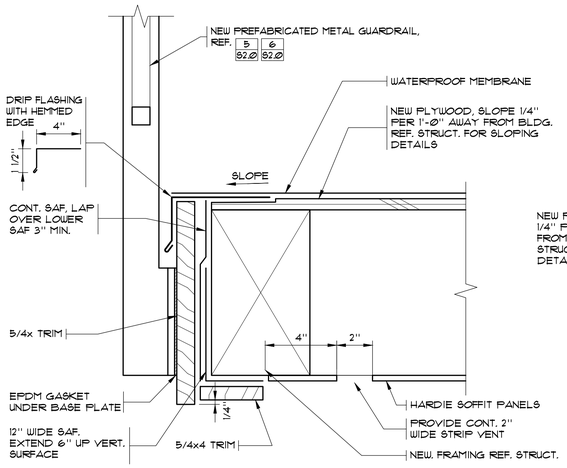
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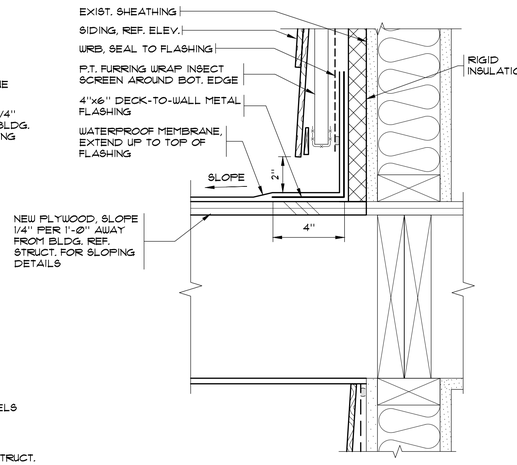


TYP. DECK/WALKWAY POST 1
SCALE: 3" = 1'-0" PLAN VIEW

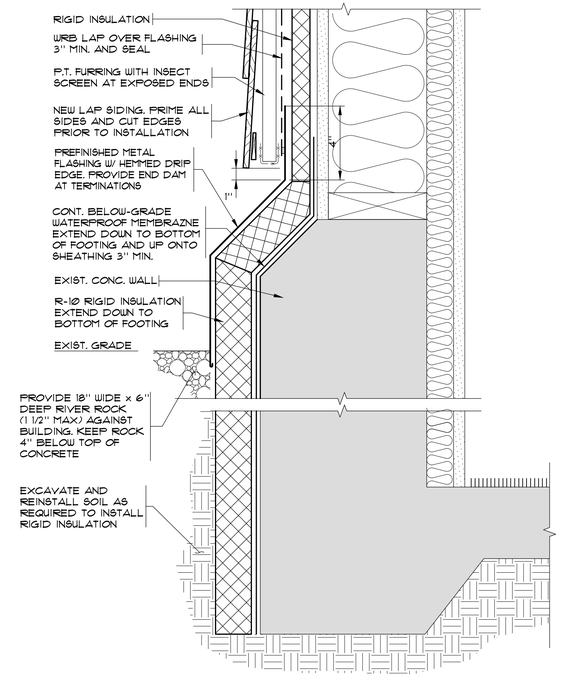


TYP. DECK EDGE 2
SCALE: 3" = 1'-0"

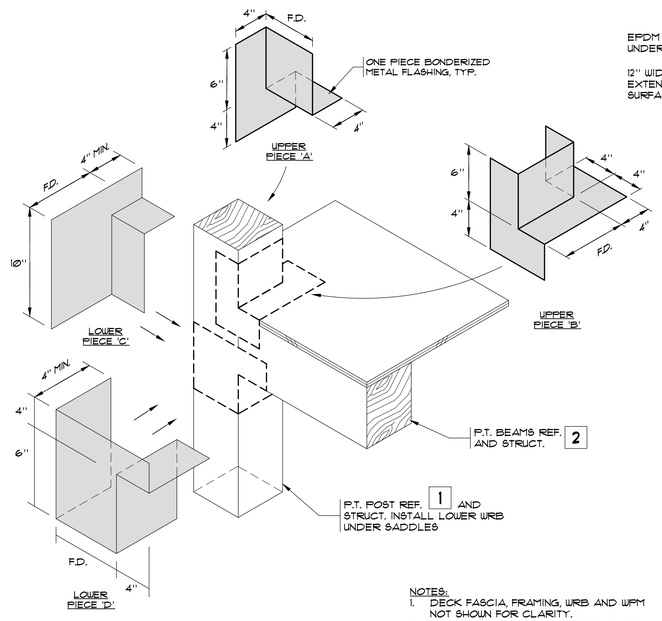
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT POSTS, REF. 5
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS



DECK TO WALL 3
SCALE: 3" = 1'-0"

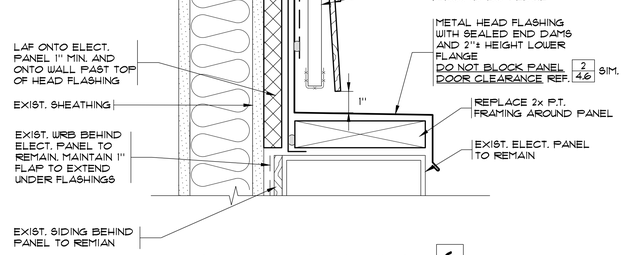


BASE OF WALL AT CONC. WALL 4
SCALE: 3" = 1'-0"

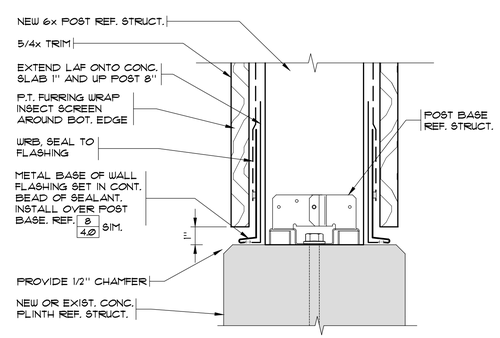


DECK /WALKWAY POST SADDLE FLASHINGS 5
SCALE: NTS

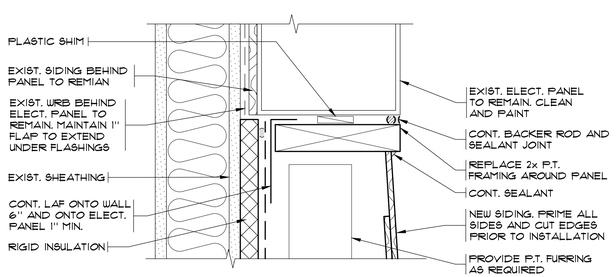
NOTES:
1. DECK FASCIA, FRAMING, WRB AND WPM NOT SHOWN FOR CLARITY.
2. INSTALL SADDLES UNDERNEATH FASCIA
3. SADDLES SHALL OVERLAP EACH OTHER 4" MINIMUM AND LAP SHALL BE SET IN (2) CONT. BEADS OF 3/8" DIA. SEALANT
4. FOR NON-CORNER CONDITION REF. 6 4.2
5. FOR INSIDE CORNER CONDITION REF. 7 4.2



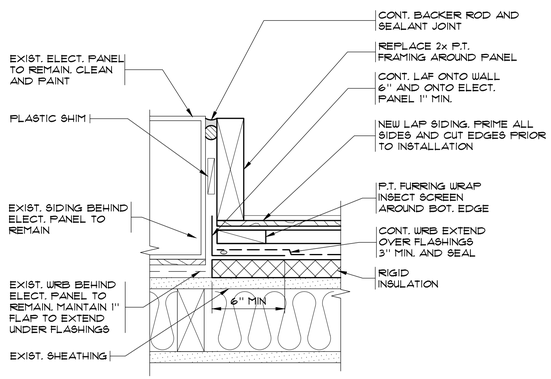
ELECT. PANEL HEAD 6
SCALE: 3" = 1'-0"



TYPICAL DECK POST AT CONC. PLINTH 7
SCALE: 3" = 1'-0" SECTION VIEW



ELECT. PANEL SILL 8
SCALE: 3" = 1'-0"



ELECT. PANEL JAMB 9
SCALE: 3" = 1'-0" PLAN VIEW

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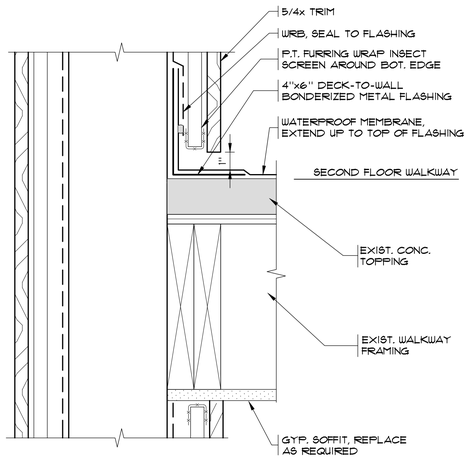
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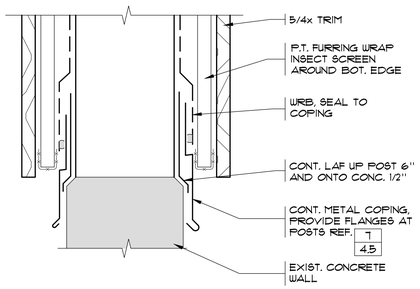
Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE BELLEVUE, WA

Sheet 4.1

Job No. 26030.12

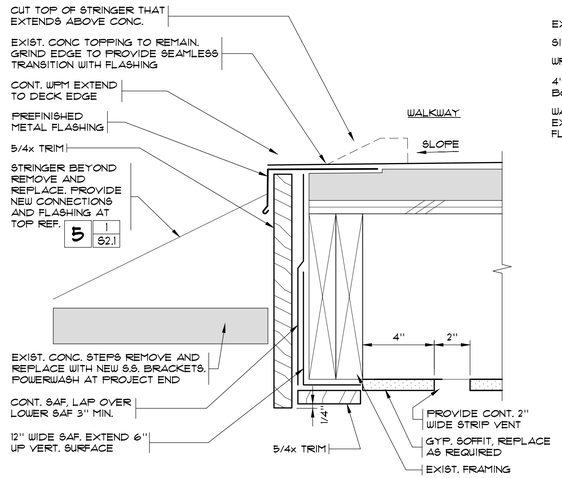
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TYPICAL WALKWAY POST AT CONC. WALL 1

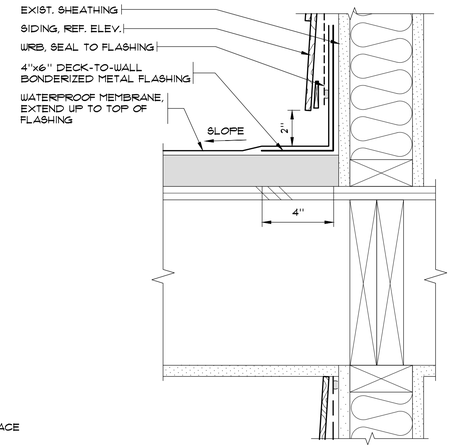
SCALE: 3" = 1'-0" SECTION VIEW



TYP. WALKWAY EDGE 2

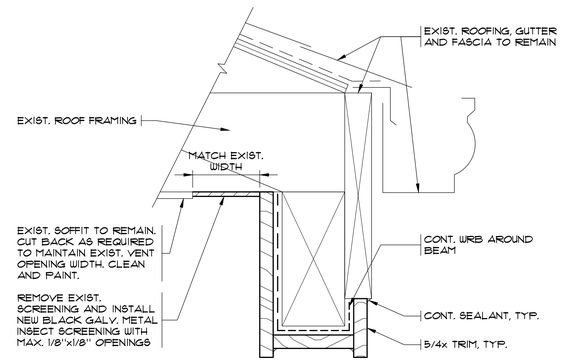
SCALE: 3" = 1'-0"

NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT COLUMNS, REF. 5 4.1 6 7
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS
4. AT SIM. SECTION OMIT STEPS/STRINGER AND PROVIDE GUARDRAIL



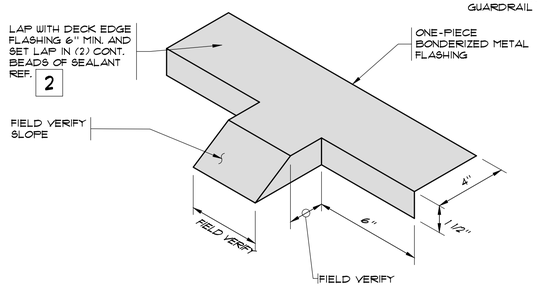
WALKWAY TO WALL 3

SCALE: 3" = 1'-0"



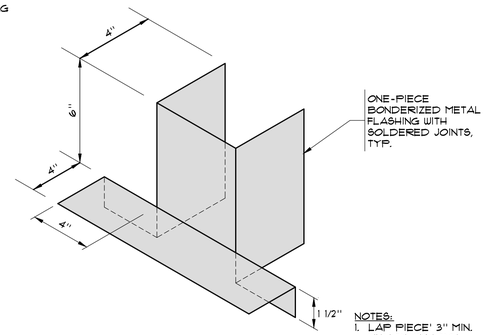
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

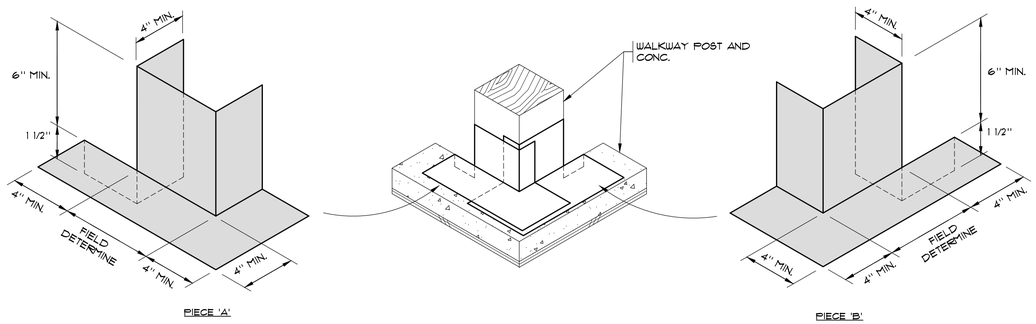
SCALE: N.T.S.



NOTES:
1. LAP PIECE' 3" MIN. WITH DECK EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE

SECOND FLOOR WALKWAY POST SADDLE FLASHING 6

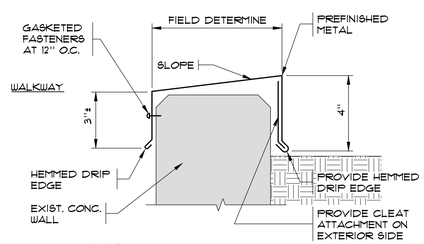
SCALE: 3" = 1'-0"



SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

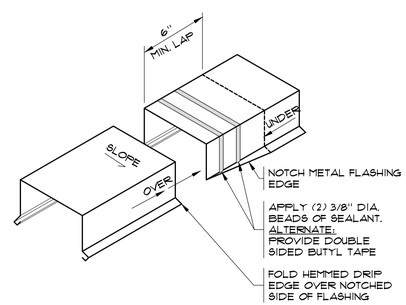
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



NOTES:
1. FOR ADDITIONAL METAL FLASHING INFORMATION, REFERENCE MATERIAL SPECIFICATIONS
2. FOR TYPICAL SPLICE PLATE REF. 8
3. SLOPE TOWARDS WALKWAY

TYPICAL CONC. WALL COPING 8

SCALE: 3" = 1'-0"



COPING LAP SPLICE 9

SCALE: N.T.S.

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1911 139TH AVE NE BELLEVUE, WA

Sheet 4.2

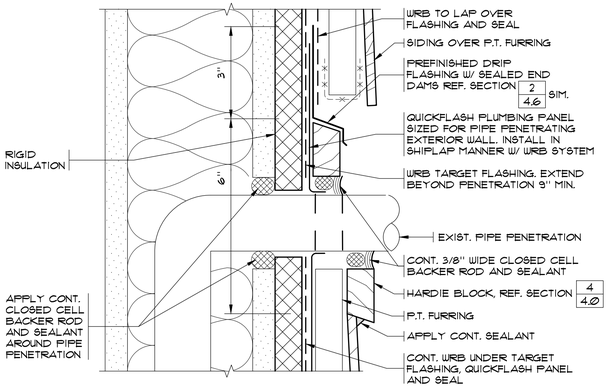
Job No. 26030.12

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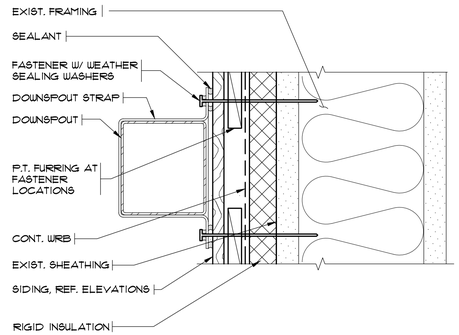
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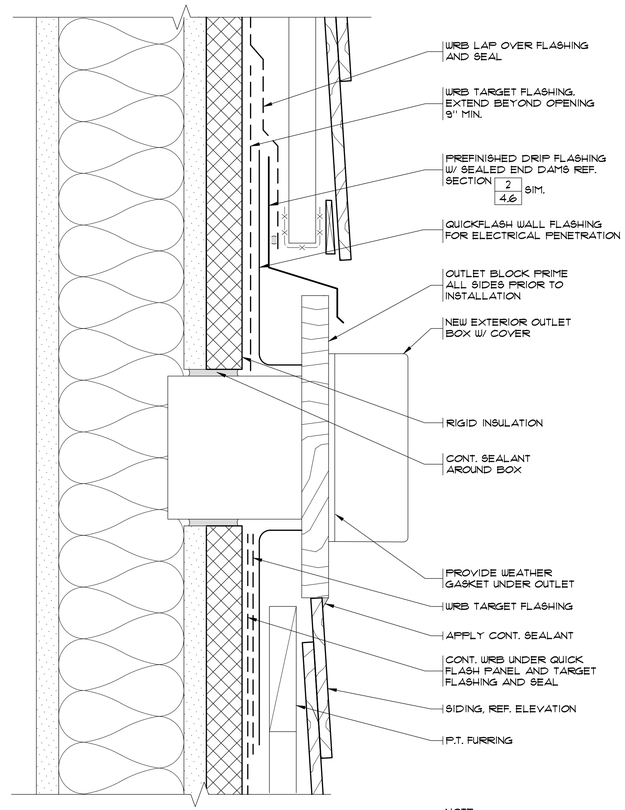
HOSE BIBB PENETRATION 1

SCALE: 6" = 1'-0"

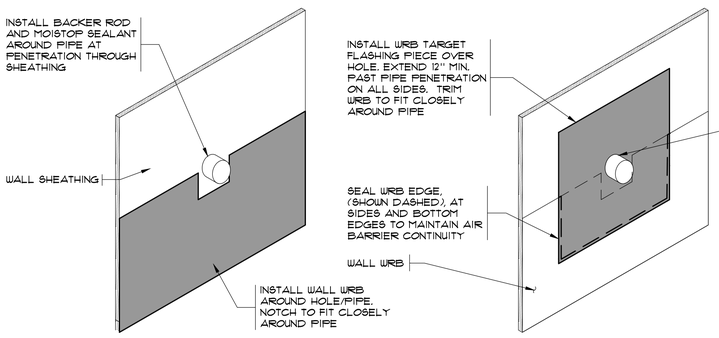


TYPICAL DOWNSPOUT 2

SCALE: 6" = 1'-0"



NOTE:
FOR ADDITIONAL INFORMATION, REF. 5

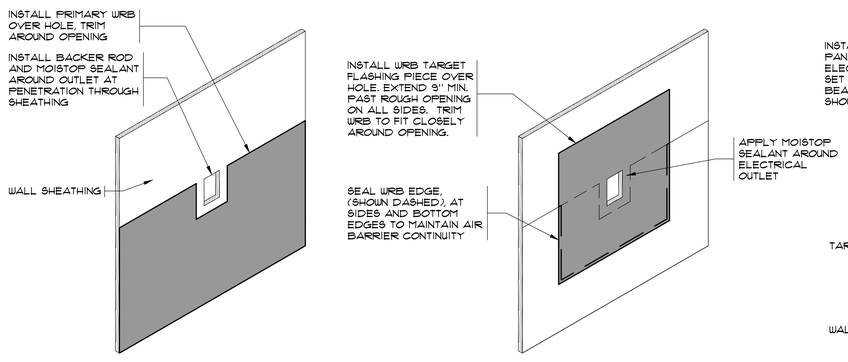


PIPE PENETRATION 3

SCALE: N.T.S.

EXTERIOR LIGHTING FIXTURE BASE 4

SCALE: 6" = 1'-0"



ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

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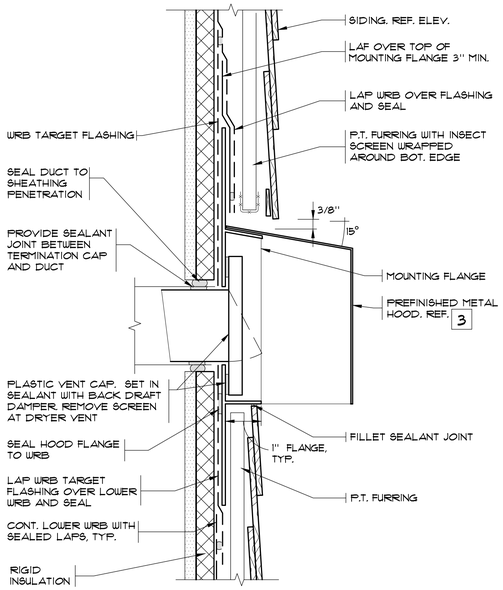
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1911 139TH AVE NE BELLEVUE, WA

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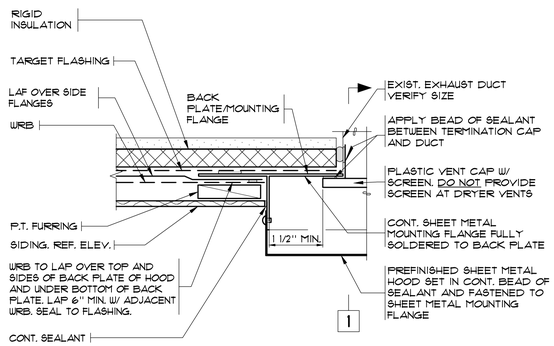
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VENT HOOD - SECTION 1

SCALE: 3" = 1'-0"

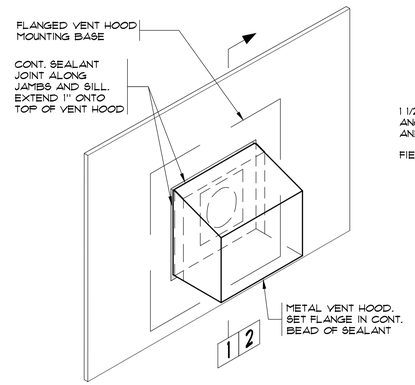
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4

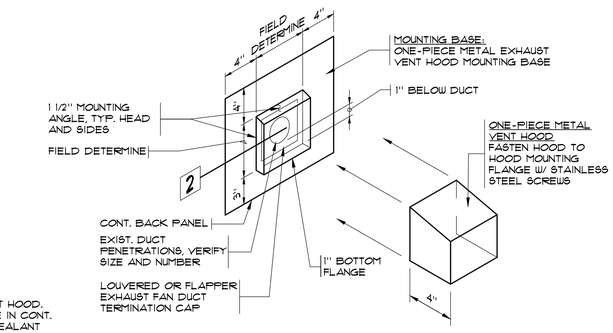


VENT HOOD - PLAN VIEW 2

SCALE: 3" = 1'-0"

NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4

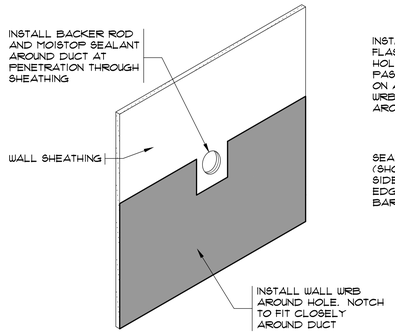




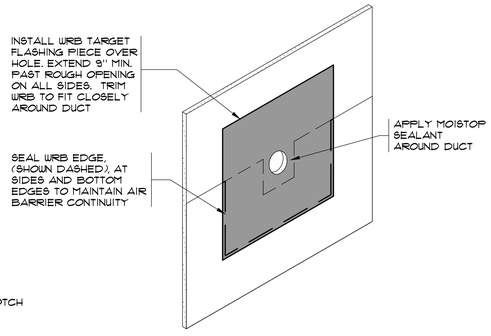
VENT HOOD - ISOMETRIC 3

SCALE: N.T.S.

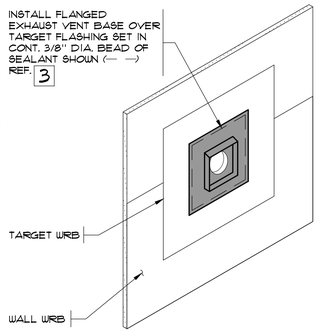
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



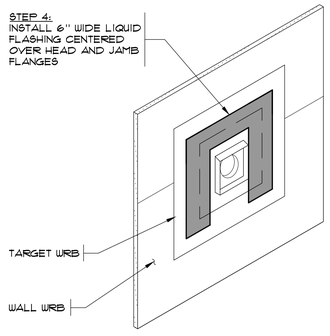
STEP #1



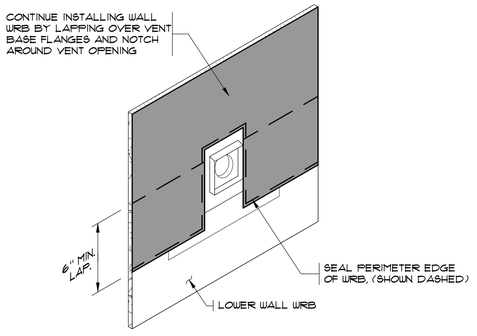
STEP #2



STEP #3



STEP #4



STEP #5

FLANGED EXHAUST VENT 4

SCALE: N.T.S.

METAL VENT HOOD NOTES:
1. MATERIAL TO BE 24 GA. BONDERIZED STEEL
2. ALL SEAMS TO BE FULLY SOLDERED
3. TOP OF HOOD TO BE ANGLED 15° MINIMUM
4. FLANGES TO BE 4" MINIMUM ON ALL SIDES
5. EXTEND VENT HOOD AS NECESSARY FOR MULTIPLE VENTS
6. CONTRACTOR TO SUPPLY MOCK-UP FOR APPROVAL
7. SEAL ALL GAPS BETWEEN ROUGH OPENING AND WRB LINER WITH BACKER ROD AND SEALANT
8. FOR ADDITIONAL INFORMATION, REF. 1 2 3

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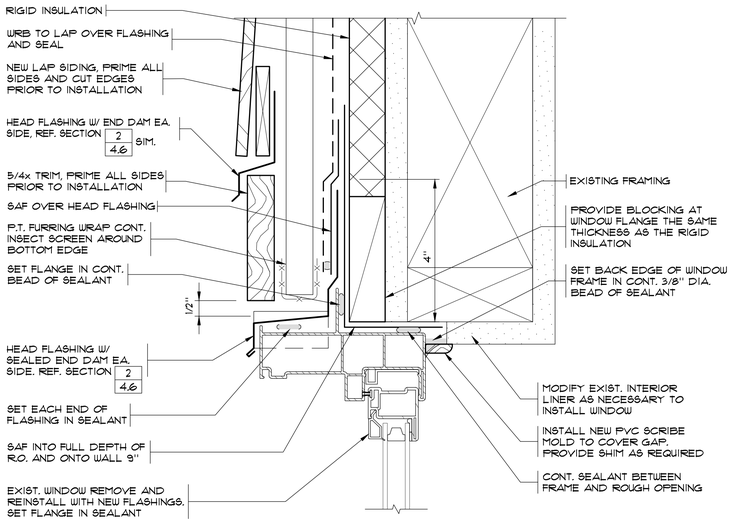
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Sheet: 4.4

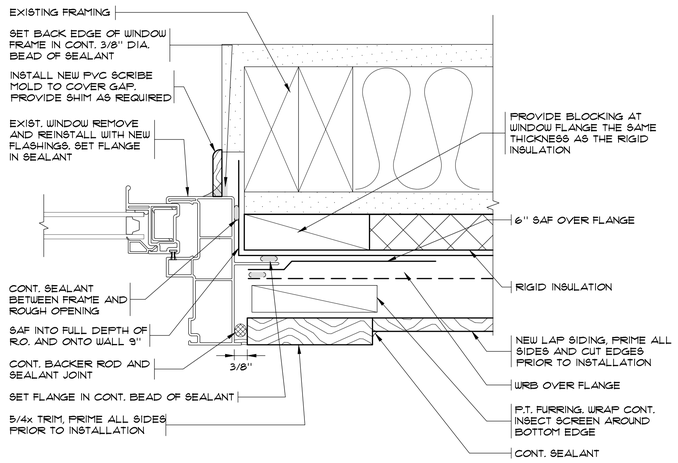
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TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

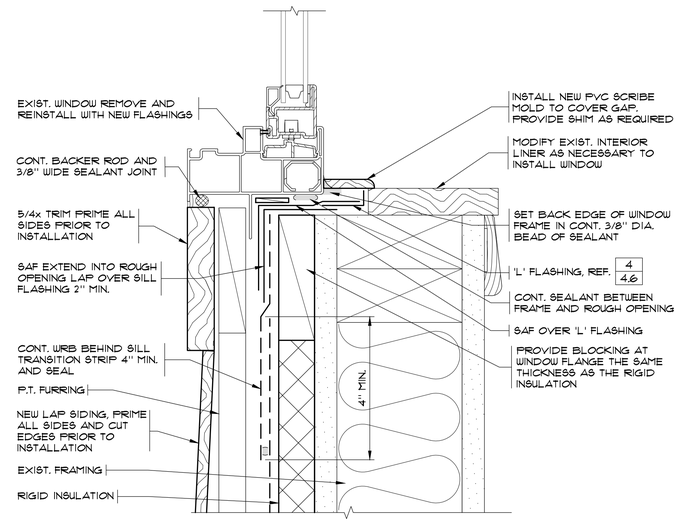
NOTES:
1. INSTALL WINDOW HEAD FASTENERS W/ OVERSIZED WASHERS THAT LAP OVER HEAD NAILING FLANGE AT 12" O.C. MAX. INSTALL LAP OVER FASTENERS (NOT SHOWN FOR CLARITY)
2. FOR ADDITIONAL FLASHING INFORMATION REF. SECTION 1/4.6



TYP. WINDOW JAMB 2

SCALE: 6" = 1'-0"

NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6



TYP. WINDOW SILL 3

SCALE: 6" = 1'-0"

NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6

SIDING AT CONCRETE WALL 4

SCALE: 3" = 1'-0" SECTION VIEW

SIDING AT CONCRETE WALL 5

SCALE: 3" = 1'-0" FLAN VIEW

CONC. WALL SADDLE FLASHING 6

SCALE: N.T.S.

CONC. WALL SADDLE FLASHING 7

SCALE: N.T.S.

SOFFIT FOR DUCTING 8

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

NOTE:
1. DROPDOWN CEILING CONDITION SHOWN. FOR DUCT IN CEILING CAVITY REF. 9
2. PARALLEL JOIST CONDITION SIMILAR. PROVIDING BLOCKING AT 16" O.C.
3. EXIST. FRAMING AND FINISHES SHOWN ARE SCHEMATIC. CONTRACTOR TO CONFIRM EXISTING CONDITIONS.

NOTES:
1. FOR DROPDOWN CEILING CONDITION REF. 9
2. EXHAUST DUCTS IN FLOOR SYSTEMS SHALL BE RIGID METAL
3. CONTRACTOR OPTION: ALTERNATIVELY PROVIDE 1-HOUR DUCT WRAP IN LIEU OF GWB CAVITY. REF. 10

TYP. EXHAUST DUCT SHAFT 9

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

EXHAUST FAN IN FLOOR ASSEMBLY 10

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

TYPICAL EXHAUST FAN IN ROOF ASSEMBLY 11

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

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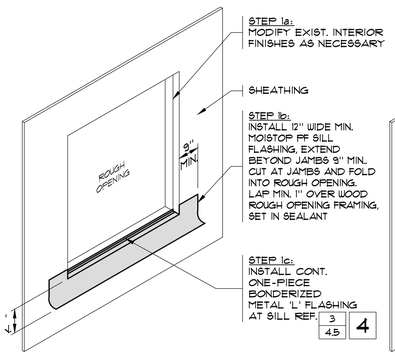
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Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE BELLEVUE, WA

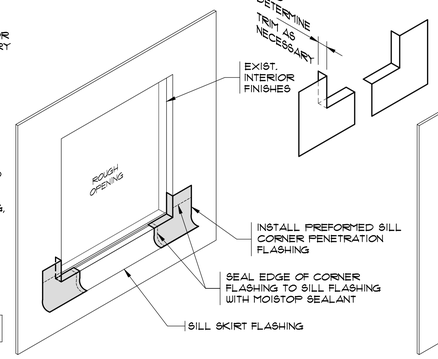
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Job No. 26030.12

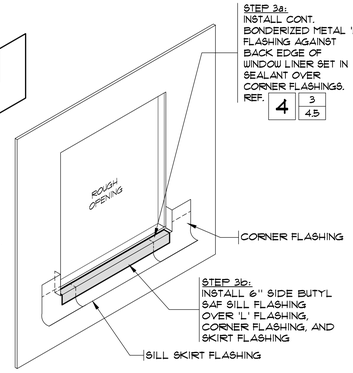
7/15/2026
26030.12 WD 04 Details.dwg



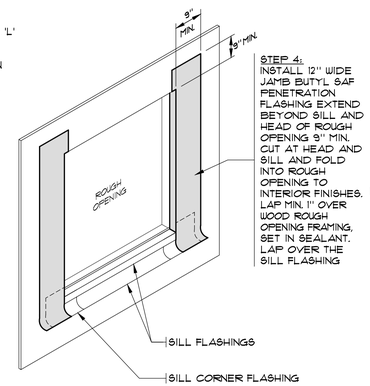
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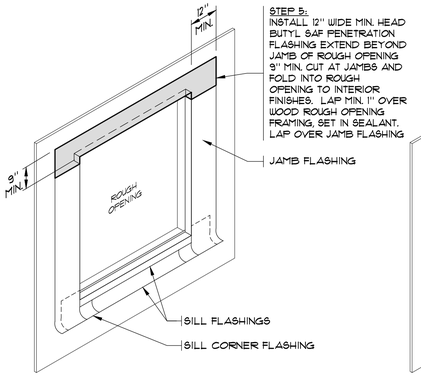
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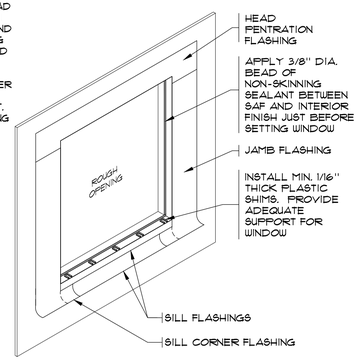
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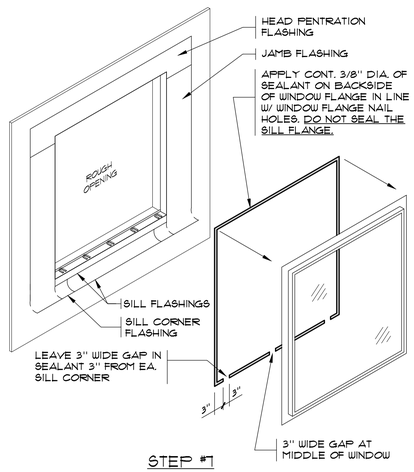
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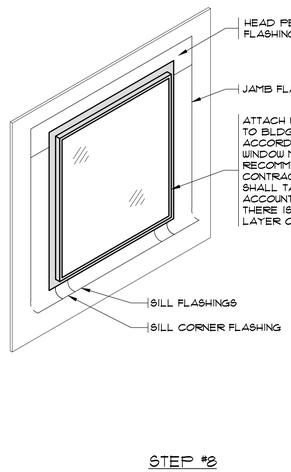
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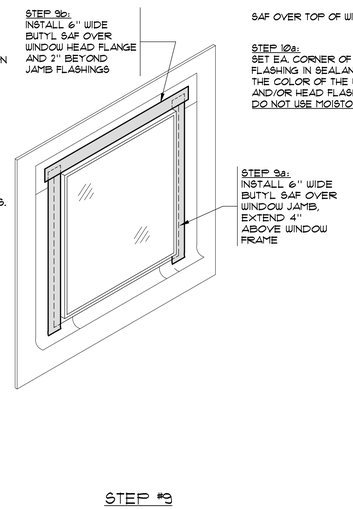
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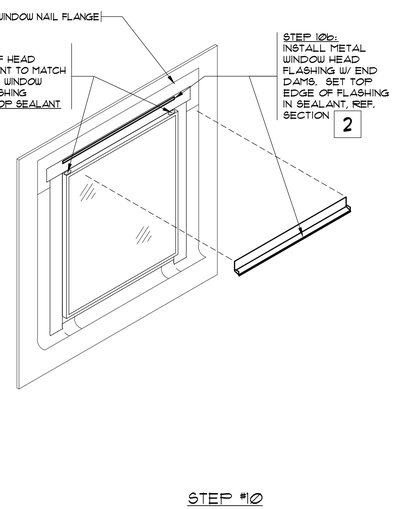
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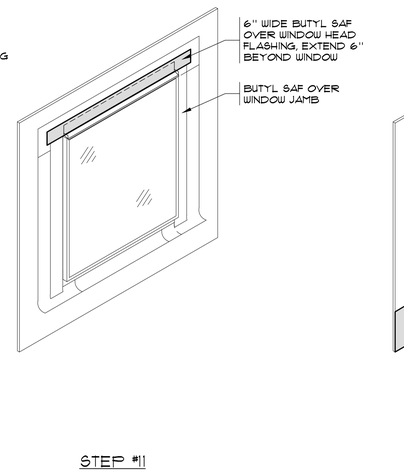
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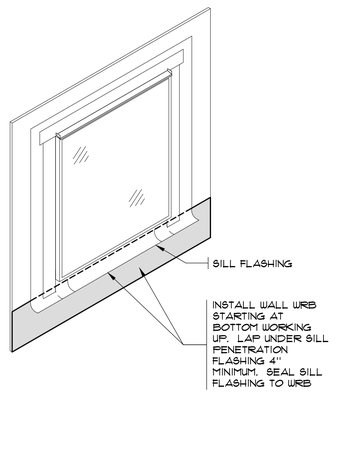
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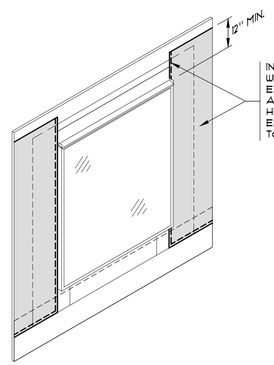


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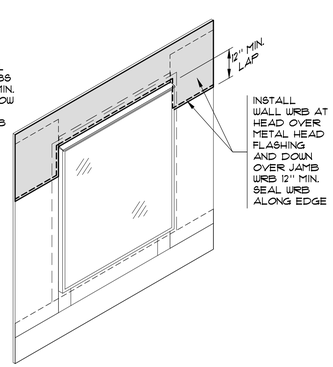


STEP #11





STEP #13



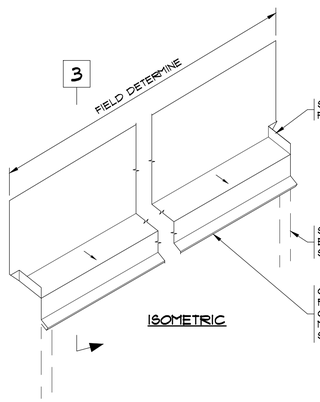
STEP #14

GENERAL NOTES:

1. CLEAN WINDOW FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF WINDOW FLASHING VERIFY EXIST. ROUGH WINDOW OPENING IS SQUARE AND THE APPROPRIATE SIZE PER WINDOW MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH WINDOW IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. REFERENCE ADDITIONAL DETAILS AND MATERIAL SPECIFICATIONS IN THESE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE WINDOW DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF WINDOWS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.

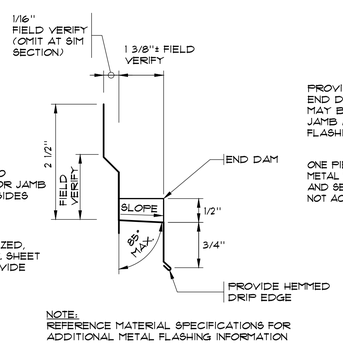
TYPICAL NEW WINDOW FLASHING INSTALLATION 1

NO SCALE



TYPICAL HEAD FLASHING 2

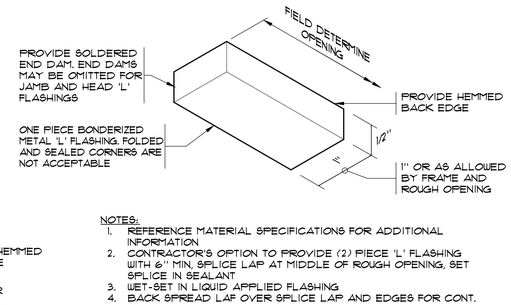
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NOTE:
REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL METAL FLASHING INFORMATION

REVISED HEAD FLASHING PROFILE 3

SCALE: NTS



NOTES:

1. REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. CONTRACTOR'S OPTION TO PROVIDE (2) PIECE 'L' FLASHING WITH 6" MIN. SPLICE LAP AT MIDDLE OF ROUGH OPENING, SET SPLICE IN SEALANT
3. WET-SET IN LIQUID APPLIED FLASHING
4. BACK SPREAD LAF OVER SPLICE LAP AND EDGES FOR CONT. SEAL.

'L' SILL FLASHING 4

SCALE: NTS

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date JULY 15, 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

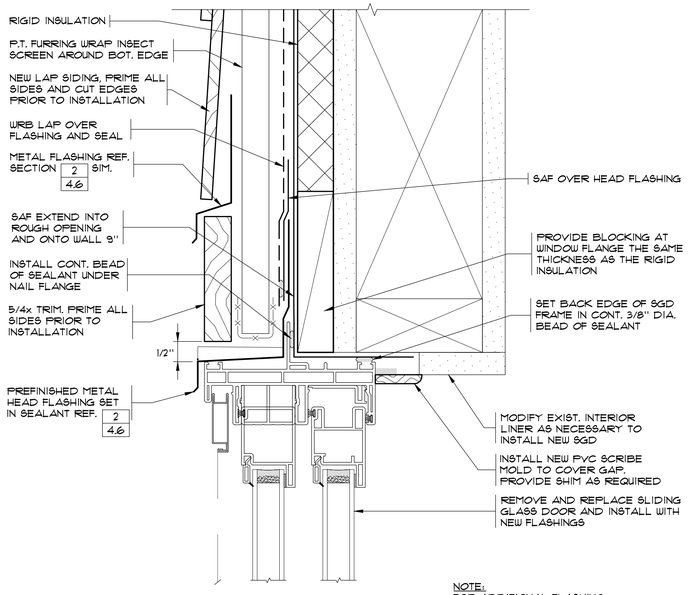
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1311 139TH AVE NE BELLEVUE, WA

Sheet 4.6

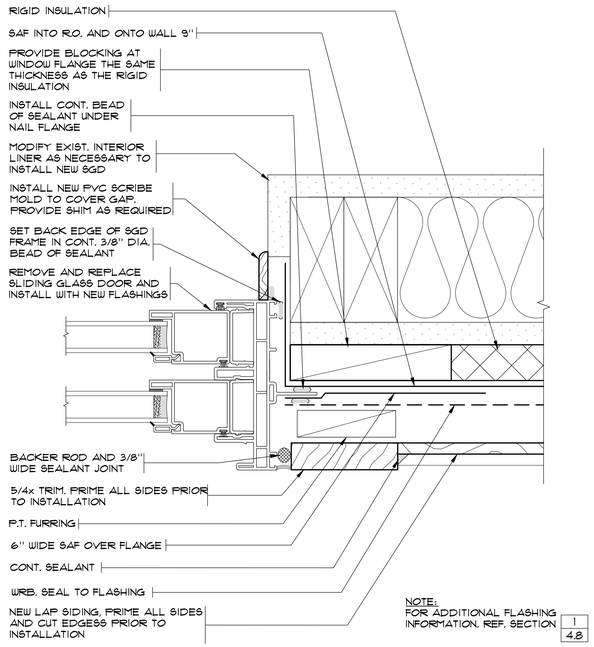
Job No. 26030.12

7/15/2026
26030.12 WD 04 Details.dwg



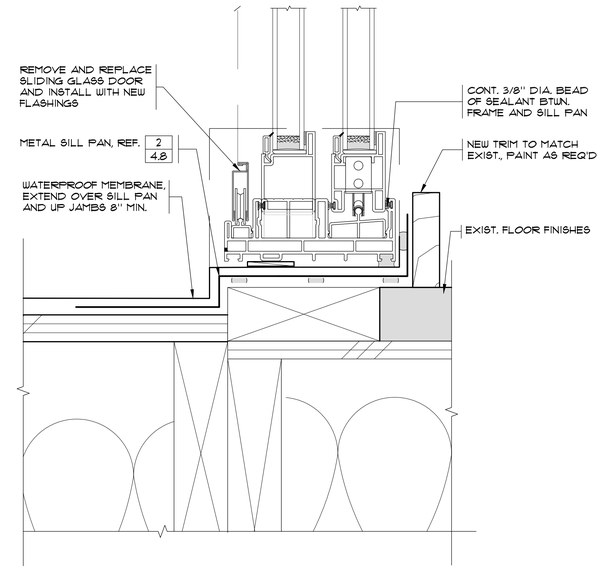
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1 4.8

TYP. SLIDING GLASS DOOR HEAD 1
SCALE: 6'' = 1'-0''



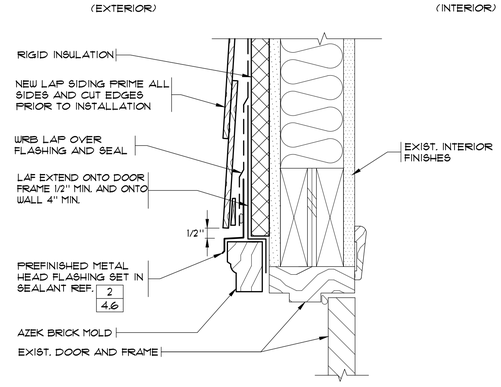
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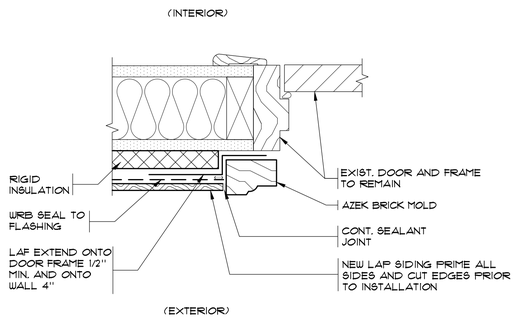


NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1 4.8

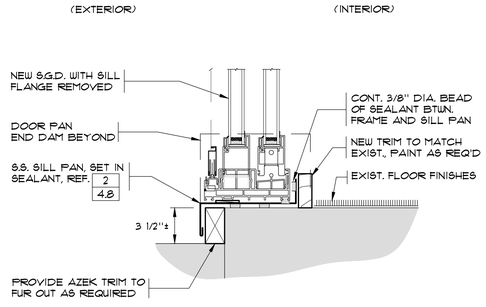
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6'' = 1'-0''



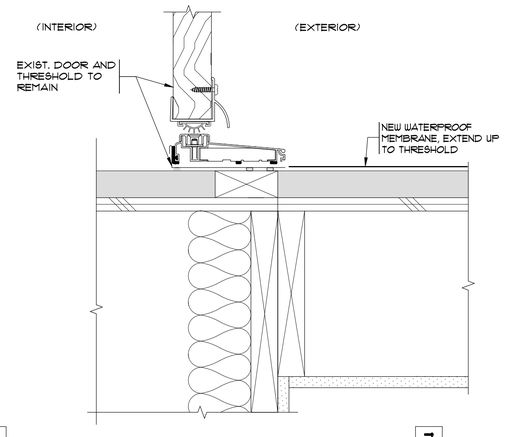
TYP. DOOR HEAD 4
SCALE: 3'' = 1'-0''



TYP. DOOR JAMB 5
SCALE: 3'' = 1'-0''



SLIDING GLASS DOOR SILL AT CONCRETE 6
SCALE: 3'' = 1'-0''



TYP. SWING DOOR SILL 7
SCALE: 3'' = 1'-0''

NOTE:
SWING AND DOOR THRESHOLD MAY VARY

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Designed S. GEORGIEFF
Drawn V.H.N.
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4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

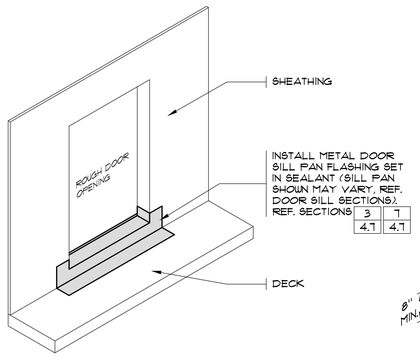
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1311 139TH AVE NE
BELLEVUE, WA

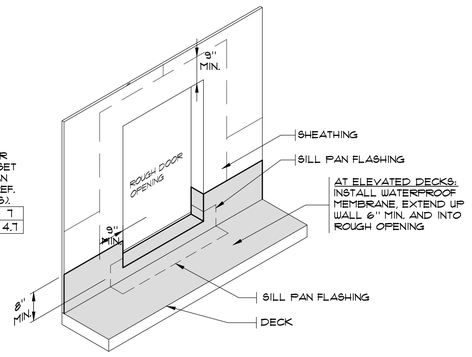
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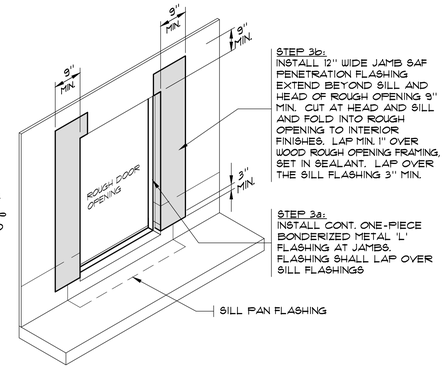
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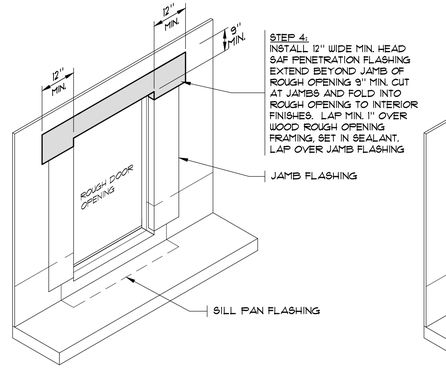
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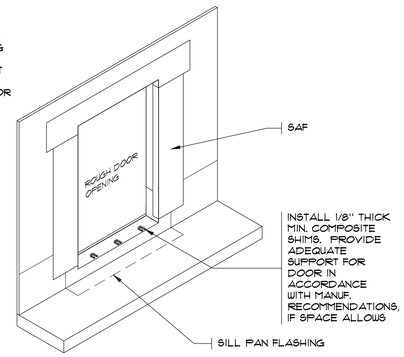
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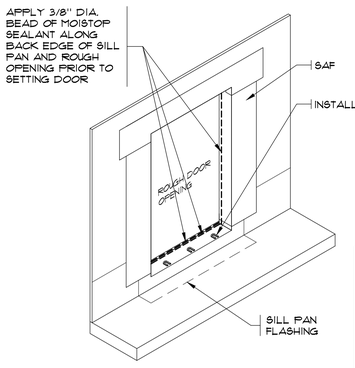
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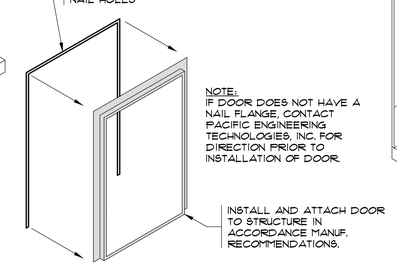


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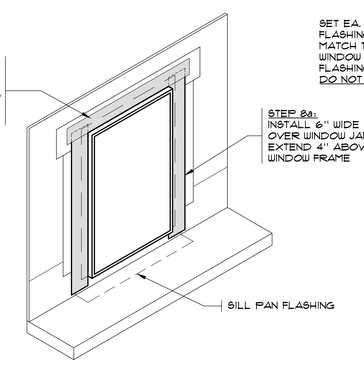


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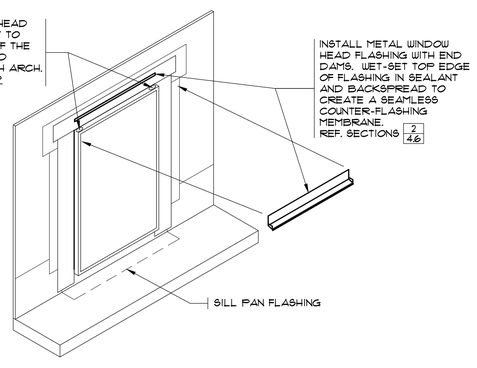




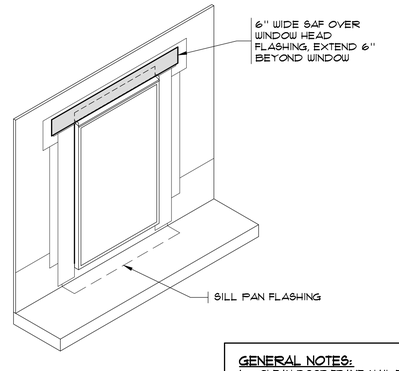
STEPS #6 AND #7



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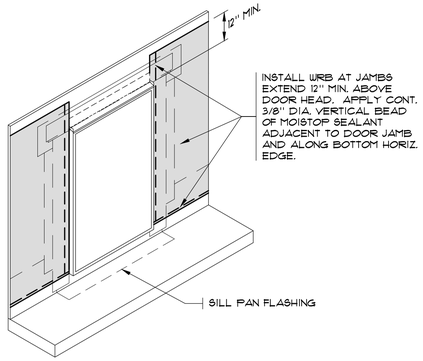
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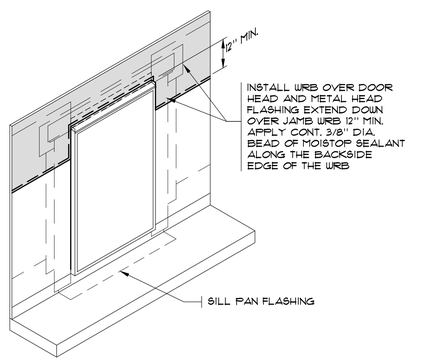
STEP #10

GENERAL NOTES:

1. CLEAN DOOR FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF DOOR FLASHING VERIFY EXIST. ROUGH DOOR OPENING IS SQUARE AND THE APPROPRIATE SIZE PER DOOR MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH DOOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
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5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE DOOR DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF DOORS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.



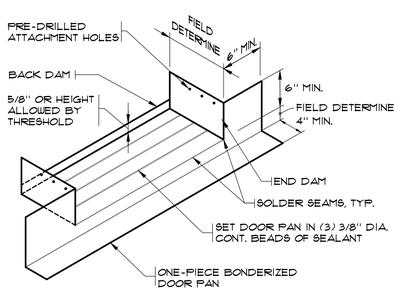
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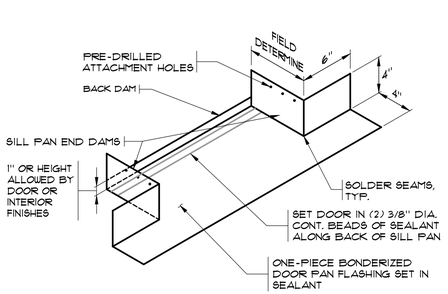
STEP #12

TYPICAL SGD FLASHING SEQUENCE 1

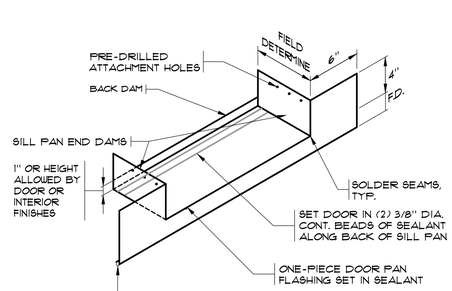
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TYPE 1:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 2:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 3:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT

DOOR SILL PAN FLASHING 2

SCALE: N.T.S.

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date JULY 15, 2026
Approved

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4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7698
[206] 281-7500

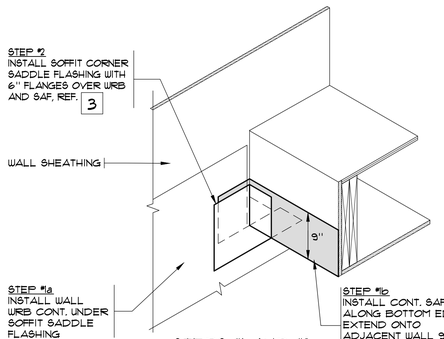
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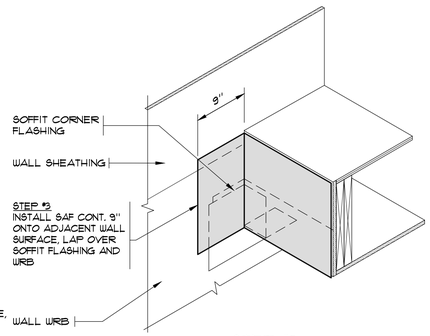
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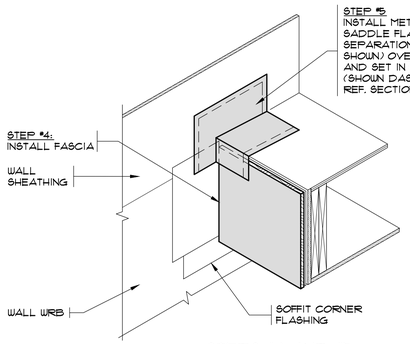
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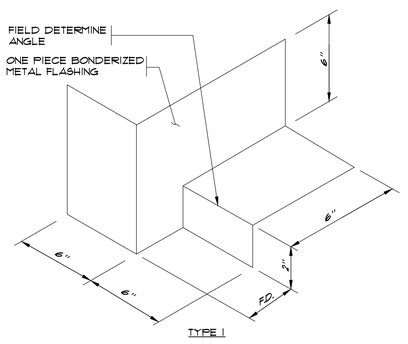
STEPS #1 AND #2



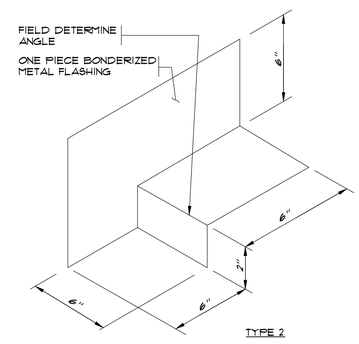
STEP #3



STEPS #4 AND #5



TYPE 1

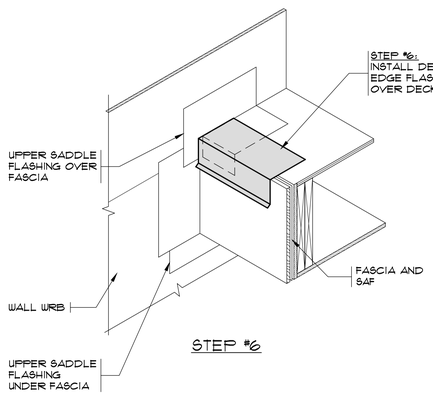


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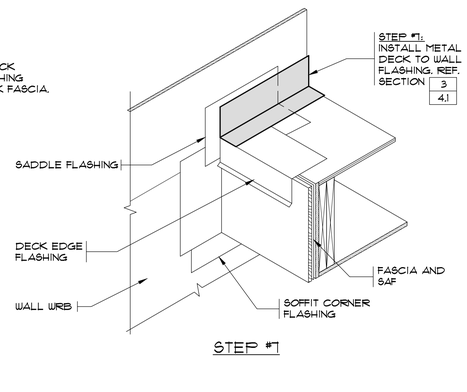
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

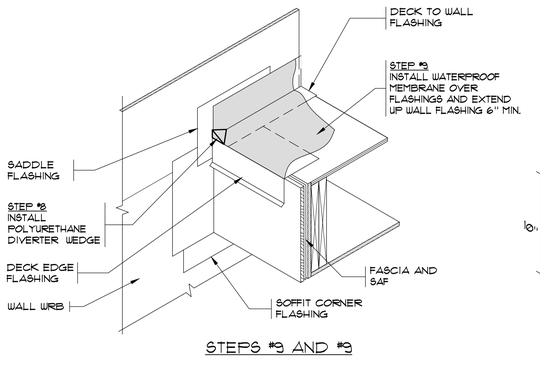
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



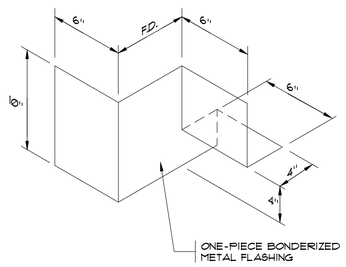
STEP #6



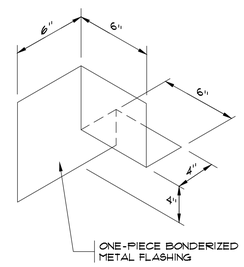
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

SOFFIT SADDLE FLASHING 3

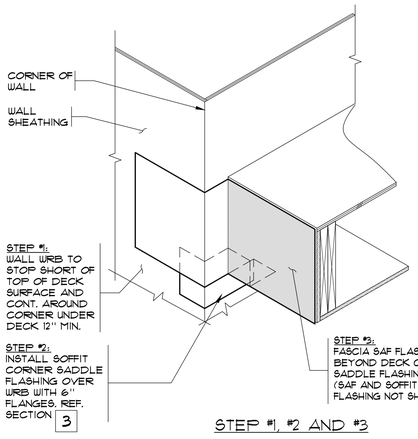
SCALE: N.T.S.

NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECCESSARY

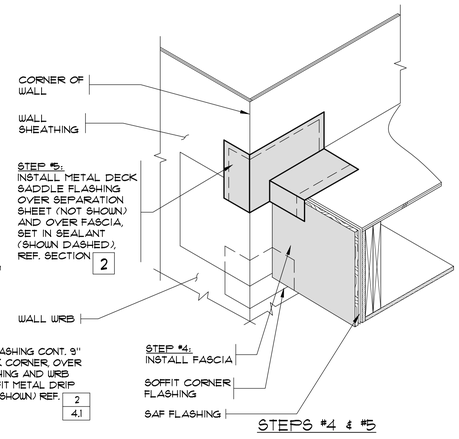
TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

SCALE: N.T.S.

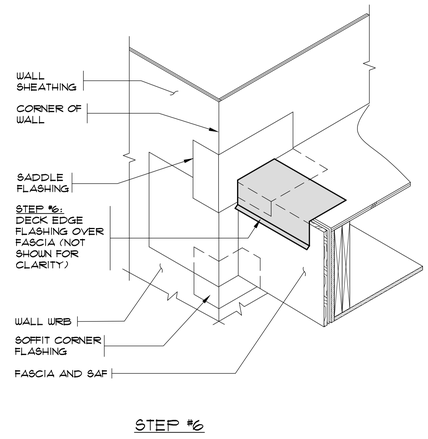
NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. FURRING AND SIDING NOT SHOWN



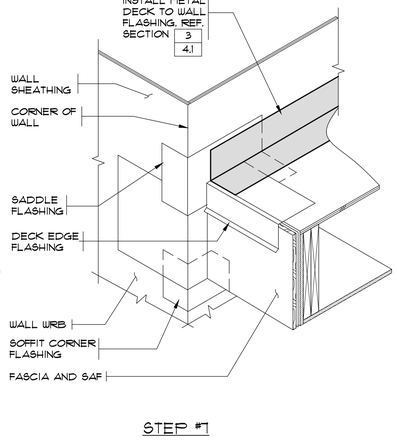
STEP #1, #2 AND #3



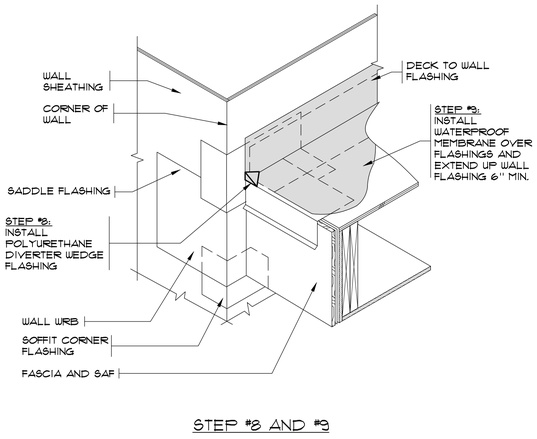
STEPS #4 & #5



STEP #6



STEP #7



STEP #8 AND #9

TYPICAL DECK SADDLE FLASHING AT WALL CORNER 4

SCALE: N.T.S.

NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. FURRING AND SIDING NOT SHOWN

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date JULY 15, 2026
Approved

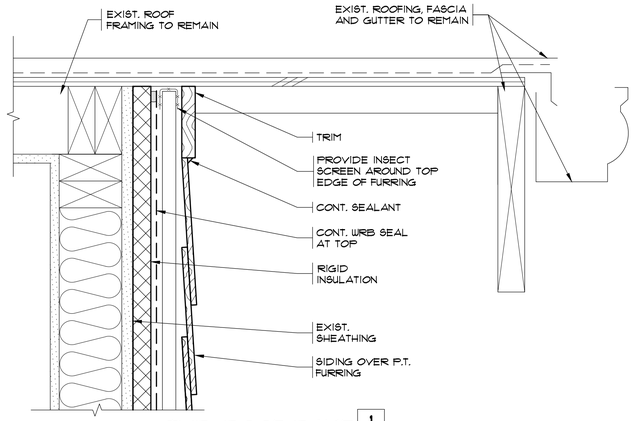
Contents DETAILS

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1311 139TH AVE NE BELLEVUE, WA

Sheet 4.9

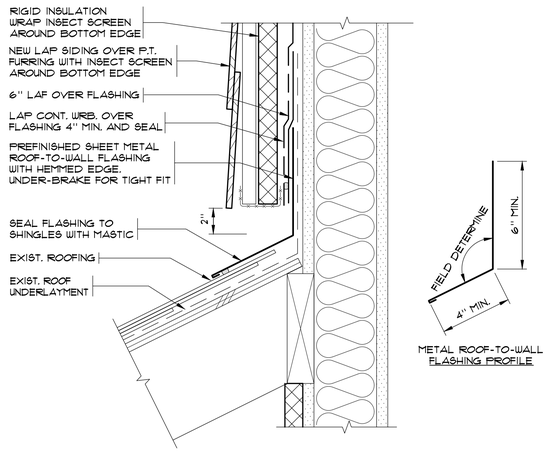
Job No. 26030.12

7/15/2026
26030.12 WD 04 Details.dwg



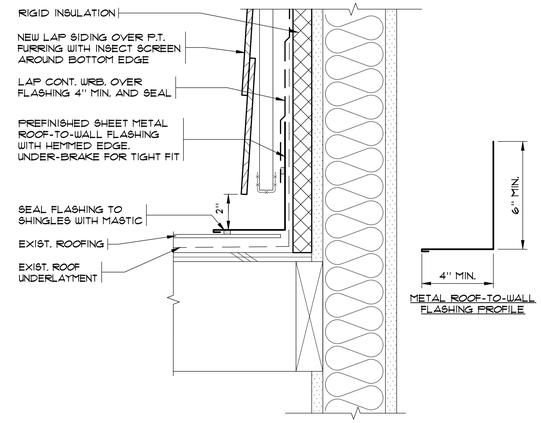
TYP. ROOF RAKE 1

SCALE: 3" = 1'-0"



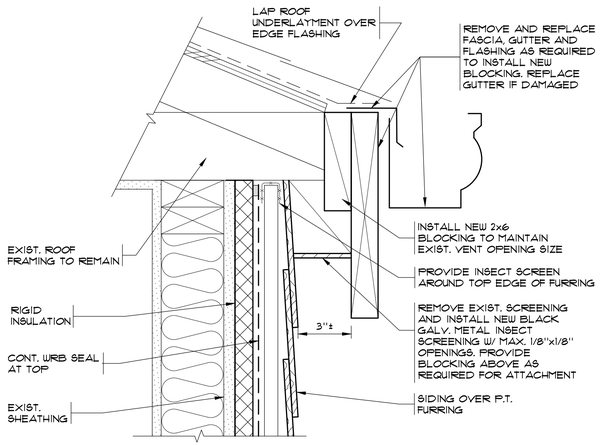
TYP. ROOF-TO-WALL 2

SCALE: 3" = 1'-0"



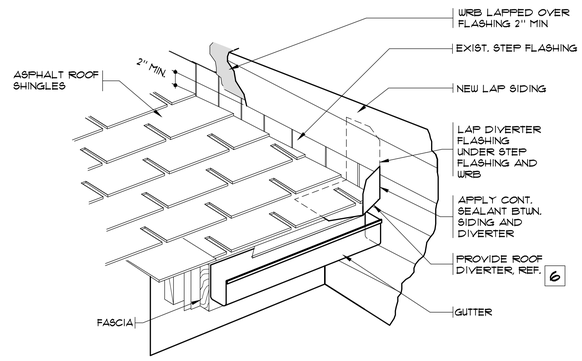
TYP. ROOF-TO-WALL 3

SCALE: 3" = 1'-0"



TYP. ROOF EAVE 4

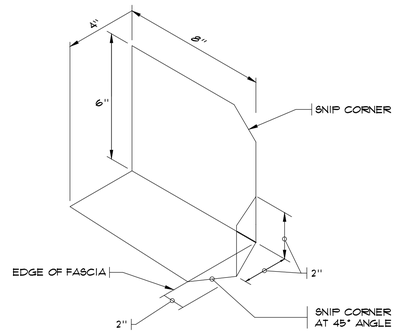
SCALE: 3" = 1'-0"



ROOF TO WALL FLASHING 5

SCALE: 3" = 1'-0"

NOTES:
1. EXTEND KICKOUT A MINIMUM OF 2" BEYOND FACE OF ROOFING INTO GUTTER.
2. FURRING STRIPS NOT SHOWN.



DIVERTER FLASHING 6

NO SCALE

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Designed	S. GEORGIEFF
Drawn	V.H.N.
Checked	N.L.F.
Date	JULY 15, 2026
Approved	

No.	Revision	Date

Contents: DETAILS

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1911 139TH AVE NE BELLEVUE, WA

Sheet: 4.10

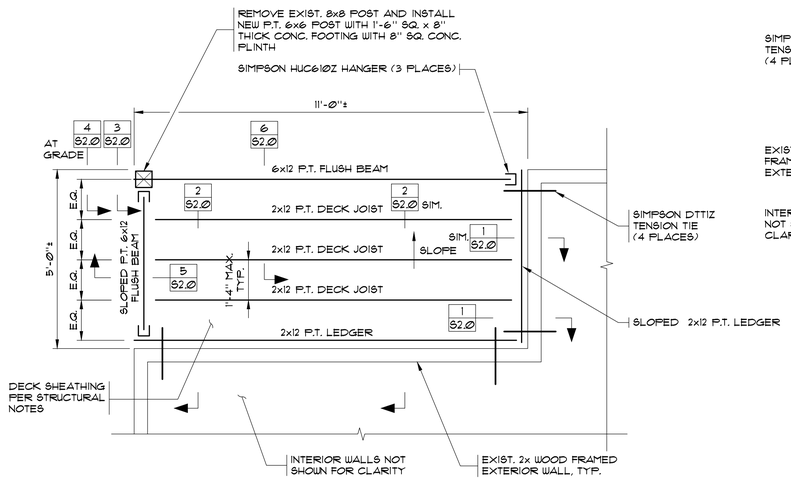
Job No. 26030.12

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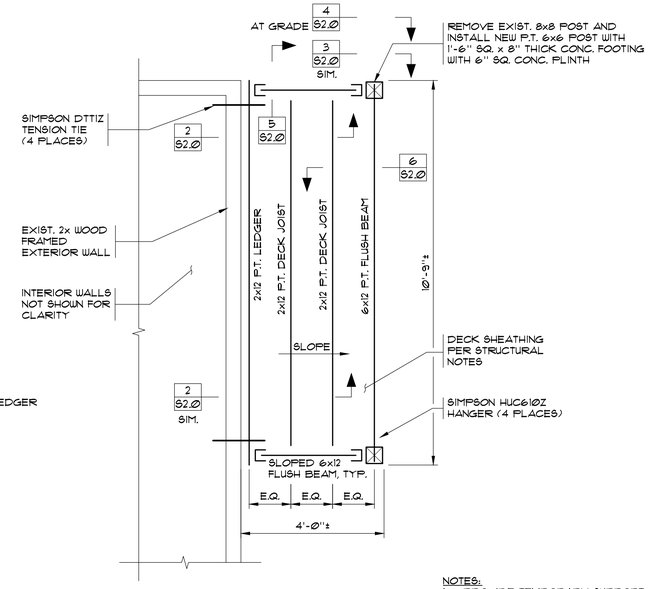
7/15/2026
26030.12 WD 04 Details.dwg



TYPICAL DECK FRAMING PLAN A

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

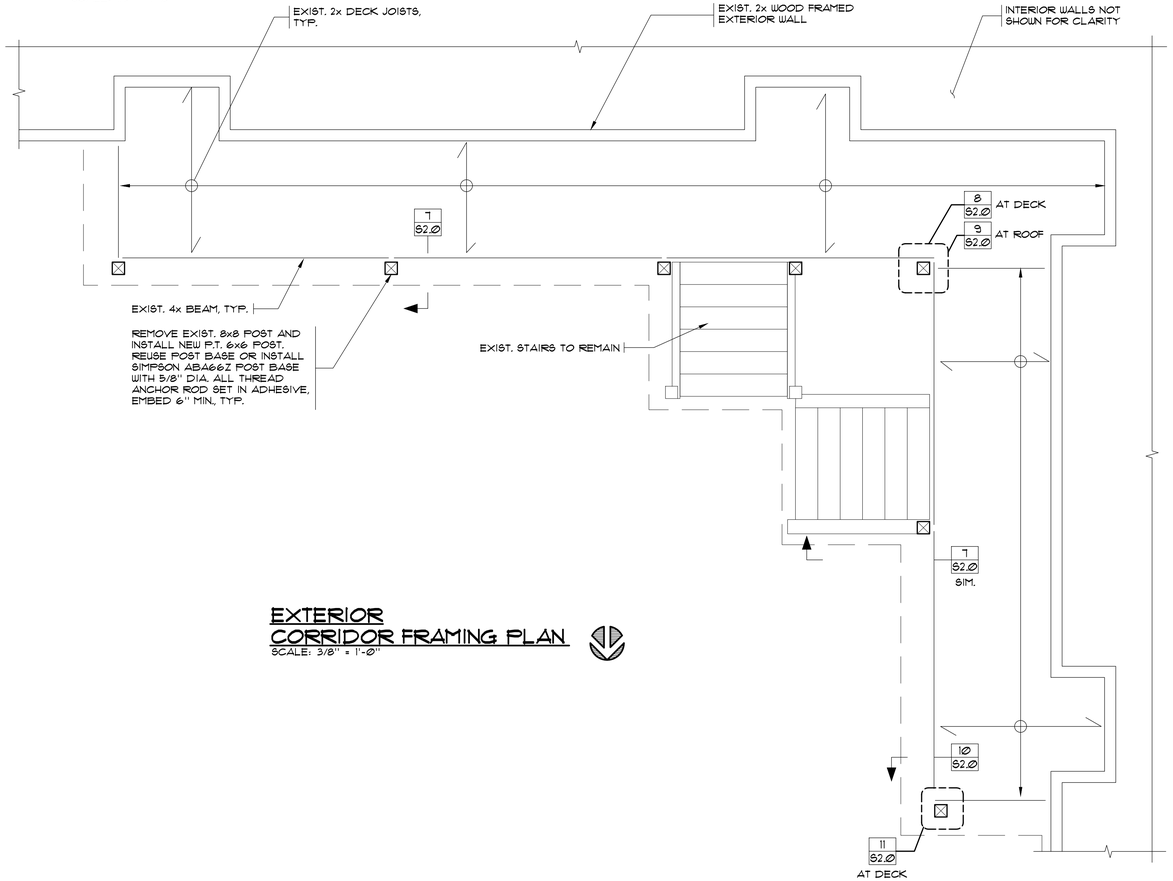
NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING



TYPICAL DECK FRAMING PLAN B

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

NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1 S2.0 2 S2.0



EXTERIOR CORRIDOR FRAMING PLAN

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

STRUCTURAL NOTES:

CODE:
THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

LIVE LOADS:

ROOF SNOW LOAD	25 PSF
DECK	60 PSF
CORRIDOR	100 PSF

FOUNDATION:
BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811. HOWEVER, THIS SERVICE DOES NOT HAVE A COMPLETE DATABASE OF ALL OBSTRUCTIONS, THEREFORE OTHER LOCATING SERVICES MAY ALSO BE NECESSARY.

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL OF 1500 PSF BEARING CAPACITY.

CONCRETE:
CONCRETE f'c = 2,500 PSI AT 28 DAYS WITH 5 1/2 SACKS CEMENT PER CUBIC YARD CONCRETE.

REINFORCING STEEL:
DEFORMED BILLET STEEL CONFORMING TO ASTM A615 (STANDARD Ø4, 2013 CURRENT), GRADE 60. (ALL WELDED BARS NOTED BY DIA. ARE A36 STEEL.)

ADHESIVE FOR ANCHOR BOLTS:
ADHESIVE FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE SIMPSON STRONG-TIE AT-3G ACRYLIC ADHESIVE (ICC-ES AC308), UNLESS NOTED OTHERWISE ON THE PLANS. BOLTS SHALL BE STAINLESS STEEL ALL-THREAD ROD ANCHORS, UNLESS NOTED OTHERWISE ON THE PLANS.

HOLE DRILLING AND PREPARATION AS WELL AS INSTALLATION OF ANCHORS TO BE IN ACCORDANCE WITH SIMPSON'S PRINTED INSTALLATION INSTRUCTIONS. CONCRETE MUST BE DRY AND ITS TEMPERATURE MUST BE 23 DEGREES OR HIGHER AT TIME OF INSTALLATION. CONTACT ENGINEER IF THESE SITE CONDITION CANNOT BE ACHIEVED. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2,500 PSI AT TIME OF INSTALLATION. INSTALLATION OF ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:

10d	3" x Ø.131" DIA.
10d COMMON	3" x Ø.148" DIA.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #192. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:
SDWS22 (Ø.22" DIAMETER, LENGTHS: 3" TO 10")

SDWS22 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WWPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

JOISTS & RAFTERS	HEM-FIR # Fb=975 PSI OR #2 Fb=850 PSI
BEAMS (6x & LARGER)	HEM-FIR # Fb=1050 PSI OR #2 Fb=875 PSI
POSTS AND TIMBERS	HEM-FIR # Fc=850 PSI OR #2 Fc=575 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

WOOD PROTECTION / TREATMENT:
ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED (NOTED P.T.) IN ACCORDANCE WITH AWPA STANDARD U1. USE THE FOLLOWING MINIMUM AWPA USE CATEGORIES:
GROUND CONTACT (DECK POSTS): UC4B

PAINT ALL SCARS, CUTS AND DRILL HOLES WITH A WOOD PRESERVATIVE THAT IS COMPATIBLE WITH THE CHEMICALS USED FOR THE PRESSURE TREATMENT OF THE WOOD. PRESERVATIVES FOR FIELD TREATMENT SHALL MEET THE REQUIREMENTS OF AWPA STANDARD M4.

GENERAL WOOD FRAMING NOTES:
1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
3. CURRENT WSBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

DECK SHEATHING:
APPLY 23/32" PLYWOOD/OSB NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCKED. NEW FLOOR SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS. (APPLY GLUE OVER FLOOR JOISTS PRIOR TO INSTALLATION)

GUARDRAIL NOTES:

REFERENCE WSBC SECTION 1607.8

TOP OF RAIL (ANY DIRECTION)	PLF / 200 LBS. POINT LOAD
COMPONENTS	50 LBS. OVER 1 SF AREA
GLAZING (IF REQUESTED BY OWNER)	REFERENCE WSBC SECTION 2406

GUARDRAIL SPECIFICATIONS:

MINIMUM HEIGHT:	36" OR 42"
SPACING AT OPENINGS:	LESS THAN 4"

GUARDRAILS AND CONNECTIONS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. ALL PLATES, CONNECTIONS, ETC. SHALL BE DESIGNED TO TRANSMIT 100% OF THE MEMBER LOAD DETERMINED BY THE GUARDRAIL ANALYSIS. THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND/OR TESTING DOCUMENTATION SHOWING THAT THE GUARDRAIL MEETS THE DESIGN CRITERIA OF THE WSBC TO THE OWNER AND, IF REQUESTED, THE ENGINEER/ARCHITECT OF RECORD AND THE BUILDING DEPARTMENT, FOR REVIEW PRIOR TO FABRICATION. ANCHOR BOLTS SHALL EXTEND THROUGH TOPPING SLAB INTO EXISTING CONCRETE STRUCTURAL SLAB AT THIRD (PROMENADE DECK) LEVEL.

GUARDRAIL MANUFACTURER/INSTALLER TO PROVIDE OWNER (OR OWNER'S AGENT) WITH OPTIONS ON THE COLOR AND STYLE OF GUARDRAIL ASSEMBLY. OWNER TO APPROVE GUARDRAIL PRIOR TO FABRICATION AND INSTALLATION.

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7/15/2026
26030.12 WD 01.dwg

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date JULY 15, 2026
Approved

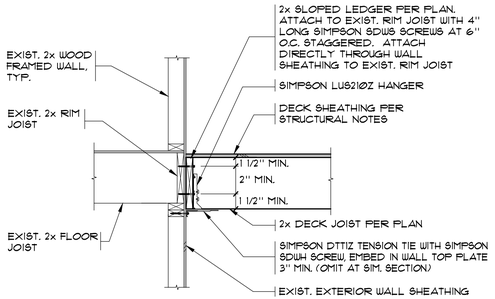
PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

Contents: TYPICAL DECK FRAMING PLAN, TYPICAL DECK FRAMING PLAN, AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1311 139TH AVE NE
BELLEVUE, WA

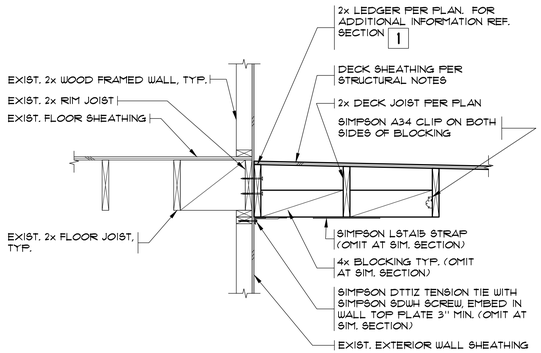
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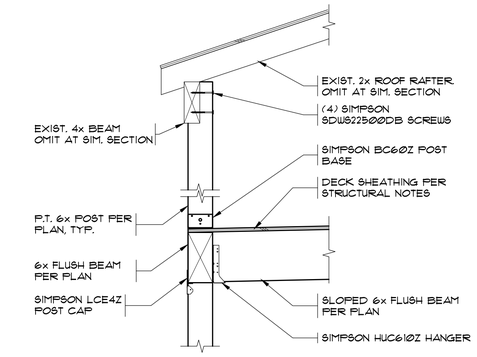
SECTION 1
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



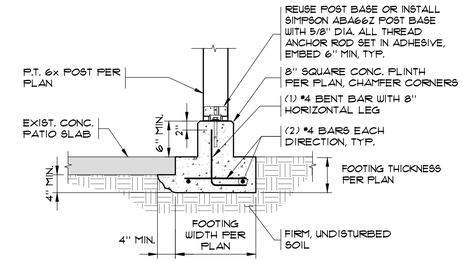
SECTION 2
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



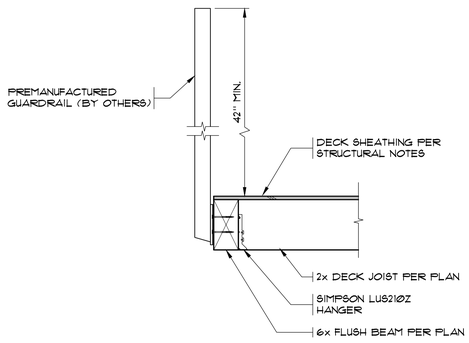
SECTION 3
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
3. GUARDRAIL NOT SHOWN FOR CLARITY
4. OMIT TOP POST AND ROOF FRAMING AT SIM. SECTION



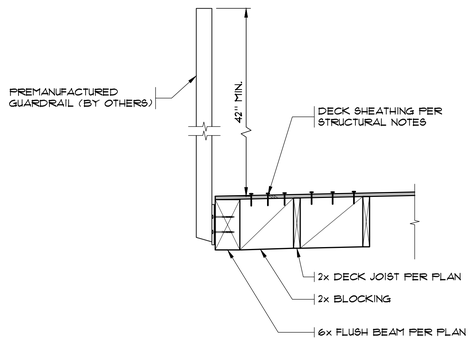
SECTION 4
SCALE: 3/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF EXIST. PLINTHS, INSTALL AS REQ'D



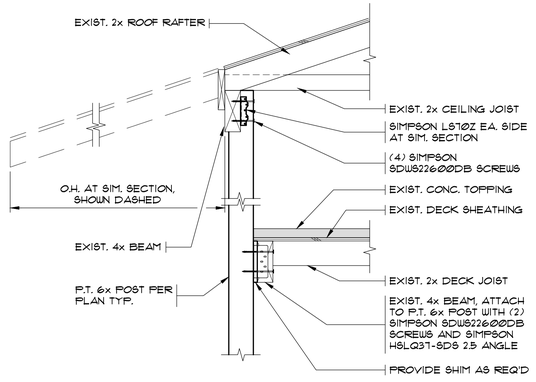
SECTION 5
SCALE: 3/4" = 1'-0"

NOTE:
ATTACH PREMANUFACTURED GUARDRAIL PER MANUFACTURERS TESTING: MINIMUM 3/8" DIA. LAG SCREWS WITH MINIMUM 3" EMBEDMENT INTO STRUCTURAL FRAMING



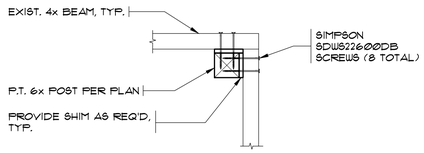
SECTION 6
SCALE: 3/4" = 1'-0"

NOTE:
ATTACH PREMANUFACTURED GUARDRAIL PER MANUFACTURERS TESTING: MINIMUM 3/8" DIA. LAG SCREWS WITH MINIMUM 3" EMBEDMENT INTO STRUCTURAL FRAMING



SECTION 7
SCALE: 3/4" = 1'-0"

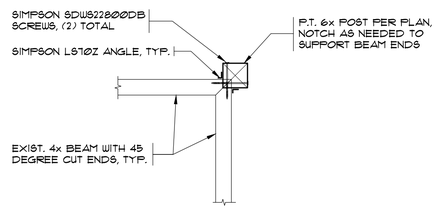
NOTES:
1. EXTERIOR STAIRS AT SIM SECTION, NOT SHOWN FOR CLARITY. ATTACH EXIST. STRINGERS TO NEW 6x POST TO MATCH EXIST., PROVIDE SHIM AS REQ'D.
2. GUARDRAIL NOT SHOWN FOR CLARITY
3. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



PLAN VIEW

SECTION 8
SCALE: 3/4" = 1'-0"

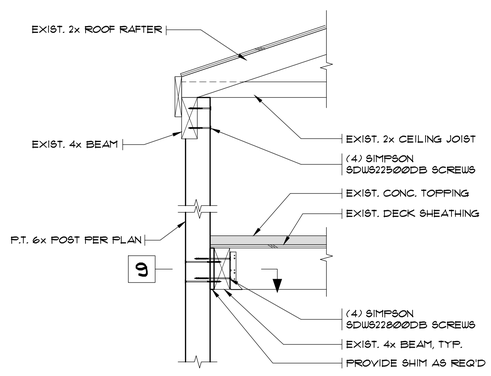
NOTE:
DECK JOISTS, CONC. TOPPING, AND SHEATHING NOT SHOWN FOR CLARITY



PLAN VIEW

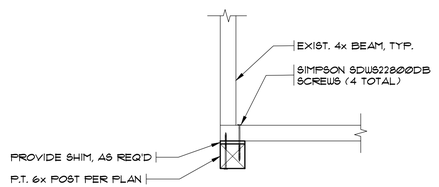
SECTION 9
SCALE: 3/4" = 1'-0"

NOTE:
ROOF FRAMING NOT SHOWN FOR CLARITY



NOTES:
1. GUARDRAIL NOT SHOWN FOR CLARITY REF. SHEET 2.1 FOR ADDITIONAL INFORMATION
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

SECTION 10
SCALE: 3/4" = 1'-0"



SECTION 11
SCALE: 3/4" = 1'-0"

PACIFIC
ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date JULY 15, 2026
Approved

Contents: SECTIONS

Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE
BELLEVUE, WA

Sheet: S2.0

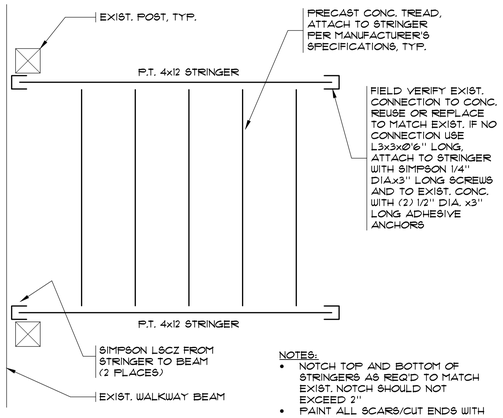
Job No. 26030.12

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26030.12 WD 01.dwg



NOTES:

- NOTCH TOP AND BOTTOM OF STRINGERS AS REQ'D TO MATCH EXIST. NOTCH SHOULD NOT EXCEED 2''
- PAINT ALL SCARS/CUT ENDS WITH A WOOD PRESERVATIVE

WALKWAY STAIR FRAMING PLAN 1

SCALE: 3/4'' = 1'-0''

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
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Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
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Contents SECTIONS

Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE BELLEVUE, WA

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GENERAL NOTES:

GENERAL CONDITIONS:

1. DO NOT SCALE DRAWINGS.
2. REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS. THE WORK SHALL ALSO BE IN STRICT CONFORMANCE WITH INDUSTRY STANDARDS AND COMPLY WITH SOUND ENGINEERING AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REPLACE PORTIONS OF THE INSTALLED WORK THAT DOES NOT MEET THESE REQUIREMENTS AT THEIR EXPENSE.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
5. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC., AND THE OWNER'S REPRESENTATIVE.
6. ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
7. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
8. PLUMBING, MECHANICAL AND ELECTRICAL WORK (AS REQUIRED FOR THE WORK) TO BE FILED UNDER SEPARATE PERMITS AND SHALL BE BIDDER DESIGNED. PLUMBING, MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BELLEVUE ENERGY CODE.
9. CONTACT THIS OFFICE AT (206) 281-7500 IF ANY ADDITIONAL DAMAGE IS FOUND OUTSIDE THIS SCOPE OF WORK DURING DEMOLITION OR ANY VARIATIONS TO THE SITE OR EXISTING BUILDINGS ARE FOUND DURING THE CONSTRUCTION WORK.

SITE CONDITIONS, SAFETY AND DEMOLITION:

10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
14. THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
16. BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
17. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 AM. TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.

    WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY OWNERS' REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 72 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.
18. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR SCHEDULING ACCESS INTO UNITS. IN UNITS THE CONTRACTOR ENTERS TO PERFORM REPAIRS, THE CONTRACTOR SHALL PHOTOGRAPH THE EXISTING CONDITIONS PRIOR TO REPAIRS SO AS TO AID IN RESOLVING ANY POSSIBLE CLAIMS ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
20. IT IS INTENDED TO KEEP THE BUILDING OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDINGS AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNERS' REPRESENTATIVE. MAINTAIN ALL BUILDING EXITS.
21. THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNERS' REPRESENTATIVE'S PERMISSION.
22. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
23. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
24. THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
26. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
27. PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES. ANY WATER DAMAGE TO THESE AREAS RESULTING DURING REPAIRS IS TO BE REPAIRED AT NO COST TO OWNERS' ASSOCIATION.
28. PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK OR REMOVE AND REPLACE LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE. FOLLOWING THE WORK, THE IRRIGATION AND DRAINAGE SYSTEMS SHALL BE TESTED TO VERIFY THAT THEY ARE FUNCTIONING PROPERLY. ALL DAMAGED ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
29. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
30. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
31. THE CONTRACTOR IS TO LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.

GENERAL NOTES (CONT'D):

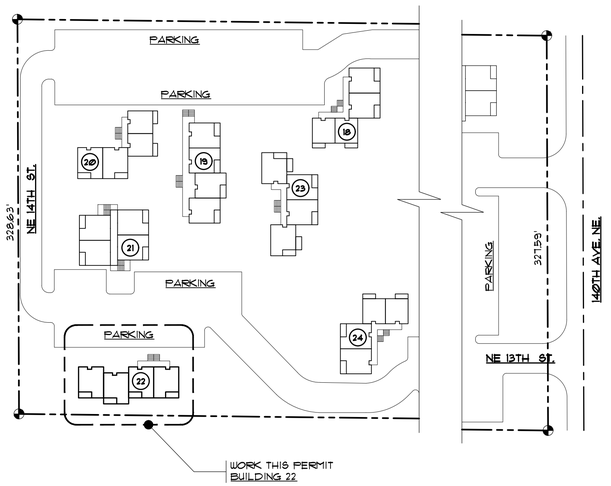
32. AT UNITS WHERE WORK COULD AFFECT BLINDS AND/OR DRAPERIES AT WINDOWS, REMOVE THE BLINDS AND DRAPERIES TO PERFORM THE WORK AND RE-INSTALL THEM AFTER THE WORK IS COMPLETE.
33. PRIOR TO GENERAL/SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNERS' REPRESENTATIVE TO DETERMINE WHETHER HAZARDOUS WASTES OR ASBESTOS IS PRESENT IN DEMOLITION DEBRIS. SHOULD HAZARDOUS MATERIALS OR ASBESTOS BE FOUND IN DEMOLITION DEBRIS, THE CONTRACTOR SHALL LEGALLY CONTAIN SUCH MATERIAL AND DISPOSE OF OFF SITE AT AN APPROVED DUMP SITE AFTER OBTAINING THE OWNERS' REPRESENTATIVE PERMISSION TO DO SO.
34. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNERS' REPRESENTATIVE.
35. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
36. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
37. REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
38. PRIOR TO COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL REMOVE AND/OR PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE SAMPLES OF EXTERIOR TRIM, SIDING, ROOFING, INTERIOR TRIM, DOORS, ALL DOOR HARDWARE, WALL BASE TRIM, WALL COVERINGS, WINDOW COVERINGS, KITCHEN AND BATH ACCESSORIES, APPLIANCES, ETC. AS A GUIDE FOR REPLACEMENT OF LIKE-KIND MATERIALS.
39. THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.

CONSTRUCTION:

40. SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE (FIVE YEARS FOR WET-FLASH SYSTEM) INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED INSTALLERS OF THOSE PRODUCTS.
41. ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC., A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT WORK.
42. PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH WSBC 1402.2 AND 1403.5 AND THE 2021 WASHINGTON STATE ENERGY CODE C402.5.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
43. PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH WSBC CHAPTER 1404.4.
44. THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, I.E. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
45. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA, MOCK-UP SAMPLES, SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS (SUCH AS: WINDOWS, SEALANTS, SHEET METAL FLASHINGS, SELF ADHESIVE MEMBRANES AND WATERPROOF MEMBRANES, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO PRODUCT INSTALLATION.
46. THE CONTRACTOR IS TO PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. WITH ACCESS TO REVIEW THE INSTALLATION OF THE NEW WEATHER-RESISTIVE BARRIER AND FLASHINGS PRIOR TO BEING COVERED BY THE NEW SIDING SYSTEM.
    THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 72 HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEWS PERFORMED. THE CONTRACTOR IS TO MODIFY ANY CONDITIONS WITH THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING SYSTEM AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. THAT DOES NOT COMPLY WITH THE REPAIR DRAWINGS.
    PACIFIC ENGINEERING TECHNOLOGIES, INC. MAY REQUIRE THAT THE SIDING BE REMOVED AND REPLACED AT NO COST TO THE OWNER IF PACIFIC ENGINEERING TECHNOLOGIES, INC. IS NOT ALLOWED TO REVIEW THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHINGS DUE TO INSUFFICIENT NOTIFICATION.

GENERAL NOTES (CONT'D):

47. ALL NEW WINDOWS, SLIDING GLASS DOORS AND EXTERIOR DOORS MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
48. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH BSBC SECTION 2406.
49. WINDOWS, SLIDING GLASS DOORS AND DOORS SHALL BE INSTALLED WITH PENETRATION FLASHINGS AND IN ACCORDANCE BSBC SECTION 1402.2, 1403.2 AND 1404.4, ASTM E 2112 AND THESE DOCUMENTS.
50. NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
51. WHERE WINDOWS ARE REPLACED, REPAIR THE INTERIOR FINISHES TO MATCH THE EXISTING CONDITIONS (TEXTURE AND PAINT) OR REPLACE THE INTERIOR LINERSLINERS, AS REQUIRED.
52. ALL VENTILATION OPENINGS SHALL BE SCREENED EXCEPT DRYER VENTS. ALL VENT OPENINGS SHALL HAVE LOUVERS.
53. WHERE WINDOWS, DOORS OR SLIDING GLASS DOORS ARE TEMPORARILY REMOVED OR DISCARDED, THEY SHALL BE RE-INSTALLED OR INSTALLED BY THE END OF EACH DAY.
54. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAINT THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE. PROVIDE AN ALLOWANCE FOR EACH UNIT IN THE BID.
55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
56. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH BSBC SECTION 718.
57. HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT IS TO BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH BSBC SECTION 714.4 AND 714.5.
58. ALL NEW WOOD PLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED. CUT ENDS, ETC., SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
59. PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
60. THE CONTRACTOR SHALL CLEAN THE EXTERIOR OF ALL GLAZING AT THE END OF THE PROJECT.
61. UPON COMPLETION OF ALL REPAIR WORK, THE OWNERS' REPRESENTATIVE, PACIFIC ENGINEERING TECHNOLOGIES, INC. AND CONTRACTOR WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S ASSOCIATION FINAL ACCEPTANCE OF THE WORK.
62. UPON FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL SUBMIT AN OPERATION AND MAINTENANCE MANUAL AND ALL WARRANTIES TO THE HOMEOWNER'S ASSOCIATION.



SITE PLAN

SCALE: 1" = 60'-0"

NOTE:
THE INFORMATION ON THIS SITE PLAN IS SCHEMATIC AND HAS BEEN DERIVED FROM THE SITE PLAN INFORMATION ON RECORD WITH KING COUNTY, AERIAL PHOTOGRAPHS AND SITE VISIT.

SCOPE OF WORK SUMMARY

TYPE: BUILDING ENVELOPE IMPROVEMENTS

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE DETAILS NECESSARY TO REMOVE AND REPLACE SELECT EXTERIOR BUILDING COMPONENTS AT BUILDING 22 OF THE SANDPIPER EAST APARTMENTS LOCATED IN BELLEVUE, WASHINGTON.

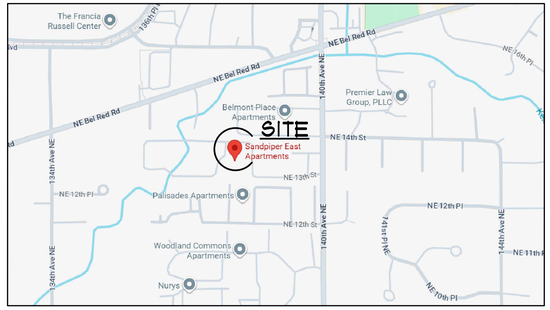
THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

1. REMOVE AND DISCARD THE EXISTING SIDING, DECK FRAMING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
2. INSTALL NEW SIDING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
3. RECONSTRUCT EXIST. DECKS AND INSTALL NEW DECK MEMBRANES AT WALKWAY AND DECKS.
4. REPLACE BATHROOM EXHAUST VENTS AND DUCTING.

THERE IS NO INCREASE TO THE EXISTING BUILDING FOOTPRINT, SQUARE FOOTAGE OR HEIGHT PROPOSED IN THESE DRAWINGS.

NO REVIEW HAS BEEN MADE OF THE ADEQUACY OF THE EXISTING FRAMING MEMBERS.

MECHANICAL, ELECTRICAL AND PLUMBING WORK IS NOT INCLUDED WITH THIS PERMIT AND SHOULD BE FILED UNDER A SEPARATE PERMIT, IF REQUIRED.



VICINITY MAP

SCALE: N.T.S.

ASSESSOR'S No.: 272505-9014

LEGAL DESCRIPTION:

N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 LESS CO RD

BUILDING DATA:

JURISDICTION:	CITY OF BELLEVUE
CODES:	2021 BELLEVUE EXISTING BUILDING CODE STATE (BEBC) 2021 BELLEVUE BUILDING CODE STATE (BBC)
ZONING:	R-20
OCCUPANCY:	R-2 (APARTMENTS)
CONSTRUCTION TYPE:	V-A
LOT SIZE:	424,413 SQ. FT.
No. OF BUILDINGS:	30
WORK THIS PERMIT:	BUILDING 22
ADDRESS:	13601 NE 13TH ST.
No. OF UNITS:	6
No. OF STORIES:	2
SPRINKLERS:	NO

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SHEET 1.2	NOTES
SHEET 2.0	FIRST FLOOR PLAN
SHEET 2.1	SECOND FLOOR PLAN
SHEET 2.2	BUILDING CROSS SECTIONS
SHEET 3.0	NORTH AND EAST ELEVATIONS
SHEET 3.1	SOUTH AND WEST ELEVATIONS
SHEET 4.0	DETAILS
SHEET 4.1	DETAILS
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SHEET 4.10	DETAILS
SHEET 51.0	TYPICAL DECK FRAMING PLANS AND NOTES
SHEET 52.0	SECTIONS

RCW STATEMENT

THE "PROJECT" DOES NOT CLASSIFY AS A MULTIUNIT BUILDING IN ACCORDANCE WITH RCW 64.55.010 (6)(VII) - A BUILDING WITH 12 OR FEWER UNITS THAT IS NO MORE THAT TWO STORIES. THEREFORE, THE BUILDING ENCLOSURE CERTIFICATIONS AND INSPECTIONS PER RCW 64.55.005 THROUGH 64.55.090 ARE NOT REQUIRED.

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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Contents: SITE PLAN, VICINITY MAP AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13601 NE 13TH ST. BELLEVUE, WA

Sheet 1.0

Job No. 26030.22

8/4/2026
26030.22 WD 01.dwg

SUBMITTALS AND MOCKUPS:

CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION PROJECTS RELATED TO EXTERIOR ENVELOPE (SAF, LAF, WRB, SIDING, TRIM, FLASHINGS, SEALANTS, WINDOWS, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

CONTRACTOR SHALL PROVIDE METAL FLASHING EXAMPLES AND PREPARE IN-SITU MOCKUPS OF TYPICAL EXTERIOR ENVELOPE AND FLASHING INSTALLATIONS FOR PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO FULL INSTALLATION. MOCKUPS SHALL INCLUDE BUT ARE NOT LIMITED TO:

- BASE OF WALL
- INSIDE AND OUTSIDE CORNERS
- OUTLET, PIPE AND VENT PENETRATIONS
- WINDOW AND DOOR FLASHINGS
- DECK/WALKWAY TRANSITIONS (EDGE, DECK-TO-WALL, BEAM-TO-WALL, ETC.)
- SADDLES
- COLUMNS
- COPINGS
- BELOW GRADE WATERPROOF MEMBRANE AND FLASHINGS

MATERIAL SPECIFICATIONS:

THE MATERIAL SPECIFICATIONS ARE PRESENTED IN SHORT FORM FORMAT. THE CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL INSTALL THE PRODUCTS IN ACCORDANCE WITH THE FOLLOWING CURRENT EDITION OF INDUSTRY STANDARDS AND CODE IN NO PARTICULAR ORDER:

a. REVISED CODE OF WASHING (RCW)
b. BELLEVUE BUILDING CODE (BBC)
c. CITY OF BELLEVUE MUNICIPAL CODE
d. SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA)
e. MANUFACTURER'S PRODUCT INSTALLATION RECOMMENDATIONS
f. THESE REPAIR DOCUMENTS

GYPSUM SHEATHING BOARD (GSB):
- SHALL BE GEORGIA-PACIFIC DENSGLASS SHEATHING
- GYPSUM SHEATHING BOARD SHALL BE EXTERIOR RATED 5/8" THICK FIBERGLASS-FACED TYPE 'X' SHEATHING.
- INSTALL THE GSB WITH GALVANIZED 8d ROOFING NAILS (2 1/2" LONG) AT 4" ON-CENTER AT VERTICAL JOINTS, INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES.

METAL FLASHINGS:
METAL FLASHINGS SHALL MEET THE FOLLOWING SPECIFICATIONS:
- METAL FLASHINGS SHALL BE MINIMUM 24 GAUGE (U.N.O.).
- METAL FLASHINGS ARE TO BE BONDERIZED (U.N.O.)
- FLASHINGS IN DIRECT CONTACT WITH CONCRETE OR BELOW GRADE SHALL BE STAINLESS STEEL (U.N.O.)
- VISIBLE METAL FLASHINGS SHALL BE PREFINISHED (KYNAR 500 OR EQUIVALENT) OR BONDERIZED AND PAINTED.
- JOINTS SHALL BE SOLDERED.
- METAL FLASHINGS ARE TO BE ONE CONTINUOUS PIECE AS LONG AS POSSIBLE TO MINIMIZE JOINTS.
- HEM EXPOSED EDGES.
- FLASHINGS TO HAVE MINIMUM 6" VERTICAL LEGS AND 4" HORIZONTAL LEGS (U.N.O.)
- FLASHING FLANGES SHALL EXTEND A MINIMUM 6" BEYOND INSIDE AND OUTSIDE CORNERS.
- PROVIDE SOLDERED FLANGES ON EACH SIDE OF THROUGH WALL / FLOOR SCUPPERS.
- SET FLASHINGS IN SEALANT (REFERENCE SEALANTS SECTION).
- LAPS/SPLICES WITH OTHER FLASHINGS ARE TO BE 6" MINIMUM (U.N.O.) SET IN (2) 3/8" CONT. BEADS OF SEALANT PARALLEL TO EDGE OF FLASHING.
- PROPERLY INTEGRATE WITH OTHER WEATHER RESISTIVE BARRIER AND FLASHING ASSEMBLIES IN WEATHER BOARD FASHION WITH 6" MINIMUM VERTICAL LAPS/SPLICES AND 3" MINIMUM HORIZONTAL LAPS/SPLICES.
- PROVIDE SEPARATION (SUCH AS A LAYER OF WRB) BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION (CORROSION).
- OVER-BREAK OR UNDER-BREAK METAL FLASHINGS TO PROVIDE A TIGHT FIT AGAINST THE SUBSTRATE.
- METAL FLASHINGS SHALL HAVE CONTINUOUS SUPPORT AND POSITIVE ATTACHMENT TO THE BUILDING.
- FABRICATION AND INSTALLATION OF METAL FLASHINGS IS TO TAKE INTO ACCOUNT EXPANSION AND CONTRACTION TO AVOID BUCKLING.
- METAL FLASHINGS SHALL BE IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL.

FLUID APPLIED FLASHING (LAF):
- SHALL BE PROSOCO / R-GUARD, LIQUID FLASHING MEMBRANE SYSTEM. THE SYSTEM CONSISTS OF THE FOLLOWING:
  a. JOINT AND SEAM FILLER
  b. FASTFLASH
  c. POROUSPREP
- THE FLUID FLASHING MEMBRANE IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE THAT THE FLUID FLASHING IS APPLIED TO IS NOT VISIBLE AFTER APPLICATION.
- WHERE FLUID FLASHING MEMBRANE IS TO BE INTEGRATED WITH THE WRB, VERIFY THE ADHESION COMPATIBILITY WITH THE MANUFACTURER PRIOR TO PROCEEDING.
- USE POROUSPREP ON EXPOSED EDGES OF GYPSUM SHEATHING PRIOR TO APPLICATION.

SELF-ADHESIVE FLASHINGS (SAF):
- HENRY FORTIFIBER FORTIFLASH BUTYL 30mil
- USE A MANUFACTURER RECOMMENDED PRIMER FOR INSTALLATION OVER OSB OR GYPSUM SHEATHING

MISCELLANEOUS FLASHING PANELS:
- QUICKFLASH FLASHING PANELS MANUFACTURED BY QUICKFLASH WATERPROOFING PRODUCTS, INC.
- THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL, PLUMBING OR MECHANICAL PENETRATION.

DECK WATERPROOF MEMBRANE (WPM):
APPROVED WATERPROOF MEMBRANES:
- RHINO LININGS XTREME 11-50 GT AND HP URETHANE SYSTEM WITH PRIMER

WATERPROOF MEMBRANES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM.
- CONTRACTOR SHALL USE ALL ASSOCIATED MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING MESH, SILICA SAND, PRIMER, ETC.
- INSTALL WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE SEAMS OR TRANSITIONS.
- CONTRACTOR OR MANUFACTURER REPRESENTATIVE SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES AND PROVIDE TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.
- THE COLOR OF THE DECK MEMBRANE SHALL BE ONE OF THE MANUFACTURERS STANDARD COLORS.

MATERIAL SPECIFICATIONS (CONT'D):

WATER-RESISTIVE/AIR BARRIER (WRB):
THE WATER-RESISTIVE / AIR BARRIER SYSTEM SHALL MEET THE FOLLOWING SPECIFICATIONS:
- COMPLY WITH INTERNATIONAL CODE COUNCIL EVALUATION SERVICES (ICC ES) ACCEPTANCE CRITERIA FOR WATER RESISTIVE BARRIERS (AC 38)
- HAVE A WATER RESISTANCE OF 60 MINUTES MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D 779.
- PASS AATCC TEST 127.
- PASS ASTM E 96 WITH A MINIMUM OF 35 G/SM/DAY.
- MATERIALS USED FOR THE AIR BARRIER SYSTEM IN THE OPAQUE ENVELOPE SHALL HAVE AN AIR PERMEANCE NOT TO EXCEED 0.004 CFM/FT2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER (1.57PSF) (0.02 L/S/M2 AT 75 PA) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178.
- WRB SHALL BE CONTINUOUS, WITH ALL JOINTS SEALED.
- WRB SHALL BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
- SEALED CONNECTION SHALL BE MADE BETWEEN, BUT IS NOT LIMITED TO:
  a. FOUNDATION AND WALLS.
  b. WALLS AND WINDOWS OR DOORS
  c. DIFFERENT WALL SYSTEMS.
  d. WALL AND ROOF.
  e. WALL AND ROOF OVER UNCONDITIONED SPACE.
  f. WALLS, FLOOR AND ROOF ACROSS CONSTRUCTION, CONTROL AND EXPANSION JOINTS.
  g. UTILITY, PIPE AND DUCT PENETRATIONS.

APPROVED WATER-RESISTIVE / AIR BARRIER SYSTEM:
- FORTIFIBER WEATHERSMART COMMERCIAL, MANUFACTURED BY HENRY.
  a. THE SYSTEM IS TO INCLUDE ALL, ASSOCIATED ACCESSORIES AND ATTACHMENTS.
  b. SEAL ALL LAPS AND SEAMS WITH MANUFACTURER'S PROVIDED TAPE AND/OR HENRY MOISTOP SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  c. THE EXTERIOR WEATHER BARRIER / AIR BARRIER SYSTEM SHALL HAVE A 15-YEAR MANUFACTURER WARRANTY.
  d. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

BELOW-GRADE WATERPROOFING:
- SHALL BE SIKALASTIC HLM 5000 GC AT 90 MILS
- INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS
- CRACKS IN CONCRETE SHALL BE ADDRESSED AS FOLLOWS:
  a. CRACKS 1/16" OR LESS IN THICKNESS SHALL BE PRE-STRIPED WITH A DETAIL COAT OF HLM 5000. COATING SHALL FILL THE CRACK BY A WIDTH OF 4" ON EACH SIDE.
  b. CRACKS 1/8" OR GREATER SHALL BE FILLED WITH SIKLAFLEX HY 150 OR SIKAFLEX 11 FC. IF LESS THAN 1/8", FIRST ROUTE AND THEN FILL WITH SEALANT.

FIBER CEMENT SIDING:
- JAMES HARDIE FIBER-CEMENT HZ10 SIDING
  a. HARDIEPLANK LAP SELECT CEDARMILL SIDING 5" EXPOSURE
  b. HARDIEPANEL 5/16" SMOOTH VERTICAL PANELS
  c. HARDIESOFFIT PANELS NON-VENTED SMOOTH
- ALL CUT EDGES OF THE SIDING SHALL BE PRIMED PRIOR TO INSTALLATION
- ATTACH SIDING TO THE STRUCTURE WITH STAINLESS STEEL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE FASTENING PATTERN SHOULD BE DESIGNED FOR THE FOLLOWING CONDITIONS:
  a. BUILDING HEIGHT: 25'
  b. WIND SPEED: 110 MPH
  c. EXPOSURE: B
- SUBMIT FASTENING PATTERN AND FASTENERS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FURRING STRIPS:
WOLMANIZED TREATED 1x4 OR 1x6 ATTACH TO STUDS WITH No. 10 BY 3 1/2" LONG EXTERIOR RATED SCREWS AT 6" O.C.

TRIM:
- JAMES HARDIE FIBER-CEMENT HARDIETRIM HZ10
  a. 5/4x HARDIETRIM RUSTIC
- ALL CUT EDGES OF THE TRIM SHALL BE PRIMED PRIOR TO INSTALLATION.
- ATTACH WITH STAINLESS STEEL FINISH NAILS.

RIGID INSULATION:
- SHALL BE UNFACED EXPANDED POLYSTYRENE (EPS)
  a. 1" THICKNESS AT ABOVE GRADE WALLS (R-5 MIN.)
  b. 2" THICKNESS AT BELOW GRADE GRADE (R-10 MIN.)
- SHALL BE RATED FOR GROUND CONTACT AND BELOW GRADE APPLICATIONS

BATHROOM EXHAUST DUCT:
- PANASONIC WHISPERCEILING EXHAUST FAN, MODEL NO. FV-05-11VQL1
- PROVIDE 4" DIA. 28 GAUGE SMOOTH METAL DUCTING. SEAL ALL JOINTS AND PROVIDE R-6 INSULATION WRAP.

BACKER ROD:
- SOF-ROD BACKER ROD, MANUFACTURED BY NOMACO.
- THEE DIAMETER OR WIDTH SHALL BE AS RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC OPENING TO RECEIVE SEALANT. WHERE BACKER RODS ARE TO TURN 90 DEGREE CORNERS, THE BACKER ROD SHALL TERMINATE AT CORNER AND A NEW PIECE OF BACKER ROD SHALL CONTINUE IN THE NEXT DIRECTION
- ALLOW THE BACKER ROD TO REST (APPROXIMATELY 30 MINS) NEFORE APPLYING SEALANT.
- IF BACKER ROD CAN NOT BE USED IN A PARTICULAR SITUATION, BOND BREAKING TAPE SHALL BE USED TO PREVENT THREE-SIDED ADHESION. INSTALL BACKER RODS PER MANUFACTURER RECOMMENDATIONS.

BOND BREAKING TAPE:
BOND BREAKING TAPE SHALL BE A POLYETHYLENE TAPE MANUFACTURERED BY BRON.

THE BONDING BREAKING TAPE WIDTH SHALL BE FIELD DETERMINED AND SHALL BE WIDE ENOUGH TO PREVENT THREE-SIDED ADHESION AS RECOMMENDED BY THE MANUFACTURER AND ASTM C 1193.

SEALANT:
- APPROVED SEALANTS:
  a. SIKAFLEX HY-100 BY SIKA
- APPROVED SEALANT PRIMER SHALL BE USED AT ALL LOCATIONS.
- SEALANT COLOR SHALL BE SIMILAR TO THE PAINTED CLADDING COLOR. PROVIDE COLOR SAMPLE SUBMITTAL TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- SEALANT JOINTS SHALL HAVE (6) RANDOM FIELD ADHESION TESTS FOR EACH TYPE OF JOINT SUBSTRATE PERFORMED BY AN AUTHORIZED PRODUCT REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE THE WRITTEN REPORT RESULTS TO THE ARCHITECT FOR REVIEW.

MATERIAL SPECIFICATIONS (CONT'D):

- SHERWIN WILLIAMS SUPERPAINT.
- INSTALL TWO-COATS OF PAINT TO EXTERIOR SURFACES.
- PREPARE AND PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES:
- ALL ALTERNATIVE PRODUCTS SHALL BE IDENTIFIED IN THE BIDDING DOCUMENTS TO BE REVIEWED AND APPROVED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO ACCEPTANCE.
- PRODUCT AND MATERIAL SAMPLES, INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS SHALL ALL BE SUBMITTED TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL VERIFY THAT ALL PRODUCTS AND MATERIALS ARE COMPATIBLE WITH EACH OTHER PRIOR TO INSTALLATION.
- COLOR SAMPLES OF PRODUCTS ARE TO BE PROVIDED TO AND APPROVED BY THE OWNERS' REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S APPLICATION RECOMMENDATIONS FOR COLD WEATHER WHEN TEMPERATURES ARE BELOW 40°F.

ALLOWANCE SUMMARY:

EACH ALLOWANCE SHALL HAVE ITS OWN SEPARATE LINE ITEM.
ANY UNUSED PORTIONS OF THE ALLOWANCE ARE TO BE RETURNED TO THE HOMEOWNERS' REPRESENTATIVE. EACH ALLOWANCE SHALL INCLUDE EVERYTHING NECESSARY TO INSTALL THE PRODUCT AND PERFORM THE WORK, INCLUDING ALL MATERIALS, GENERAL CONDITIONS, ACCESS, MARKUPS, OVERHEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING ALLOWANCE IN THEIR BID:

ALLOWANCE No. 1:
PROVIDE A $15,000 ALLOWANCE FOR WALL FRAMING REPAIRS.
THE BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
THIS IS A TIME AND MATERIALS ALLOWANCE.

UNIT COST SUMMARY:

EACH UNIT COST SHALL HAVE ITS OWN SEPARATE LINE ITEM. EACH UNIT COST SHALL INCLUDE ALL MARKUPS, OVER HEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC. TO PERFORM THE WORK.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING UNIT COSTS IN THEIR BID:

UNIT COST No. 1:
a. UNIT OF MEASURE - ONE (1) 5/8" THICK TYPE 'X' GSB 4' x 8' SHEET OF GYPSUM WALL SHEATHING ATTACHED WITH 8d NAILS AT 4" O.C.
b. BASE BID INCLUDES REVIEW OF ALL GSB WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 1,600 SF. OF GSB.
d. IF, UPON REVIEW, THE NUMBER OF GSB SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL GSB SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR A CHANGE ORDER.

UNIT COST No. 2:
a. UNIT OF MEASURE - ONE (1) 1/2" THICK 4' X 8' SHEET OF PLYWOOD WALL SHEATHING.
b. BASE BID INCLUDES REVIEW OF ALL UNDERLYING WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 320 SF. OF PLYWOOD WALL SHEATHING.
d. IF, UPON REVIEW, THE NUMBER OF PLYWOOD SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL PLYWOOD SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 3:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF R-15 BATT INSULATION.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL INSULATION.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 200 SF. OF BATT INSULATION.
d. IF, UPON REVIEW, THE AMOUNT OF BATT INSULATION REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BATT INSULATION IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 4:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF BORA-CARE MOLD CARE OR APPROVED EQUIVALENT REPAIR.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
c. BASE BID INCLUDES TREATMENT OF 100 SF. OF WALL FRAMING.
d. IF, UPON REVIEW, THE AMOUNT OF WALL FRAMING REQUIRED TO BE TREATED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BORA-CARE TREATMENT IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 5:
a. UNIT OF MEASURE - ONE (1) WINDOW LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD WINDOW LINERS AT THE HEAD, JAMB AND 1x WOOD SILLS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL WINDOW LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF WINDOW LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL WINDOW LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 6:
a. UNIT OF MEASURE - ONE (1) SLIDING GLASS DOOR LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD SLIDING GLASS DOOR LINERS AT THE HEAD AND JAMBS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL SLIDING GLASS DOOR LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF SLIDING GLASS DOOR LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL SLIDING GLASS DOOR LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 7:
a. UNIT OF MEASURE - ONE (1) WALL SCONCE REPLACED.
b. ASSUME PRODUCT IS MULLEN BRONZE LED OUTDOOR WALL LANTERN SCONCE, MODEL No. 29800.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 8:
a. UNIT OF MEASURE - ONE (1) WALL FLOOD LIGHT REPLACED. COST SHALL INCLUDE REMOVAL OF EXISTING FIXTURE AND INSTALLATION OF NEW FIXTURE.
b. ASSUME PRODUCT IS KOADEIRS BRONZE 800 WATT SECURITY FLOOD LIGHT, MODEL No. WP-125W-IP-B.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 9:
a. UNIT OF MEASURE - ONE (1) CEILING CAN LIGHT REPLACED.
b. ASSUME PRODUCT IS HALO 6" SELECTABLE CCT CANLESS LED, MODEL No. HLB6120V.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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Contents: NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13601 NE 13TH ST. BELLEVUE, WA

Sheet 1.1

Job No. 26030.22

WINDOW AND SLIDING GLASS DOOR SPECIFICATIONS:

THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE FOLLOWING SPECIFICATIONS:

1. MANUFACTURER: MILGARD V400 TUSCANY
2. CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING ROUGH OPENING PRIOR TO ORDERING THE WINDOWS. THE WINDOW SIZE SHALL TAKE INTO ACCOUNT THE THICKNESS OF NEW FLASHINGS AND SEALANT JOINTS.
3. THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL HAVE DUAL PANE GLAZING WITH INSECT SCREENS, LOW-E COATING AND INTEGRATED NAIL FLANGES.
4. WINDOWS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN Ø.2 CFM PER SQUARE FOOT (TESTED AT LEAST 1.57 PSF), WHEN TESTED ACCORDING TO NFRC 4ØØ OR AAMA/WDMA/CSA 1Ø1/I.S.2/A44Ø OR Ø.3 CFM/FT² TESTED AT A PRESSURE OF AT LEAST 6.24 PSF IN ACCORDANCE WITH AAMA/WDMA/CSA 1Ø1/I.S./A44Ø BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
5. MATCH EXIST. FOR WINDOW CONFIGURATIONS.
6. WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE SAFETY GLAZING SPECIFICATIONS LISTED BELOW.
7. EGRESS WINDOWS SHALL MEET THE EMERGENCY ESCAPE AND RESCUE SPECIFICATIONS BELOW.
8. PROVIDE FALL PROTECTION DEVICE FOR ALL OPERABLE WINDOWS WITH SILL HEIGHT OF LESS THAN 36". THE FALL PROTECTION SHALL BE IN ACCORDANCE WITH ASTM F2Ø9Ø.
9. DESIGN WIND PRESSURE: 25 PSF
10. ALL NEW WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE.
11. FENESTRATIONS SHALL BE NFRC 1ØØ/2ØØ, LABELED AND CERTIFIED BY THE MANUFACTURER.

SAFETY GLAZING IN WINDOWS AND DOORS:

SAFETY GLAZING SHALL BE IN ACCORDANCE WITH WSBC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

1. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON THE SAME WALL UNLESS SEPARATED A MINIMUM 6Ø" INTERVENING WALL.
2. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON AN INTERVENING WALL.
3. THE BOTTOM EDGE OF THE GLAZING IS WITHIN 6Ø" VERTICALLY OF A BATHTUB.
4. GLAZING THAT MEETS ALL FOUR OF THESE REQUIREMENTS:
   A. INDIVIDUAL GLAZING PANE IS LARGER THAN 9 SQUARE FEET
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
   C. THE TOP EDGE OF THE GLAZING IS 36" ABOVE THE FLOOR
   D. THE WINDOW IS LOCATED WITHIN 36" OF A WALKING SURFACE
5. GLAZING WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE ADJACENT TO STAIRWAYS OR LANDINGS AND LESS THAN 6Ø" ABOVE THE WALKING SURFACE.
6. GLAZING WITHIN 6Ø" HORIZONTALLY OF THE BOTTOM TREAD OR 6Ø" ABOVE OF THE NOSE OF THE BOTTOM TREAD.
7. GLAZING IN FIXED AND OPERABLE PANELS OF ALL DOORS.
8. GLAZING IN BATHROOMS

EMERGENCY ESCAPE AND RESCUE REQUIREMENTS:

WINDOWS IN SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW THAT MEETS THE FOLLOWING REQUIREMENTS:

1. SHALL BE IN ACCORDANCE WITH BBC SECTION 1Ø3Ø.
2. THE SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
3. HAVE AN OPENING WITH A MINIMUM OPENING HEIGHT OF THE WINDOW SHALL BE 24".
4. HAVE AN OPENING WITH A MINIMUM OPENING WIDTH OF THE WINDOW SHALL BE 2Ø".
5. HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.

SCOPE OF WORK:

SCOPE OF WORK

THIS SCOPE OF WORK IS IN SHORT FORMAT AND IS NOT INTENDED TO PROVIDE ENOUGH DETAIL TO PERFORM THE REPAIR WORK ALONE. ADDITIONALLY, THE ORDER IN WHICH THE SCOPE OF WORK IS PRESENTED, IS NOT INTENDED TO BE USED AS A FINAL DESIGN OR SEQUENCING ORDER. MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES TO PERFORM THE WORK, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE SCOPE OF WORK IS AS FOLLOWS:

1. INSTALL ACCESS AND WEATHER / PEDESTRIAN PROTECTION TO PERFORM THE WORK.
2. PROVIDE PROTECTION FOR EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN (E.G. DOORS, WINDOWS, ROOFING, ROOF FASCIA, POOL, ELECTRICAL PANELS, UTILITY METERS, FIRE SPRINKLERS, FIRE DEPARTMENT CONNECTIONS, ETC.).
3. PROVIDE INTERIOR UNIT PROTECTION WHEN PERFORMING WORK WITHIN THE UNIT. DOCUMENT EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
4. REMOVE AND DISCARD THE FOLLOWING ON THE ALL SIDES OF EACH BUILDING UNLESS NOTED OTHERWISE ON THE DRAWINGS:
   a. ALL SIDING, TRIM, DECK SOFFITS, WEATHER RESISTIVE BARRIER, FLASHINGS, EXHAUST VENTS, DOWNSPOUTS, ELECTRICAL RECEPTACLES, ETC.
   b. WINDOWS, SLIDING GLASS DOORS, WOOD FRAMED GUARDRAILS, PRIVACY FENCING, DECK FRAMING, WOOD-SPACED DECKING AND DECK/WALKWAY POSTS/COLUMNS.
5. TEMPORARILY REMOVE AND STORE THE FOLLOWING ON ALL SIDES OF EACH APARTMENT BUILDING:
   a. LIGHTING FIXTURES.
   b. BUILDING SIGNAGE.
6. EXCAVATE AS REQUIRED TO INSTALL CONTINUOUS WATERPROOFING AND RIGID INSULATION AT THE BELOW GRADE CONCRETE WALLS WHERE NOTED ON PLANS.
7. REROUTE EXISTING SURFACE MOUNTED ELECTRICAL LINES TO BE WITHIN THE EXTERIOR WALL CAVITIES.
8. REVIEW THE EXISTING WALL SHEATHING FOR DAMAGE. IDENTIFY DAMAGED SHEATHING ON AN ELEVATION AND PROVIDE TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL. REMOVE AND REPLACE DAMAGED SHEATHING (I.E. SHEATHING THAT IS DELAMINATING, HEAVILY STAINED, WET, OR THE CORE IS DETERIORATED) WITH NEW SHEATHING TO MATCH EXISTING.
9. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW OF EXPOSED WALL CAVITY TO DETERMINE CONDITION OF EXISTING INSULATION WHERE THE WALL SHEATHING IS REMOVED, REVIEW THE WALL CAVITY FOR DAMAGE. REMOVE AND REPLACE ANY DAMAGED BATT INSULATION. NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF THE INTERIOR SHEATHING IS DAMAGED. .
10. IDENTIFY LOCATIONS OF WALL FRAMING DECAY AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. TO REVIEW WALL FRAMING DECAY AND PROVIDE DIRECTION. PERFORM WALL FRAMING REPAIRS AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
11. ABATE ANY ORGANIC GROWTH THAT REMAINS ON WOOD FRAMING AND SHEATHING AFTER REPLACEMENT OF DECAY. PAINT WOOD SURFACES WITH A WOOD FUNGICIDE SUCH AS BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT WHERE ORGANIC GROWTH OR DECAY IS REMOVED.
12. RE-FRAME DECKS AND PROVIDE SLOPE AWAY FROM BUILDING AS REQUIRED.
13. INSTALL CONTINUOUS RIGID INSULATION ON ALL BUILDING WALLS.
14. INSTALL MOCKUPS OF TYPICAL WRB AND FLASHING ASSEMBLIES. NOTIFY ARCHITECT AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL BEFORE FULL INSTALLATION OF WRB AND FLASHINGS.
15. INSTALL DECK METAL FLASHINGS AND WATERPROOF MEMBRANES. THE METAL FLASHINGS SHALL INCLUDE DECK-TO-WALL, INSIDE AND OUTSIDE CORNERS, SILL PANS FOR DOORS, STEPS AND TRANSITIONS.
16. INSTALL FLASHINGS AT WINDOWS AND SLIDING GLASS DOOR OPENINGS, MISCELLANEOUS PENETRATIONS, BASE OF WALLS AND TRANSITIONS.
17. INSTALL NEW EXTERIOR RATED ELECTRICAL RECEPTACLES AND EXHAUST VENTS.
18. INSTALL NEW BATHROOM EXHAUST FANS AND DUCTING.
19. INSTALL NEW WEATHER-RESISTIVE/AIR BARRIER (WRB) AND FURRING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROPERLY INTEGRATE THE WRB WITH THE PENETRATION AND FLASHINGS TO SHED WATER. SEAL THE EXPOSED EDGES OF THE WRB. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL OF WRB INSTALLATION BEFORE INSTALLATION OF SIDING AND TRIM.
20. INSTALL NEW WINDOWS, SLIDING GLASS DOORS, SIDING, TRIM AND PRIVACY FENCING.
21. INSTALL NEW HARDIE SOFFIT PANELS.
22. CLEAN, PREPARE, PRIME SURFACES AND INSTALL BACKER ROD AND SEALANT JOINTS.
23. REPAIR THE INTERIOR NAIL POPS IN THE GYPSUM WALLBOARD.
24. PREPARE AND PAINT ALL EXTERIOR SURFACES OF THE BUILDINGS INCLUDING, SIDING, TRIM, SOFFITS, FASCIA, PRIMED METAL SURFACES, DOWNSPOUTS, ETC. PAINT THE BUILDING (2) COLORS, ONE COLOR FOR BODY AND ONE COLOR FOR TRIM.
25. INSTALL DOWNSPOUTS AND RECONNECT TO EXIST. COLLECTOR BOXES AND DRAINLINES.
26. INSTALL NEW PREFABRICATED METAL GUARDRAILS AT THE DECKS AND WALKWAY.
27. INSTALL PRIVACY FENCING AT DECKS.
28. INSTALL BUILDING LIGHTING FIXTURES AND SIGNAGE.
29. PRESSURE WASH THE EXISTING CONCRETE WALKWAYS, PATIOS, STAIRS AND RETAINING WALLS.
30. CLEAN THE EXTERIOR OF THE WINDOWS, DOORS, SLIDING GLASS DOORS, CLADDING, DECK SURFACES, GUARDRAILS, ETC.
31. REMOVE ACCESS AND WEATHER PROTECTION.
32. CLEAN SITE OF CONSTRUCTION DEBRIS.

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

Contents NOTES

Project SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13601 NE 13TH ST. BELLEVUE, WA

Sheet 1.2

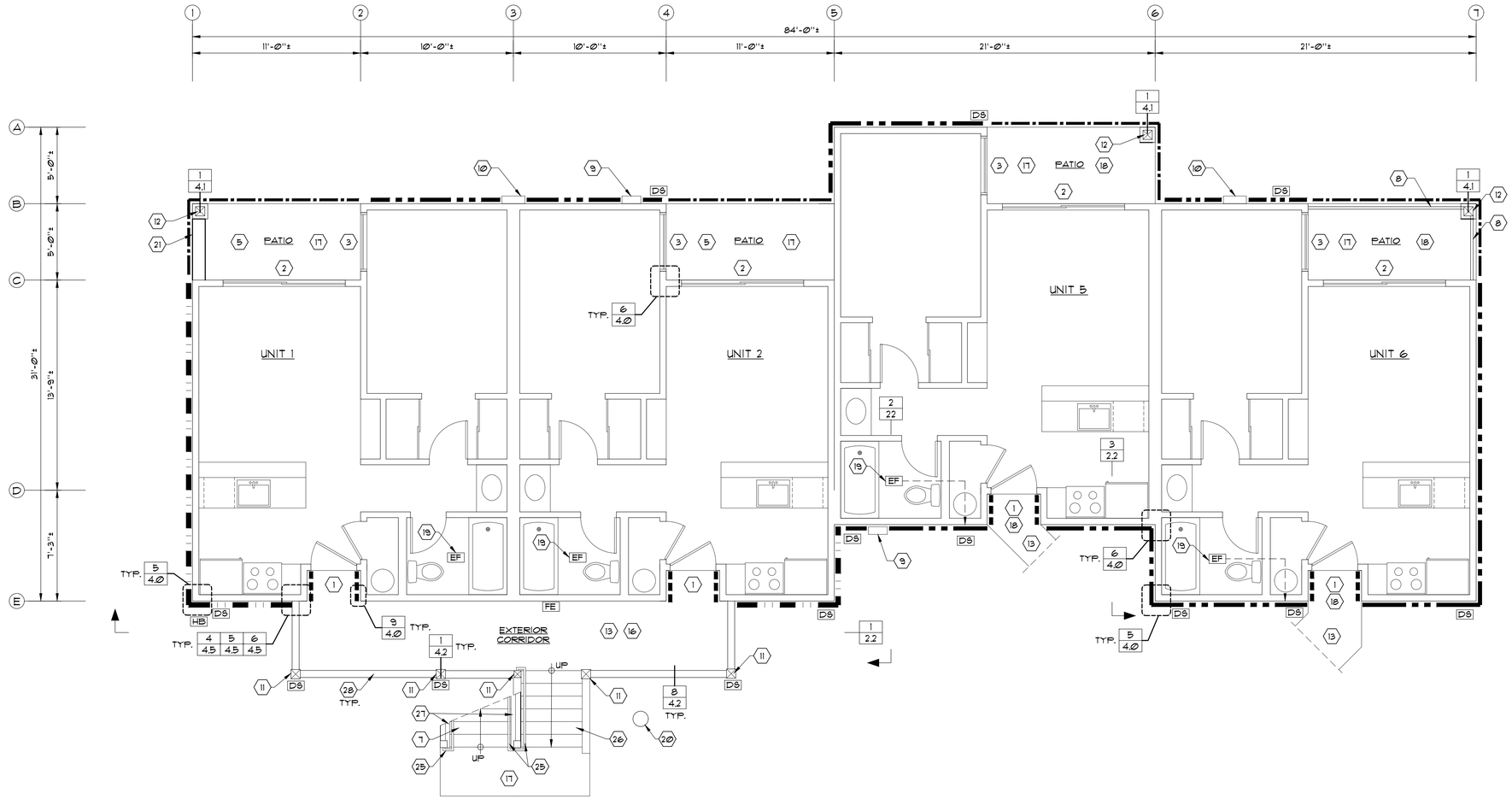
Job No. 26030.22

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KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. NOT REFERENCED.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. NOT REFERENCED.
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. REMOVE EXIST. PRIVACY FENCE AND INSTALL NEW 6' TALL WOOD PICKET STYLE FENCING TO MATCH BUILDING 9, WITH CONNECTIONS DESIGNED BY OTHERS
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6/4.1, 8/4.1, 9/4.1
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1/4.1, 5/4.1, 1/4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1/4.1, 5/4.1, 7/4.1 AND STRUCT.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. NOT REFERENCED.
15. NOT REFERENCED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. EXIST. CONC. PATIO, POWER WASH AFTER WORK IS COMPLETE.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT. PROVIDE FIRE RATED ENCLOSURE AROUND DUCT. REF. 8/4.5, 9/4.5, 10/4.5
20. EXIST. LIGHT POST AND FIXTURE TO REMAIN.
21. PROVIDE KEYSTONE BLOCK WALL WITH FINISHED CAP.
22. NOT REFERENCED.
23. NOT REFERENCED.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 10/S2.0
28. EXIST. CONC. WALL. PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8/4.2

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINNG OR RIGID INSULATION
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED DOWN TO THE BOTTOM OF THE FOOTING. REPAIR CRACKS, INSTALL WATERPROOF MEMBRANE, RIGID INSULATION AND DRAINAGE ROCK REF. 4/4.1
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED DOWN TO THE BOTTOM OF CONC. SLAB. INSTALL WATERPROOF MEMBRANE, RIGID INSULATION AND DRAINAGE ROCK REF. 7/4.0
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED AS REQUIRED TO INSTALL RIVER ROCK 18" WIDE x 6" DEEP AGAINST PATIO
- DS — DOWNSPOUT TO BE REMOVED AND REPLACED. CONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED. MODIFY TIGHTLINE AS REQUIRED FOR RIGID INSULATION INSTALLATION.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO BE TEMPORARILY REMOVED AND REINSTALLED.
- HB — APPROXIMATE LOCATION OF EXIST. HOSE BIB. REMOVE AND REPLACE WITH NEW FROST FREE HOSE BIB, EXTEND AS REQUIRED FOR RIGID INSULATION, REF. 1/4.3, 3/4.3

FIRST FLOOR PLAN

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

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1/4.0, 2/4.0, 5/4.0, 6/4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7/4.0, 8/4.0, 3/4.1, 4/4.1, 3/4.2, 4/4.5
3. FOR TYPICAL DECK DETAILS REF. 1/4.1, 2/4.1, 3/4.1, 5/4.1, 7/4.1, 1/4.9, 4/4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5/4.1, 1/4.2, 2/4.2, 3/4.2, 4/4.2, 6/4.2, 7/4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1/4.5, 2/4.5, 3/4.5, 1/4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4/4.7, 5/4.7, 7/4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1/4.7, 2/4.7, 3/4.7, 6/4.7, 1/4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1/4.4, 2/4.4, 3/4.4, 4/4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4/4.3, 5/4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1/4.3, 3/4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2/4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5

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Designed S. GEORGIEFF
Drawn V.H.N.
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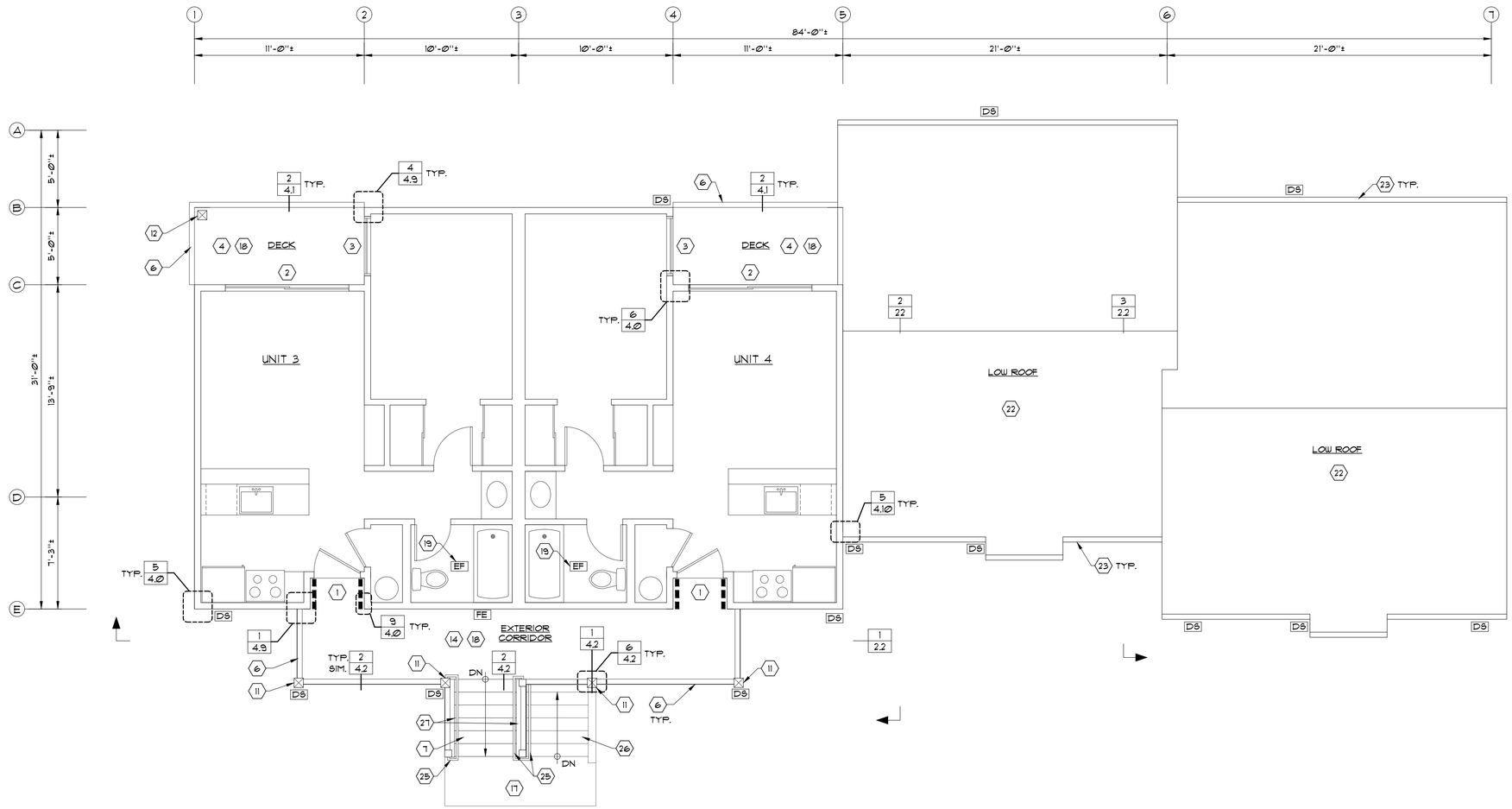
PACIFIC ENGINEERING TECHNOLOGIES, INC.
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Contents: FIRST FLOOR PLAN

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
1360 NE 13TH ST. BELLEVUE, WA

Sheet 2.0

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING, INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. NOT REFERENCED.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.Ø | 6 S2.Ø
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM, REF. 1 4.1 | 5 4.1 | 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. NOT REFERENCED.
16. NOT REFERENCED.
17. EXIST. CONC. PATIO, POWER WASH AFTER WORK IS COMPLETE.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT. PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 11 4.5
20. NOT REFERENCED.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 10 S2.Ø

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINNG OR RIGID INSULATION
- DS — DOWNSPOUT TO BE REMOVED AND REPLACED. CONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED. MODIFY TIGHTLINE AS REQUIRED FOR RIGID INSULATION INSTALLATION.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO BE TEMPORARILY REMOVED AND REINSTALLED.

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø | 2 4.Ø | 5 4.Ø | 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø | 8 4.Ø | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 | 1 4.2 | 2 4.2 | 3 4.2 | 4 4.2 | 6 4.2 | 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7 | 5 4.7 | 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7 | 2 4.7 | 3 4.7 | 6 4.7 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.1Ø

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5

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Designed S. GEORGIEFF
Drawn V.H.N.
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Date 4 AUG, 2026
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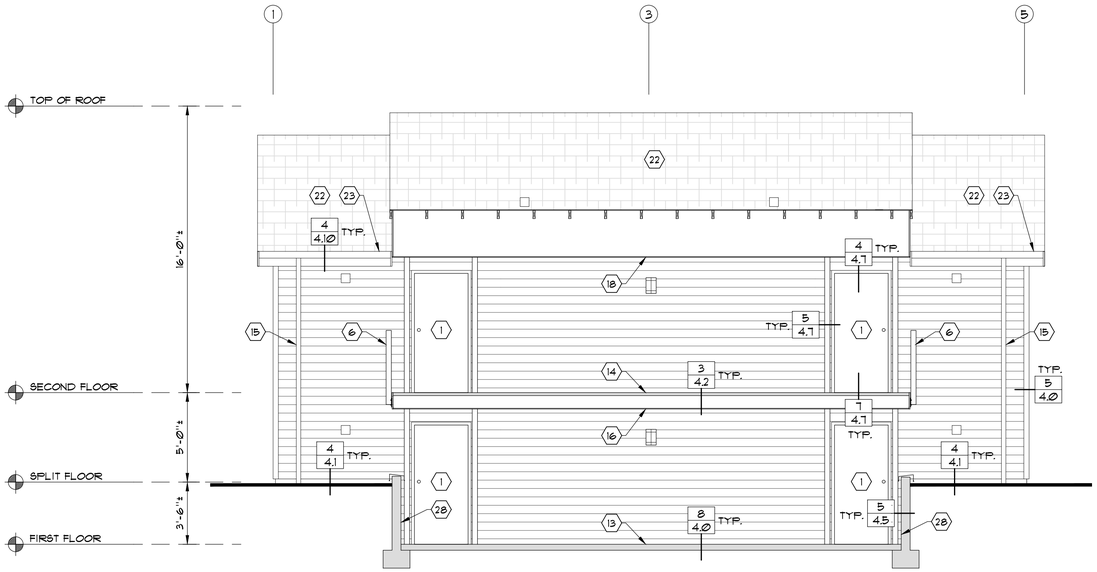
PACIFIC ENGINEERING TECHNOLOGIES, INC.
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Contents: SECOND FLOOR PLAN

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13601 NE 19TH ST. BELLEVUE, WA

Sheet 2.1

Job No. 26030.22



BUILDING CROSS SECTION 1

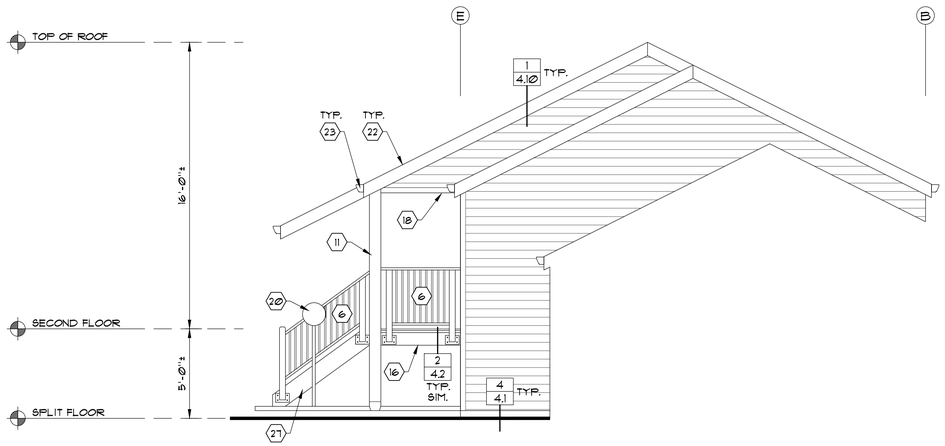
SCALE: 1/4" = 1'-0"

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.0 | 2 4.0 | 5 4.0 | 6 4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.0 | 8 4.0 | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 | 1 4.2 | 2 4.2 | 3 4.2 | 4 4.2 | 6 4.2 | 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7 | 5 4.7 | 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7 | 2 4.7 | 3 4.7 | 6 4.7 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

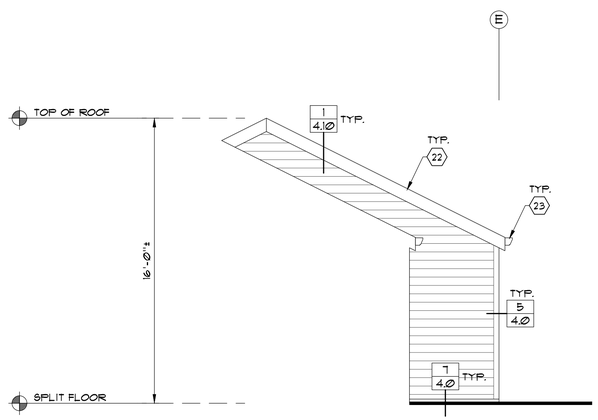
KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. NOT REFERENCED.
3. NOT REFERENCED.
4. NOT REFERENCED.
5. NOT REFERENCED.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.0 | 6 S2.0
7. NOT REFERENCED.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. AND STRUCT. 1 4.1 | 5 4.1 | 1 4.2
12. NOT REFERENCED.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. EXIST. LIGHT POST AND FIXTURE TO REMAIN.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. NOT REFERENCED.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 10 S2.0
28. EXIST. CONC. WALL. PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8 4.2



BUILDING CROSS SECTION 2

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



BUILDING CROSS SECTION 3

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

LEGEND:

NEW LAP SIDING WITH 5" EXPOSURE

VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS

EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. UNIT COST SUMMARY FOR INFORMATION ON REPLACEMENT.

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE FLOOR PLANS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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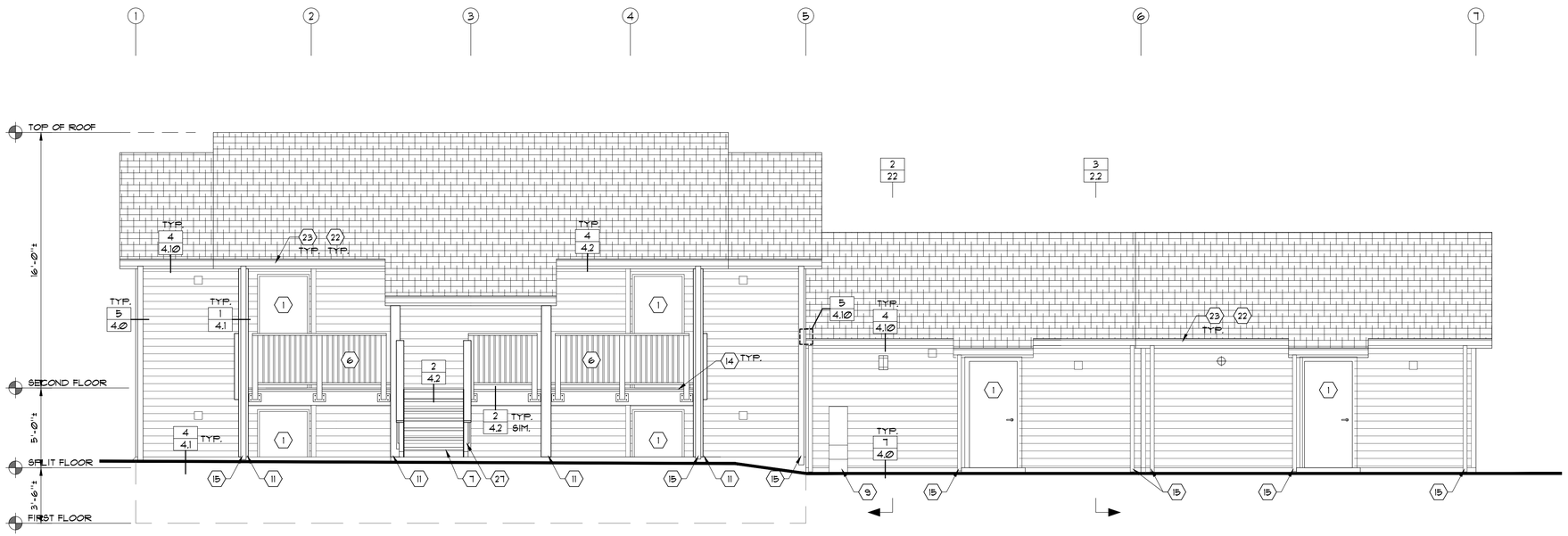
Contents: BUILDING CROSS SECTIONS

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13601 NE 19TH ST. BELLEVUE, WA

Sheet: 2.2

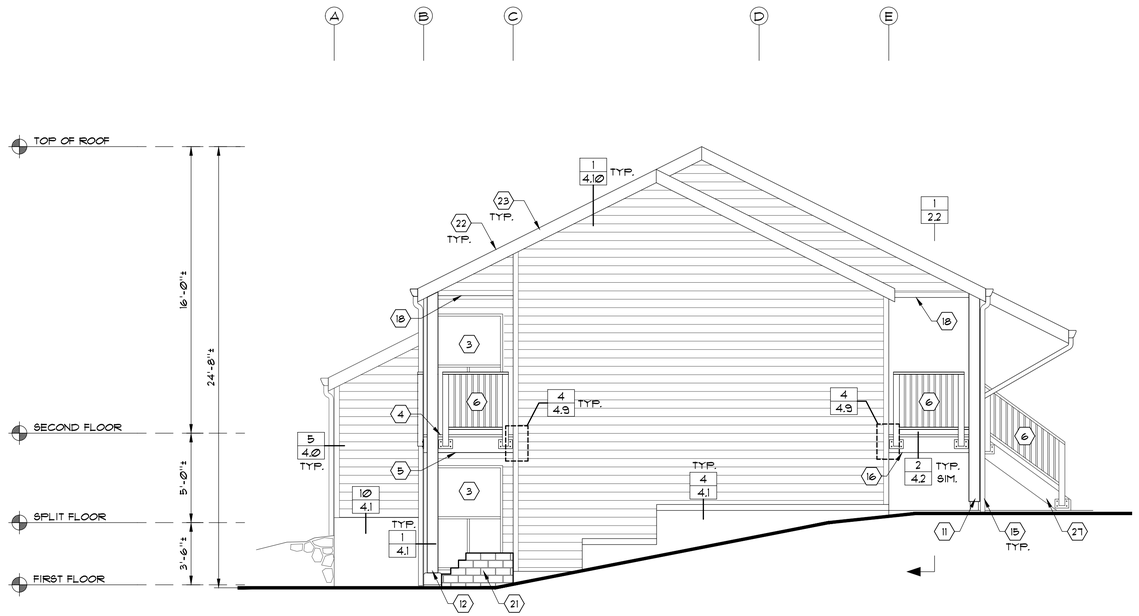
Job No. 26030.22

8/4/2026
26030.22 WD 01.dwg



NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.Ø | 6 S2.Ø
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. DOWNSPOUT TO BE REMOVED AND REPLACED, RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. PROVIDE 24" TALL LONG KEYSTONE BLOCK WALL WITH FINISHED CAP.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. NOT REFERENCED.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 1Ø S2.Ø

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø | 2 4.Ø | 5 4.Ø | 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø | 8 4.Ø | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 | 1 4.2 | 2 4.2 | 3 4.2 | 4 4.2 | 6 4.2 | 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7 | 5 4.7 | 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7 | 2 4.7 | 3 4.7 | 6 4.7 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.1Ø

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. ALLOWANCE SUMMARY FOR INFORMATION ON REPLACEMENT.

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4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE. WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3Ø2.5

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Approved

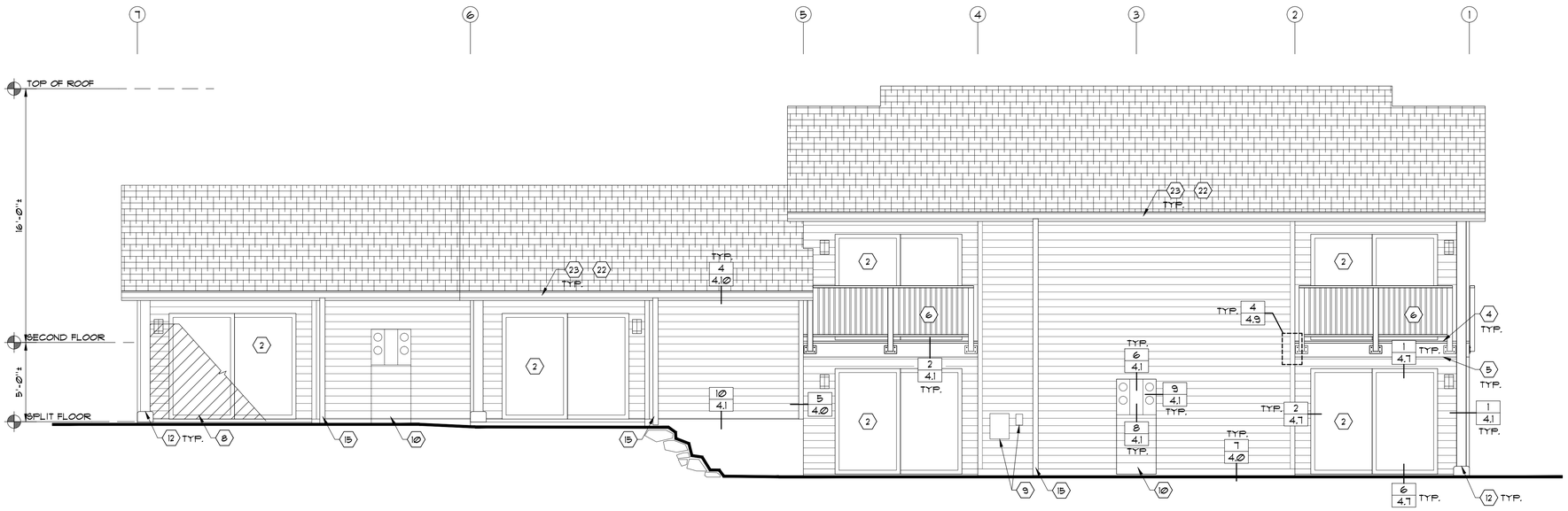
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Contents NORTH AND EAST ELEVATIONS

Project SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
1360 NE 19TH ST. BELLEVUE, WA

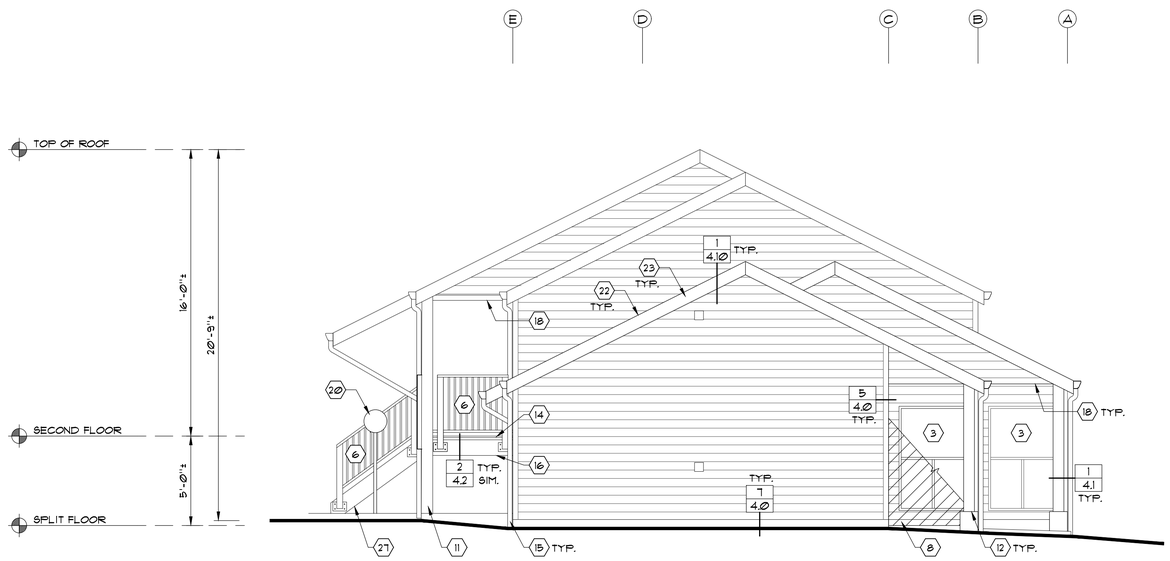
Sheet 3.Ø

Job No. 26030.22



SOUTH ELEVATION

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



WEST ELEVATION

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

KEYNOTES:

1. NOT REFERENCED.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.0, 6 S2.0
7. NOT REFERENCED.
8. REMOVE EXIST. PRIVACY FENCE AND INSTALL NEW 6' TALL ALUMINUM HORIZONTAL SLAT STYLE FENCING WITH CONNECTIONS DESIGNED BY OTHERS
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6 4.1, 8 4.1, 9 4.1
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1, 5 4.1, 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1, 5 4.1, 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. EXIST. LIGHT POST AND FIXTURE TO REMAIN.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. NOT REFERENCED.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 10 S2.0

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.0, 2 4.0, 5 4.0, 6 4.0
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.0, 8 4.0, 3 4.1, 4 4.1, 3 4.2, 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1, 2 4.1, 3 4.1, 5 4.1, 7 4.1, 1 4.9, 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1, 1 4.2, 2 4.2, 3 4.2, 4 4.2, 6 4.2, 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5, 2 4.5, 3 4.5, 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7, 5 4.7, 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7, 2 4.7, 3 4.7, 6 4.7, 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4, 2 4.4, 3 4.4, 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3, 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3, 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- PRIVACY FENCING TO BE REMOVED AND REPLACED
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. ALLOWANCE SUMMARY FOR INFORMATION ON REPLACEMENT.

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6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3012.5

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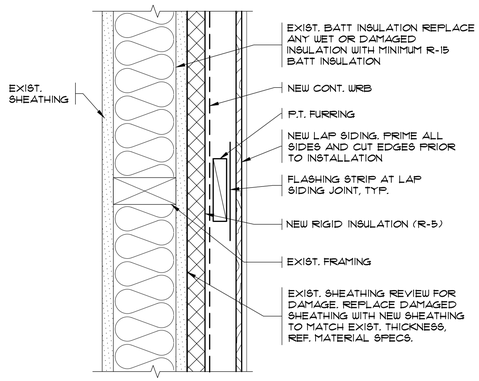
Contents: SOUTH AND WEST ELEVATIONS

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
3601 NE 13TH ST. BELLEVUE, WA

Sheet 3.1

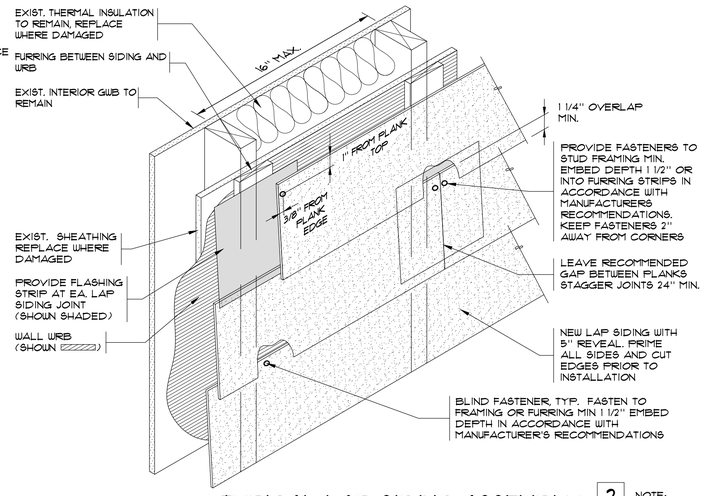
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TYPICAL LAP SIDING WALL ASSEMBLY 1

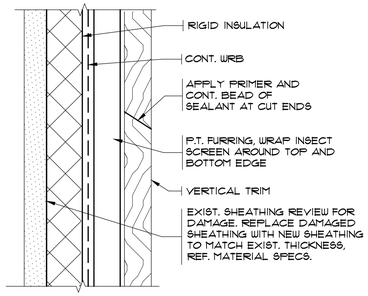
SCALE: 3" = 1'-0" (PLAN VIEW)



TYPICAL LAP SIDING ASSEMBLY 2

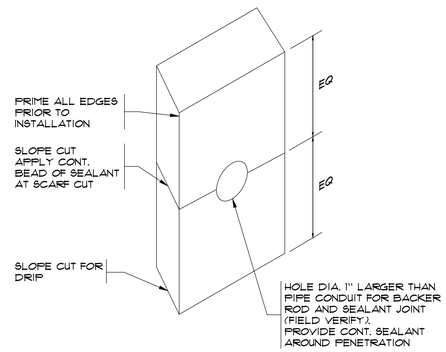
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NOTE: RIGID INSULATION NOT SHOWN



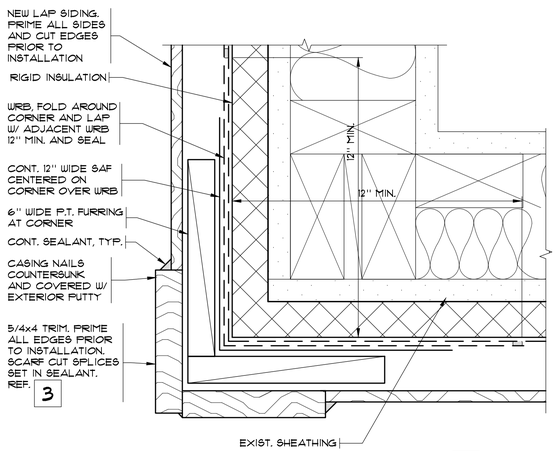
WOOD TRIM SCARF CUT 3

SCALE: 6" = 1'-0" (PLAN VIEW)



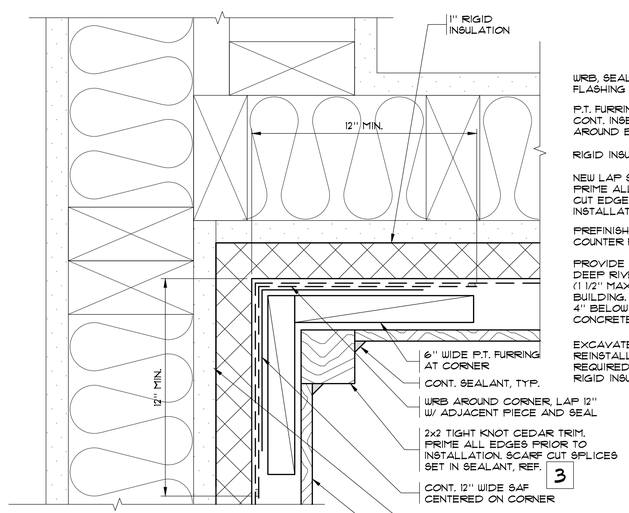
TIGHT KNOT CEDAR SPLIT BLOCK 4

SCALE: N.T.S.



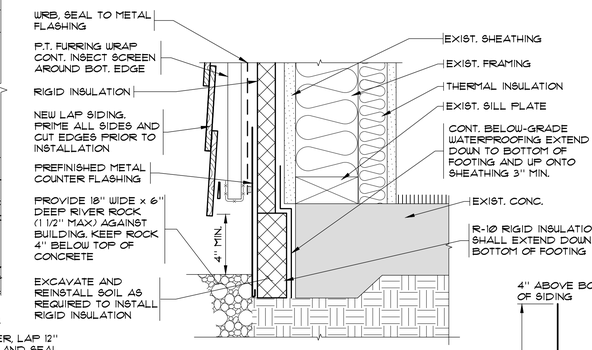
TYPICAL OUTSIDE CORNER 5

SCALE: 6" = 1'-0"



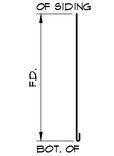
TYP. INSIDE CORNER 6

SCALE: 6" = 1'-0"

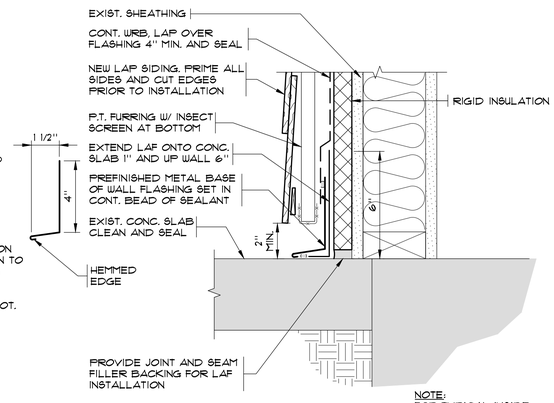


BASE OF WALL AT GRADE 7

SCALE: 3" = 1'-0"



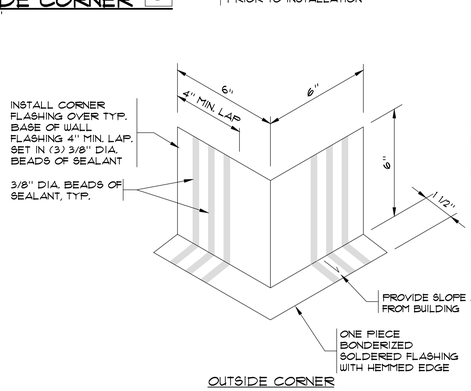
METAL FLASHING PROFILE



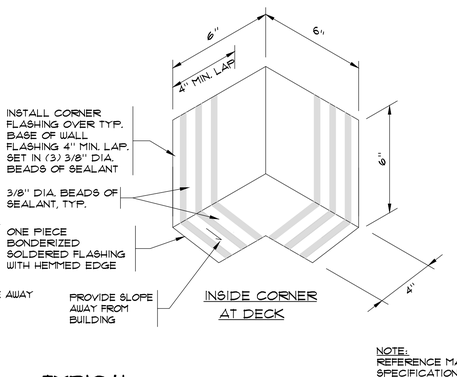
NOTE: FOR TYPICAL INSIDE AND OUTSIDE CORNER FLASHINGS REF. 10

BASE OF WALL AT CONC. SLAB 8

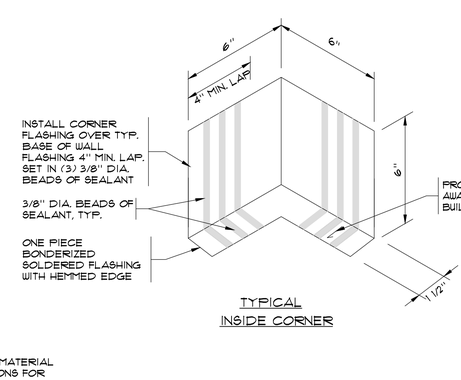
SCALE: 3" = 1'-0"



OUTSIDE CORNER



INSIDE CORNER AT DECK

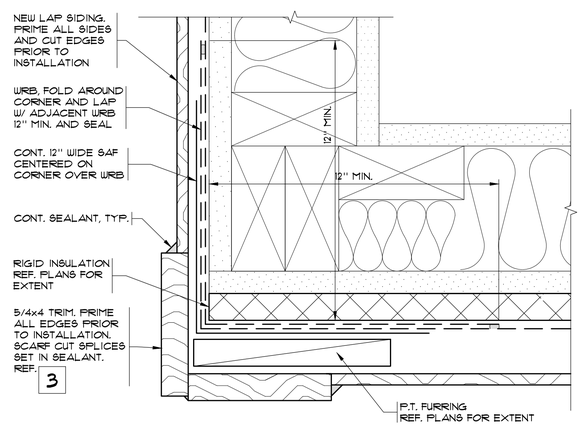


TYPICAL INSIDE CORNER

TYPICAL BASE OF WALL FLASHINGS 10

SCALE: N.T.S.

NOTE: REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION NOT SHOWN



OUTSIDE CORNER TRANSITION AT WALKWAY 9

SCALE: 6" = 1'-0"

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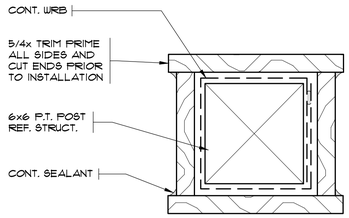
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13601 NE 13TH ST. BELLEVUE, WA

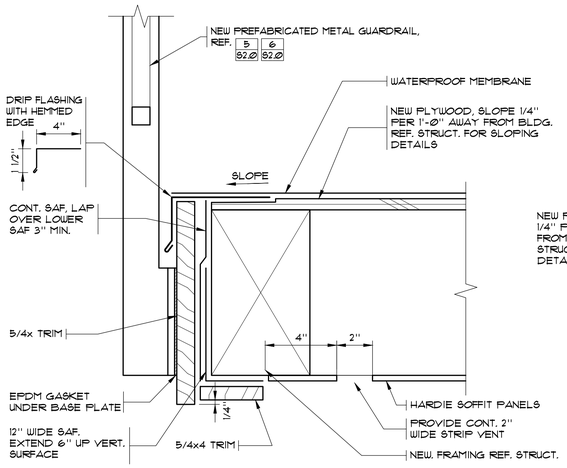
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Job No. 26030.22

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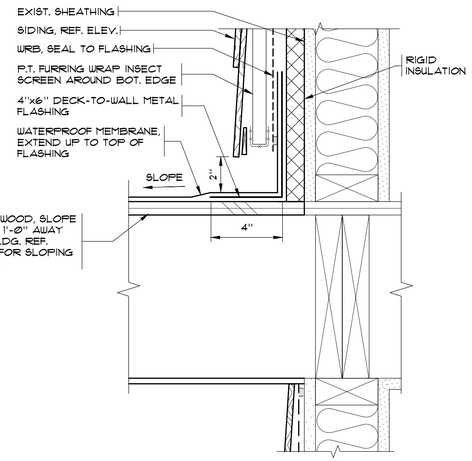


TYP. DECK/WALKWAY POST 1
SCALE: 3" = 1'-0" PLAN VIEW

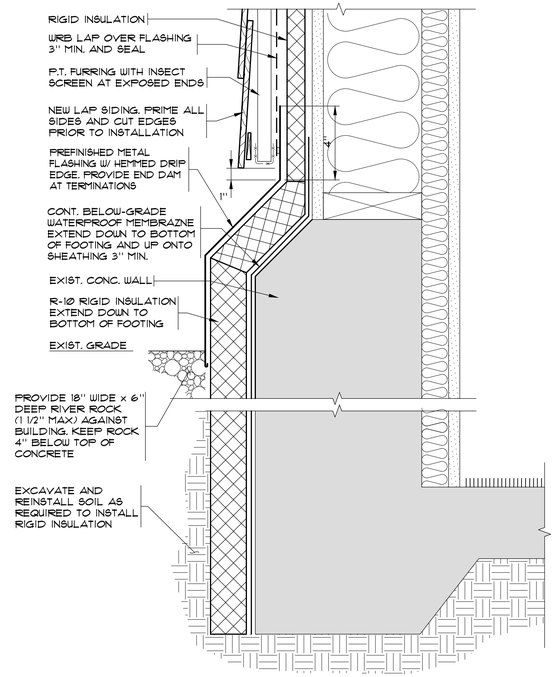


TYP. DECK EDGE 2
SCALE: 3" = 1'-0"

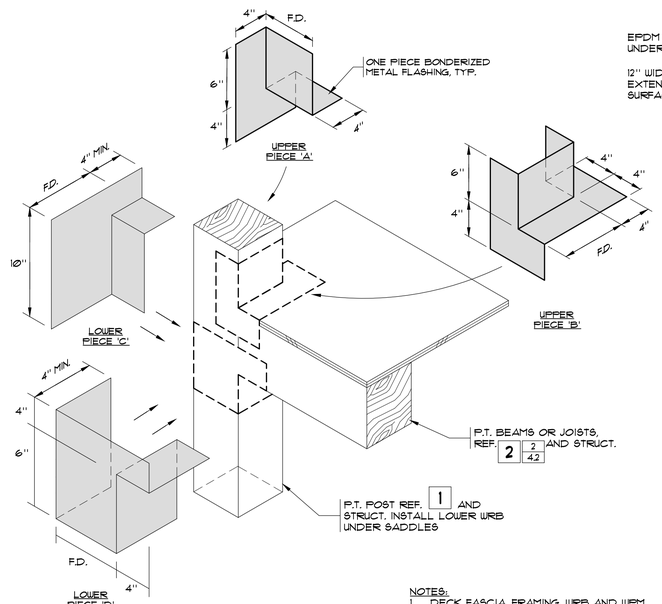
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT POSTS, REF. 5
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS



DECK TO WALL 3
SCALE: 3" = 1'-0"

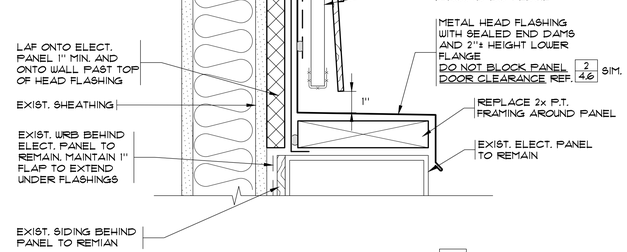


BASE OF WALL AT CONC. WALL 4
SCALE: 3" = 1'-0"

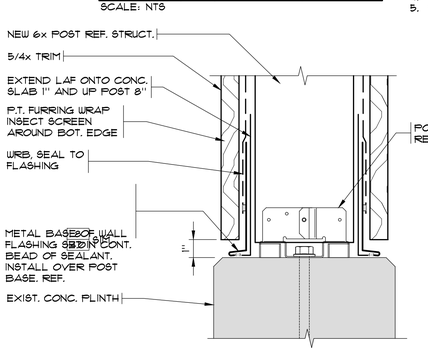


DECK /WALKWAY POST SADDLE FLASHINGS 5
SCALE: NTS

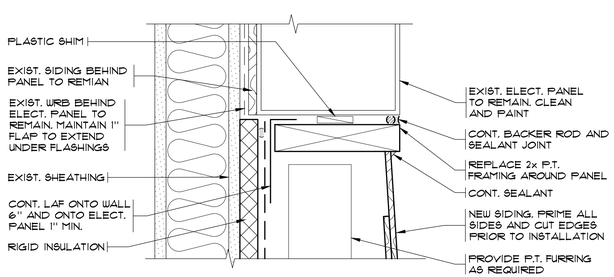
NOTES:
1. DECK FASCIA, FRAMING, WRB AND WPM NOT SHOWN FOR CLARITY.
2. INSTALL SADDLES UNDERNEATH FASCIA
3. SADDLES SHALL OVERLAP EACH OTHER 4" MINIMUM AND LAP SHALL BE SET IN (2) CONT. BEADS OF 3/8" DIA. SEALANT
4. FOR NON-CORNER CONDITION REF. 6 4.2
5. FOR INSIDE CORNER CONDITION REF. 7 4.2



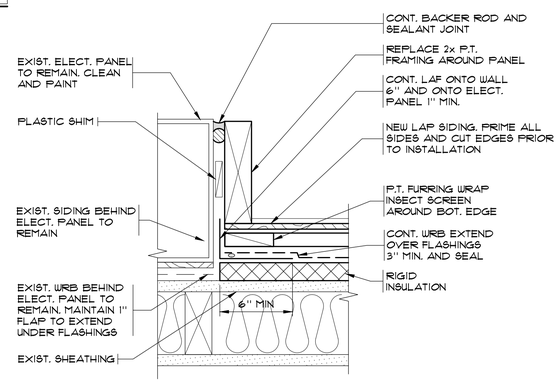
ELECT. PANEL HEAD 6
SCALE: 3" = 1'-0"



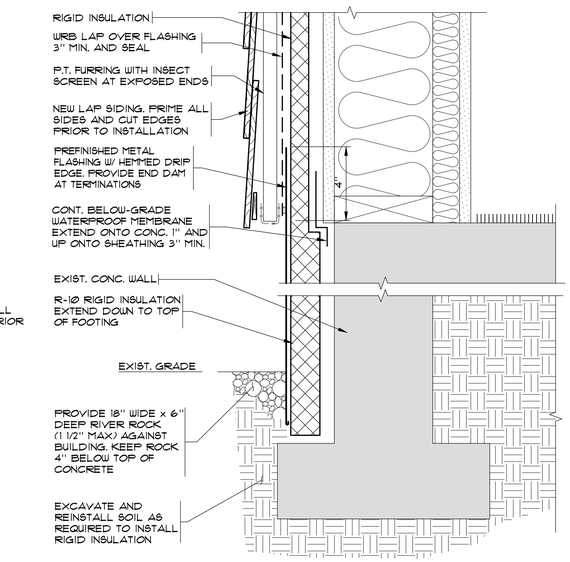
TYPICAL DECK POST AT CONC. PLINTH 7
SCALE: 3" = 1'-0" SECTION VIEW



ELECT. PANEL SILL 8
SCALE: 3" = 1'-0"



ELECT. PANEL JAMB 9
SCALE: 3" = 1'-0" PLAN VIEW



BASE OF WALL AT CONC. WALL 10
SCALE: 3" = 1'-0"

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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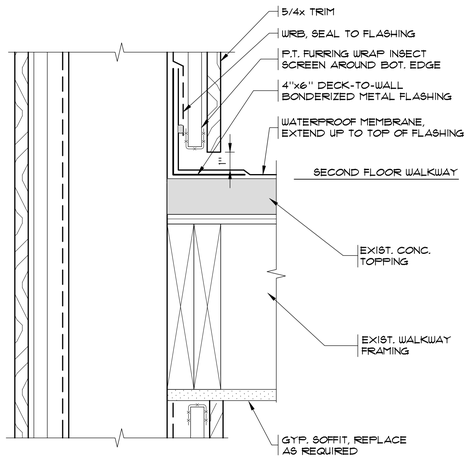
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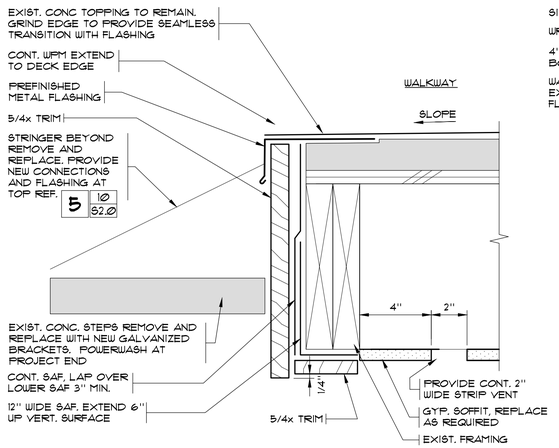
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13601 NE 9TH ST. BELLEVUE, WA

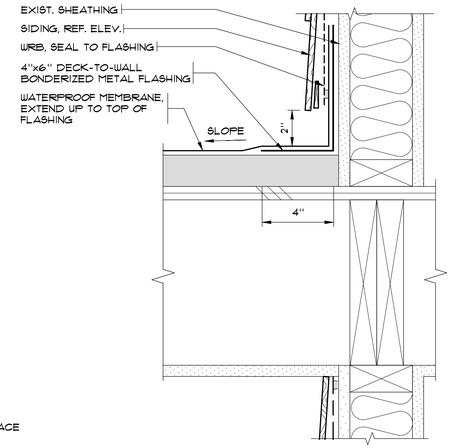
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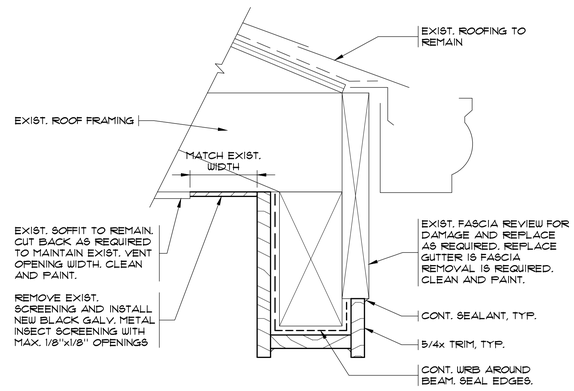
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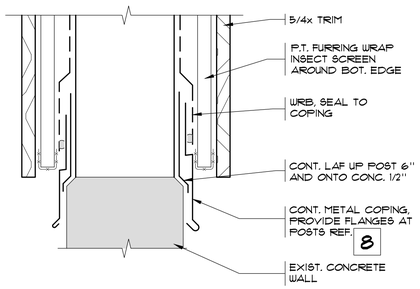
8/4/2026
26030.22 WD 04 Details.dwg











TYPICAL WALKWAY POST AT CONC. WALL 1

SCALE: 3" = 1'-0" SECTION VIEW

TYP. WALKWAY EDGE 2

SCALE: 3" = 1'-0"

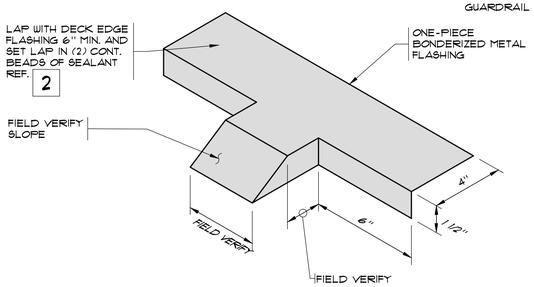
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT COLUMNS, REF. 5 | 4.1 | 6 | 7
2. FOR WALL TRANSITION, REF. 1 | 4.9 | 4 | 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS
4. AT SIM. SECTION OMIT STEPS/STRINGER AND PROVIDE GUARDRAIL

WALKWAY TO WALL 3

SCALE: 3" = 1'-0"

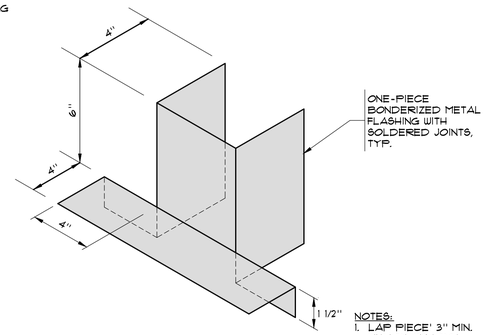
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

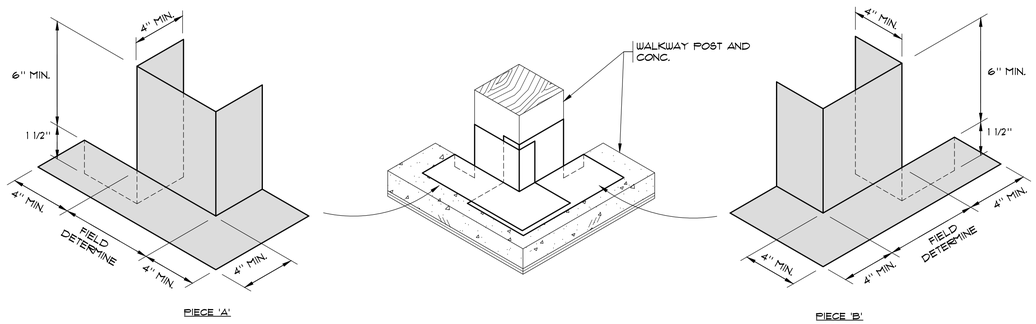
SCALE: N.T.S.



NOTES:
1. LAP PIECE' 3" MIN. WITH DECK EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE

SECOND FLOOR WALKWAY POST SADDLE FLASHING 6

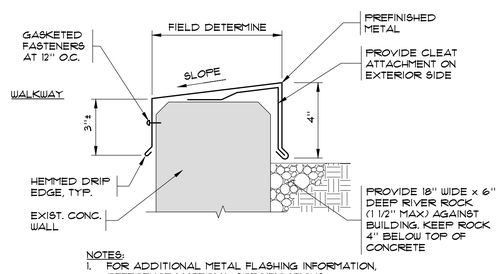
SCALE: 3" = 1'-0"



SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

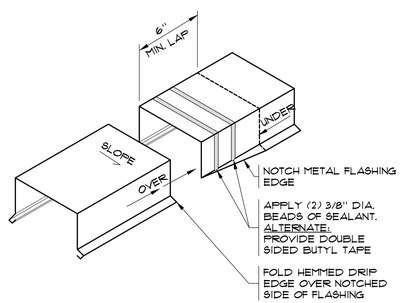
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



NOTES:
1. FOR ADDITIONAL METAL FLASHING INFORMATION, REFERENCE MATERIAL SPECIFICATIONS
2. FOR TYPICAL SPLICE PLATE REF. 9
3. SLOPE TOWARDS WALKWAY

TYPICAL CONC. WALL COPING 8

SCALE: 3" = 1'-0"



COPING LAP SPLICE 9

SCALE: N.T.S.

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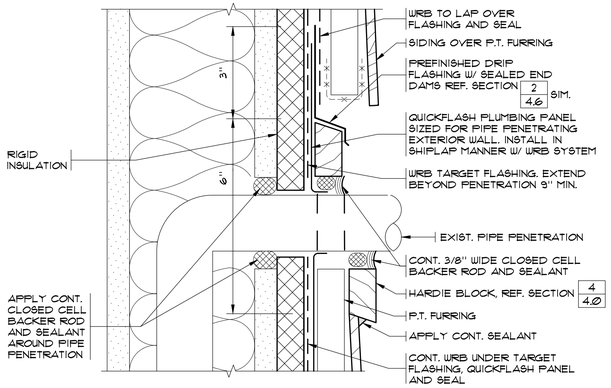
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1360 NE 19TH ST. BELLEVUE, WA

Sheet 4.2

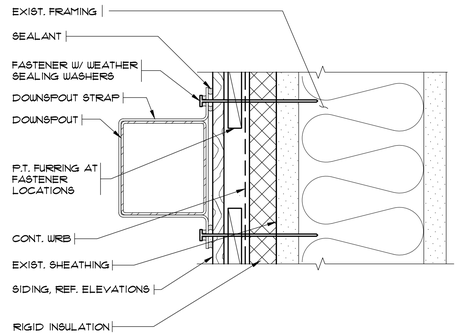
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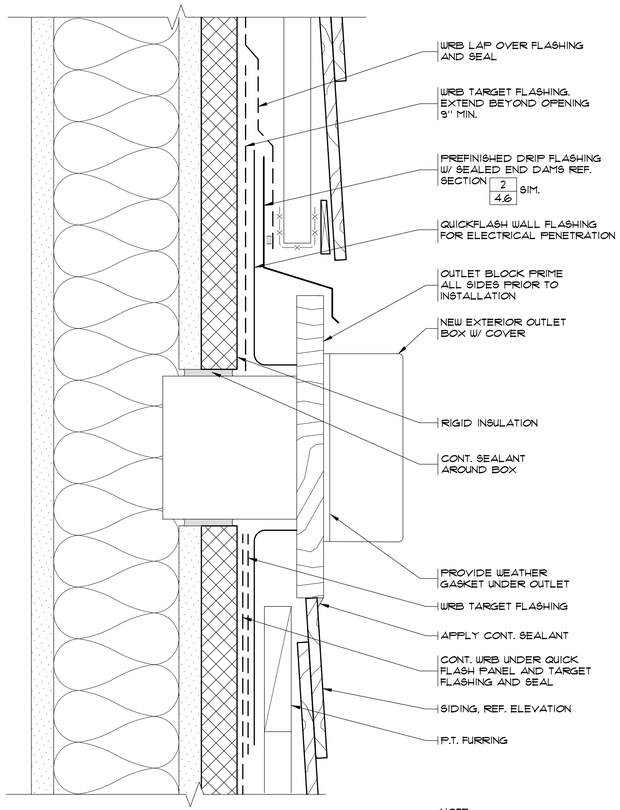
HOSE BIBB PENETRATION 1

SCALE: 6" = 1'-0"

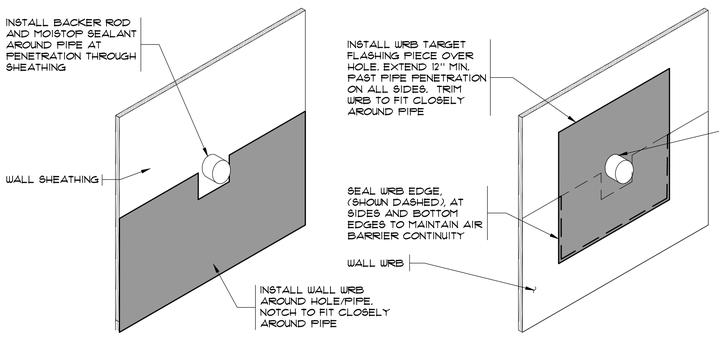


TYPICAL DOWNSPOUT 2

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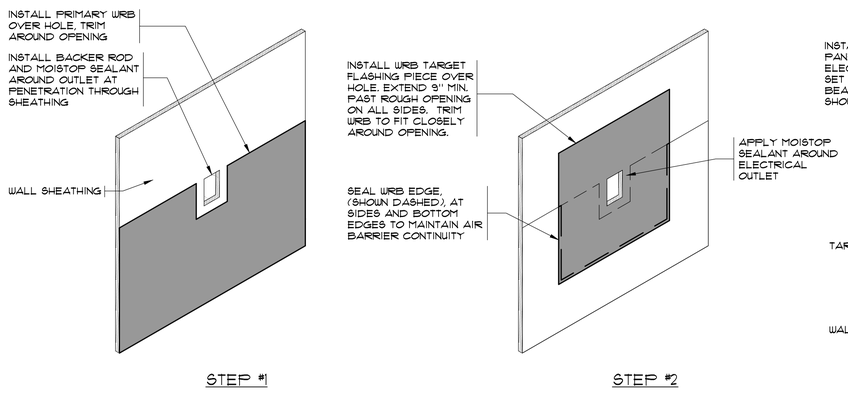


NOTE:
FOR ADDITIONAL INFORMATION, REF. 5



PIPE PENETRATION 3

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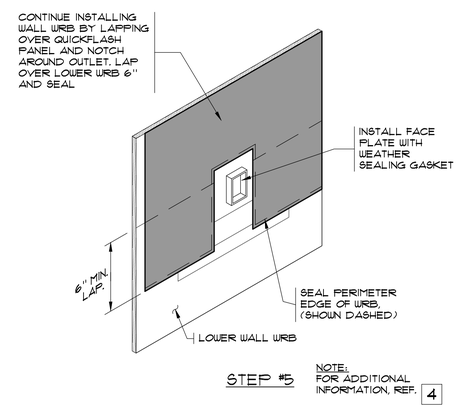


ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

EXTERIOR LIGHTING FIXTURE BASE 4

SCALE: 6" = 1'-0"



NOTE:
FOR ADDITIONAL INFORMATION, REF. 4

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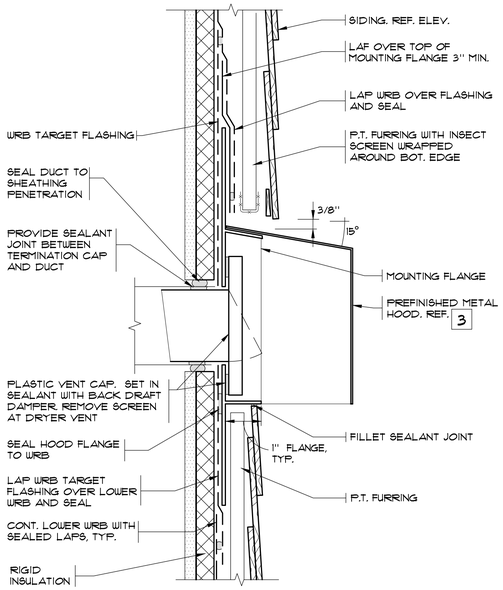
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Contents DETAILS

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1360 NE 19TH ST. BELLEVUE, WA

Sheet 4.3

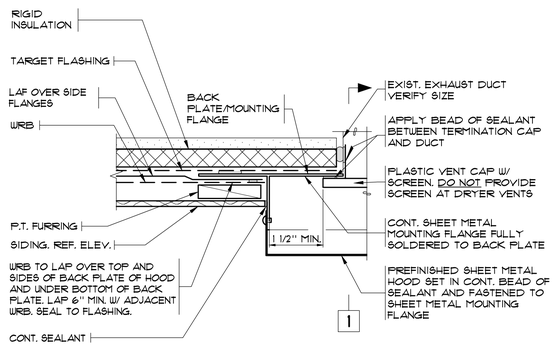
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VENT HOOD - SECTION 1

SCALE: 3" = 1'-0"

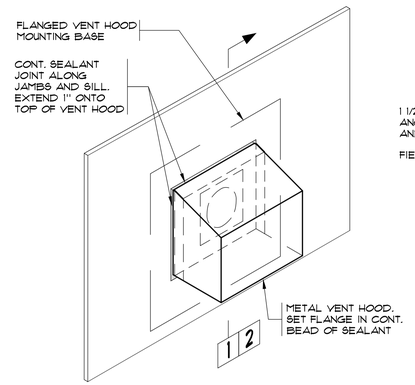
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4



VENT HOOD - PLAN VIEW 2

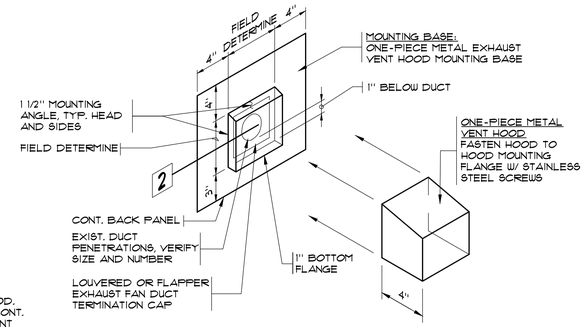
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NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4

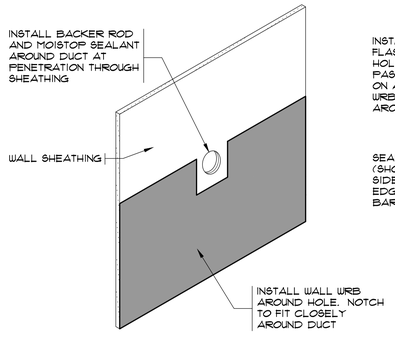


VENT HOOD - ISOMETRIC 3

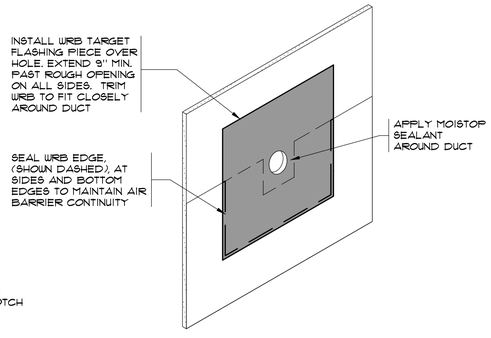
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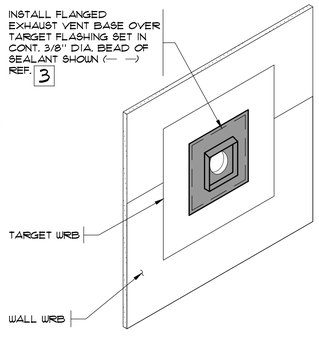
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



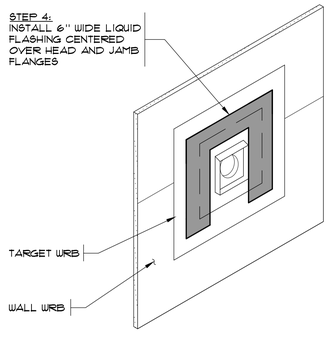
STEP #1



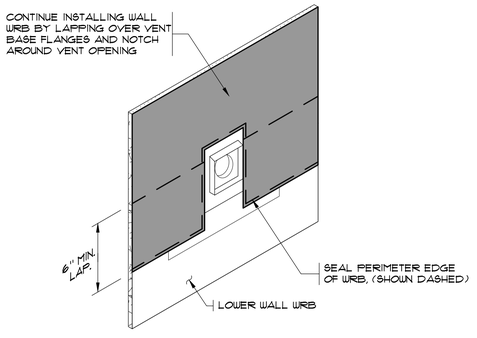
STEP #2



STEP #3



STEP #4



STEP #5

FLANGED EXHAUST VENT 4

SCALE: N.T.S.

METAL VENT HOOD NOTES:
1. MATERIAL TO BE 24 GA. BONDERIZED STEEL
2. ALL SEAMS TO BE FULLY SOLDERED
3. TOP OF HOOD TO BE ANGLED 15° MINIMUM
4. FLANGES TO BE 4" MINIMUM ON ALL SIDES
5. EXTEND VENT HOOD AS NECESSARY FOR MULTIPLE VENTS
6. CONTRACTOR TO SUPPLY MOCK-UP FOR APPROVAL
7. SEAL ALL GAPS BETWEEN ROUGH OPENING AND WRB LINER WITH BACKER ROD AND SEALANT
8. FOR ADDITIONAL INFORMATION, REF. 1 2 3

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No.	Revision	Date

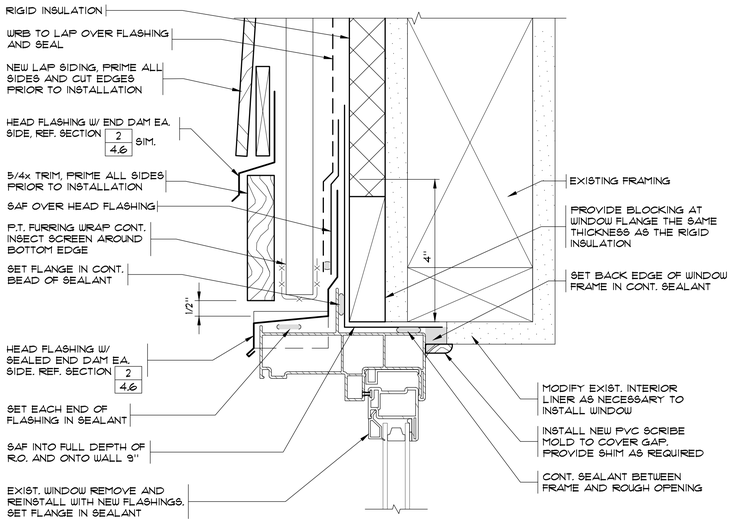
Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

Contents DETAILS

Project SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
3601 NE 13TH ST. BELLEVUE, WA

Sheet 4.4

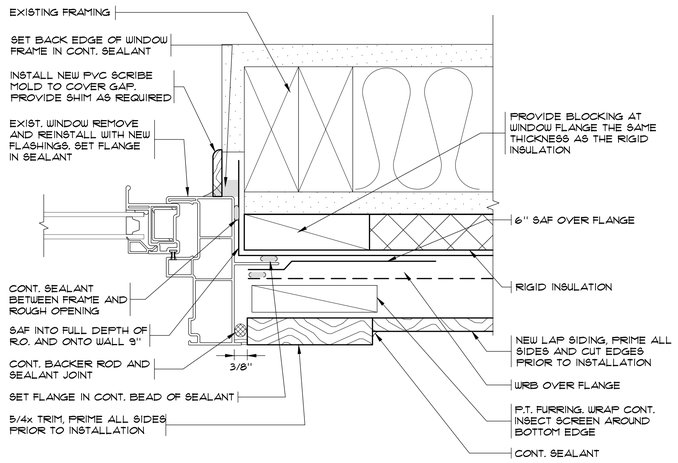
Job No. 26030.22



TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

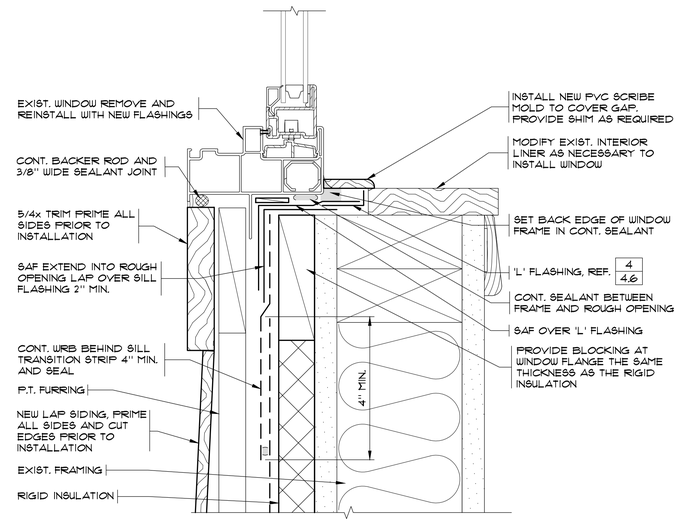
NOTES:
1. INSTALL WINDOW HEAD FASTENERS W/ OVERSIZED WASHERS THAT LAP OVER HEAD NAILING FLANGE AT 12" O.C. MAX. INSTALL LAP OVER FASTENERS (NOT SHOWN FOR CLARITY)
2. FOR ADDITIONAL FLASHING INFORMATION REF. SECTION 1/4.6



TYP. WINDOW JAMB 2

SCALE: 6" = 1'-0"

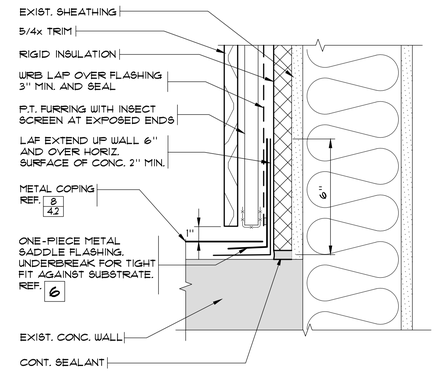
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6



TYP. WINDOW SILL 3

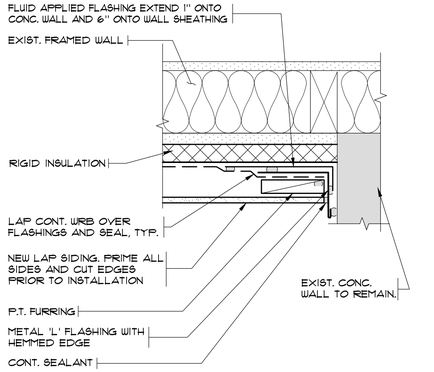
SCALE: 6" = 1'-0"

NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6



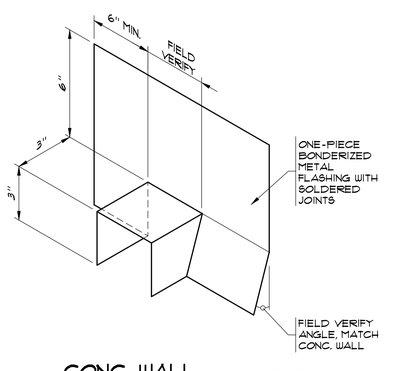
SIDING AT CONCRETE WALL 4

SCALE: 3" = 1'-0" SECTION VIEW



SIDING AT CONCRETE WALL 5

SCALE: 3" = 1'-0" PLAN VIEW



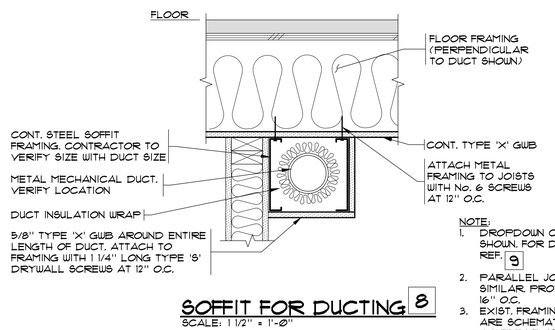
CONC. WALL SADDLE FLASHING 6

SCALE: N.T.S.

NOT USED

DETAIL 7

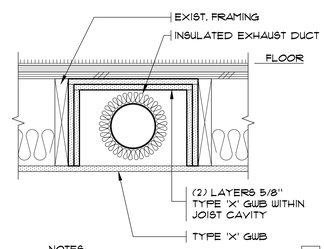
SCALE: N.T.S.



SOFFIT FOR DUCTING 8

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

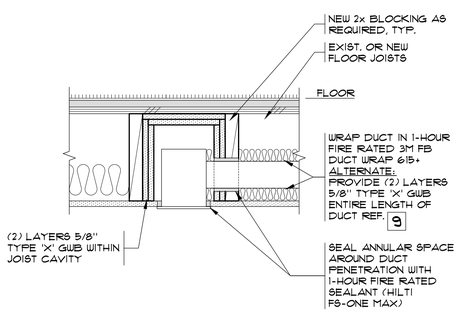
NOTE:
1. DROPDOWN CEILING CONDITION SHOWN. FOR DUCT IN CEILING CAVITY REF. 9
2. PARALLEL JOIST CONDITION SIMILAR. PROVIDING BLOCKING AT 16" O.C.
3. EXIST. FRAMING AND FINISHES SHOWN ARE SCHEMATIC. CONTRACTOR TO CONFIRM EXISTING CONDITIONS.



NOTES:
1. FOR DROPDOWN CEILING CONDITION REF. 8
2. EXHAUST DUCTS IN FLOOR SYSTEMS SHALL BE RIGID METAL
3. CONTRACTOR OPTION: ALTERNATIVELY PROVIDE 1-HOUR DUCT WRAP IN LIEU OF GWB CAVITY. REF. 10

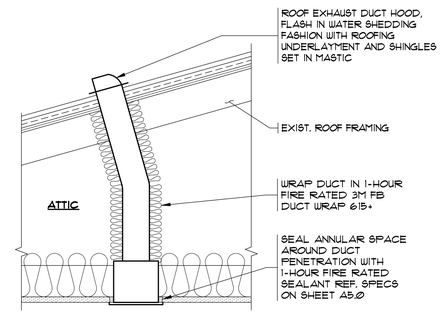
TYP. EXHAUST DUCT SHAFT 9

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



EXHAUST FAN IN FLOOR ASSEMBLY 10

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



TYPICAL EXHAUST FAN IN ROOF ASSEMBLY 11

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

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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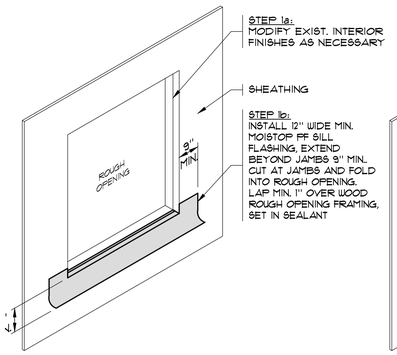
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1360 NE 13TH ST. BELLEVUE, WA

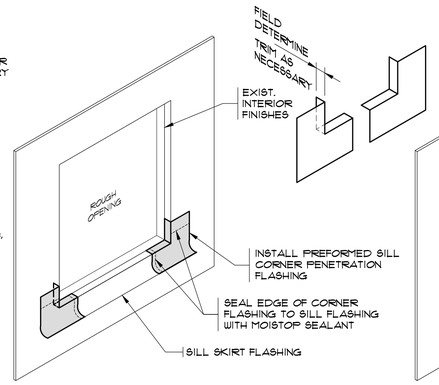
Sheet 4.5

Job No. 26030.22

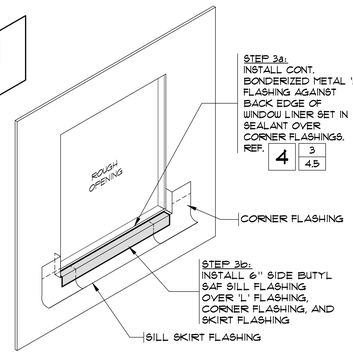
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26030.22 WD 04 Details.dwg



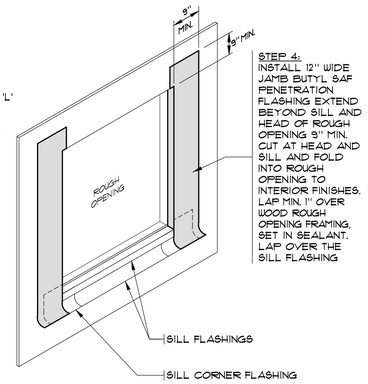
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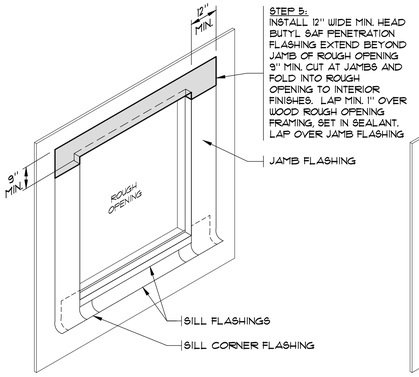
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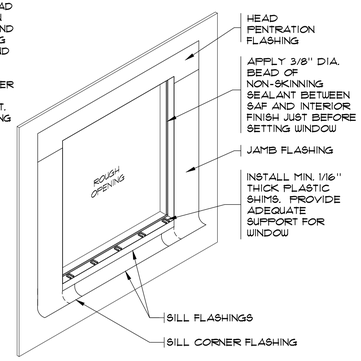
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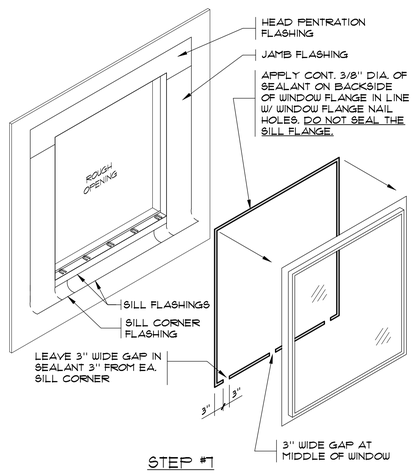
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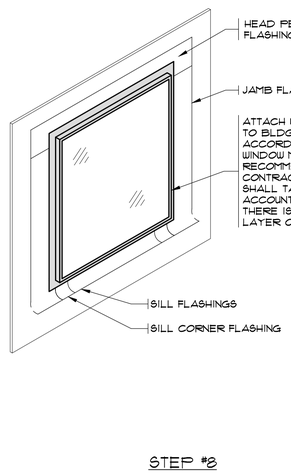
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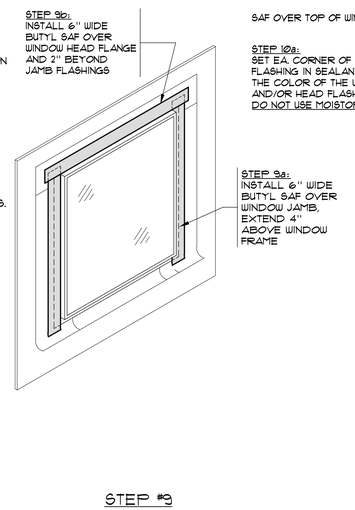
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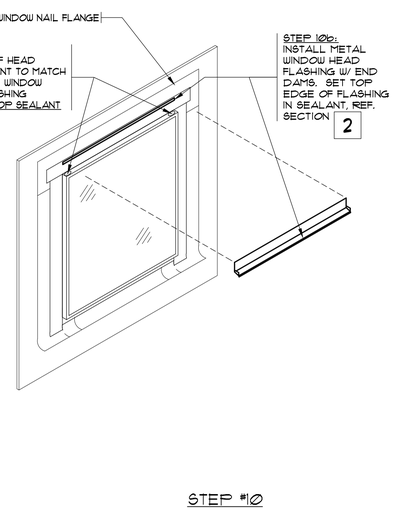
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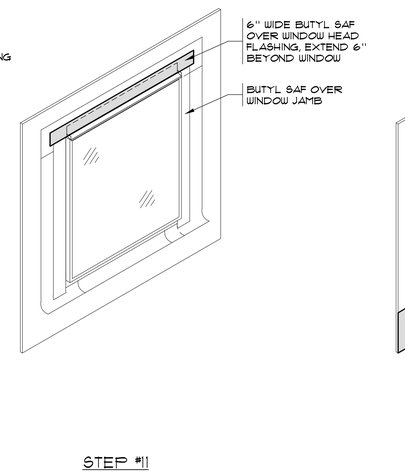
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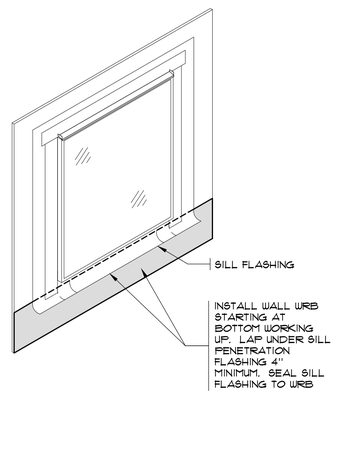
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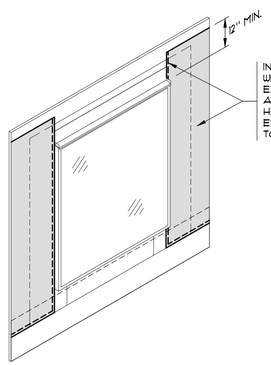


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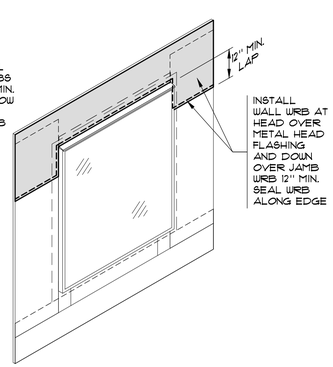


STEP #11





STEP #13



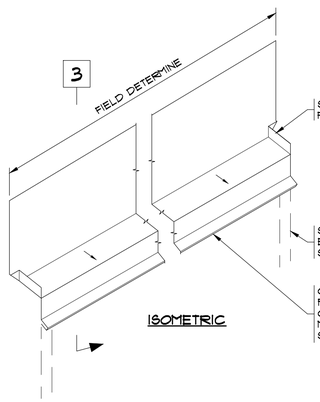
STEP #14

GENERAL NOTES:

1. CLEAN WINDOW FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF WINDOW FLASHING VERIFY EXIST. ROUGH WINDOW OPENING IS SQUARE AND THE APPROPRIATE SIZE PER WINDOW MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH WINDOW IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. REFERENCE ADDITIONAL DETAILS AND MATERIAL SPECIFICATIONS IN THESE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE WINDOW DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF WINDOWS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.

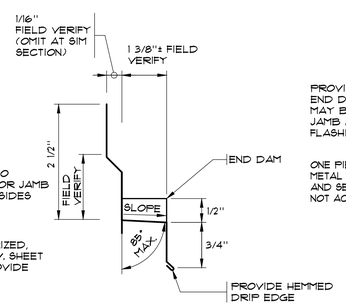
TYPICAL NEW WINDOW FLASHING INSTALLATION 1

NO SCALE



TYPICAL HEAD FLASHING 2

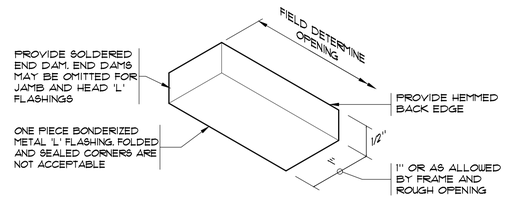
SCALE: NTS



NOTE:
REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL METAL FLASHING INFORMATION

REVISED HEAD FLASHING PROFILE 3

SCALE: NTS



NOTES:

1. REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. CONTRACTOR'S OPTION TO PROVIDE (2) PIECE 'L' FLASHING WITH 6" MIN. SPLICE LAP AT MIDDLE OF ROUGH OPENING, SET SPLICE IN SEALANT
3. WET-SET IN LIQUID APPLIED FLASHING
4. BACK SPREAD LAF OVER SPLICE LAP AND EDGES FOR CONT. SEAL.

'L' SILL FLASHING 4

SCALE: NTS

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
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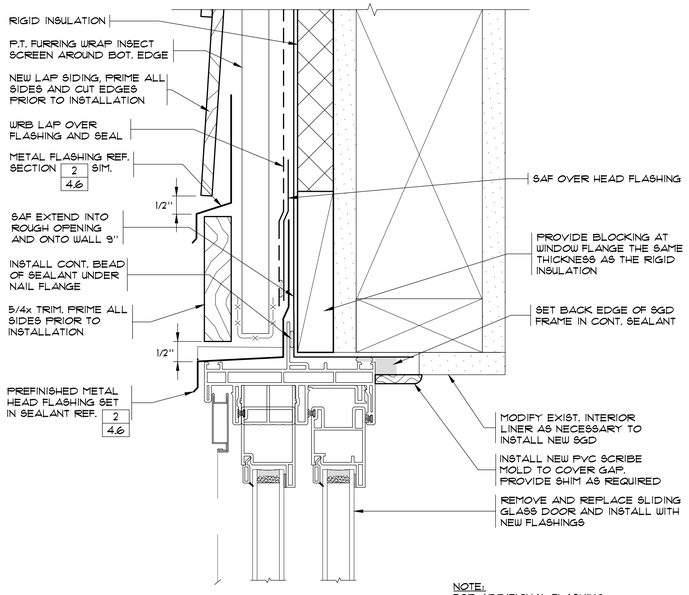
Contents DETAILS

Project SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
1360 NE 19TH ST. BELLEVUE, WA

Sheet 4.6

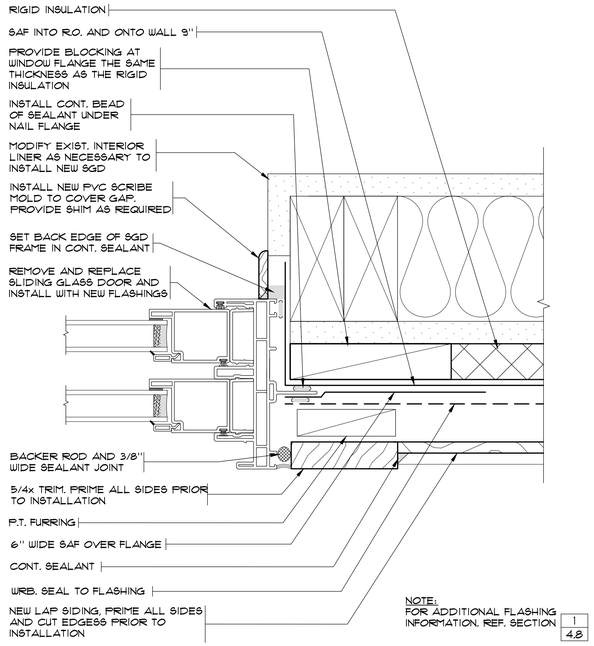
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8/4/2026
26030.22 WD 04 Details.dwg



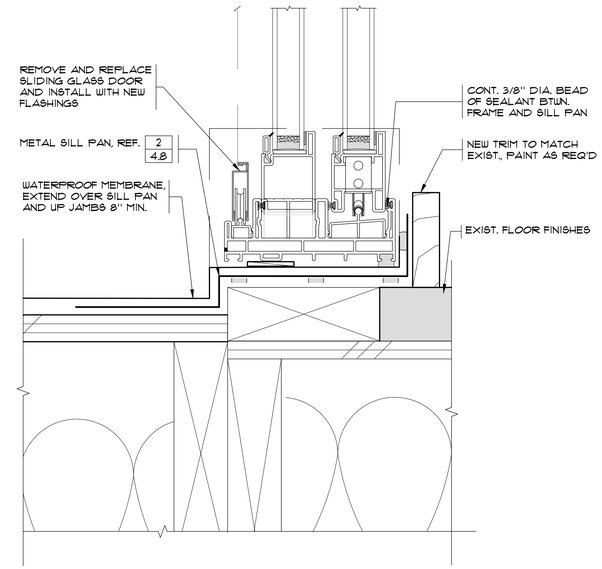
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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



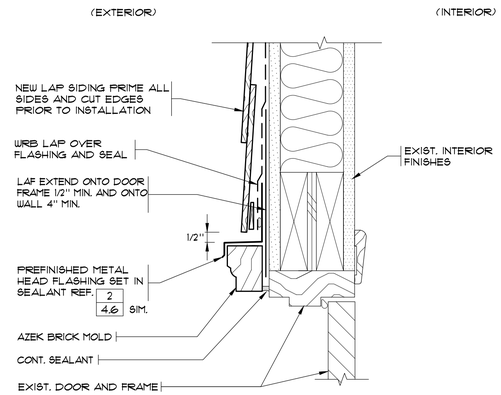
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

TYP. SLIDING GLASS DOOR JAMB 2
SCALE: 6" = 1'-0"

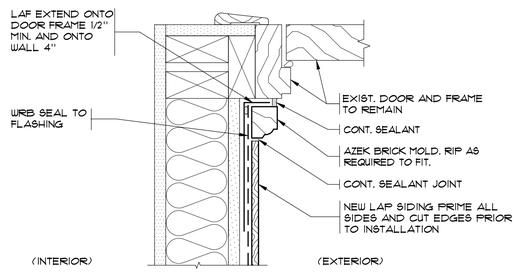


NOTE:
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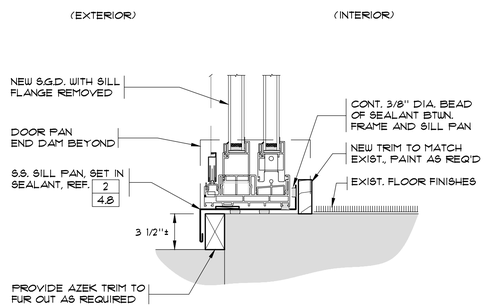
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6" = 1'-0"



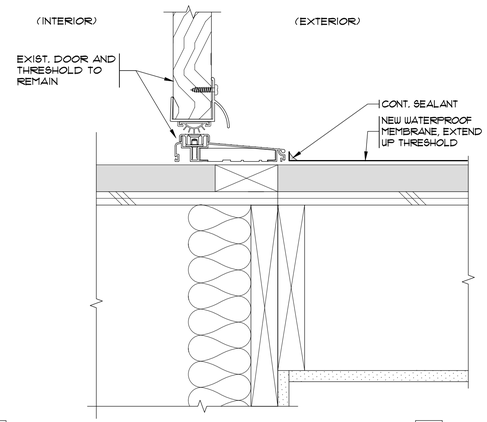
TYP. DOOR HEAD 4
SCALE: 3" = 1'-0"



TYP. DOOR JAMB 5
SCALE: 3" = 1'-0"



SLIDING GLASS DOOR SILL AT CONCRETE 6
SCALE: 3" = 1'-0"



TYP. SWING DOOR SILL 7
SCALE: 3" = 1'-0"

NOTE:
SWING AND DOOR THRESHOLD MAY VARY

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Drawn V.H.N.
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ENGINEERING TECHNOLOGIES, INC.
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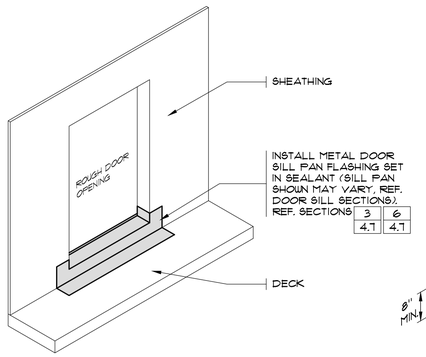
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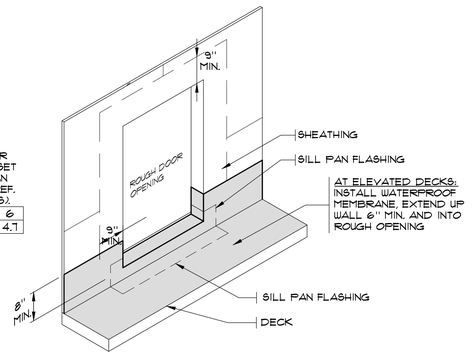
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Job No. 26030.22

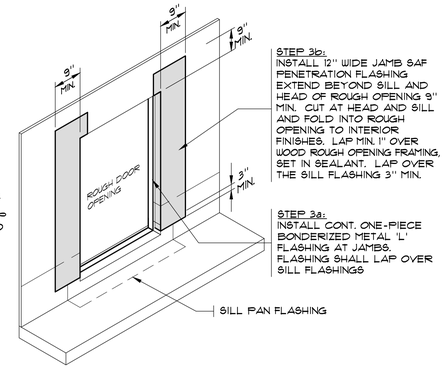
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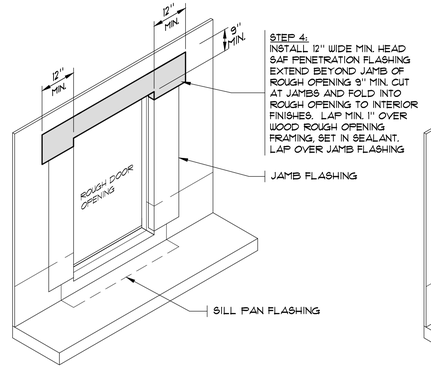
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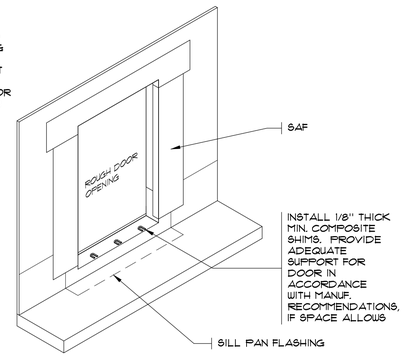
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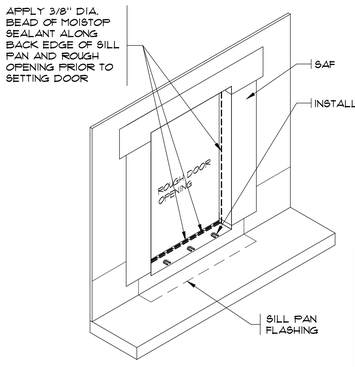
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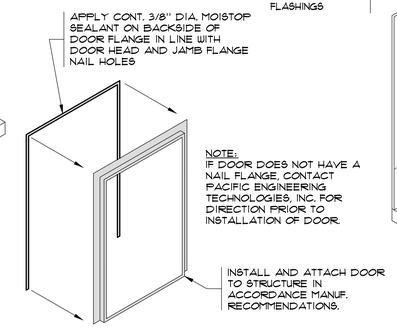


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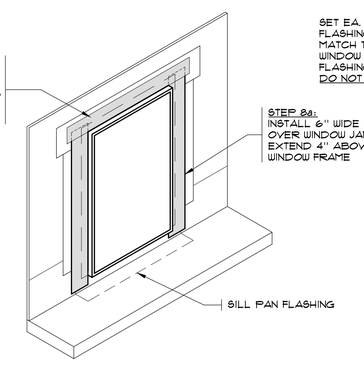


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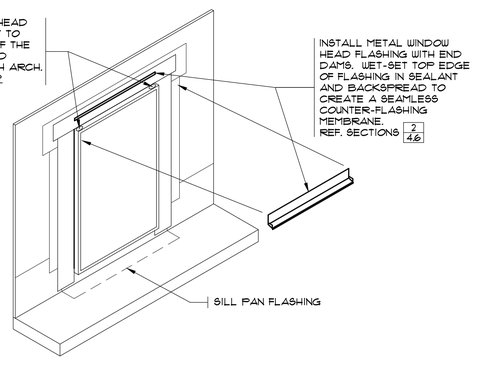




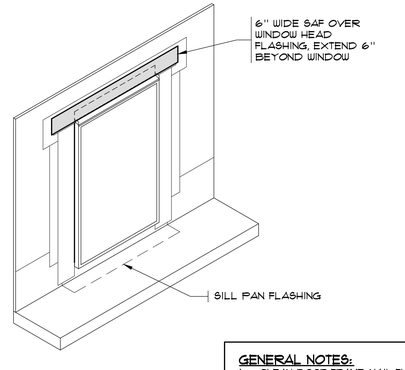
STEPS #6 AND #7



STEP #8



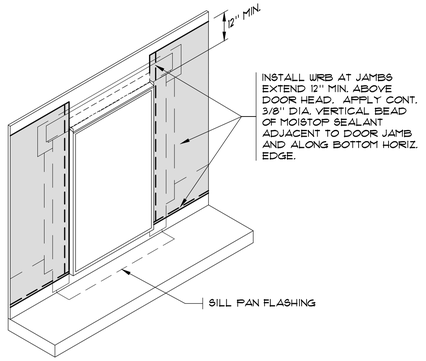
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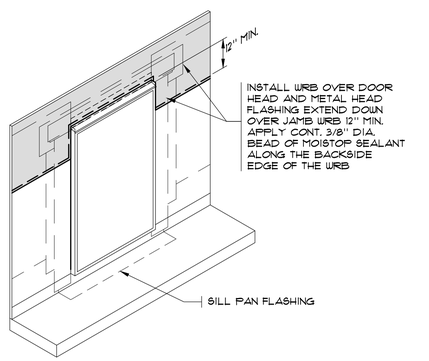
STEP #10

GENERAL NOTES:

1. CLEAN DOOR FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF DOOR FLASHING VERIFY EXIST. ROUGH DOOR OPENING IS SQUARE AND THE APPROPRIATE SIZE PER DOOR MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH DOOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. REFERENCE ADDITIONAL DETAILS AND MATERIAL SPECIFICATIONS IN THESE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE DOOR DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF DOORS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.



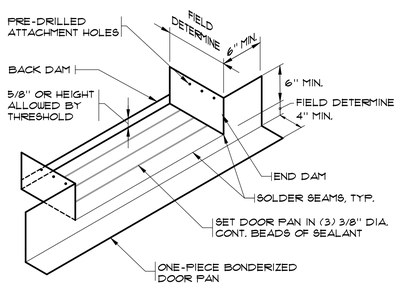
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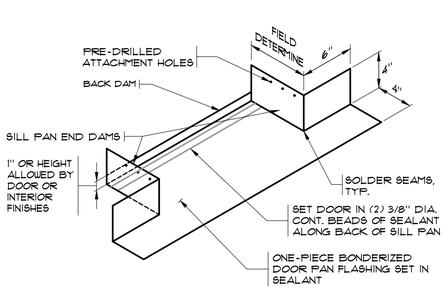
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TYPICAL SGD FLASHING SEQUENCE 1

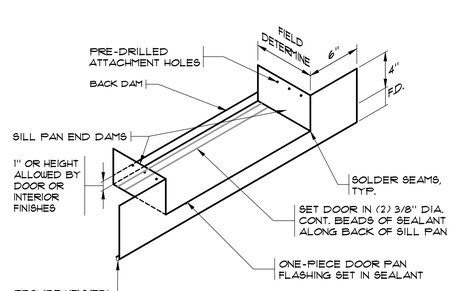
SCALE: N.T.S.



TYPE 1:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 2:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 3:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT

DOOR SILL PAN FLASHING 2

SCALE: N.T.S.

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Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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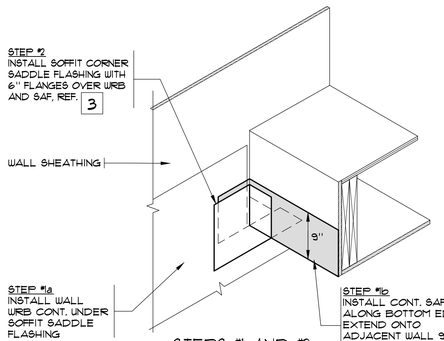
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3601 NE 13TH ST. BELLEVUE, WA

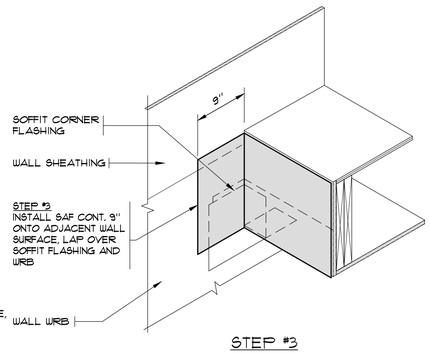
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Job No. 26030.22

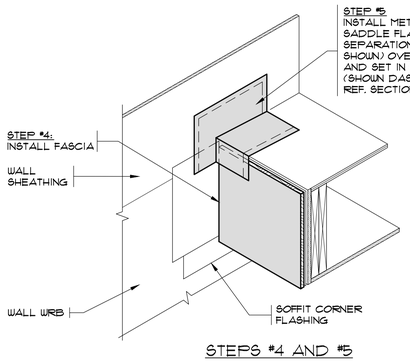
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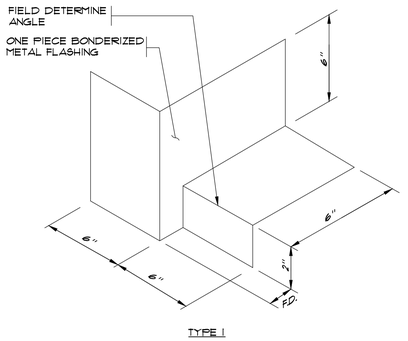
STEPS #1 AND #2



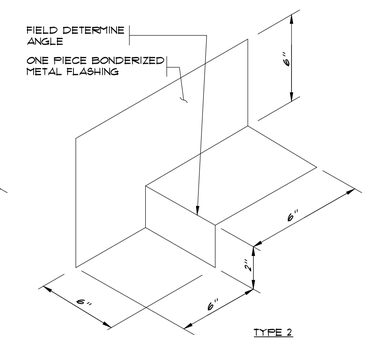
STEP #3



STEPS #4 AND #5



TYPE 1

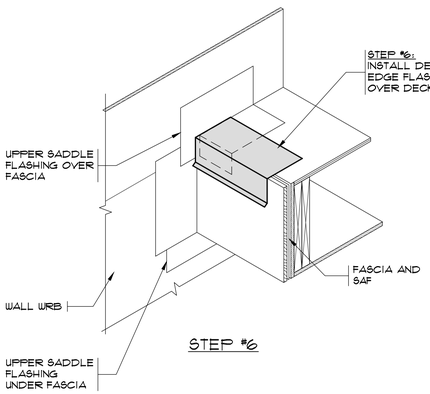


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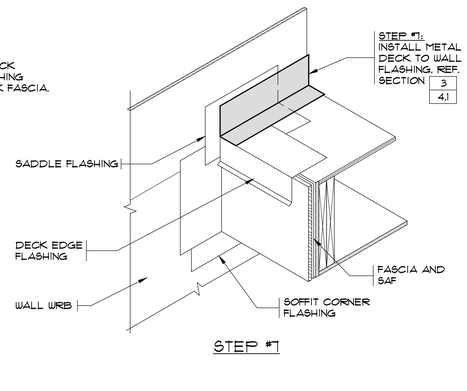
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

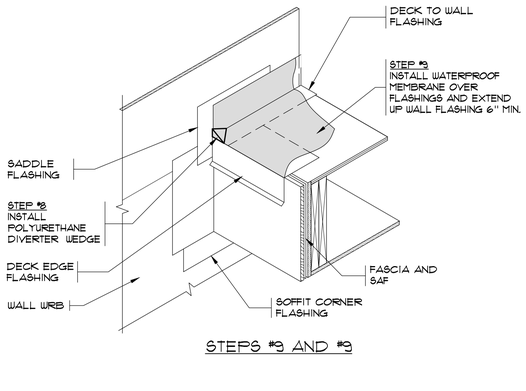
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



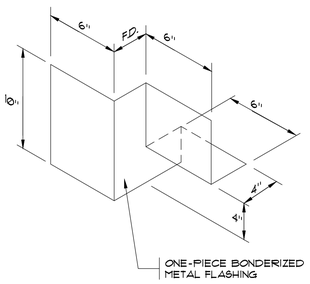
STEP #6



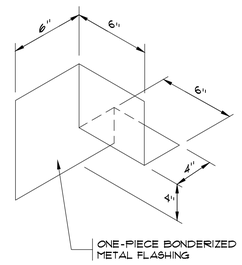
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

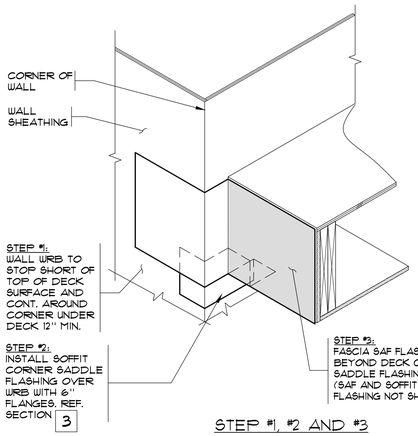
SCALE: N.T.S.

NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

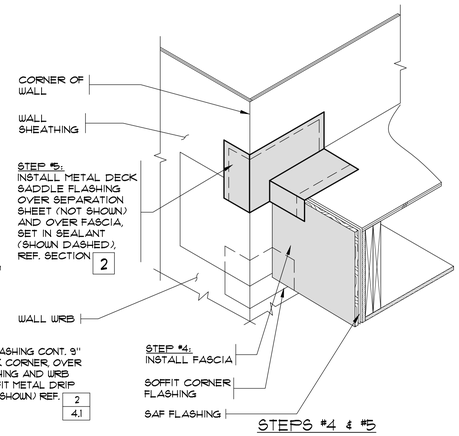
SOFFIT SADDLE FLASHING 3

SCALE: N.T.S.

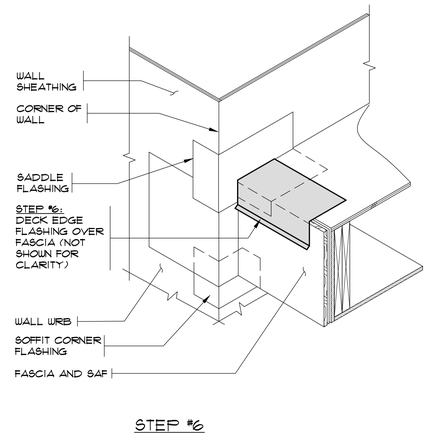
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECCESSARY



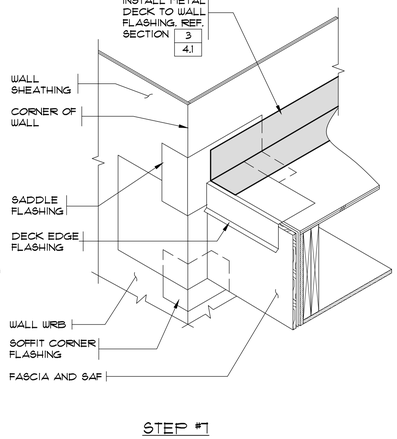
STEP #1, #2 AND #3



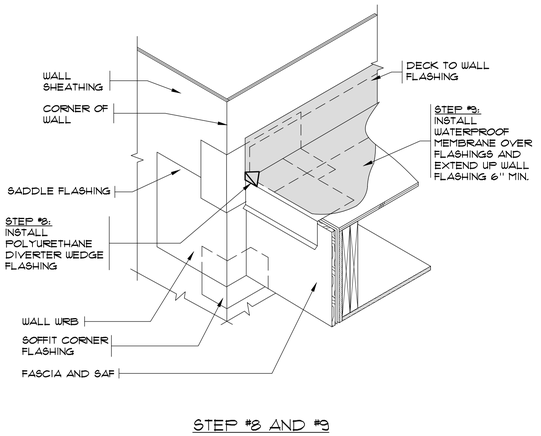
STEPS #4 & #5



STEP #6



STEP #7



STEP #8 AND #9

TYPICAL DECK SADDLE FLASHING AT WALL CORNER 4

SCALE: N.T.S.

NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

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Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

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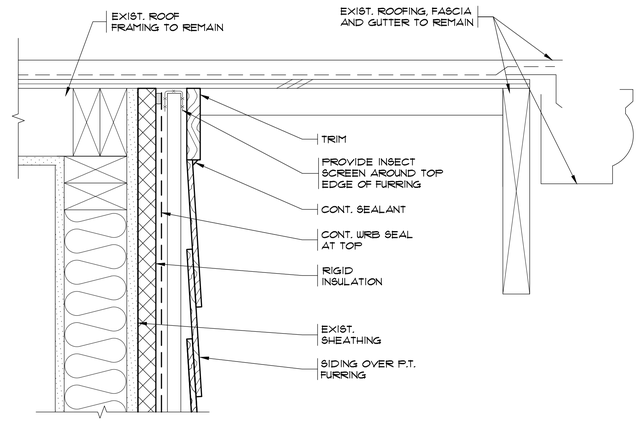
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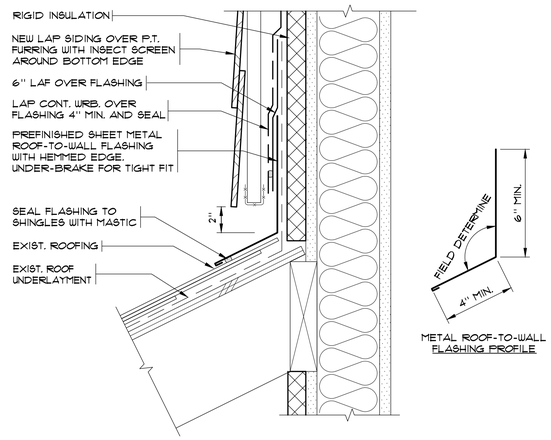
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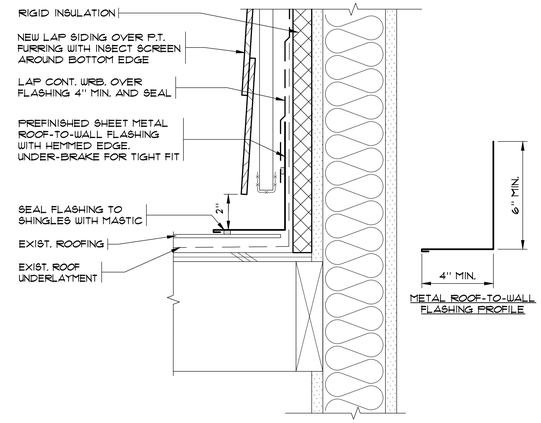
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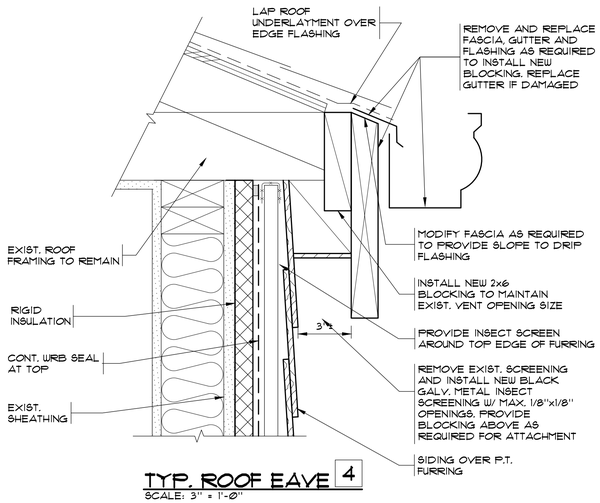
TYP. ROOF RAKE 1
SCALE: 3" = 1'-0"



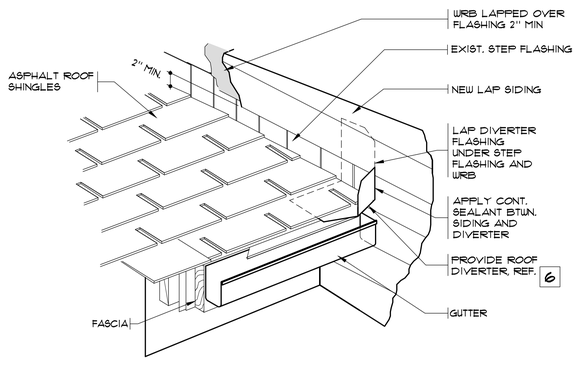
TYP. ROOF-TO-WALL 2
SCALE: 3" = 1'-0"



TYP. ROOF-TO-WALL 3
SCALE: 3" = 1'-0"

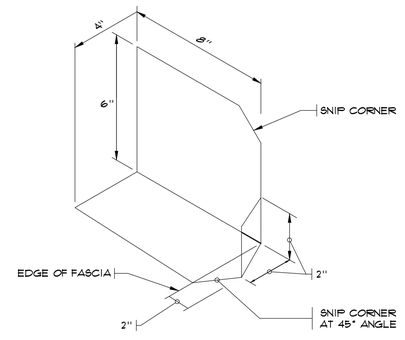


TYP. ROOF EAVE 4
SCALE: 3" = 1'-0"



ROOF TO WALL FLASHING 5
SCALE: 3" = 1'-0"

NOTES:
1. EXTEND KICKOUT A MINIMUM OF 2" BEYOND FACE OF ROOFING INTO GUTTER.
2. FURRING STRIPS NOT SHOWN.



DIVERTER FLASHING 6
NO SCALE

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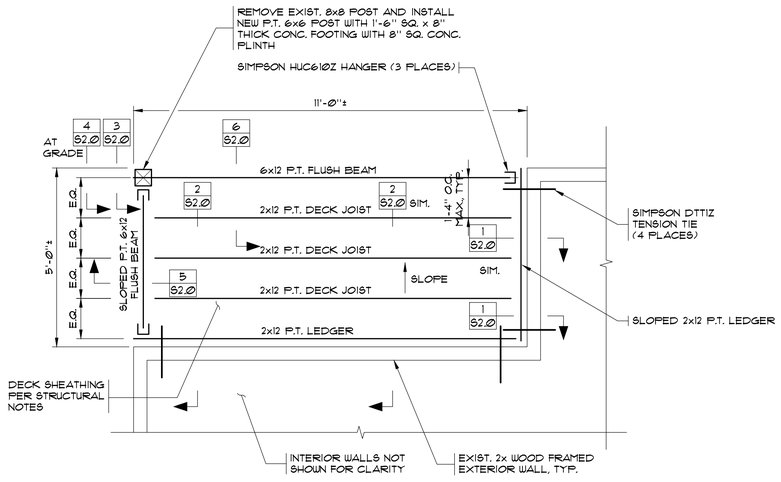
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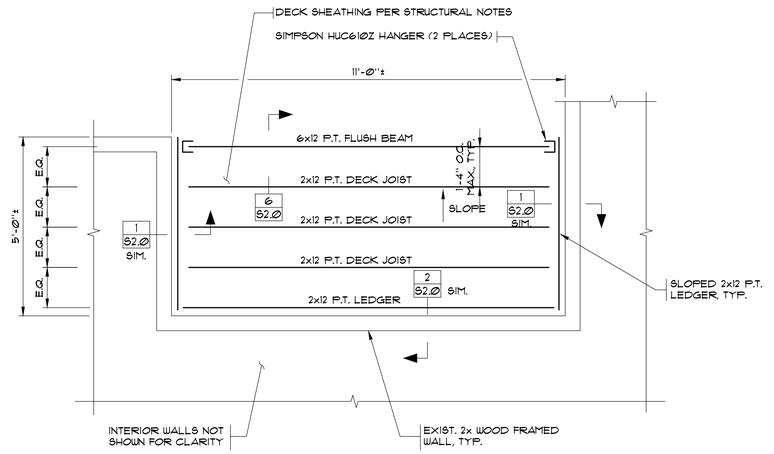
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TYPICAL DECK FRAMING PLAN A

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

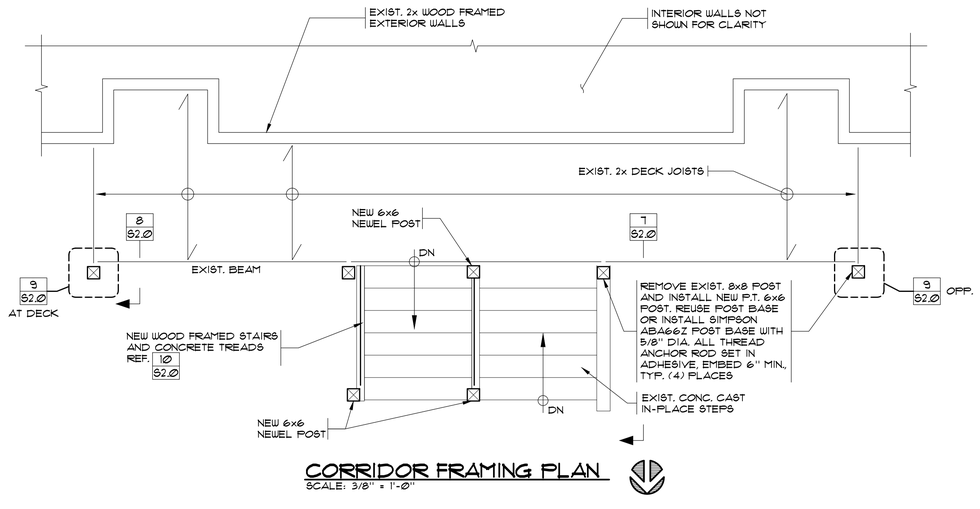
NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1 S2.0 2 S2.0



TYPICAL DECK FRAMING PLAN B

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

NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING



CORRIDOR FRAMING PLAN

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

STRUCTURAL NOTES:

CODE:
THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

LIVE LOADS:

ROOF SNOW LOAD	25 PSF
DECK	60 PSF
CORRIDOR	100 PSF

FOUNDATION:
BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811. HOWEVER, THIS SERVICE DOES NOT HAVE A COMPLETE DATABASE OF ALL OBSTRUCTIONS, THEREFORE OTHER LOCATING SERVICES MAY ALSO BE NECESSARY.

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL OF 1500 PSF BEARING CAPACITY.

CONCRETE:
CONCRETE f'c = 2,500 PSI AT 28 DAYS WITH 5 1/2 SACKS CEMENT PER CUBIC YARD CONCRETE.

REINFORCING STEEL:
DEFORMED BILLET STEEL CONFORMING TO ASTM A615 (STANDARD Ø4, 2013 CURRENT), GRADE 60. (ALL WELDED BARS NOTED BY DIA. ARE A36 STEEL.)

ADHESIVE FOR ANCHOR BOLTS:
ADHESIVE FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE SIMPSON STRONG-TIE AT-3G ACRYLIC ADHESIVE (ICC-ES AC308), UNLESS NOTED OTHERWISE ON THE PLANS. BOLTS SHALL BE STAINLESS STEEL ALL-THREAD ROD ANCHORS, UNLESS NOTED OTHERWISE ON THE PLANS.

HOLE DRILLING AND PREPARATION AS WELL AS INSTALLATION OF ANCHORS TO BE IN ACCORDANCE WITH SIMPSON'S PRINTED INSTALLATION INSTRUCTIONS. CONCRETE MUST BE DRY AND ITS TEMPERATURE MUST BE 23 DEGREES OR HIGHER AT TIME OF INSTALLATION. CONTACT ENGINEER IF THESE SITE CONDITION CANNOT BE ACHIEVED. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2,500 PSI AT TIME OF INSTALLATION. INSTALLATION OF ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:

10d	3" x Ø.131" DIA.
10d COMMON	3" x Ø.148" DIA.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #192. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:

SDWS22	(Ø.22" DIAMETER, LENGTHS: 3" TO 10")

SDWS22 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WWPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

JOISTS & RAFTERS	HEM-FIR 1 Fb=975 PSI OR #2 Fb=850 PSI
BEAMS (6x & LARGER)	HEM-FIR 1 Fb=1050 PSI OR #2 Fb=675 PSI
POSTS AND TIMBERS	HEM-FIR 1 Fc=850 PSI OR #2 Fc=575 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

WOOD PROTECTION / TREATMENT:
ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED (NOTED P.T.) IN ACCORDANCE WITH AWPA STANDARD U1. USE THE FOLLOWING MINIMUM AWPA USE CATEGORIES:

GROUND CONTACT (DECK POSTS):	UC4B

PAINT ALL SCARS, CUTS AND DRILL HOLES WITH A WOOD PRESERVATIVE THAT IS COMPATIBLE WITH THE CHEMICALS USED FOR THE PRESSURE TREATMENT OF THE WOOD. PRESERVATIVES FOR FIELD TREATMENT SHALL MEET THE REQUIREMENTS OF AWPA STANDARD M4.

GENERAL WOOD FRAMING NOTES:
1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
3. CURRENT WSBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

DECK SHEATHING:
APPLY 23/32" PLYWOOD/OSB NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCKED. NEW FLOOR SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS. (APPLY GLUE OVER FLOOR JOISTS PRIOR TO INSTALLATION)

GUARDRAIL NOTES:

REFERENCE WSBC SECTION 1607.8	
TOP OF RAIL (ANY DIRECTION)	PLF / 200 LBS. POINT LOAD
COMPONENTS	50 LBS. OVER 1 SF AREA
GLAZING (IF REQUESTED BY OWNER)	REFERENCE WSBC SECTION 2406

GUARDRAIL SPECIFICATIONS:

MINIMUM HEIGHT:	42"
SPACING AT OPENINGS:	LESS THAN 4"

GUARDRAILS AND CONNECTIONS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. ALL PLATES, CONNECTIONS, ETC. SHALL BE DESIGNED TO TRANSMIT 100% OF THE MEMBER LOAD DETERMINED BY THE GUARDRAIL ANALYSIS. THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND/OR TESTING SHOWING THAT THE GUARDRAIL MEETS THE DESIGN CRITERIA OF THE WSBC TO THE OWNER, AND, IF REQUESTED, THE ENGINEER/ARCHITECT OF RECORD AND THE BUILDING DEPARTMENT, FOR REVIEW PRIOR TO FABRICATION. ANCHOR BOLTS SHALL EXTEND THROUGH TOPPING SLAB INTO EXISTING CONCRETE STRUCTURAL SLAB AT THIRD (PROMENADE DECK) LEVEL.

GUARDRAIL MANUFACTURER/INSTALLER TO PROVIDE OWNER (OR OWNER'S AGENT) WITH OPTIONS ON THE COLOR AND STYLE OF GUARDRAIL ASSEMBLY. OWNER TO APPROVE GUARDRAIL PRIOR TO FABRICATION AND INSTALLATION.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 4 AUG. 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
(206) 281-7500

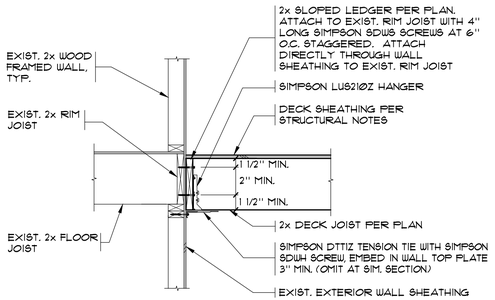
Contents: TYPICAL DECK FRAMING PLANS AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
1360 NE 19TH ST. BELLEVUE, WA

Sheet: S1.0

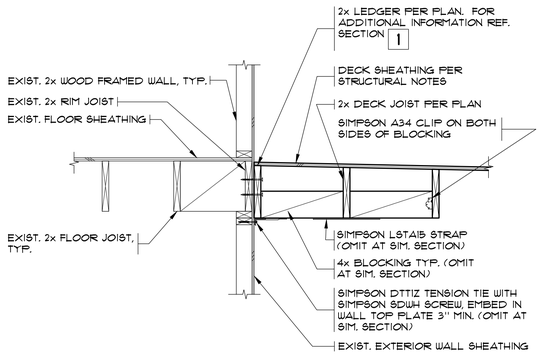
Job No. 26030.22

8/4/2026
26030.22 WD 01.dwg



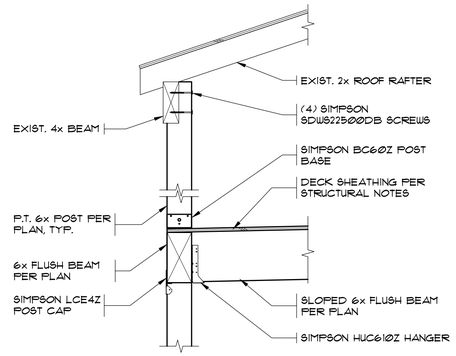
SECTION 1
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



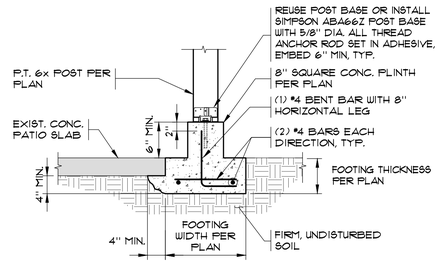
SECTION 2
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



SECTION 3
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
3. GUARDRAIL NOT SHOWN FOR CLARITY



SECTION 4
SCALE: 3/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF EXIST. PLINTHS, INSTALL AS REQ'D

SECTION 5
SCALE: 3/4" = 1'-0"

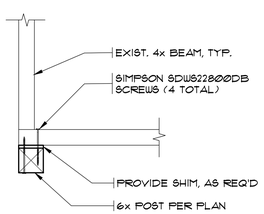
SECTION 6
SCALE: 3/4" = 1'-0"

SECTION 7
SCALE: 3/4" = 1'-0"

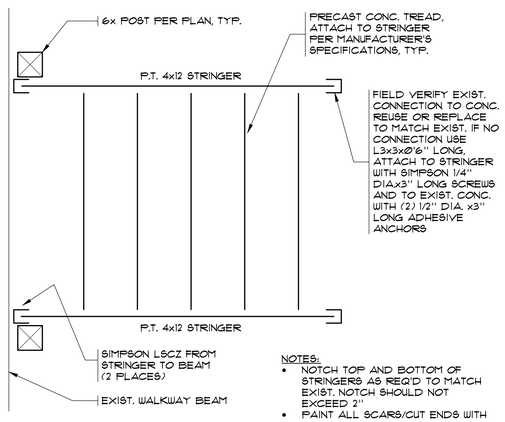
NOTES:
1. EXTERIOR STAIRS NOT SHOWN FOR CLARITY. REF. SECTION 10 FOR MORE INFORMATION
2. GUARDRAIL NOT SHOWN FOR CLARITY
3. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

SECTION 8
SCALE: 3/4" = 1'-0"

NOTES:
1. GUARDRAIL NOT SHOWN FOR CLARITY
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



SECTION 9
SCALE: 3/4" = 1'-0"



NOTES:
- NOTCH TOP AND BOTTOM OF STRINGERS AS REQ'D TO MATCH EXIST. NOTCH SHOULD NOT EXCEED 2"
- PAINT ALL SCARS/CUT ENDS WITH A WOOD PRESERVATIVE

WALKWAY STAIR FRAMING PLAN 10
SCALE: 3/4" = 1'-0"

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Approved:

PACIFIC
ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7499
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Contents: SECTIONS

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
1360 NE 13TH ST. BELLEVUE, WA

Sheet: S2.0

Job No. 26030.22

8/4/2026
26030.22 WD 01.dwg

GENERAL NOTES:

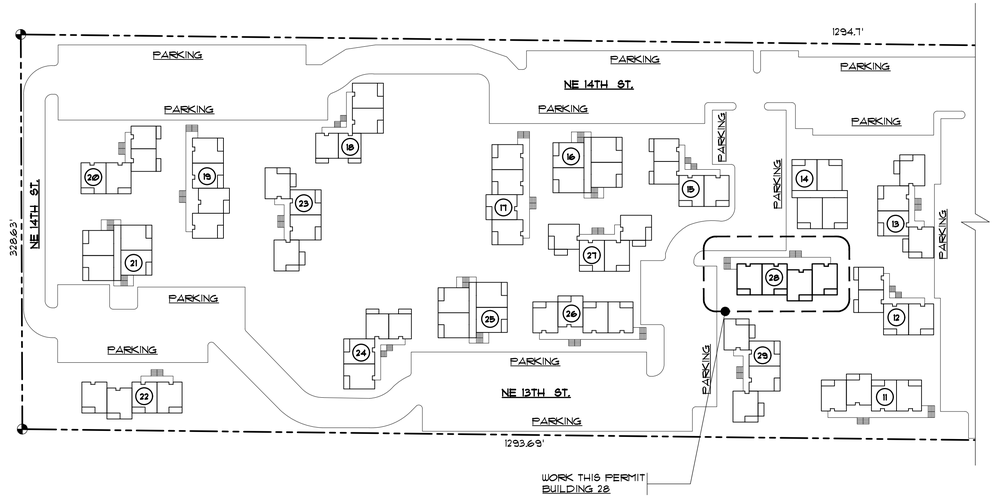
GENERAL CONDITIONS:

1. DO NOT SCALE DRAWINGS.
2. REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS. THE WORK SHALL ALSO BE IN STRICT CONFORMANCE WITH INDUSTRY STANDARDS AND COMPLY WITH SOUND ENGINEERING AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REPLACE PORTIONS OF THE INSTALLED WORK THAT DOES NOT MEET THESE REQUIREMENTS AT THEIR EXPENSE.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
5. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC., AND THE OWNER'S REPRESENTATIVE.
6. ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
7. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
8. PLUMBING, MECHANICAL AND ELECTRICAL WORK (AS REQUIRED FOR THE WORK) TO BE FILED UNDER SEPARATE PERMITS AND SHALL BE BIDDER DESIGNED. PLUMBING, MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BELLEVUE ENERGY CODE.
9. CONTACT THIS OFFICE AT (206) 281-7500 IF ANY ADDITIONAL DAMAGE IS FOUND OUTSIDE THIS SCOPE OF WORK DURING DEMOLITION OR ANY VARIATIONS TO THE SITE OR EXISTING BUILDINGS ARE FOUND DURING THE CONSTRUCTION WORK.

SITE CONDITIONS, SAFETY AND DEMOLITION:

10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
14. THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
16. BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
17. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 AM. TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.

    WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY OWNERS' REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 72 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.
18. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR SCHEDULING ACCESS INTO UNITS. IN UNITS THE CONTRACTOR ENTERS TO PERFORM REPAIRS, THE CONTRACTOR SHALL PHOTOGRAPH THE EXISTING CONDITIONS PRIOR TO REPAIRS SO AS TO AID IN RESOLVING ANY POSSIBLE CLAIMS ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
20. IT IS INTENDED TO KEEP THE BUILDING OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDINGS AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNERS' REPRESENTATIVE. MAINTAIN ALL BUILDING EXITS.
21. THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNERS' REPRESENTATIVE'S PERMISSION.
22. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
23. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
24. THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
26. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
27. PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES. ANY WATER DAMAGE TO THESE AREAS RESULTING DURING REPAIRS IS TO BE REPAIRED AT NO COST TO OWNERS' ASSOCIATION.
28. PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK OR REMOVE AND REPLACE LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE. FOLLOWING THE WORK, THE IRRIGATION AND DRAINAGE SYSTEMS SHALL BE TESTED TO VERIFY THAT THEY ARE FUNCTIONING PROPERLY. ALL DAMAGED ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
29. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
30. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
31. THE CONTRACTOR IS TO LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.



SITE PLAN
SCALE: 1" = 60'-0"

NOTE:
THE INFORMATION ON THIS SITE PLAN IS SCHEMATIC AND HAS BEEN DERIVED FROM THE SITE PLAN INFORMATION ON RECORD WITH KING COUNTY, AERIAL PHOTOGRAPHS AND SITE VISIT.

GENERAL NOTES (CONT'D):

32. AT UNITS WHERE WORK COULD AFFECT BLINDS AND/OR DRAPERIES AT WINDOWS, REMOVE THE BLINDS AND DRAPERIES TO PERFORM THE WORK AND RE-INSTALL THEM AFTER THE WORK IS COMPLETE.
33. PRIOR TO GENERAL/SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNERS' REPRESENTATIVE TO DETERMINE WHETHER HAZARDOUS WASTES OR ASBESTOS IS PRESENT IN DEMOLITION DEBRIS. SHOULD HAZARDOUS MATERIALS OR ASBESTOS BE FOUND IN DEMOLITION DEBRIS, THE CONTRACTOR SHALL LEGALLY CONTAIN SUCH MATERIAL AND DISPOSE OF OFF SITE AT AN APPROVED DUMP SITE AFTER OBTAINING THE OWNERS' REPRESENTATIVE PERMISSION TO DO SO.
34. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNERS' REPRESENTATIVE.
35. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
36. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
37. REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
38. PRIOR TO COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL REMOVE AND/OR PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE SAMPLES OF EXTERIOR TRIM, SIDING, ROOFING, INTERIOR TRIM, DOORS, ALL DOOR HARDWARE, WALL BASE TRIM, WALL COVERINGS, WINDOW COVERINGS, KITCHEN AND BATH ACCESSORIES, APPLIANCES, ETC. AS A GUIDE FOR REPLACEMENT OF LIKE-KIND MATERIALS.
39. THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.

CONSTRUCTION:

40. SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE (FIVE YEARS FOR WET-FLASH SYSTEM) INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED INSTALLERS OF THOSE PRODUCTS.
41. ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC., A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT WORK.
42. PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH WSBC 1402.2 AND 1403.5 AND THE 2021 WASHINGTON STATE ENERGY CODE C402.5.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
43. PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH WSBC CHAPTER 1404.4.
44. THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, I.E. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
45. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA, MOCK-UP SAMPLES, SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS (SUCH AS: WINDOWS, SEALANTS, SHEET METAL FLASHINGS, SELF ADHESIVE MEMBRANES AND WATERPROOF MEMBRANES, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO PRODUCT INSTALLATION.
46. THE CONTRACTOR IS TO PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. WITH ACCESS TO REVIEW THE INSTALLATION OF THE NEW WEATHER-RESISTIVE BARRIER AND FLASHINGS PRIOR TO BEING COVERED BY THE NEW SIDING SYSTEM.
    THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 72 HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEWS PERFORMED. THE CONTRACTOR IS TO MODIFY ANY CONDITIONS WITH THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING SYSTEM AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. THAT DOES NOT COMPLY WITH THE REPAIR DRAWINGS.
    PACIFIC ENGINEERING TECHNOLOGIES, INC. MAY REQUIRE THAT THE SIDING BE REMOVED AND REPLACED AT NO COST TO THE OWNER IF PACIFIC ENGINEERING TECHNOLOGIES, INC. IS NOT ALLOWED TO REVIEW THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHINGS DUE TO INSUFFICIENT NOTIFICATION.

GENERAL NOTES (CONT'D):

47. ALL NEW WINDOWS, SLIDING GLASS DOORS AND EXTERIOR DOORS MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
48. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH BSBC SECTION 2406.
49. WINDOWS, SLIDING GLASS DOORS AND DOORS SHALL BE INSTALLED WITH PENETRATION FLASHINGS AND IN ACCORDANCE BSBC SECTION 1402.2, 1403.2 AND 1404.4, ASTM E 2112 AND THESE DOCUMENTS.
50. NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
51. WHERE WINDOWS ARE REPLACED, REPAIR THE INTERIOR FINISHES TO MATCH THE EXISTING CONDITIONS (TEXTURE AND PAINT) OR REPLACE THE INTERIOR LINERS/LINERS, AS REQUIRED.
52. ALL VENTILATION OPENINGS SHALL BE SCREENED EXCEPT DRYER VENTS. ALL VENT OPENINGS SHALL HAVE LOUVERS.
53. WHERE WINDOWS, DOORS OR SLIDING GLASS DOORS ARE TEMPORARILY REMOVED OR DISCARDED, THEY SHALL BE RE-INSTALLED OR INSTALLED BY THE END OF EACH DAY.
54. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAINT THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE. PROVIDE AN ALLOWANCE FOR EACH UNIT IN THE BID.
55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
56. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH BSBC SECTION 718.
57. HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT IS TO BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH BSBC SECTION 714.4 AND 714.5.
58. ALL NEW WOOD PLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED. CUT ENDS, ETC., SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
59. PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
60. THE CONTRACTOR SHALL CLEAN THE EXTERIOR OF ALL GLAZING AT THE END OF THE PROJECT.
61. UPON COMPLETION OF ALL REPAIR WORK, THE OWNERS' REPRESENTATIVE, PACIFIC ENGINEERING TECHNOLOGIES, INC. AND CONTRACTOR WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S ASSOCIATION FINAL ACCEPTANCE OF THE WORK.
62. UPON FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL SUBMIT AN OPERATION AND MAINTENANCE MANUAL AND ALL WARRANTIES TO THE HOMEOWNER'S ASSOCIATION.

SCOPE OF WORK SUMMARY

TYPE: BUILDING ENVELOPE IMPROVEMENTS

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE DETAILS NECESSARY TO REMOVE AND REPLACE SELECT EXTERIOR BUILDING COMPONENTS AT BUILDING 28 OF THE SANDPIPER EAST APARTMENTS LOCATED IN BELLEVUE, WASHINGTON.

THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

1. REMOVE AND DISCARD THE EXISTING SIDING, DECK FRAMING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
2. INSTALL NEW SIDING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
3. RECONSTRUCT EXIST. DECKS AND INSTALL NEW DECK MEMBRANES AT WALKWAY AND DECKS.
4. REPLACE BATHROOM VENTS AND DUCTING.

THERE IS NO INCREASE TO THE EXISTING BUILDING FOOTPRINT, SQUARE FOOTAGE OR HEIGHT PROPOSED IN THESE DRAWINGS.

NO REVIEW HAS BEEN MADE OF THE ADEQUACY OF THE EXISTING FRAMING MEMBERS.

MECHANICAL, ELECTRICAL AND PLUMBING WORK IS NOT INCLUDED WITH THIS PERMIT AND SHOULD BE FILED UNDER A SEPARATE PERMIT, IF REQUIRED.



VICINITY MAP
SCALE: N.T.S.

ASSESSOR'S No.: 272505-9014

LEGAL DESCRIPTION:
N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 LESS CO RD

BUILDING DATA:

JURISDICTION:	CITY OF BELLEVUE
CODES:	2021 BELLEVUE EXISTING BUILDING CODE (BEBC) 2021 BELLEVUE BUILDING CODE (BBC)
ZONING:	R-20
OCCUPANCY:	R-2 (APARTMENTS)
CONSTRUCTION TYPE:	(V-A)
LOT SIZE:	424,473 SQ. FT.
No. OF BUILDINGS:	30
WORK THIS PERMIT:	BUILDING 28
ADDRESS:	1312 138TH AVE NE
No. OF UNITS:	16
No. OF STORIES:	3
SPRINKLERS:	NO

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SHEET 2.1	SECOND FLOOR PLAN
SHEET 2.2	LOFT PLAN
SHEET 2.3	BUILDING CROSS SECTIONS
SHEET 3.0	NORTH AND EAST ELEVATIONS
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SHEET S2.0	SECTIONS

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No.	Revision	Date

Designed S. GEORGIEFF
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Date 7 AUG, 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
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Contents: SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 138TH AVE NE BELLEVUE, WA

Sheet 1.0

Job No. 26030.28

8/7/2026
26030.28 WD 01.dwg

WINDOW AND SLIDING GLASS DOOR SPECIFICATIONS:

THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE FOLLOWING SPECIFICATIONS:

1. MANUFACTURER: MILGARD V400 TUSCANY
2. CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING ROUGH OPENING PRIOR TO ORDERING THE WINDOWS. THE WINDOW SIZE SHALL TAKE INTO ACCOUNT THE THICKNESS OF NEW FLASHINGS AND SEALANT JOINTS.
3. THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL HAVE DUAL PANE GLAZING WITH INSECT SCREENS, LOW-E COATING AND INTEGRATED NAIL FLANGES.
4. WINDOWS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN 0.2 CFM PER SQUARE FOOT (TESTED AT LEAST 1.57 PSF), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 OR 0.3 CFM/FT^2 TESTED AT A PRESSURE OF AT LEAST 6.24 PSF IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S./A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
5. MATCH EXIST. FOR WINDOW CONFIGURATIONS.
6. WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE SAFETY GLAZING SPECIFICATIONS LISTED BELOW.
7. EGRESS WINDOWS SHALL MEET THE EMERGENCY ESCAPE AND RESCUE SPECIFICATIONS BELOW.
8. PROVIDE FALL PROTECTION DEVICE FOR ALL OPERABLE WINDOWS WITH SILL HEIGHT OF LESS THAN 36". THE FALL PROTECTION SHALL BE IN ACCORDANCE WITH ASTM F2090.
9. DESIGN WIND PRESSURE: 25 PSF
10. ALL NEW WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE.
11. FENESTRATIONS SHALL BE NFRC 100/200, LABELED AND CERTIFIED BY THE MANUFACTURER.

SAFETY GLAZING IN WINDOWS AND DOORS:

SAFETY GLAZING SHALL BE IN ACCORDANCE WITH WSBC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

1. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON THE SAME WALL UNLESS SEPARATED A MINIMUM 60" INTERVENING WALL.
2. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON AN INTERVENING WALL.
3. THE BOTTOM EDGE OF THE GLAZING IS WITHIN 60" VERTICALLY OF A BATHTUB.
4. GLAZING THAT MEETS ALL FOUR OF THESE REQUIREMENTS:
   A. INDIVIDUAL GLAZING PANE IS LARGER THAN 9 SQUARE FEET
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
   C. THE TOP EDGE OF THE GLAZING IS 36" ABOVE THE FLOOR
   D. THE WINDOW IS LOCATED WITHIN 36" OF A WALKING SURFACE
5. GLAZING WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE ADJACENT TO STAIRWAYS OR LANDINGS AND LESS THAN 60" ABOVE THE WALKING SURFACE.
6. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OR 60" ABOVE OF THE NOSE OF THE BOTTOM TREAD.
7. GLAZING IN FIXED AND OPERABLE PANELS OF ALL DOORS.
8. GLAZING IN BATHROOMS

EMERGENCY ESCAPE AND RESCUE REQUIREMENTS:

WINDOWS IN SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW THAT MEETS THE FOLLOWING REQUIREMENTS:

1. SHALL BE IN ACCORDANCE WITH BBC SECTION 1030.
2. THE SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
3. HAVE AN OPENING WITH A MINIMUM OPENING HEIGHT OF THE WINDOW SHALL BE 24".
4. HAVE AN OPENING WITH A MINIMUM OPENING WIDTH OF THE WINDOW SHALL BE 20".
5. HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.

SCOPE OF WORK:

SCOPE OF WORK

THIS SCOPE OF WORK IS IN SHORT FORMAT AND IS NOT INTENDED TO PROVIDE ENOUGH DETAIL TO PERFORM THE REPAIR WORK ALONE. ADDITIONALLY, THE ORDER IN WHICH THE SCOPE OF WORK IS PRESENTED, IS NOT INTENDED TO BE USED AS A FINAL DESIGN OR SEQUENCING ORDER. MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES TO PERFORM THE WORK, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE SCOPE OF WORK IS AS FOLLOWS:

1. INSTALL ACCESS AND WEATHER / PEDESTRIAN PROTECTION TO PERFORM THE WORK.
2. PROVIDE PROTECTION FOR EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN (E.G. DOORS, WINDOWS, ROOFING, ROOF FASCIA, POOL, ELECTRICAL PANELS, UTILITY METERS, FIRE SPRINKLERS, FIRE DEPARTMENT CONNECTIONS, ETC.).
3. PROVIDE INTERIOR UNIT PROTECTION WHEN PERFORMING WORK WITHIN THE UNIT. DOCUMENT EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
4. REMOVE AND DISCARD THE FOLLOWING ON THE ALL SIDES OF EACH BUILDING UNLESS NOTED OTHERWISE ON THE DRAWINGS:
   a. ALL SIDING, TRIM, DECK SOFFITS, WEATHER RESISTIVE BARRIER, FLASHINGS, EXHAUST VENTS, DOWNSPOUTS, ELECTRICAL RECEPTACLES, ETC.
   b. WINDOWS, SLIDING GLASS DOORS, WOOD FRAMED GUARDRAILS, PRIVACY FENCING, DECK FRAMING, WOOD-SPACED DECKING AND DECK/WALKWAY POSTS/COLUMNS.
5. TEMPORARILY REMOVE AND STORE THE FOLLOWING ON ALL SIDES OF EACH APARTMENT BUILDING:
   a. LIGHTING FIXTURES.
   b. BUILDING SIGNAGE.
6. EXCAVATE AS REQUIRED TO INSTALL CONTINUOUS WATERPROOFING AND RIGID INSULATION AT THE BELOW GRADE CONCRETE WALLS WHERE NOTED ON PLANS.
7. REROUTE EXISTING SURFACE MOUNTED ELECTRICAL LINES TO BE WITHIN THE EXTERIOR WALL CAVITIES.
8. REVIEW THE EXISTING WALL SHEATHING FOR DAMAGE. IDENTIFY DAMAGED SHEATHING ON AN ELEVATION AND PROVIDE TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL. REMOVE AND REPLACE DAMAGED SHEATHING (I.E. SHEATHING THAT IS DELAMINATING, HEAVILY STAINED, WET, OR THE CORE IS DETERIORATED) WITH NEW SHEATHING TO MATCH EXISTING.
9. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW OF EXPOSED WALL CAVITY TO DETERMINE CONDITION OF EXISTING INSULATION WHERE THE WALL SHEATHING IS REMOVED. REVIEW THE WALL CAVITY FOR DAMAGE. REMOVE AND REPLACE ANY DAMAGED BATT INSULATION. NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF THE INTERIOR SHEATHING IS DAMAGED.
10. IDENTIFY LOCATIONS OF WALL FRAMING DECAY AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. TO REVIEW WALL FRAMING DECAY AND PROVIDE DIRECTION. PERFORM WALL FRAMING REPAIRS AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
11. ABATE ANY ORGANIC GROWTH THAT REMAINS ON WOOD FRAMING AND SHEATHING AFTER REPLACEMENT OF DECAY. PAINT WOOD SURFACES WITH A WOOD FUNGICIDE SUCH AS BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT WHERE ORGANIC GROWTH OR DECAY IS REMOVED.
12. RE-FRAME DECKS AND PROVIDE SLOPE AWAY FROM BUILDING AS REQUIRED.
13. INSTALL CONTINUOUS RIGID INSULATION ON ALL BUILDING WALLS.
14. INSTALL MOCKUPS OF TYPICAL WRB AND FLASHING ASSEMBLIES. NOTIFY ARCHITECT AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL BEFORE FULL INSTALLATION OF WRB AND FLASHINGS.
15. INSTALL DECK METAL FLASHINGS AND WATERPROOF MEMBRANES. THE METAL FLASHINGS SHALL INCLUDE DECK-TO-WALL, INSIDE AND OUTSIDE CORNERS, SILL PANS FOR DOORS, STEPS AND TRANSITIONS.
16. INSTALL FLASHINGS AT WINDOWS AND SLIDING GLASS DOOR OPENINGS, MISCELLANEOUS PENETRATIONS, BASE OF WALLS AND TRANSITIONS.
17. INSTALL NEW EXTERIOR RATED ELECTRICAL RECEPTACLES AND EXHAUST VENTS.
18. INSTALL NEW BATHROOM EXHAUST FANS AND DUCTING.
19. INSTALL NEW WEATHER-RESISTIVE/AIR BARRIER (WRB) AND FURRING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROPERLY INTEGRATE THE WRB WITH THE PENETRATION AND FLASHINGS TO SHED WATER. SEAL THE EXPOSED EDGES OF THE WRB. NOTIFY ARCHITECT AND OWNER AND COORDINATE SITE VISIT FOR THEIR REVIEW AND APPROVAL OF WRB INSTALLATION BEFORE INSTALLATION OF SIDING AND TRIM.
20. INSTALL NEW WINDOWS, SLIDING GLASS DOORS, SIDING, TRIM AND PRIVACY FENCING.
21. INSTALL NEW HARDIE SOFFIT PANELS.
22. CLEAN, PREPARE, PRIME SURFACES AND INSTALL BACKER ROD AND SEALANT JOINTS.
23. REPAIR THE INTERIOR NAIL POPS IN THE GYPSUM WALLBOARD.
24. PREPARE AND PAINT ALL EXTERIOR SURFACES OF THE BUILDINGS INCLUDING, SIDING, TRIM, SOFFITS, FASCIA, PRIMED METAL SURFACES, DOWNSPOUTS, ETC. PAINT THE BUILDING (2) COLORS, ONE COLOR FOR BODY AND ONE COLOR FOR TRIM.
25. INSTALL DOWNSPOUTS AND RECONNECT TO EXIST. COLLECTOR BOXES AND DRAINLINES.
26. INSTALL NEW PREFABRICATED METAL GUARDRAILS AT THE DECKS AND WALKWAY.
27. INSTALL PRIVACY FENCING AT DECKS.
28. INSTALL BUILDING LIGHTING FIXTURES AND SIGNAGE.
29. PRESSURE WASH THE EXISTING CONCRETE WALKWAYS, PATIOS, STAIRS AND RETAINING WALLS.
30. CLEAN THE EXTERIOR OF THE WINDOWS, DOORS, SLIDING GLASS DOORS, CLADDING, DECK SURFACES, GUARDRAILS, ETC.
31. REMOVE ACCESS AND WEATHER PROTECTION.
32. CLEAN SITE OF CONSTRUCTION DEBRIS.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

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Contents NOTES

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Sheet 1.1

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SUBMITTALS AND MOCKUPS:

CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION PROJECTS RELATED TO EXTERIOR ENVELOPE (GAF, LAF, WRB, SIDING, TRIM, FLASHINGS, SEALANTS, WINDOWS, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.

CONTRACTOR SHALL PROVIDE METAL FLASHING EXAMPLES AND PREPARE IN-SITU MOCKUPS OF TYPICAL EXTERIOR ENVELOPE AND FLASHING INSTALLATIONS FOR PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO FULL INSTALLATION. MOCKUPS SHALL INCLUDE BUT ARE NOT LIMITED TO:

- BASE OF WALL
- INSIDE AND OUTSIDE CORNERS
- OUTLET, PIPE AND VENT PENETRATIONS
- WINDOW AND DOOR FLASHINGS
- DECK/WALKWAY TRANSITIONS (EDGE, DECK-TO-WALL, BEAM-TO-WALL, ETC.)
- SADDLES
- COLUMNS
- COPINGS
- BELOW GRADE WATERPROOF MEMBRANE AND FLASHINGS

MATERIAL SPECIFICATIONS:

THE MATERIAL SPECIFICATIONS ARE PRESENTED IN SHORT FORM FORMAT. THE CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL INSTALL THE PRODUCTS IN ACCORDANCE WITH THE FOLLOWING CURRENT EDITION OF INDUSTRY STANDARDS AND CODE IN NO PARTICULAR ORDER:

a. REVISED CODE OF WASHING (RCW)
b. BELLEVUE BUILDING CODE (BBC)
c. CITY OF BELLEVUE MUNICIPAL CODE
d. SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA)
e. MANUFACTURER'S PRODUCT INSTALLATION RECOMMENDATIONS
f. THESE REPAIR DOCUMENTS

GYPSUM SHEATHING BOARD (GSB):
- SHALL BE GEORGIA-PACIFIC DENSGLASS SHEATHING
- GYPSUM SHEATHING BOARD SHALL BE EXTERIOR RATED 5/8" THICK FIBERGLASS-FACED TYPE 'X' SHEATHING.
- INSTALL THE GSB WITH GALVANIZED 8d ROOFING NAILS (2 1/2" LONG) AT 4" ON-CENTER AT VERTICAL JOINTS, INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES.

METAL FLASHINGS:
METAL FLASHINGS SHALL MEET THE FOLLOWING SPECIFICATIONS:
- METAL FLASHINGS SHALL BE MINIMUM 24 GAUGE (U.N.O.).
- METAL FLASHINGS ARE TO BE BONDERIZED (U.N.O.)
- FLASHINGS IN DIRECT CONTACT WITH CONCRETE OR BELOW GRADE SHALL BE STAINLESS STEEL (U.N.O.)
- VISIBLE METAL FLASHINGS SHALL BE PREFINISHED (KYNAR 500 OR EQUIVALENT) OR BONDERIZED AND PAINTED.
- JOINTS SHALL BE SOLDERED.
- METAL FLASHINGS ARE TO BE ONE CONTINUOUS PIECE AS LONG AS POSSIBLE TO MINIMIZE JOINTS.
- HEM EXPOSED EDGES.
- FLASHINGS TO HAVE MINIMUM 6" VERTICAL LEGS AND 4" HORIZONTAL LEGS (U.N.O.)
- FLASHING FLANGES SHALL EXTEND A MINIMUM 6" BEYOND INSIDE AND OUTSIDE CORNERS.
- PROVIDE SOLDERED FLANGES ON EACH SIDE OF THROUGH WALL / FLOOR SCUPPERS.
- SET FLASHINGS IN SEALANT (REFERENCE SEALANTS SECTION).
- LAPS/SPLICES WITH OTHER FLASHINGS ARE TO BE 6" MINIMUM (U.N.O.) SET IN (2) 3/8" CONT. BEADS OF SEALANT PARALLEL TO EDGE OF FLASHING.
- PROPERLY INTEGRATE WITH OTHER WEATHER RESISTIVE BARRIER AND FLASHING ASSEMBLIES IN WEATHER BOARD FASHION WITH 6" MINIMUM VERTICAL LAPS/SPLICES AND 3" MINIMUM HORIZONTAL LAPS/SPLICES.
- PROVIDE SEPARATION (SUCH AS A LAYER OF WRB) BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION (CORROSION).
- OVER-BREAK OR UNDER-BREAK METAL FLASHINGS TO PROVIDE A TIGHT FIT AGAINST THE SUBSTRATE.
- METAL FLASHINGS SHALL HAVE CONTINUOUS SUPPORT AND POSITIVE ATTACHMENT TO THE BUILDING.
- FABRICATION AND INSTALLATION OF METAL FLASHINGS IS TO TAKE INTO ACCOUNT EXPANSION AND CONTRACTION TO AVOID BUCKLING.
- METAL FLASHINGS SHALL BE IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL.

FLUID APPLIED FLASHING (LAF):
- SHALL BE PROSOCO / R-GUARD, LIQUID FLASHING MEMBRANE SYSTEM. THE SYSTEM CONSISTS OF THE FOLLOWING:
  a. JOINT AND SEAM FILLER
  b. FASTFLASH
  c. POROUSPREP
- THE FLUID FLASHING MEMBRANE IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE THAT THE FLUID FLASHING IS APPLIED TO IS NOT VISIBLE AFTER APPLICATION.
- WHERE FLUID FLASHING MEMBRANE IS TO BE INTEGRATED WITH THE WRB, VERIFY THE ADHESION COMPATIBILITY WITH THE MANUFACTURER PRIOR TO PROCEEDING.
- USE POROUSPREP ON EXPOSED EDGES OF GYPSUM SHEATHING PRIOR TO APPLICATION.

SELF-ADHESIVE FLASHINGS (SAF):
- HENRY FORTIFIBER FORTIFLASH BUTYL 30mil
- USE A MANUFACTURER RECOMMENDED PRIMER FOR INSTALLATION OVER OSB OR GYPSUM SHEATHING

MISCELLANEOUS FLASHING PANELS:
- QUICKFLASH FLASHING PANELS MANUFACTURED BY QUICKFLASH WATERPROOFING PRODUCTS, INC.
- THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL, PLUMBING OR MECHANICAL PENETRATION.

DECK WATERPROOF MEMBRANE (WPM):
APPROVED WATERPROOF MEMBRANES:
- RHINO LININGS XTREME 11-50 GT AND HP URETHANE SYSTEM WITH PRIMER

WATERPROOF MEMBRANES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM.
- CONTRACTOR SHALL USE ALL ASSOCIATED MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING MESH, SILICA SAND, PRIMER, ETC.
- INSTALL WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE SEAMS OR TRANSITIONS.
- CONTRACTOR OR MANUFACTURER REPRESENTATIVE SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES AND PROVIDE TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.
- THE COLOR OF THE DECK MEMBRANE SHALL BE ONE OF THE MANUFACTURERS STANDARD COLORS.

MATERIAL SPECIFICATIONS (CONT'D):

WATER-RESISTIVE/AIR BARRIER (WRB):
THE WATER-RESISTIVE / AIR BARRIER SYSTEM SHALL MEET THE FOLLOWING SPECIFICATIONS:
- COMPLY WITH INTERNATIONAL CODE COUNCIL EVALUATION SERVICES (ICC ES) ACCEPTANCE CRITERIA FOR WATER RESISTIVE BARRIERS (AC 38)
- HAVE A WATER RESISTANCE OF 60 MINUTES MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D 779.
- PASS AATCC TEST 127.
- PASS ASTM E 96 WITH A MINIMUM OF 35 G/SM/DAY.
- MATERIALS USED FOR THE AIR BARRIER SYSTEM IN THE OPAQUE ENVELOPE SHALL HAVE AN AIR PERMEANCE NOT TO EXCEED 0.004 CFM/FT2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER (1.57PSF) (0.02 L/S/M2 AT 75 PA) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178.
- WRB SHALL BE CONTINUOUS, WITH ALL JOINTS SEALED.
- WRB SHALL BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
- SEALED CONNECTION SHALL BE MADE BETWEEN, BUT IS NOT LIMITED TO:
  a. FOUNDATION AND WALLS.
  b. WALLS AND WINDOWS OR DOORS
  c. DIFFERENT WALL SYSTEMS.
  d. WALL AND ROOF.
  e. WALL AND ROOF OVER UNCONDITIONED SPACE.
  f. WALLS, FLOOR AND ROOF ACROSS CONSTRUCTION, CONTROL AND EXPANSION JOINTS.
  g. UTILITY, PIPE AND DUCT PENETRATIONS.

APPROVED WATER-RESISTIVE / AIR BARRIER SYSTEM:
- FORTIFIBER WEATHERSMART COMMERCIAL, MANUFACTURED BY HENRY.
  a. THE SYSTEM IS TO INCLUDE ALL, ASSOCIATED ACCESSORIES AND ATTACHMENTS.
  b. SEAL ALL LAPS AND SEAMS WITH MANUFACTURER'S PROVIDED TAPE AND/OR HENRY MOISTOP SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  c. THE EXTERIOR WEATHER BARRIER / AIR BARRIER SYSTEM SHALL HAVE A 15-YEAR MANUFACTURER WARRANTY.
  d. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

BELOW-GRADE WATERPROOFING:
- SHALL BE SIKALASTIC HLM 5000 GC AT 90 MILS
- INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS
- CRACKS IN CONCRETE SHALL BE ADDRESSED AS FOLLOWS:
  a. CRACKS 1/16" OR LESS IN THICKNESS SHALL BE PRE-STRIPED WITH A DETAIL COAT OF HLM 5000. COATING SHALL FILL THE CRACK BY A WIDTH OF 4" ON EACH SIDE.
  b. CRACKS 1/8" OR GREATER SHALL BE FILLED WITH SIKLAFLEX HY 150 OR SIKAFLEX 11 FC. IF LESS THAN 1/8", FIRST ROUTE AND THEN FILL WITH SEALANT.

FIBER CEMENT SIDING:
- JAMES HARDIE FIBER-CEMENT HZ10 SIDING
  a. HARDIEPLANK LAP SELECT CEDARMILL SIDING 5" EXPOSURE
  b. HARDIEPANEL 5/16" SMOOTH VERTICAL PANELS
  c. HARDIESOFFIT PANELS NON-VENTED SMOOTH
- ALL CUT EDGES OF THE SIDING SHALL BE PRIMED PRIOR TO INSTALLATION
- ATTACH SIDING TO THE STRUCTURE WITH STAINLESS STEEL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE FASTENING PATTERN SHOULD BE DESIGNED FOR THE FOLLOWING CONDITIONS:
  a. BUILDING HEIGHT: 25'
  b. WIND SPEED: 110 MPH
  c. EXPOSURE: B
- SUBMIT FASTENING PATTERN AND FASTENERS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FURRING STRIPS:
WOLMANIZED TREATED 1x4 OR 1x6 ATTACH TO STUDS WITH No. 10 BY 3 1/2" LONG EXTERIOR RATED SCREWS AT 6" O.C.

TRIM:
- JAMES HARDIE FIBER-CEMENT HARDIETRIM HZ10
  a. 5/4x HARDIETRIM RUSTIC
- ALL CUT EDGES OF THE TRIM SHALL BE PRIMED PRIOR TO INSTALLATION.
- ATTACH WITH STAINLESS STEEL FINISH NAILS.

RIGID INSULATION:
- SHALL BE UNFACED EXPANDED POLYSTYRENE (EPS)
  a. 1" THICKNESS AT ABOVE GRADE WALLS (R-5 MIN.)
  b. 2" THICKNESS AT BELOW GRADE GRADE (R-10 MIN.)
- SHALL BE RATED FOR GROUND CONTACT AND BELOW GRADE APPLICATIONS

BATHROOM EXHAUST DUCT:
- PANASONIC WHISPERCEILING EXHAUST FAN, MODEL NO. FV-0511VQL1
- PROVIDE 4" DIA. 28 GAUGE SMOOTH METAL DUCTING. SEAL ALL JOINTS AND PROVIDE R-6 INSULATION WRAP.

BACKER ROD:
- SOF-ROD BACKER ROD, MANUFACTURED BY NOMACO.
- THEE DIAMETER OR WIDTH SHALL BE AS RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC OPENING TO RECEIVE SEALANT. WHERE BACKER RODS ARE TO TURN 90 DEGREE CORNERS, THE BACKER ROD SHALL TERMINATE AT CORNER AND A NEW PIECE OF BACKER ROD SHALL CONTINUE IN THE NEXT DIRECTION
- ALLOW THE BACKER ROD TO REST (APPROXIMATELY 30 MINS) NEFORE APPLYING SEALANT.
- IF BACKER ROD CAN NOT BE USED IN A PARTICULAR SITUATION, BOND BREAKING TAPE SHALL BE USED TO PREVENT THREE-SIDED ADHESION. INSTALL BACKER RODS PER MANUFACTURER RECOMMENDATIONS.

BOND BREAKING TAPE:
BOND BREAKING TAPE SHALL BE A POLYETHYLENE TAPE MANUFACTURERED BY BRON.
THE BONDING BREAKING TAPE WIDTH SHALL BE FIELD DETERMINED AND SHALL BE WIDE ENOUGH TO PREVENT THREE-SIDED ADHESION AS RECOMMENDED BY THE MANUFACTURER AND ASTM C 1193.

SEALANT:
- APPROVED SEALANTS:
  a. SIKAFLEX HY-100 BY SIKA
- APPROVED SEALANT PRIMER SHALL BE USED AT ALL LOCATIONS.
- SEALANT COLOR SHALL BE SIMILAR TO THE PAINTED CLADDING COLOR. PROVIDE COLOR SAMPLE SUBMITTAL TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- SEALANT JOINTS SHALL HAVE (6) RANDOM FIELD ADHESION TESTS FOR EACH TYPE OF JOINT SUBSTRATE PERFORMED BY AN AUTHORIZED PRODUCT REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE THE WRITTEN REPORT RESULTS TO THE ARCHITECT FOR REVIEW.

MATERIAL SPECIFICATIONS (CONT'D):

PAINT:
- SHERWIN WILLIAMS SUPERPAINT.
- INSTALL TWO-COATS OF PAINT TO EXTERIOR SURFACES.
- PREPARE AND PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES:
- ALL ALTERNATIVE PRODUCTS SHALL BE IDENTIFIED IN THE BIDDING DOCUMENTS TO BE REVIEWED AND APPROVED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO ACCEPTANCE.
- PRODUCT AND MATERIAL SAMPLES, INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS SHALL ALL BE SUBMITTED TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL VERIFY THAT ALL PRODUCTS AND MATERIALS ARE COMPATIBLE WITH EACH OTHER PRIOR TO INSTALLATION.
- COLOR SAMPLES OF PRODUCTS ARE TO BE PROVIDED TO AND APPROVED BY THE OWNERS' REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S APPLICATION RECOMMENDATIONS FOR COLD WEATHER WHEN TEMPERATURES ARE BELOW 40°F.

UNIT COST SUMMARY:

EACH UNIT COST SHALL HAVE ITS OWN SEPARATE LINE ITEM. EACH UNIT COST SHALL INCLUDE ALL MARKUPS, OVER HEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC. TO PERFORM THE WORK.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING UNIT COSTS IN THEIR BID:

UNIT COST No. 1:
a. UNIT OF MEASURE - ONE (1) 5/8" THICK TYPE 'X' GSB 4' x 8' SHEET OF GYPSUM WALL SHEATHING ATTACHED WITH 8d NAILS AT 4" O.C.
b. BASE BID INCLUDES REVIEW OF ALL GSB WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 1,600 SF. OF GSB.
d. IF, UPON REVIEW, THE NUMBER OF GSB SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL GSB SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR A CHANGE ORDER.

UNIT COST No. 2:
a. UNIT OF MEASURE - ONE (1) 1/2" THICK 4' X 8' SHEET OF PLYWOOD WALL SHEATHING.
b. BASE BID INCLUDES REVIEW OF ALL UNDERLYING WALL SHEATHING.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 320 SF. OF PLYWOOD WALL SHEATHING.
d. IF, UPON REVIEW, THE NUMBER OF PLYWOOD SHEETS REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL PLYWOOD SHEETS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 3:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF R-15 BATT INSULATION.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL INSULATION.
c. BASE BID INCLUDES REMOVAL AND REPLACEMENT OF 200 SF. OF BATT INSULATION.
d. IF, UPON REVIEW, THE AMOUNT OF BATT INSULATION REQUIRED TO BE REPLACED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BATT INSULATION IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 4:
a. UNIT OF MEASURE - ONE (1) SQUARE FOOT OF BORA-CARE MOLD CARE OR APPROVED EQUIVALENT REPAIR.
b. BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
c. BASE BID INCLUDES TREATMENT OF 100 SF. OF WALL FRAMING.
d. IF, UPON REVIEW, THE AMOUNT OF WALL FRAMING REQUIRED TO BE TREATED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
e. IN THE EVENT ADDITIONAL BORA-CARE TREATMENT IS REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 5:
a. UNIT OF MEASURE - ONE (1) WINDOW LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD WINDOW LINERS AT THE HEAD, JAMB AND 1x WOOD SILLS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL WINDOW LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF WINDOW LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL WINDOW LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 6:
a. UNIT OF MEASURE - ONE (1) SLIDING GLASS DOOR LINER REPAIRED (OR REPLACED TO MATCH THE EXISTING APPEARANCE), TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD SLIDING GLASS DOOR LINERS AT THE HEAD AND JAMBS. ASSUME STANDARD LEVEL 4 FINISH AND ONE COLOR OF PAINT.
b. BASE BID INCLUDES REPAIR OF ALL SLIDING GLASS DOOR LINERS.
c. IF, UPON REVIEW, THE AMOUNT OF SLIDING GLASS DOOR LINERS REQUIRED TO BE REPAIRED IS REDUCED, THE UNIT OF MEASURE WILL BE USED AS A DEDUCTIVE FOR A CHANGE ORDER.
d. IN THE EVENT ADDITIONAL SLIDING GLASS DOOR LINER REPAIRS ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 7:
a. UNIT OF MEASURE - ONE (1) WALL SCONCE REPLACED.
b. ASSUME PRODUCT IS MULLEN BRONZE LED OUTDOOR WALL LANTERN SCONCE, MODEL No. 29800.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 8:
a. UNIT OF MEASURE - ONE (1) WALL FLOOD LIGHT REPLACED. COST SHALL INCLUDE REMOVAL OF EXISTING FIXTURE AND INSTALLATION OF NEW FIXTURE.
b. ASSUME PRODUCT IS KOAOEIRS BRONZE 800 WATT SECURITY FLOOD LIGHT, MODEL No. WP-125W-1P-B.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

UNIT COST No. 9:
a. UNIT OF MEASURE - ONE (1) CEILING CAN LIGHT REPLACED.
b. ASSUME PRODUCT IS HALO 8" SELECTABLE CCT CANLESS LED, MODEL No. HLB812DV.
c. BASE BID INCLUDES REMOVAL AND REINSTALLATION OF EXISTING EXTERIOR LIGHTING FIXTURES, AND CONCEALING WIRING BEHIND SIDING. THIS UNIT COST SHOULD NOT INCLUDE THE COST TO REMOVE OR INSTALL FIXTURES.
d. IN THE EVENT REPLACEMENT OF EXTERIOR FIXTURES ARE REQUIRED, THE UNIT OF MEASURE WILL BE USED AS AN ADDITIVE FOR CHANGE ORDER.

ALLOWANCE SUMMARY:

EACH ALLOWANCE SHALL HAVE ITS OWN SEPARATE LINE ITEM.
ANY UNUSED PORTIONS OF THE ALLOWANCE ARE TO BE RETURNED TO THE HOMEOWNERS' REPRESENTATIVE. EACH ALLOWANCE SHALL INCLUDE EVERYTHING NECESSARY TO INSTALL THE PRODUCT AND PERFORM THE WORK, INCLUDING ALL MATERIALS, GENERAL CONDITIONS, ACCESS, MARKUPS, OVERHEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC.
THE CONTRACTOR SHALL INCLUDE THE FOLLOWING ALLOWANCE IN THEIR BID:

ALLOWANCE No. 1:
PROVIDE A $15,000 ALLOWANCE FOR WALL FRAMING REPAIRS.
THE BASE BID INCLUDES REVIEW OF ALL EXPOSED WALL FRAMING.
THIS IS A TIME AND MATERIALS ALLOWANCE.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

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26030.28 WD 01.dwg

No.	Revision	Date

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: 7 AUG, 2026
Approved:

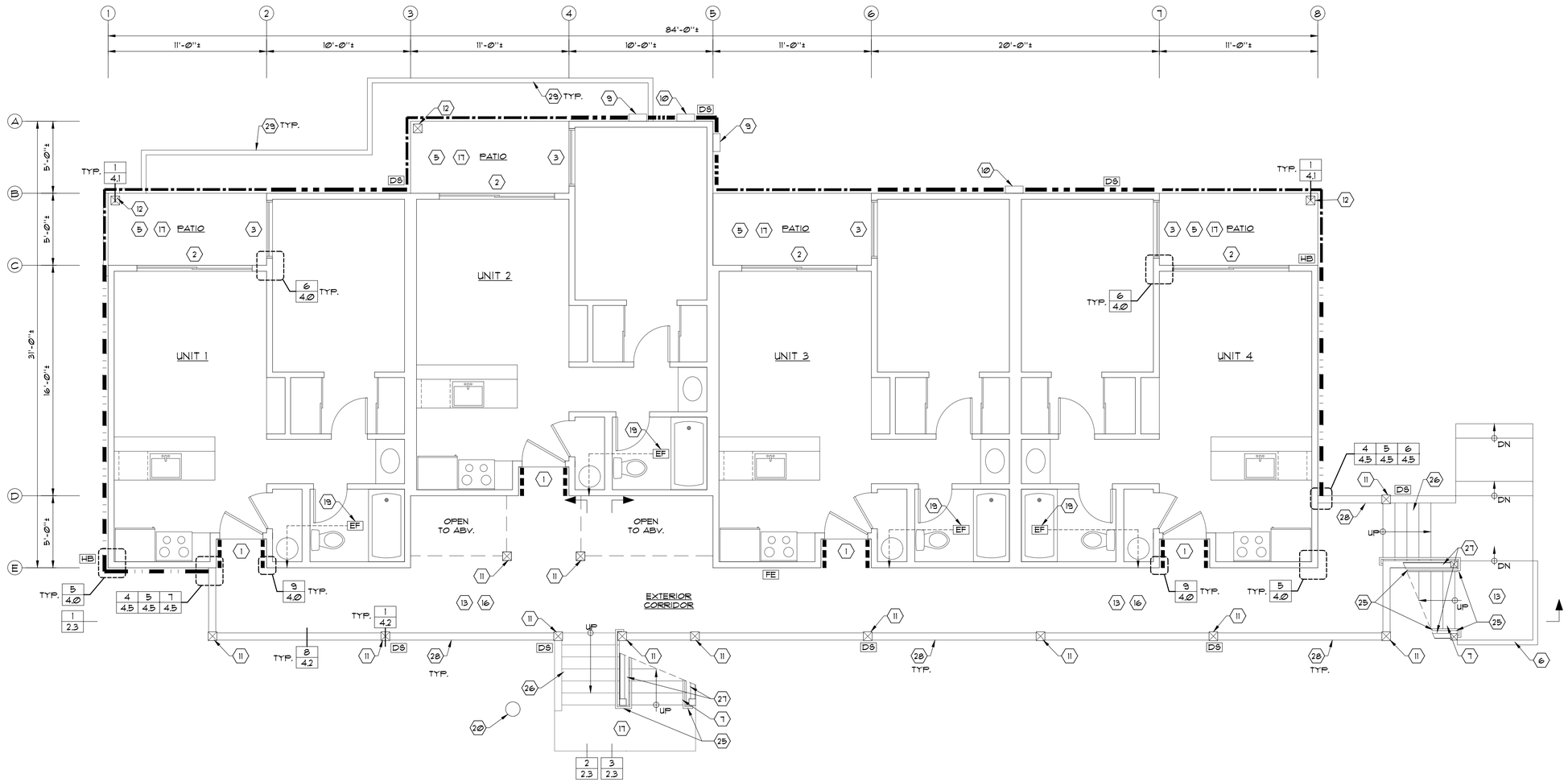
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Contents: NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1912 138TH AVE NE
BELLEVUE, WA

Sheet: 1.2

Job No. 26030.28



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW. AND INSTALL NEW FLASHINGS.
4. NOT REFERENCED.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.Ø | 6 S2.Ø
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6 4.1 | 8 4.1 | 9 4.1
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 | 5 4.1 | 7 4.1 AND STRUCT.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. NOT REFERENCED.
15. NOT REFERENCED.

KEYNOTES (CONT'D):

16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. EXIST. CONC. PATIO, POWER WASH AFTER WORK IS COMPLETE.
18. NOT REFERENCED.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT. PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 8 4.5 | 9 4.5 | 10 4.5
20. EXIST. LIGHT POST AND FIXTURE TO REMAIN. CLEAN AND PAINT POST.
21. NOT REFERENCED.
22. NOT REFERENCED.
23. NOT REFERENCED.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 11 S2.Ø
28. EXIST. CONC. WALL, PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8 4.2
29. REMOVE EXIST. LANDSCAPING WALL AND INSTALL NEW KEYSTONE BLOCK WALL TO MATCH EXIST. LOCATION AND LAYOUT. NEW WALL SHALL HAVE (2) COURSES OF THICKNESS, A FINISHED CAP AND EXTEND 4" MIN. ABOVE HEIGHT OF GRADE. REMOVE AND REFILL GRADE AS REQUIRED.

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINNG OR RIGID INSULATION
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED DOWN TO THE BOTTOM OF THE FOOTING. REPAIR CRACKS. INSTALL WATERPROOF MEMBRANE, RIGID INSULATION AND DRAINAGE ROCK REF. 4 4.1
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED DOWN TO THE BOTTOM OF CONC. SLAB. INSTALL WATERPROOF MEMBRANE, RIGID INSULATION AND DRAINAGE ROCK REF. 7 4.Ø
- APPROXIMATE EXTENT OF SOIL TO BE EXCAVATED AS REQUIRED TO INSTALL RIVER ROCK 18" WIDE x 6" DEEP AGAINST PATIO
- DS — DOWNSPOUT TO BE REMOVED AND REPLACED. CONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED. MODIFY TIGHTLINE AS REQUIRED FOR RIGID INSULATION INSTALLATION.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO BE TEMPORARILY REMOVED AND REINSTALLED.
- HB — APPROXIMATE LOCATION OF EXIST. HOSE BIB. REMOVE AND REPLACE WITH NEW FROST FREE HOSE BIB, EXTEND AS REQUIRED FOR RIGID INSULATION, REF. 1 4.3 | 3 4.3

GENERAL NOTES:

1. FLOOR PLANS SHOUN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3023

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø | 2 4.Ø | 5 4.Ø | 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø | 8 4.Ø | 3 4.1 | 4 4.1 | 3 4.2 | 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 5 4.1 | 7 4.1 | 1 4.9 | 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1 | 1 4.2 | 2 4.2 | 3 4.2 | 4 4.2 | 6 4.2 | 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5 | 2 4.5 | 3 4.5 | 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.1 | 5 4.1 | 7 4.1
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.1 | 2 4.1 | 3 4.1 | 6 4.1 | 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4 | 2 4.4 | 3 4.4 | 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3 | 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3 | 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

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No.	Revision	Date

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Drawn V.H.N.
Checked N.L.F.
Date 7 AUG. 2026
Approved

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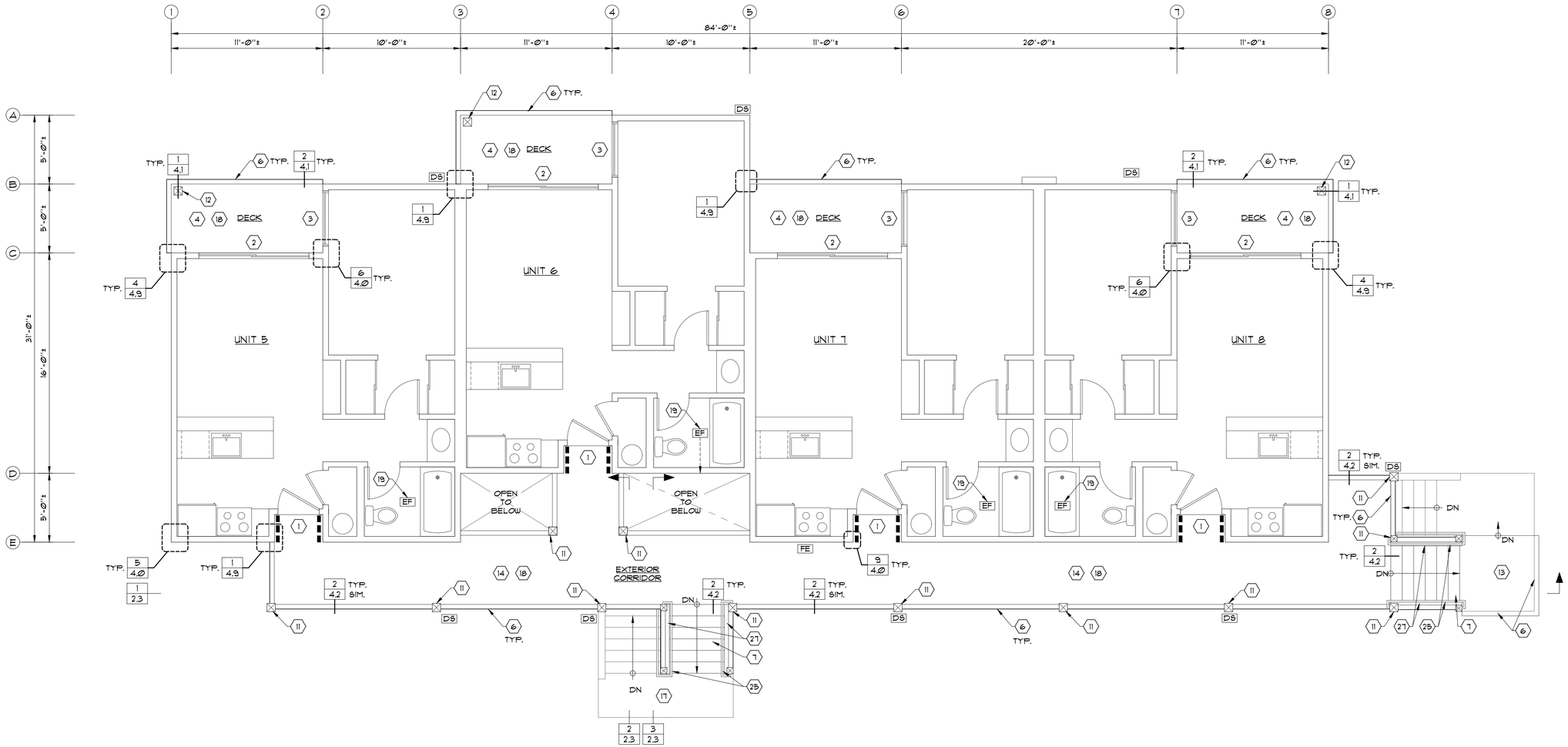
Contents: FIRST FLOOR PLAN

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
3912 138TH AVE NE BELLEVUE, WA

Sheet 2.Ø

Job No. 26030.28

8/7/2026
26030.28 WD 01.dwg



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. NOT REFERENCED.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5/S2.Ø, 6/S2.Ø
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1/4.1, 5/4.1, AND 1/4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1/4.1, 5/4.1, 7/4.1 AND STRUCT.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.

KEYNOTES (CONT'D):

14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. NOT REFERENCED.
16. NOT REFERENCED.
17. EXIST. CONC. PATIO, POWER WASH AFTER WORK IS COMPLETE.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT. PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 8/4.5, 9/4.5, 10/4.5
20. NOT REFERENCED.
21. NOT REFERENCED.
22. NOT REFERENCED.
23. NOT REFERENCED.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 11/S2.Ø

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRRING OR RIGID INSULATION
- DS — DOWNSPOUT TO BE REMOVED AND REPLACED. CONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED. MODIFY TIGHTLINE AS REQUIRED FOR RIGID INSULATION INSTALLATION.
- FE — APPROXIMATE LOCATION OF EXIST. PORTABLE FIRE EXTINGUISHER TO REMAIN.

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3023

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1/4.Ø, 2/4.Ø, 5/4.Ø, 6/4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7/4.Ø, 8/4.Ø, 3/4.1, 4/4.1, 3/4.2, 4/4.5
3. FOR TYPICAL DECK DETAILS REF. 1/4.1, 2/4.1, 3/4.1, 5/4.1, 7/4.1, 1/4.9, 4/4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5/4.1, 1/4.2, 2/4.2, 3/4.2, 4/4.2, 6/4.2, 7/4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1/4.5, 2/4.5, 3/4.5, 1/4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4/4.7, 5/4.7, 7/4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1/4.1, 2/4.1, 3/4.1, 6/4.1, 1/4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1/4.4, 2/4.4, 3/4.4, 4/4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4/4.3, 5/4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1/4.3, 3/4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2/4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.10

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG. 2026
Approved

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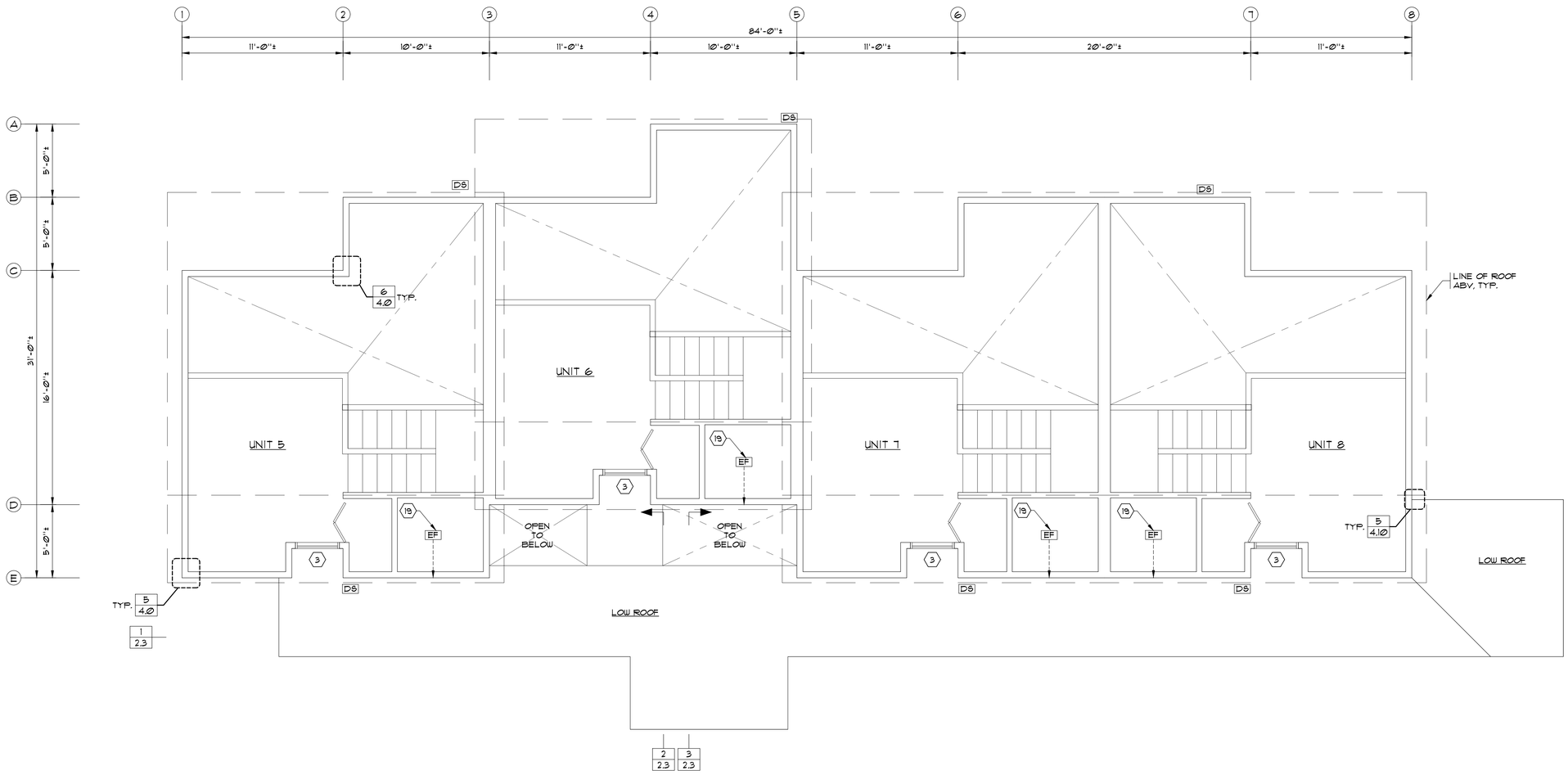
Contents: SECOND FLOOR PLAN

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
13Ø SE 128TH AVE NE BELLEVUE, WA

Sheet 2.1

Job No. 26030.28

8/7/2026
26030.28 WD 01.dwg



LOFT PLAN
SCALE: 1/4" = 1'-Ø"

KEYNOTES:

1. NOT REFERENCED
2. NOT REFERENCED
3. REMOVE AND REPLACE EXIST. WINDOW. WITH NEW FLASHINGS.
4. NOT REFERENCED
5. NOT REFERENCED
6. NOT REFERENCED
7. NOT REFERENCED
8. NOT REFERENCED
9. NOT REFERENCED
10. NOT REFERENCED
11. NOT REFERENCED
12. NOT REFERENCED
13. NOT REFERENCED
14. NOT REFERENCED
15. NOT REFERENCED
16. NOT REFERENCED
17. NOT REFERENCED
18. NOT REFERENCED
19. EXIST. EXHAUST VENT AND DUCTING TO BE REMOVED AND REPLACED WITH NEW VENT AND 4" DIA. DUCT. PROVIDE FIRE RATED ENCLOSURE AROUND DUCT, REF. 8 4.5; 9 4.5; 10 4.5

LEGEND:

DS — DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3Ø7.5

DETAILS:

1. FOR TYPICAL SIDING INSTALLATION DETAILS REF. 1 4.Ø; 2 4.Ø; 5 4.Ø; 6 4.Ø
2. FOR TYPICAL BASE OF WALL DETAILS REF. 7 4.Ø; 8 4.Ø; 3 4.1; 4 4.1; 3 4.2; 4 4.5
3. FOR TYPICAL DECK DETAILS REF. 1 4.1; 2 4.1; 3 4.1; 5 4.1; 7 4.1; 1 4.9; 4 4.9
4. FOR TYPICAL WALKWAY DETAILS REF. 5 4.1; 1 4.2; 2 4.2; 3 4.2; 4 4.2; 6 4.2; 7 4.2
5. FOR TYPICAL WINDOW INSTALLATION DETAILS REF. 1 4.5; 2 4.5; 3 4.5; 1 4.6
6. FOR TYPICAL SWING DOOR DETAILS REF. 4 4.7; 5 4.7; 7 4.7
7. FOR TYPICAL SLIDING GLASS DOOR INSTALLATION DETAILS REF. 1 4.7; 2 4.7; 3 4.7; 6 4.7; 1 4.8
8. FOR TYPICAL EXHAUST VENT HOOD INSTALLATION DETAILS REF. 1 4.4; 2 4.4; 3 4.4; 4 4.4
9. FOR TYPICAL ELECTRICAL OUTLETS AND LIGHT FIXTURE DETAILS REF. 4 4.3; 5 4.3
10. FOR TYPICAL PIPE PENETRATION DETAILS REF. 1 4.3; 3 4.3
11. FOR DOWNSPOUT CONNECTION DETAIL REF. 2 4.3
12. FOR TYP. ROOF DETAILS REF. SHEET 4.1Ø

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8/7/2026
26030.28 WD 01.dwg

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG. 2Ø26
Approved

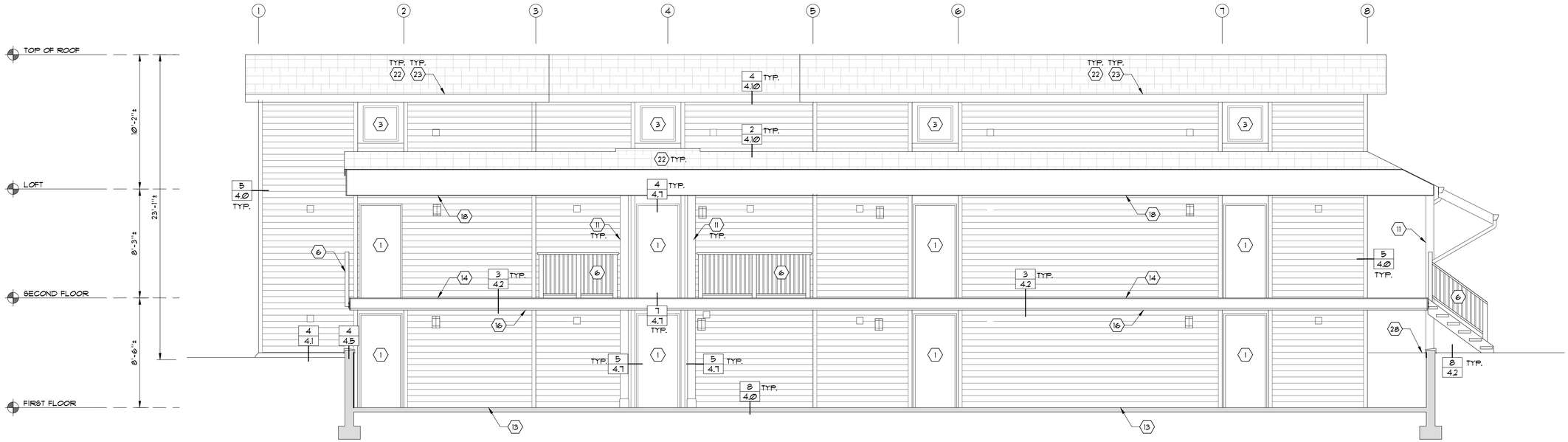
PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
[206] 281-7500

Contents LOFT PLAN

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 138TH AVE NE BELLEVUE, WA

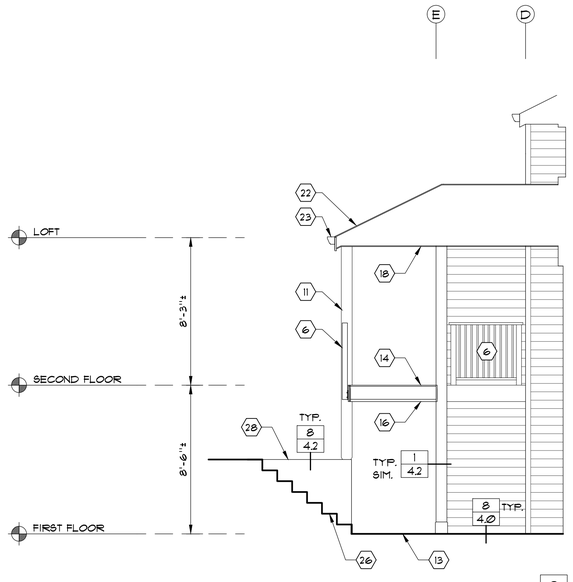
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Job No. 26030.28



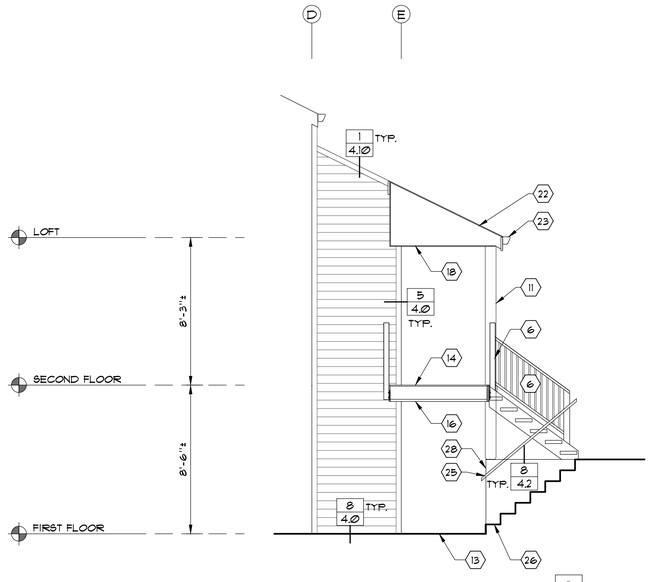
BUILDING CROSS SECTION 1

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



BUILDING CROSS SECTION 2

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



BUILDING CROSS SECTION 3

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

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. NOT REFERENCED.
5. NOT REFERENCED.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.0 6 S2.0
7. NOT REFERENCED.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 5 4.1 1 4.2 AND STRUCT.
12. NOT REFERENCED.
13. EXIST. WALKWAY SURFACE TO REMAIN. WASH AFTER WORK.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. NOT REFERENCED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.

KEYNOTES (CONT'D):

23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. EXIST. CONC. STEPS TO REMAIN. PRESSURE WASH AFTER WORK.
27. NOT REFERENCED.
28. EXIST. CONC. WALL. PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8 4.2

LEGEND:

NEW LAP SIDING WITH 5" EXPOSURE

EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. UNIT COST SUMMARY FOR INFORMATION ON REPLACEMENT.

VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 3025
7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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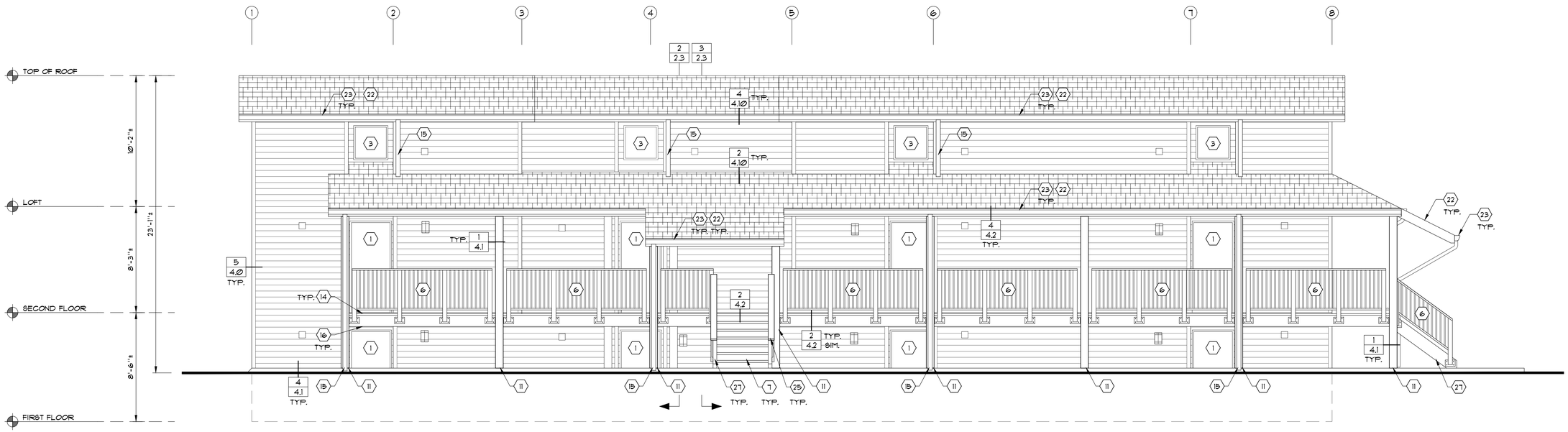
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Contents BUILDING CROSS SECTIONS

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
132 128TH AVE NE
BELLEVUE, WA

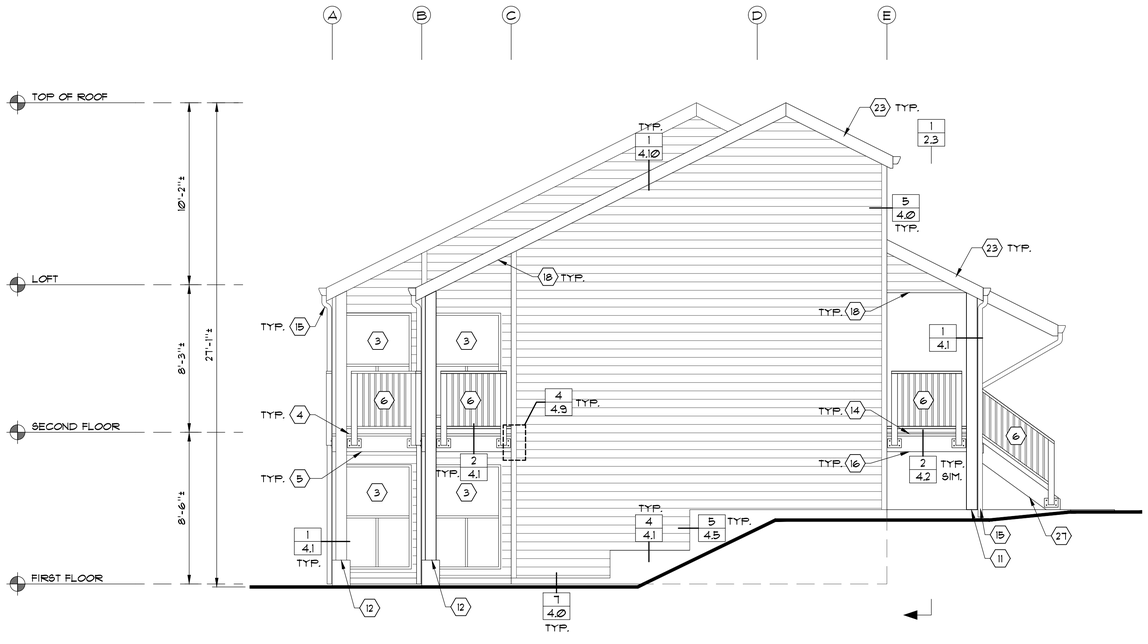
Sheet 2.3

Job No. 26030.28



NORTH ELEVATION

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



EAST ELEVATION

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

KEYNOTES:

1. EXISTING SWING DOOR TO REMAIN. CLEAN AND PAINT EXTERIOR.
2. NOT REFERENCED.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.0, 6 S2.0
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. NOT REFERENCED.
10. NOT REFERENCED.
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1, 5 4.1, 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1, 5 4.1, 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOGED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.
21. NOT REFERENCED.

KEYNOTES (CONT'D):

22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. RESERVED.
25. REMOVE AND REPLACE HANDRAIL.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 11 S2.0

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. UNIT COST SUMMARY FOR INFORMATION ON REPLACEMENT.
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS

GENERAL NOTES:

1. FLOOR PLANS SHOWN ARE BASED UPON SITE OBSERVATIONS AND ORIGINAL CONSTRUCTION DRAWINGS. EXIST. CONDITIONS MAY VARY, CONTRACTOR TO VERIFY.
2. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
3. REMOVE AND DISCARD ALL EXIST. SIDING, DECK FRAMING, TRIM, WRB, FLASHINGS, EXHAUST VENT HOODS, ELECTRICAL OUTLETS, DOWNSPOUTS, AND GUARDRAILS.
4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE. WHERE EXPOSED, REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEEC 302.5
7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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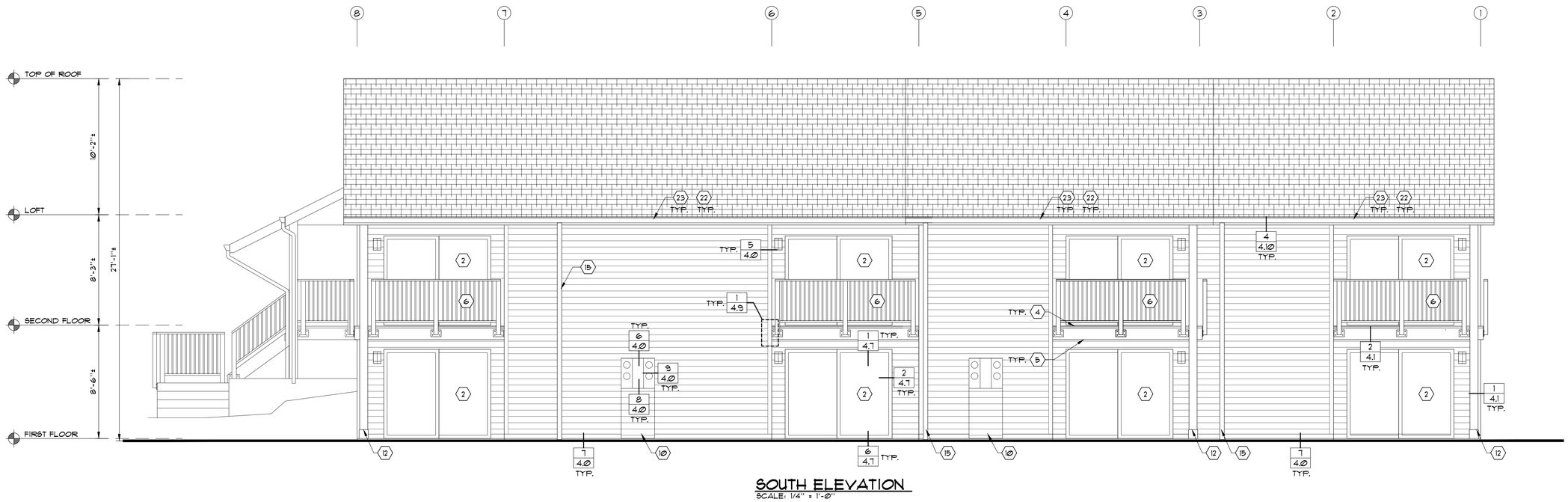
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Contents: NORTH AND EAST ELEVATIONS

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13121 138TH AVE NE
BELLEVUE, WA

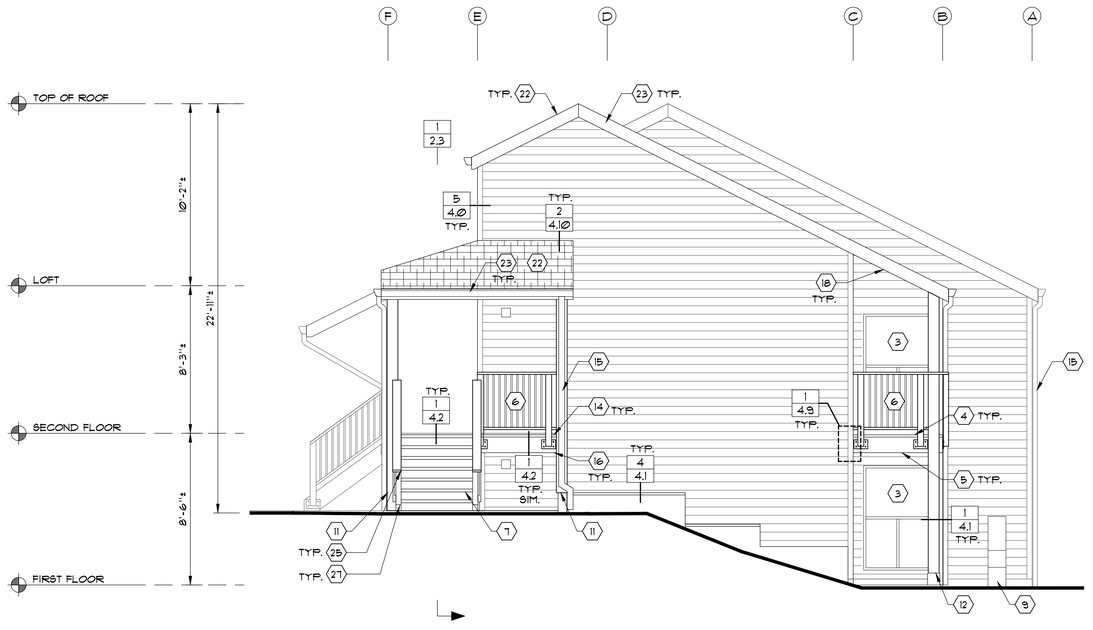
Sheet 3.0

Job No. 26030.28



SOUTH ELEVATION

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



WEST ELEVATION

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

KEYNOTES:

1. NOT REFERENCED.
2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOOR AND INSTALL NEW FLASHINGS.
3. REMOVE AND REPLACE EXIST. WINDOW, AND INSTALL NEW FLASHINGS.
4. EXIST. DECK. REMOVE AND REPLACE EXIST. DECK FRAMING. INSTALL NEW PLYWOOD SHEATHING AND WATERPROOF MEMBRANE, SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING. REF. STRUCT.
5. INSTALL NEW HARDIE SOFFIT AND SCREENED SOFFIT VENT ABOVE.
6. REMOVE EXIST. WOOD-FRAMED GUARDRAILS AND INSTALL NEW METAL FACE-MOUNTED PICKET GUARDRAILS. REF. 5 S2.0 / 6 S2.0
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED STEEL CONNECTION BRACKETS TO MATCH EXIST.
8. NOT REFERENCED.
9. EXIST. UTILITY EQUIPMENT TO REMAIN.
10. EXIST. ELECTRIC METERS TO REMAIN. PROVIDE NEW SIDING AND FLASHINGS, REF. 6 4.1 / 8 4.1 / 9 4.1
11. REMOVE EXIST. WALKWAY POST AND INSTALL NEW 6x6 POST, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 / 5 4.1 / 1 4.2 AND STRUCT.
12. REMOVE EXIST. DECK POST AND INSTALL NEW 6x6 POST SET ON CONC. PLINTH IF NOT PRESENT, WRAPPED IN WRB, FLASHINGS AND TRIM. REF. 1 4.1 / 5 4.1 / 7 4.1 AND STRUCT.
13. NOT REFERENCED.
14. EXIST. WALKWAY. PREP CONCRETE, INSTALL NEW FLASHINGS AND WATERPROOF MEMBRANE.
15. DOWNSPOUT TO BE REMOVED AND REPLACED. RECONNECT TO EXIST. TIGHT LINE. CLEAN OUT EXIST. TIGHT LINE. CLEAN AND PAINT DOWNSPOUT. NOTIFY ARCHITECT IF TIGHT LINES ARE CLOSED OR DAMAGED.
16. EXIST. SOFFIT ABOVE TO REMAIN. REMOVE AND REPLACE AS REQUIRED TO INSTALL GUARDRAILS. REPAIR WHERE DAMAGED, PATCH AND PAINT.
17. NOT REFERENCED.
18. EXIST. SOFFIT ABOVE TO REMAIN. PATCH, CLEAN AND PAINT AFTER WORK IS COMPLETE.
19. NOT REFERENCED.
20. NOT REFERENCED.

KEYNOTES (CONT'D):

21. NOT REFERENCED.
22. EXIST. ROOFING TO REMAIN.
23. EXIST. FASCIA AND GUTTERS. REMOVE AND REPLACE DAMAGED FASCIA IN-KIND. REPLACE GUTTER AS NEEDED. PROTECT FROM DAMAGE IF REMAINING. CLEAN AND PAINT.
24. NOT REFERENCED.
25. REMOVE AND REPLACE HANDRAIL.
26. NOT REFERENCED.
27. REMOVE AND REPLACE STRINGERS AND GUARDRAILS. PROVIDE NEW METAL FACE-MOUNTED PICKET GUARDRAILS WITH CONNECTIONS DESIGNED BY OTHERS. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 11 S2.0

LEGEND:

- NEW LAP SIDING WITH 5" EXPOSURE
- EXIST. LIGHT FIXTURE. TEMPORARILY REMOVE AND REINSTALL OR REPLACE AS REQUIRED TO INSTALL FLASHINGS. CONCEAL WIRING BEHIND SIDING. REF. UNIT COST SUMMARY FOR INFORMATION ON REPLACEMENT.
- VENT LOCATION. REMOVE AND REPLACE WITH NEW FLASHINGS

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4. EXIST. ROOFING IS TO REMAIN IN PLACE.
5. REVIEW AND IDENTIFY EXIST. SHEATHING FOR DAMAGE. REMOVE AND REPLACE FULL PANELS AS REQUIRED. INSPECT THE WALL CAVITIES AND FRAMING FOR DAMAGE, WHERE EXPOSED. REPLACE DAMAGED THERMAL INSULATION AND WALL FRAMING, AS REQUIRED. EXIST. CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED OR WITH DAMAGED INSULATION SHALL BE FILLED WITH R-15 BATT INSULATION.
6. NEW SHEATHING SHALL MATCH EXIST. SHEATHING, THICKNESS AND NAIL SPACING PER WSEBC 302.5
7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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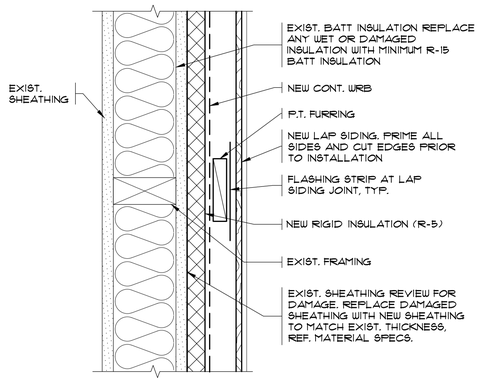
Contents: SOUTH AND WEST ELEVATIONS

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
3912 138TH AVE NE
BELLEVUE, WA

Sheet: 3.1

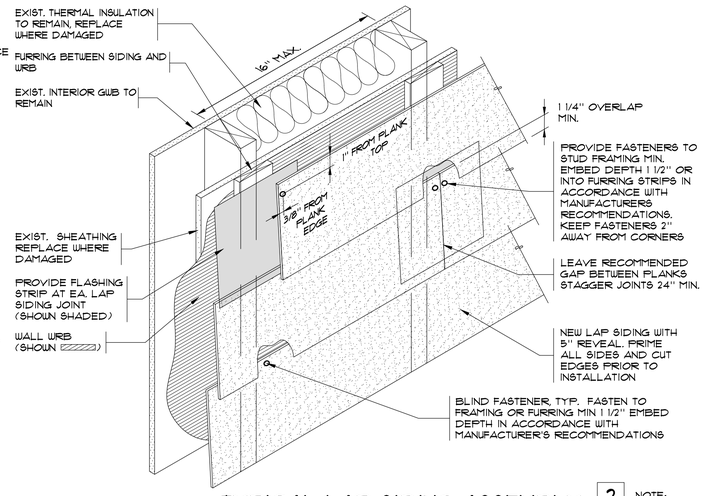
Job No. 26030.28

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26030.28 WD 01.dwg



TYPICAL LAP SIDING WALL ASSEMBLY 1

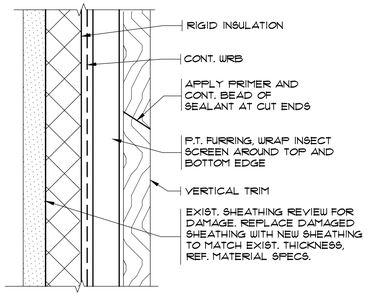
SCALE: 3" = 1'-0" (PLAN VIEW)



TYPICAL LAP SIDING ASSEMBLY 2

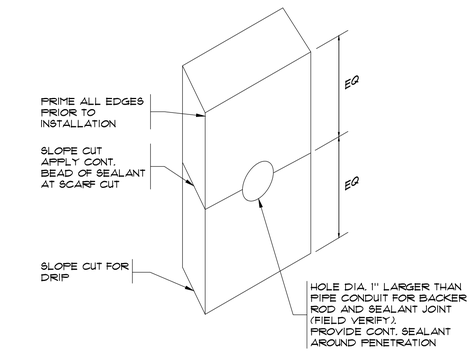
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NOTE: RIGID INSULATION NOT SHOWN



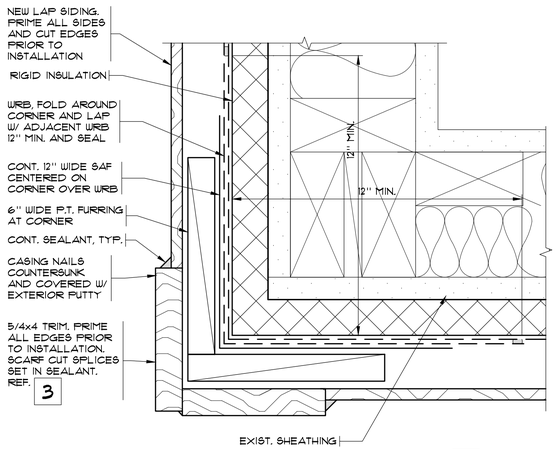
WOOD TRIM SCARF CUT 3

SCALE: 6" = 1'-0" (PLAN VIEW)



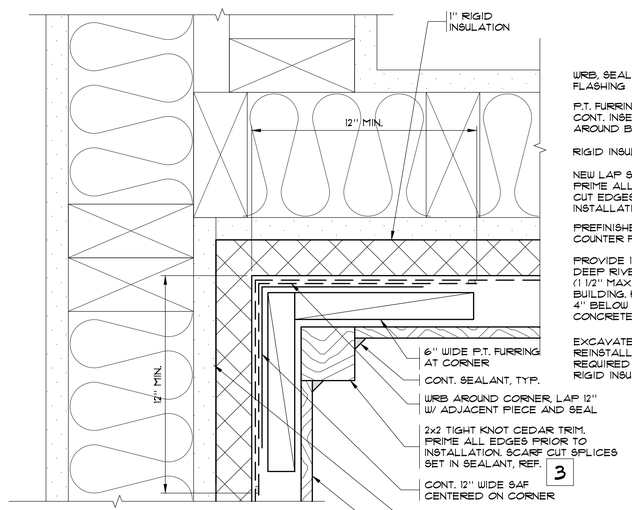
TIGHT KNOT CEDAR SPLIT BLOCK 4

SCALE: N.T.S.



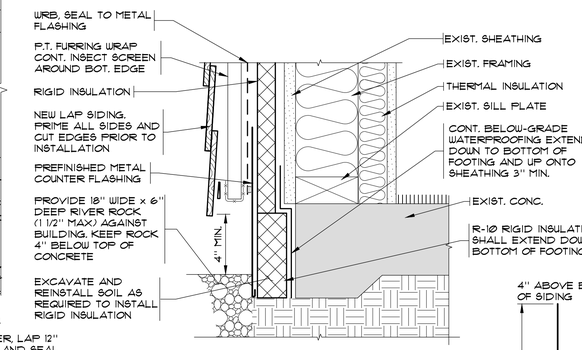
TYPICAL OUTSIDE CORNER 5

SCALE: 6" = 1'-0"



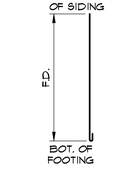
TYP. INSIDE CORNER 6

SCALE: 6" = 1'-0"

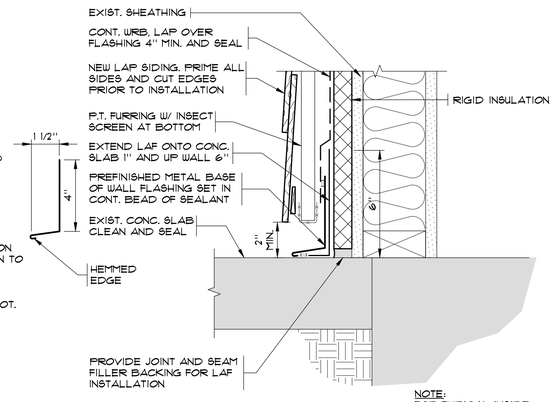


BASE OF WALL AT GRADE 7

SCALE: 3" = 1'-0"



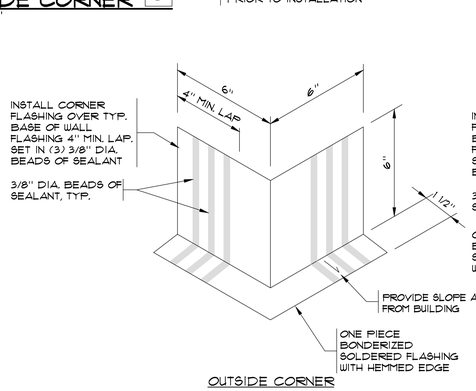
METAL FLASHING PROFILE



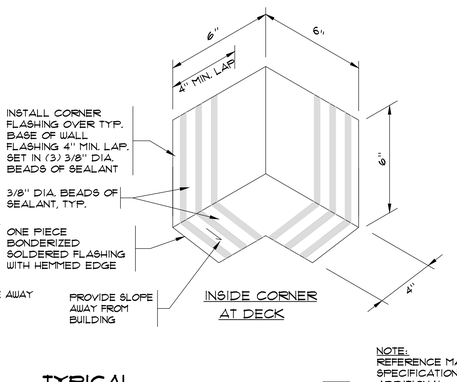
NOTE: FOR TYPICAL INSIDE AND OUTSIDE CORNER FLASHINGS REF. 10

BASE OF WALL AT CONC. SLAB 8

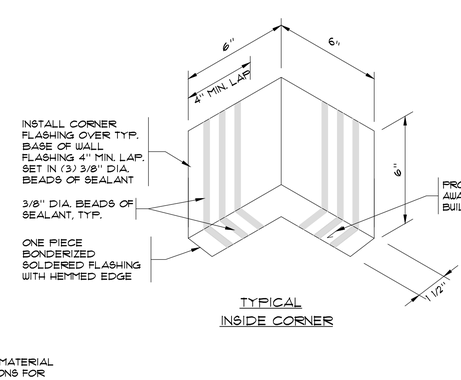
SCALE: 3" = 1'-0"



OUTSIDE CORNER



INSIDE CORNER AT DECK

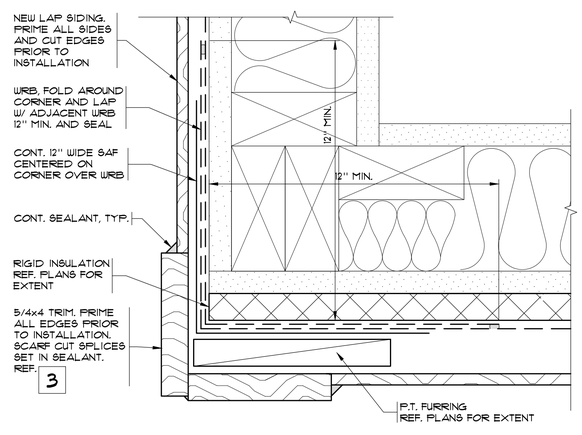


TYPICAL INSIDE CORNER

TYPICAL BASE OF WALL FLASHINGS 10

SCALE: N.T.S.

NOTE: REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION NOT SHOWN



OUTSIDE CORNER TRANSITION AT WALKWAY 9

SCALE: 6" = 1'-0"

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG, 2026
Approved

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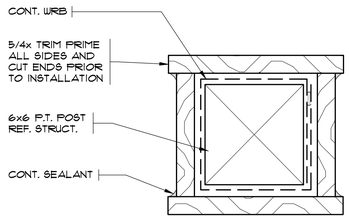
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1312 138TH AVE NE BELLEVUE, WA

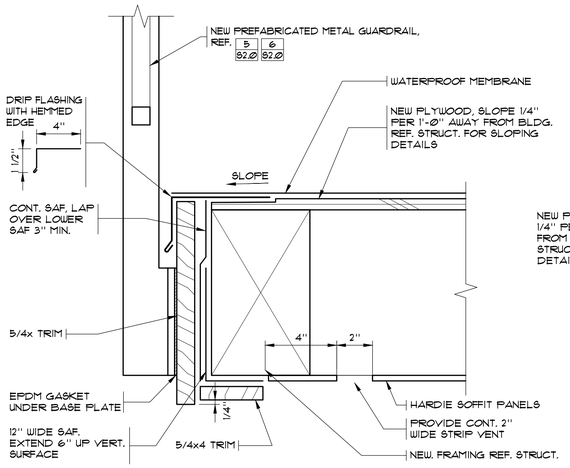
Sheet 4.0

Job No. 26030.28

8/7/2026
26030.28 WD 04 Details.dwg

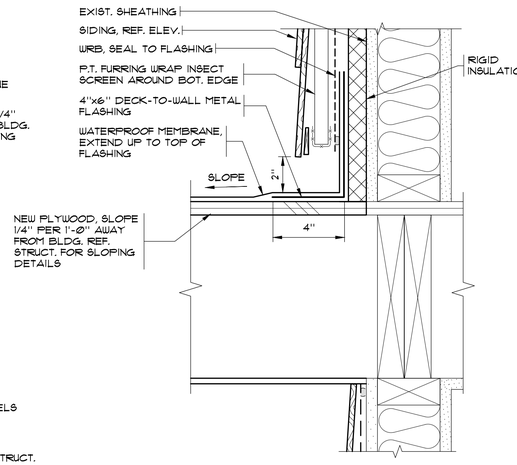


TYP. DECK/WALKWAY POST 1
SCALE: 3" = 1'-0" PLAN VIEW

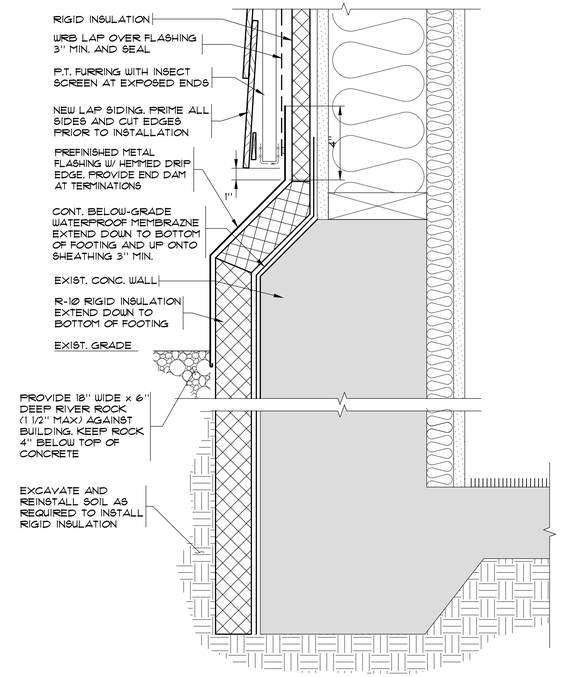


TYP. DECK EDGE 2
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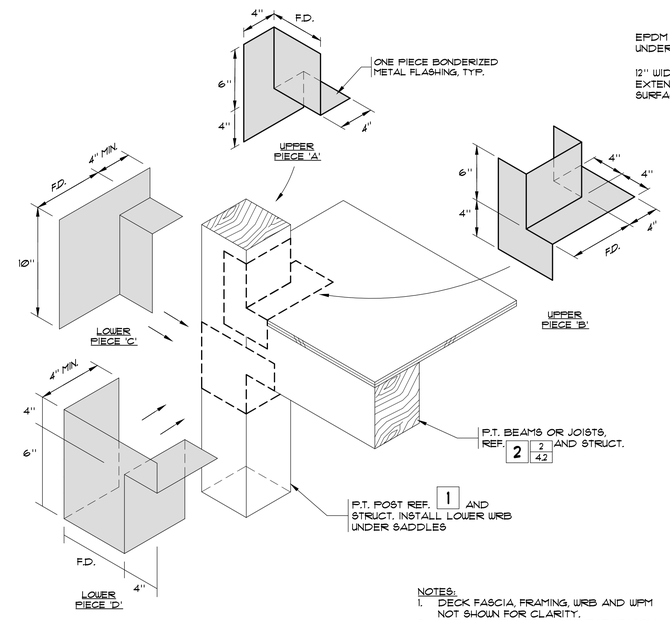
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT POSTS, REF. 5
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS



DECK TO WALL 3
SCALE: 3" = 1'-0"

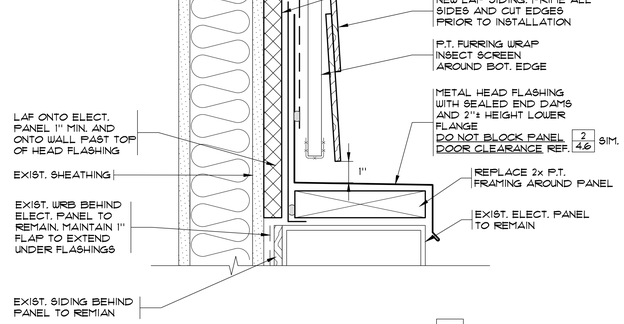


BASE OF WALL AT CONC. WALL 4
SCALE: 3" = 1'-0"

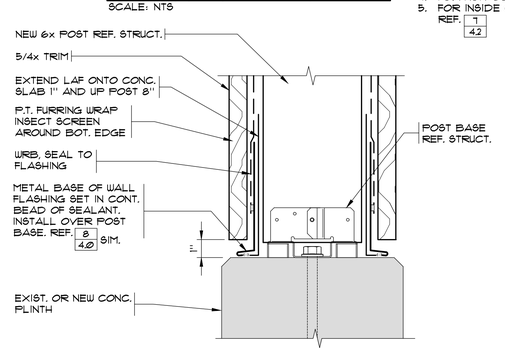


DECK /WALKWAY POST SADDLE FLASHINGS 5
SCALE: NTS

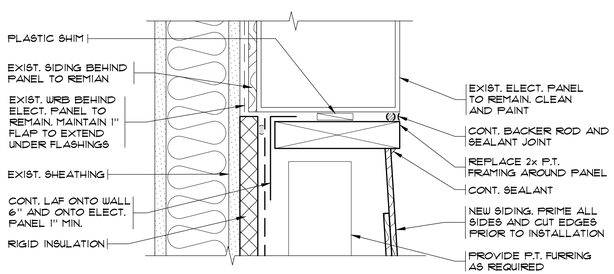
NOTES:
1. DECK FASCIA, FRAMING, WRB AND WPM NOT SHOWN FOR CLARITY.
2. INSTALL SADDLES UNDERNEATH FASCIA
3. SADDLES SHALL OVERLAP EACH OTHER 4" MINIMUM AND LAP SHALL BE SET IN (2) CONT. BEADS OF 3/8" DIA. SEALANT
4. FOR NON-CORNER CONDITION REF. 6 4.2
5. FOR INSIDE CORNER CONDITION REF. 7 4.2



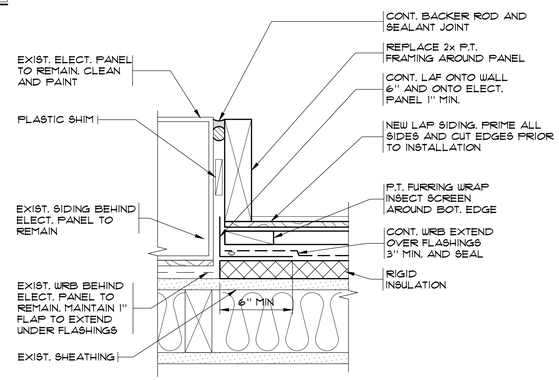
ELECT. PANEL HEAD 6
SCALE: 3" = 1'-0"



TYPICAL DECK POST AT CONC. PLINTH 7
SCALE: 3" = 1'-0" SECTION VIEW



ELECT. PANEL SILL 8
SCALE: 3" = 1'-0"



ELECT. PANEL JAMB 9
SCALE: 3" = 1'-0" PLAN VIEW

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
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Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
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Sheet 4.1

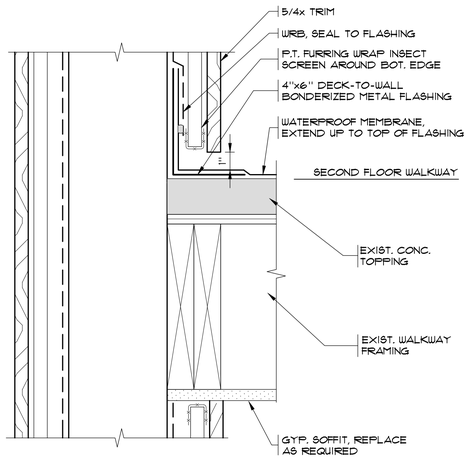
Job No. 26030.28

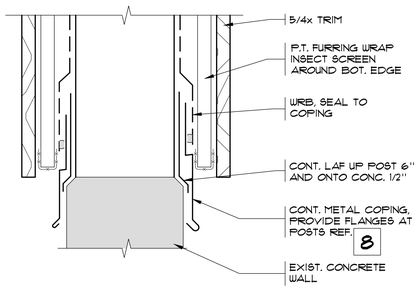
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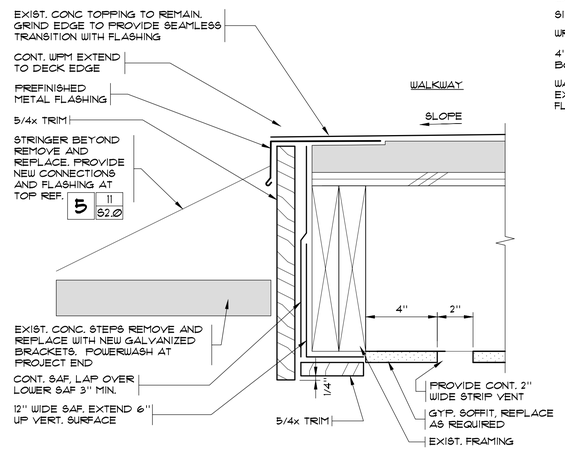
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26030.28 WD 04 Details.dwg





TYPICAL WALKWAY POST AT CONC. WALL 1

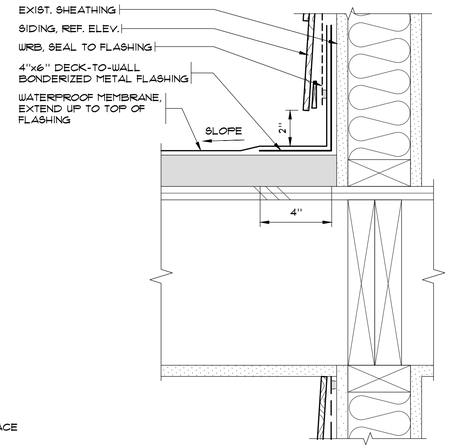
SCALE: 3" = 1'-0" SECTION VIEW



TYP. WALKWAY EDGE 2

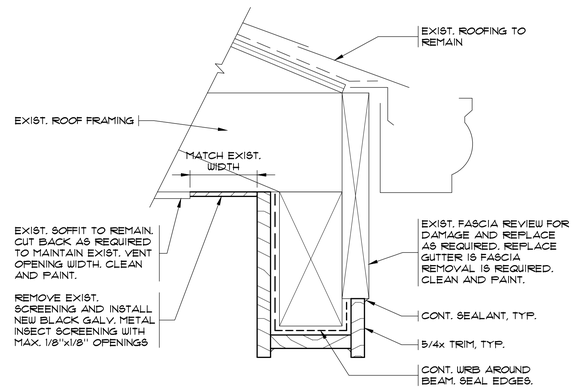
SCALE: 3" = 1'-0"

NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT COLUMNS, REF. 5 | 4.1 | 6 | 7
2. FOR WALL TRANSITION, REF. 1 | 4.9 | 4 | 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS
4. AT SIM. SECTION OMIT STEPS/STRINGER AND PROVIDE GUARDRAIL



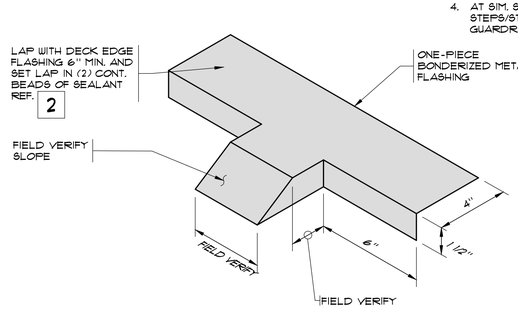
WALKWAY TO WALL 3

SCALE: 3" = 1'-0"



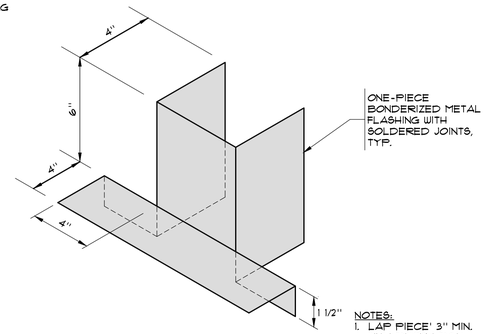
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

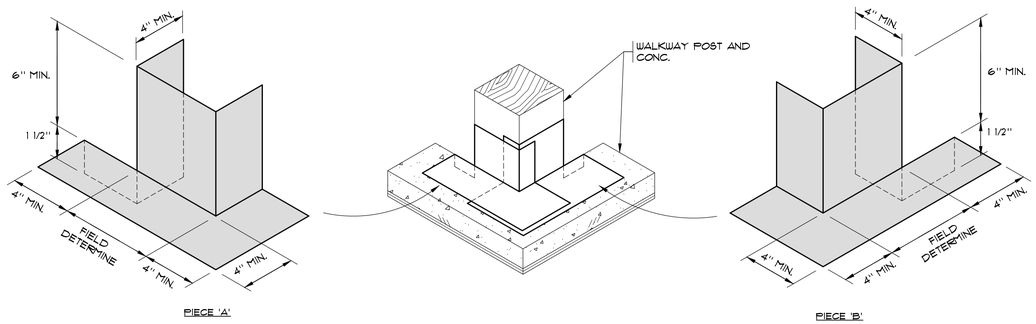
SCALE: N.T.S.



NOTES:
1. LAP PIECE' 3" MIN. WITH DECK EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE

SECOND FLOOR WALKWAY POST SADDLE FLASHING 6

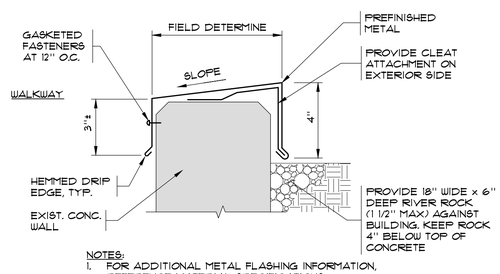
SCALE: 3" = 1'-0"



SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

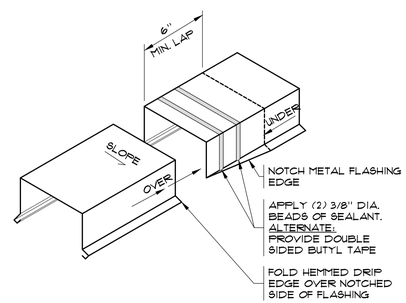
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



NOTES:
1. FOR ADDITIONAL METAL FLASHING INFORMATION, REFERENCE MATERIAL SPECIFICATIONS
2. FOR TYPICAL SPLICE PLATE REF. 9
3. SLOPE TOWARDS WALKWAY

TYPICAL CONC. WALL COPING 8

SCALE: 3" = 1'-0"



COPING LAP SPLICE 9

SCALE: N.T.S.

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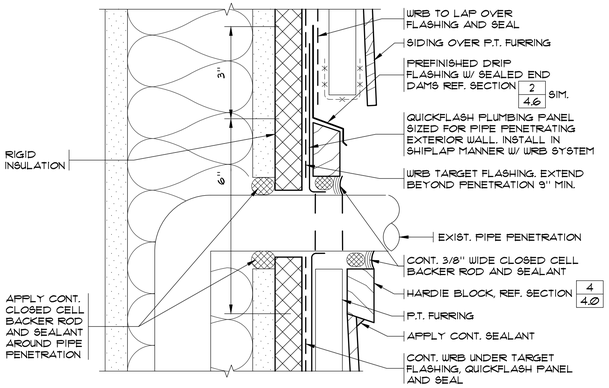
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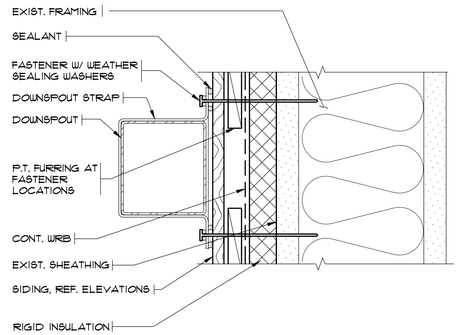
Job No. 26030.28

8/7/2026
26030.28 WD 04 Details.dwg



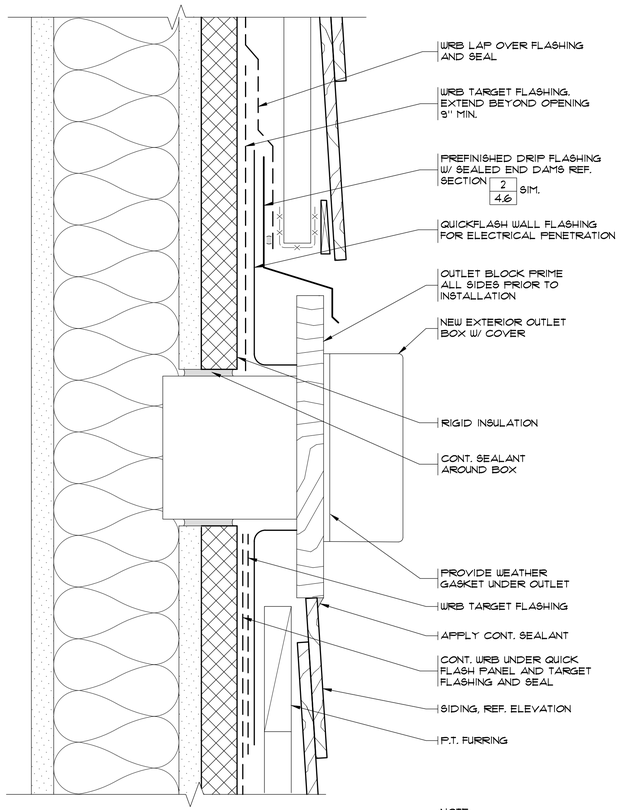
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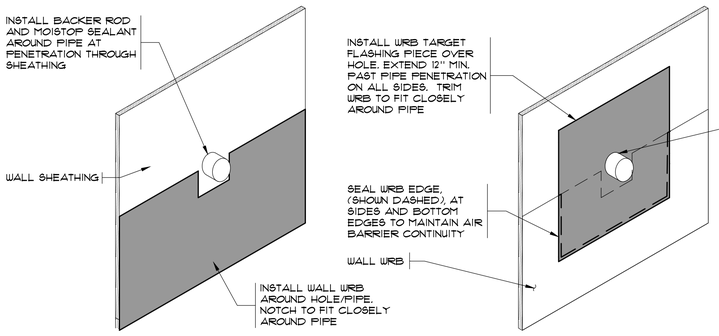


TYPICAL DOWNSPOUT 2

SCALE: 6" = 1'-0"

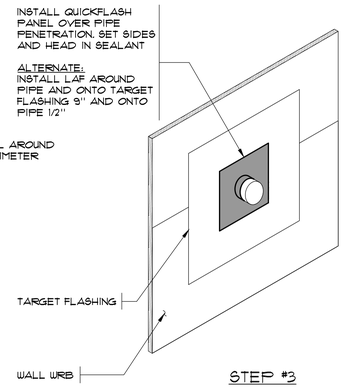


NOTE:
FOR ADDITIONAL INFORMATION, REF. 5

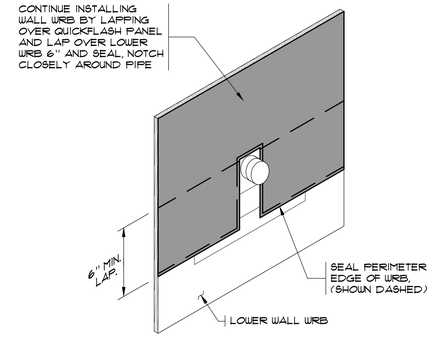


STEP #1

STEP #2



STEP #3



STEP #4

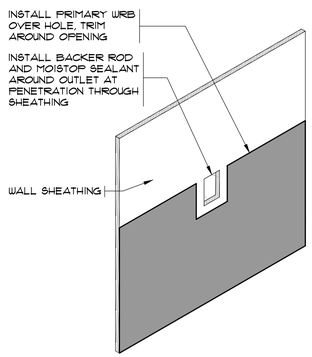
NOTE:
FOR ADDITIONAL INFORMATION
REF. 1

PIPE PENETRATION 3

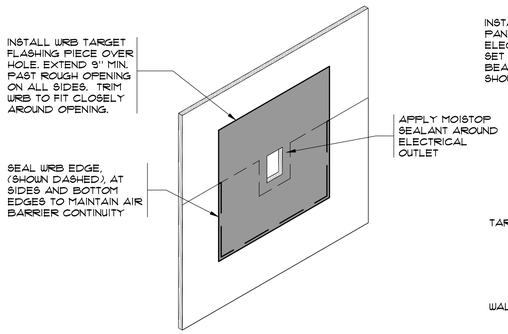
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EXTERIOR LIGHTING FIXTURE BASE 4

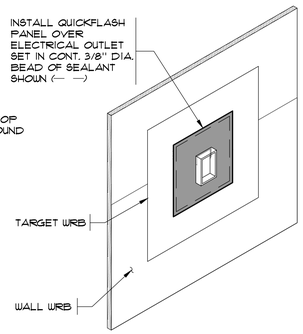
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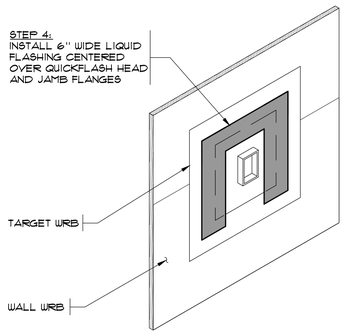
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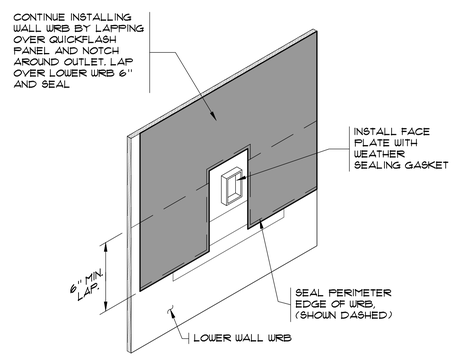
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STEP #3



STEP #4



STEP #5

NOTE:
FOR ADDITIONAL INFORMATION, REF. 4

ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

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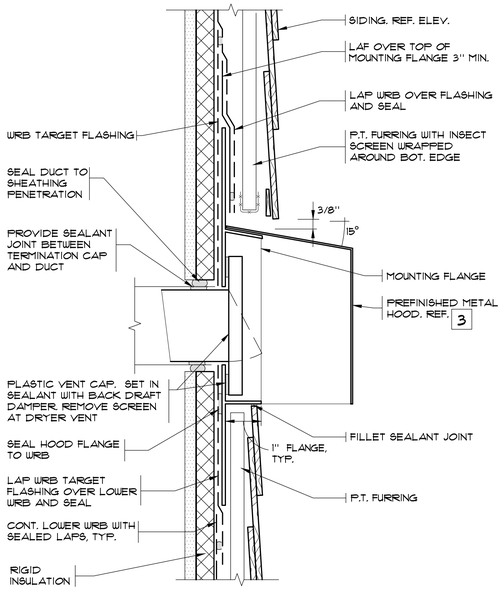
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1312 138TH AVE NE BELLEVUE, WA

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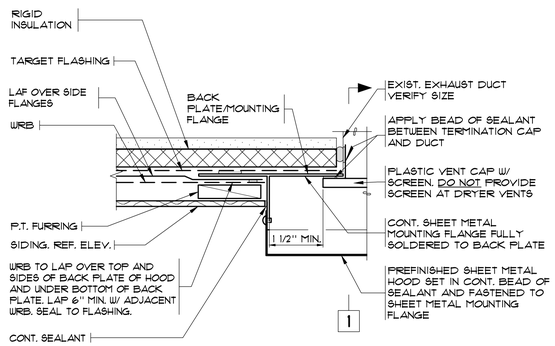
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VENT HOOD - SECTION 1

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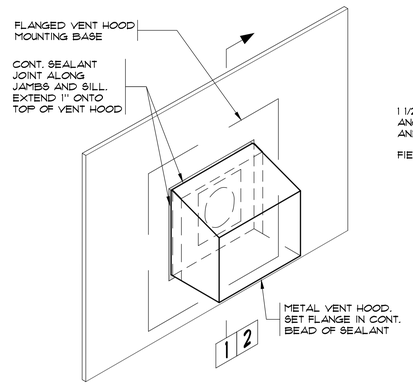
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4



VENT HOOD - PLAN VIEW 2

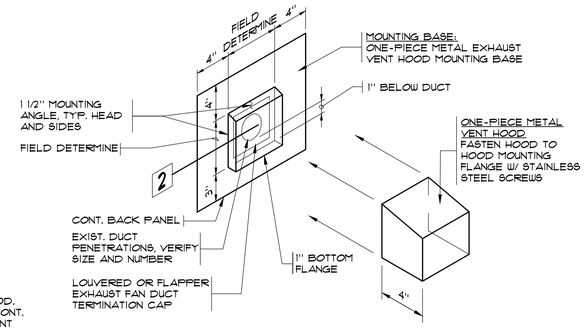
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NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4

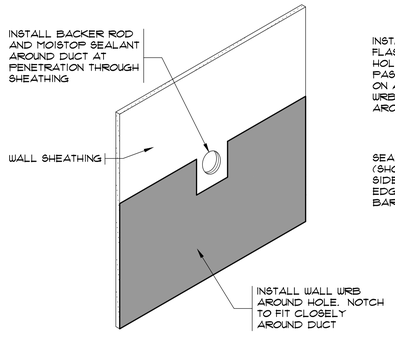


VENT HOOD - ISOMETRIC 3

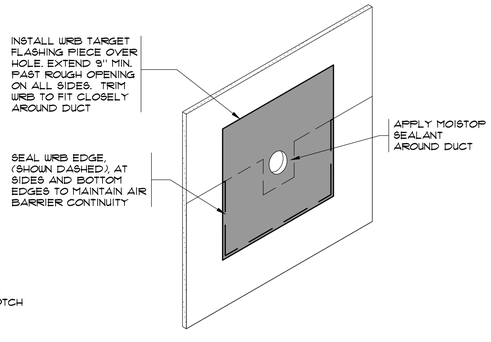
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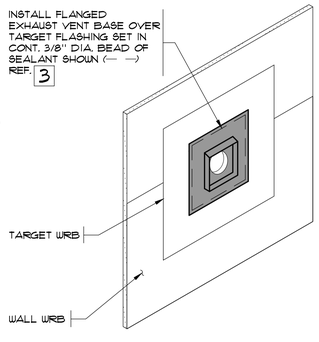
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



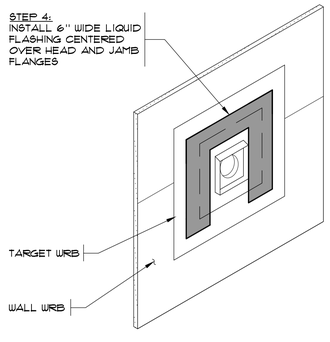
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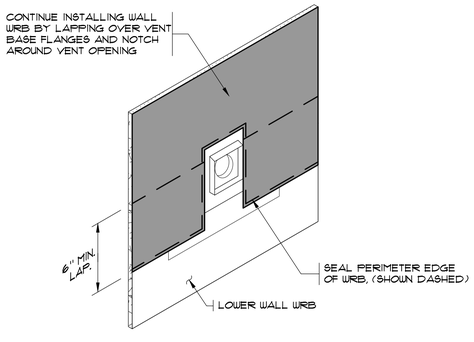
STEP #2



STEP #3



STEP #4



STEP #5

FLANGED EXHAUST VENT 4

SCALE: N.T.S.

METAL VENT HOOD NOTES:
1. MATERIAL TO BE 24 GA. BONDERIZED STEEL
2. ALL SEAMS TO BE FULLY SOLDERED
3. TOP OF HOOD TO BE ANGLED 15° MINIMUM
4. FLANGES TO BE 4" MINIMUM ON ALL SIDES
5. EXTEND VENT HOOD AS NECESSARY FOR MULTIPLE VENTS
6. CONTRACTOR TO SUPPLY MOCK-UP FOR APPROVAL
7. SEAL ALL GAPS BETWEEN ROUGH OPENING AND WRB LINER WITH BACKER ROD AND SEALANT
8. FOR ADDITIONAL INFORMATION, REF. 1 2 3

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[206] 281-7500

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG, 2026
Approved

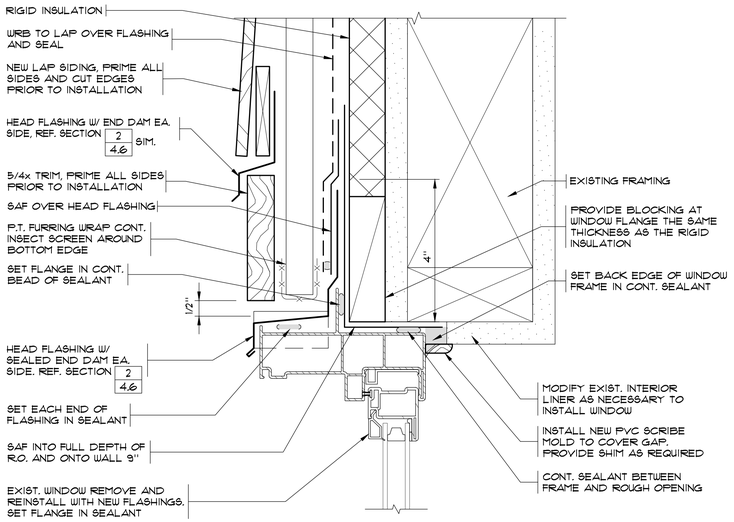
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Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1912 138TH AVE NE BELLEVUE, WA

Sheet: 4.4

Job No. 26030.28

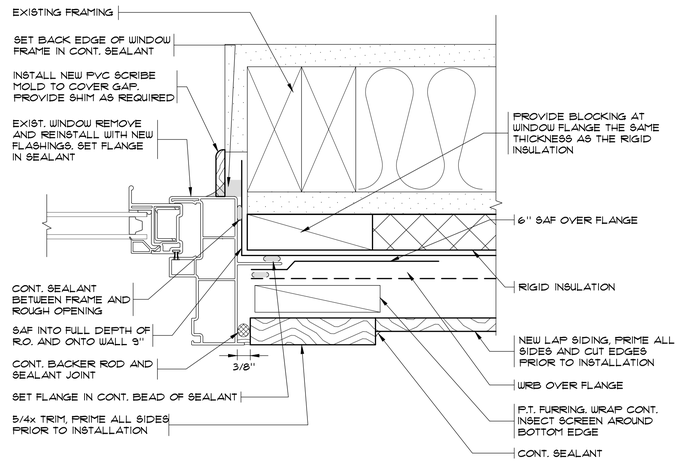
8/7/2026
26030.28 WD 04 Details.dwg



TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

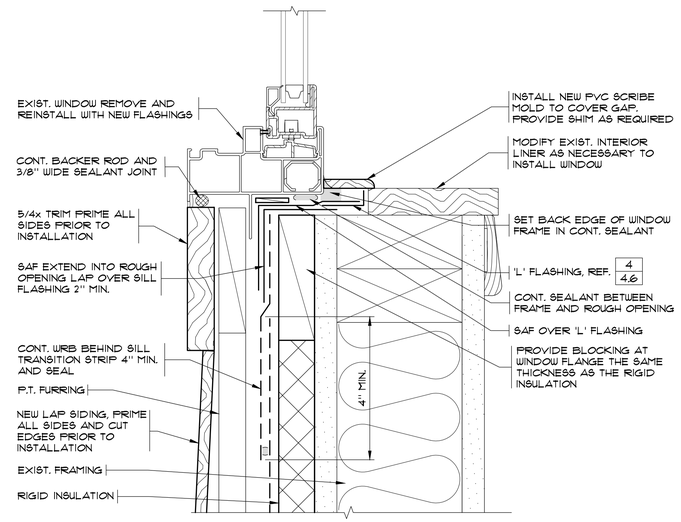
NOTES:
1. INSTALL WINDOW HEAD FASTENERS W/ OVERSIZED WASHERS THAT LAP OVER HEAD NAILING FLANGE AT 12" O.C. MAX. INSTALL LAP OVER FASTENERS (NOT SHOWN FOR CLARITY)
2. FOR ADDITIONAL FLASHING INFORMATION REF. SECTION 1/4.6



TYP. WINDOW JAMB 2

SCALE: 6" = 1'-0"

NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6



TYP. WINDOW SILL 3

SCALE: 6" = 1'-0"

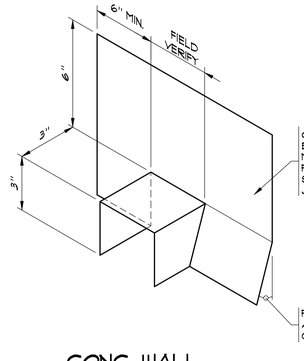
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.6

SIDING AT CONCRETE WALL 4

SCALE: 3" = 1'-0" SECTION VIEW

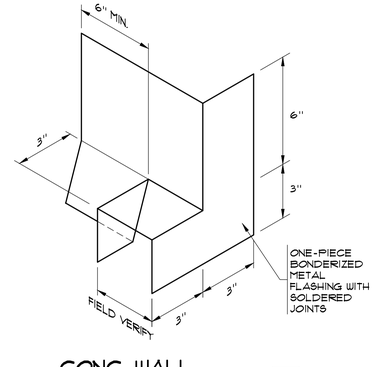
SIDING AT CONCRETE WALL 5

SCALE: 3" = 1'-0" PLAN VIEW



CONC. WALL SADDLE FLASHING 6

SCALE: N.T.S.



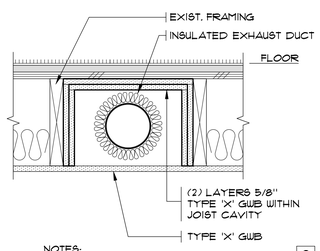
CONC. WALL SADDLE FLASHING 7

SCALE: N.T.S.

SOFFIT FOR DUCTING 8

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

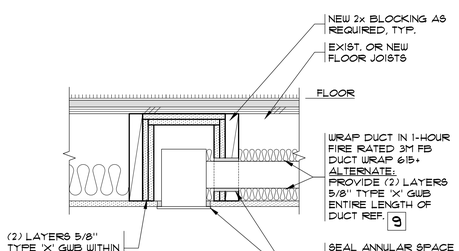
NOTE:
1. DROPDOWN CEILING CONDITION SHOWN. FOR DUCT IN CEILING CAVITY REF. 9
2. PARALLEL JOIST CONDITION SIMILAR. PROVIDING BLOCKING AT 16" O.C.
3. EXIST. FRAMING AND FINISHES SHOWN ARE SCHEMATIC. CONTRACTOR TO CONFIRM EXISTING CONDITIONS.



NOTES:
1. FOR DROPDOWN CEILING CONDITION REF. 8
2. EXHAUST DUCTS IN FLOOR SYSTEMS SHALL BE RIGID METAL
3. CONTRACTOR OPTION: ALTERNATIVELY PROVIDE 1-HOUR DUCT WRAP IN LIEU OF GWB CAVITY. REF. 10

TYP. EXHAUST DUCT SHAFT 9

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



EXHAUST FAN IN FLOOR ASSEMBLY 10

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

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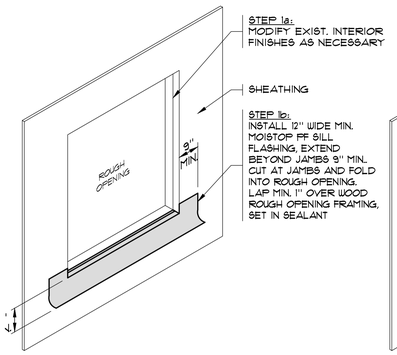
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1912 138TH AVE NE BELLEVUE, WA

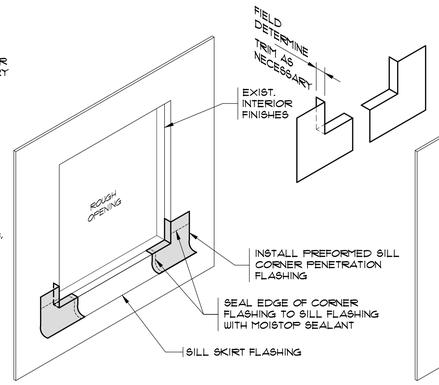
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Job No. 26030.28

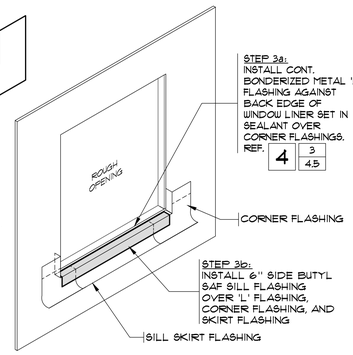
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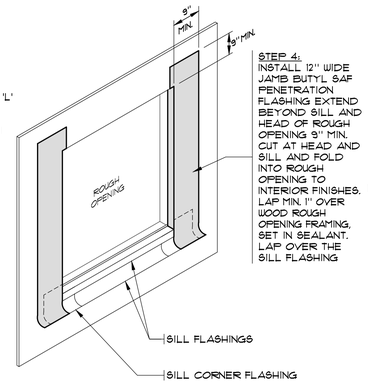
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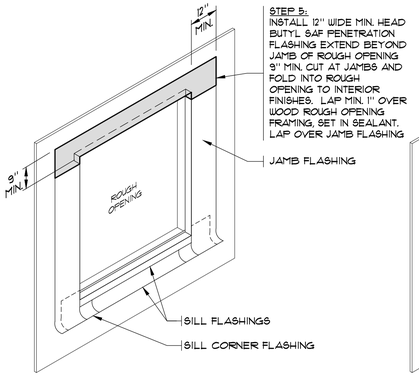
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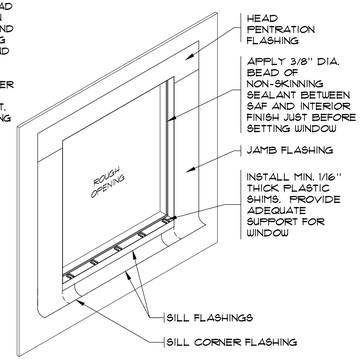
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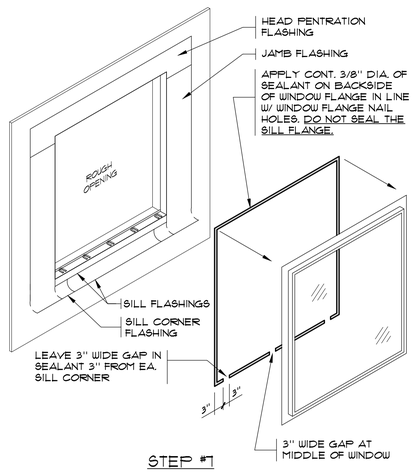
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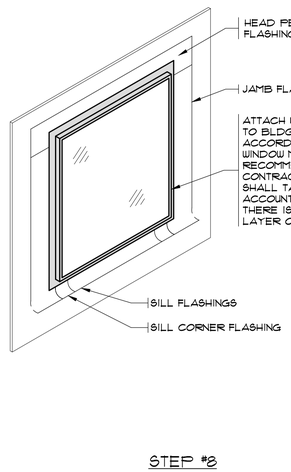
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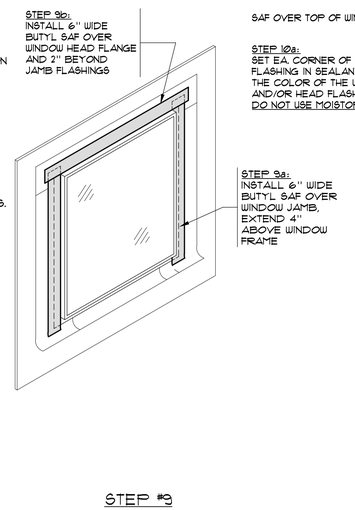
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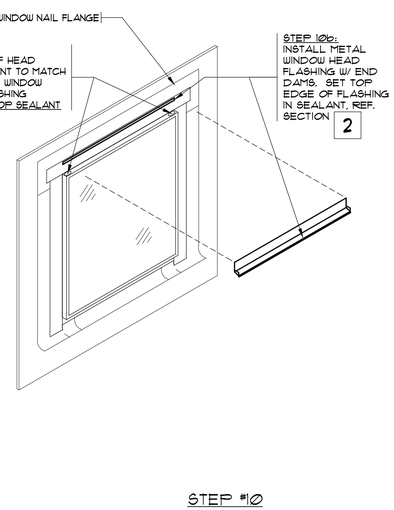
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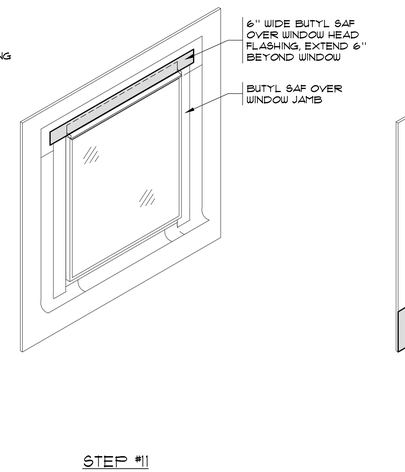
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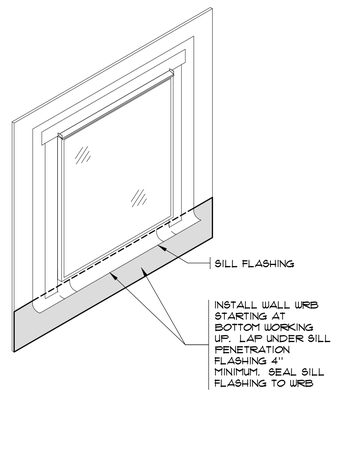
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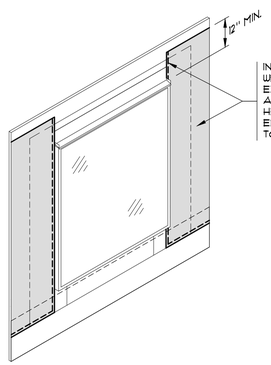


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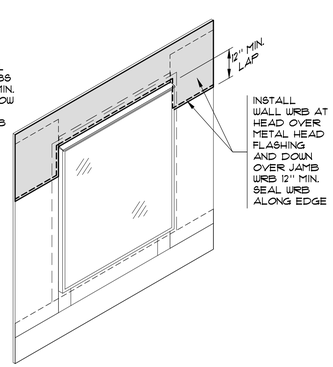


STEP #11





STEP #13



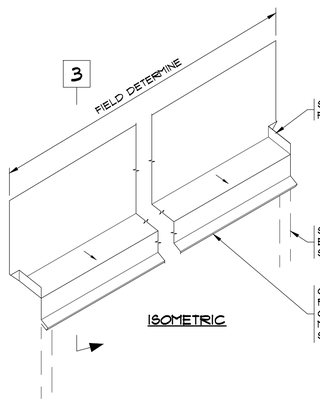
STEP #14

GENERAL NOTES:

1. CLEAN WINDOW FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF WINDOW FLASHING VERIFY EXIST. ROUGH WINDOW OPENING IS SQUARE AND THE APPROPRIATE SIZE PER WINDOW MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH WINDOW IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. REFERENCE ADDITIONAL DETAILS AND MATERIAL SPECIFICATIONS IN THESE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE WINDOW DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF WINDOWS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.

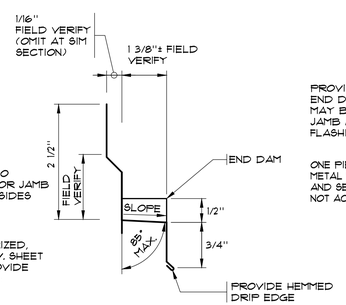
TYPICAL NEW WINDOW FLASHING INSTALLATION 1

NO SCALE



TYPICAL HEAD FLASHING 2

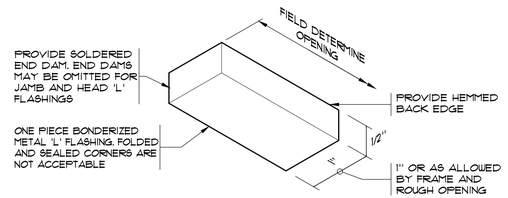
SCALE: NTS



NOTE:
REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL METAL FLASHING INFORMATION

REVISED HEAD FLASHING PROFILE 3

SCALE: NTS



NOTES:

1. REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. CONTRACTOR'S OPTION TO PROVIDE (2) PIECE 'L' FLASHING WITH 6" MIN. SPLICE LAP AT MIDDLE OF ROUGH OPENING, SET SPLICE IN SEALANT
3. WET-SET IN LIQUID APPLIED FLASHING
4. BACK SPREAD LAF OVER SPLICE LAP AND EDGES FOR CONT. SEAL.

'L' SILL FLASHING 4

SCALE: NTS

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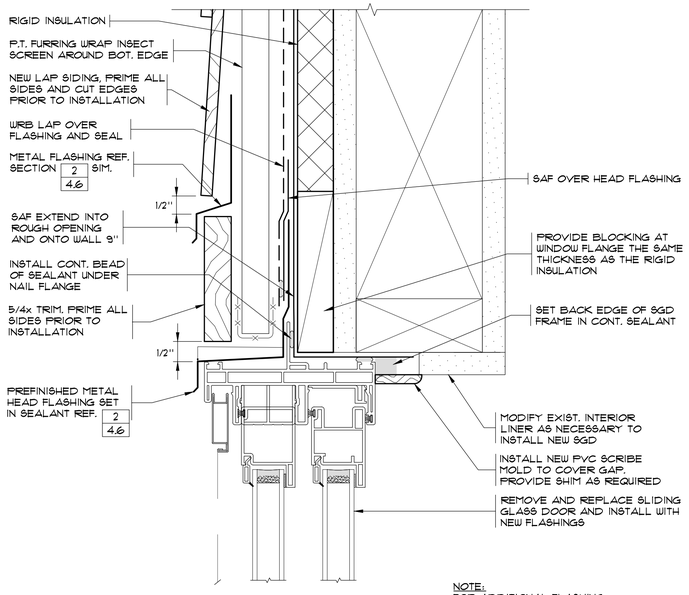
Contents DETAILS

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 128TH AVE NE BELLEVUE, WA

Sheet 4.6

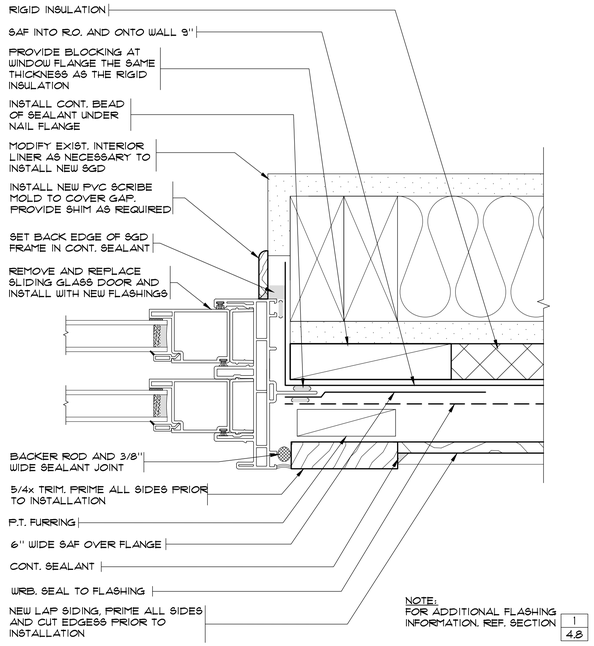
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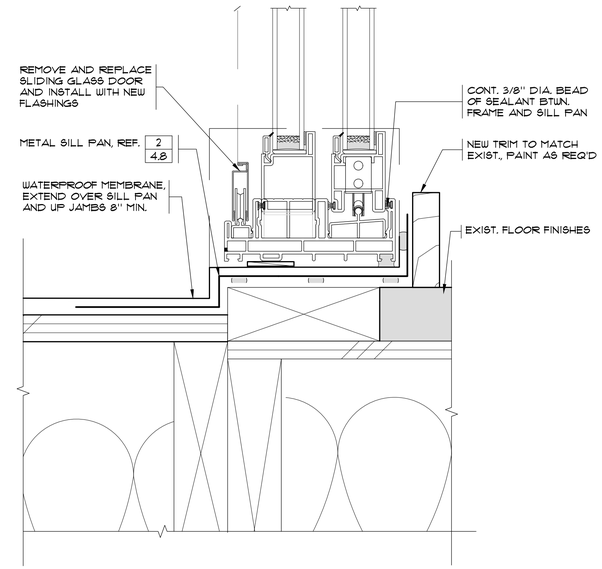
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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



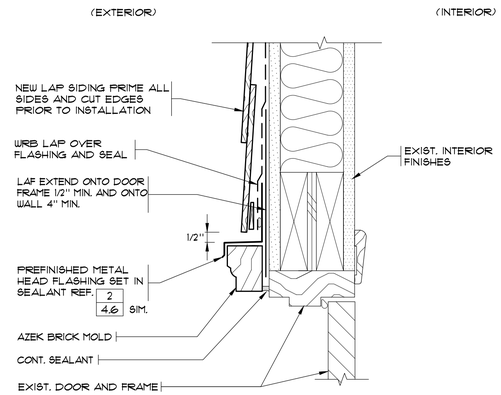
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TYP. SLIDING GLASS DOOR JAMB 2
SCALE: 6" = 1'-0"

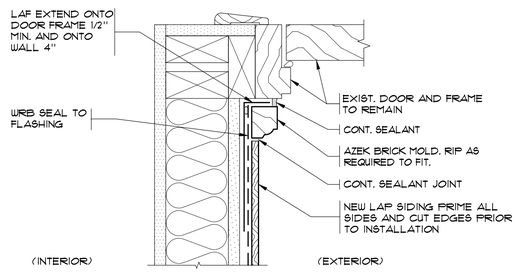


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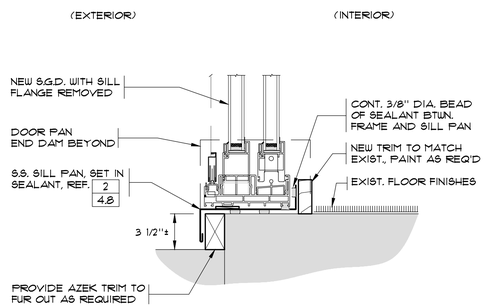
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6" = 1'-0"



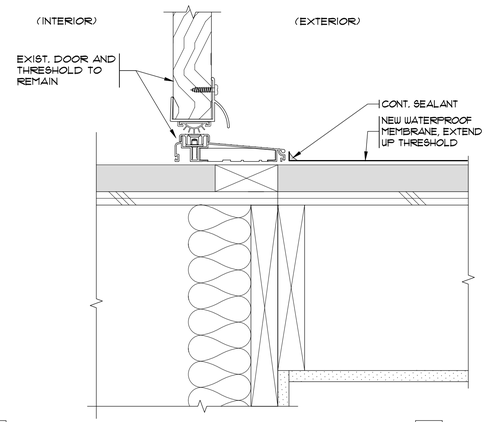
TYP. DOOR HEAD 4
SCALE: 3" = 1'-0"



TYP. DOOR JAMB 5
SCALE: 3" = 1'-0"



SLIDING GLASS DOOR SILL AT CONCRETE 6
SCALE: 3" = 1'-0"



TYP. SWING DOOR SILL 7
SCALE: 3" = 1'-0"

NOTE:
SWING AND DOOR THRESHOLD MAY VARY

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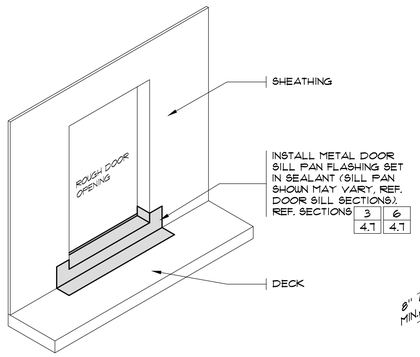
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13112 138TH AVE NE BELLEVUE, WA

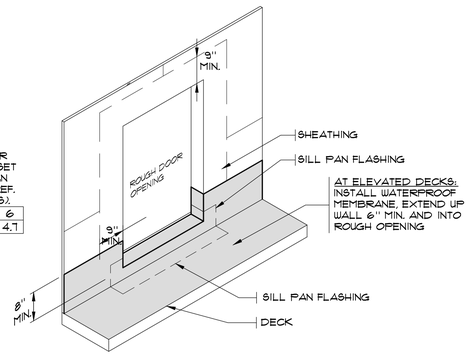
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Job No. 26030.28

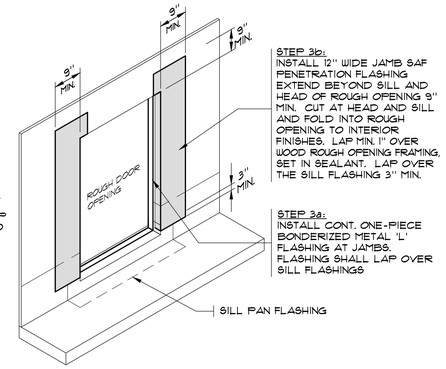
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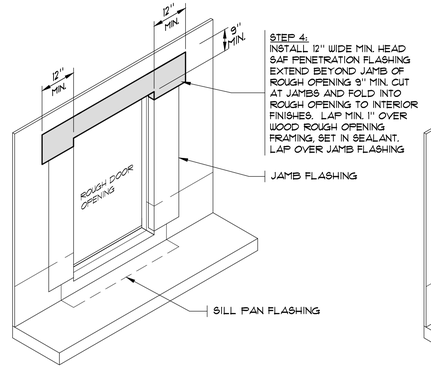
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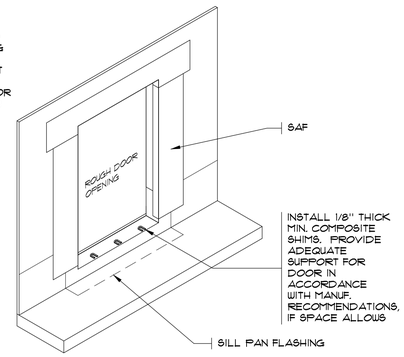
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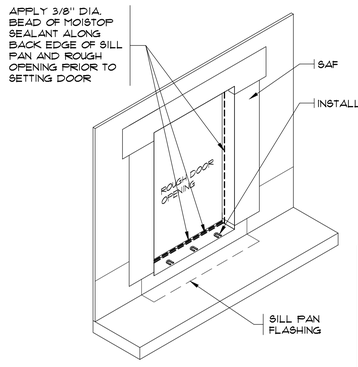
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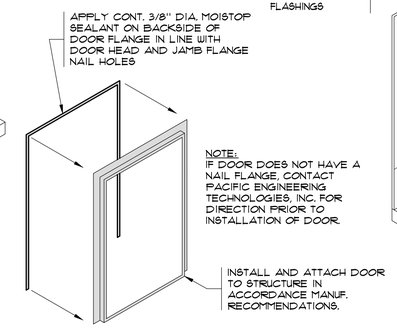


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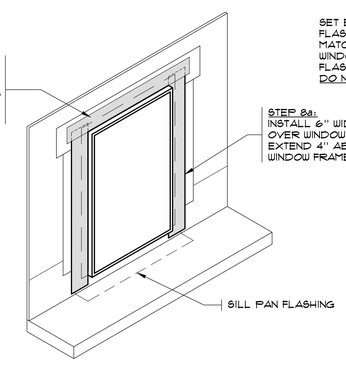


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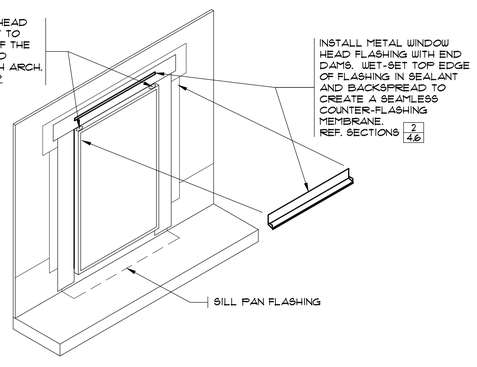




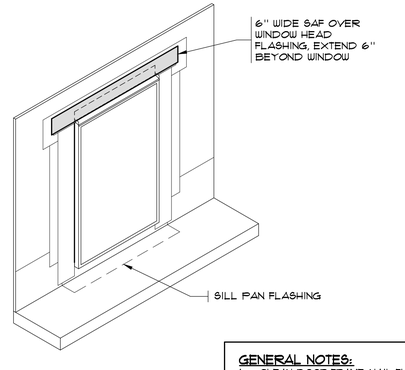
STEPS #6 AND #7



STEP #8



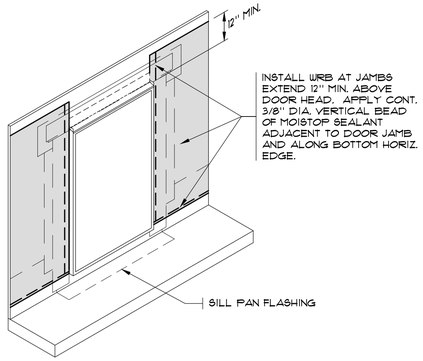
STEP #9



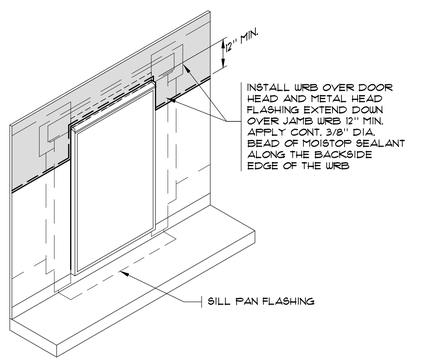
STEP #10

GENERAL NOTES:

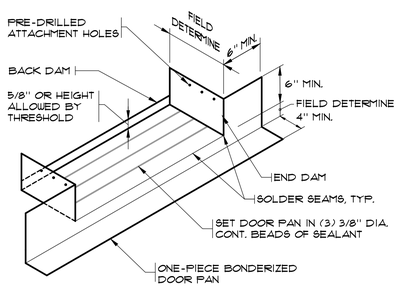
1. CLEAN DOOR FRAME, NAIL FLANGES AND FLASHINGS SUFFICIENTLY TO BOND SEALANTS.
2. PRIOR TO INSTALLATION OF DOOR FLASHING VERIFY EXIST. ROUGH DOOR OPENING IS SQUARE AND THE APPROPRIATE SIZE PER DOOR MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
3. INSTALL FLASHINGS, SEALANT AND ATTACH DOOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. REFERENCE ADDITIONAL DETAILS AND MATERIAL SPECIFICATIONS IN THESE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. THE CONTRACTOR SHALL PROVIDE A MOCK-UP OF THE DOOR DETAILS ON THIS SHEET FOR REVIEW BY PACIFIC ENGINEERING TECHNOLOGIES, INC. PRIOR TO PROCEEDING WITH THE INSTALLATION OF DOORS. THE MOCK-UP MAY REMAIN AS COMPLETED WORK AFTER IT HAS BEEN REVIEWED AND APPROVED.



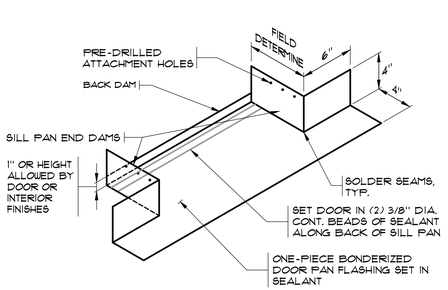
STEP #11



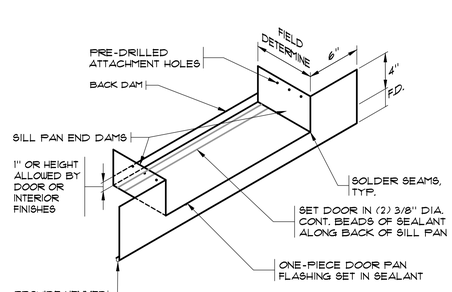
STEP #12



TYPE 1:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 2:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



TYPE 3:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT

TYPICAL SGD FLASHING SEQUENCE 1

SCALE: N.T.S.

DOOR SILL PAN FLASHING 2

SCALE: N.T.S.

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG, 2026
Approved

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4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7698
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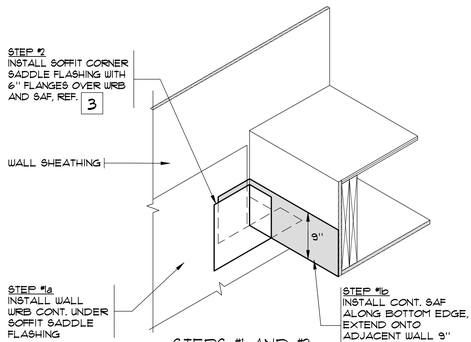
Contents DETAILS

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
3912 138TH AVE NE BELLEVUE, WA

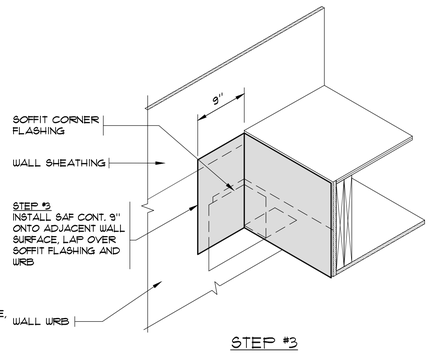
Sheet 4.8

Job No. 26030.28

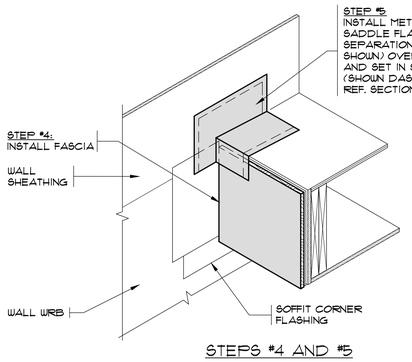
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26030.28 WD 04 Details.dwg



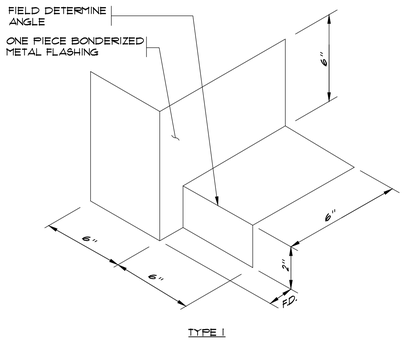
STEPS #1 AND #2



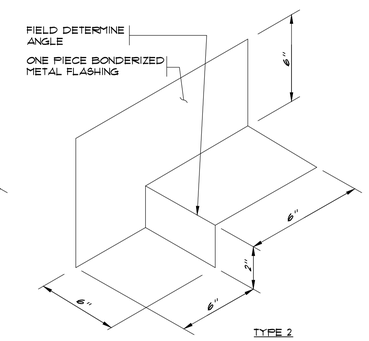
STEP #3



STEPS #4 AND #5



TYPE 1

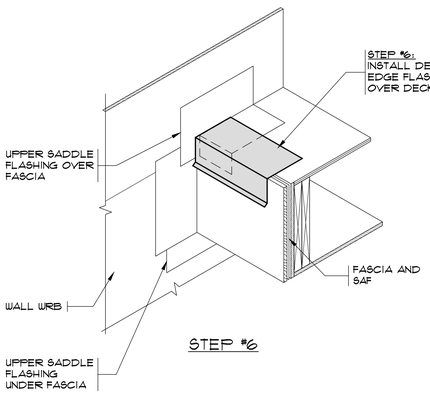


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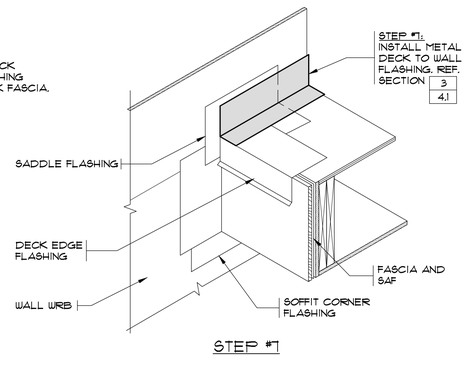
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

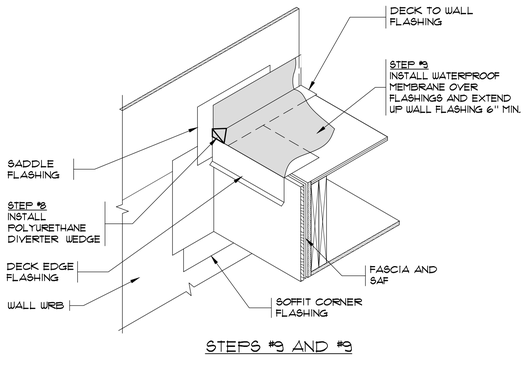
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



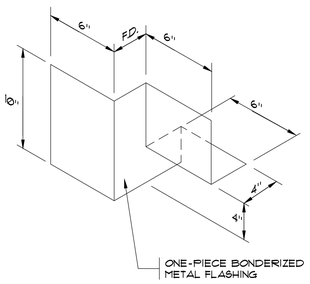
STEP #6



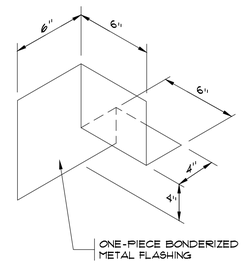
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

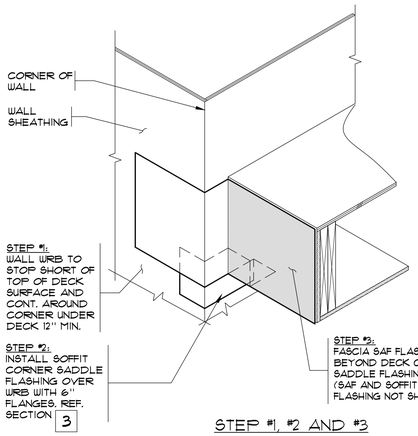
SCALE: N.T.S.

NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

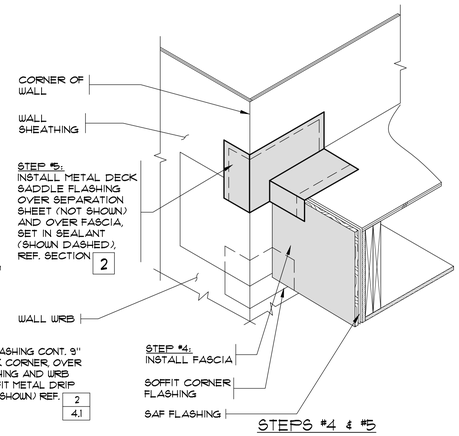
SOFFIT SADDLE FLASHING 3

SCALE: N.T.S.

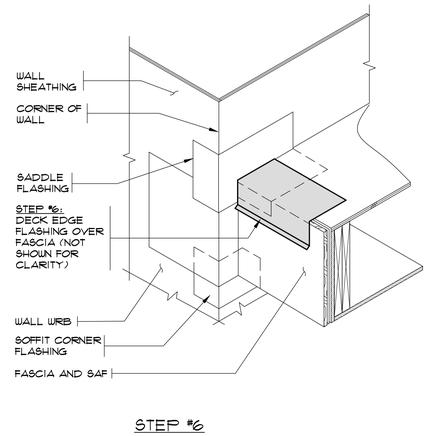
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECCESSARY



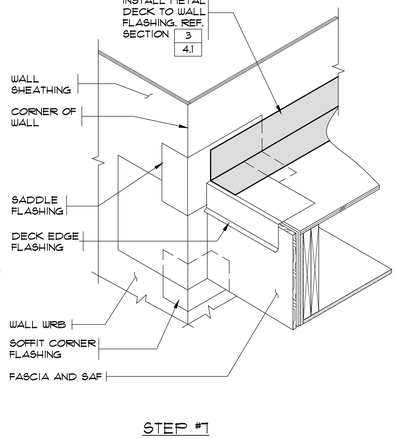
STEP #1, #2 AND #3



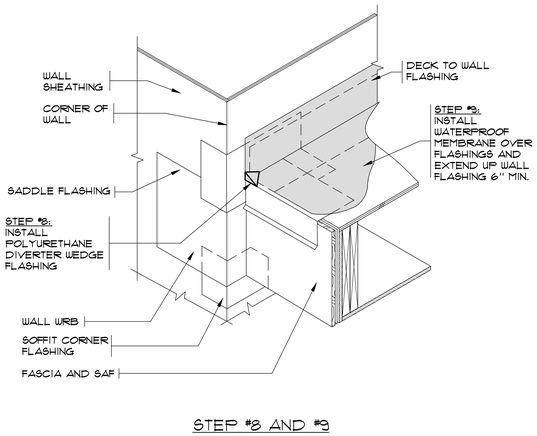
STEPS #4 & #5



STEP #6



STEP #7



STEP #8 AND #9

TYPICAL DECK SADDLE FLASHING AT WALL CORNER 4

SCALE: N.T.S.

NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG, 2026
Approved

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4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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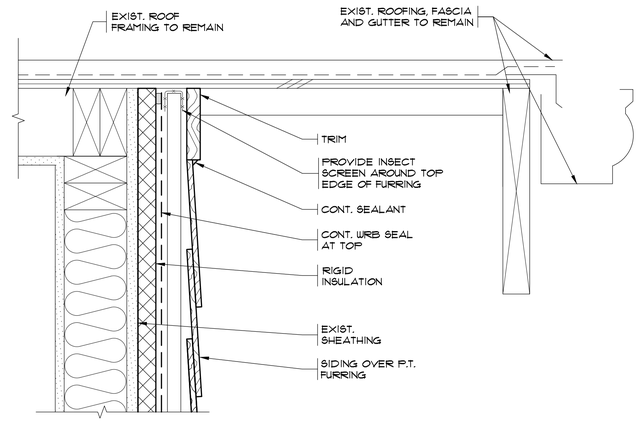
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13112 138TH AVE NE BELLEVUE, WA

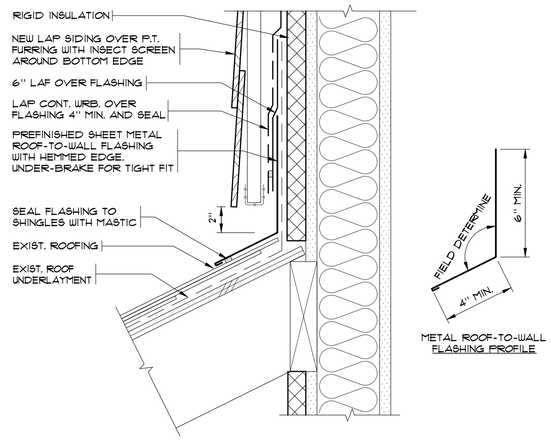
Sheet 4.9

Job No. 26030.28

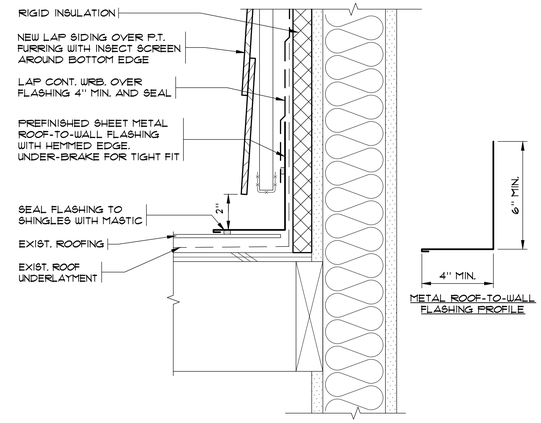
8/7/2026
26030.28 WD 04 Details.dwg



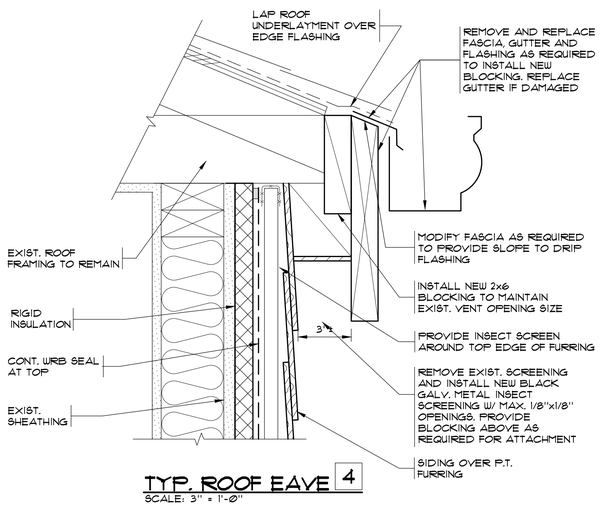
TYP. ROOF RAKE 1
SCALE: 3" = 1'-0"



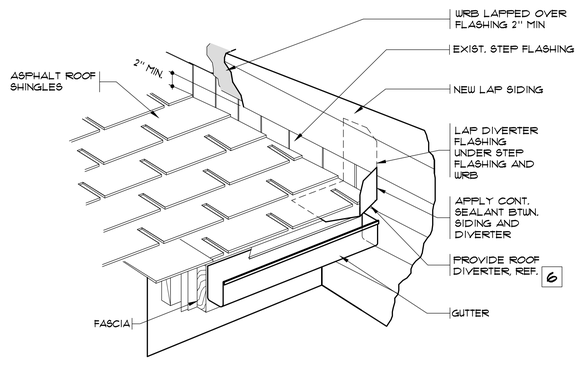
TYP. ROOF-TO-WALL 2
SCALE: 3" = 1'-0"



TYP. ROOF-TO-WALL 3
SCALE: 3" = 1'-0"

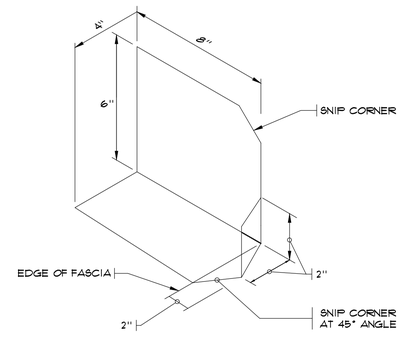


TYP. ROOF EAVE 4
SCALE: 3" = 1'-0"



ROOF TO WALL FLASHING 5
SCALE: 3" = 1'-0"

NOTES:
1. EXTEND KICKOUT A MINIMUM OF 2" BEYOND FACE OF ROOFING INTO GUTTER.
2. FURRING STRIPS NOT SHOWN.



DIVERTER FLASHING 6
NO SCALE

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Drawn V.H.N.
Checked N.L.F.
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Approved

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1312 138TH AVE NE BELLEVUE, WA

Sheet 4.10

Job No. 26030.28

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26030.28 WD 04 Details.dwg

STRUCTURAL NOTES:

CODE:
THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

LIVE LOADS:

ROOF SNOW LOAD	25 PSF
DECK	60 PSF
CORRIDOR	100 PSF

ADHESIVE FOR ANCHOR BOLTS:
ADHESIVE FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE SIMPSON STRONG-TIE AT-3G ACRYLIC ADHESIVE (ICC-ES AC308), UNLESS NOTED OTHERWISE ON THE PLANS. BOLTS SHALL BE STAINLESS STEEL ALL-THREAD ROD ANCHORS, UNLESS NOTED OTHERWISE ON THE PLANS.

HOLE DRILLING AND PREPARATION AS WELL AS INSTALLATION OF ANCHORS TO BE IN ACCORDANCE WITH SIMPSON'S PRINTED INSTALLATION INSTRUCTIONS. CONCRETE MUST BE DRY AND ITS TEMPERATURE MUST BE 23 DEGREES OR HIGHER AT TIME OF INSTALLATION. CONTACT ENGINEER IF THESE SITE CONDITION CANNOT BE ACHIEVED. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2,500 PSI AT TIME OF INSTALLATION. INSTALLATION OF ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:

10d	3" x 0.131" DIA.
10d COMMON	3" x 0.148" DIA.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #192. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:
SDWS22 (.22" DIAMETER, LENGTHS: 3" TO 10")

SDWS22 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WWPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

JOISTS & RAFTERS	HEM-FIR #1 Fb=975 PSI OR #2 Fb=850 PSI
BEAMS (4x & SMALLER)	HEM-FIR #1 Fb=975 PSI OR #2 Fb=850 PSI
POSTS AND TIMBERS	HEM-FIR #1 Fc=850 PSI OR #2 Fc=575 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

WOOD PROTECTION / TREATMENT:
ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED (NOTED P.T.) IN ACCORDANCE WITH AWPA STANDARD U1. USE THE FOLLOWING MINIMUM AWPA USE CATEGORIES:
GROUND CONTACT (DECK POSTS): UC4B

STRUCTURAL NOTES (CONT.):

GENERAL WOOD FRAMING NOTES:
1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
3. CURRENT WSBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

DECK SHEATHING:
APPLY 23/32" PLYWOOD/OSB NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCKED. NEW FLOOR SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS. (APPLY GLUE OVER FLOOR JOISTS PRIOR TO INSTALLATION)

CONCRETE:
CONCRETE f'c = 2,500 PSI AT 28 DAYS WITH 5 1/2 SACKS CEMENT PER CUBIC YARD CONCRETE.

REINFORCING STEEL:
DEFORMED BILLET STEEL CONFORMING TO ASTM A615 (STANDARD Ø4, 2013 CURRENT), GRADE 60. (ALL WELDED BARS NOTED BY DIA. ARE A36 STEEL.)

GUARDRAIL NOTES:

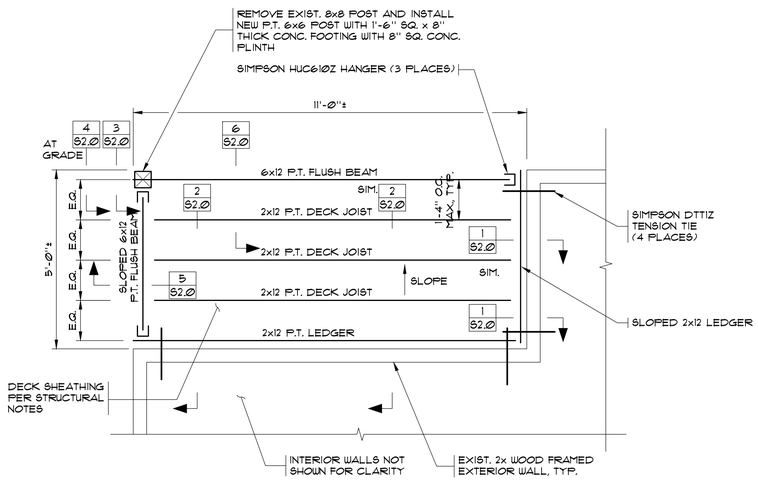
REFERENCE WSBC SECTION 1607.8	
TOP OF RAIL (ANY DIRECTION)	PLF / 200 LBS. POINT LOAD
COMPONENTS	50 LBS. OVER 1 SF AREA
GLAZING (IF REQUESTED BY OWNER)	REFERENCE WSBC SECTION 2406

GUARDRAIL SPECIFICATIONS:

MINIMUM HEIGHT:	42"
SPACING AT OPENINGS:	LESS THAN 4"

GUARDRAILS AND CONNECTIONS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. ALL PLATES, CONNECTIONS, ETC. SHALL BE DESIGNED TO TRANSMIT 100% OF THE MEMBER LOAD DETERMINED BY THE GUARDRAIL ANALYSIS. THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND/OR TESTING SHOWING THAT THE GUARDRAIL MEETS THE DESIGN CRITERIA OF THE WSBC TO THE OWNER, AND, IF REQUESTED, THE ENGINEER/ARCHITECT OF RECORD AND THE BUILDING DEPARTMENT, FOR REVIEW PRIOR TO FABRICATION. ANCHOR BOLTS SHALL EXTEND THROUGH TOPPING SLAB INTO EXISTING CONCRETE STRUCTURAL SLAB AT THIRD (PROMENADE DECK) LEVEL.

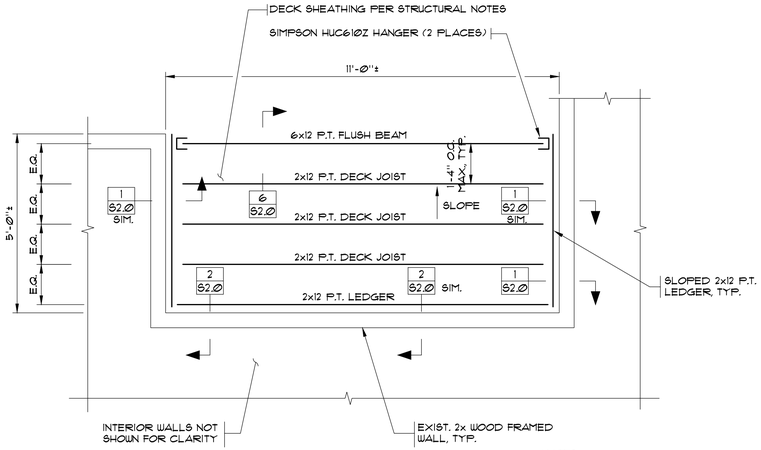
GUARDRAIL MANUFACTURER/INSTALLER TO PROVIDE OWNER (OR OWNER'S AGENT) WITH OPTIONS ON THE COLOR AND STYLE OF GUARDRAIL ASSEMBLY. OWNER TO APPROVE GUARDRAIL PRIOR TO FABRICATION AND INSTALLATION.



TYPICAL DECK FRAMING PLAN A

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

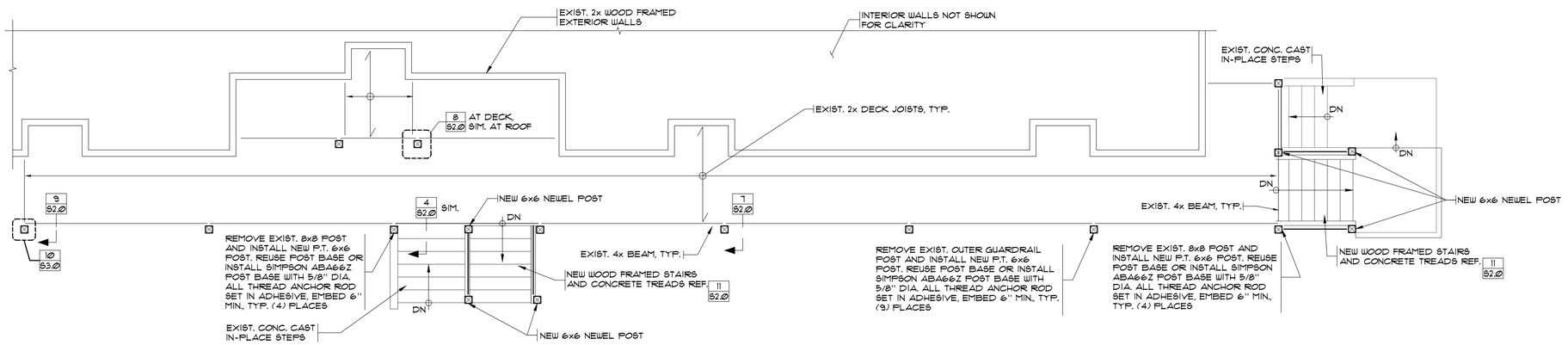
NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1 S2.0 / 2 S2.0



TYPICAL DECK FRAMING PLAN B

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

NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING



TYPICAL CORRIDOR FRAMING PLAN

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

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG, 2026
Approved

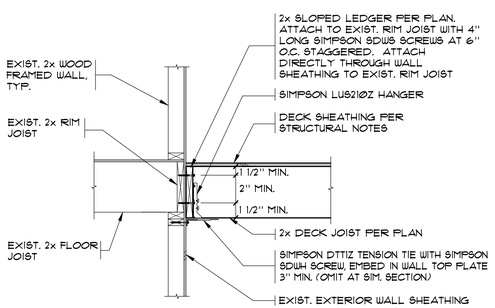
PACIFIC
ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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Contents: TYPICAL DECK FRAMING PLAN, WALKWAY FRAMING PLAN AND NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
13112 138TH AVE NE BELLEVUE, WA

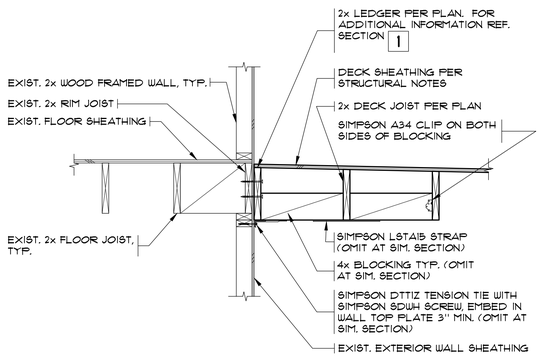
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Job No. 26030.28



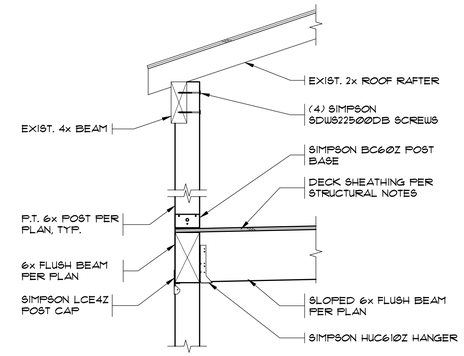
SECTION 1
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



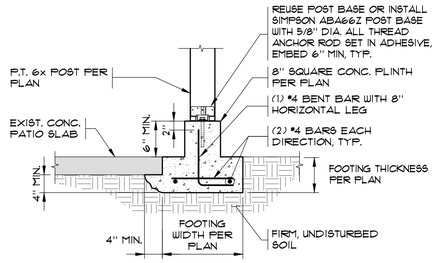
SECTION 2
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



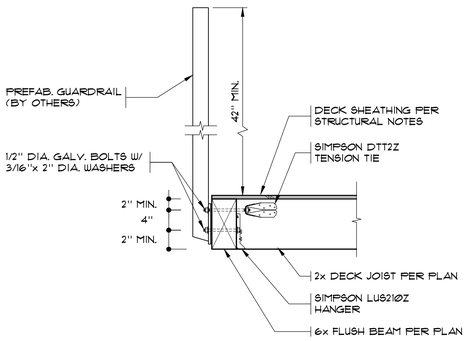
SECTION 3
SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
3. GUARDRAIL NOT SHOWN FOR CLARITY

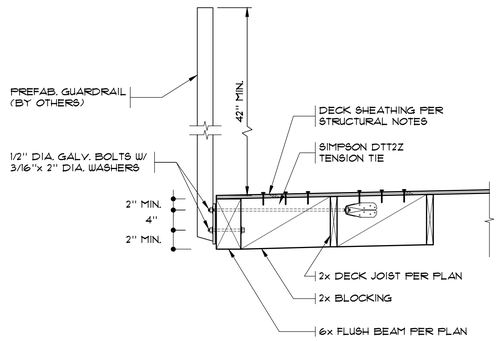


SECTION 4
SCALE: 3/4" = 1'-0"

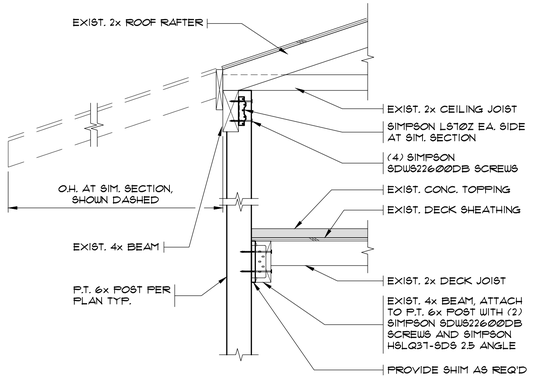
NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF EXIST. PLINTHS, INSTALL AS REQ'D



SECTION 5
SCALE: 3/4" = 1'-0"

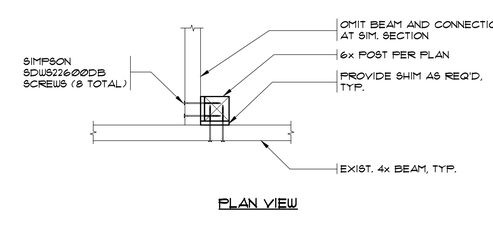


SECTION 6
SCALE: 3/4" = 1'-0"



NOTES:
1. EXTERIOR STAIRS NOT SHOWN FOR CLARITY. REF. SECTION 11 FOR MORE INFORMATION
2. GUARDRAIL NOT SHOWN FOR CLARITY
3. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

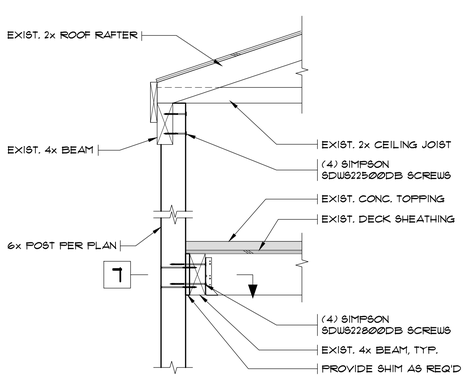
SECTION 7
SCALE: 3/4" = 1'-0"



PLAN VIEW

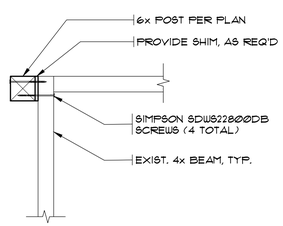
SECTION 8
SCALE: 3/4" = 1'-0"

NOTE:
DECK JOISTS, CONC. TOPPING, AND SHEATHING NOT SHOWN FOR CLARITY

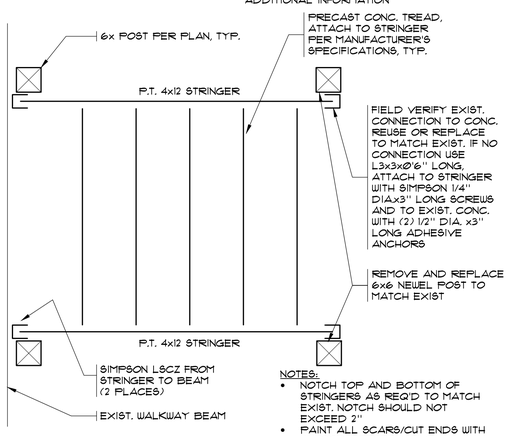


NOTES:
1. GUARDRAIL NOT SHOWN FOR CLARITY
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

SECTION 9
SCALE: 3/4" = 1'-0"



SECTION 10
SCALE: 3/4" = 1'-0"



NOTES:
- NOTCH TOP AND BOTTOM OF STRINGERS AS REQ'D TO MATCH EXIST. NOTCH SHOULD NOT EXCEED 2"
- PAINT ALL SCARS/CUT ENDS WITH A WOOD PRESERVATIVE

WALKWAY STAIR FRAMING PLAN 11
SCALE: 3/4" = 1'-0"

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 7 AUG. 2026
Approved

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Contents: SECTIONS

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