PROJECT MANUAL

PROJECT NAME AND LOCATION:

SANDPIPER EAST ENVELOPE **Contract Number: AW2605631**
BUILDINGS 12, 22 & 28

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INVITATION TO BID

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

SCOPE OF WORK: Work includes, but is not limited to, envelope renovations on buildings 12, 22 & 28, and other work described in project manual.

PROJECT MANUAL DISTRIBUTION:

Address:		King County Housing Authority, 600 Andover Park, Tukwila, WA 98188
Distribution:	*	**Documents are available for download on KCHA's website at http://www.kcha.org/business/construction/open/**

PRE-BID CONFERENCE:

Date and Time:	October 6, 2026 at 11:00 A.M.
Jobsite Address:	Sandpiper East Apartments, 1312 139th Avenue NE, Bellevue, WA 98005.
In Addition:	Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.
For Questions:	Questions pertaining to the bid are to be sent via email to MichelleJ@kcha.org no later than 9:00 am, seven (7) calendar days prior to bid due date. All responses shall be in the form of an addendum.
Posting:	Addenda notifications will be emailed to all members on the Plan Holders List when addenda are posted on the KCHA's website.

BIDS ARE DUE:

Time:		**11:00 A.M.**
Date:		**October 22, 2026**
Address:		King County Housing Authority **600** Andover Park West, Tukwila, WA 98188 **Do not take bids to the 700 building**
Submittal Process:	*	Sealed envelope marked as **"Bid Documents: Sandpiper East Envelope Attn: Michelle Jackson "** (Mailing / Shipping Package or Wrapping must also be marked with this information).
Process:		All bids must be received and time/date stamped at KCHA no later than the above due date and time. No bids will be accepted after that date and time. No Fax or Email Bids will be accepted.

BID GUARANTEE:

Amount:	Five (5%) Percent of the total bid must accompany each bid and must be original copies. No photocopies will be accepted.
Payable to:	King County Housing Authority

PERFORMANCE AND PAYMENT BONDS: As a condition of award payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work. A Builder's Risk Policy is also required.

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

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

CONTACT PERSON: Michelle Jackson at MichelleJ@kcha.org

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: 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
   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.
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 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. 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
   6. 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
   7. 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
   8. 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.
   9. 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

10. Unit Price No. 10 – 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.

1.8 ALLOWANCES

A. 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.

B. 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.

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

D. 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.

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

1.9 ALLOWANCE LIST

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

1.10 PAYMENT PROCEDURES

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

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

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

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

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

3. Owner reserves the right to designate which entities involved in the Work must submit waivers.

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

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

1.11 PROJECT MEETINGS

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

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

1.12 SUBMITTALS

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

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

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

1.13 TEMPORARY FACILITIES

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

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

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

1.14 SUBSTITUTIONS

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

B. Substitution requests may be submitted and shall include:

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

1.15 CONSTRUCTION WASTE MANAGEMENT

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

B. Performance Requirements

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

C. Removal of Construction Waste Management

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

1.16 EXECUTION REQUIREMENTS

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

1.17 CUTTING AND PATCHING

A. Quality Assurance

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

B. Performance

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

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

1.18 ALTERNATES

A. Not Used

1.19 CLOSEOUT PROCEDURES

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

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

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

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

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. 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

PART 3 - EXECUTION – Not Used

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:

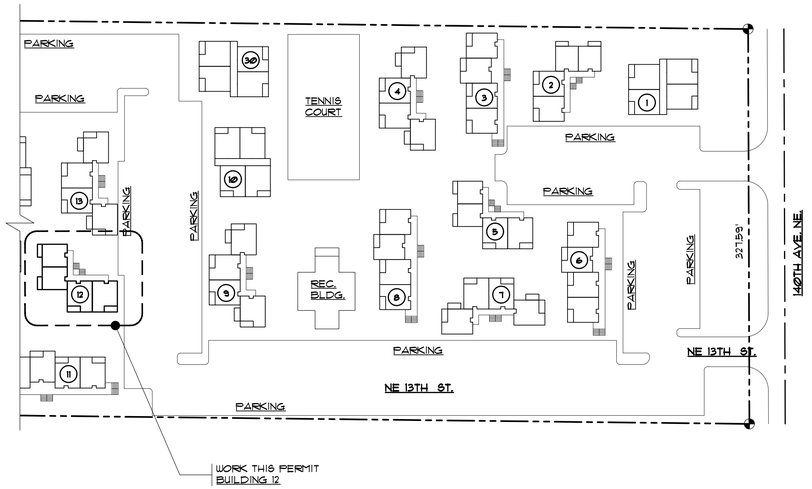
GENERAL CONDITIONS:

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 A.M. TO 5:00 P.M., 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.

SUBMITTALS:

THE FOLLOWING SUBMITTALS SHALL MEET THE SPECIFICATIONS INCLUDED IN THESE PLANS AND ARE DEFERRED. ADDITIONAL SUBMITTALS MAY BE REQUIRED. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A WASHINGTON STATE REGISTERED ARCHITECT OR STRUCTURAL ENGINEER (AS REQUIRED) AND SUBMITTED TO THE OWNER, ARCHITECT AND CITY FOR REVIEW AND APPROVAL PRIOR TO ORDER AND INSTALLATION.

DEFERRED SUBMITTALS (BY OTHERS):
DEFERRED SUBMITTALS TO BE DESIGNED AND SUBMITTED AT A LATER DATE BY OTHERS UNDER THIS PERMIT:

- PREMANUFACTURED GUARDRAILS AND HANDRAILS

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 12 OF THE SANDPIPER EAST APARTMENTS LOCATED IN BELLEVUE, WASHINGTON.

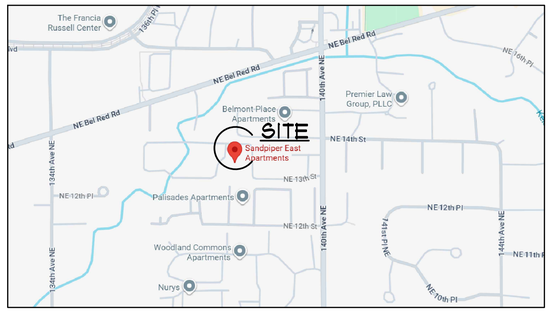
THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

1. REMOVE AND DISCARD THE EXISTING SIDING, DECK FRAMING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
2. INSTALL NEW SIDING, DECK FRAMING, FLASHINGS, GUARDRAILS, WINDOWS, AND SLIDING GLASS DOORS.
3. RECONSTRUCT EXIST. DECKS AND INSTALL NEW DECK MEMBRANES AT WALKWAY AND DECKS.
4. REPLACE EXIST. 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 BUILDING CODE (BBC) 2021 BELLEVUE EXISTING BUILDING CODE (BEBC) 2021 WASHINGTON STATE ENERGY CODE (WSEC)
ZONING:	R-30
OCCUPANCY:	R-2 (APARTMENTS)
CONSTRUCTION TYPE:	(V-A)
LOT SIZE:	424,473 SQ. FT.
No. OF BUILDINGS:	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 2.1	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
SHEET 3.1	SOUTH AND WEST ELEVATIONS
SHEET 4.0	DETAILS
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SHEET S2.0	SECTIONS

RCW STATEMENT

THE "PROJECT" DOES NOT CLASSIFY AS A MULTIUNIT BUILDING IN ACCORDANCE WITH RCW 64.55.010 (6)(V)(I) - 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 64.55.030 ARE NOT REQUIRED.

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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: AUG 5, 2026
Approved:

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REGISTERED PROFESSIONAL ENGINEER
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents: SITE PLAN, VICINITY MAP AND NOTES

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

Sheet: 1.0

Job No. 26030.12

HANDRAIL SPECIFICATIONS:

HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH WSBC SECTIONS 1014 AND 1607.9.1.

1. PROVIDE A HANDRAIL ON EACH SIDE OF THE STAIR.
2. HANDRAILS SHALL BE ATTACHED TO THE STRUCTURE TO PROVIDE ADEQUATE SUPPORT FOR THE FOLLOWING LOADS:
   - REFERENCE WSBC 1607.9.1.
   - TOP OF HANDRAIL (ANY DIRECTION) 200 LBS.
3. HANDRAIL HEIGHT SHALL BE MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT BE LESS THAN 34" AND NOT MORE THAN 38".
4. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, WITH THE EXCEPTION OF A NEWEL POST INTERRUPTION OR SIMILAR OBSTRUCTION.
5. HANDRAILS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" ADJACENT TO A WALL OR OTHER SURFACE AND FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
6. HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM TO 2" MAXIMUM. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4". IF ANY OF THESE CONDITIONS ARE NOT MET, PROVIDE THE EQUIVALENT GRASPABILITY REQUIREMENTS OF WSBC SECTION 1014.3.
7. HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 1/2".
8. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR OR RAMP RUN HANDRAIL. WHERE HANDRAILS TERMINATE, THE HANDRAIL SHALL EXTEND HORIZONTALLY 12" MINIMUM BEYOND THE TOP RISER. AT THE BOTTOM RISER THE HANDRAIL SHALL CONTINUE THE SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
9. HANDRAILS EXTENSIONS SHALL TERMINATE INTO THE WALL OR CREATE A CLOSED END.
10. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
11. HANDRAILS SHALL NOT IMPEDE THE EGRESS WIDTH OR PATH.
12. FOR ADDITIONAL INFORMATION REF. DETAIL 1

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/FT² 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, INCLUDING THE VALUES LISTED BELOW.
    (U-VALUE: .030 MAX)
11. FENESTRATIONS SHALL BE NFRC 100/200, LABELED AND CERTIFIED BY THE MANUFACTURER.

SAFETY GLAZING IN WINDOWS AND DOORS:

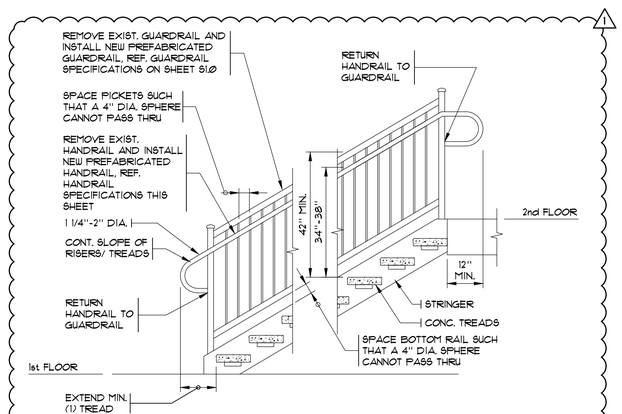
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH WSBC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

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.



TYP. STAIR GUARD/HANDRAIL ELEVATION 1
SCALE: 1/4" = 1'-0"

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 GROUTH 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 GROUTH 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.
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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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 12363 8-27-26

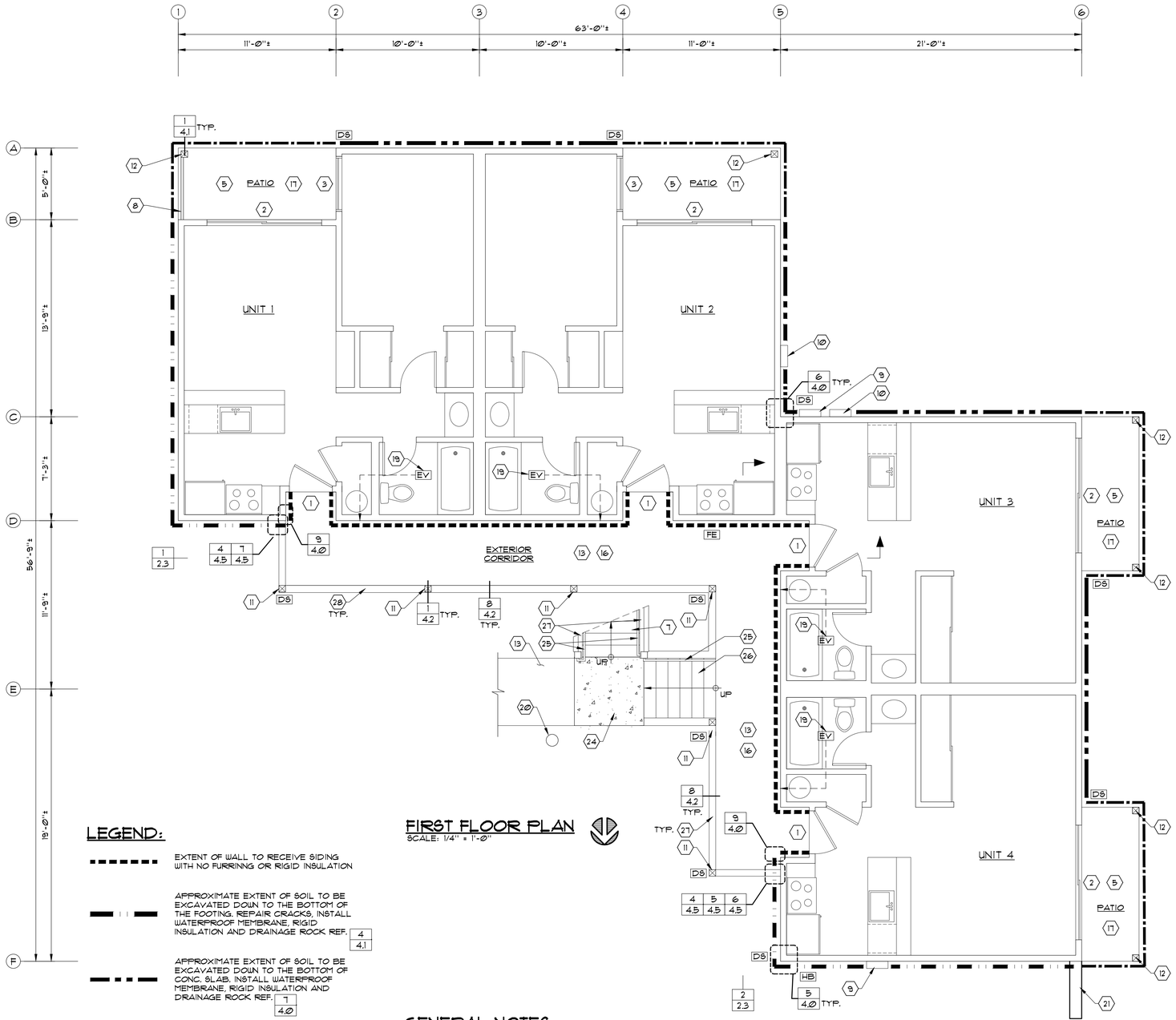
Contents NOTES

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

Sheet 1.1

Job No. 26030.12

8/27/2026
26030.12 WD 01 Rev 1 Permit Set.dwg



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. 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 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

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 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 P.T. 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 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. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 12 / S2.Ø
28. EXIST. CONC. WALL, PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8 / 4.2 | 7 / 4.5 | 8 / 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 | 4 / 4.9 | 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

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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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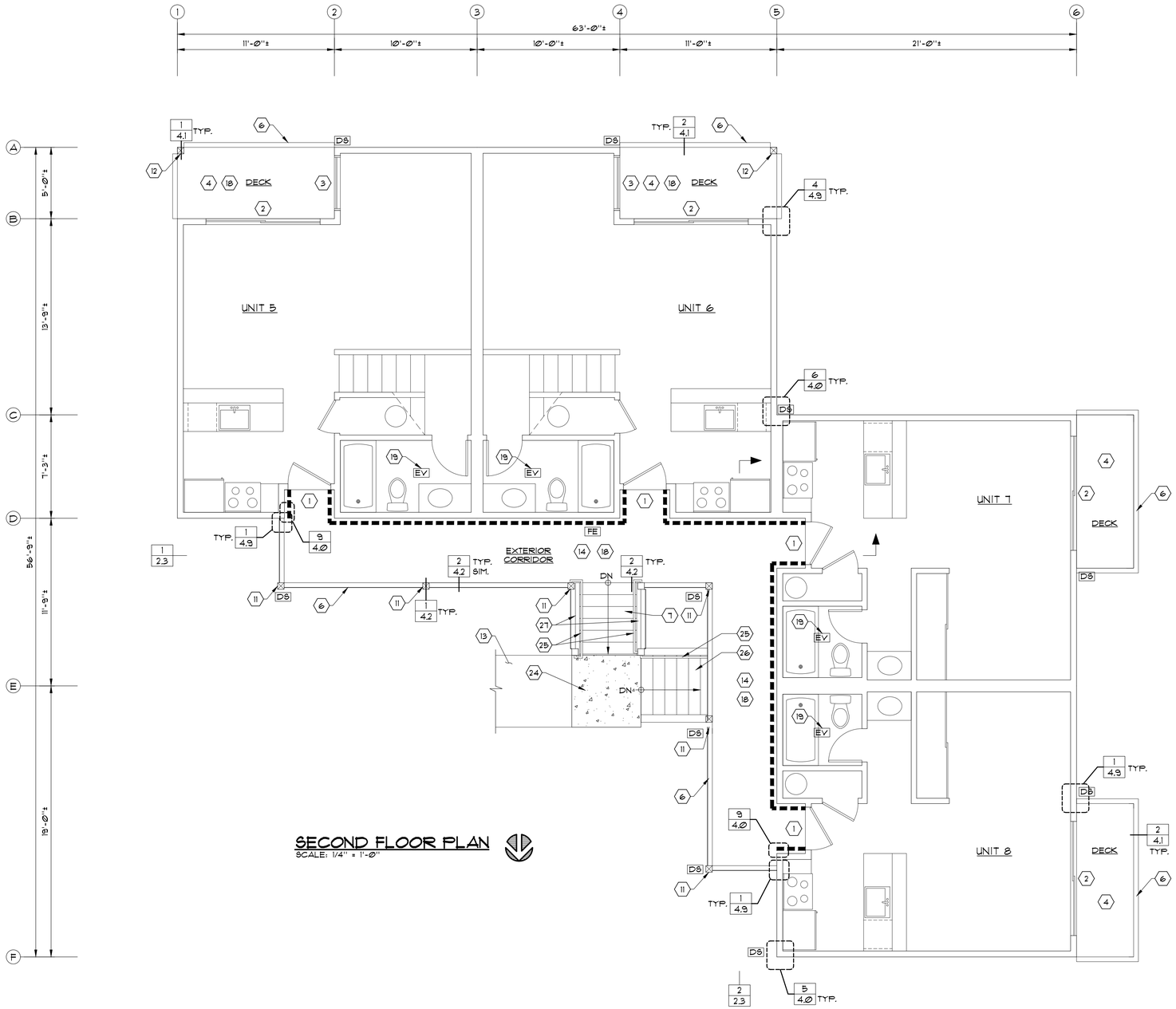
REGISTERED ARCHITECT 12363 NATHANIEL LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: FIRST FLOOR PLAN

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

Sheet: 2.Ø

Job No. 26030.12



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 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 GALVANIZED 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 WLF 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. PAINT ALL SIDES. FOR STRINGER CONNECTION DETAILS REF. 12/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 4.10

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 WSEEC 302.5

LEGEND:

- EXTENT OF WALL TO RECEIVE SIDING WITH NO FURRINNG 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 IN PLACE DURING CONSTRUCTION. TEMPORARILY REMOVE TO PERFORM WORK AND REINSTALL.

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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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REGISTERED PROFESSIONAL ARCHITECT 12363 NATHANIEL LEE FRITZ STATE OF WASHINGTON 8-27-26

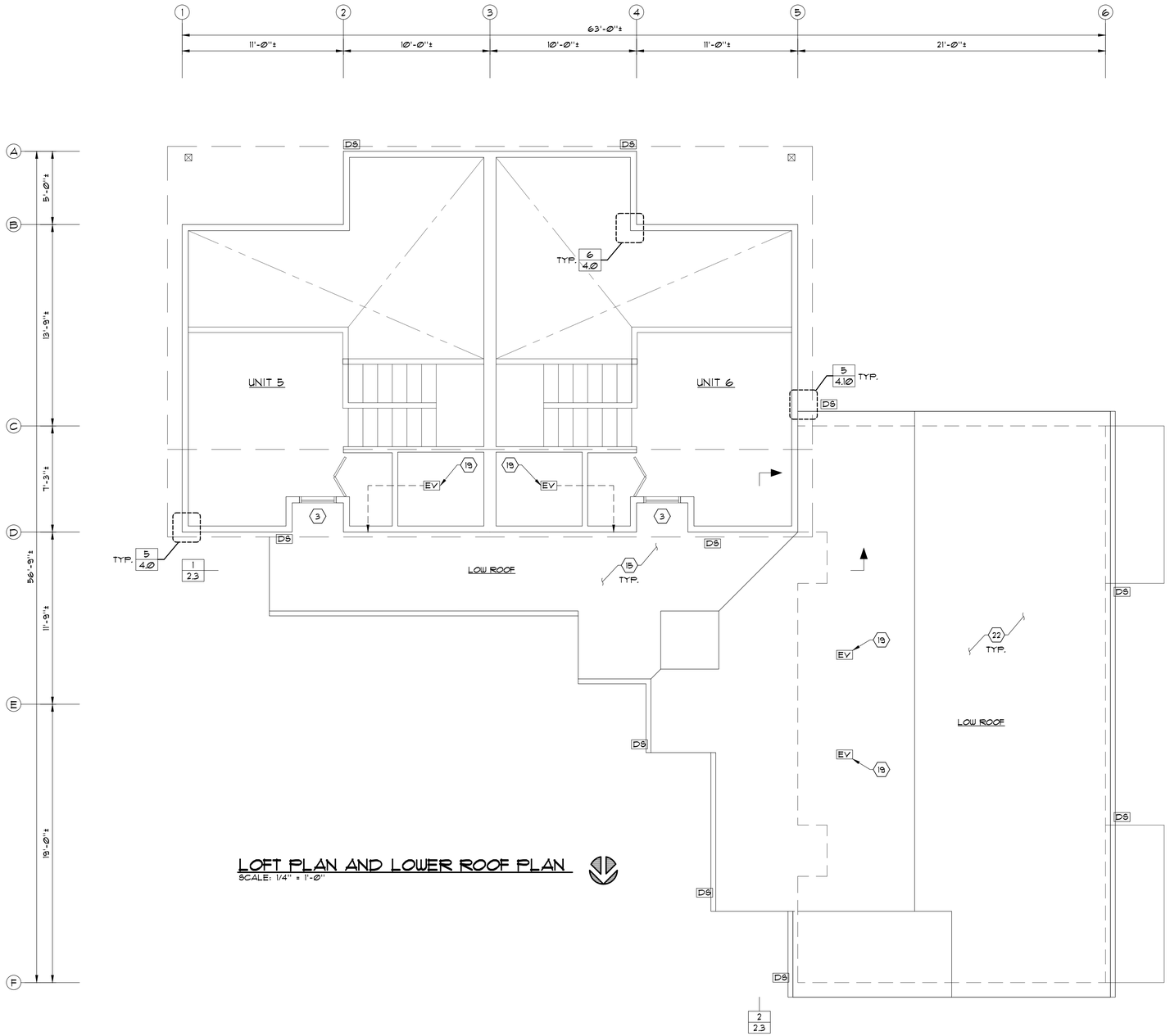
Contents: SECOND FLOOR PLAN

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

Sheet: 2.1

Job No. 26030.12

8/27/2026
26030.12 WD 01 Rev 1 Permit Set.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 | 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:

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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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

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Date AUG 5, 2026
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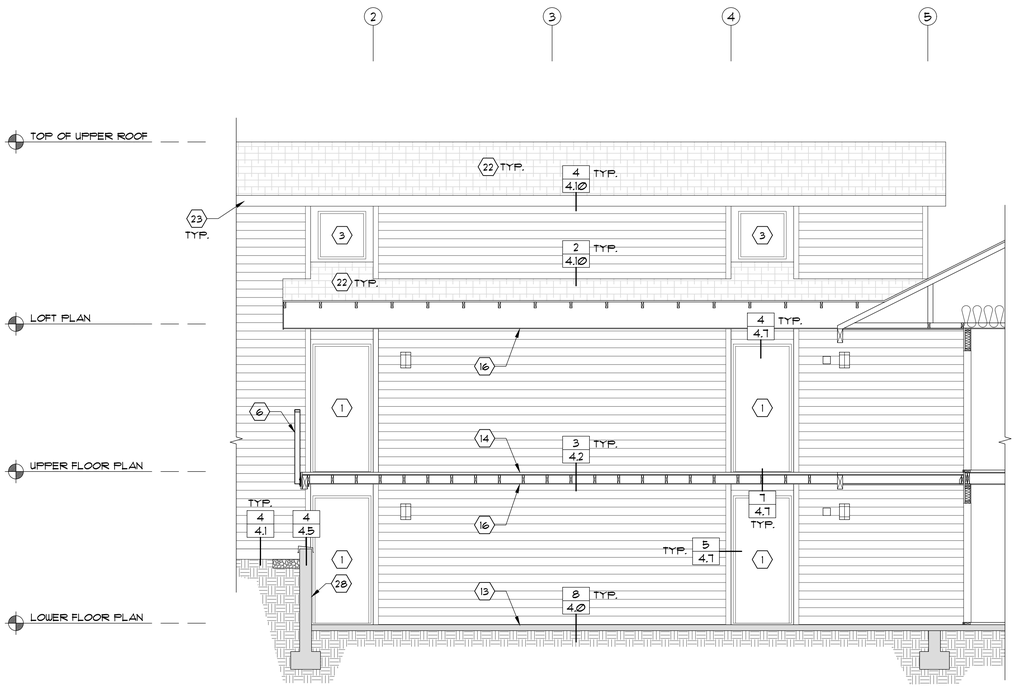
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: LOFT PLAN AND LOWER ROOF PLAN

Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 193TH AVE NE BELLEVUE, WA

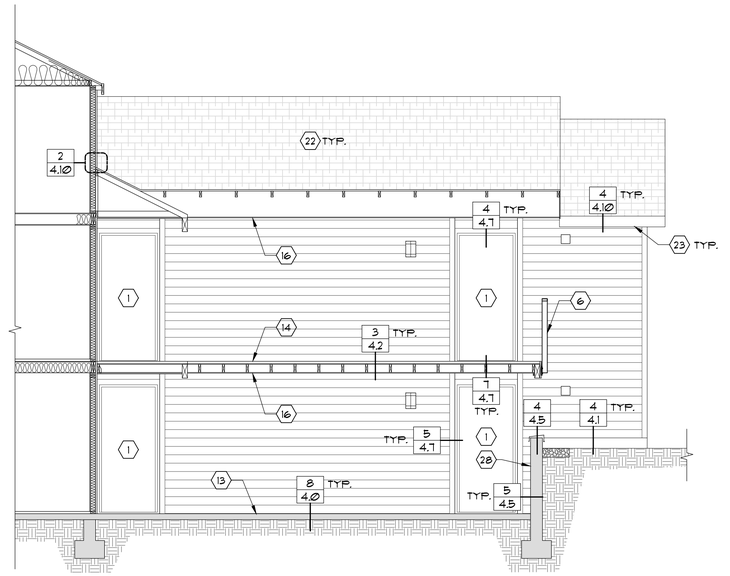
Sheet: 2.2

Job No. 26030.12



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 5.2.0.
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. 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. NOT REFERENCED.
26. NOT REFERENCED.
27. NOT REFERENCED.
28. EXIST. CONC. WALL, PROVIDE METAL COPING. POWER WASH AFTER WORK. REF. 8 4.2 | 7 4.5 | 8 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. UNIT COST 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 WSEEC 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 | 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 4.1.0

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8/27/2026
26030.12 WD 01 Rev 1 Permit Set.dwg

No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7499
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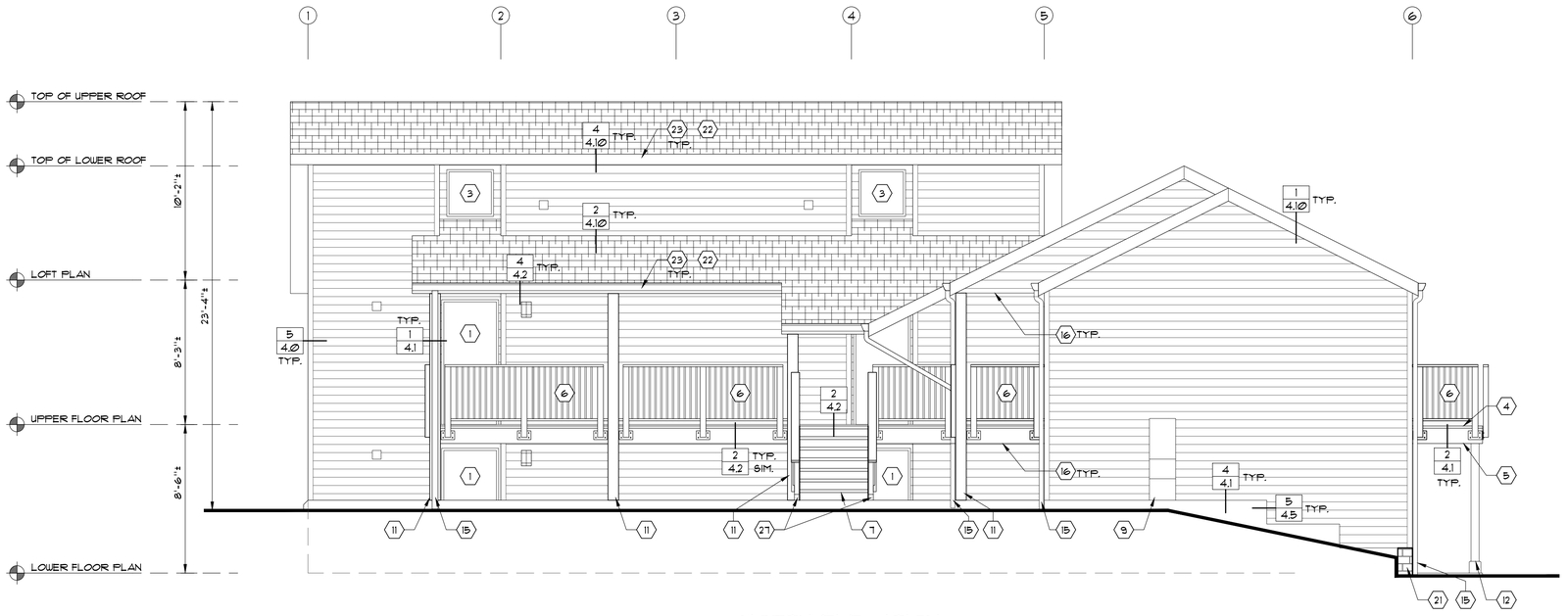
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents BUILDING CROSS-SECTIONS

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

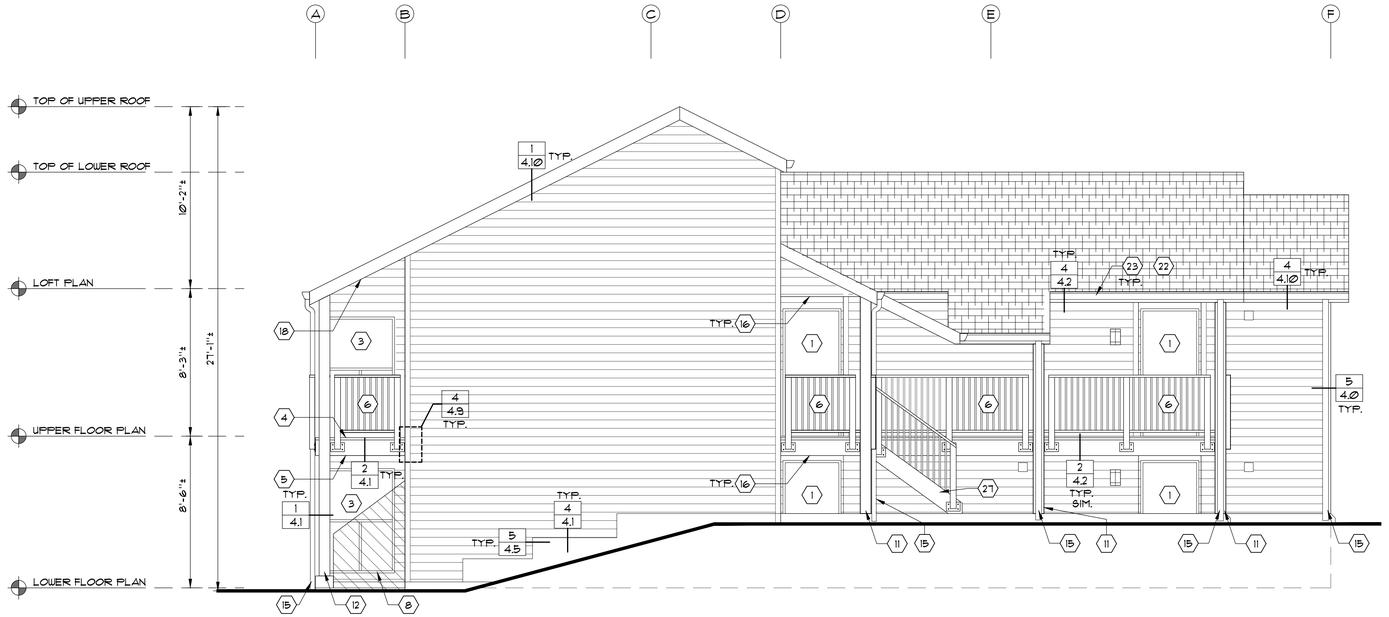
Sheet 2.3

Job No. 26030.12



NORTH ELEVATION

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



EAST ELEVATION

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

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. UNIT COST SUMMARY FOR INFORMATION ON REPLACEMENT.

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 5.2.0 | 6 5.2.0
7. REMOVE AND REINSTALL EXIST. CONC. TREADS WITH NEW GALVANIZED 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. 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 BY 48" 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. 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. 12 5.2.0

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 | 4
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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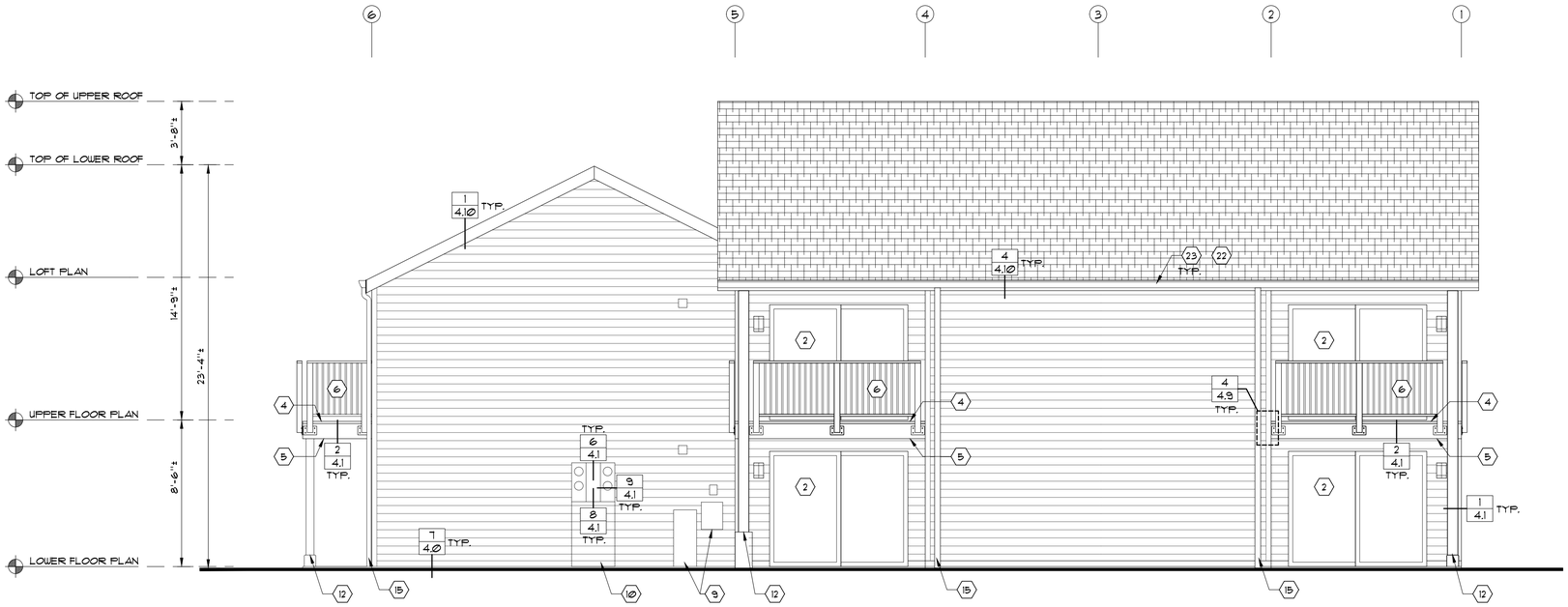
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: NORTH AND EAST ELEVATIONS

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

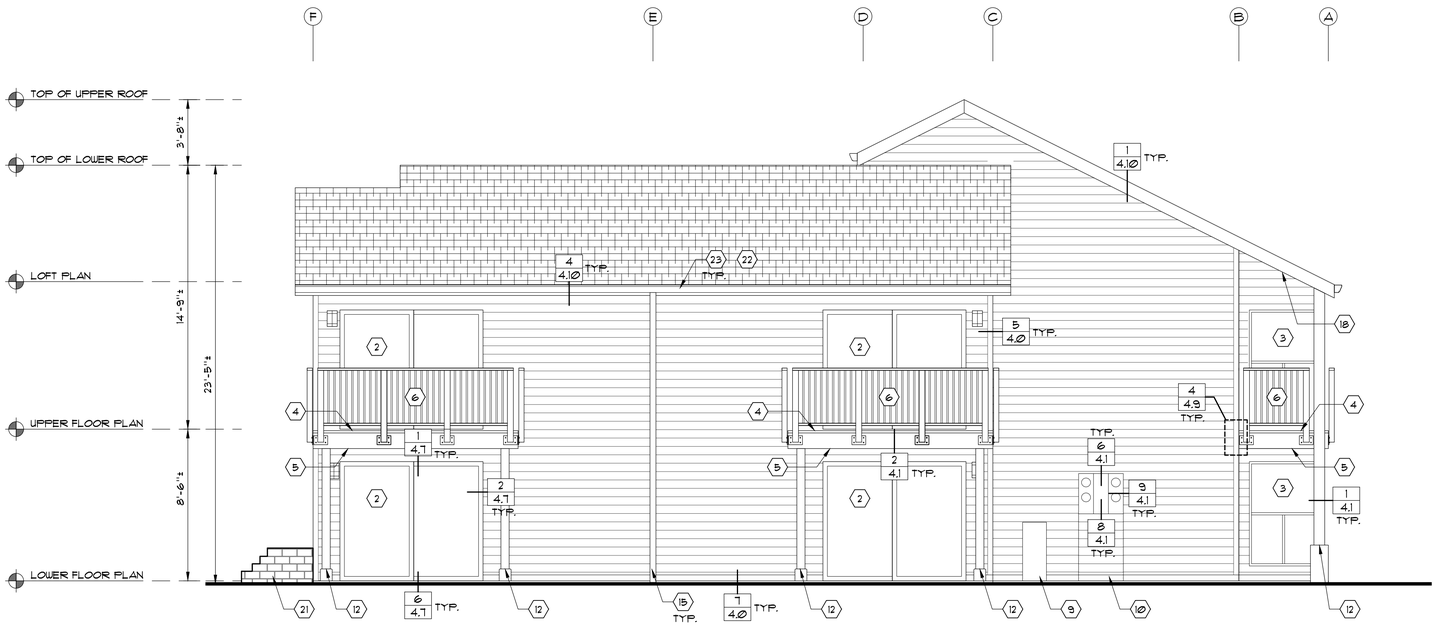
Sheet 3.0

Job No. 26030.12



SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

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.Ø, 6/S2.Ø
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. 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 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 BY 48" 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.

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.

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, 4
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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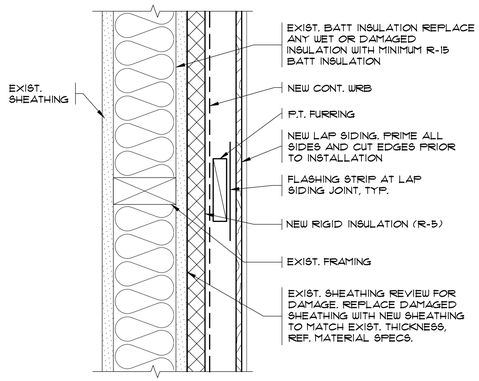
12,363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: SOUTH AND WEST ELEVATIONS

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911 193TH AVE NE BELLEVUE, WA

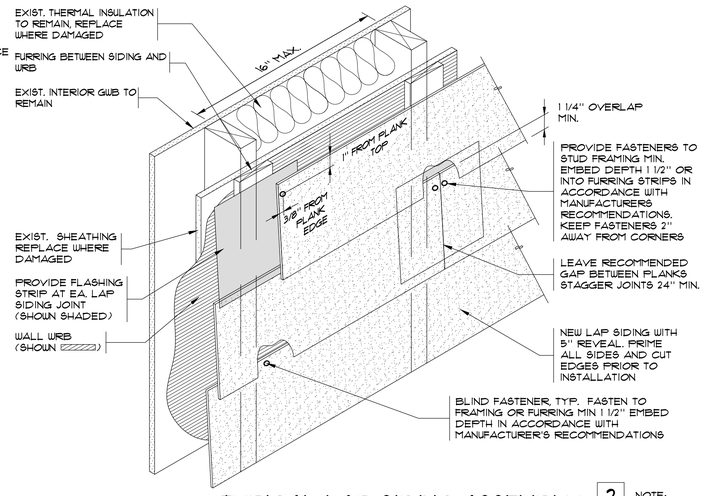
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Job No. 26030.12



TYPICAL LAP SIDING WALL ASSEMBLY 1

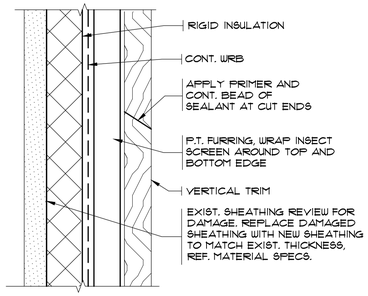
SCALE: 3" = 1'-0" (PLAN VIEW)



TYPICAL LAP SIDING ASSEMBLY 2

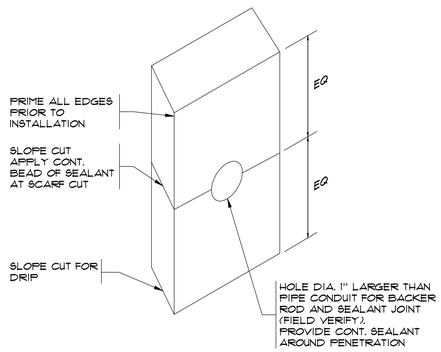
SCALE: N.T.S.

NOTE: RIGID INSULATION NOT SHOWN



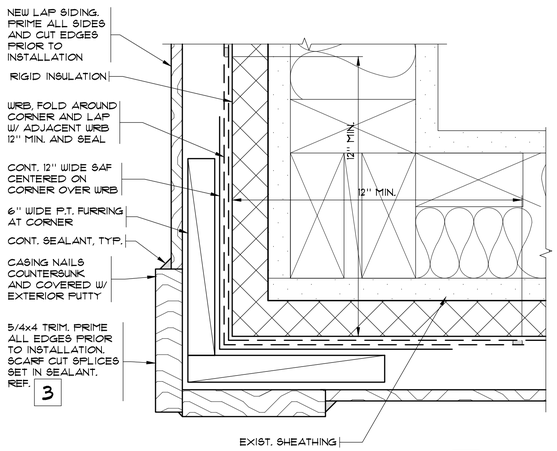
WOOD TRIM SCARF CUT 3

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



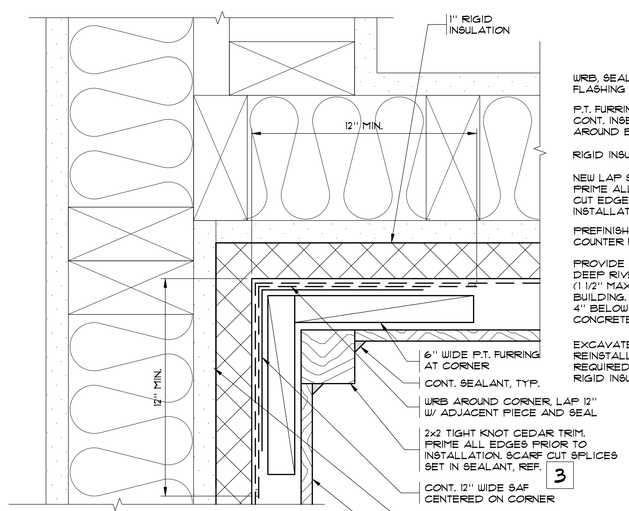
TIGHT KNOT CEDAR SPLIT BLOCK 4

SCALE: N.T.S.



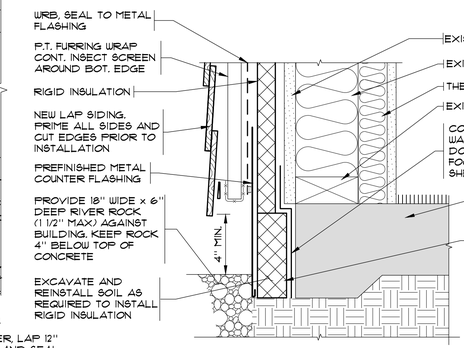
TYPICAL OUTSIDE CORNER 5

SCALE: 6" = 1'-0"



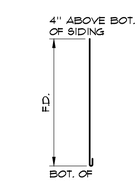
TYP. INSIDE CORNER 6

SCALE: 6" = 1'-0"

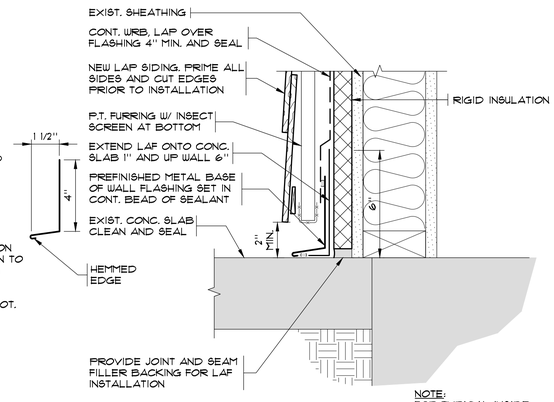


BASE OF WALL AT GRADE 7

SCALE: 3" = 1'-0"



METAL FLASHING PROFILE



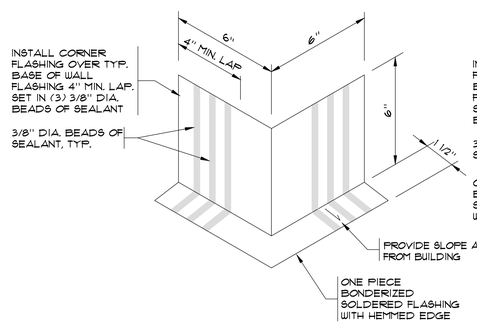
NOTE: FOR TYPICAL INSIDE AND OUTSIDE CORNER FLASHINGS REF. 10

BASE OF WALL AT CONC. SLAB 8

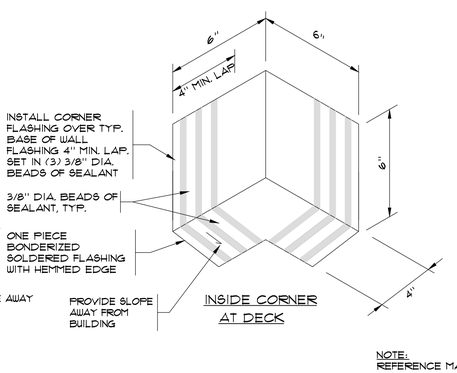
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OUTSIDE CORNER TRANSITION AT WALKWAY 9

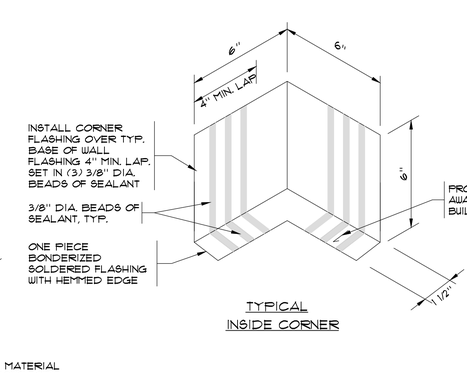
SCALE: 6" = 1'-0"



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

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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

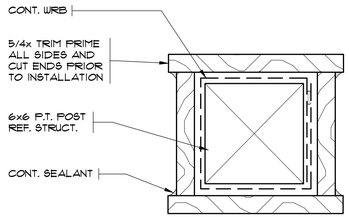
Contents: DETAILS

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1911 193TH AVE NE BELLEVUE, WA

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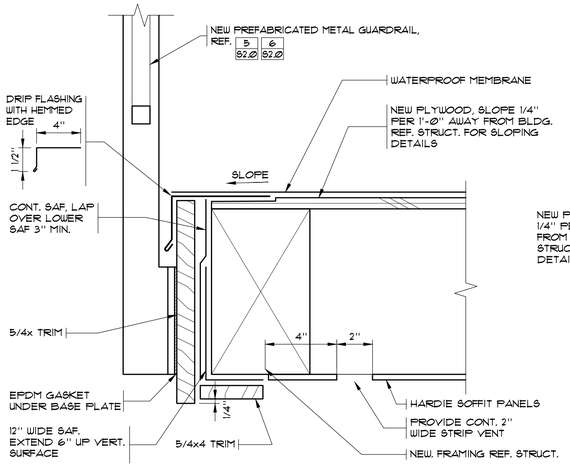
Job No. 26030.12

8/27/2026
26030.12 WD 04 Details.dwg



TYP. DECK/WALKWAY POST 1

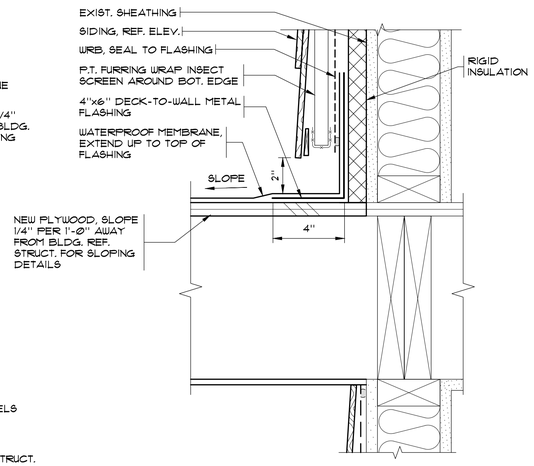
SCALE: 3" = 1'-0" PLAN VIEW



TYP. DECK EDGE 2

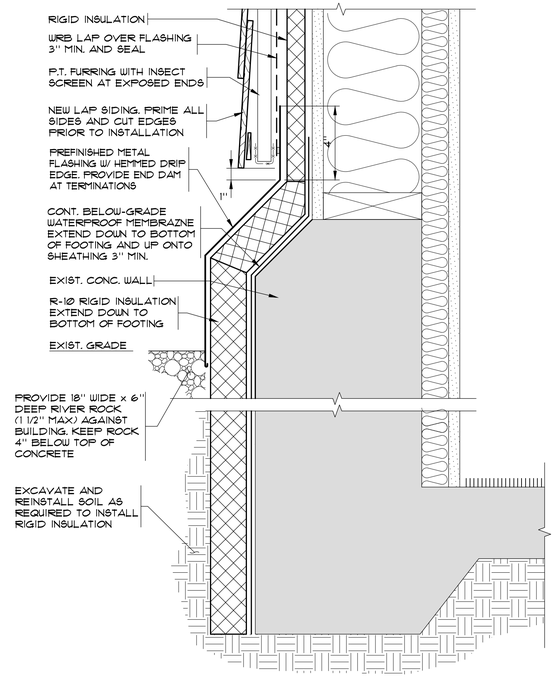
SCALE: 3" = 1'-0"

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



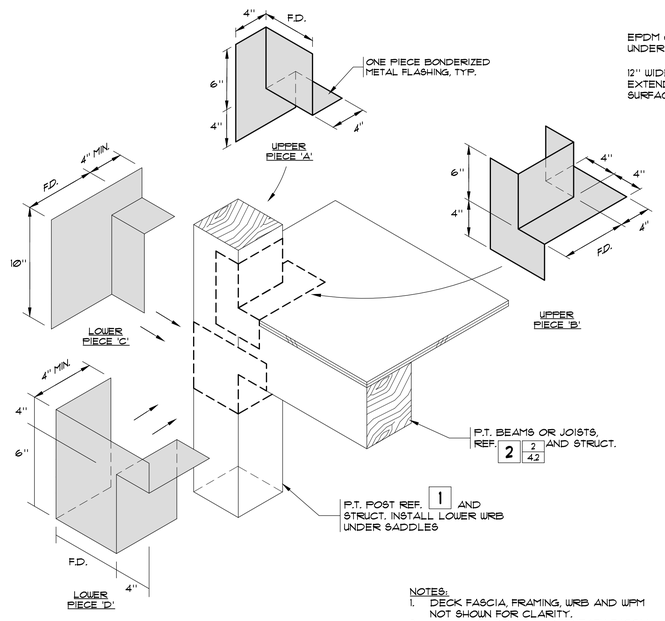
DECK TO WALL 3

SCALE: 3" = 1'-0"



BASE OF WALL AT CONC. WALL 4

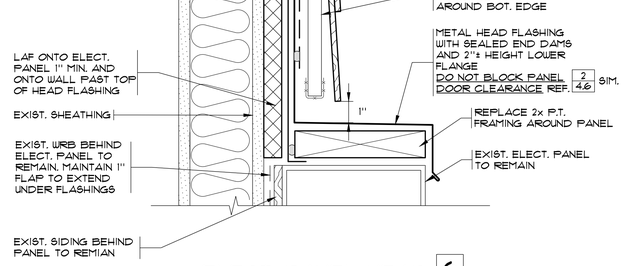
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DECK /WALKWAY POST SADDLE FLASHINGS 5

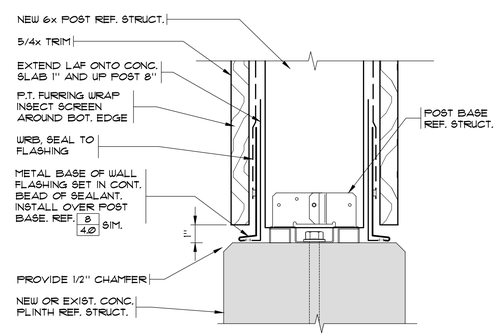
SCALE: NTS

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



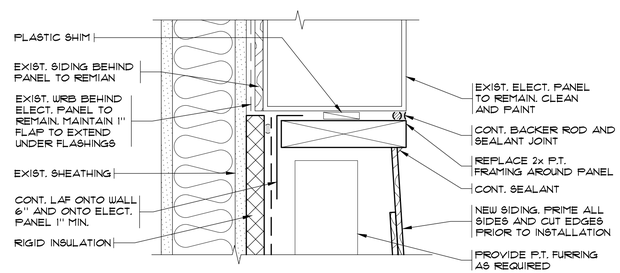
ELECT. PANEL HEAD 6

SCALE: 3" = 1'-0"



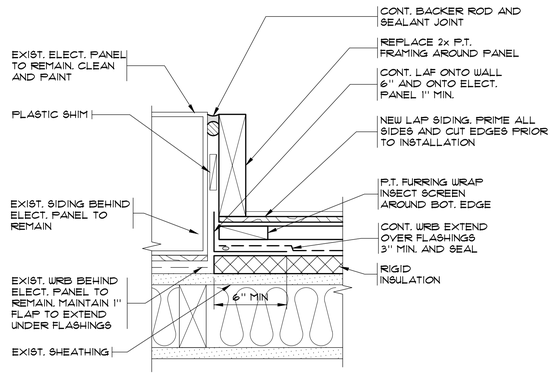
TYPICAL DECK POST AT CONC. PLINTH 7

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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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
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[206] 281-7500

REGISTERED PROFESSIONAL ENGINEER 12363 STATE OF WASHINGTON NATHAN LEE FRITZ 8.27.26

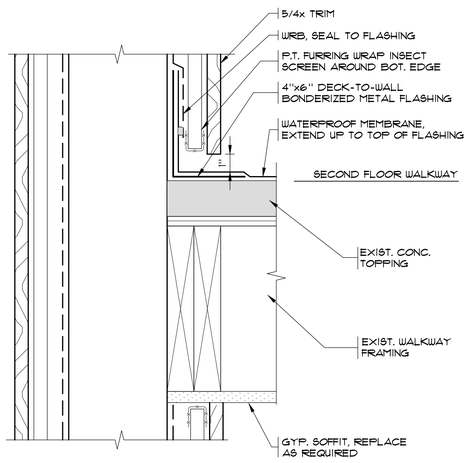
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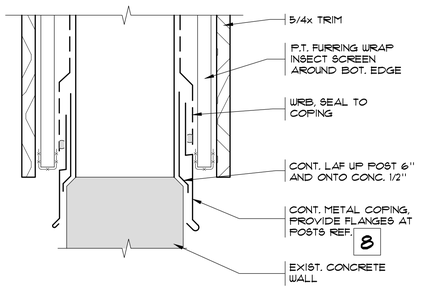
Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1311 139TH AVE NE BELLEVUE, WA

Sheet 4.1

Job No. 26030.12

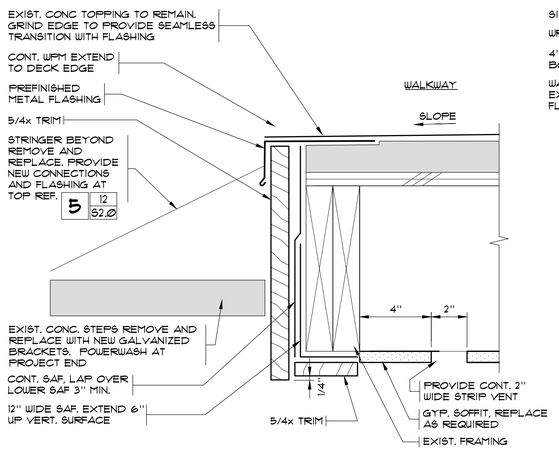
8/27/2026
26030.12 WD 04 Details.dwg





TYPICAL WALKWAY POST AT CONC. WALL 1

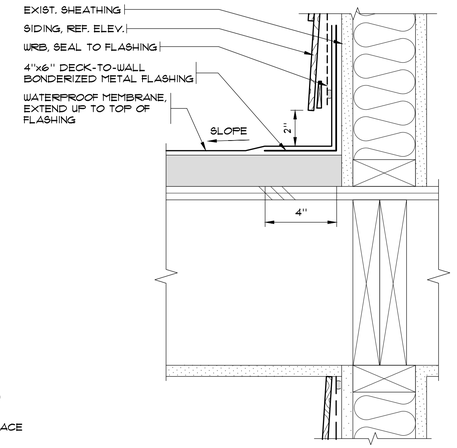
SCALE: 3" = 1'-0" SECTION VIEW



TYP. WALKWAY EDGE 2

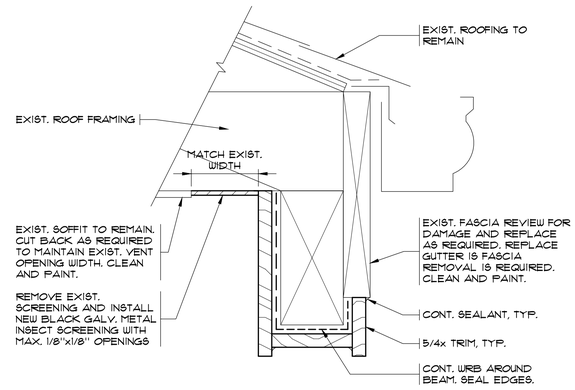
SCALE: 3" = 1'-0"

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



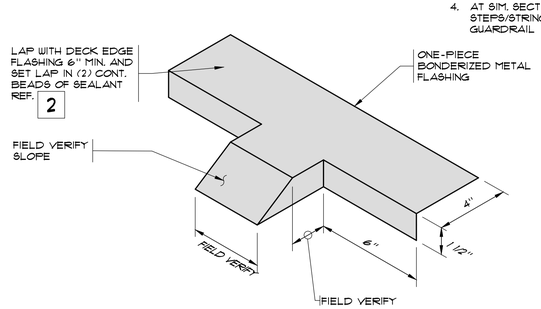
WALKWAY TO WALL 3

SCALE: 3" = 1'-0"



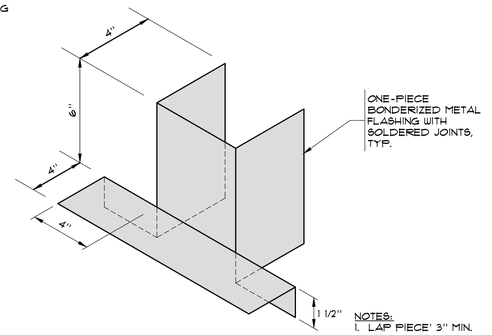
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

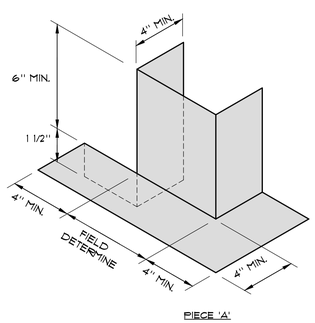
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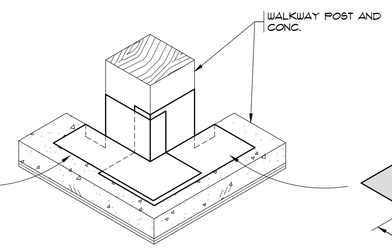
NOTES:
1. LAP PIECE' 3" MIN. WITH DECK EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE

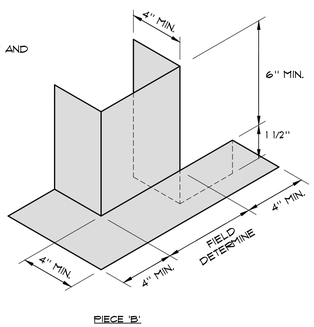
SECOND FLOOR WALKWAY POST SADDLE FLASHING 6

SCALE: 3" = 1'-0"



PIECE 'A'



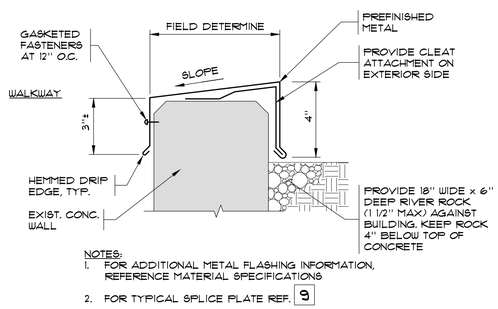


PIECE 'B'

SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

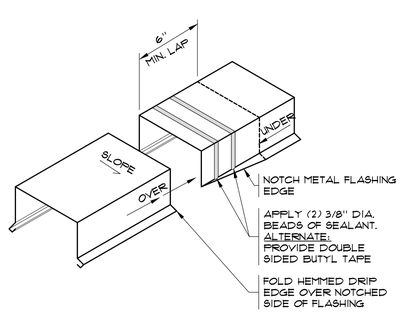
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



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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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

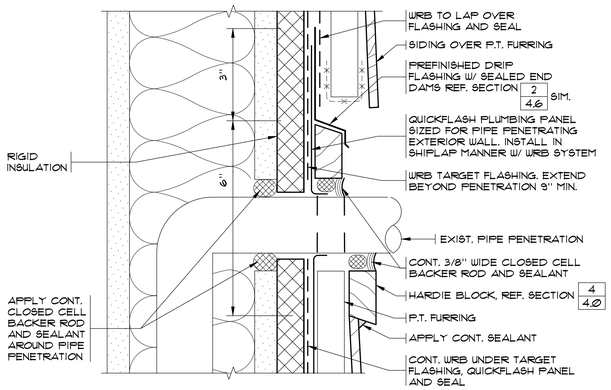
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Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
911 193TH AVE NE BELLEVUE, WA

Sheet 4.2

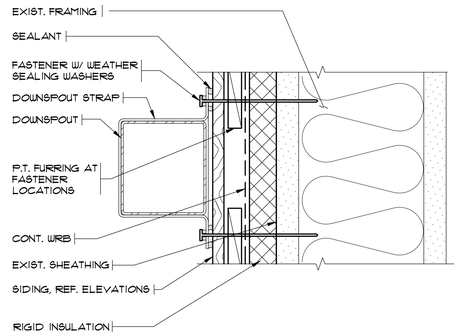
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8/27/2026
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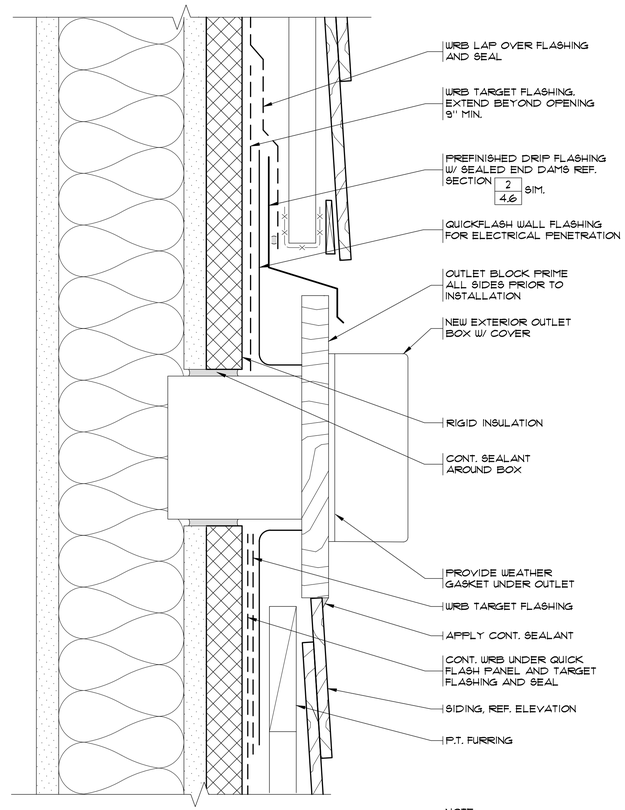
HOSE BIBB PENETRATION 1

SCALE: 6" = 1'-0"

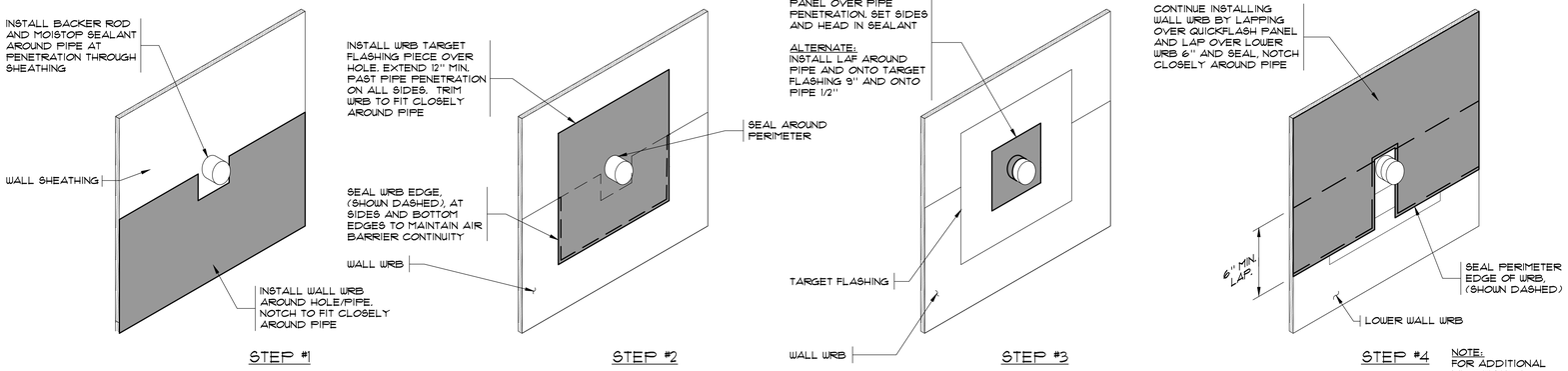


TYPICAL DOWNSPOUT 2

SCALE: 6" = 1'-0"

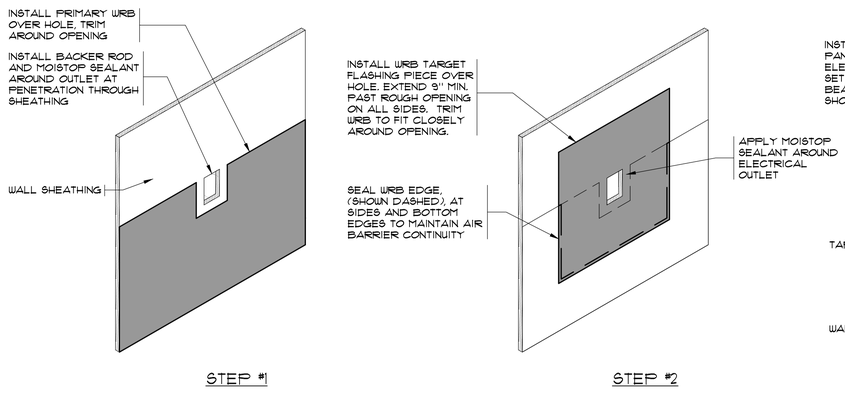


NOTE:
FOR ADDITIONAL INFORMATION, REF. 5



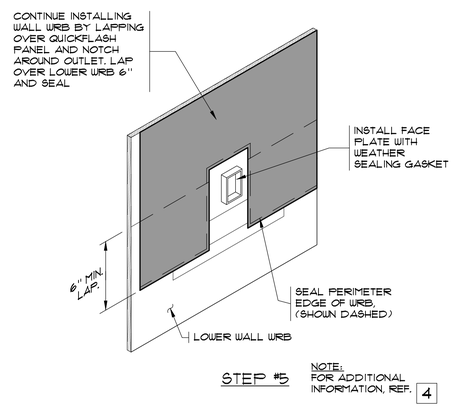
PIPE PENETRATION 3

SCALE: N.T.S.



EXTERIOR LIGHTING FIXTURE BASE 4

SCALE: 6" = 1'-0"



NOTE:
FOR ADDITIONAL INFORMATION, REF. 4

ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

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REGISTERED ARCHITECT
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

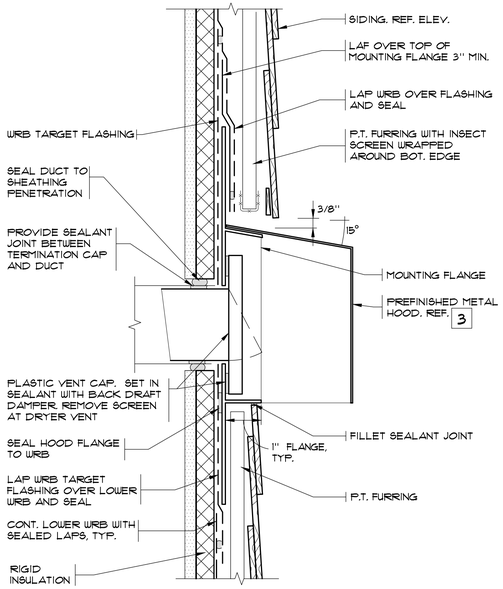
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Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 139TH AVE NE
BELLEVUE, WA

Sheet: 4.3

Job No. 26030.12

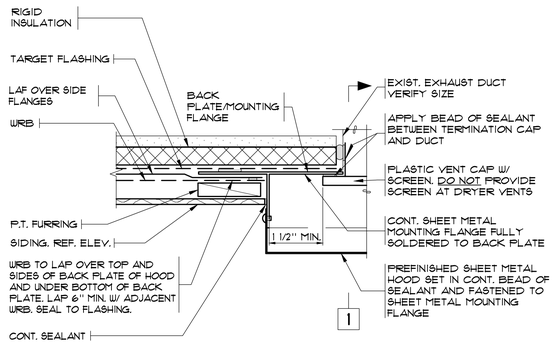
8/27/2026
26030.12 WD 04 Details.dwg



VENT HOOD - SECTION 1

SCALE: 3" = 1'-0"

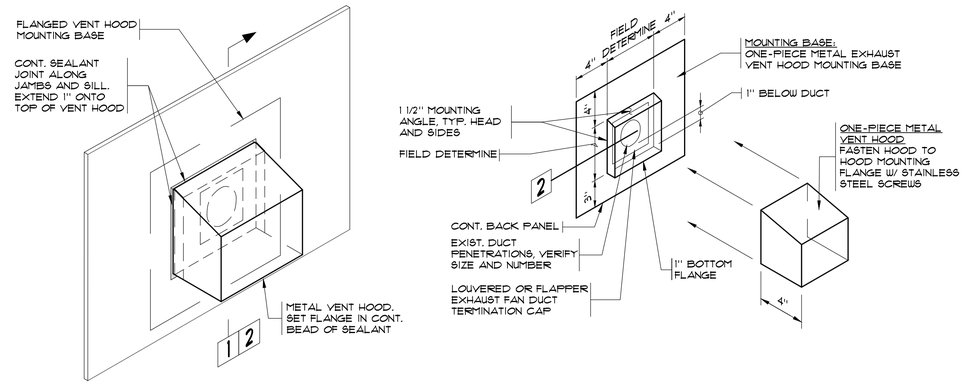
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4



VENT HOOD - PLAN VIEW 2

SCALE: 3" = 1'-0"

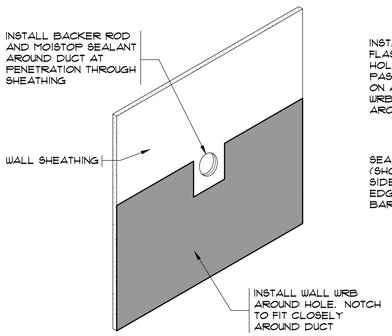
NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4



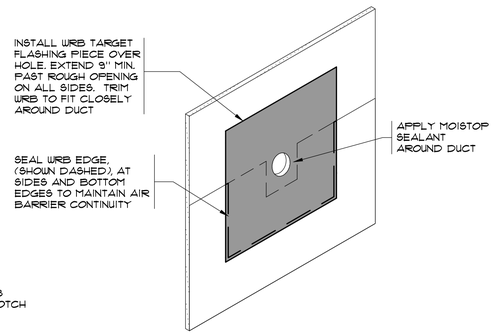
VENT HOOD - ISOMETRIC 3

SCALE: N.T.S.

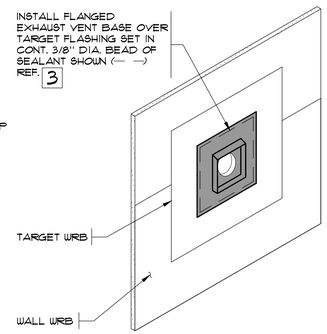
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



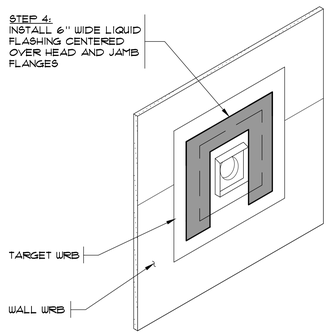
STEP #1



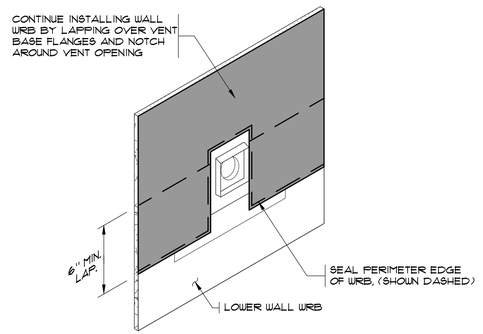
STEP #2



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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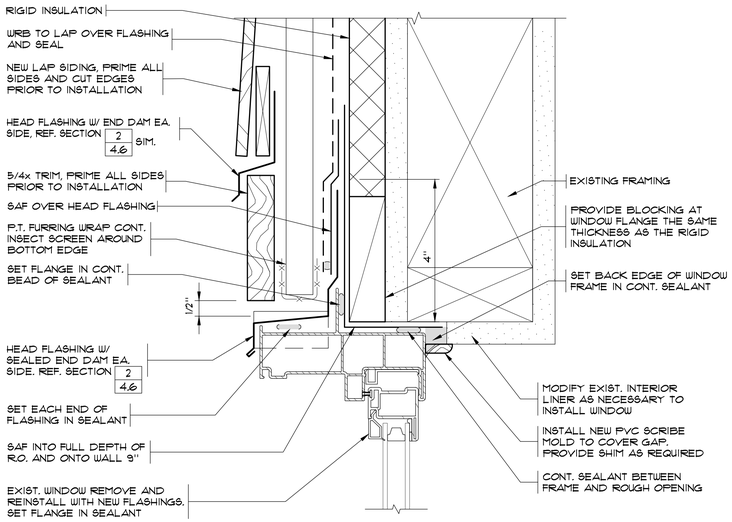
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: DETAILS

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1311 139TH AVE NE BELLEVUE, WA

Sheet: 4.4

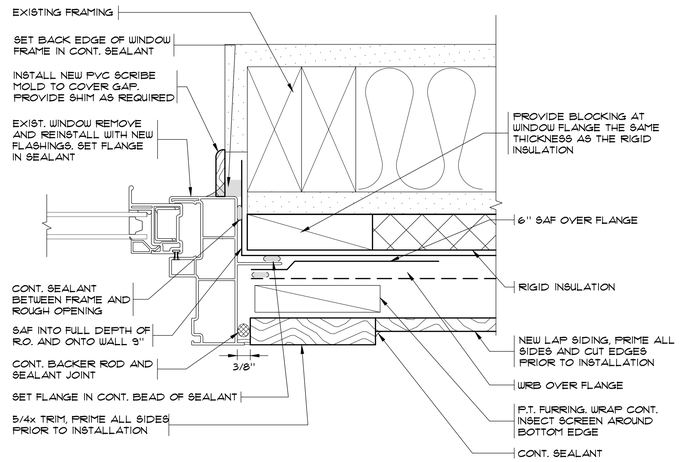
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TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

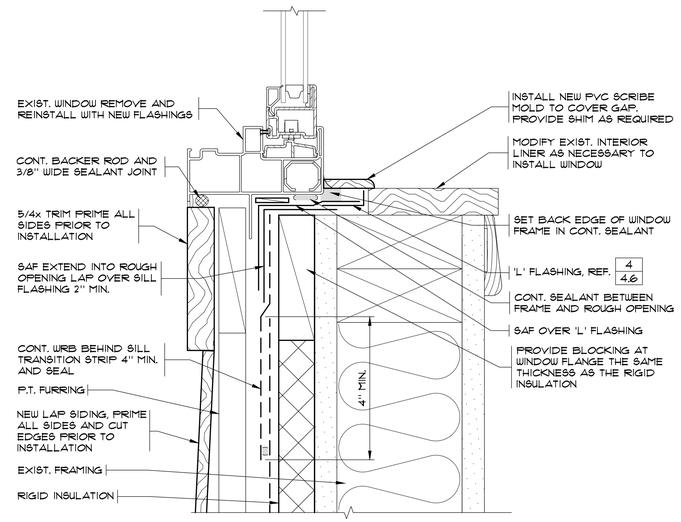
NOTES:
1. INSTALL WINDOW HEAD FASTENERS W/ OVERSIZED WASHERS THAT LAP OVER HEAD NAILING FLANGE AT 12" O.C. MAX. INSTALL LAP OVER FASTENERS (NOT SHOWN FOR CLARITY)
2. FOR ADDITIONAL FLASHING INFORMATION REF. SECTION 1/4.6



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" 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"

TYPICAL EXHAUST FAN IN ROOF ASSEMBLY 11

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

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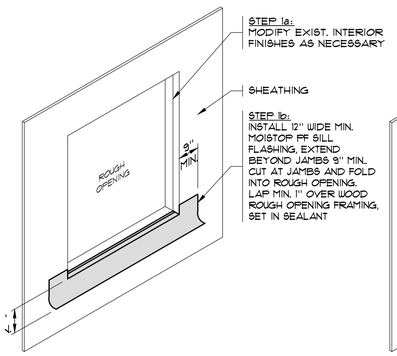
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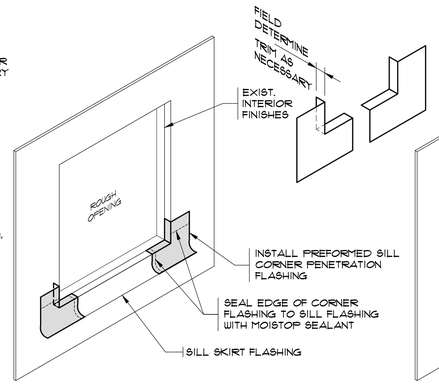
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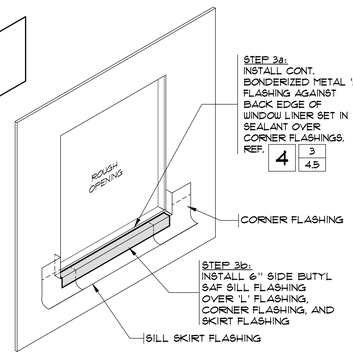
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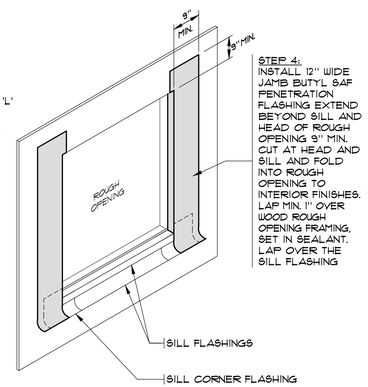
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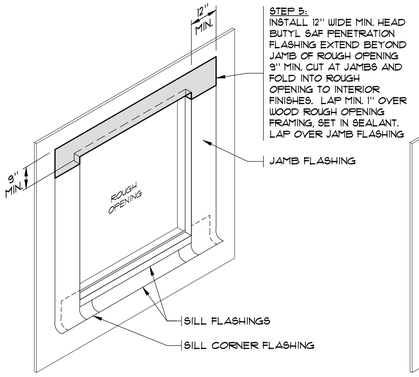
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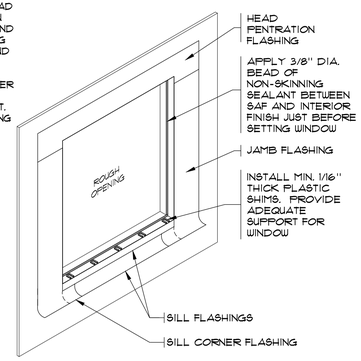
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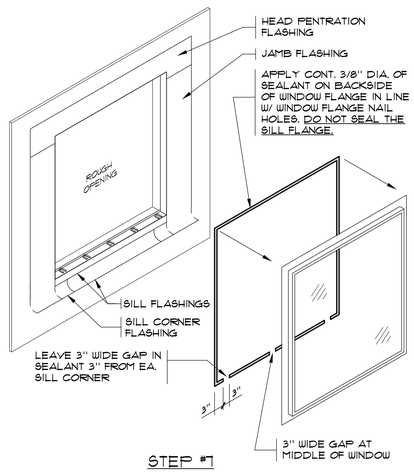
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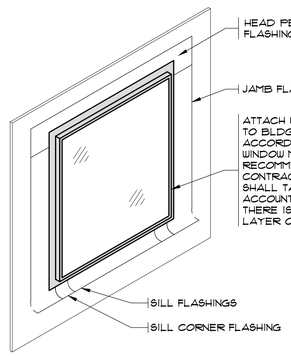
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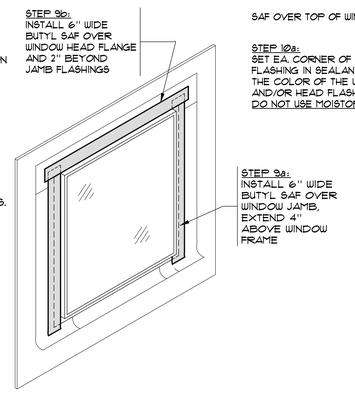
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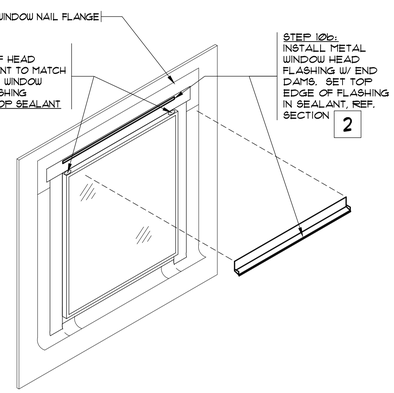
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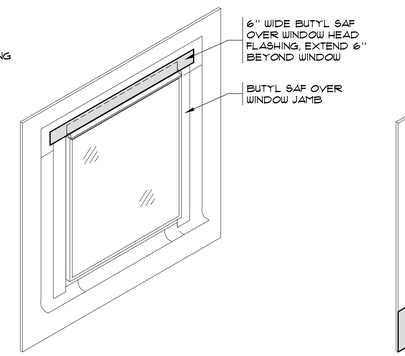
STEP #8



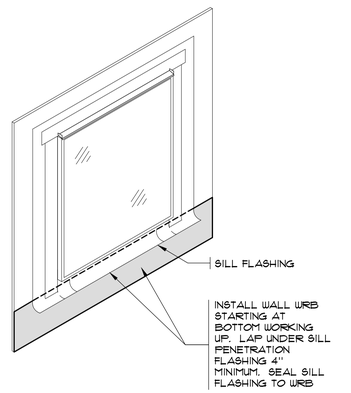
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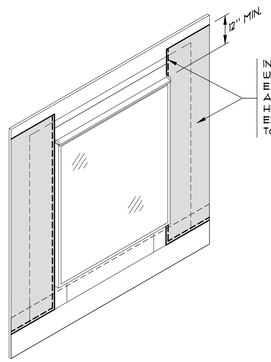
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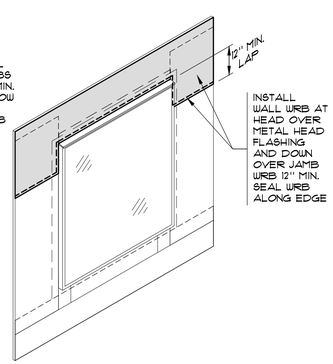
STEP #11



STEP #12



STEP #13



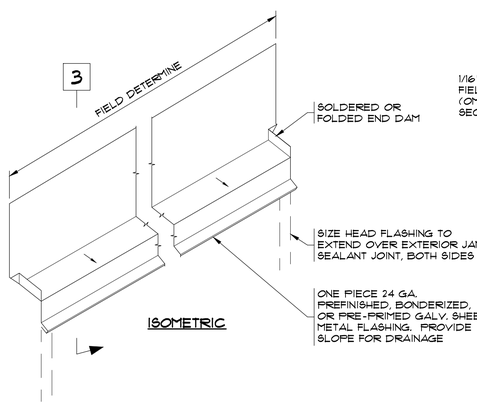
STEP #14

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.

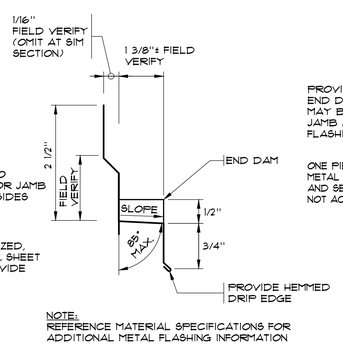
TYPICAL NEW WINDOW FLASHING INSTALLATION 1

NO SCALE



TYPICAL HEAD FLASHING 2

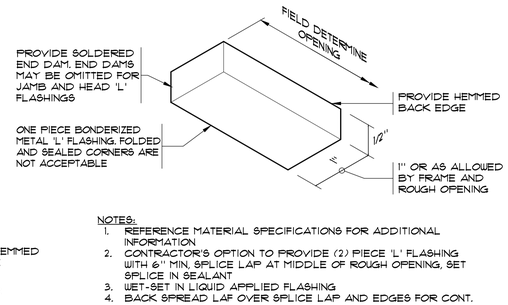
SCALE: NTS



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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8/27/2026
26030.12 WD 04 Details.dwg

No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: AUG 5, 2026
Approved:

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

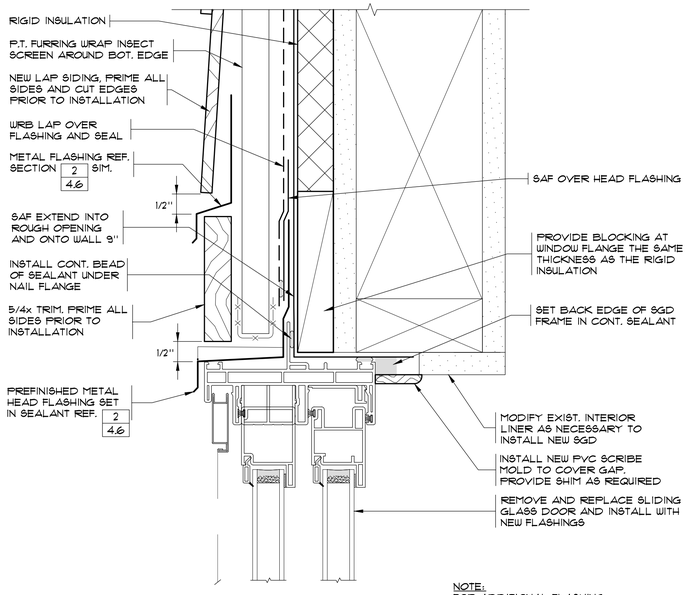
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: DETAILS

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1311 139TH AVE NE BELLEVUE, WA

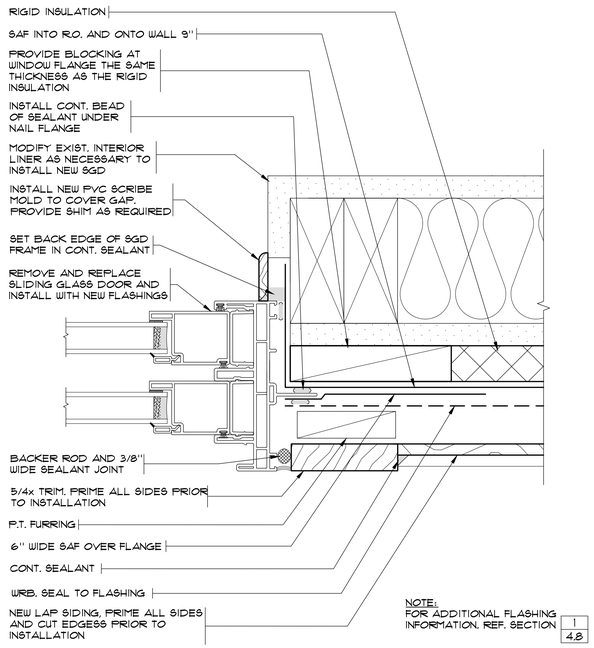
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Job No. 26030.12



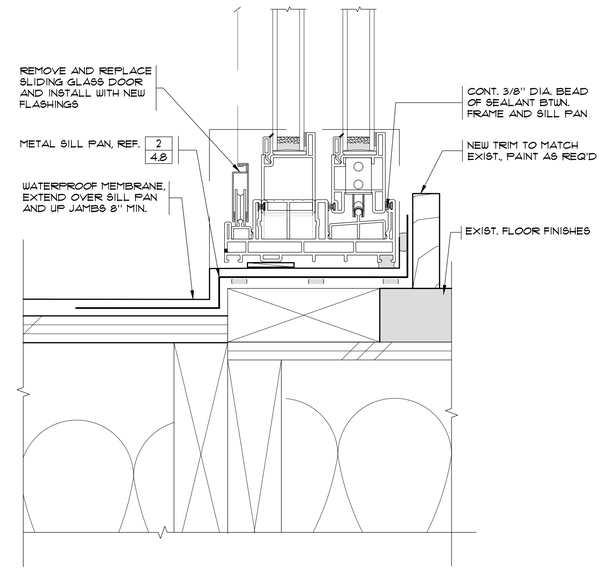
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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



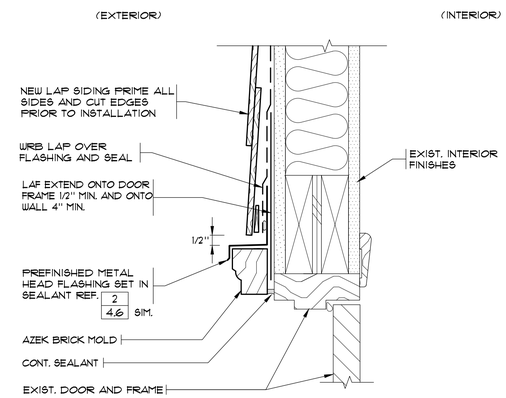
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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

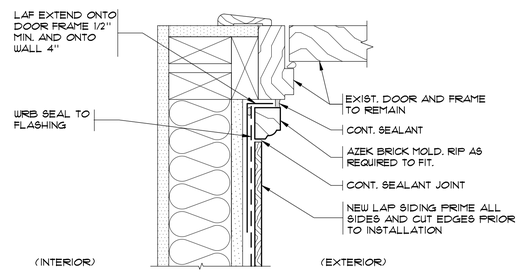


NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

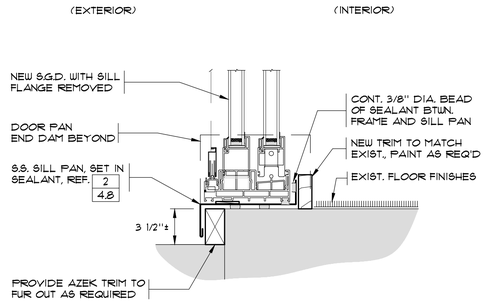
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6" = 1'-0"



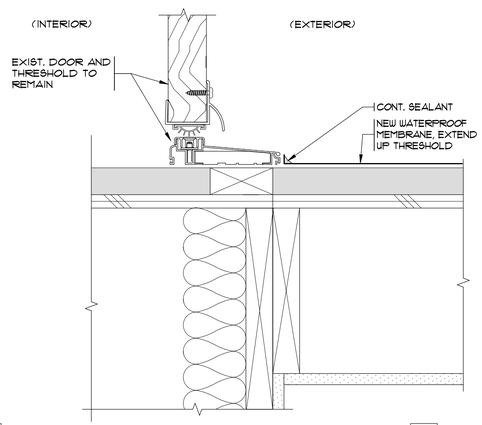
TYP. DOOR HEAD 4
SCALE: 3" = 1'-0"



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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8/27/2026
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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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

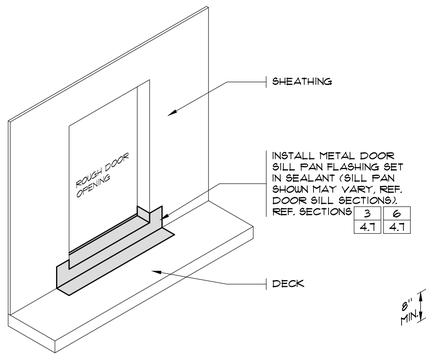
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

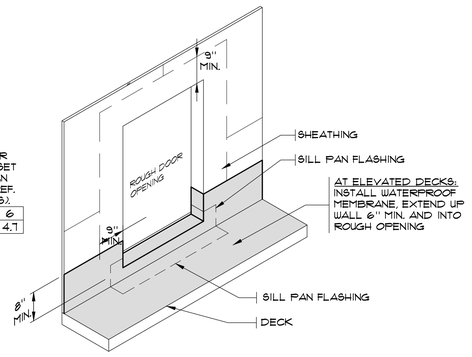
Project SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1911 195TH AVE NE BELLEVUE, WA

Sheet 4.7

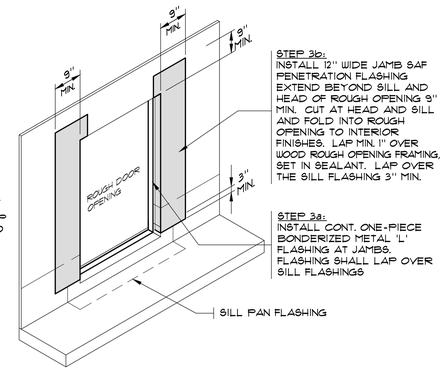
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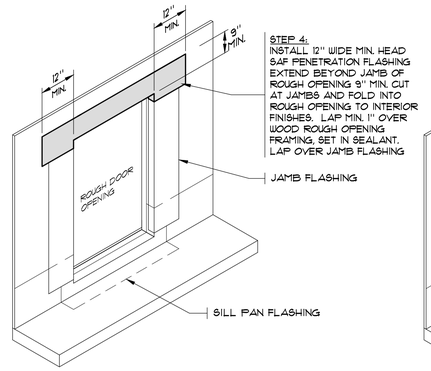
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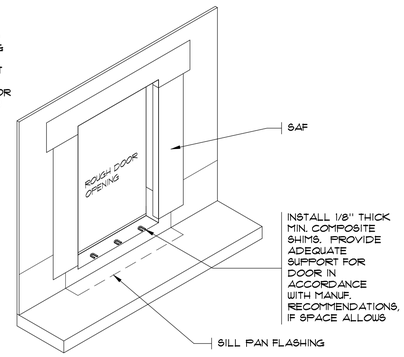
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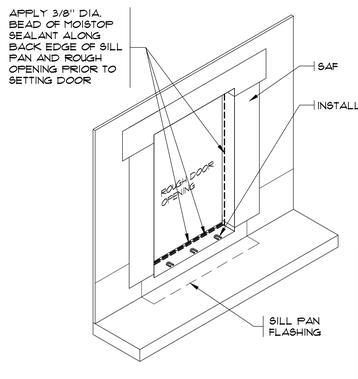
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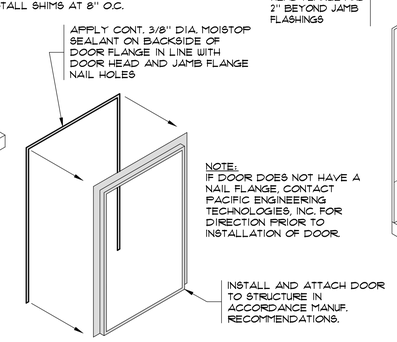


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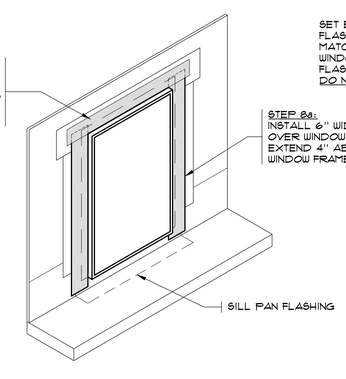


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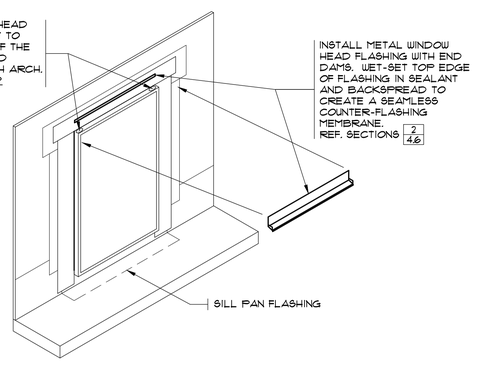




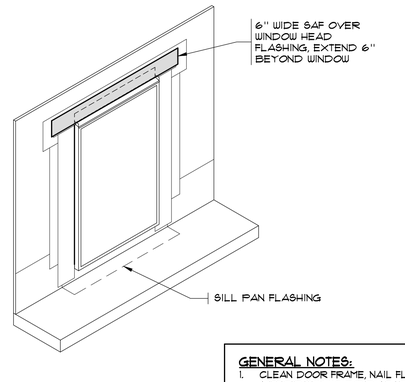
STEPS #6 AND #7



STEP #8



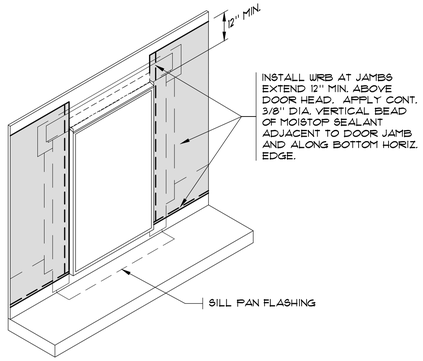
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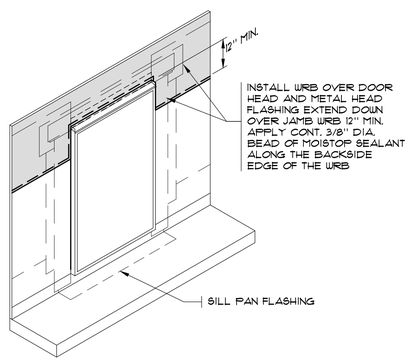
STEP #10

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.



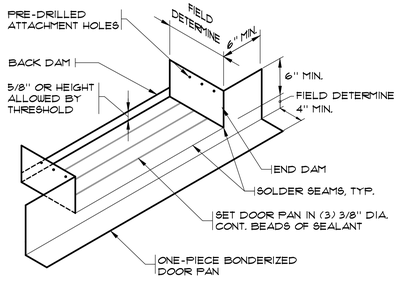
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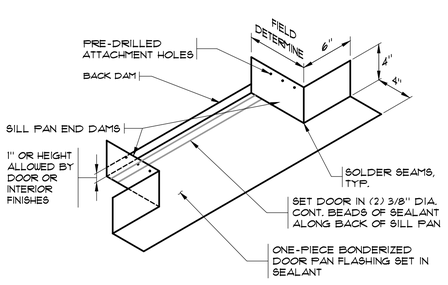
STEP #12

TYPICAL SGD FLASHING SEQUENCE 1

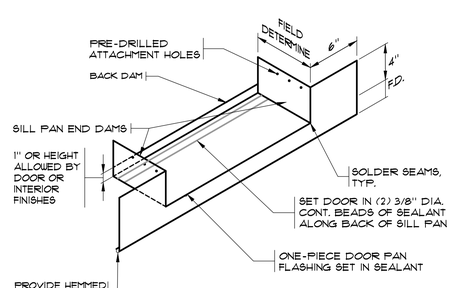
SCALE: N.T.S.



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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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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

12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

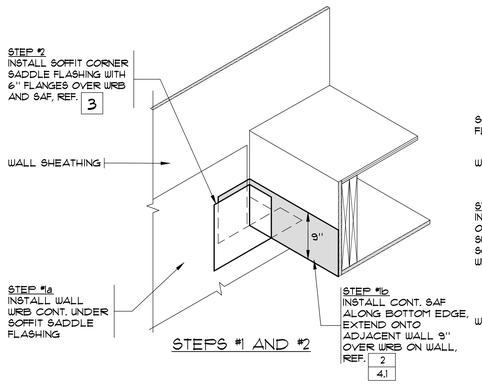
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1311 195TH AVE NE BELLEVUE, WA

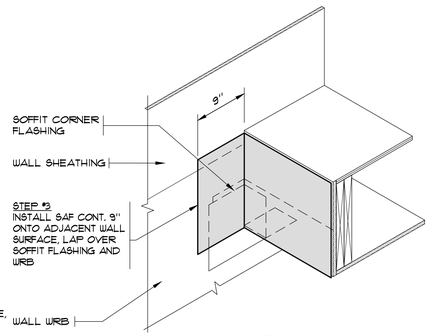
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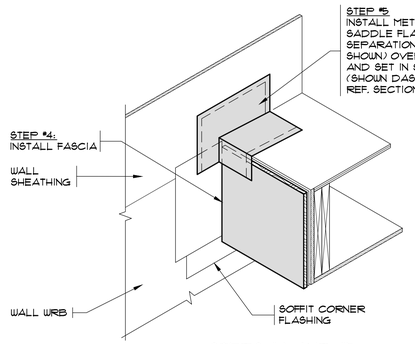
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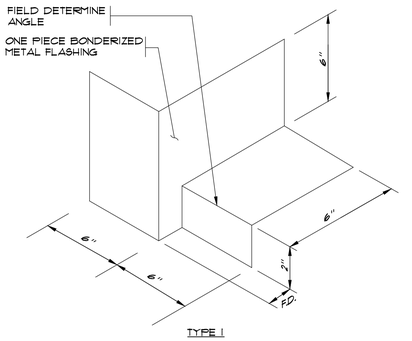
STEPS #1 AND #2



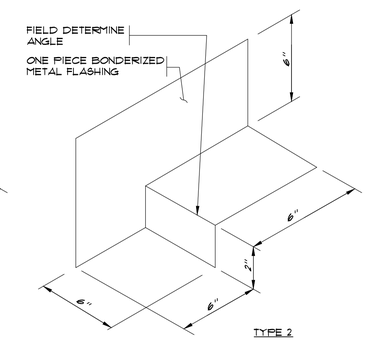
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STEPS #4 AND #5



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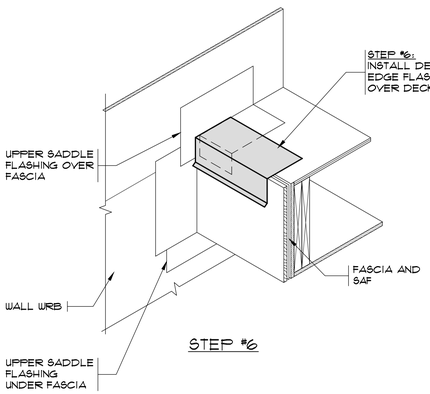


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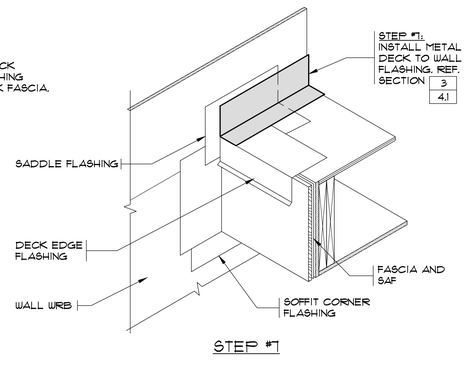
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

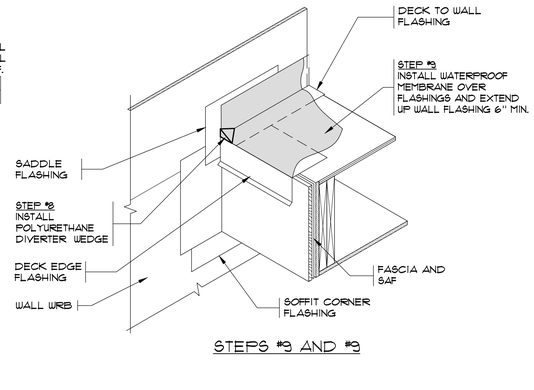
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



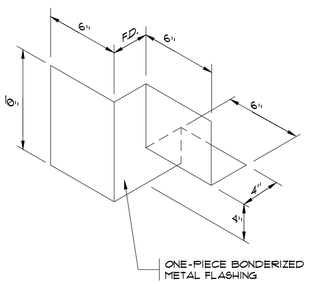
STEP #6



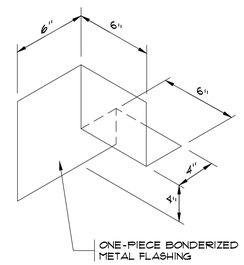
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

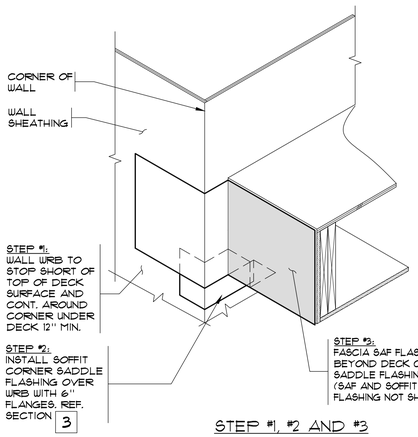
SCALE: N.T.S.

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

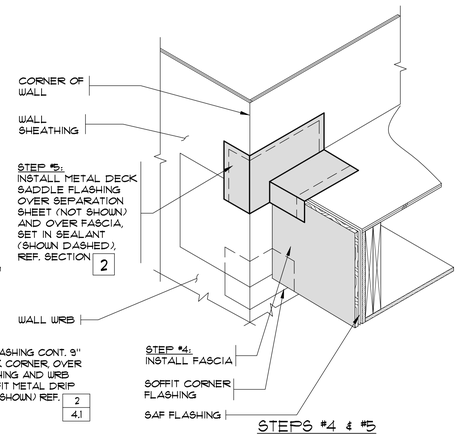
SOFFIT SADDLE FLASHING 3

SCALE: N.T.S.

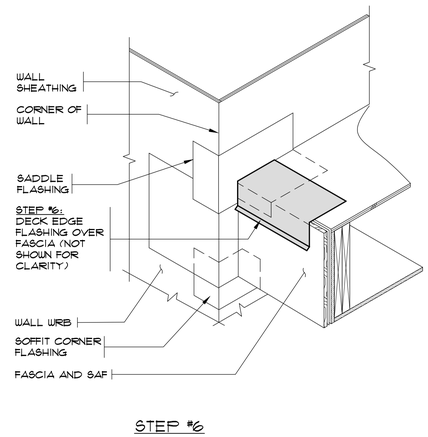
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECCESSARY



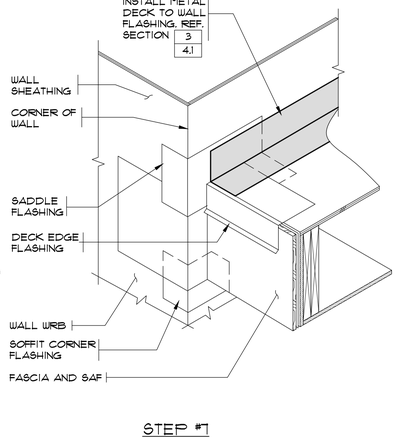
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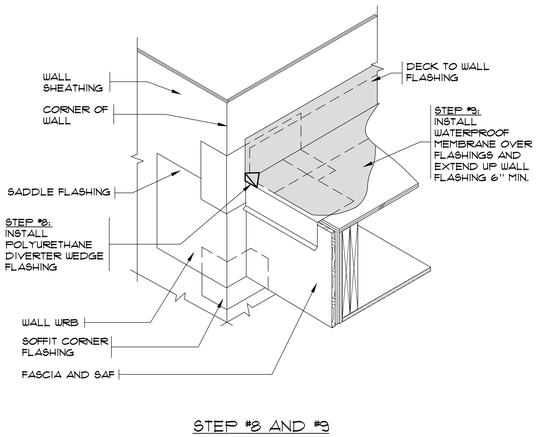
STEPS #4 & #5



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 AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

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No.	Revision	Date
1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

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

REGISTERED PROFESSIONAL ENGINEER 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

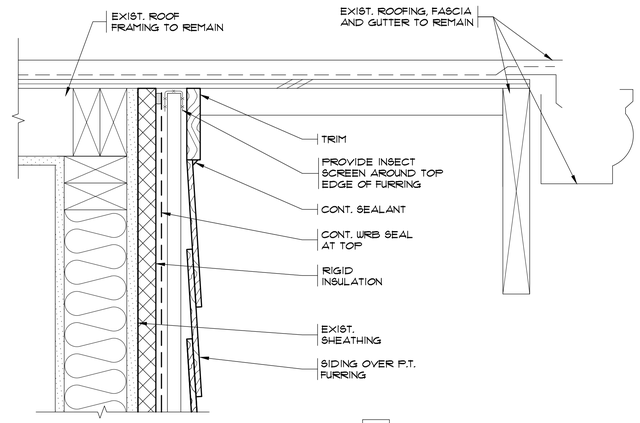
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1311 195TH AVE NE BELLEVUE, WA

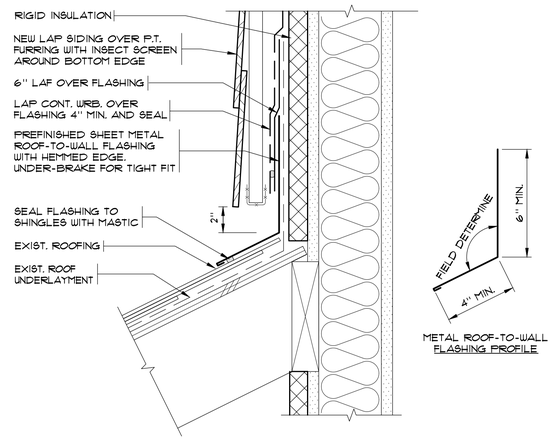
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Job No. 26030.12

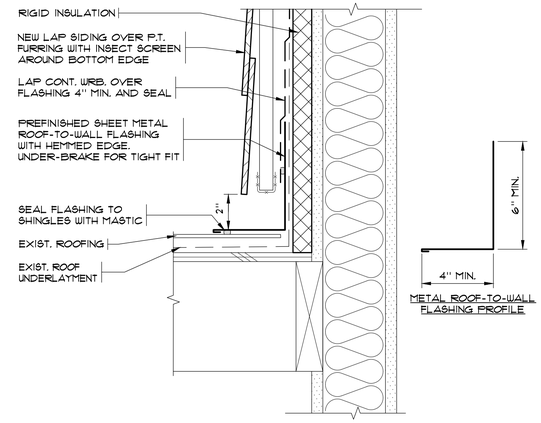
8/27/2026
26030.12 WD 04 Details.dwg



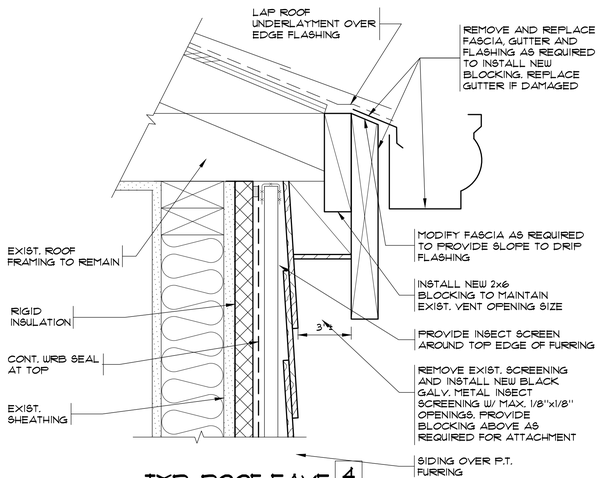
TYP. ROOF RAKE 1
SCALE: 3" = 1'-0"



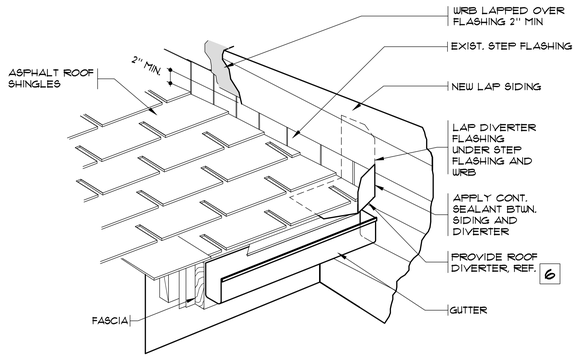
TYP. ROOF-TO-WALL 2
SCALE: 3" = 1'-0"



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

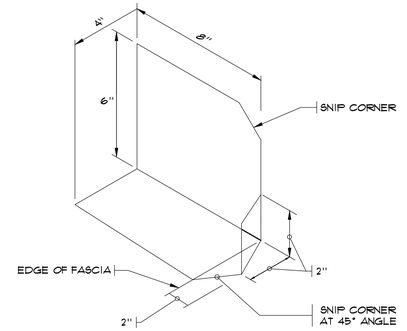


TYP. ROOF EAVE 4
SCALE: 3" = 1'-0"



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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REGISTERED ARCHITECT
12363
NATHAN LEE FRITZ
STATE OF WASHINGTON
8-27-26

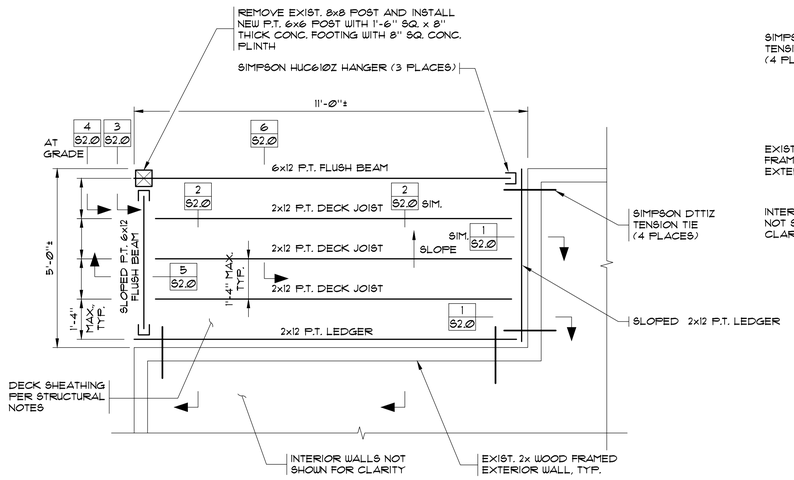
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Project: SANDPIPER EAST APARTMENT - BLDG 12 BUILDING ENVELOPE IMPROVEMENTS
1311 139TH AVE NE
BELLEVUE, WA

Sheet: 4.10

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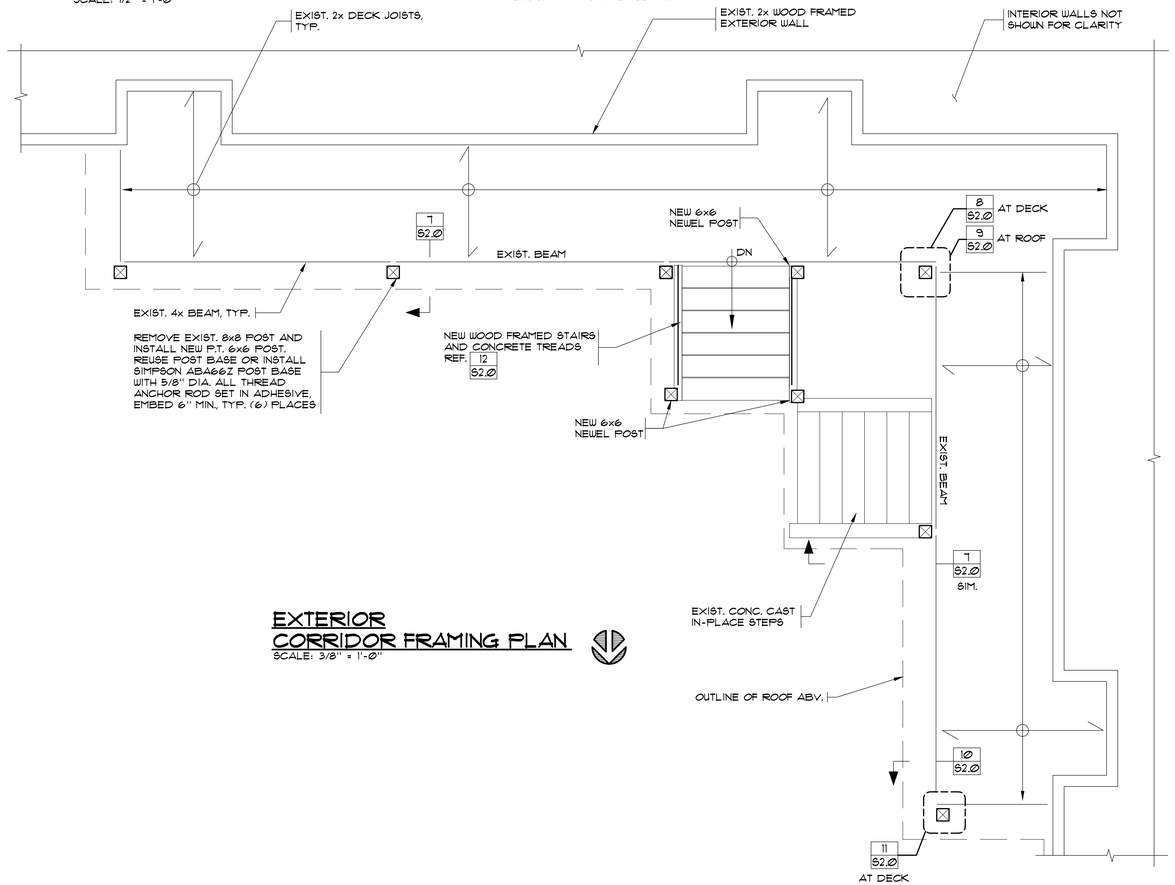
8/27/2026
26030.12 WD 04 Details.dwg



TYPICAL DECK FRAMING PLAN A

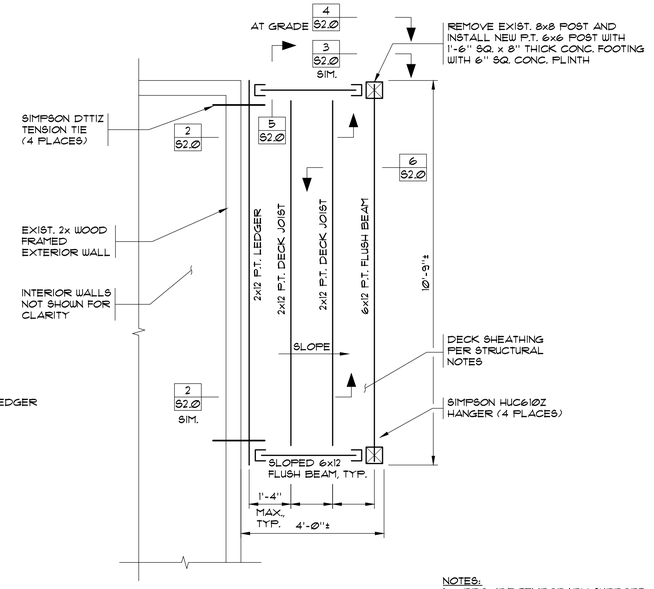
SCALE: 1/2" = 1'-0"

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



EXTERIOR CORRIDOR FRAMING PLAN

SCALE: 3/8" = 1'-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
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1 S2.0 2 S2.0

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=675 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:	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. THE GUARDRAIL SHALL HAVE VERTICAL METAL PICKETS WITH (1) CONTINUOUS TOP RAIL AND (1) BOTTOM RAIL. REF. 1 11

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1	CITY CORRECTIONS	8/24/26

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date AUG 5, 2026
Approved

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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REGISTERED PROFESSIONAL ENGINEER 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

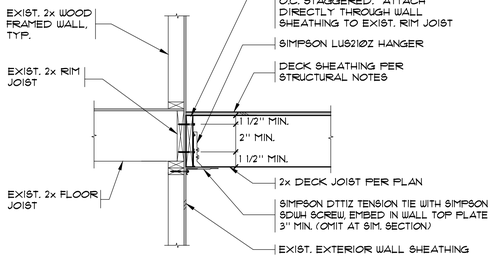
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911 193TH AVE NE BELLEVUE, WA

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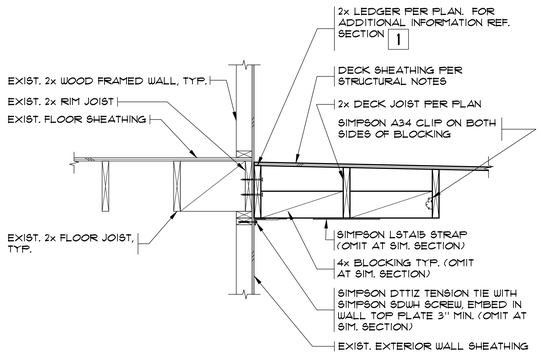
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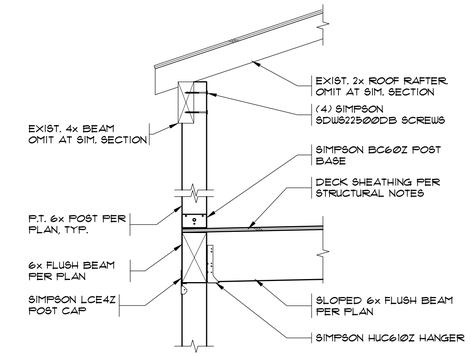
SECTION 1
SCALE: 3/4" = 1'-0"

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



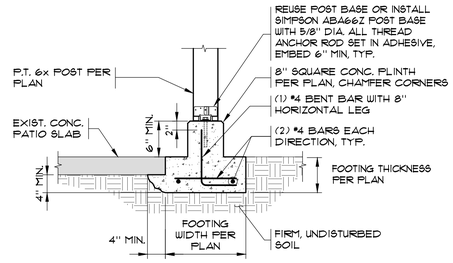
SECTION 2
SCALE: 3/4" = 1'-0"

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

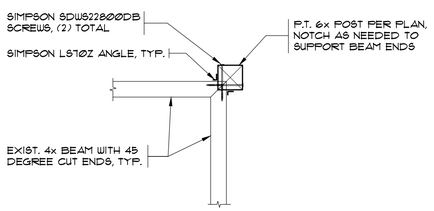
SECTION 7
SCALE: 3/4" = 1'-0"

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"

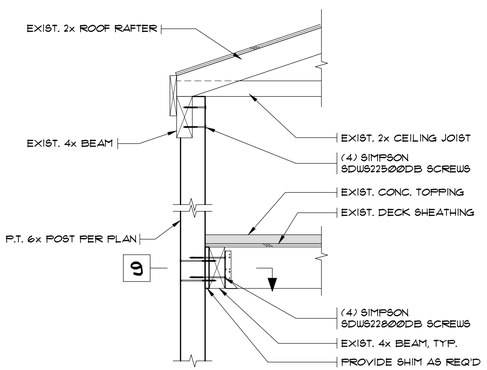
NOTE:
DECK JOISTS, CONC. TOPPING, AND SHEATHING NOT SHOWN FOR CLARITY



PLAN VIEW

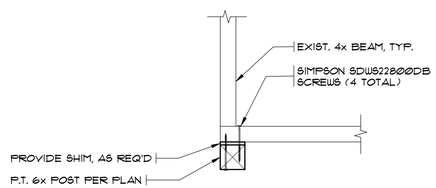
SECTION 9
SCALE: 3/4" = 1'-0"

NOTE:
ROOF FRAMING NOT SHOWN FOR CLARITY

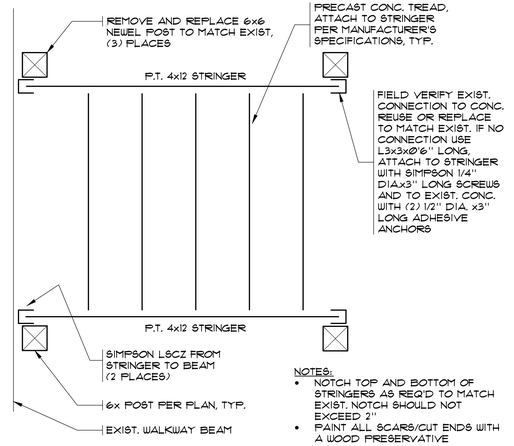


SECTION 10
SCALE: 3/4" = 1'-0"

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 11
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 12
SCALE: 3/4" = 1'-0"

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Designed: S. GEORGIEFF
Drawn: V.H.N.
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Approved:

REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: SECTIONS

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

Sheet: S2.0

Job No. 26030.12

8/27/2026
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GENERAL NOTES:

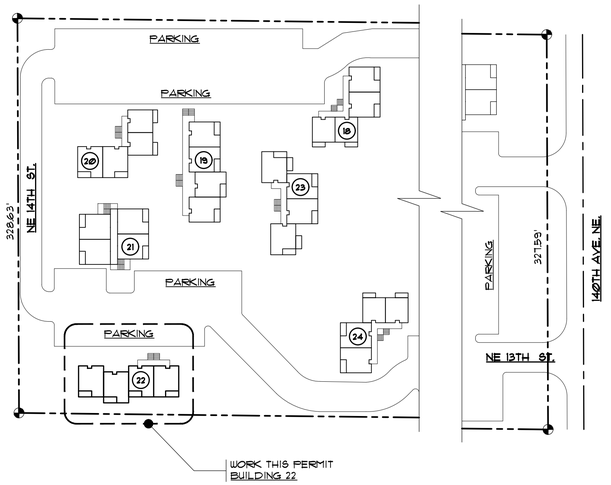
GENERAL CONDITIONS:

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.



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 FENETRATION 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.

SUBMITTALS:

THE FOLLOWING SUBMITTALS SHALL MEET THE SPECIFICATIONS INCLUDED IN THESE PLANS AND ARE DEFERRED. ADDITIONAL SUBMITTALS MAY BE REQUIRED. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A WASHINGTON STATE REGISTERED ARCHITECT OR STRUCTURAL ENGINEER (AS REQUIRED) AND SUBMITTED TO THE OWNER, ARCHITECT AND CITY FOR REVIEW AND APPROVAL PRIOR TO ORDER AND INSTALLATION.

DEFERRED SUBMITTALS (BY OTHERS):
DEFERRED SUBMITTALS TO BE DESIGNED AND SUBMITTED AT A LATER DATE BY OTHERS UNDER THIS PERMIT:

- PREMANUFACTURED GUARDRAILS AND HANDRAILS

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.

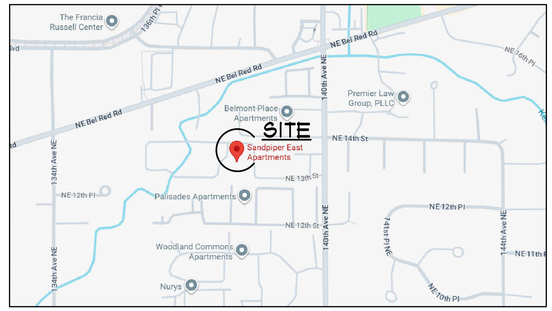
THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

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) 2021 WASHINGTON STATE ENERGY CODE (WSEC)
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 22
ADDRESS:	13601 NE 13TH ST.
No. OF UNITS:	6
No. OF STORIES:	2
SPRINKLERS:	NO

SHEET INDEX

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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 64.55.030 ARE NOT REQUIRED.

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No.	Revision	Date

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: 21 AUG, 2026
Approved:

PACIFIC ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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REGISTERED ARCHITECT — 12363 — MATTHEW LEE FRITZ — STATE OF WASHINGTON — 8-27-26

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

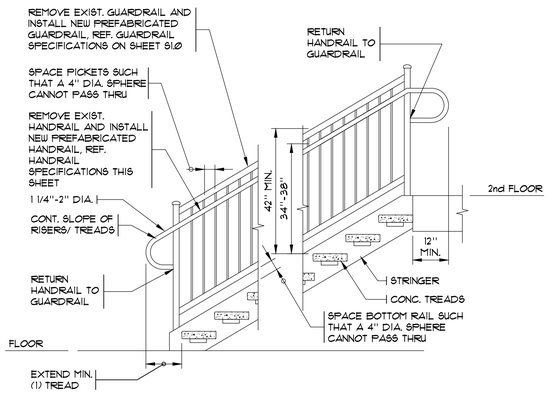
Job No. 26030.22

8/27/2026
26030.22 WD 01 Permit Set.dwg

HANDRAIL SPECIFICATIONS:

HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH WSBC SECTIONS 1014 AND 1607.9.1.

1. PROVIDE A HANDRAIL ON EACH SIDE OF THE STAIR.
2. HANDRAILS SHALL BE ATTACHED TO THE STRUCTURE TO PROVIDE ADEQUATE SUPPORT FOR THE FOLLOWING LOADS:
   - REFERENCE WSBC 1607.9.1.
   - TOP OF HANDRAIL (ANY DIRECTION) 200 LBS.
3. HANDRAIL HEIGHT SHALL BE MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT BE LESS THAN 34" AND NOT MORE THAN 38".
4. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, WITH THE EXCEPTION OF A NEWEL POST INTERRUPTION OR SIMILAR OBSTRUCTION.
5. HANDRAILS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" ADJACENT TO A WALL OR OTHER SURFACE AND FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
6. HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM TO 2" MAXIMUM. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4". IF ANY OF THESE CONDITIONS ARE NOT MET, PROVIDE THE EQUIVALENT GRASPABILITY REQUIREMENTS OF WSBC SECTION 1014.3.
7. HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 1/2".
8. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR OR RAMP RUN HANDRAIL. WHERE HANDRAILS TERMINATE, THE HANDRAIL SHALL EXTEND HORIZONTALLY 12" MINIMUM BEYOND THE TOP RISER AT THE BOTTOM RISER THE HANDRAIL SHALL CONTINUE THE SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
9. HANDRAILS EXTENSIONS SHALL TERMINATE INTO THE WALL OR CREATE A CLOSED END.
10. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
11. HANDRAILS SHALL NOT IMPEDE THE EGRESS WIDTH OR PATH.
12. FOR ADDITIONAL INFORMATION REF. DETAIL 1



TYP. STAIR GUARD/HANDRAIL ELEVATION 1

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

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 0.3 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, INCLUDING THE VALUES LISTED BELOW.
    U-VALUE: 0.30 MAX
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. INSULATION 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

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Drawn: V.H.N.
Checked: N.L.F.
Date: 27 AUG, 2026
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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON
8-27-26

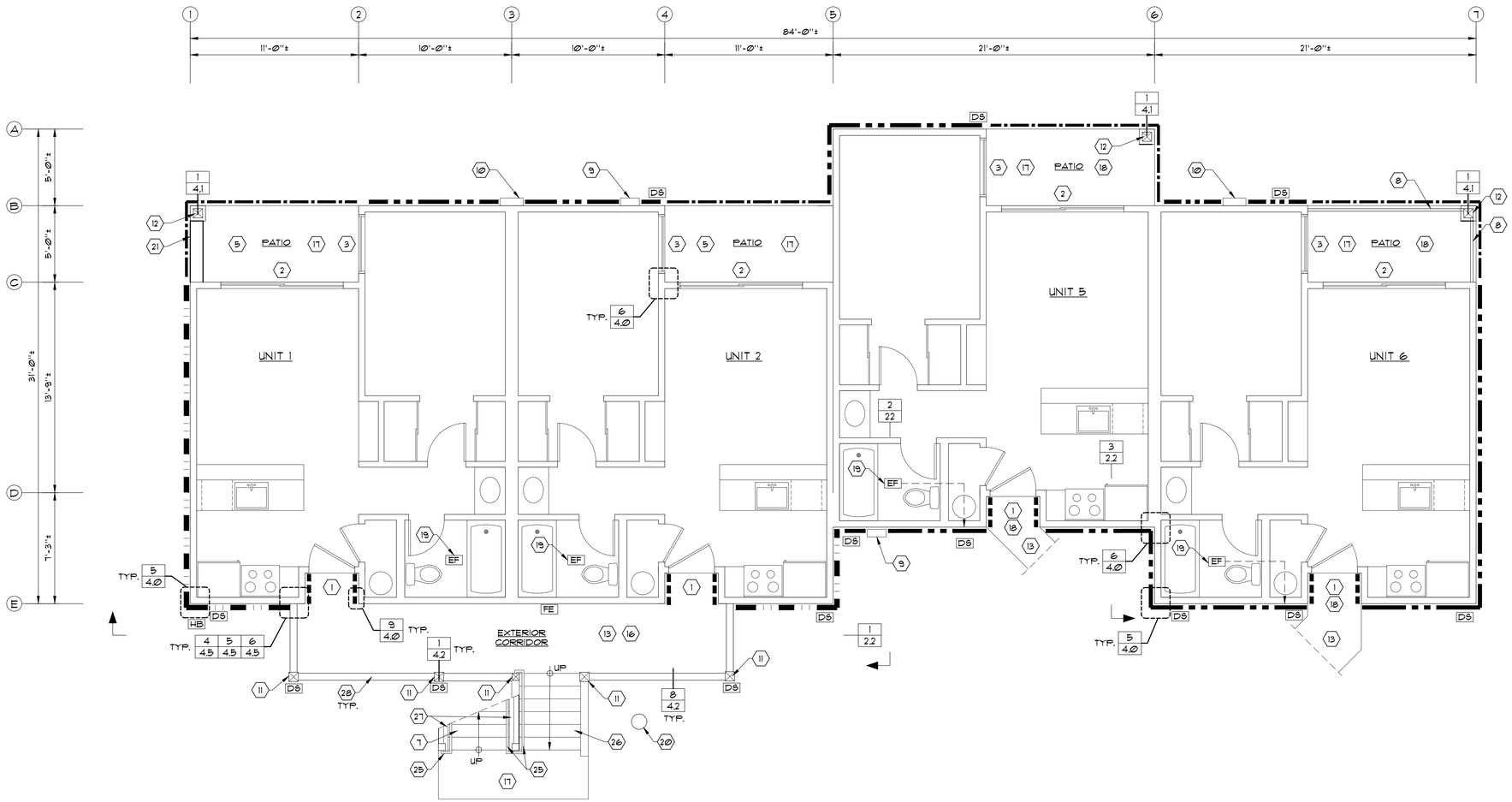
Contents: NOTES

Project: SANDPIPER EAST APARTMENT - BLDG 22 BUILDING ENVELOPE IMPROVEMENT
13611 NE 13TH ST. BELLEVUE, WA

Sheet: 1.1

Job No. 26030.22

8/27/2026
26030.22 WD 01 Permit Set.dwg



FIRST FLOOR PLAN

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

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

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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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

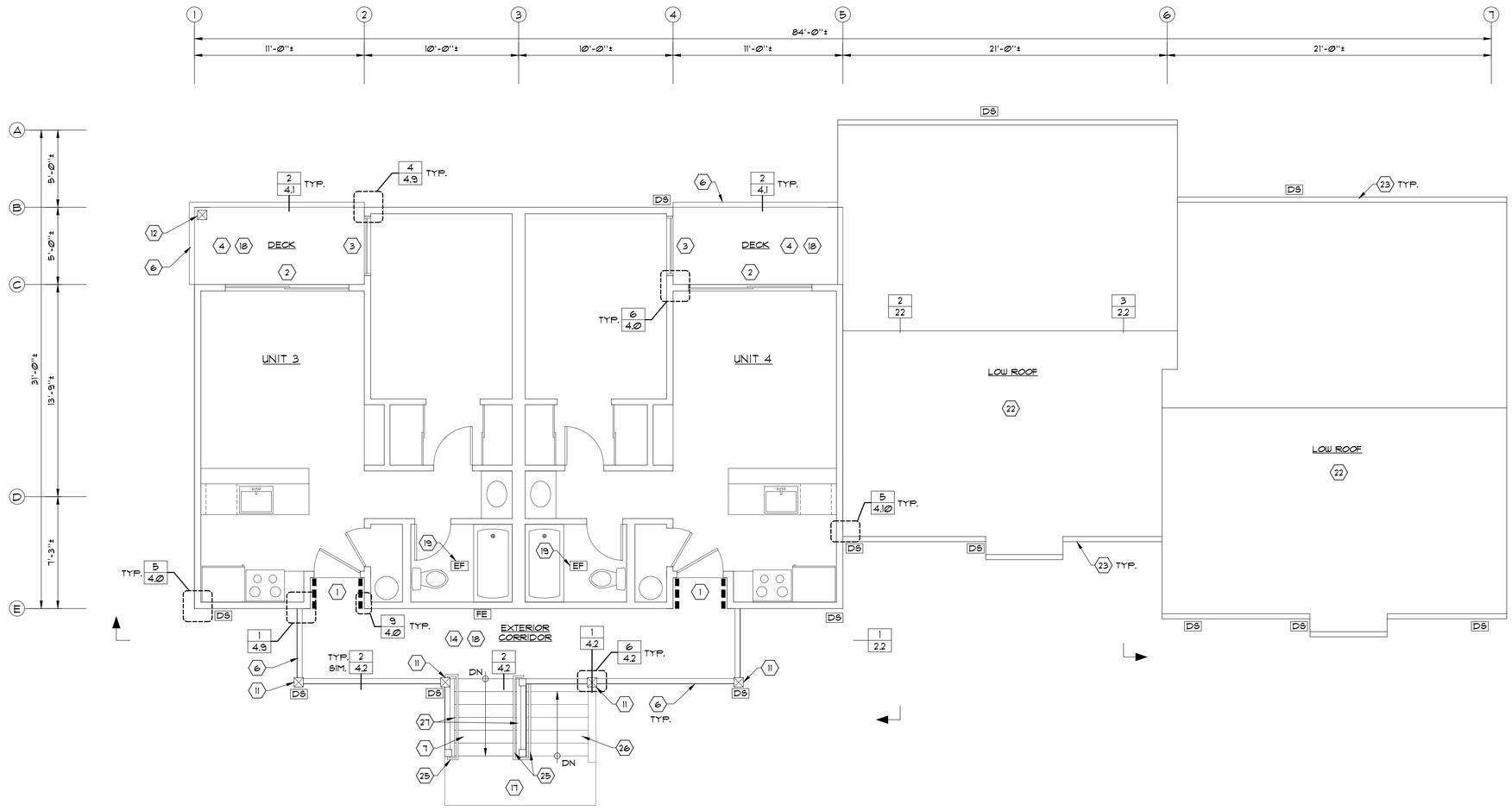
Contents FIRST FLOOR PLAN

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

Sheet 2.0

Job No. 26030.22

8/27/2026
26030.22 WD 01 Permit Set.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, 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

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 4.1Ø

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.

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

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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

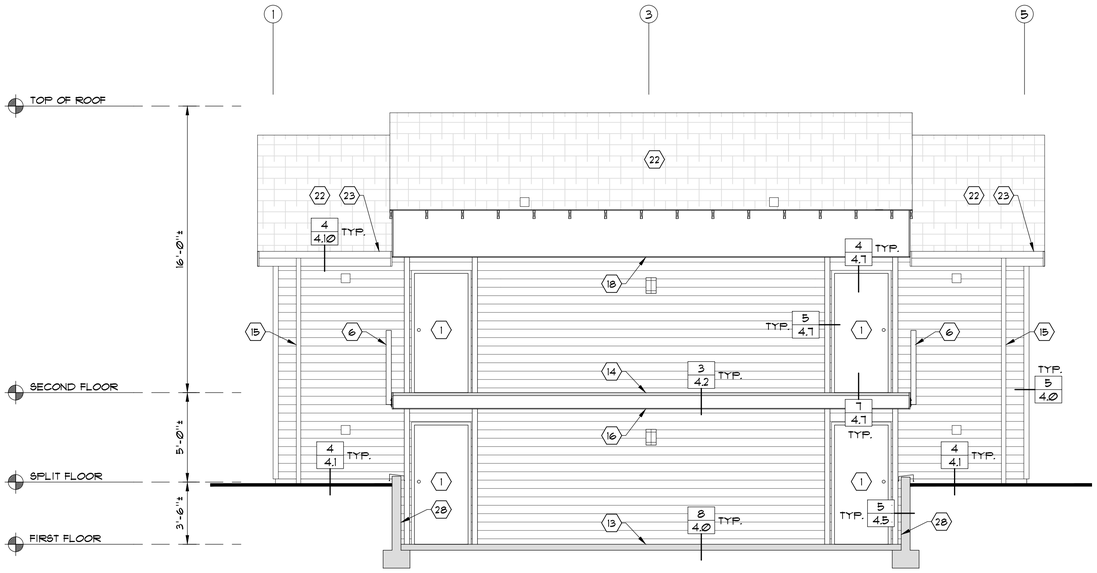
Contents: SECOND FLOOR PLAN

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

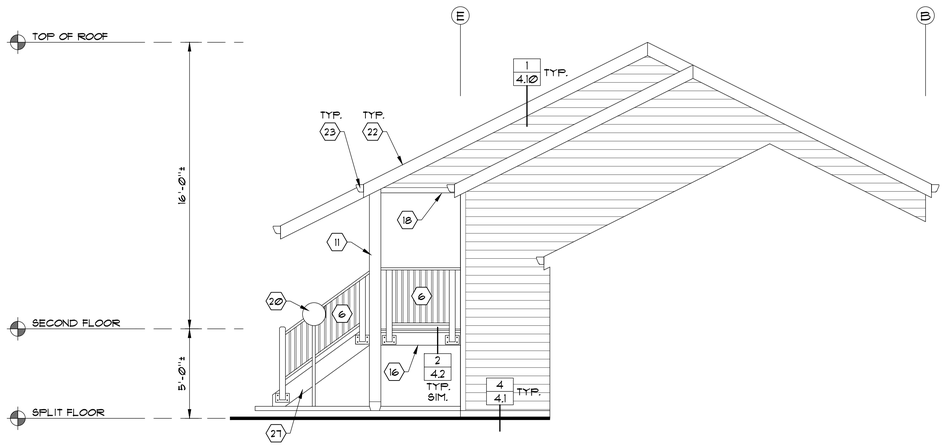
Sheet 2.1

Job No. 26030.22

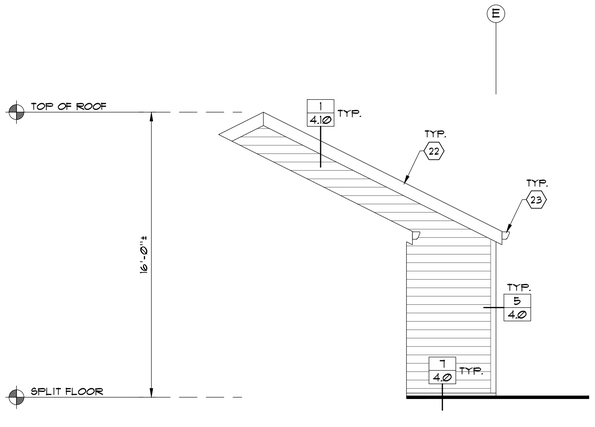
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26030.22 WD 01 Permit Set.dwg



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"

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. 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. 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

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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Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
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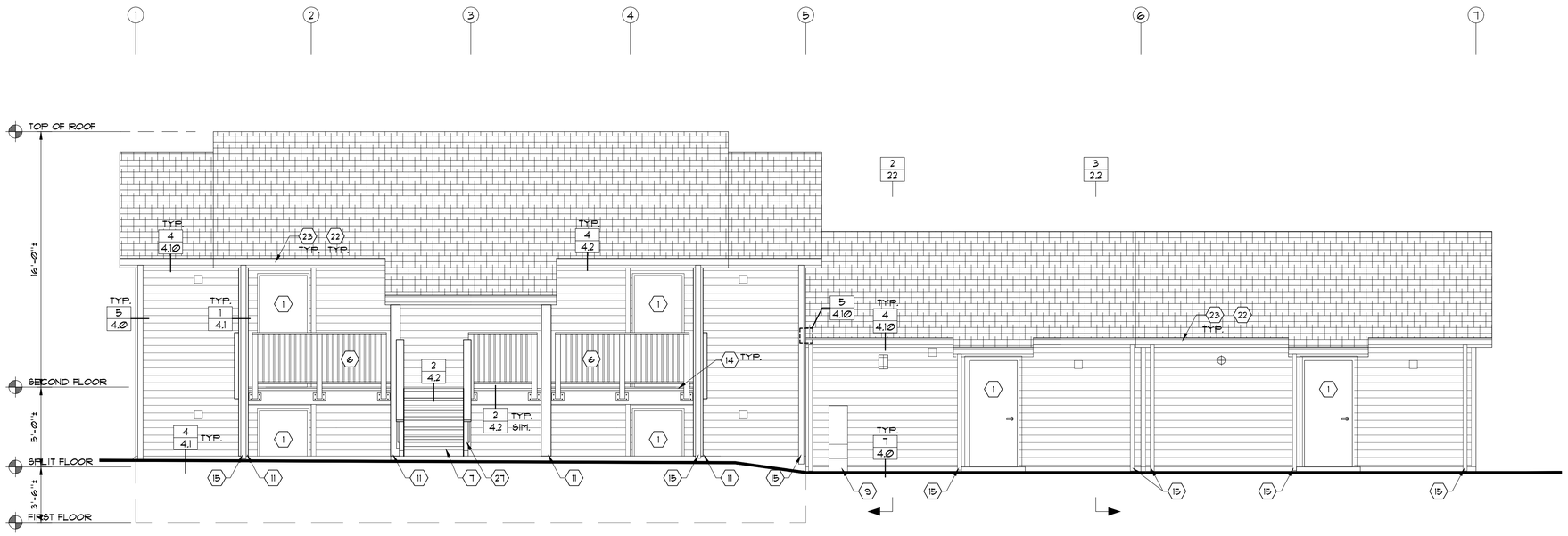
REGISTERED ARCHITECT 12,363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents BUILDING CROSS SECTIONS

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13601 NE 19TH ST. BELLEVUE, WA

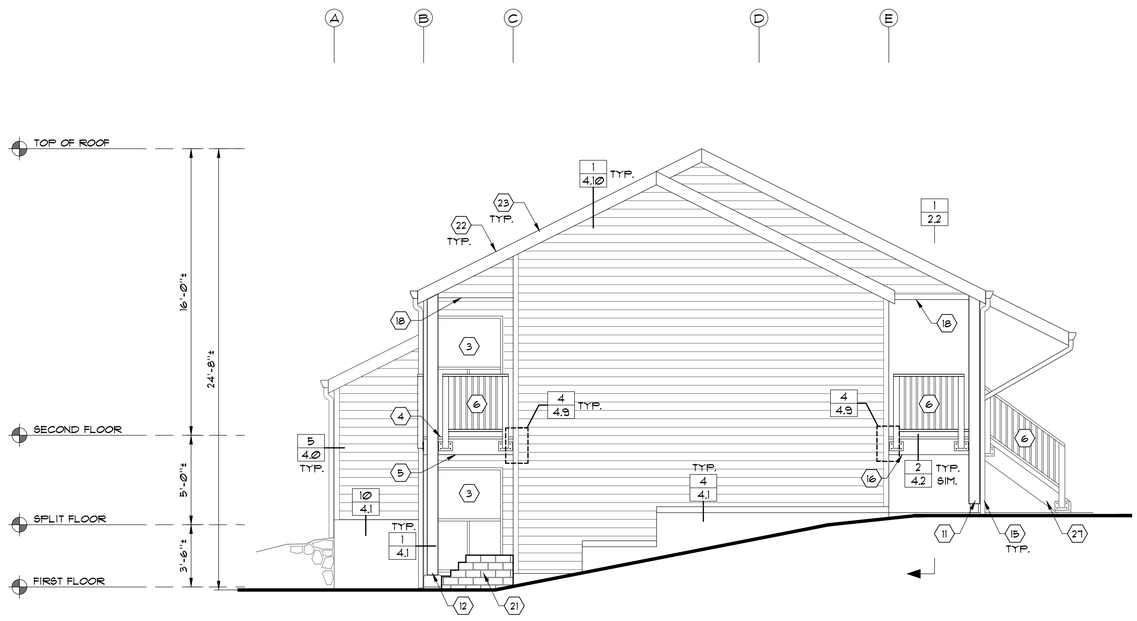
Sheet 2.2

Job No. 26030.22



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. 10 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.

GENERAL NOTES:

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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 USEBC 3Ø2.5

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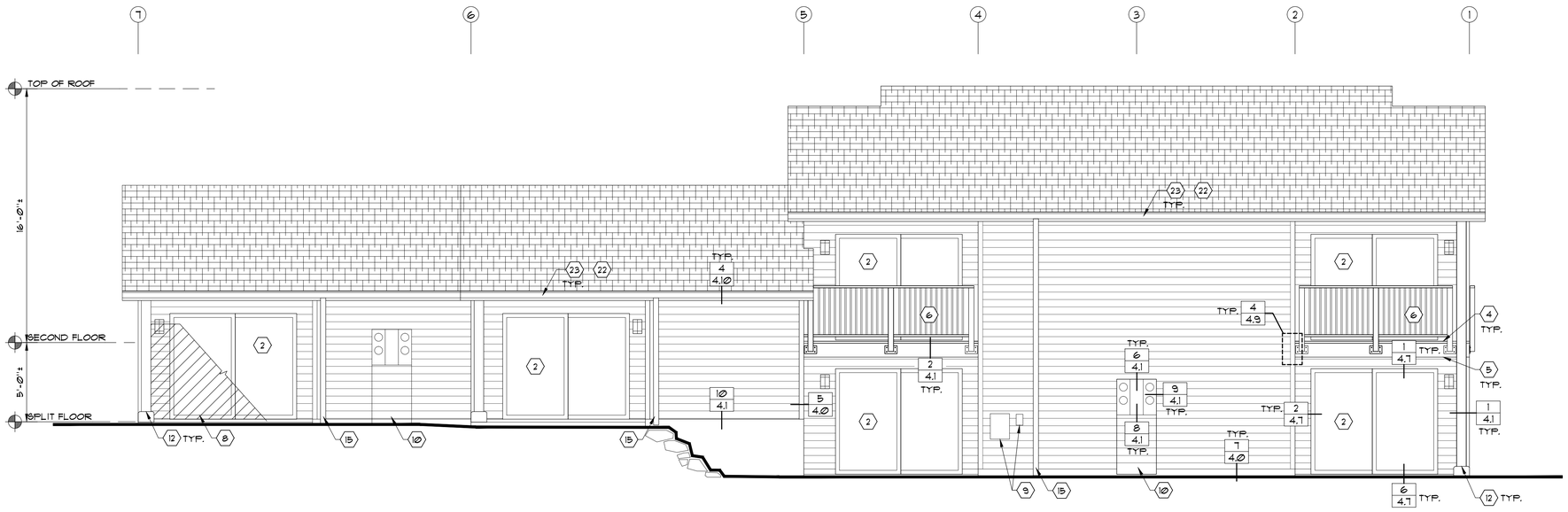
REGISTERED ARCHITECT
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents: NORTH AND EAST ELEVATIONS

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3601 NE 13TH ST. BELLEVUE, WA

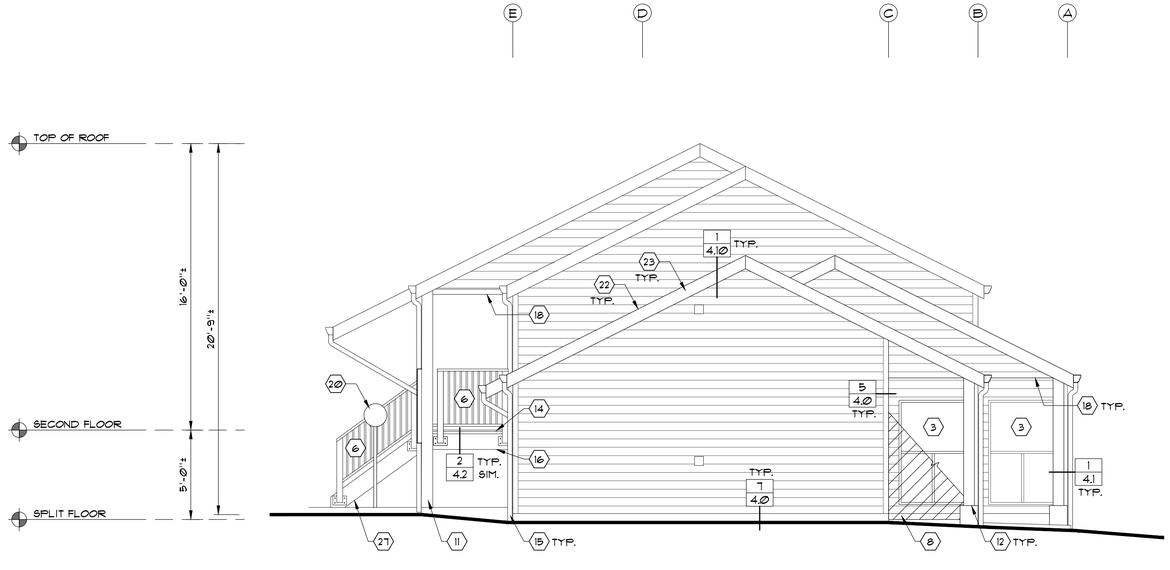
Sheet 3.Ø

Job No. 26030.22



SOUTH ELEVATION

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



WEST ELEVATION

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:

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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 WSEBC 3012.5

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

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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REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

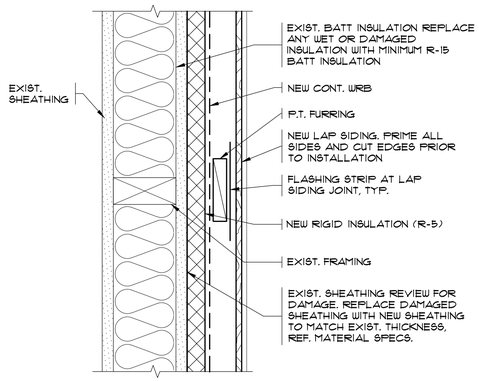
Contents: SOUTH AND WEST ELEVATIONS

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13601 NE 13TH ST. BELLEVUE, WA

Sheet: 3.1

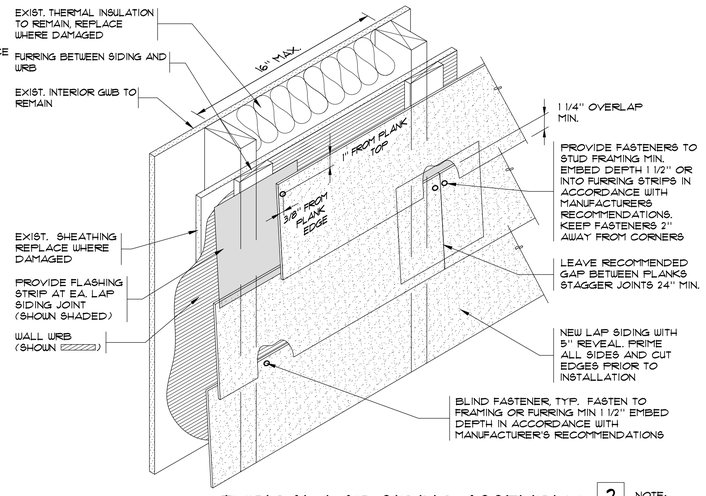
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TYPICAL LAP SIDING WALL ASSEMBLY 1

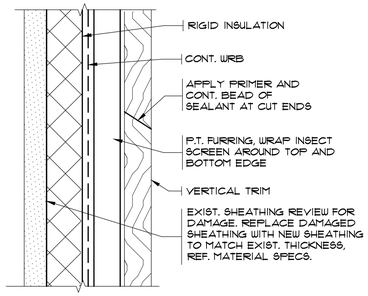
SCALE: 3" = 1'-0" (PLAN VIEW)



TYPICAL LAP SIDING ASSEMBLY 2

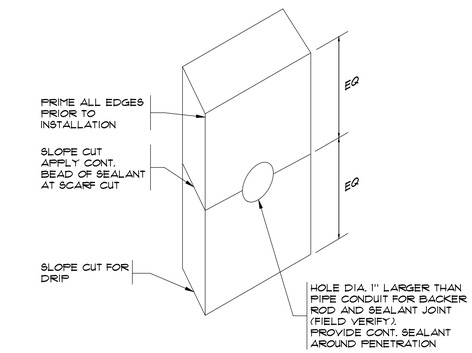
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NOTE: RIGID INSULATION NOT SHOWN



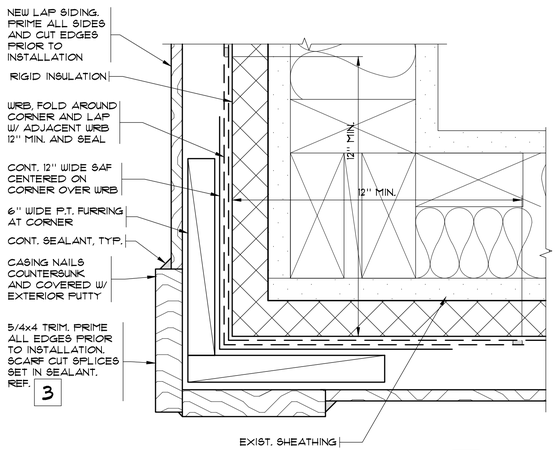
WOOD TRIM SCARF CUT 3

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



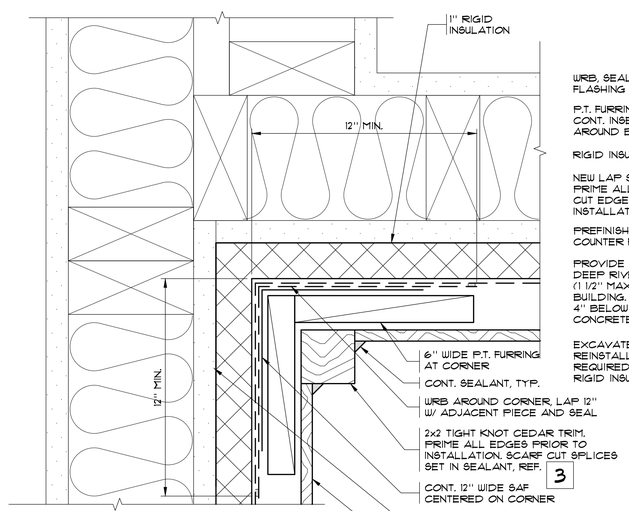
TIGHT KNOT CEDAR SPLIT BLOCK 4

SCALE: N.T.S.



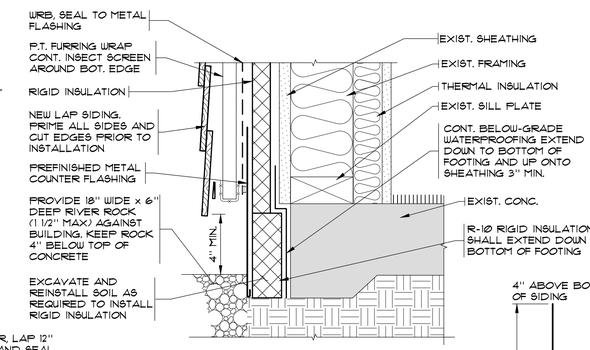
TYPICAL OUTSIDE CORNER 5

SCALE: 6" = 1'-0"



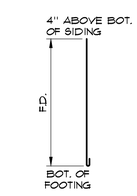
TYP. INSIDE CORNER 6

SCALE: 6" = 1'-0"

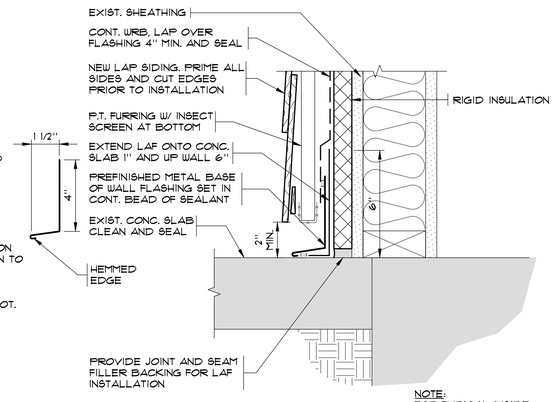


BASE OF WALL AT GRADE 7

SCALE: 3" = 1'-0"



METAL FLASHING PROFILE



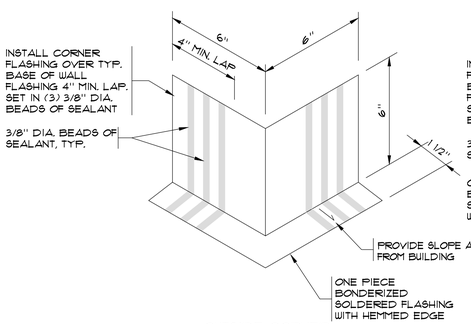
NOTE: FOR TYPICAL INSIDE AND OUTSIDE CORNER FLASHINGS REF. 10

BASE OF WALL AT CONC. SLAB 8

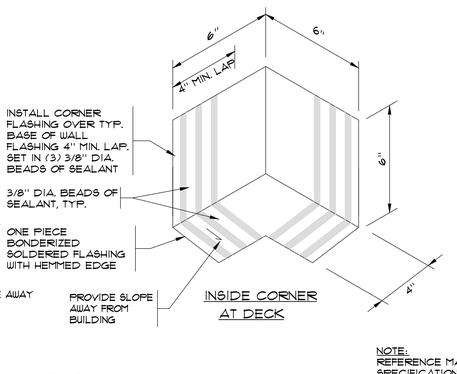
SCALE: 3" = 1'-0"

OUTSIDE CORNER TRANSITION AT WALKWAY 9

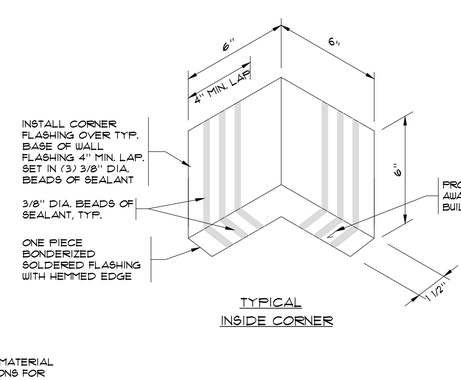
SCALE: 6" = 1'-0"



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

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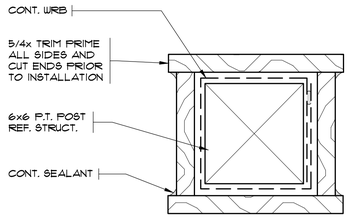
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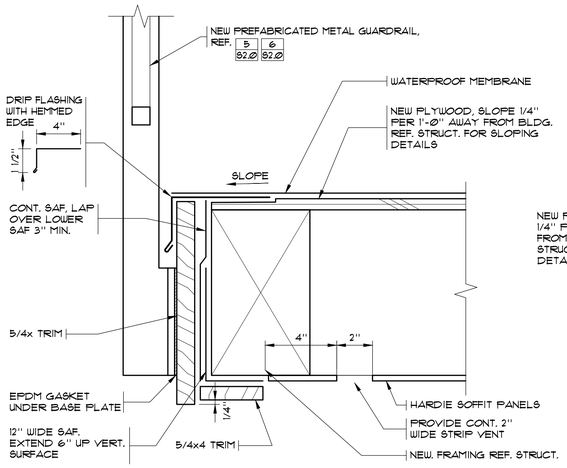
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8/27/2026
26030.22 WD 04 Details.dwg

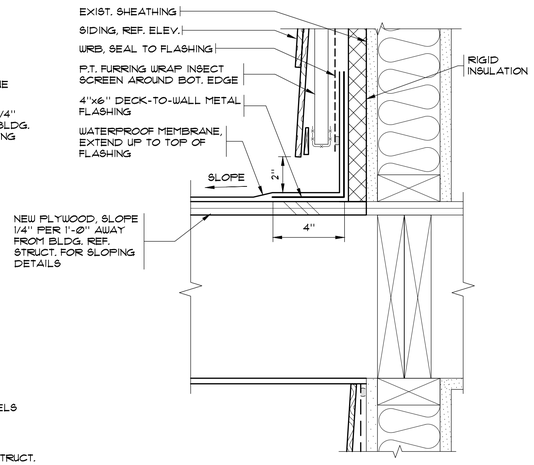


TYP. DECK/WALKWAY POST 1
SCALE: 3" = 1'-0" PLAN VIEW

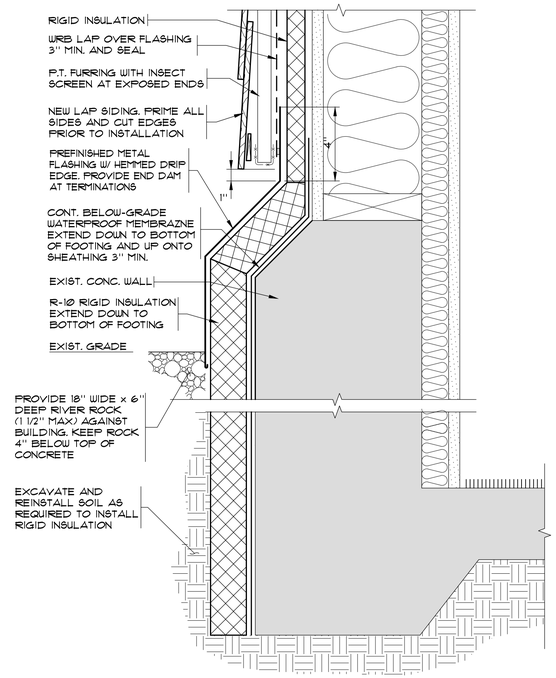


TYP. DECK EDGE 2
SCALE: 3" = 1'-0"

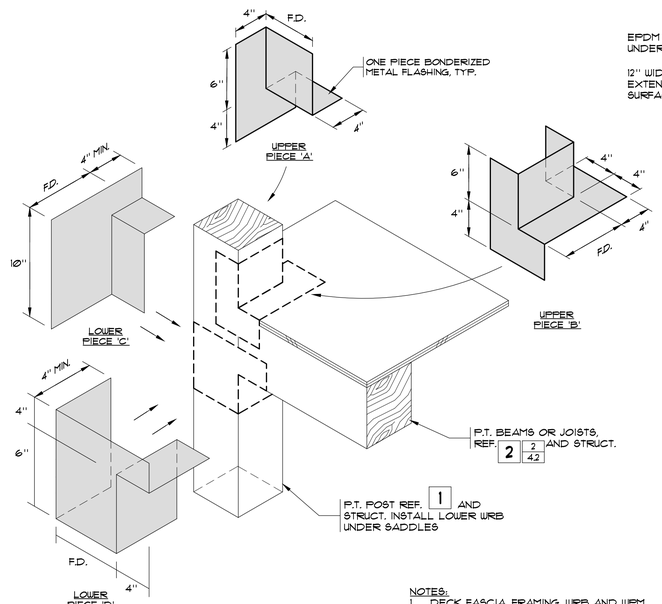
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT POSTS, REF. 5
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS



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

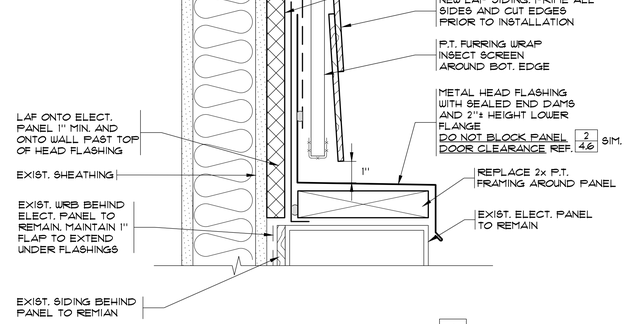


BASE OF WALL AT CONC. WALL 4
SCALE: 3" = 1'-0"

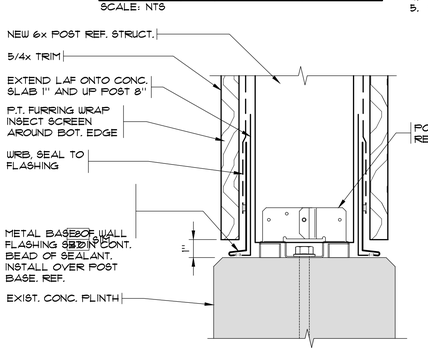


DECK /WALKWAY POST SADDLE FLASHINGS 5
SCALE: NTS

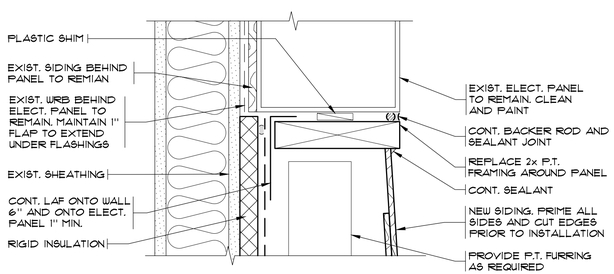
NOTES:
1. DECK FASCIA, FRAMING, WRB AND WPM NOT SHOWN FOR CLARITY.
2. INSTALL SADDLES UNDERNEATH FASCIA
3. SADDLES SHALL OVERLAP EACH OTHER 4" MINIMUM AND LAP SHALL BE SET IN (2) CONT. BEADS OF 3/8" DIA. SEALANT
4. FOR NON-CORNER CONDITION REF. 6 4.2
5. FOR INSIDE CORNER CONDITION REF. 7 4.2



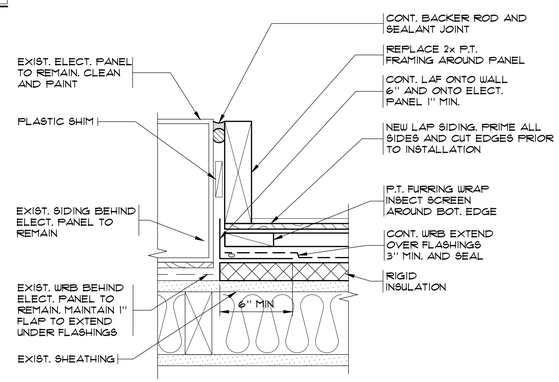
ELECT. PANEL HEAD 6
SCALE: 3" = 1'-0"



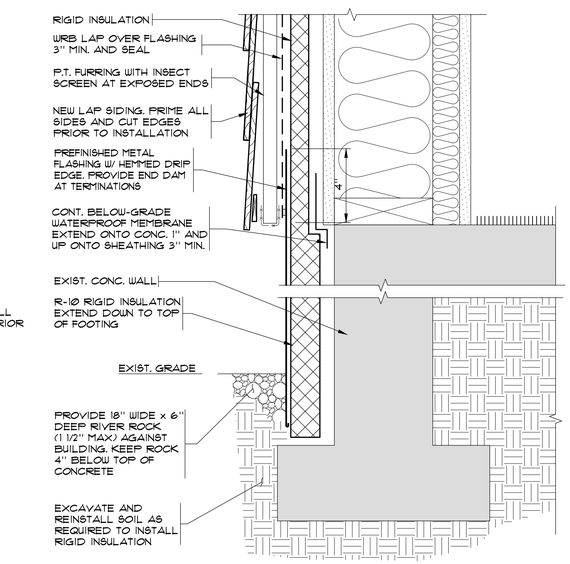
TYPICAL DECK POST AT CONC. PLINTH 7
SCALE: 3" = 1'-0" SECTION VIEW



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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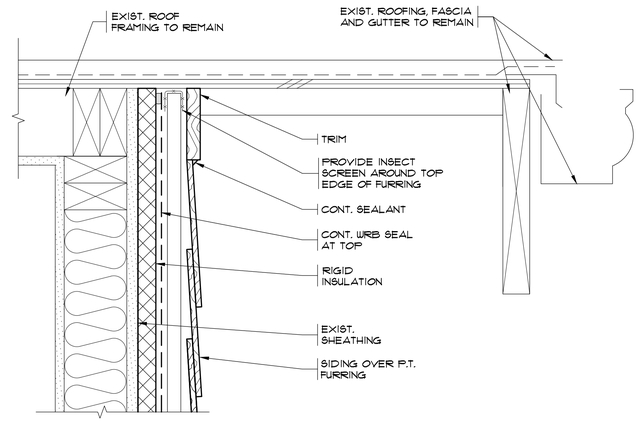
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13601 NE 9TH ST. BELLEVUE, WA

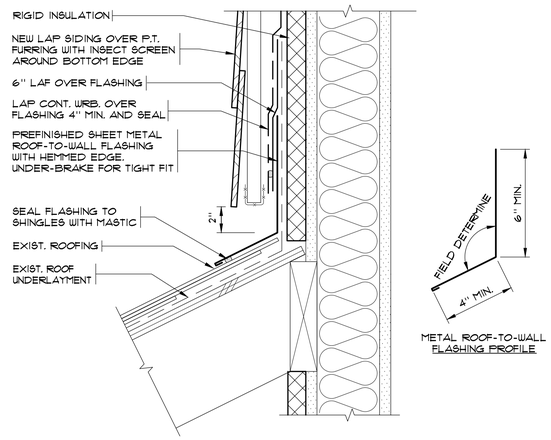
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Job No. 26030.22

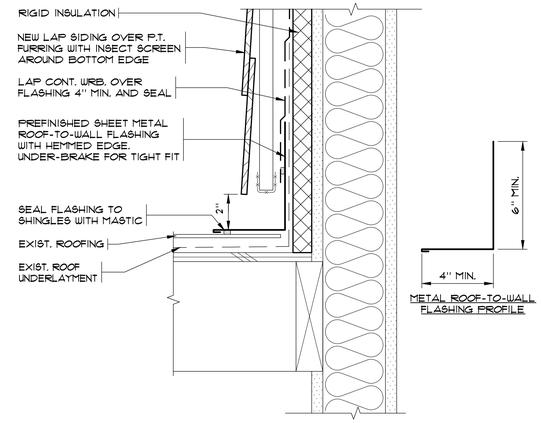
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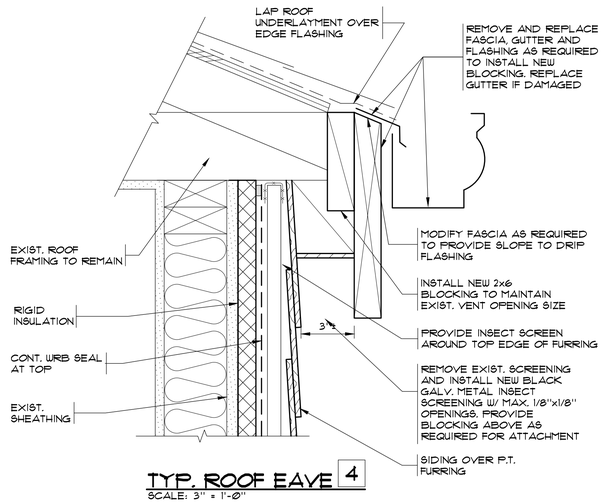
TYP. ROOF RAKE 1
SCALE: 3" = 1'-0"



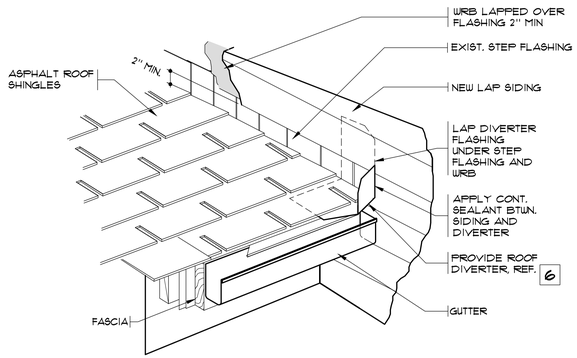
TYP. ROOF-TO-WALL 2
SCALE: 3" = 1'-0"



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

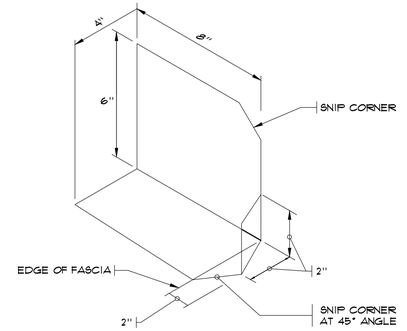


TYP. ROOF EAVE 4
SCALE: 3" = 1'-0"



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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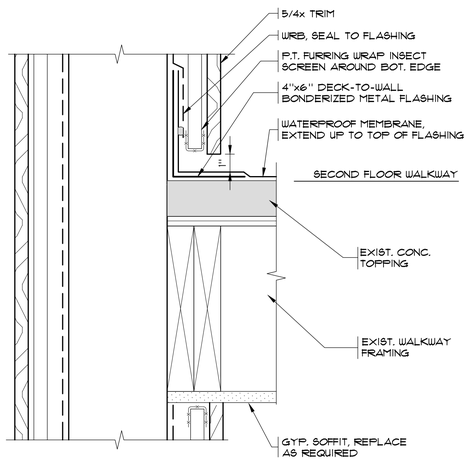
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

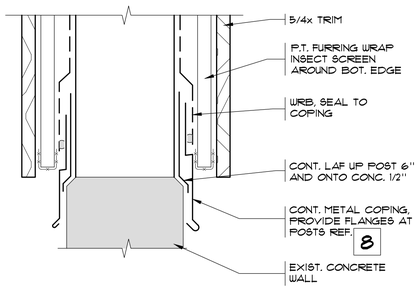
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13601 NE 13TH ST. BELLEVUE, WA

Sheet: 4.10

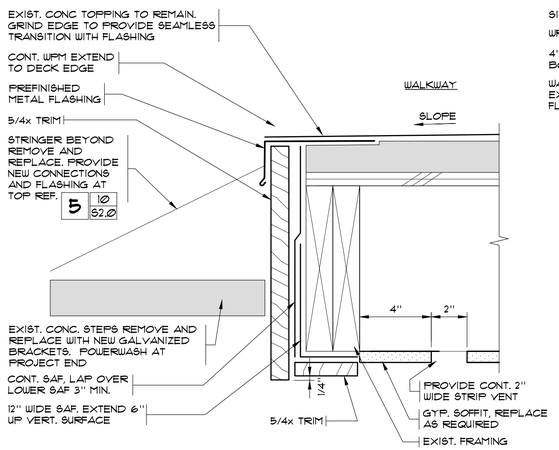
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TYPICAL WALKWAY POST AT CONC. WALL 1

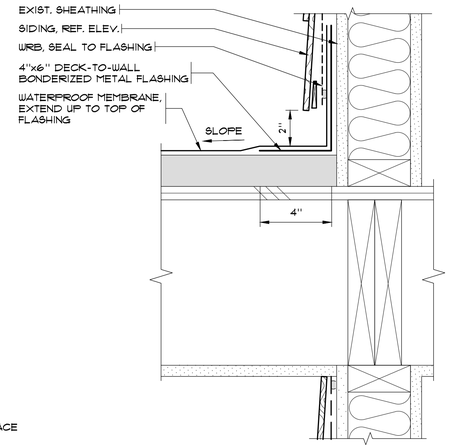
SCALE: 3" = 1'-0" SECTION VIEW



TYP. WALKWAY EDGE 2

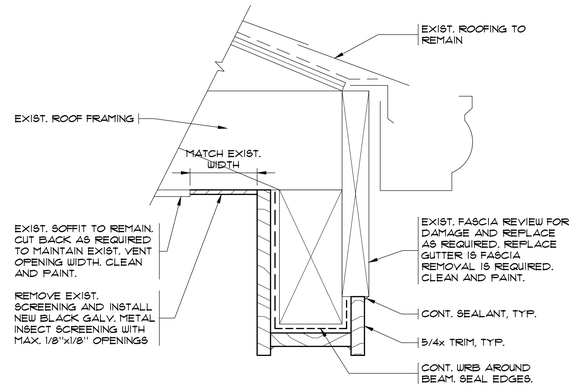
SCALE: 3" = 1'-0"

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



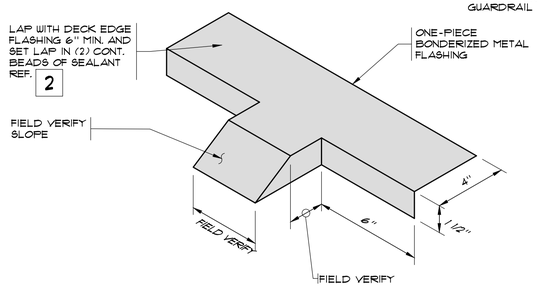
WALKWAY TO WALL 3

SCALE: 3" = 1'-0"



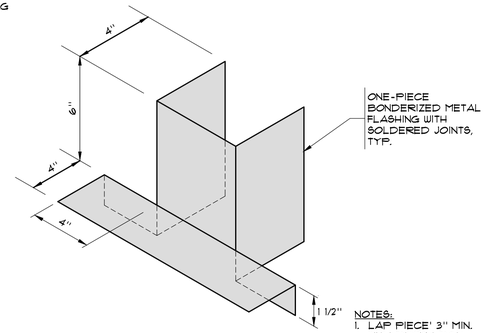
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

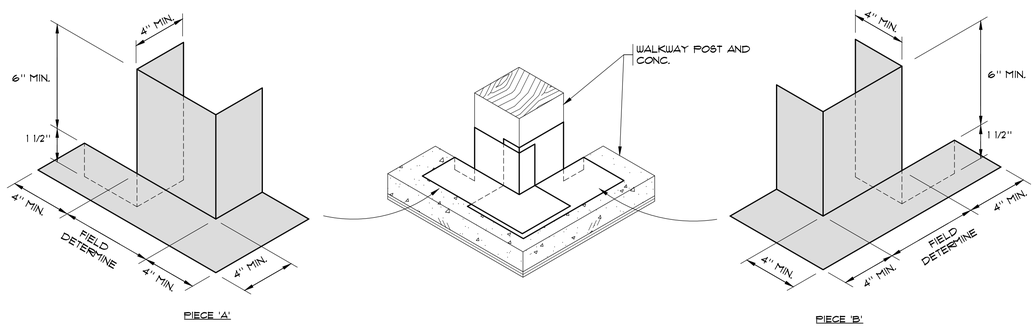
SCALE: N.T.S.



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

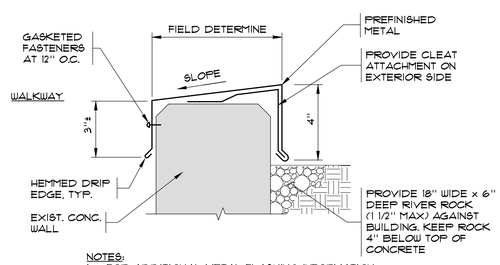
SCALE: 3" = 1'-0"



SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

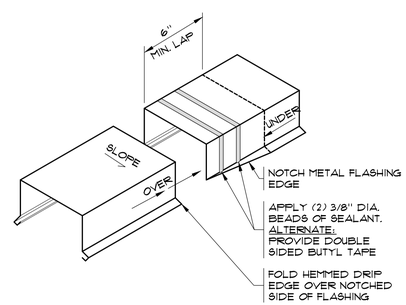
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



NOTES:
1. FOR ADDITIONAL METAL FLASHING INFORMATION, REFERENCE MATERIAL SPECIFICATIONS
2. FOR TYPICAL SPLICE PLATE REF. 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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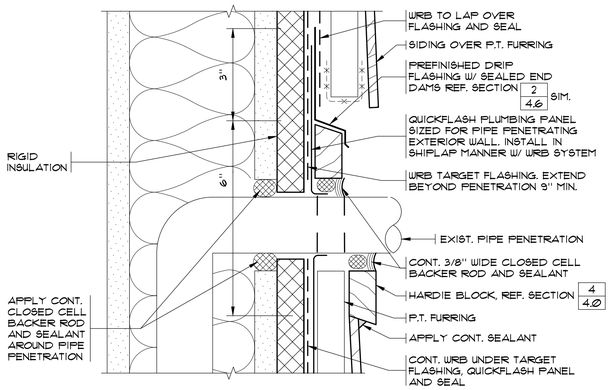
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

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3601 NE 13TH ST. BELLEVUE, WA

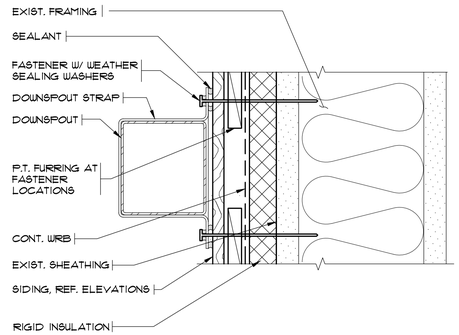
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Job No. 26030.22



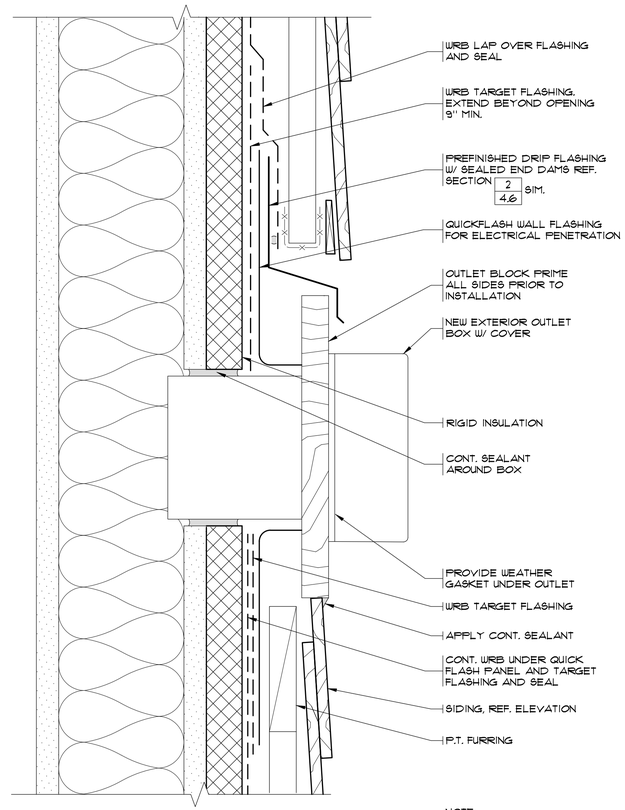
HOSE BIBB PENETRATION 1

SCALE: 6" = 1'-0"

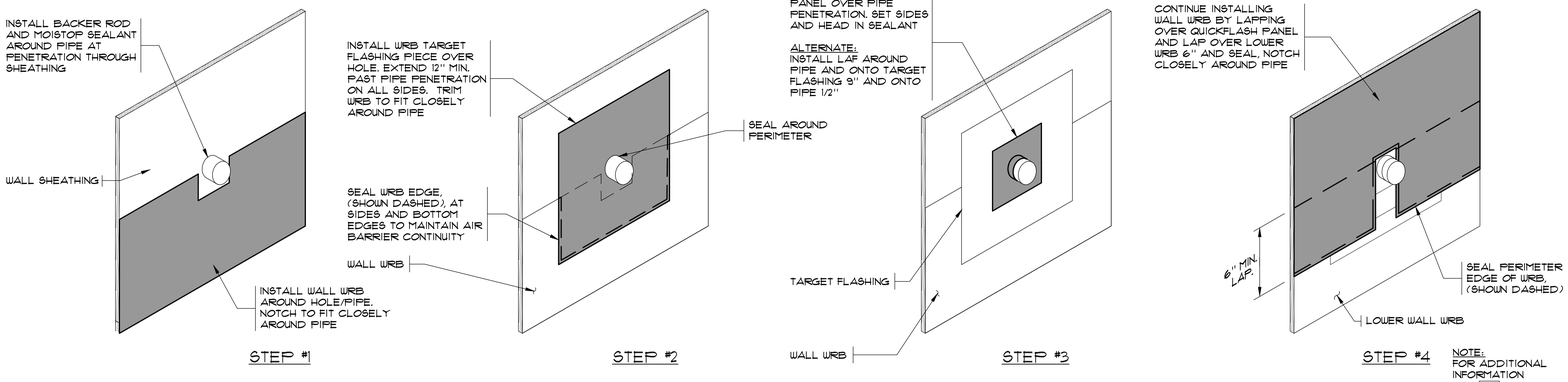


TYPICAL DOWNSPOUT 2

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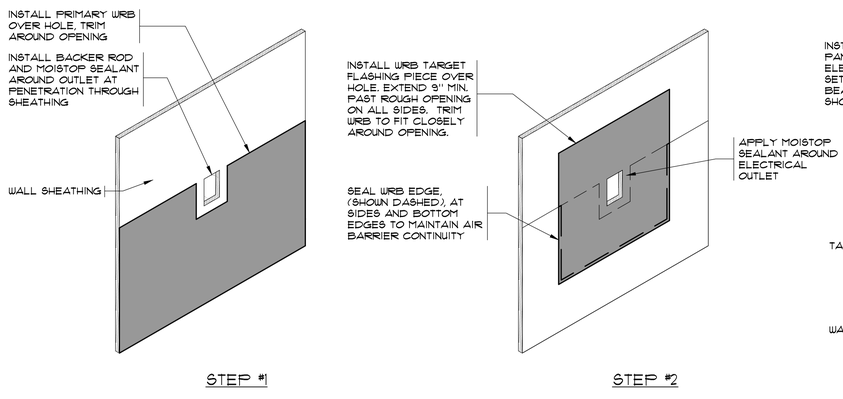


NOTE:
FOR ADDITIONAL INFORMATION, REF. 5



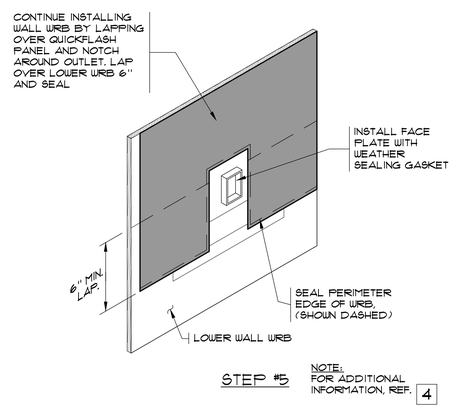
PIPE PENETRATION 3

SCALE: N.T.S.



EXTERIOR LIGHTING FIXTURE BASE 4

SCALE: 6" = 1'-0"



NOTE:
FOR ADDITIONAL INFORMATION, REF. 4

ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

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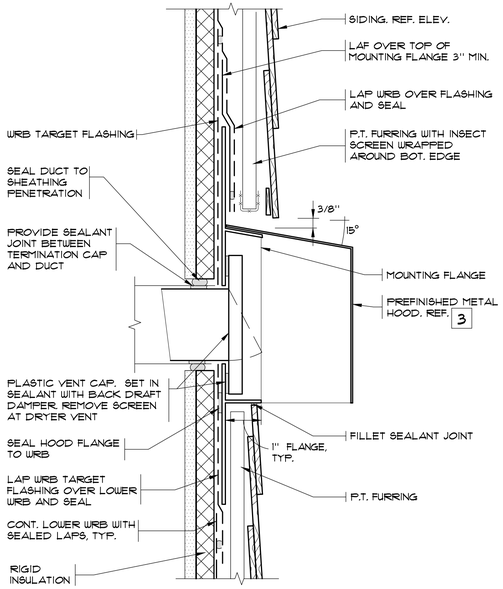
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

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1360 NE 19TH ST. BELLEVUE, WA

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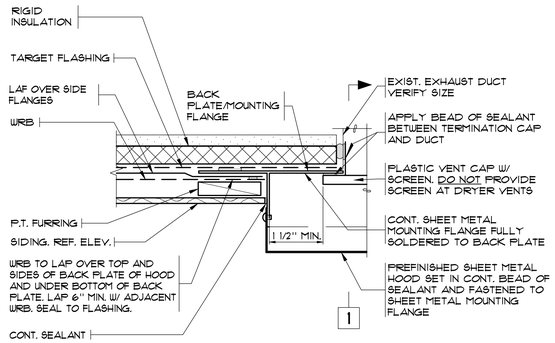
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VENT HOOD - SECTION 1

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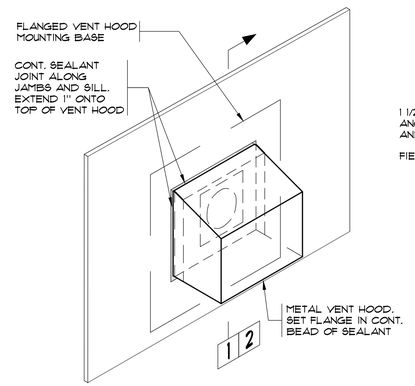
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4



VENT HOOD - PLAN VIEW 2

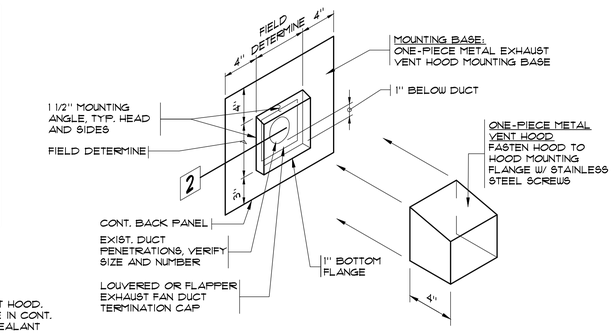
SCALE: 3" = 1'-0"

NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4

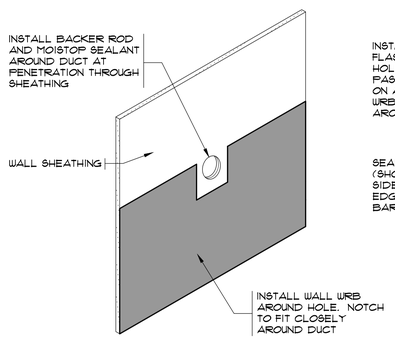


VENT HOOD - ISOMETRIC 3

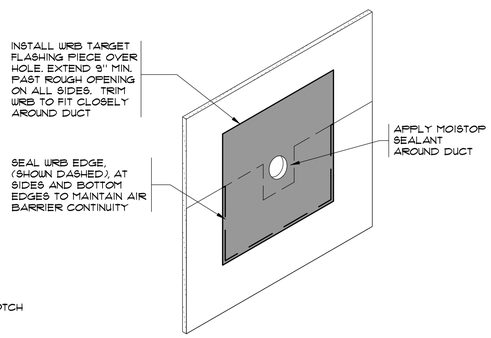
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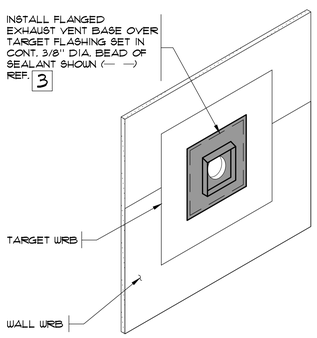
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



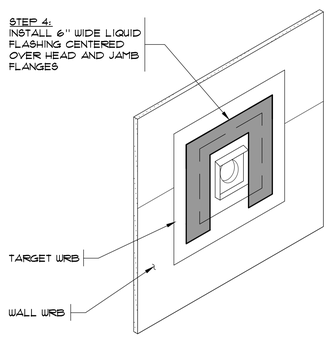
STEP #1



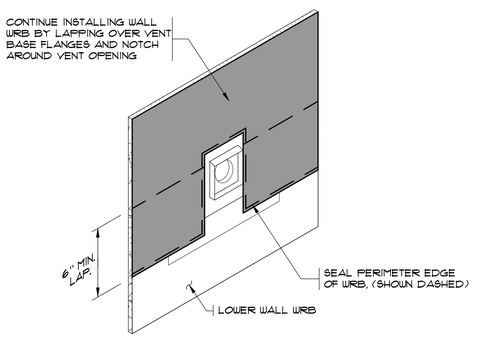
STEP #2



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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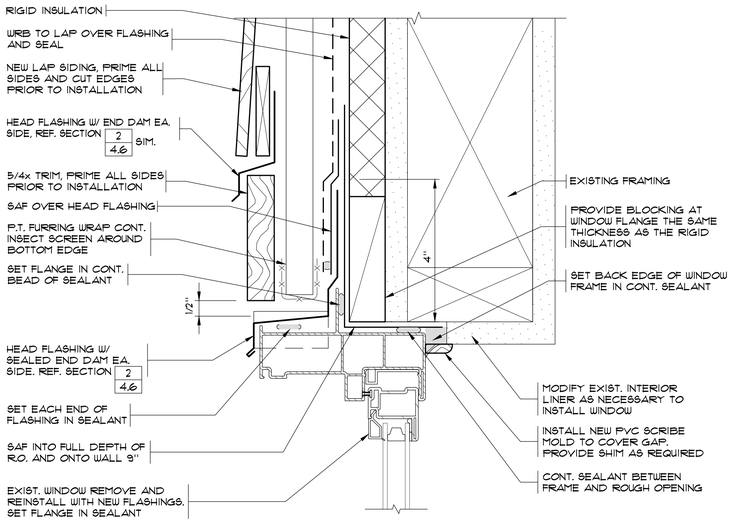
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

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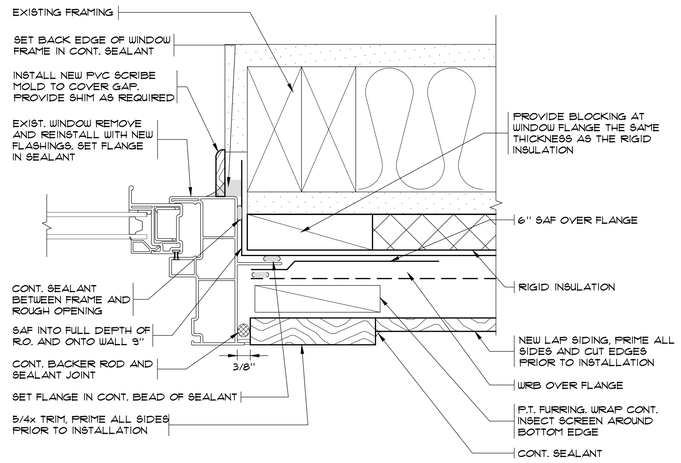
Sheet 4.4

Job No. 26030.22



TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

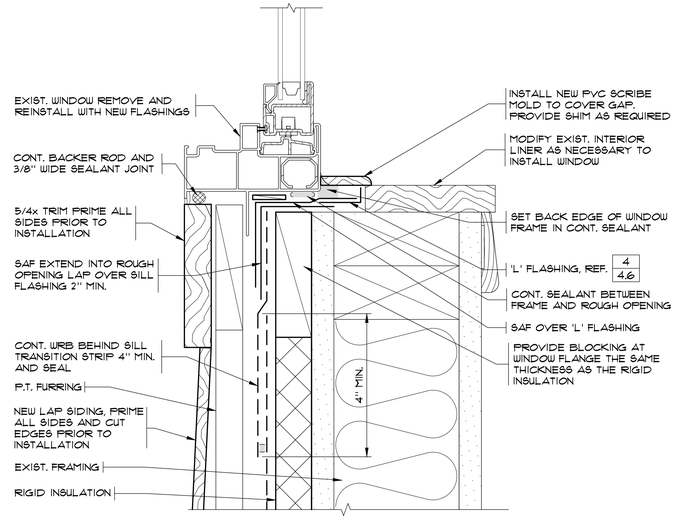


TYP. WINDOW JAMB 2

SCALE: 6" = 1'-0"

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

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 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.

TYP. EXHAUST DUCT SHAFT 9

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

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

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
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Checked N.L.F.
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Approved

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REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-16

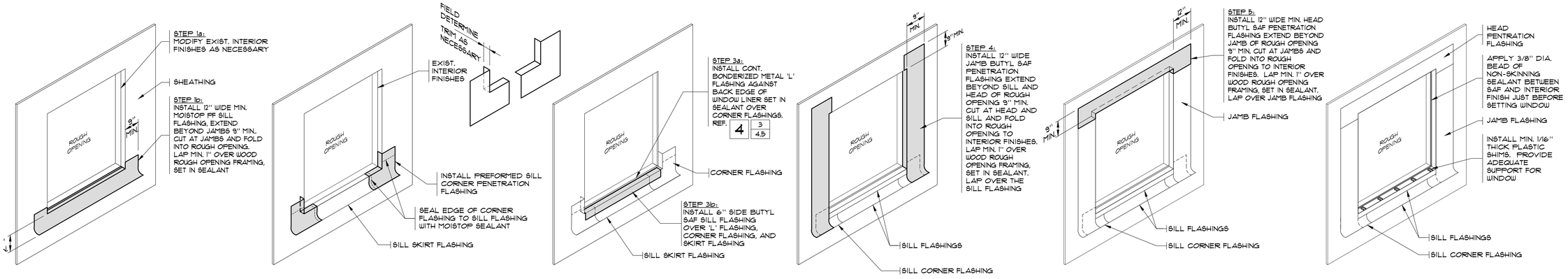
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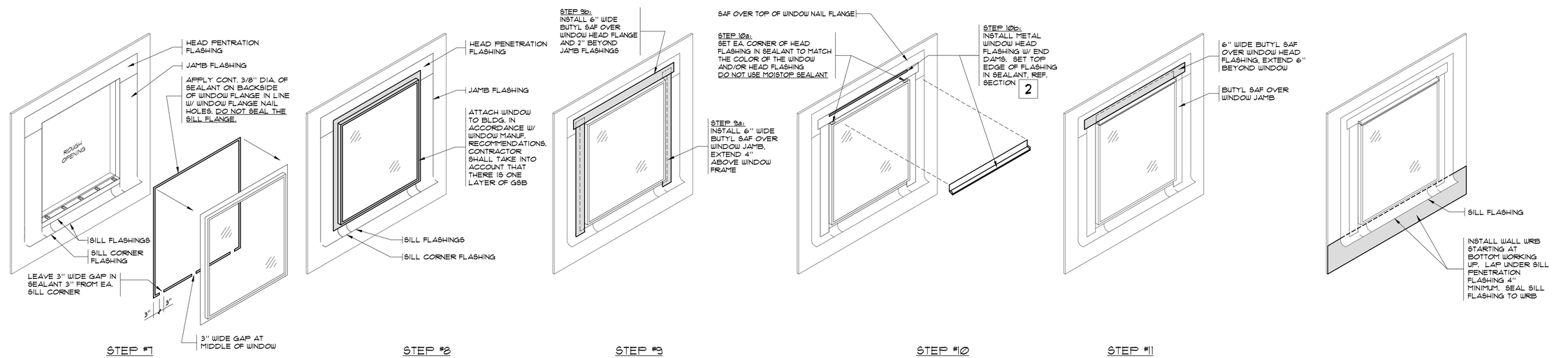
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Job No. 26030.22

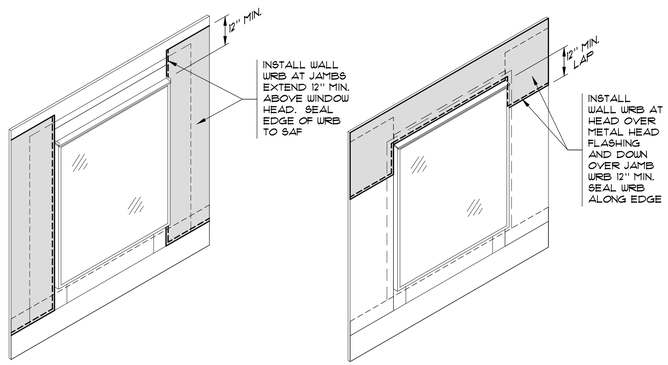
8/27/2026
26030.22 WD 04 Details.dwg



STEP #1 STEP #2 STEP #3 STEP #4 STEP #5 STEP #6



STEP #7 STEP #8 STEP #9 STEP #10 STEP #11



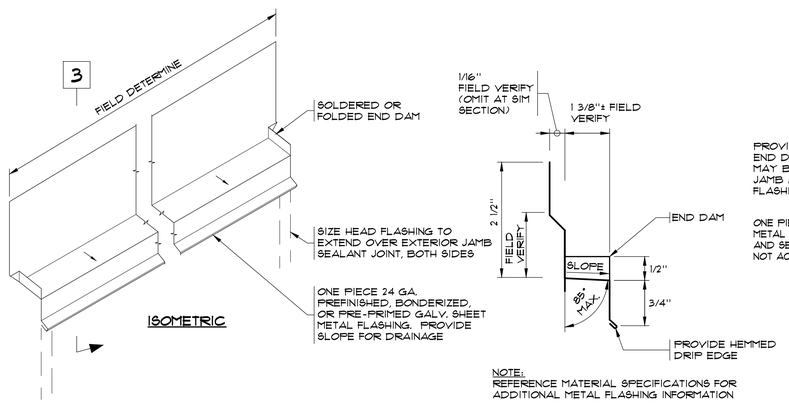
STEP #13 STEP #14

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



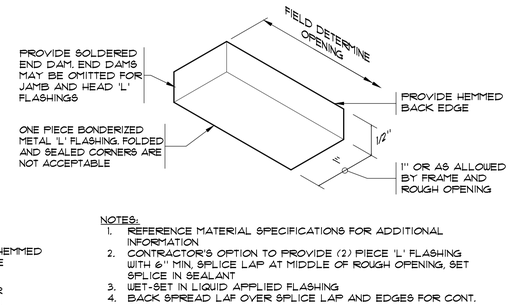
TYPICAL HEAD FLASHING 2

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 LAP 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 27 AUG, 2026
Approved

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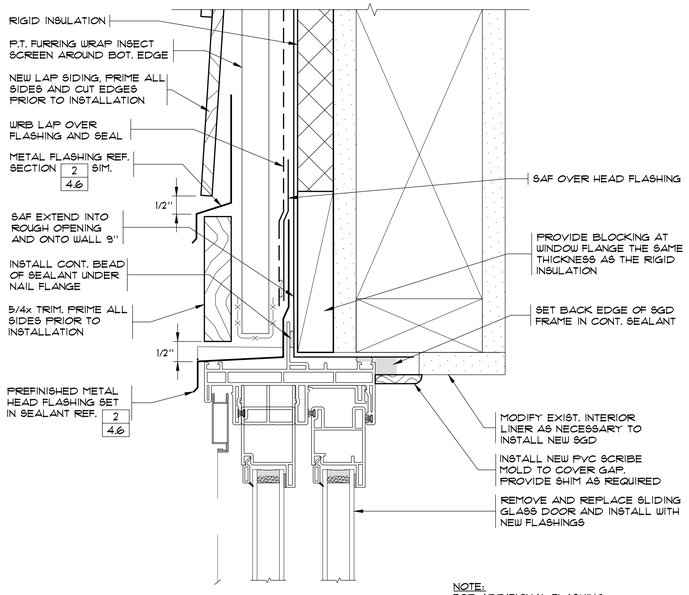
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

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1360 NE 15TH ST. BELLEVUE, WA

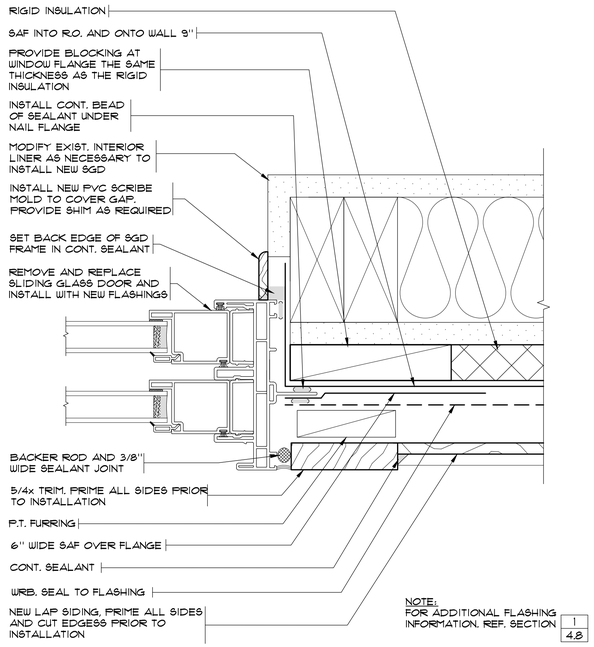
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Job No. 26030.22



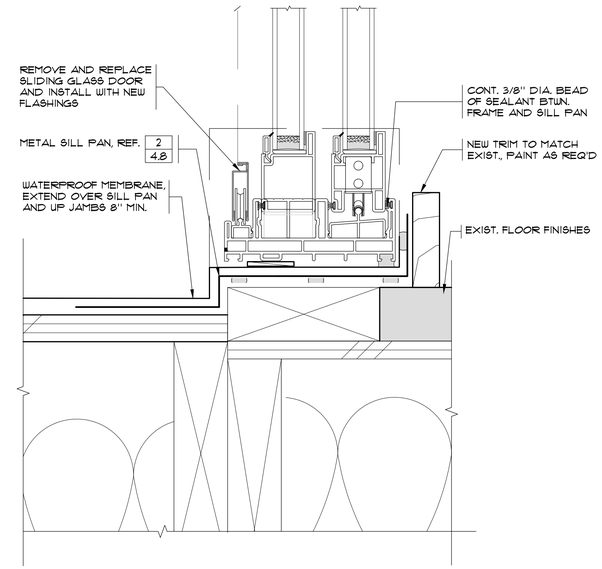
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FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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



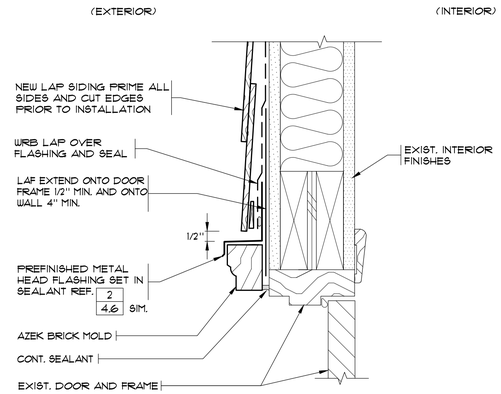
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TYP. SLIDING GLASS DOOR JAMB 2
SCALE: 6" = 1'-0"

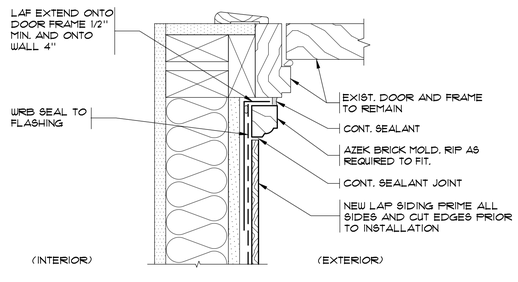


NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

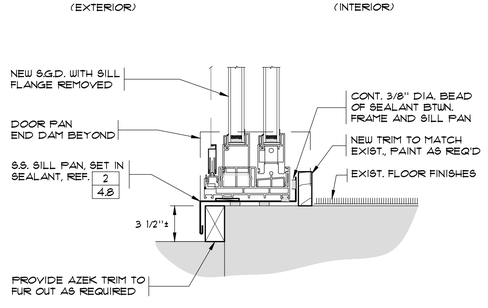
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6" = 1'-0"



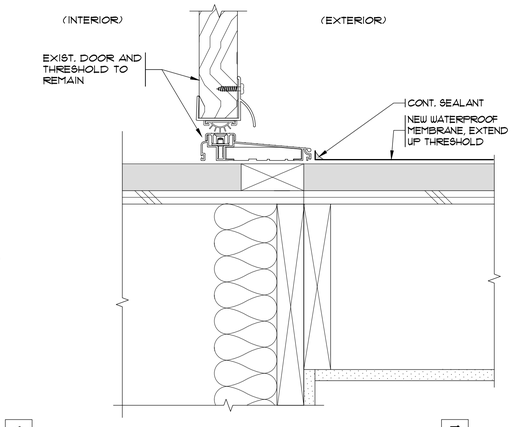
TYP. DOOR HEAD 4
SCALE: 3" = 1'-0"



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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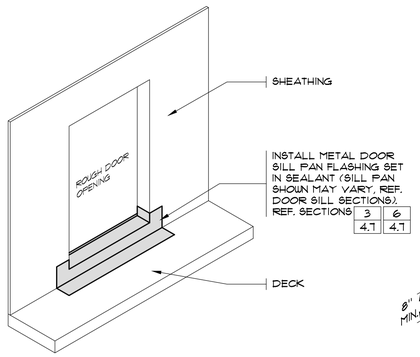
12363 REGISTERED ARCHITECT
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents DETAILS

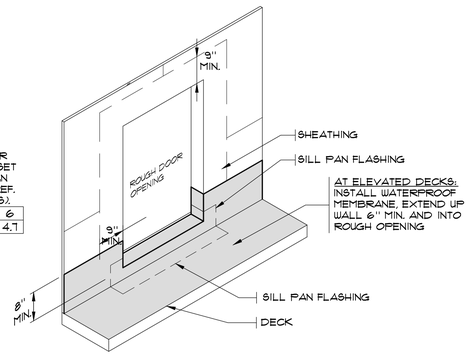
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APARTMENT - BLDG 22
BUILDING ENVELOPE
IMPROVEMENT
13601 NE 19TH ST. BELLEVUE, WA

Sheet 4.1

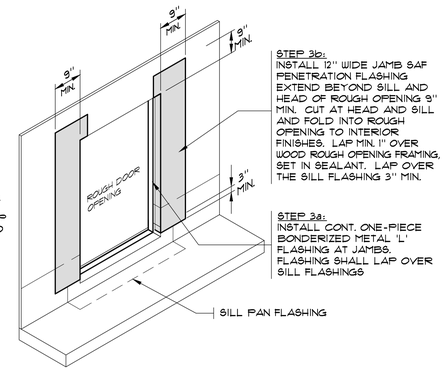
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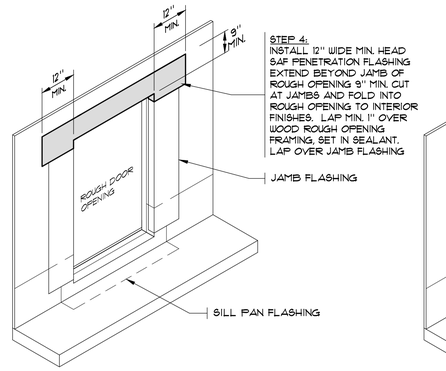
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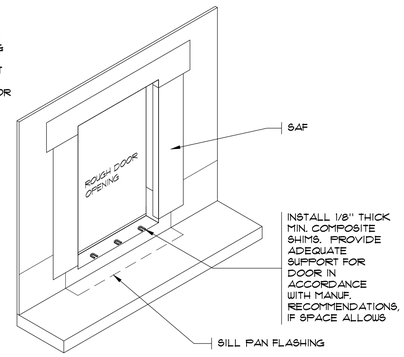
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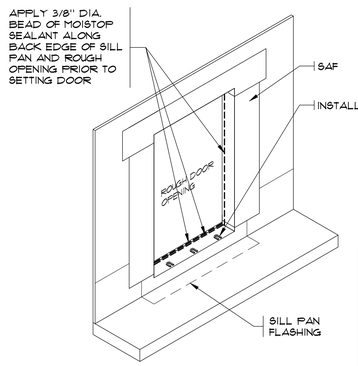
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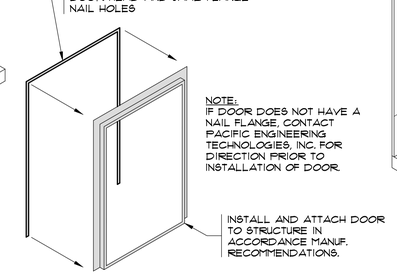


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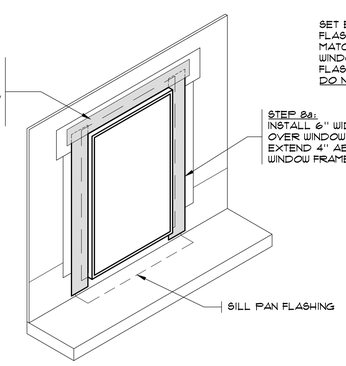


STEP #5

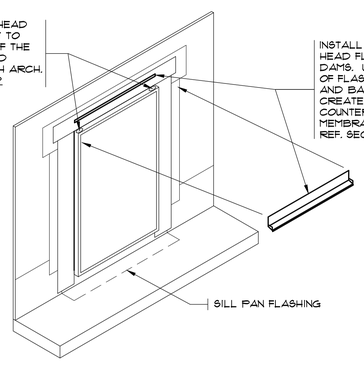




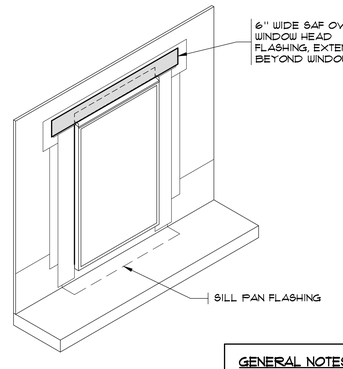
STEPS #6 AND #7



STEP #8



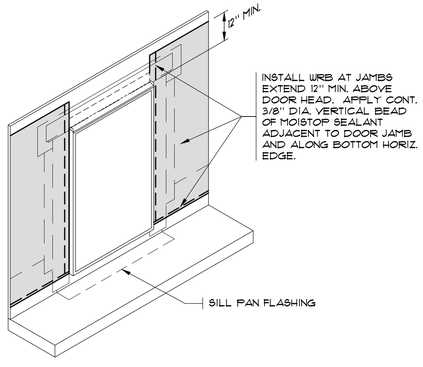
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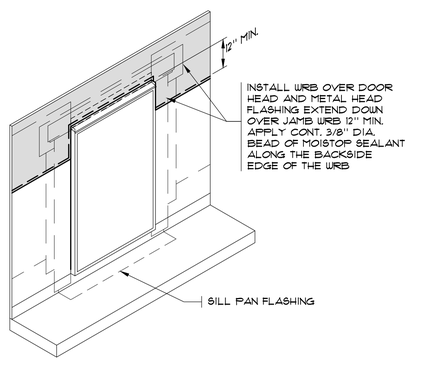
STEP #10

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.



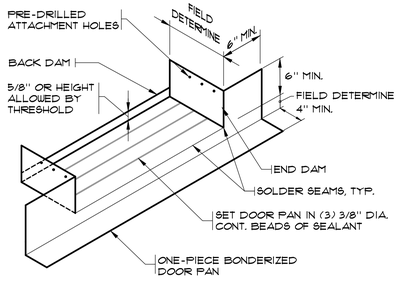
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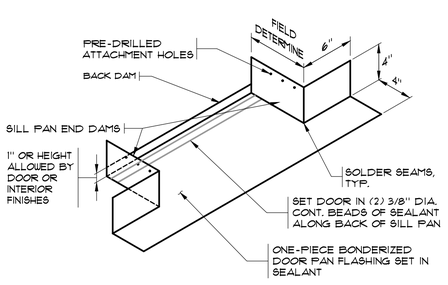
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TYPICAL SGD FLASHING SEQUENCE 1

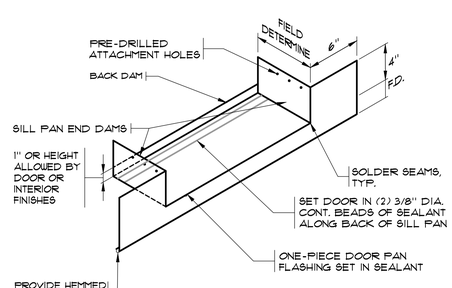
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TYPE 1:
PRECOAT SILL PAN IN WATERPROOF MEMBRANE BASE COAT



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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REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON

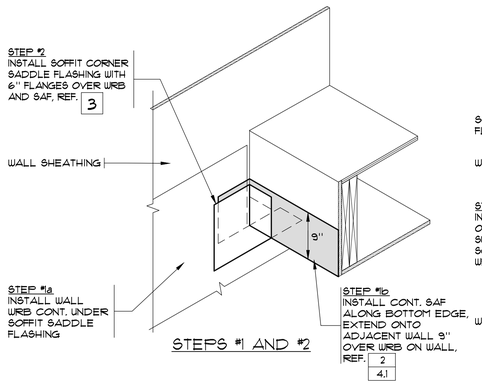
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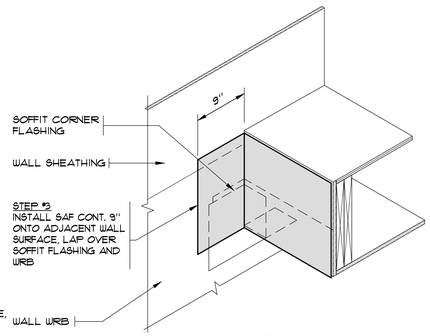
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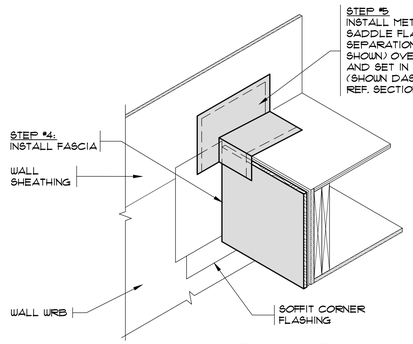
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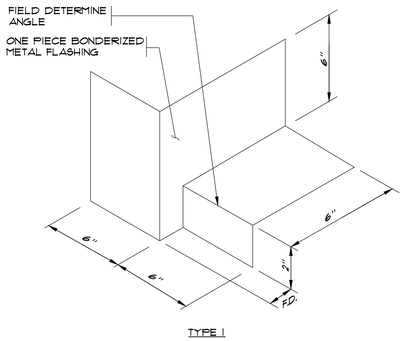
STEPS #1 AND #2



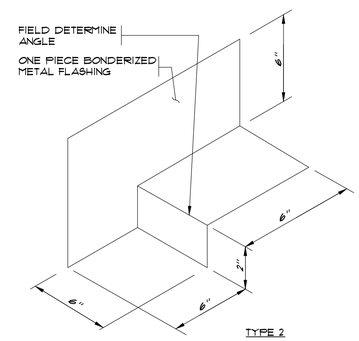
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STEPS #4 AND #5



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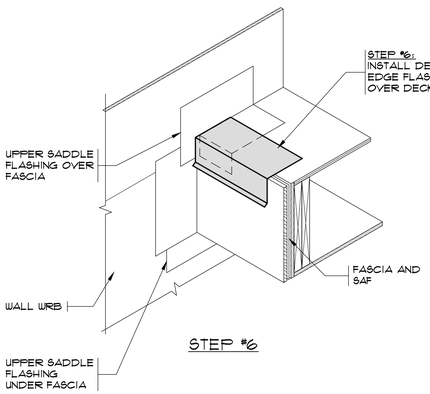


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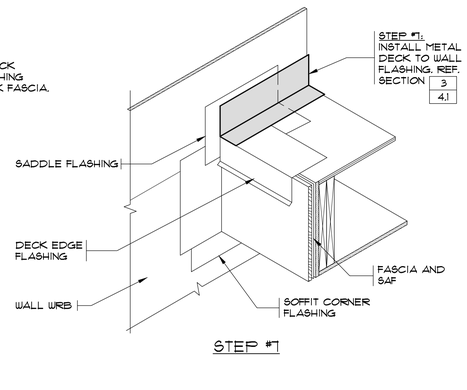
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

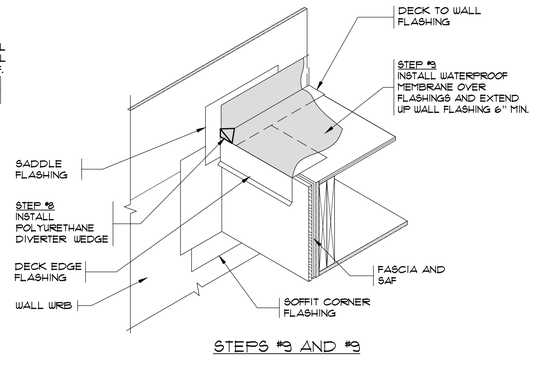
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



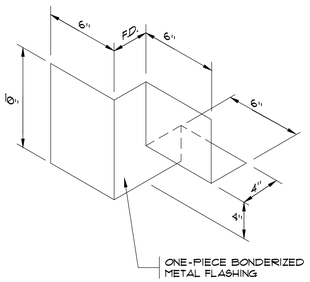
STEP #6



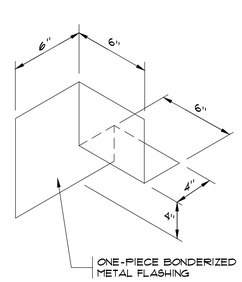
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

SOFFIT SADDLE FLASHING 3

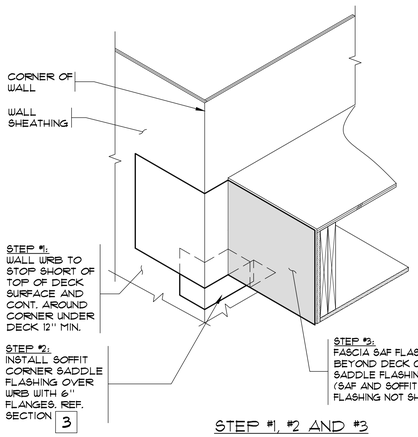
SCALE: N.T.S.

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

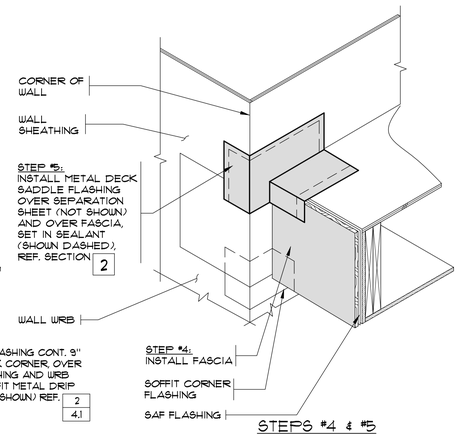
TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

SCALE: N.T.S.

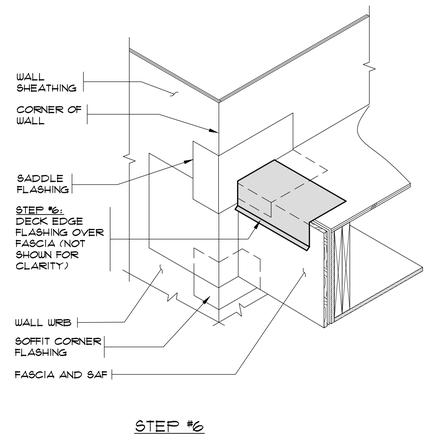
NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
2. RIGID INSULATION, FURRING AND SIDING NOT SHOWN



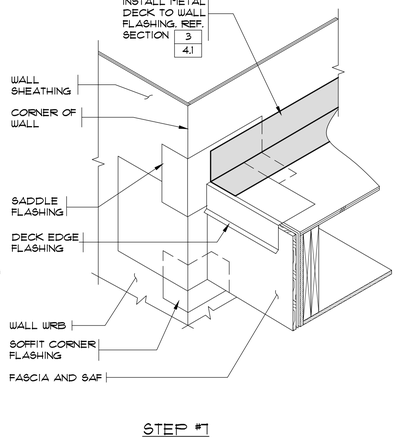
STEP #1, #2 AND #3



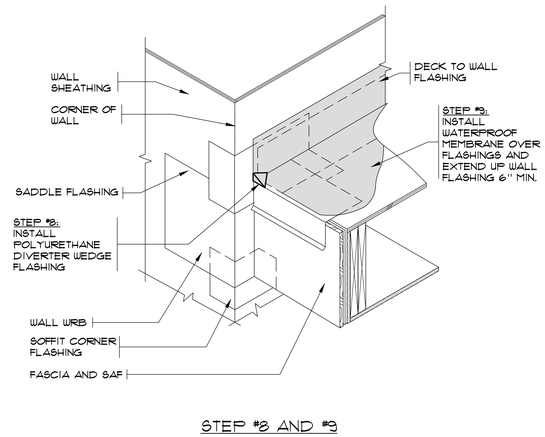
STEPS #4 & #5



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. RIGID INSULATION, FURRING AND SIDING NOT SHOWN

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8/27/2026
26030.22 WD 04 Details.dwg

No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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

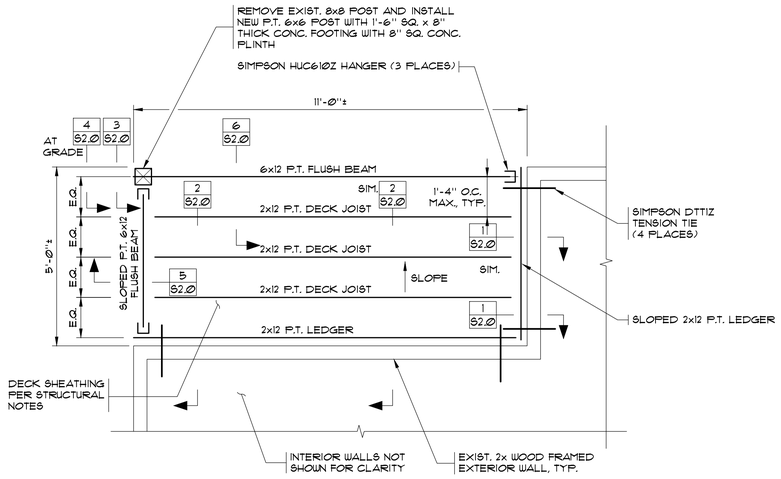
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

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

Sheet 4.9

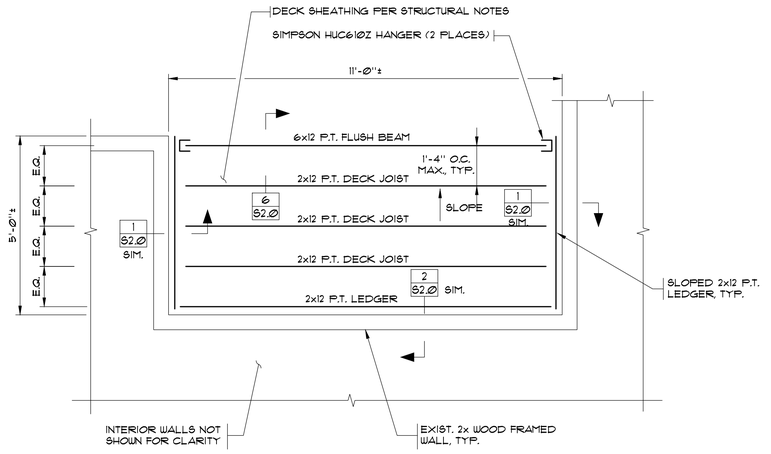
Job No. 26030.22



TYPICAL DECK FRAMING PLAN A

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

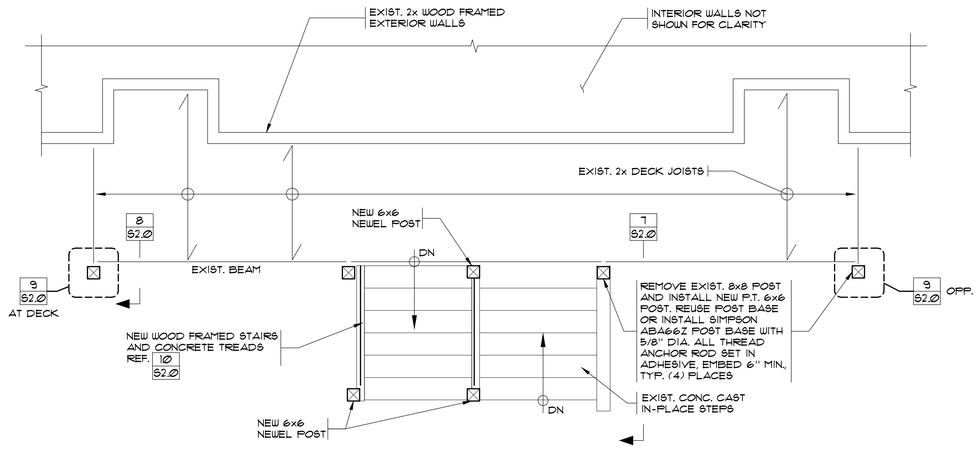
NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1 S2.0 2 S2.0



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 11-1B 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=875 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 11-1B 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. RAILINGS SHALL HAVE VERTICAL PICKETS WITH (1) CONTINUOUS TOP RAIL AND (1) CONTINUOUS BOTTOM RAIL, REF. 1 U

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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4444 Woodland Park Ave. N. – Suite 100 Seattle, Washington 98103-7499
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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

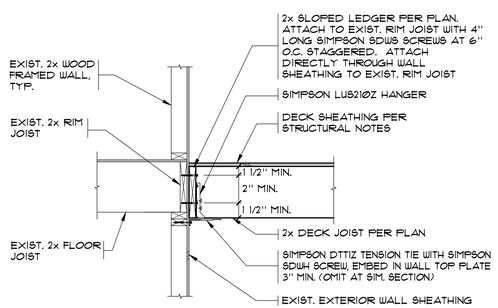
Contents: TYPICAL DECK FRAMING PLANS AND NOTES

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

Sheet: S1.0

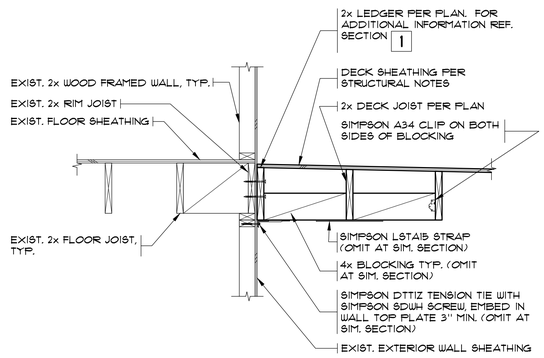
Job No. 26030.22

8/27/2026
26030.22 WD 01 Permit Set.dwg



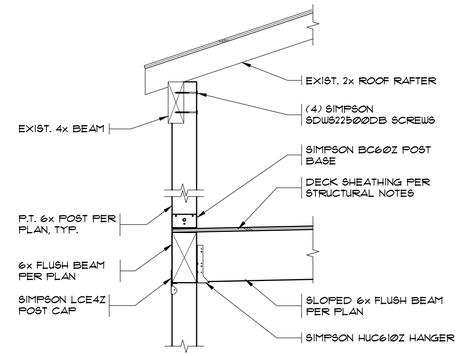
SECTION 1
SCALE: 3/4" = 1'-0"

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



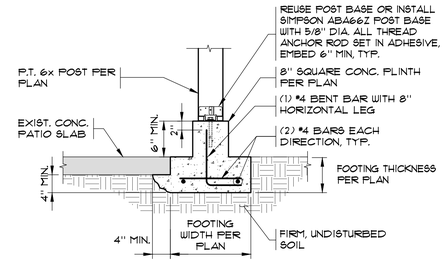
SECTION 2
SCALE: 3/4" = 1'-0"

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"

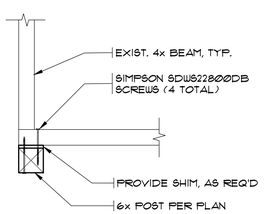
SECTION 6
SCALE: 3/4" = 1'-0"

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

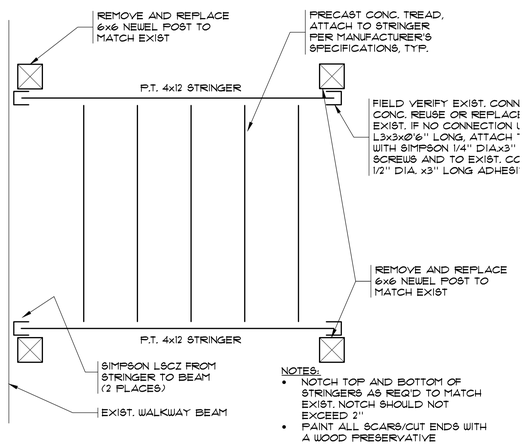
NOTES:
1. EXTERIOR STAIRS NOT SHOWN FOR CLARITY. REF. SECTION 10 FOR MORE INFORMATION
2. GUARDRAIL NOT SHOWN FOR CLARITY
3. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

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"



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

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Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: 27 AUG, 2026
Approved:

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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

Contents: SECTIONS

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13601 NE 13TH ST. BELLEVUE, WA

Sheet: S2.0

Job No. 26030.22

8/27/2026
26030.22 WD 01 Permit Set.dwg

GENERAL NOTES:

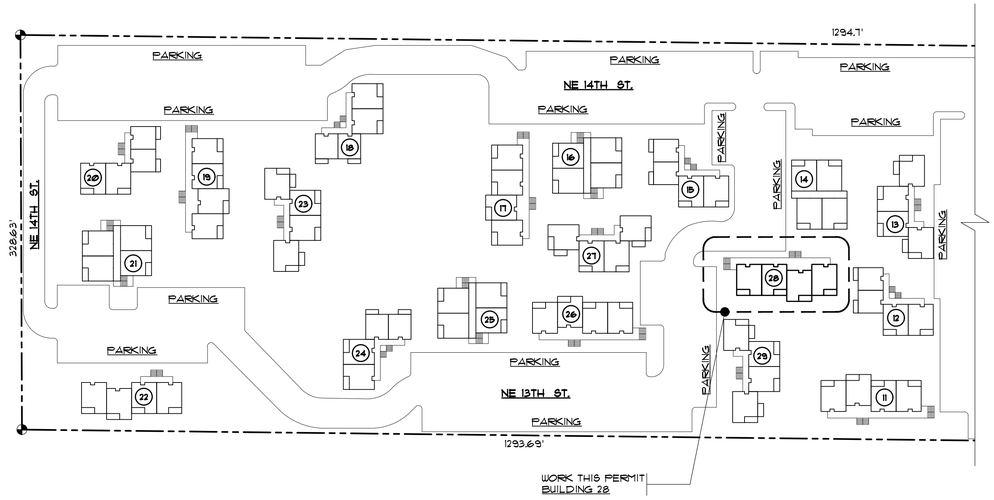
GENERAL CONDITIONS:

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.

SUBMITTALS:

THE FOLLOWING SUBMITTALS SHALL MEET THE SPECIFICATIONS INCLUDED IN THESE PLANS AND ARE DEFERRED. ADDITIONAL SUBMITTALS MAY BE REQUIRED. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A WASHINGTON STATE REGISTERED ARCHITECT OR STRUCTURAL ENGINEER (AS REQUIRED) AND SUBMITTED TO THE OWNER, ARCHITECT AND CITY FOR REVIEW AND APPROVAL PRIOR TO ORDER AND INSTALLATION.

DEFERRED SUBMITTALS (BY OTHERS):
DEFERRED SUBMITTALS TO BE DESIGNED AND SUBMITTED AT A LATER DATE BY OTHERS UNDER THIS PERMIT:

- PREMANUFACTURED GUARDRAILS AND HANDRAILS

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.

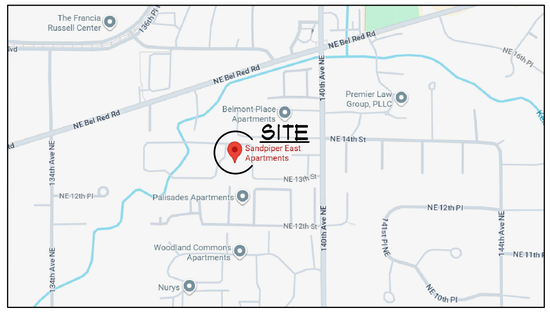
THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:

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) 2021 WASHINGTON STATE ENERGY CODE (WSEC)
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

SHEET INDEX

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SHEET 2.1	SECOND FLOOR PLAN
SHEET 2.2	LOFT PLAN
SHEET 2.3	BUILDING CROSS SECTIONS
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SHEET 4.0	DETAILS
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No.	Revision	Date

Designed: S. GEORGIEFF
Drawn: V.H.N.
Checked: N.L.F.
Date: 27 AUG, 2026
Approved:

REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents: SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES

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

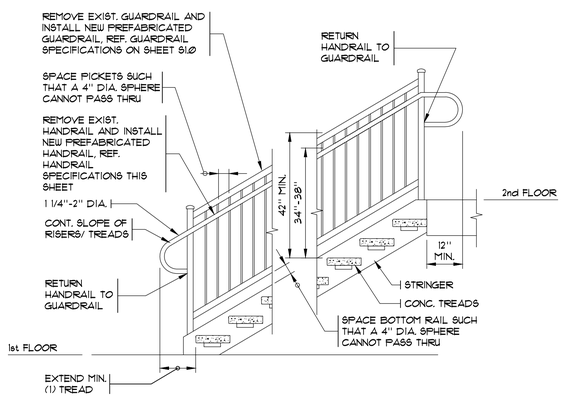
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Job No. 26030.28

HANDRAIL SPECIFICATIONS:

HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH WSBC SECTIONS 1014 AND 1607.9.1.

1. PROVIDE A HANDRAIL ON EACH SIDE OF THE STAIR.
2. HANDRAILS SHALL BE ATTACHED TO THE STRUCTURE TO PROVIDE ADEQUATE SUPPORT FOR THE FOLLOWING LOADS:
   - REFERENCE WSBC 1607.9.1.
   - TOP OF HANDRAIL (ANY DIRECTION) 200 LBS.
3. HANDRAIL HEIGHT SHALL BE MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT BE LESS THAN 34'' AND NOT MORE THAN 38''.
4. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, WITH THE EXCEPTION OF A NEWEL POST INTERRUPTION OR SIMILAR OBSTRUCTION.
5. HANDRAILS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2'' ADJACENT TO A WALL OR OTHER SURFACE AND FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
6. HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4'' MINIMUM TO 2'' MAXIMUM. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4'' AND NOT GREATER THAN 6 1/4''. IF ANY OF THESE CONDITIONS ARE NOT MET, PROVIDE THE EQUIVALENT GRASPABILITY REQUIREMENTS OF WSBC SECTION 1014.3.
7. HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 1/2''.
8. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR OR RAMP RUN HANDRAIL. WHERE HANDRAILS TERMINATE, THE HANDRAIL SHALL EXTEND HORIZONTALLY 12'' MINIMUM BEYOND THE TOP RISER AT THE BOTTOM RISER THE HANDRAIL SHALL CONTINUE THE SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
9. HANDRAILS EXTENSIONS SHALL TERMINATE INTO THE WALL OR CREATE A CLOSED END.
10. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
11. HANDRAILS SHALL NOT IMPEDE THE EGRESS WIDTH OR PATH.
12. FOR ADDITIONAL INFORMATION REF. DETAIL 1



TYP. STAIR GUARD/HANDRAIL ELEVATION 1

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

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 0.3 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, INCLUDING THE VALUES LISTED BELOW.
    U-VALUE: 0.30 MAX
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, DOWNSFOUTS, 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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Designed S. GEORGIEFF
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Checked N.L.F.
Date 27 AUG, 2026
Approved

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REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

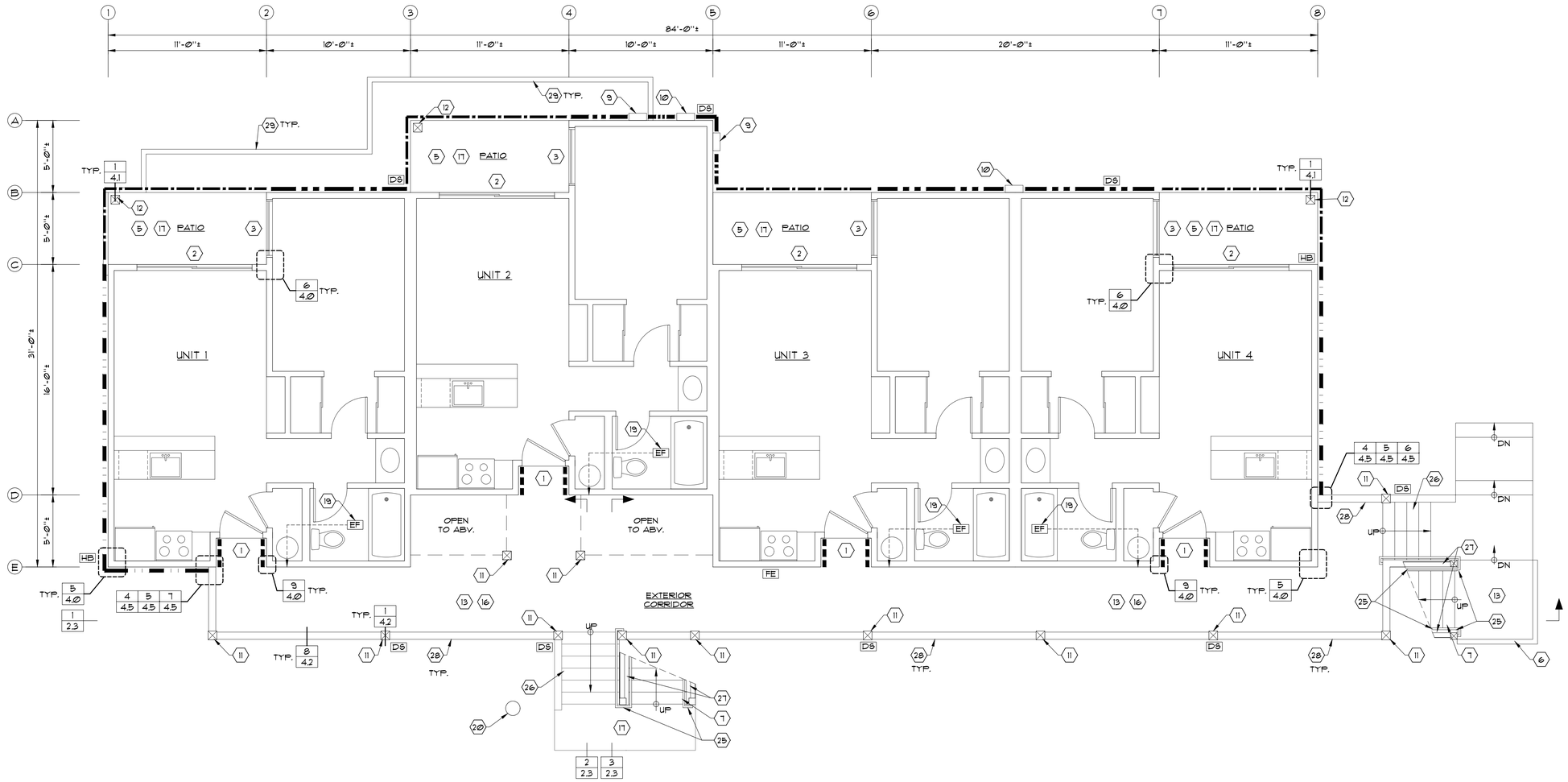
Contents NOTES

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 198TH AVE NE BELLEVUE, WA

Sheet 1.1

Job No. 26030.28

8/27/2026
26030.28 WD 01 Permit Set.dwg



FIRST FLOOR PLAN

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

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 / 5.2.0 | 6 / 5.2.0
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 FLASHING, 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 / 5.2.0
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 / 4.0
- 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

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 / 4.0 | 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 / 4.1 | 4 / 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

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No.	Revision	Date

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Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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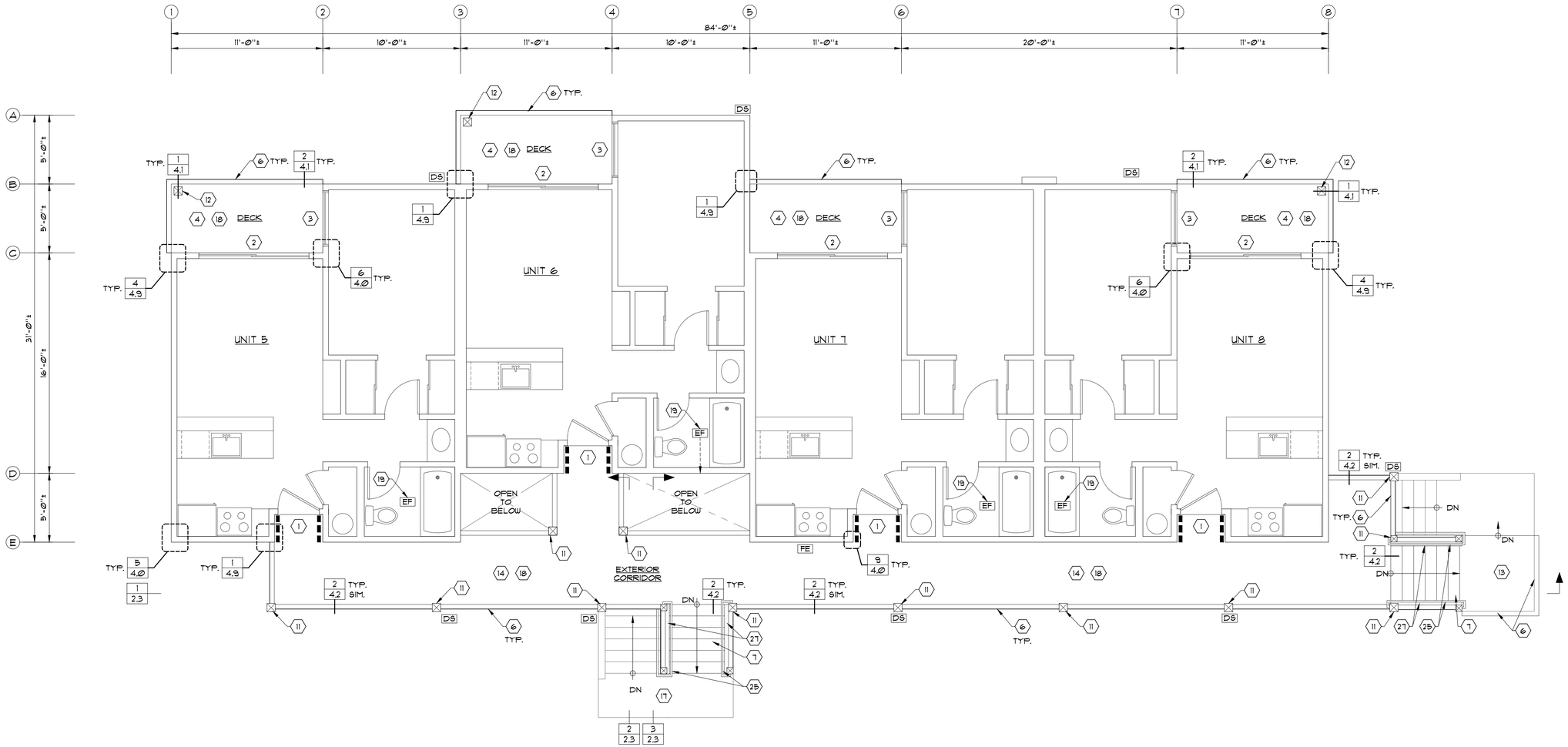
REGISTERED ARCHITECT
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents FIRST FLOOR PLAN

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

Sheet 2.0

Job No. 26030.28



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 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 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 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. 1/4.7, 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

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Checked N.L.F.
Date 27 AUG, 2026
Approved

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REGISTERED ARCHITECT 12,362 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

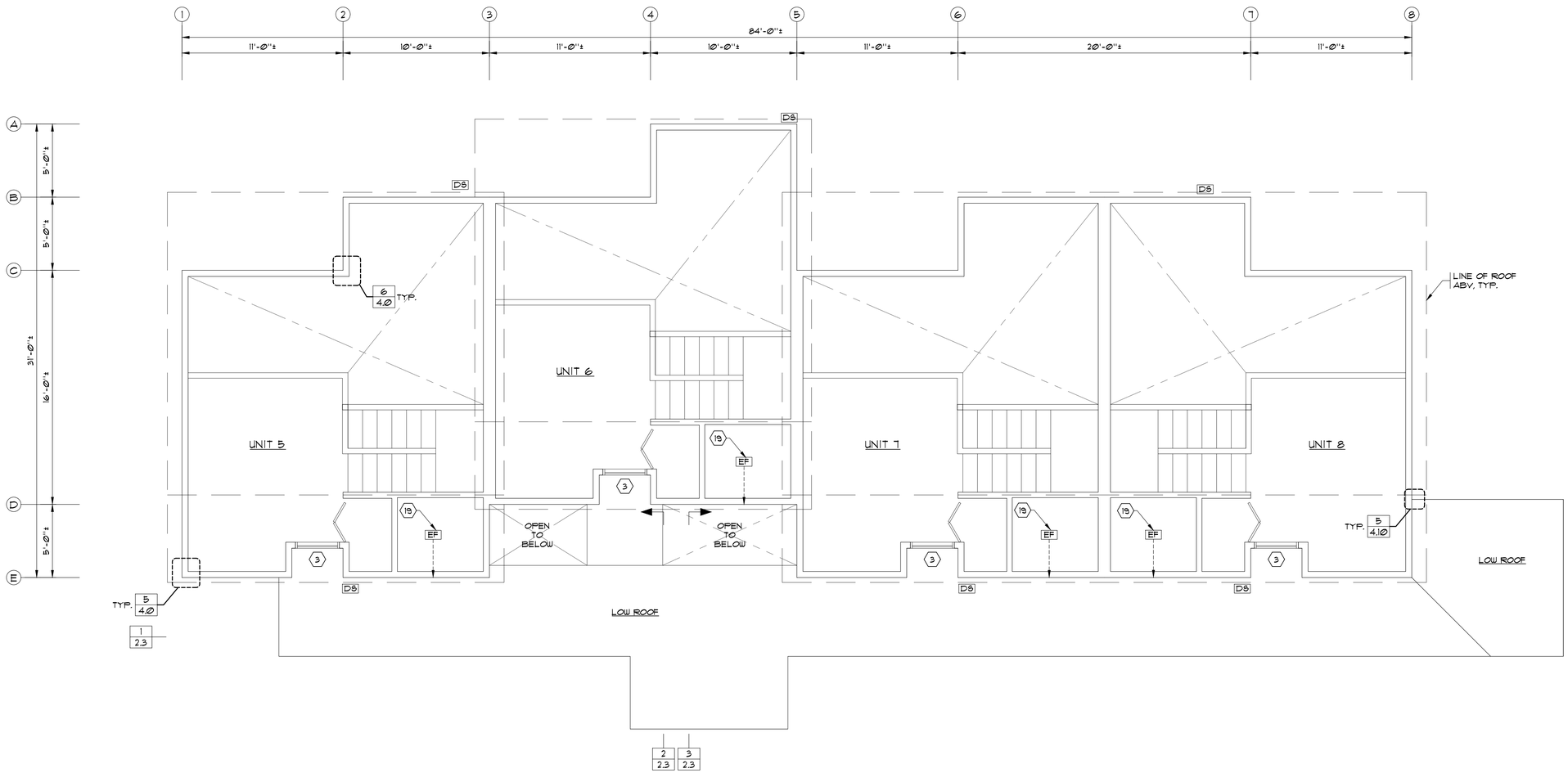
Contents: SECOND FLOOR PLAN

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

Sheet 2.1

Job No. 26030.28

8/27/2026
26030.28 WD 01 Permit Set.dwg



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

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:

D5 — 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 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 | 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

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Date 27 AUG, 2026
Approved

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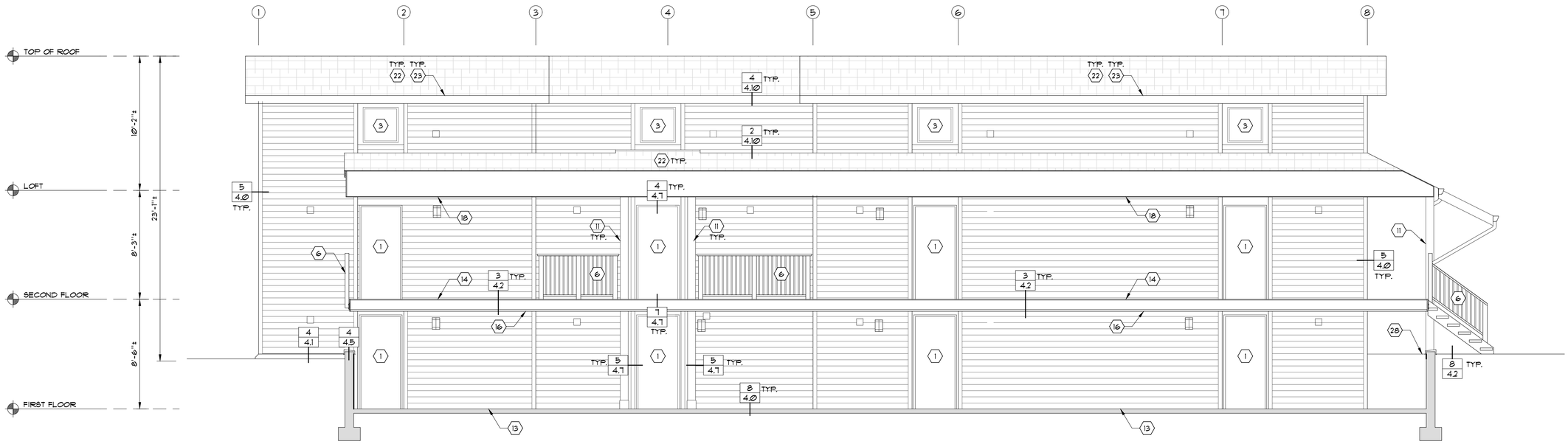
12363 REGISTERED PROFESSIONAL ENGINEER MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

Contents: LOFT PLAN

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

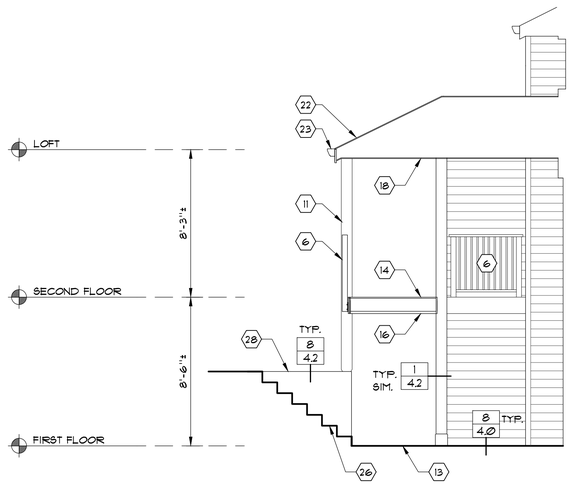
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Job No. 26030.28



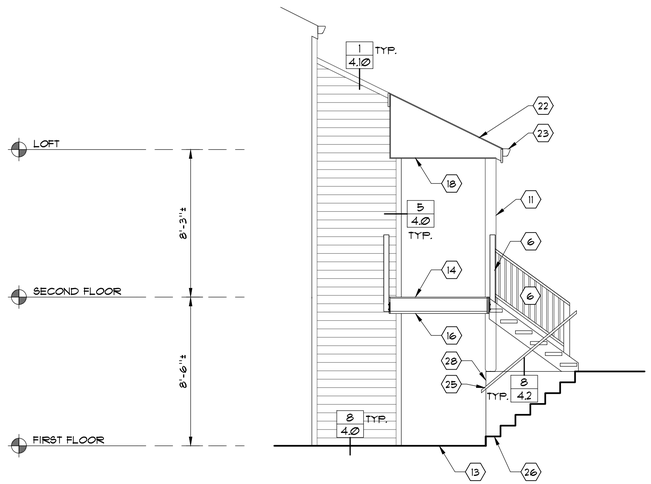
BUILDING CROSS SECTION 1

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, UNWRAPPED 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 302.3
7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

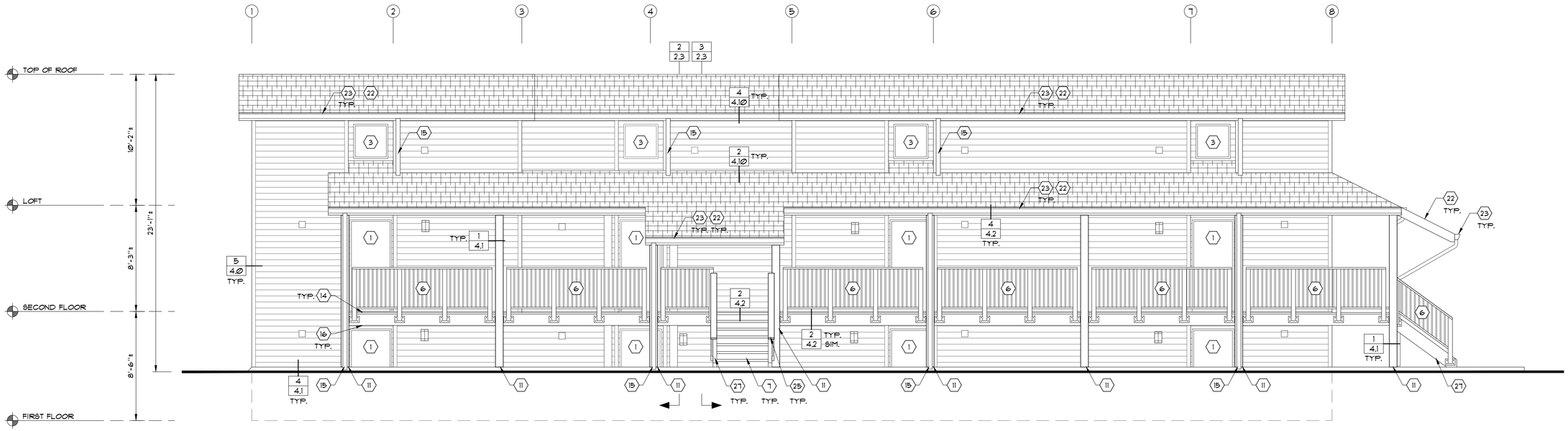
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Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 138TH AVE NE BELLEVUE, WA

Sheet 2.3

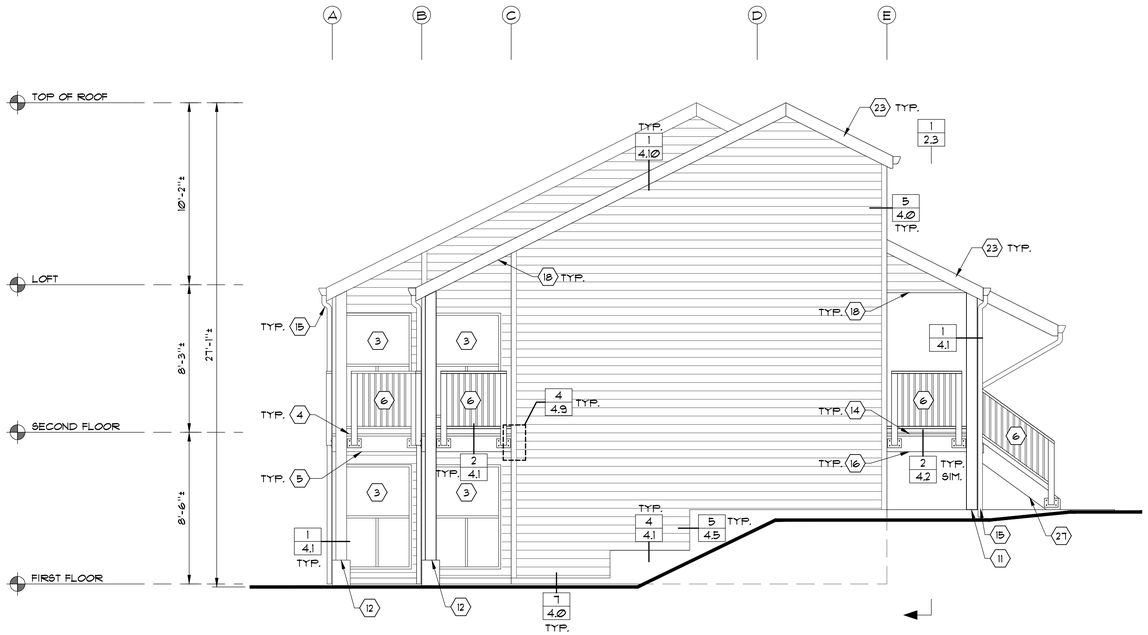
Job No. 26030.28

8/27/2026
26030.28 WD 01 Permit Set.dwg



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, FLASHING, 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
7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
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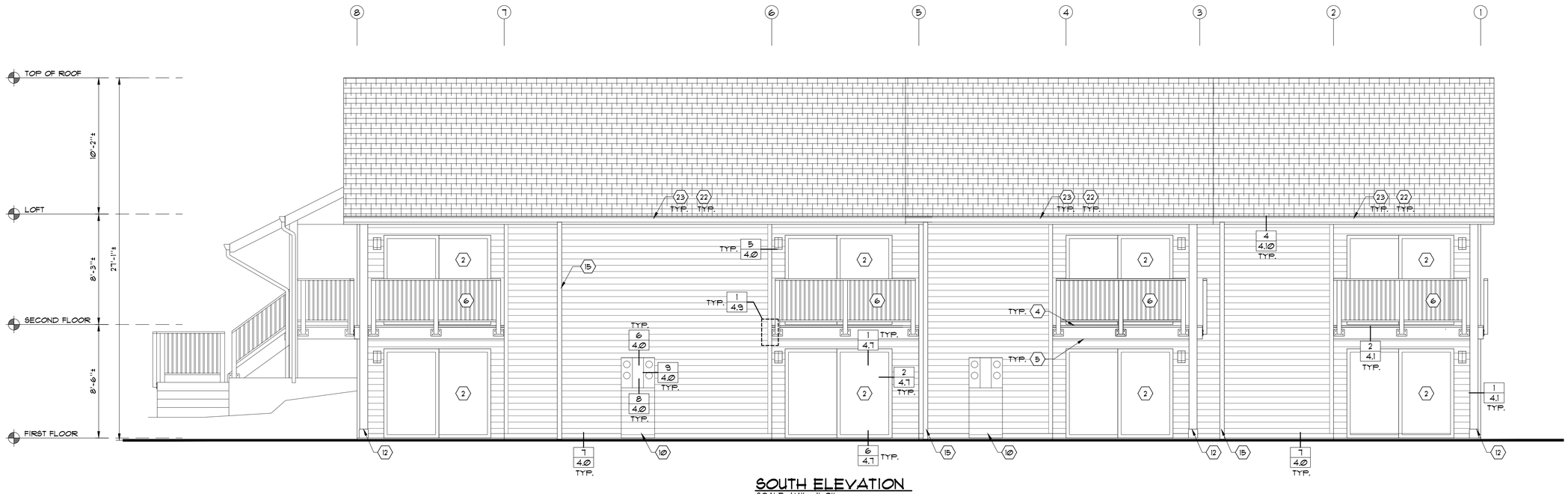
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

Contents: NORTH AND EAST ELEVATIONS

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

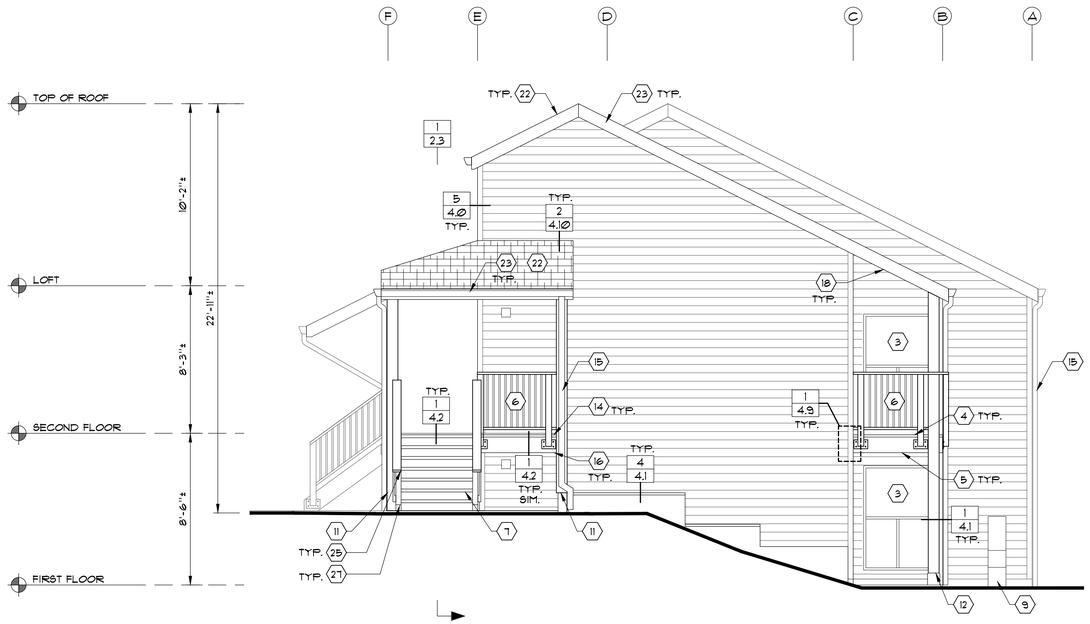
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Job No. 26030.28



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 FLASHING, 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

GENERAL NOTES:

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7. FOR ADDITIONAL TYPICAL DETAILS REF. TO DETAILS ON SHEETS 2.0.

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Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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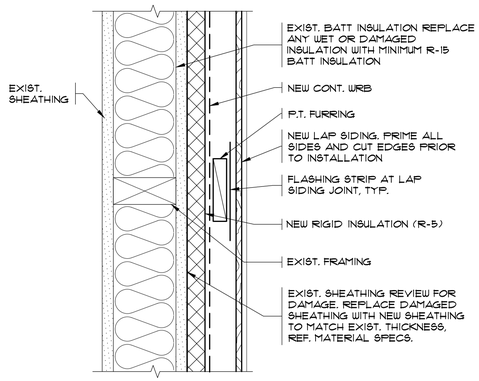
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

Contents: SOUTH AND WEST ELEVATIONS

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1312 138TH AVE NE BELLEVUE, WA

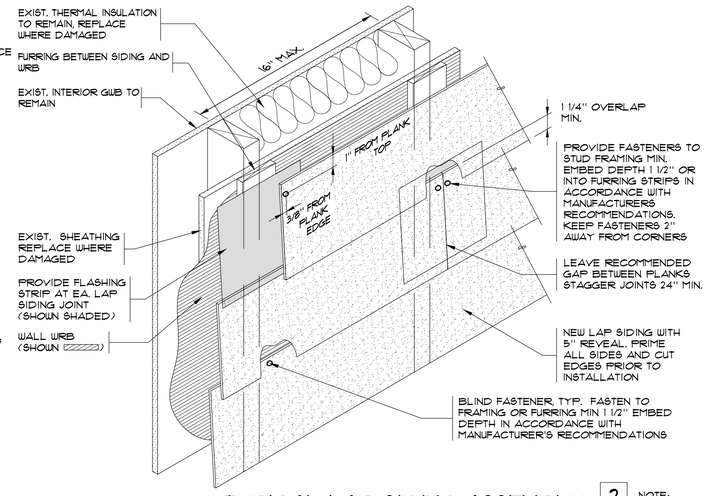
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Job No. 26030.28



TYPICAL LAP SIDING WALL ASSEMBLY 1

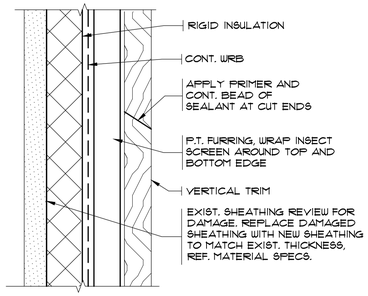
SCALE: 3" = 1'-0" (PLAN VIEW)



TYPICAL LAP SIDING ASSEMBLY 2

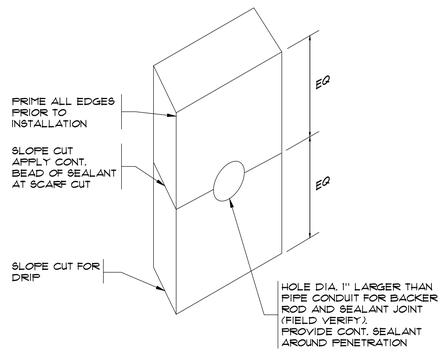
SCALE: N.T.S.

NOTE: RIGID INSULATION NOT SHOWN



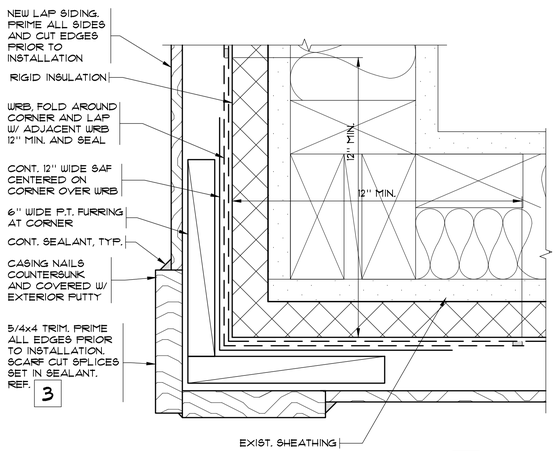
WOOD TRIM SCARF CUT 3

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



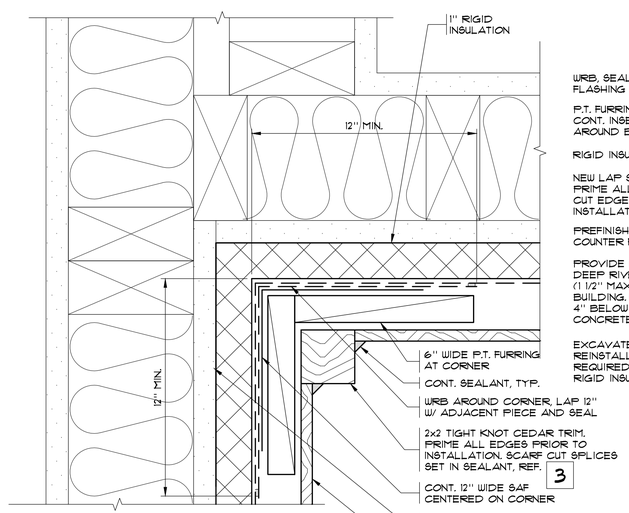
TIGHT KNOT CEDAR SPLIT BLOCK 4

SCALE: N.T.S.



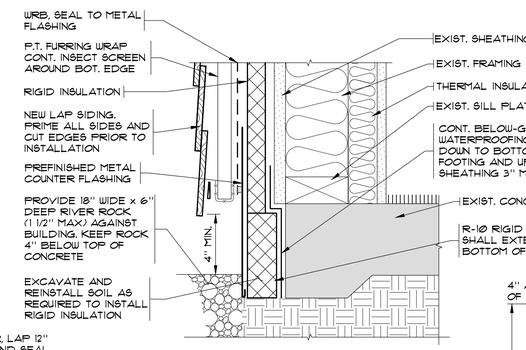
TYPICAL OUTSIDE CORNER 5

SCALE: 6" = 1'-0"



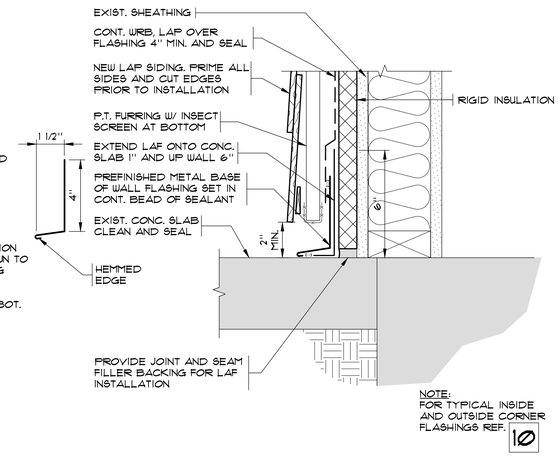
TYP. INSIDE CORNER 6

SCALE: 6" = 1'-0"



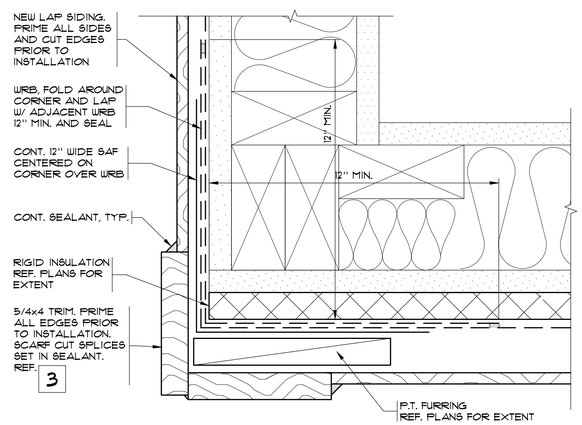
BASE OF WALL AT GRADE 7

SCALE: 3" = 1'-0"



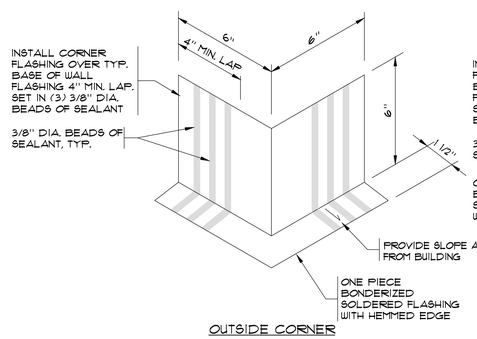
BASE OF WALL AT CONC. SLAB 8

SCALE: 3" = 1'-0"

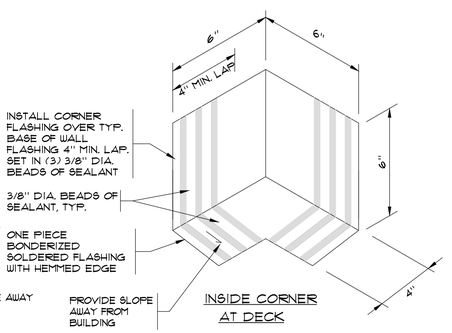


OUTSIDE CORNER TRANSITION AT WALKWAY 9

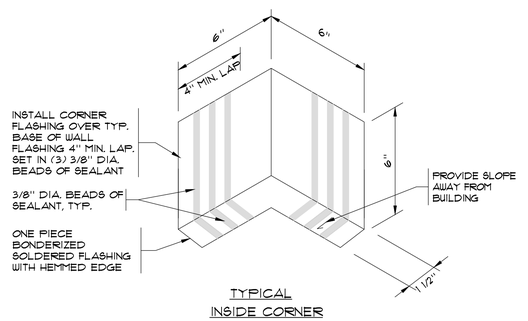
SCALE: 6" = 1'-0"



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

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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
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Date 27 AUG, 2026
Approved

REGISTERED PROFESSIONAL ENGINEER
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

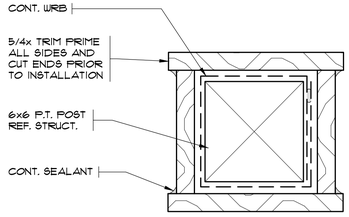
Contents DETAILS

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

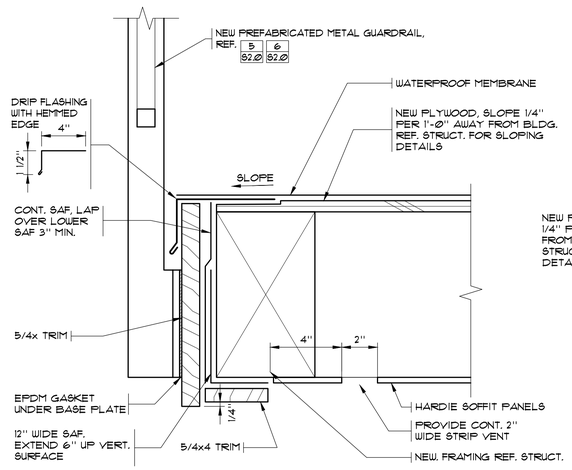
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Job No. 26030.28

8/27/2026
26030.28 WD 04 Details.dwg

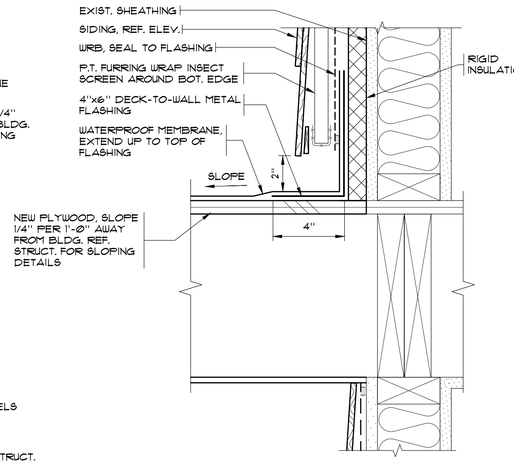


TYP. DECK/WALKWAY POST 1
SCALE: 3" = 1'-0" PLAN VIEW

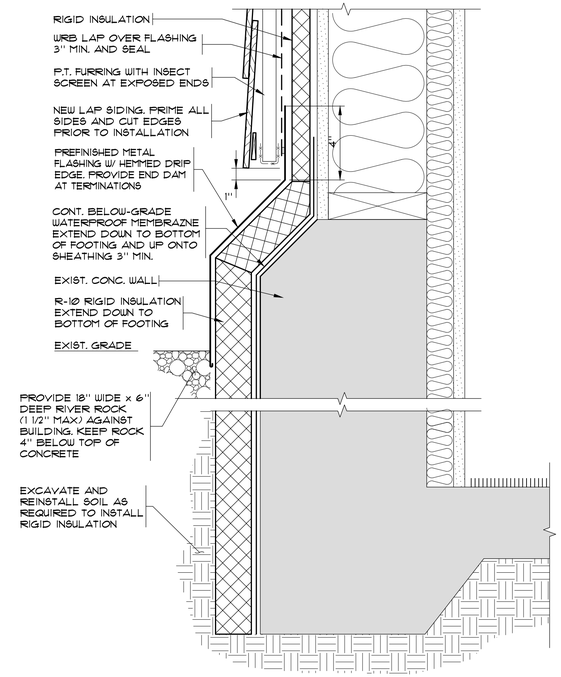


TYP. DECK EDGE 2
SCALE: 3" = 1'-0"

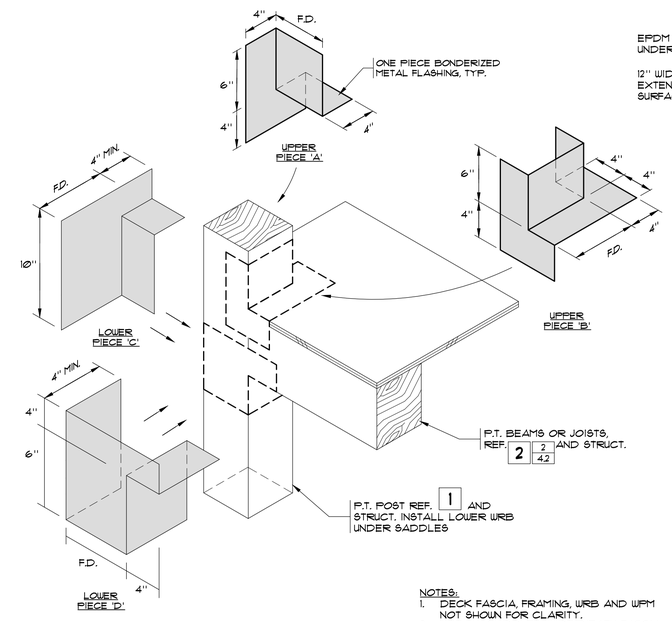
NOTES:
1. PROVIDE ONE-PIECE SADDLE FLASHING AT POSTS, REF. 5
2. FOR WALL TRANSITION, REF. 1 4.9 4 4.9
3. REF. STRUCT FOR GUARDRAIL ATTACHMENT AND DECK SLOPING DETAILS



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

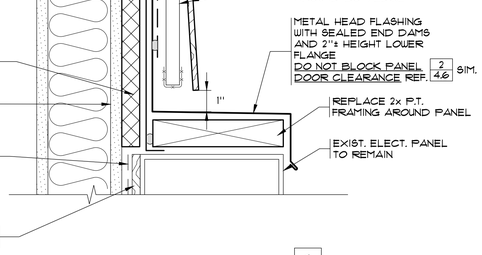


BASE OF WALL AT CONC. WALL 4
SCALE: 3" = 1'-0"

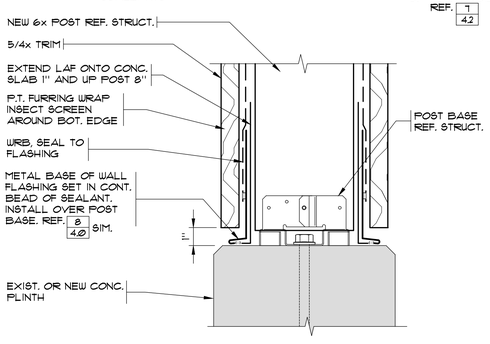


DECK /WALKWAY POST SADDLE FLASHINGS 5
SCALE: NTS

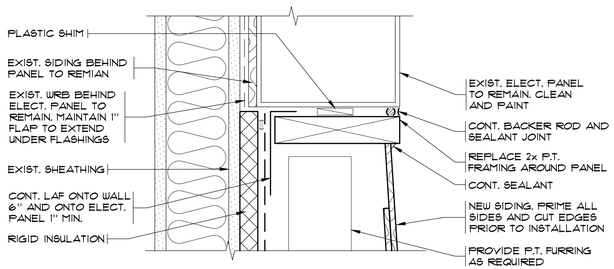
NOTES:
1. DECK FASCIA, FRAMING, WRB AND WPM NOT SHOWN FOR CLARITY.
2. INSTALL SADDLES UNDERNEATH FASCIA
3. SADDLES SHALL OVERLAP EACH OTHER 4" MINIMUM AND LAP SHALL BE SET IN (2) CONT. BEADS OF 3/8" DIA. SEALANT
4. FOR NON-CORNER CONDITION REF. 6 4.2
5. FOR INSIDE CORNER CONDITION REF. 7 4.2



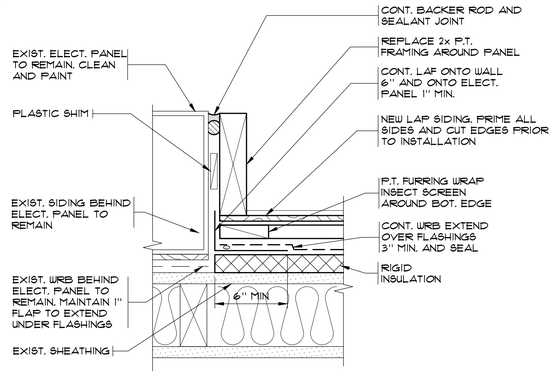
ELECT. PANEL HEAD 6
SCALE: 3" = 1'-0"



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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Drawn: V.H.N.
Checked: N.L.F.
Date: 27 AUG, 2026
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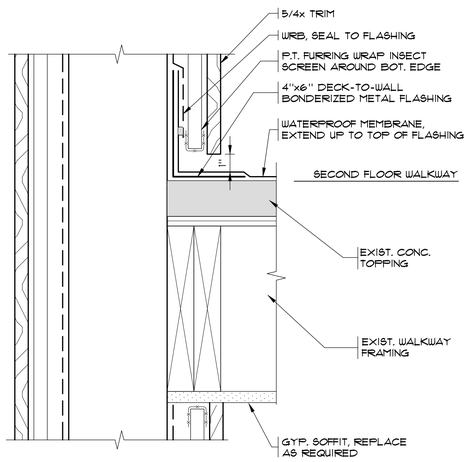
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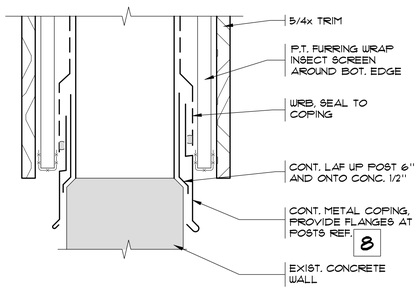
Project: SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1312 138TH AVE NE BELLEVUE, WA

Sheet: 4.1

Job No. 26030.28

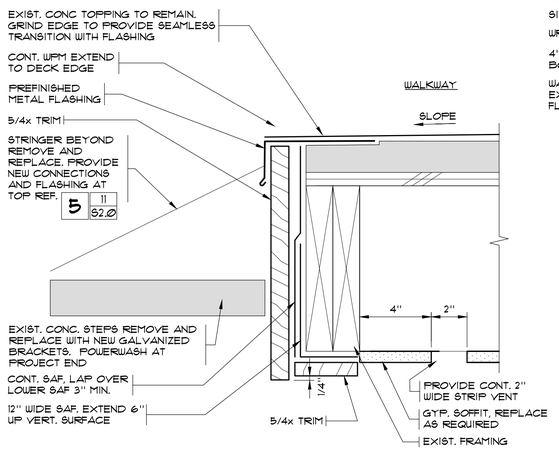
8/27/2026
26030.28 WD 04 Details.dwg





TYPICAL WALKWAY POST AT CONC. WALL 1

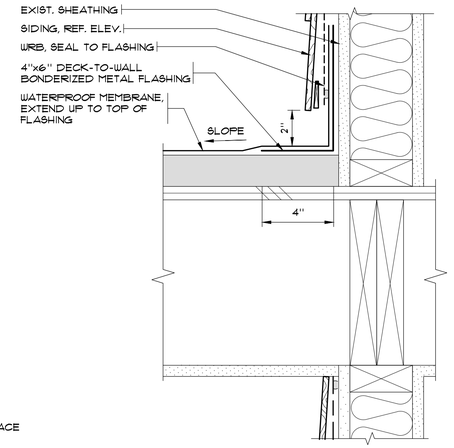
SCALE: 3" = 1'-0" SECTION VIEW



TYP. WALKWAY EDGE 2

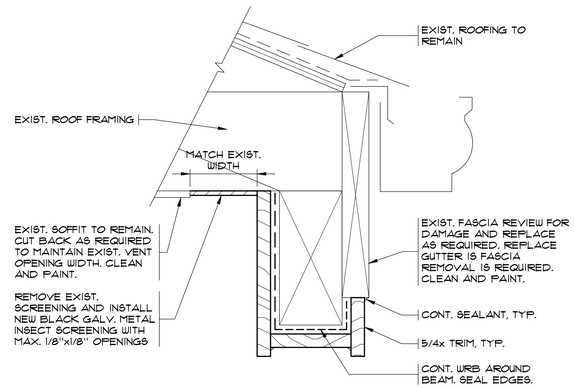
SCALE: 3" = 1'-0"

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



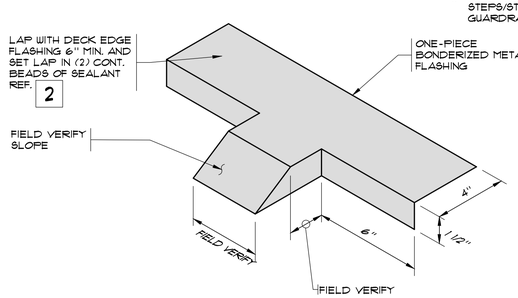
WALKWAY TO WALL 3

SCALE: 3" = 1'-0"



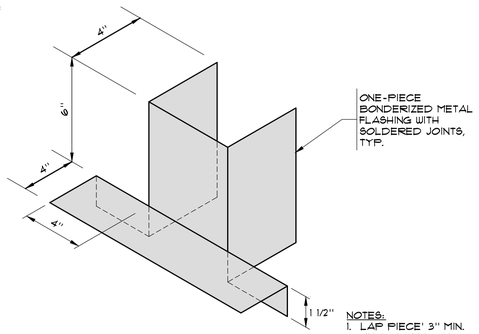
WALKWAY EAVE 4

SCALE: N.T.S.



STAIR STRINGER FLASHING 5

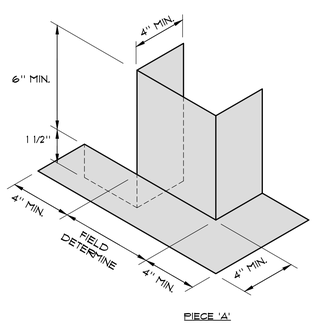
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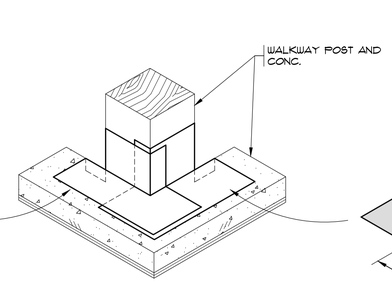
NOTES:
1. LAP PIECE' 3" MIN. WITH DECK EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE

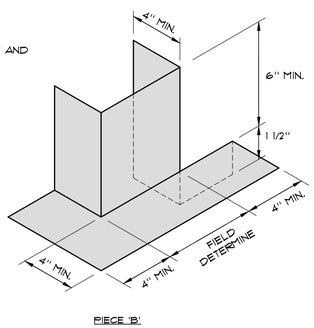
SECOND FLOOR WALKWAY POST SADDLE FLASHING 6

SCALE: 3" = 1'-0"



PIECE 'A'



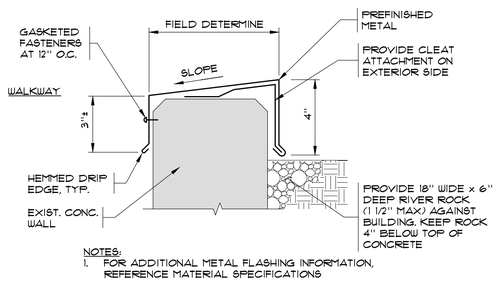


PIECE 'B'

SECOND FLOOR WALKWAY INSIDE CORNER POST SADDLE FLASHING 7

SCALE: 3" = 1'-0"

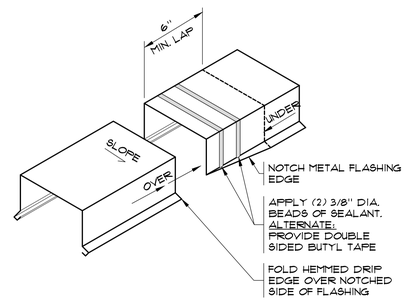
NOTES:
1. LAP PIECES 3" MIN. WITH DRIP EDGE FLASHING AND SET LAP IN (2) CONT. 3/8" BEADS OF SEALANT
2. FLASHING SHALL BE TIGHT AGAINST SUBSTRATE
3. WATERPROOF MEMBRANE, TRIM, WRB, AND FASCIA NOT SHOWN FOR CLARITY



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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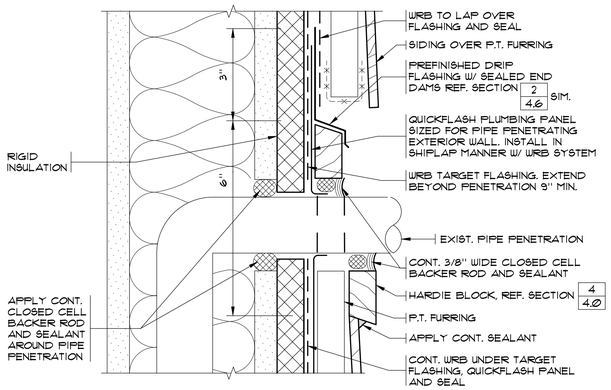
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12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents DETAILS

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1312 138TH AVE NE BELLEVUE, WA

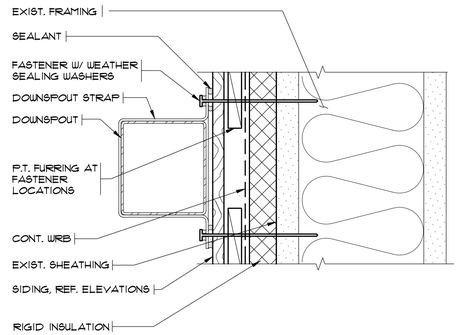
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Job No. 26030.28



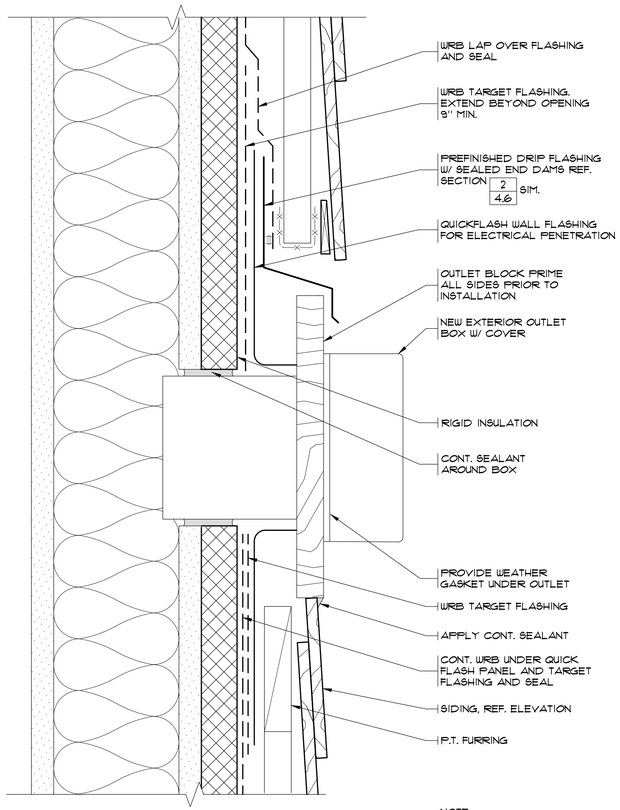
HOSE BIBB PENETRATION 1

SCALE: 6" = 1'-0"

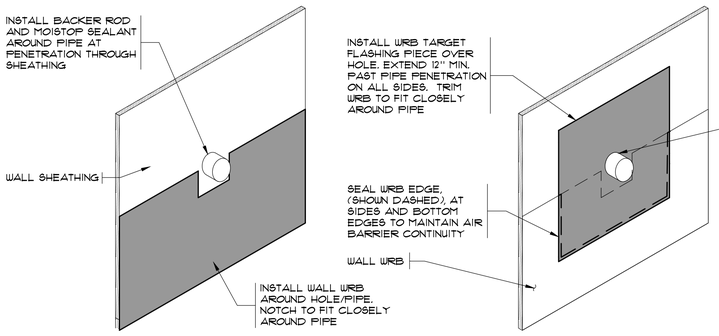


TYPICAL DOWNSPOUT 2

SCALE: 6" = 1'-0"

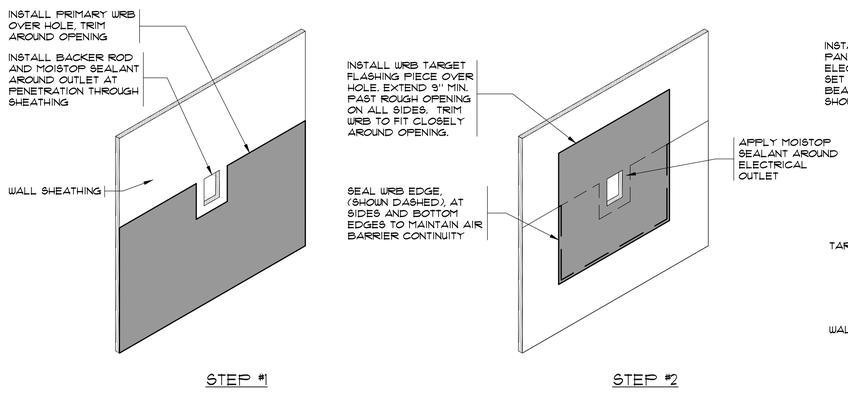


NOTE:
FOR ADDITIONAL INFORMATION, REF. 5



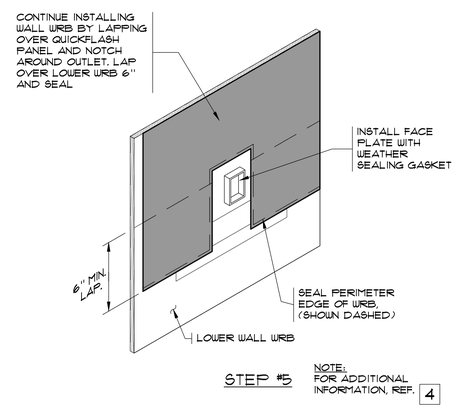
PIPE PENETRATION 3

SCALE: N.T.S.



EXTERIOR LIGHTING FIXTURE BASE 4

SCALE: 6" = 1'-0"



NOTE:
FOR ADDITIONAL INFORMATION, REF. 4

ELECTRICAL WALL OUTLET / FIXTURE 5

SCALE: N.T.S.

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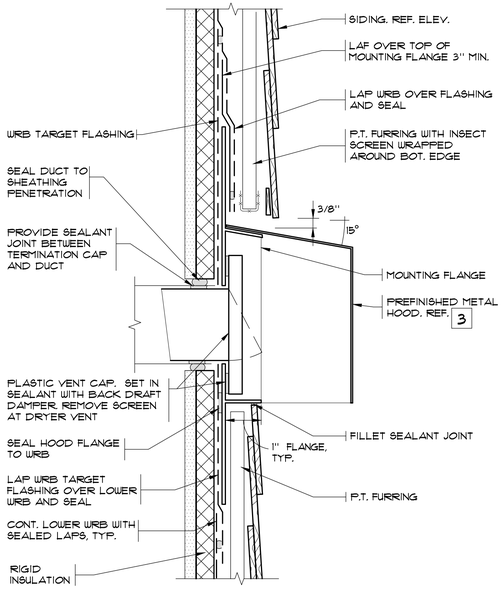
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

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132 138TH AVE NE BELLEVUE, WA

Sheet 4.3

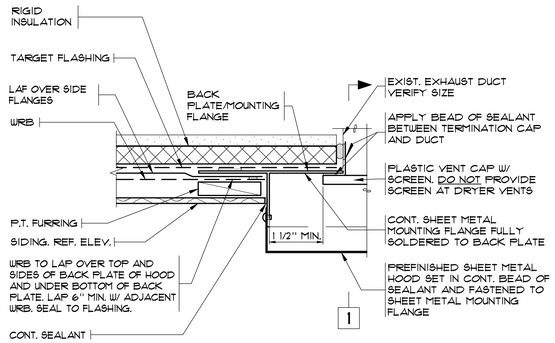
Job No. 26030.28



VENT HOOD - SECTION 1

SCALE: 3" = 1'-0"

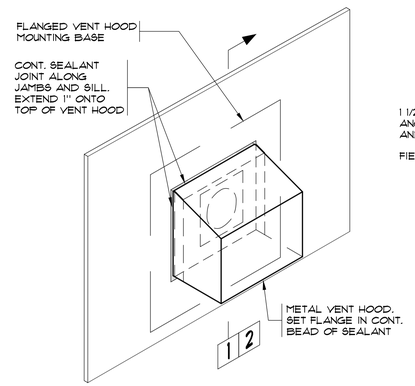
NOTE: FOR ADDITIONAL INFORMATION REF. 2 3 4



VENT HOOD - PLAN VIEW 2

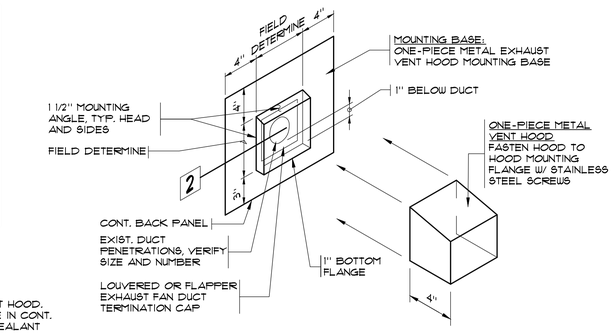
SCALE: 3" = 1'-0"

NOTE: FOR ADDITIONAL INFORMATION REF. 1 3 4

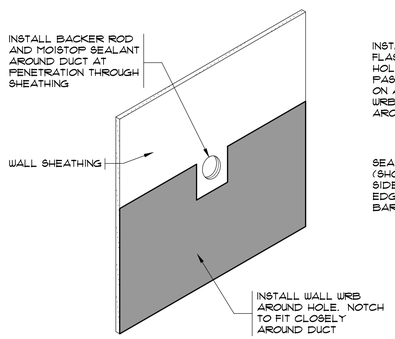


VENT HOOD - ISOMETRIC 3

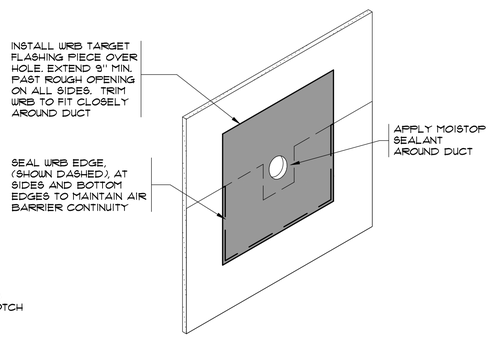
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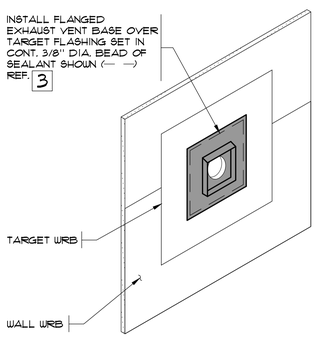
NOTES:
1. EXTEND VENT HOOD AS REQUIRED FOR MULTIPLE EXHAUST VENTS. PROVIDE VERT. METAL SUPPORT BETWEEN EA. VENT (NOT SHOWN)
2. FOR ADDITIONAL INFORMATION REF. SECTIONS 1, 2, 4
3. AT INSIDE CORNER, MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN.
4. SOLDER ALL SEAMS



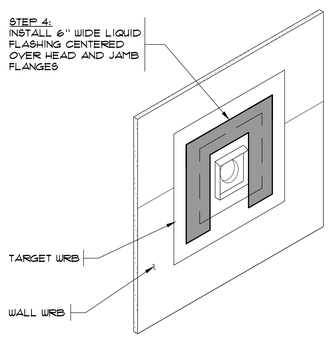
STEP #1



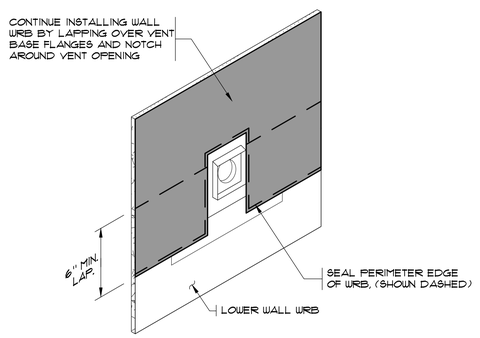
STEP #2



STEP #3



STEP #4



STEP #5

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

FLANGED EXHAUST VENT 4

SCALE: N.T.S.

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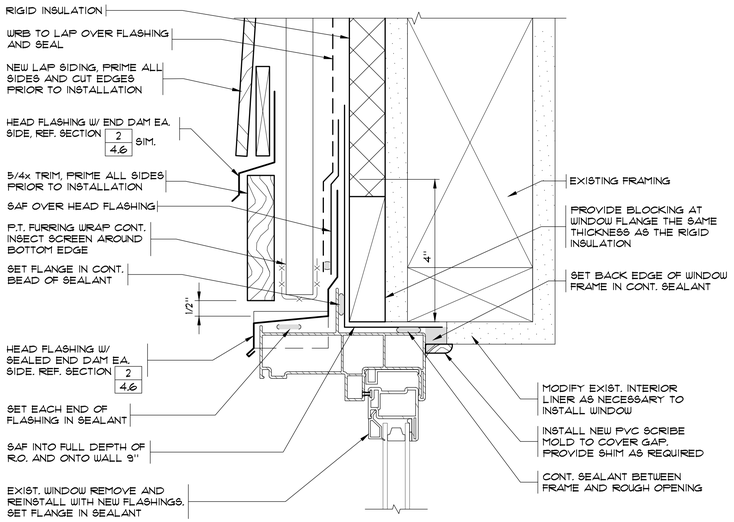
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MITHAN LEE FRITZ
STATE OF WASHINGTON
8-27-26

Contents: DETAILS

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312 138TH AVE NE
BELLEVUE, WA

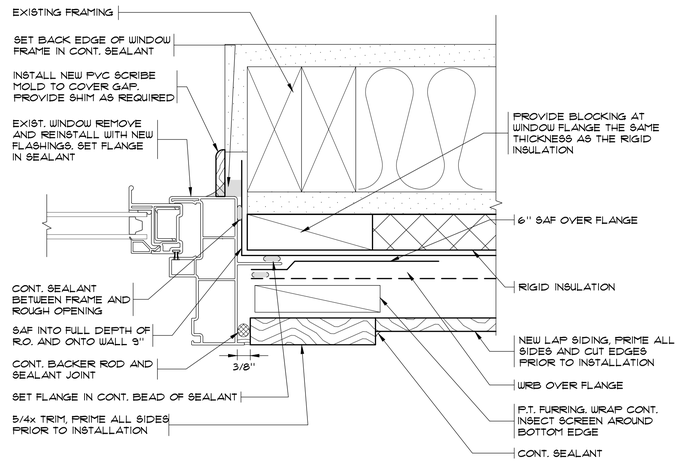
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Job No. 26030.28



TYP. WINDOW HEAD 1

SCALE: 6" = 1'-0"

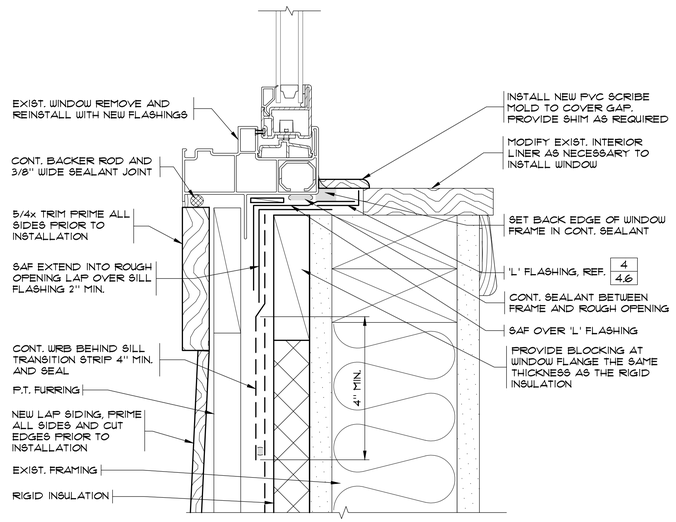


TYP. WINDOW JAMB 2

SCALE: 6" = 1'-0"

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

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



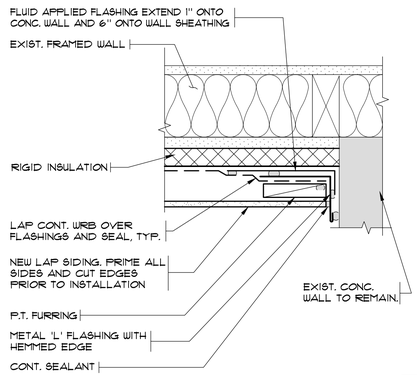
TYP. WINDOW SILL 3

SCALE: 6" = 1'-0"

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

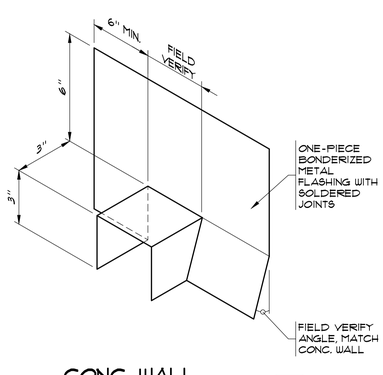
SIDING AT CONCRETE WALL 4

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



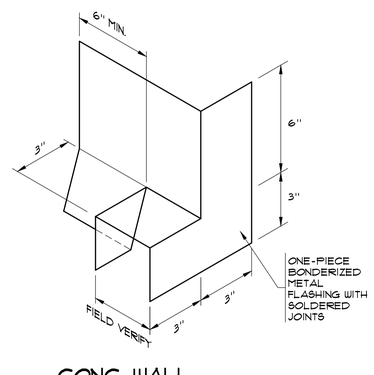
SIDING AT CONCRETE WALL 5

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



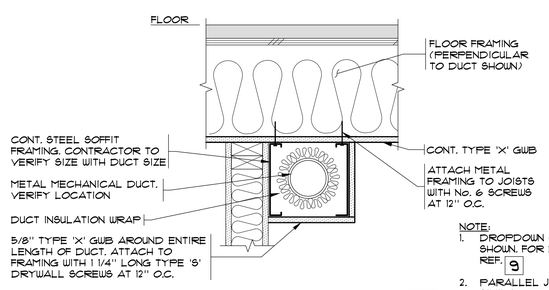
CONC. WALL SADDLE FLASHING 6

SCALE: N.T.S.



CONC. WALL SADDLE FLASHING 7

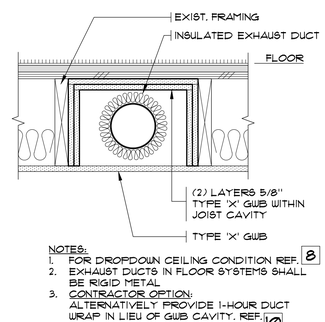
SCALE: N.T.S.



SOFFIT FOR DUCTING 8

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

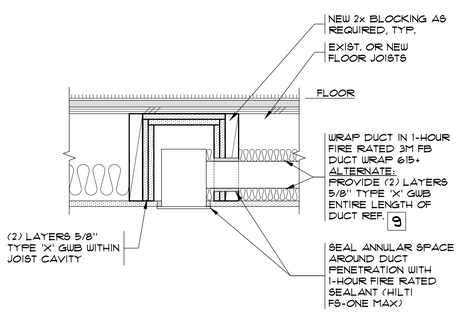
NOTE:
1. DROPDOWN CEILING CONDITION SHOWN. FOR DUCT IN CEILING CAVITY REF. 9
2. PARALLEL JOIST CONDITION SIMILAR. PROVIDING BLOCKING AT 16" O.C.
3. EXIST. FRAMING AND FINISHES SHOWN ARE SCHEMATIC. CONTRACTOR TO CONFIRM EXISTING CONDITIONS.



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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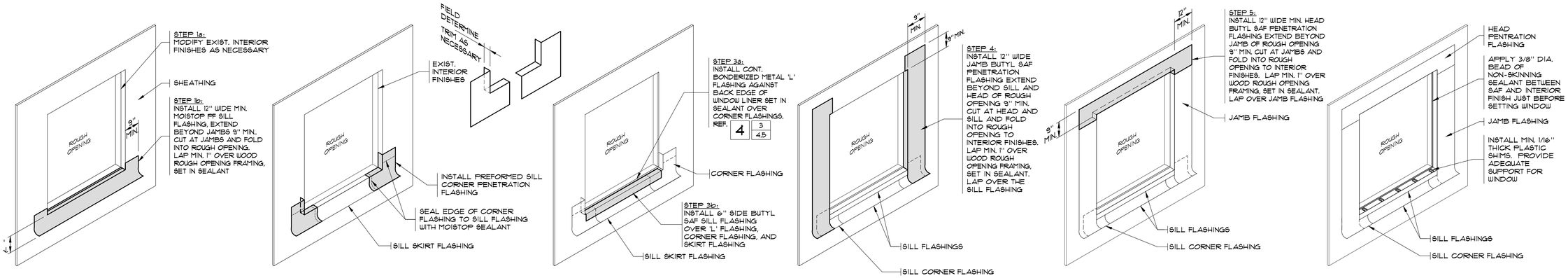
Contents DETAILS

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

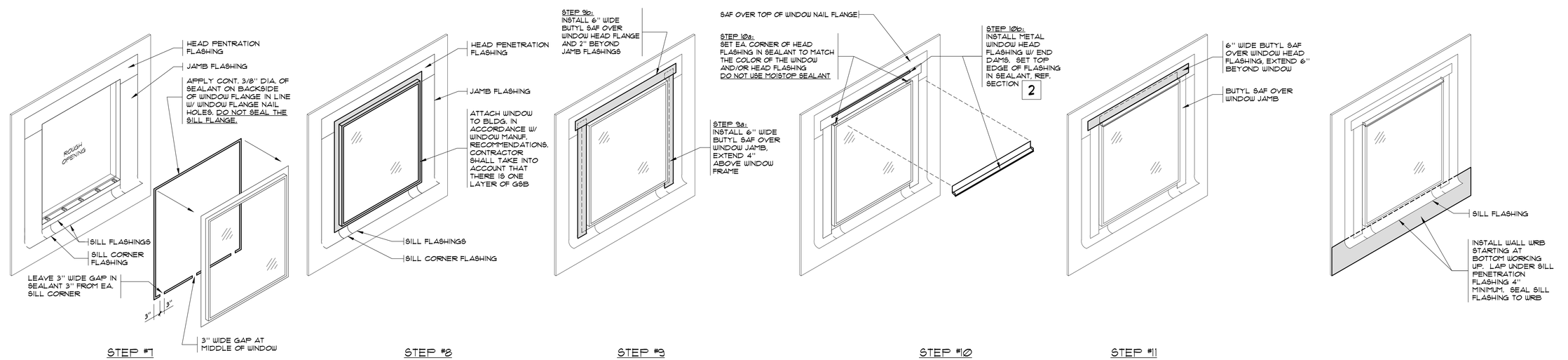
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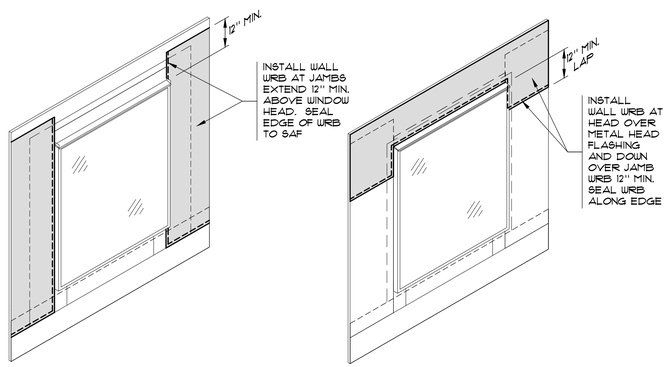
8/27/2026
26030.28 WD 04 Details.dwg



STEP #1 STEP #2 STEP #3 STEP #4 STEP #5 STEP #6



STEP #7 STEP #8 STEP #9 STEP #10 STEP #11



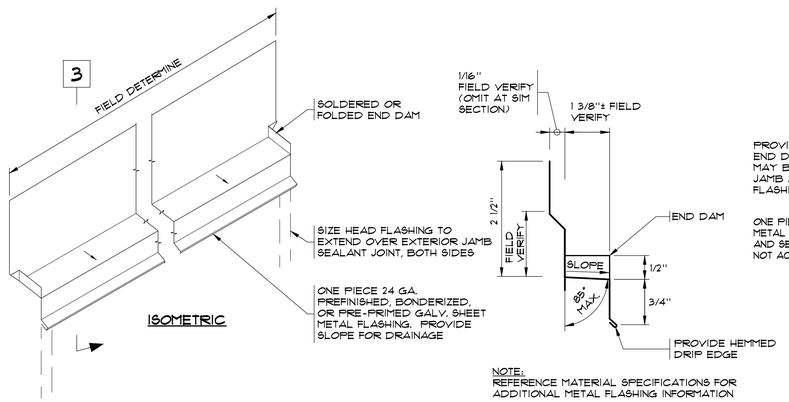
STEP #13 STEP #14

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



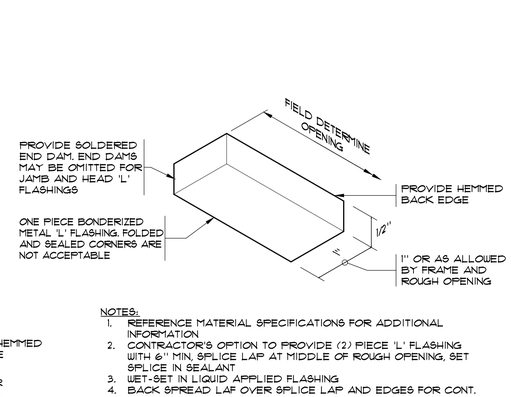
NOTE:
REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL METAL FLASHING INFORMATION

TYPICAL HEAD FLASHING 2

SCALE: NTS

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 27 AUG, 2026
Approved

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

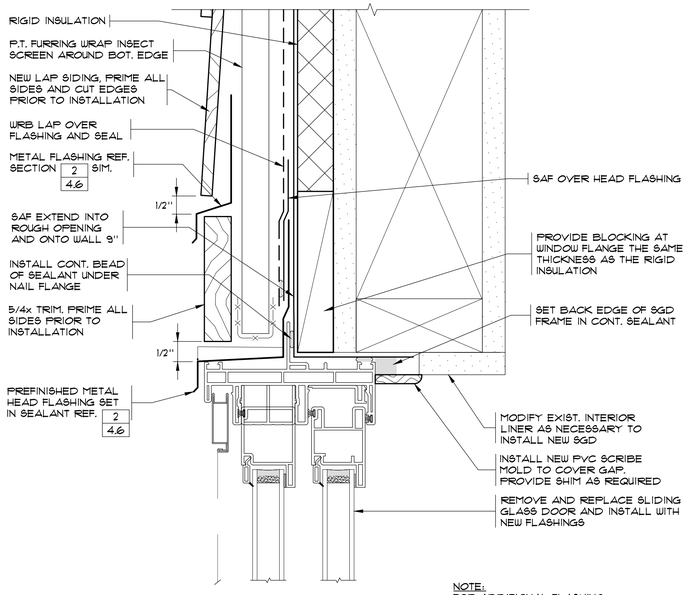
REGISTERED ARCHITECT 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8.27.26

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1312 198TH AVE NE BELLEVUE, WA

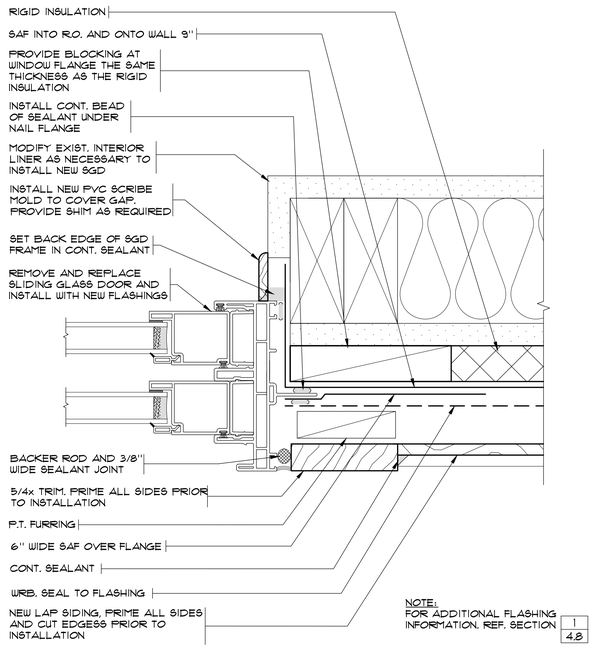
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Job No. 26030.28



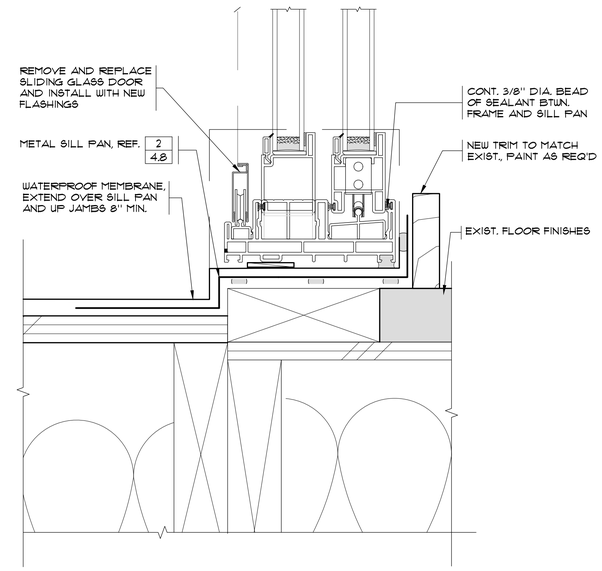
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FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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



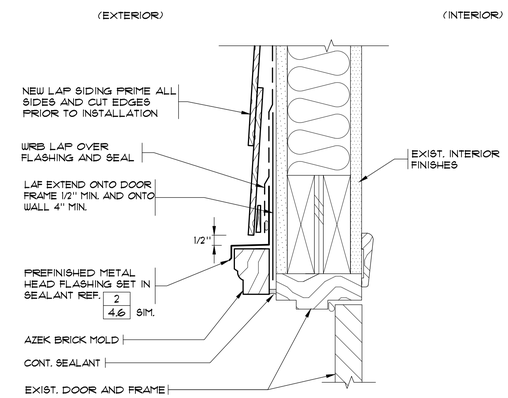
NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

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

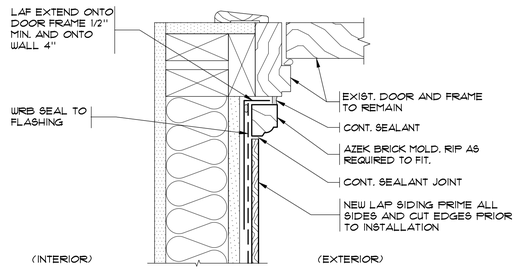


NOTE:
FOR ADDITIONAL FLASHING INFORMATION. REF. SECTION 1/4.8

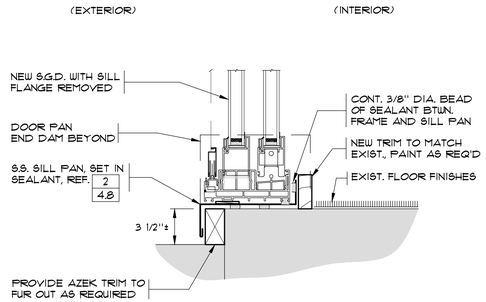
SLIDING GLASS DOOR SILL AT DECK 3
SCALE: 6" = 1'-0"



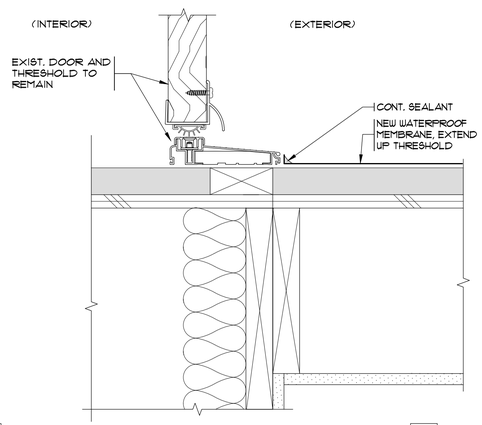
TYP. DOOR HEAD 4
SCALE: 3" = 1'-0"



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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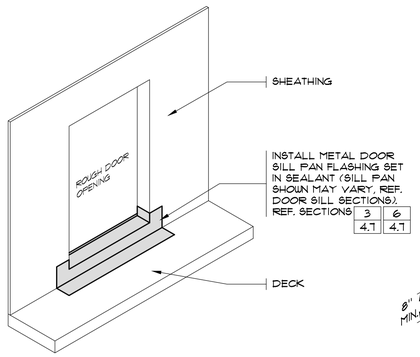
12363 REGISTERED ARCHITECT MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

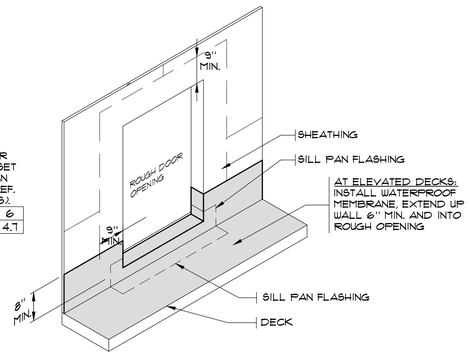
Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
1912 138TH AVE NE BELLEVUE, WA

Sheet 4.1

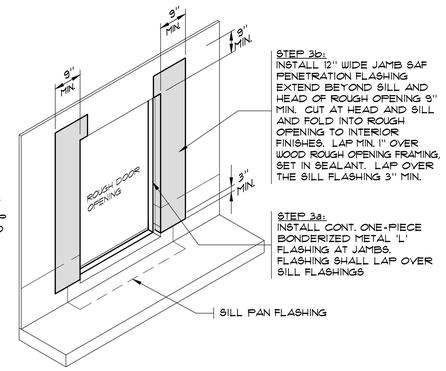
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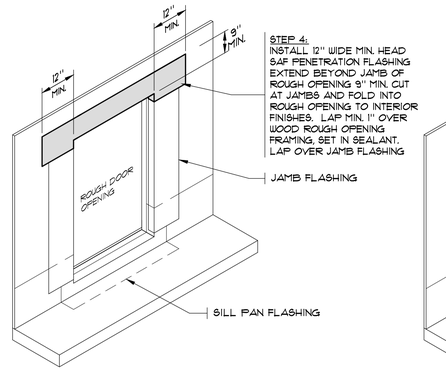
STEP #1



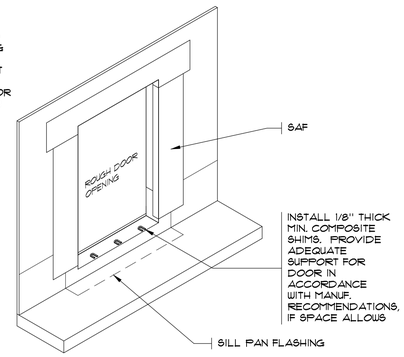
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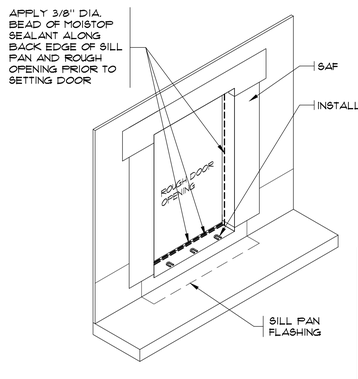
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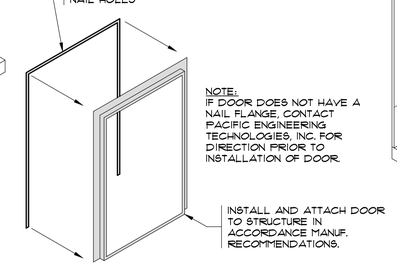


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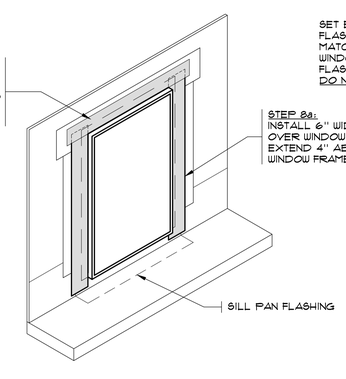


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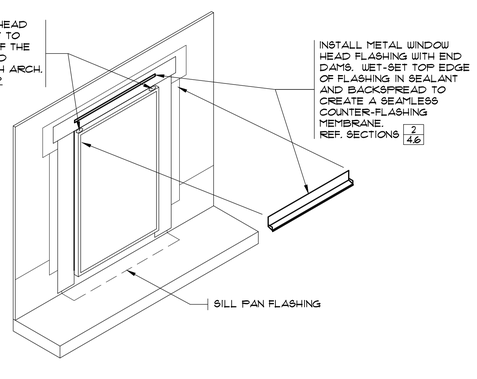




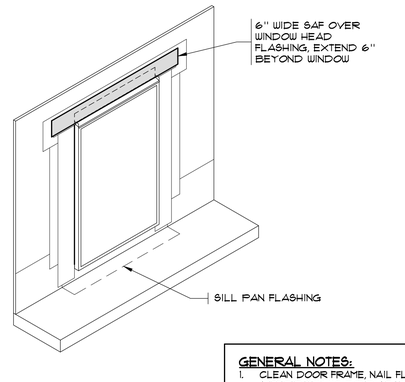
STEPS #6 AND #7



STEP #8



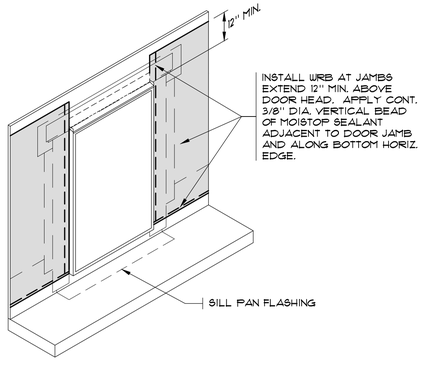
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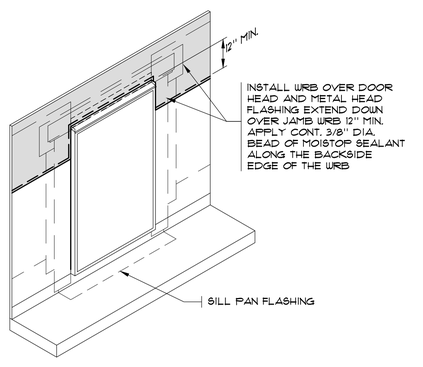
STEP #10

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.



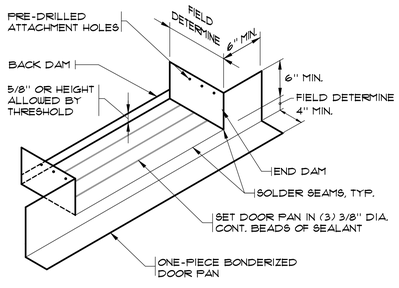
STEP #11



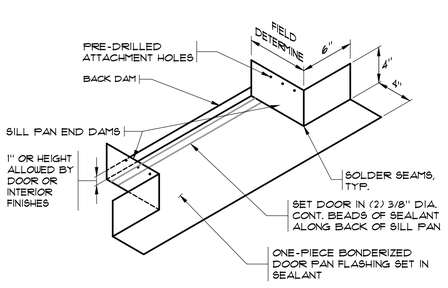
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TYPICAL SGD FLASHING SEQUENCE 1

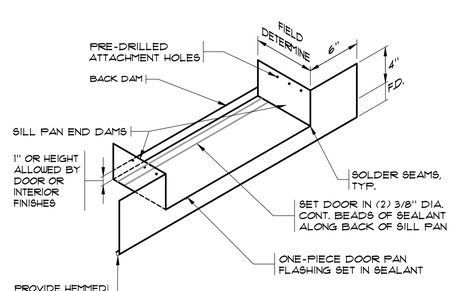
SCALE: N.T.S.



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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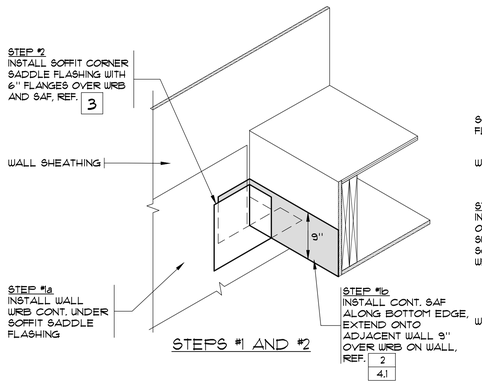
12363 REGISTERED PROFESSIONAL ENGINEER MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

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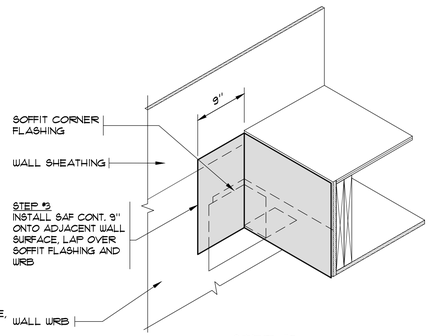
Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
13112 138TH AVE NE BELLEVUE, WA

Sheet 4.8

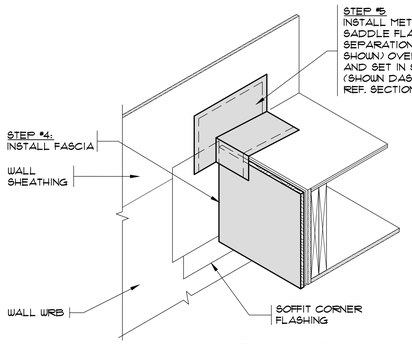
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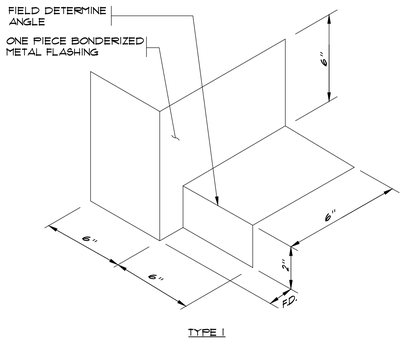
STEPS #1 AND #2



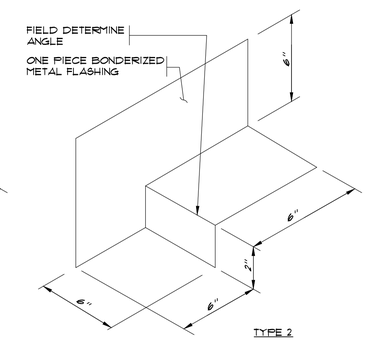
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STEPS #4 AND #5



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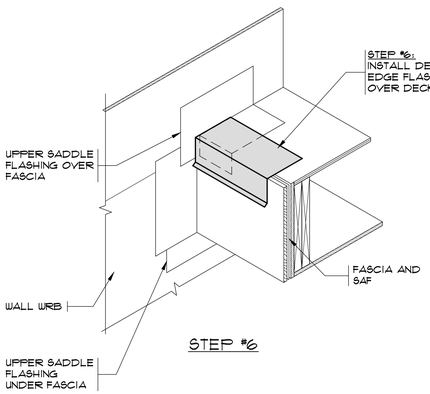


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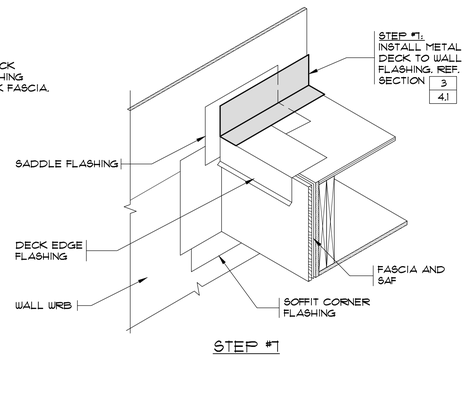
DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

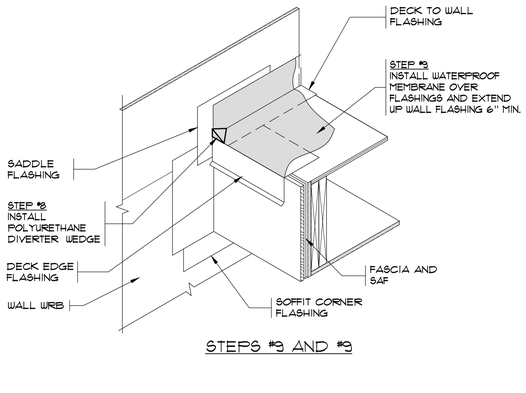
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES
4. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB.)
5. INSTALL SADDLE OVER FASCIA



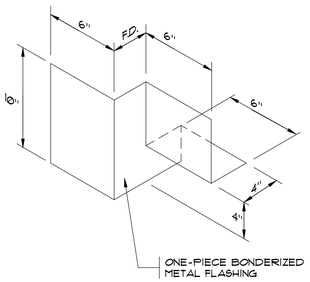
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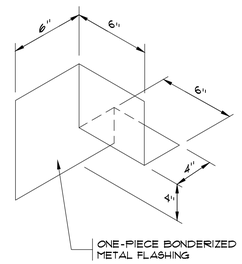
STEP #7



STEPS #8 AND #9



TYPE 1



TYPE 2

TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1

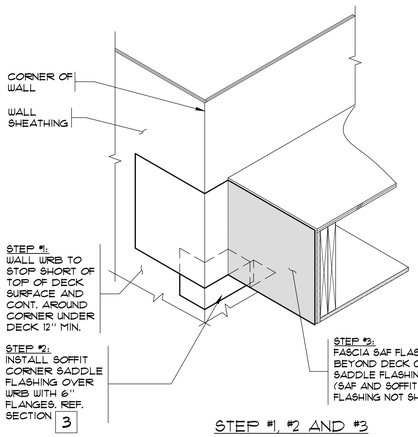
SCALE: N.T.S.

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

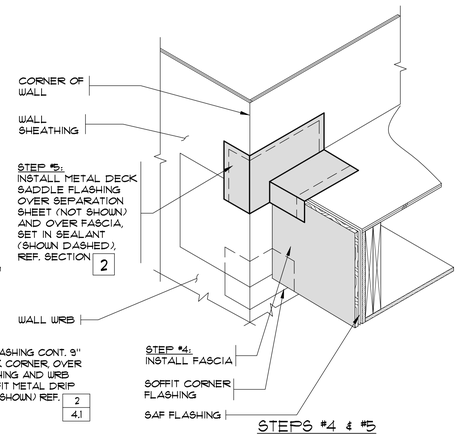
SOFFIT SADDLE FLASHING 3

SCALE: N.T.S.

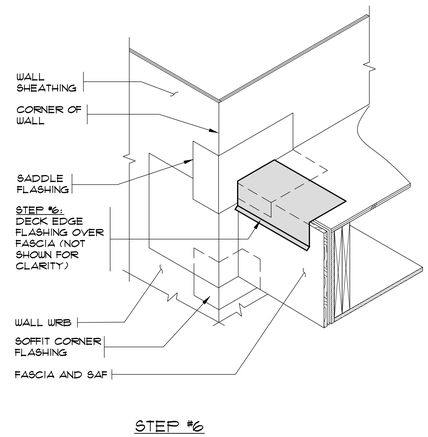
NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT
2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION
3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECCESSARY



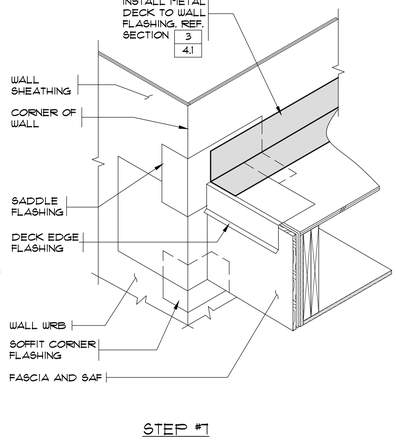
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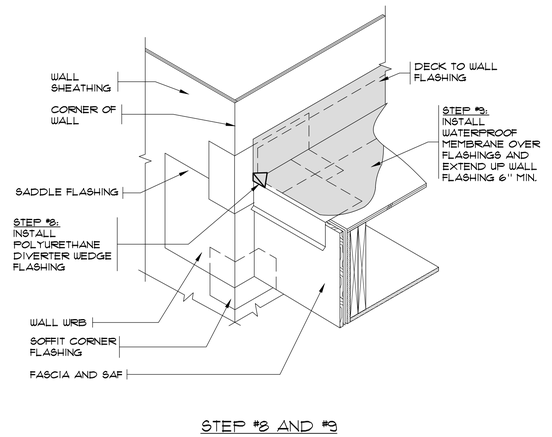
STEPS #4 & #5



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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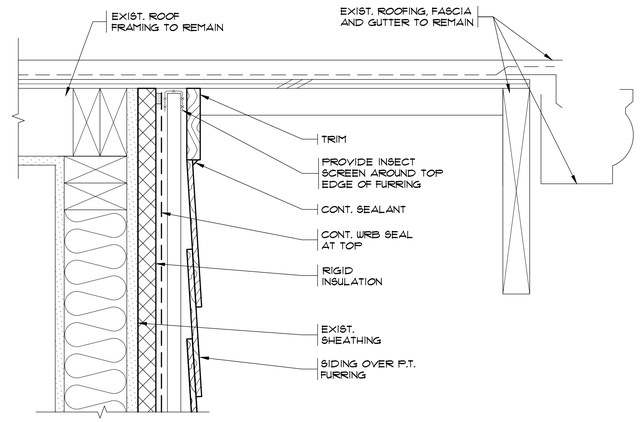
REGISTERED PROFESSIONAL ENGINEER 12363 MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

Contents DETAILS

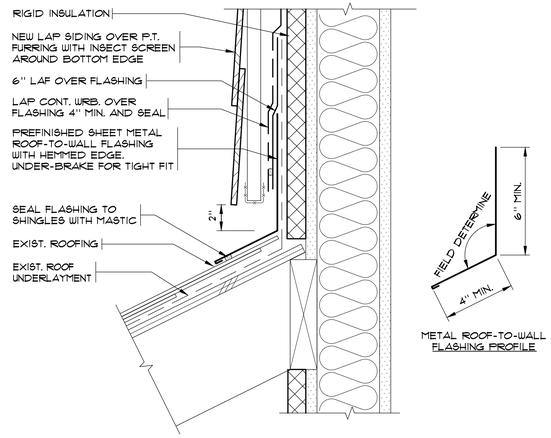
Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
13112 138TH AVE NE BELLEVUE, WA

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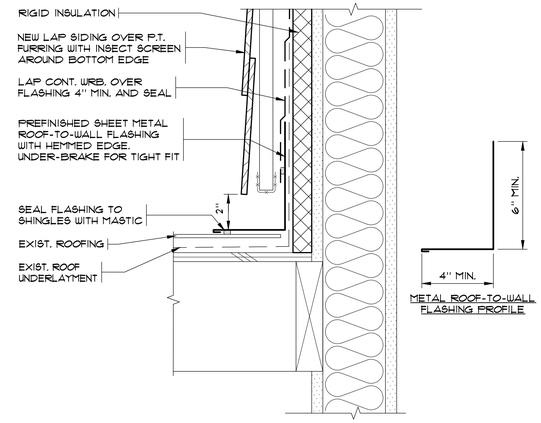
Job No. 26030.28



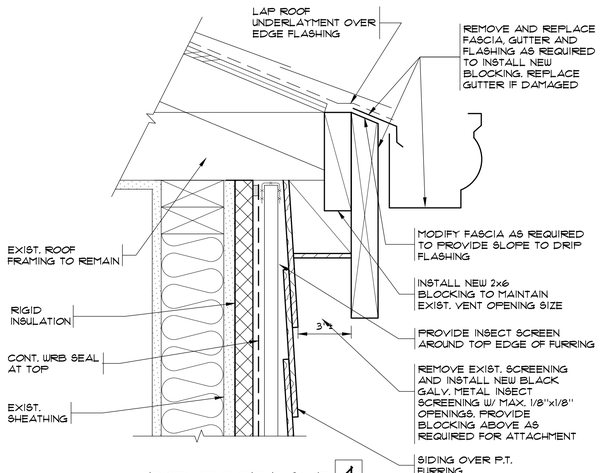
TYP. ROOF RAKE 1
SCALE: 3" = 1'-0"



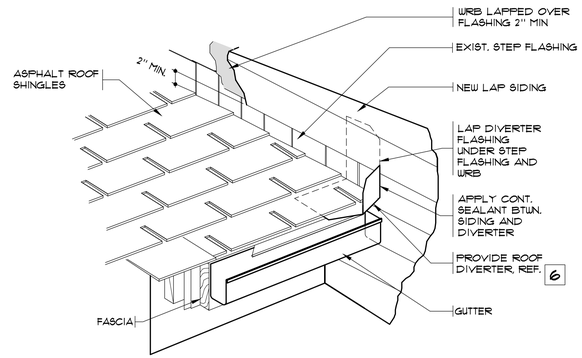
TYP. ROOF-TO-WALL 2
SCALE: 3" = 1'-0"



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

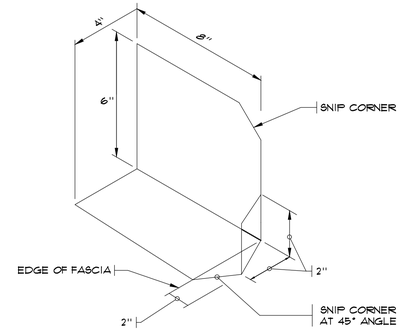


TYP. ROOF EAVE 4
SCALE: 3" = 1'-0"



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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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved

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REGISTERED ARCHITECT
12363
MATTHEW LEE FRITZ
STATE OF WASHINGTON
8-27-26

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DETAILS

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

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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.

TITEN HD ANCHORS:
USE TITEN HD HEAVY DUTY SCREW ANCHORS BY SIMPSON STRONG-TIE, INC. (ICC-ES REPORT #2713 FOR CONCRETE AND #1056 FOR CMU) FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE AND GROUT-FILLED CONCRETE MASONRY UNIT (CMU) UNLESS NOTED OTHERWISE ON THE PLANS. ANCHORS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-1B 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	(.220" 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 PT.) 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.

STRUCTURAL NOTES (CONT.):

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 11-1B 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:

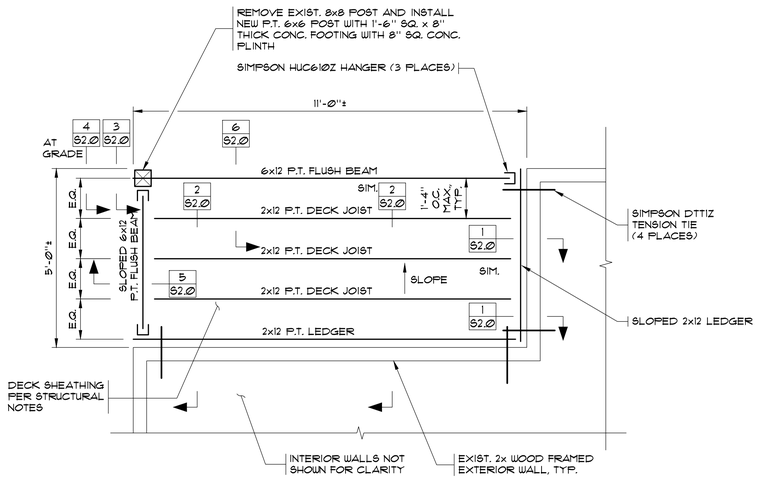
REFERENCE WSBC SECTION 1607.8	
TOP OF RAIL (ANY DIRECTION)	PLF / 200 LBS. POINT LOAD
COMPONENTS	50 LBS. OVER 1 SF AREA
GLAZING (IF REQUESTED BY OWNER)	REFERENCE WSBC SECTION 2406

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.

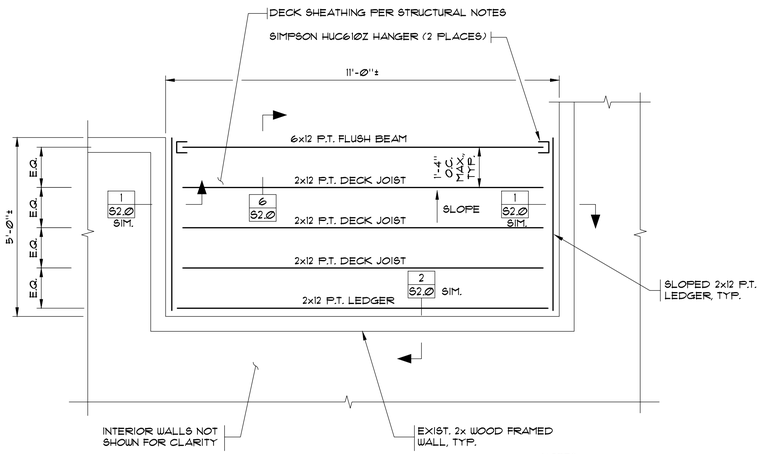
GUARDRAIL MANUFACTURER/INSTALLER TO PROVIDE OWNER (OR OWNER'S AGENT) WITH OPTIONS ON THE COLOR AND STYLE OF GUARDRAIL ASSEMBLY. OWNER TO APPROVE GUARDRAIL PRIOR TO FABRICATION AND INSTALLATION. RAILINGS SHALL HAVE VERTICAL PICKETS WITH (1) CONTINUOUS TOP RAIL AND (1) CONTINUOUS BOTTOM RAIL, REF. 1/U



TYPICAL DECK FRAMING PLAN A

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

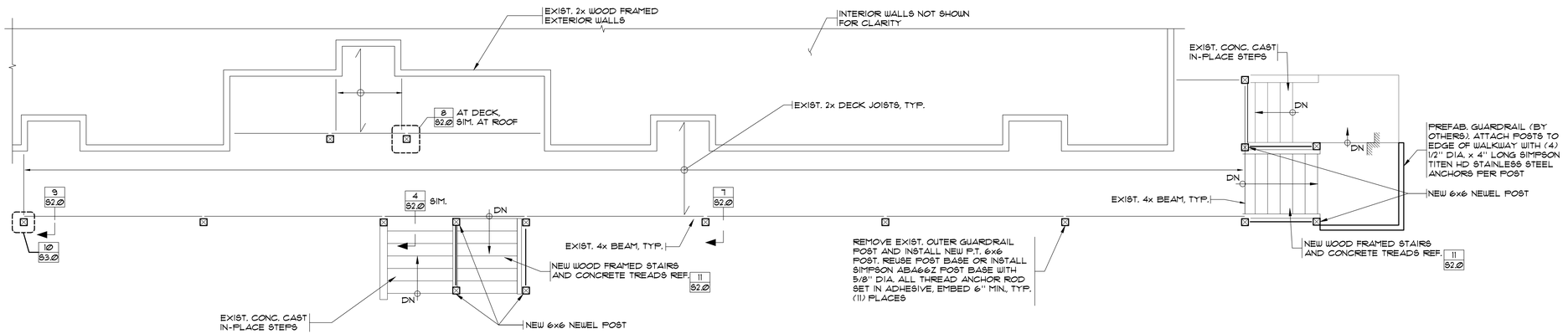
NOTES:
1. PROVIDE TEMPORARY SUPPORT AS REQ'D TO COMPLETE WORK
2. PROVIDE 1/4" PER FOOT MIN. SLOPE AWAY FROM BUILDING
3. CONTRACTOR TO CONFIRM DECK TENSION TIES ENGAGE WALL TOP PLATES, EITHER LOWER OR UPPER, REF. 1/S2.0 2/S2.0



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: 27 AUG, 2026
Approved:

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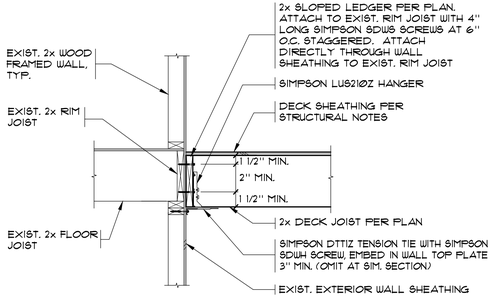
12365 REGISTERED PROFESSIONAL ENGINEER MATTHEW LEE FRITZ STATE OF WASHINGTON 8-27-26

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

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

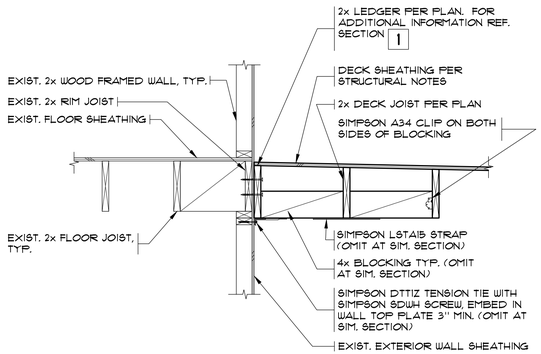
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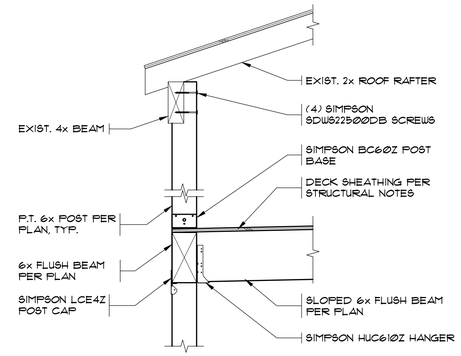
SECTION 1
SCALE: 3/4" = 1'-0"

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



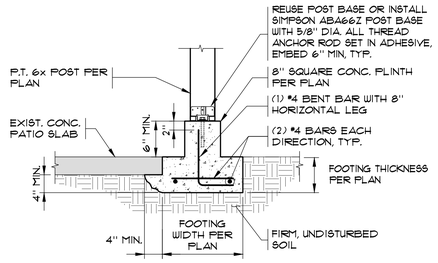
SECTION 2
SCALE: 3/4" = 1'-0"

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



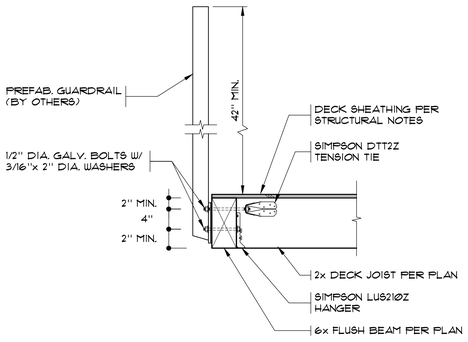
SECTION 3
SCALE: 3/4" = 1'-0"

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

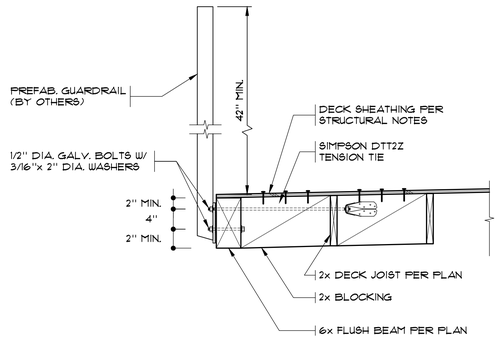


SECTION 4
SCALE: 3/4" = 1'-0"

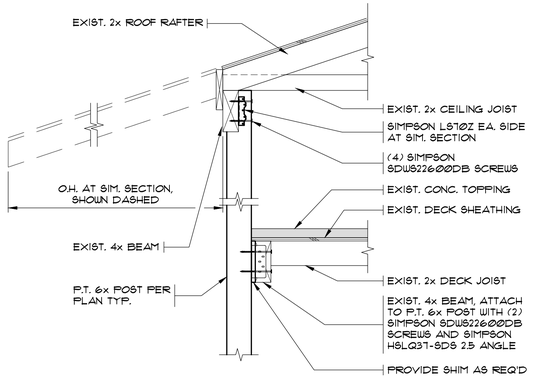
NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF EXIST. PLINTHS, INSTALL AS REQ'D



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

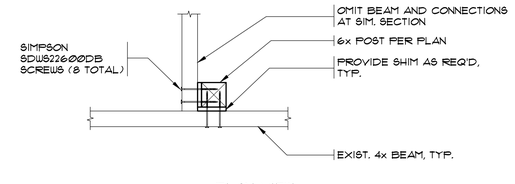


SECTION 6
SCALE: 3/4" = 1'-0"



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

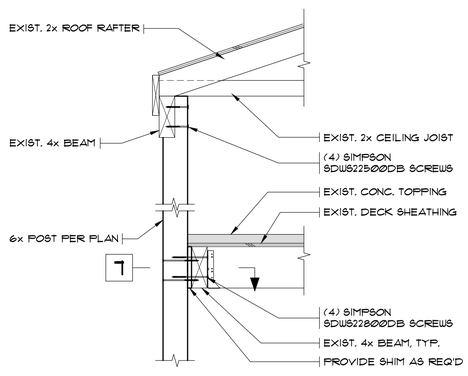
NOTES:
1. EXTERIOR STAIRS NOT SHOWN FOR CLARITY. REF. SECTION 11 FOR MORE INFORMATION
2. GUARDRAIL NOT SHOWN FOR CLARITY
3. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



PLAN VIEW

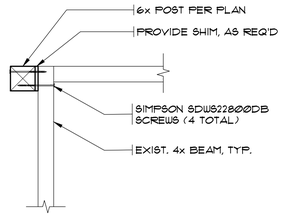
SECTION 8
SCALE: 3/4" = 1'-0"

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

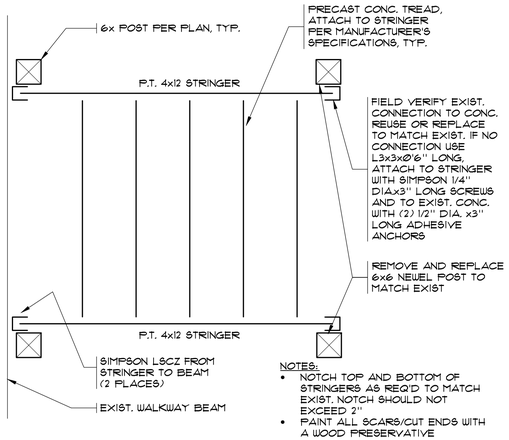


NOTES:
1. GUARDRAIL NOT SHOWN FOR CLARITY
2. WATERPROOFING NOT SHOWN FOR CLARITY. REF. ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION

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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No.	Revision	Date

Designed S. GEORGIEFF
Drawn V.H.N.
Checked N.L.F.
Date 27 AUG, 2026
Approved



Contents SECTIONS

Project SANDPIPER EAST APARTMENT - BLDG 28 BUILDING ENVELOPE IMPROVEMENTS
13121 138TH AVE NE BELLEVUE, WA

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Job No. 26030.28

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INSTRUCTIONS TO BIDDERS

1.0 BIDDER RESPONSIBILITY CRITERIA

A. It is the intent of Owner to award a contract to a responsible bidder submitting the lowest responsive bid. Before award, the bidder must meet the following bidder responsibility criteria to be considered a responsible bidder. The bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The bidder must:

1. At the time of bid submittal, have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have industrial insurance coverage for the bidder's employees working in Washington as required in Title 51 RCW; an employment security department number as required in Title 50 RCW; and a state excise tax registration number as required in Title 82 RCW;
4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3);
5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the Department of Labor and Industries on its website; and
6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW;
7. Before award of a public works contract, a bidder shall submit to the contracting agency a signed statement in accordance with RCW 9A.72.085 verifying under penalty of perjury that the bidder is in compliance with the responsible bidder criteria requirement of subsection A, 6 of this section.

1.1 SUBCONTRACTOR RESPONSIBILITY

A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.

B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have:

    a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
    b. A Washington Employment Security Department number, as required in Title 50 RCW;

c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
d. An electrical contractor license, if required by Chapter 19.28 RCW;
e. An elevator contractor license, if required by Chapter 70.87 RCW.

4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3);
5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the Department of Labor and Industries on its website; and
6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.

1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

A. RCW 39.04.350(2) specifically authorizes municipalities to adopt relevant supplement criteria for determining bidder responsibility applicable to a particular project which the bidder must meet.

B. For the work in this project a responsible/qualified Bidder must meet the following standards:

1. Have a current certificate of registration as a contractor, in compliance with chapter 18.27 RCW, for the last three years under the same business name;
2. Have a good record of past performance that includes, but is not limited to, high quality work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, as well as Federal and State rules and regulations in performing construction contracts.
3. Have a current Experience Modification Rate (EMR) of 1.0 or less, or an average EMR rate of 1.0 or less over the last three years. The requirement may, at the Owner's sole discretion, be waived on review of a written explanation that includes details of accidents, L&I records, a Loss Ratio Report for the last five years, costs, dates of events, and changes that have been made by the contractor to reduce accidents. A current company Safety Plan shall also be reviewed.
4. Bidder shall provide evidence of previous successful completion of Envelope, windows, sliding doors projects, of similar scope and complexity. Poor performance, lack or response, or failure to complete projects successfully within the contract time may be grounds for the rejection of bidder.
5. Contractors and Subcontractors shall have had three years minimum experience licensed in Washington State, under the same name, in the specific specialty contracting business.

1.3 PREPARATION OF BIDS – CONSTRUCTION

A. Bids must be submitted on the Bid Form furnished by the Owner.

B. All fields and questions on required forms must be fully answered and complete. Failure to do so may result in the bid being declared non-responsive.

C. The Bid shall comply with the following requirements:

1. Pursuant to RCW 39.30.060, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.
2. The Bidder can name itself for the performance of the work.
3. The Bidder shall not list more than one Subcontractor for each category of work identified.
4. Failure of the Bidder to list Subcontractors or to name itself to perform such work shall render the Bidder's bid nonresponsive and, therefore, void.

D. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.

1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.

E. In order for a bid to be considered responsive, bidders must submit the following signed documents with their bid package:

1. Bid Form
2. Bidder's Information Form
3. Bid Guarantee

F. The Bidder agrees to hold the base bid prices for sixty (60) days from date of bid opening.

1.4 BID GUARANTEE

A. A bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee shall render the bid non-responsive.

B. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to King County Housing Authority.

C. The Owner will return bid guarantees (other than bid bond) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

1.5 AMENDMENTS TO INVITATION TO BID

A. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

B. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.

1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.
2. Addenda will not be issued later than three (3) calendar days before the deadline for receipt of Bids except Addendum withdrawing the request for Bids or extending the deadline for receipt of Bids.

1.6 PRE-BID MEETING

A. All potential bidders are strongly encouraged to attend. Oral statements may not be relied upon and will not be binding or legally effective.

1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

A. Before submitting a bid, the Bidder shall carefully examine each component of the Contract Documents prepared for the Work and any other available supporting data so as to be thoroughly familiar with all the requirements.

B. The Bidder shall obtain copies of all agencies and associations guidelines and standards cited in the Contract Documents and necessary to perform the Work, including full size reproductions of material provided by Owner, at their own expense.

C. The Bidder shall make a thorough and reasonable examination of the project site, facility and conditions under which the Work is to be performed, including but not limited to: Building access; resident occupancy; fire lanes; landscaping; obstacles and character of materials which may be encountered; traffic conditions; public and private utilities; the availability and cost of labor; and available facilities for transportation, handling, and storage of materials and equipment.

1.8 EXPLANATION TO PROSPECTIVE BIDDERS

A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Owner by 9:00 am, seven (7) calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Questions shall be submitted to:

Michelle Jackson
King County Housing Authority
600 Andover Park W
Tukwila, WA 98188
Email: MichelleJ@kcha.org

1.9 PREVAILING WAGES

A. Contractor shall pay no less than the Washington State Department of Labor and Industries (L&I) prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of L&I. The schedule of prevailing wage rates for the locality or localities of the Work is determined by the Industrial Statistician of L&I. It is the Contractor's responsibility to verify the applicable prevailing wage rate.

1. L&I prevailing wage rates may be found at https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/
2. The Owner has determined that the work meets the definition of residential construction.
3. The prevailing wage rates publication date is determined by the bid due date.
4. The work is to be performed in King County.
5. A copy of the prevailing wage rates is available at KCHA.
6. A copy of the prevailing wage rates may be mailed on request.

1.10 TAXES

A. All taxes imposed by law shall be included in the bid amount. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.

B. The retail sales tax does not apply to the gross contract price.

C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

1.11 ASSURANCE OF COMPLETION

A. Payment and performance bonds for 100% of the Contract Sum, including all Change Orders and taxes imposed by law, shall be furnished for the Work, and shall be in a form acceptable to the Owner.

1.12 BID ERROR

A. In the event Bidder discovers an error in its bid, the Bidder may, under certain conditions and if before the date and time that bids are due, modify, their bid, as detailed below:

1. Prior to Date and Time Bids are Due:

a. A Bidder may withdraw its bid at any time prior to the date and time bids are due upon written request.
b. After withdrawing an original submitted bid, a Bidder may modify and resubmit its bid at any time prior to the date and time bids are due.

2. After the Date and Time Bids are Due:

a. A bidder who submits an erroneous low bid may withdraw the bid. The bid withdrawal is permissible if there was an obvious error in the low bid, and the mistake is readily apparent from the bid itself.
b. Notification: Provide to the Owner, within 24 hours of bid opening, written notification of the bidder's intent to withdraw the bid due to error.
c. Documentation: Provide to the Owner within 48 hours of bid opening, documentation sufficient in content to justify bid withdrawal to the satisfaction of the Owner. Include description and evidence of the error.
d. Approval: the Owner will approve or reject the request for withdrawal in writing.
e. Any low bidder who withdraws its bid is prohibited from bidding on the same project if it is subsequently re-solicited.

1.13 ADDITIVE OR DEDUCTIVE BID ITEMS

A. The low bid, for purposes of award, shall be the lowest responsive bid from a qualified responsible bidder offering the low aggregate amount for the base bid, plus additive or deductive bid alternates selected by the Owner.

1.14 BID EVALUATION

A. Responsive Bids: A bid will be considered responsive if it meets the conditions of the solicitation, in addition to but not limited to the following requirements:

1. Bid is received not later than the time and date specified.
2. Bid is submitted in the proper format on the form(s) provided.
3. Bid includes the complete scope of work as defined in bid package.
4. Bid does not include any exclusions or qualifications.
5. Bid includes Unit and Lump Sum Costs as listed in Proposal Form.
6. Forms are complete.

B. After bid opening, bids will be checked for correctness of bid item prices, extensions and the total bid price. Discrepancies shall be resolved by accepting the bid item prices and the corrected extensions and total bid price.

C. Responsible Bidders: the Owner will award contracts only to responsible bidders who demonstrate the ability to successfully perform under the terms and conditions as set forth in the Contract Documents and have successfully completed projects similar in scope and complexity.

1. Bidders must demonstrate relevant experience on similar types of projects and submit detailed information as required on the Bidder Information Form.

D. The Owner reserves the right to contact references and investigate past performance and qualifications of the Bidder, subcontractor, and project team members, including contacting third parties and/or the references provided by the Bidder.

1. The Owner may contact references for other projects including those the Bidder did not identify and/or provided references.
2. References may be asked to rate the performance of and describe their experience with project team members and subcontractors. Bidder Information may be solicited and evaluated on the following subjects: type and features of work; overall quality of project performance and quality of work; experience and technical knowledge and competence of the Bidder and Project Team Members; ability, capacity and skill to perform the Work; ability to manage submittals, requests for information, prevailing wage filings, and other paperwork; compliance with laws, ordinances, and contract provisions; and other information as deemed necessary.
3. Poor reference(s) may be justification to determine a Bidder is not responsible.

E. At the Owner's request, provide any additional explanation or information, which would assist in evaluating the qualifications of the Bidder, subcontractors, project team members, and bid price.

F. The Owner will verify information submitted and if the lowest bidder is determined to be “not responsible,” the Owner will issue, in writing, the specific reasons for this determination. The bidder may appeal this decision. The appeal must be in writing and shall be delivered to the Owner within two business days. The appeal may include additional information that was not included in the original bid documents. KCHA will make a final determination after the receipt of the appeal. The final determination may not be appealed.

1.15 CONTRACT AWARD

A. Bonding and Insurance: Contract award will be contingent on ability to secure payment/performance bonding, and Contractor's ability to meet the Owner insurance requirements as detailed in the Bid Documents.

B. Must, for the duration of the contract, procure and maintain Builders Risk insurance as stated in Part 2 of the General Conditions. This shall be in addition to General Liability, Automobile Liability, and Professional Liability/Errors and Omissions (if applicable) Coverage.

C. Bonding, insurance certificate with endorsements, and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of contract award. A Notice to Proceed shall be issued immediately after receipt.

D. Right to Reject Bids/Waiver: The Owner reserves the right to reject any or all bids or to waive any informalities or irregularities in the bidding.

E. Retainage Funds: The Owner will not pay interest to the Contractor for accounts where retainage funds are maintained by the Owner. As part of the procurement by which the Contractor was selected for this work, the Contractor agrees to waive any other options and has made allowances for this waiver.

GENERAL CONDITIONS

PART 1 - GENERAL PROVISIONS

1.1 DEFINITIONS

A. “Authority Having Jurisdiction (AHJ)”: A federal, state, local, or other regional department, or an individual such as a fire official, labor department, health department, building official, or other individual having statutory authority.

B. "Contract Documents" means the Instructions to Bidders, Specifications, Plans, General Conditions, Prevailing Wage Rates, Bid Form, Contract Form, other Special Forms, Drawings and Specifications, and all Addenda and modifications thereof.

C. "Contract Sum" is the total amount payable by Owner to Contractor for performance of the Work in accordance with the Contract Documents.

D. "Contract Time" is the number of consecutive Days allotted in the Contract Documents for achieving completion of the Work.

E. "Contracting Officer" means the person delegated the authority by King County Housing Authority to enter into, and/or terminate this Contract. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer.

F. "Contractor" means the person or other entity entering into the Contract with King County Housing Authority to perform all of the services or work required under the Contract.

G. "Day" means calendar day, unless otherwise specified.

H. "Final Acceptance" means the acceptance by Owner that the Contractor has completed the requirements of the Contract Documents.

I. "Force Majeure" means those acts entitling Contractor to request an equitable adjustment in the Contract Time, including, but not limited to, unusually severe weather conditions which could not have been reasonably anticipated.

J. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

K. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

L. "Liquidated Damages" means the amount prescribed in the Contract Documents to be deducted from any payments due or to become due Contractor, for each day's delay in completion of the Work beyond the time allowed in the Contract Documents as stated in the Notice to Proceed, plus any extensions of such time.

M. "Manager" means the person who is an authorized agent of the King County Housing Authority to administer the Contract.

N. "Notice to Proceed" means a notice from Owner to Contractor that defines the date on which the Contract Time begins to run.

O. "Owner" means the King County Housing Authority or its authorized representative with the authority to enter into, administer, and/or terminate the Work in accordance with the Contract Documents and make related determinations and findings.

P. "Property Manager" means the property management company, its officers and employees.

Q. "Provide": Furnish and install, complete and ready for the intended use.

R. "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a Subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime Contract or a subcontract.

S. "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another Subcontractor.

T. "Work" means the construction and services required by the Contract Documents, and includes, but is not limited to, labor, materials, supplies, equipment, services, permits, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.

1.2 EXECUTION AND INTENT

A. The intent of the Specifications and Drawings is to describe a complete Project to be constructed in accordance with the Contract Documents. Contractor shall furnish all labor, materials, equipment, tools, transportation, permits, and supplies, and perform the Work required in accordance with the Contract Documents.

B. All work is to be executed in accordance with the Building Codes, as adopted by the Authority Having Jurisdiction, and other applicable codes and generally accepted industry standards. All products and materials are to be new and handled and applied in accordance with the manufacturer's recommendations.

C. Contractor makes the following representations to Owner:

1. The Contract Sum is reasonable compensation for the Work and the Contract Time is adequate for the performance of the Work, as represented by the Contract Documents;
2. Contractor has carefully reviewed the Contract Documents, had an opportunity to visit and examine the Project site, has become familiar with the local conditions in which the Work is to be performed, and has satisfied itself as to the nature, location, character, quality and quantity of the Work, the labor, materials, equipment, goods, supplies, work, permits, services and other items to be furnished and all other requirements of the Contract Documents, as well as the surface and subsurface conditions and other matters that may be encountered at the Project site or affect performance of the Work or the cost or difficulty thereof.

D. The Contract Documents are complementary. What is required by one part of the Contract Documents shall be binding as if required by all. Anything mentioned in the Specifications and not shown on the Drawings, or shown on the Drawings and not mentioned in the Specifications, shall be of like effect as if shown or mentioned in both.

PART 2 - INSURANCE AND BONDS

2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

A. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or Subcontractors.

2.2 MINIMUM SCOPE OF INSURANCE

A. Contractors shall maintain coverages no less than:

1. Insurance Services Office Commercial General Liability coverage including Products/Completed Operations.
2. Insurance Services Office covering Automobile Liability, code 1 (any auto).
3. Workers' Compensation insurance as required by State law and Employer's Liability Insurance.
4. Builders Risk (Property / Course of Construction insurance covering for all risks of loss for all projects in excess of $250,000.00).

2.3 MINIMUM LIMITS OF INSURANCE

A. Contractor shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit of $2,000,000.
2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: $1,000,000 per accident for bodily injury/sickness or disease.
4. Builder Risk (Property) / Course of Construction: Completed value of project.

2.4 DEDUCTIBLES AND SELF INSURED RETENTION

A. Any deductibles or self-insured retentions must be declared to and approved by the Owner. At the option of the Owner, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the Owner guaranteeing payment of losses and related investigations, claim administration and defense expenses. **NOTE: If this contract deals with hazardous materials or activities (i.e. lead based paint, asbestos, armed security guards) additional provisions covering those exposures must be included in order to protect the Owner's interests.**

2.5 OTHER INSURANCE PROVISIONS

A. The policies are to contain, or be endorsed to contain, the following provisions:

1. The Owner, the Property Manager, its officers, officials, employees, partners, agents and volunteers are to be covered as additional insureds under a "completed operations" type of additional insured endorsement with respect to general liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. The endorsement(s) effectuating the foregoing additional insured coverage shall be ISO form CG 20 10 11 85, or CG 20 10 10 01 issued concurrently with CG 20 37 10 01, or their equivalent as long as it provides additional insured coverage, without limitation, for completed operations; (ii) automobile liability arising out of vehicles owned, leased, hired, or borrowed by or on behalf of the Contractor; (iii) any insurance written on a claims made basis, shall have a retroactive date that coincides with, or precede, the commencement of any work under this contract. Evidence of such coverage shall be maintained for a minimum of six (_6_) years beyond the expiration of the project.
2. King County will not accept Certificates of Insurance Alone. Improperly Completed Endorsements will be returned to your insured for correction by an authorized representative of the insurance company.
3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the Owner, its officers, officials, agents, partners, employees, and volunteers. Any insurance or self-insurance maintained or expired by the Owner, its officers, officials, agents, partners, employees, volunteers, or shall be excess of the Contractor's insurance and shall not contribute with it. King County Housing Authority's Insurance is Non-Contributory in Claims Settlement Funding.
4. The "General description of agreement(s) and/or activity(s) insured" shall include reference to the activity and/or to either specific King County Housing Authority's; project of site name, contract number, lease number, permit number or construction approval number.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or materially changed, except after thirty (30) days' [ten (10) days for non-payment of premium] prior written notice by certified mail, return receipt requested, has been given to the Owner.
6. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract.
7. Builders Risk / Course of Construction policies shall contain the following provisions:

    a. The King County Housing Authority shall be named as loss payee.
    b. The insurer shall waive all rights of subrogation against the Owner and the Property Manager, its officers, officials, employees and volunteers.

2.6 ACCEPTABILITY OF INSURERS

A. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII. The name of the Insurance Company underwriting the coverage and its address shall be noted on the endorsement form. Contractors must provide written verification of their insurer's rating.

2.7 VERIFICATION OF COVERAGE

A. Contractor shall furnish the Owner with original certificates and amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Owner before work commences in sufficient time to permit contractor to remedy any deficiencies. The Owner reserves the right to require complete, certified copies of all required insurance policies or pertinent parts thereof, including endorsements affecting the coverage required by these specifications at any time.

2.8 SUBCONTRACTORS

A. Subcontractors shall include the Contractor as additional insured under their policies. All coverage's for subcontractors shall be subject to all of the requirements stated herein. Contractor shall be responsible for the adequacy of required coverages for subcontractors, and compile related certificates of insurance and endorsements evidencing subcontractors' compliance.

2.9 PAYMENT AND PERFORMANCE BONDS

A. Payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work, using the Payment Bond and Performance Bond form AIA – form A312. Change order increases of cumulative 15% increments require revisions to the bond to match the new Contract Sum.

PART 3 - PERFORMANCE

3.1 CONTRACTOR CONTROL AND SUPERVISION

A. Contractor shall be solely responsible for, and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work, and shall be responsible to Owner for acts and omissions of Contractor, Subcontractors, and their employees and agents.

B. Contractor shall enforce strict discipline and good order among Contractor's employees and other persons performing the Work. Contractor shall not permit employment of persons not skilled in tasks assigned to them. Owner may, by Notice, request Contractor to remove from the Work or Project site any employee Owner reasonably deems incompetent, careless, or otherwise objectionable.

C. The Contractor shall perform on the site, and with its own organization, work equivalent to at least 12% of the total amount of work to be performed under the contract.

D. Work Hours: The Contractor's allowable hours of operation shall be limited to those hours between 8:00 A.M. and 6:00 P.M. Monday to Friday excluding public holidays.

3.2 PERMITS, FEES, AND NOTICES

A. Unless otherwise provided in the Contract Documents, Contractor shall pay for and obtain all permits, licenses, and coordinate inspections necessary for proper execution and completion of the Work. Prior to final payment, the approved, signed permits shall be delivered to Owner.

3.3 PREVAILING WAGES

A. Statutes of the State of Washington RCW 39.12 as amended shall apply to this contract. Requirements, in brief, are stated below:

1. There shall be paid each laborer or mechanic of the Contractor or sub-Contractor engaged in work on the project under this contract in the trade or occupation listed in the schedule of Wage Rates, as determined by the Department of Labor and Industries, not less than the hourly wage rate listed therein, regardless of any contractual relationship which may be alleged to exist between the Contractor and any sub-contractor and such laborers and mechanics.
2. The "prevailing rate or wage" contained in the wage determination include health and welfare fund contributions and other fringe benefits collectively bargained for by the various management and labor organizations. Prevailing wages shall be paid based on the most recent semi-annual list as required by the Department of Labor and Industries (L&I).
3. In case any dispute arises as to what are the prevailing rates for wages of work of a similar nature, and such disputes cannot be resolved by the parties involved, including labor and management representatives, the matter shall be referred for arbitration to the Director of the Department of Labor and Industries of the State of Washington, and the Director's decision shall be final and conclusive and binding on all parties involved in the dispute.

B. Before commencing the Work, Contractor shall file a statement of "Intent to Pay Prevailing Wages."

C. After completion of the Work, Contractor shall file an "Affidavit of Wages Paid."

3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

1. Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, age, marital status, the presence of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status or political affiliation, nor commit any unfair practices as defined in RCW 49.60.
2. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status, or political affiliation.
3. The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders in regard to Equal Employment Opportunity including but not limited to Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and the rules, regulations, and orders of the Secretary of Labor. The Contractor shall include the terms of this Clause in every subcontract so that such term shall be binding on each Subcontractor.
4. Non-Discrimination R.C.W. 49.60: These special requirements establish minimum requirements for affirmative action and are intended to define and implement the basic discrimination provisions of these specifications. Failure to comply with these requirements may constitute grounds for application of contract default.

3.5 SAFETY PRECAUTIONS

A. In performing this contract, the Contractor shall provide for protecting the lives and health of employees and other persons; preventing damage to property, materials, supplies, and equipment; and avoid work interruptions. For these purposes, the Contractor shall:

1. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific safety plan to the Owner's representative prior to the initial scheduled construction meeting.
2. Provide adequate safety devices and measures including, but not limited to, the appropriate safety literature, notice, training, permits, placement and use of barricades, signs, signal lights, ladders, scaffolding, staging, runways, hoist, construction elevators, shoring, temporary lighting, grounded outlets, wiring, hazardous materials, vehicles, construction processes, and equipment required by Chapter 19.27 RCW, State Building Code (Uniform Building, Electrical, Mechanical, Fire, and Plumbing Codes); Chapter 212-12 WAC, Fire Marshal Standards, Chapter 49.17 RCW, WISHA; Chapter 296-155 WAC, Safety Standards for Construction Work; Chapter 296-65 WAC; WISHA Asbestos Standard; WAC 296-62-071, Respirator Standard; WAC 296-62, General Occupation Health Standards, WAC 296-24, General Safety and Health Standards, WAC 296-24, General Safety and Health Standards, Chapter 49.70 RCW, and Right to Know Act.

3. Comply with the State Environmental Policy Act (SEPA), Clean Air Act, Shoreline Management Act, and other applicable federal, state, and local statutes and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources.
4. Post all permits, notices, and/or approvals in a conspicuous location at the construction site.
5. Provide any additional measures that the Owner determines to be reasonable and necessary for ensuring a safe environment in areas open to the public. Nothing in this part shall be construed as imposing a duty upon the Owner to prescribe safety conditions relating to employees, public, or agents of the Contractors.

B. Contractor to maintain safety records: Contractor shall maintain an accurate record of exposure data on all incidents relating to the Work resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment. Contractor shall immediately report any such incident to Owner. Owner shall, at all times, have a right of access to all records of exposure.

C. Contractor to provide HazMat training: Contractor shall provide all persons working on the Project site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.

1. Information. At a minimum, Contractor shall inform persons working on the Project site of:

a. WAC: The requirements of chapter 296-62 WAC, General Occupational Health Standards;
b. Presence of hazardous chemicals: Any operations in their work area where hazardous chemicals are present; and
c. Hazard communications program: The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by chapter 296-62 WAC.

2. Training. At a minimum, Contractor shall provide training for persons working on the Project site which includes:

a. Detecting hazardous chemicals: Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
b. Hazards of chemicals: The physical and health hazards of the chemicals in the work area;
c. Protection from hazards: The measures such persons can take to protect themselves from these hazards, including specific procedures Contractor, or its Subcontractors, or others have implemented to protect those on the Project site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
d. Hazard communications program: The details of the hazard communications program developed by Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.

D. Hazardous, toxic or harmful substances: Contractor's responsibility for hazardous, toxic, or harmful substances shall include the following duties:

1. Illegal use of dangerous substances: Contractor shall not keep, use, dispose, transport, generate, or sell on or about the Project site, any substances now or hereafter designated as, or which are subject to regulation as, hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute or ordinance (hereinafter collectively referred to as "hazardous substances"), in violation of any such law, regulation, statute, or ordinance, but in no case shall any such hazardous substance be stored on the Project site.
2. Contractor notifications of spills, failures, inspections, and fines: Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup. Contractor shall promptly notify Owner of all failures to comply with any federal, state, or local law, regulation, or ordinance; all inspections of the Project site by any regulatory entity concerning the same; all regulatory orders or fines; and all responses or interim cleanup actions taken by or proposed to be taken by any government entity or private party on the Project site.

E. Public safety and traffic: All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.

F. Contractor to act in an emergency: In an emergency affecting the safety of life or the Work or of adjoining property, Contractor is permitted to act, at its discretion, to prevent such threatened loss or injury, and Contractor shall so act if so authorized or instructed.

G. No duty of safety by Owner: Nothing provided in this section shall be construed as imposing any duty upon Owner with regard to, or as constituting any express or implied assumption of control or responsibility over, Project site safety, or over any other safety conditions relating to employees or agents of Contractor or any of its Subcontractors, or the public.

3.6 INDEPENDENT CONTRACTOR

A. The Contractor and Owner agree the Contractor is an independent contractor with respect to the services provided pursuant to this Contract. Nothing in this Contract shall be considered to create a relationship of employer and employee between the parties hereto. Neither the Contractor nor any employee of the Contractor shall be entitled to any benefits accorded Owner employees by virtue of the services provided under this Contract. The Owner shall not be responsible for withholding or otherwise deducting federal income tax or social security or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Contractor, or any employees of the Contractor.

3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

A. Contractor shall confine all operations, including storage of materials, to Owner-approved areas.

B. Contractor shall be responsible for the proper care and protection of its materials and equipment delivered to the Project site.

C. Contractor shall protect and be responsible for any damage or loss to the Work, or to the materials or equipment until the date of Final Acceptance, and shall repair or replace without cost to Owner any damage or loss that may occur.

3.8 PRIOR NOTICE OF EXCAVATION

A. Prior to any excavation Contractor shall engage a locate service for all underground facilities or utilities. Contractor shall pay all fees for locator services and pay for all damages caused by excavation.

3.9 UNFORESEEN PHYSICAL CONDITIONS

A. Notice requirement for concealed or unknown conditions: If Contractor encounters conditions at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, or unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then Contractor shall give written notice to Owner promptly and in no event later than seven Days after the first observance of the conditions. Conditions shall not be disturbed prior to such notice.

B. Adjustment in Contract Time and Contract Sum: If such conditions differ materially and cause a change in Contractor's cost of, or time required for, performance of any part of the Work, the Contractor may be entitled to an equitable adjustment in the Contract Time or Contract Sum, or both, provided it makes a request therefore as provided in Part 5.

3.10 PROTECTION OF EXISTING STRUCTURES, EQUIPMENT, VEGETATION, UTILITIES, AND IMPROVEMENTS

A. Contractor shall protect from damage all existing conditions, including soils, structures, equipment, improvements, utilities, and vegetation at or near the Project site; and on adjacent property of a third party, the locations of which are made known to or should be known by Contractor. Contractor shall repair any damage, including that to the property of a third party, resulting from failure to comply with the requirements of the Contract Documents, any defects of equipment, material, workmanship or design furnished by the Contractor, or failure by Contractor or subcontractor at any tier to exercise reasonable care in performing the Work. If Contractor fails or refuses to repair the damage promptly, Owner may have the necessary work performed and charge the cost to Contractor.

B. New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the Specifications.

3.11 MATERIAL AND EQUIPMENT

A. All equipment, material, and articles incorporated into the Work shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in the Contract Documents. References in the Specifications to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard quality and shall not be construed as limiting competition. Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of Owner, is equal to that named in the Specifications, unless otherwise specifically provided in the Contract Documents.

B. Substitutions shall be considered where qualities and attributes including, but not limited to, cost, performance, weight, size, durability, visual effect, and specific features and requirements indicated are deemed equal or better by the Owner at the Owner's sole discretion. All requests for substitutions shall be made in writing to Owner and shall not be deemed to be approved unless approved in writing by Owner.

3.12 CORRECTION OF NONCONFORMING WORK

A. Contractor shall promptly correct Work found by Owner not to conform to the requirements of the Contract Documents, whether observed before or after Final Acceptance.

B. If Contractor fails to correct nonconforming Work, Owner may replace, correct, or remove the nonconforming Work and charge the cost thereof to the Contractor.

3.13 CLEAN UP

A. Contractor shall at all times keep the Project site, including hauling routes, infrastructures, utilities, and storage areas, free from accumulations of waste materials. Before completing the Work, Contractor shall remove from the premises its rubbish, tools, scaffolding, equipment, and materials. Upon completing the Work, Contractor shall leave the Project site in a clean, neat, and orderly condition satisfactory to Owner. If Contractor fails to clean up as provided herein, and after reasonable notice from Owner, Owner may do so and the cost thereof shall be charged to Contractor.

3.14 SUBCONTRACTORS AND SUPPLIERS

A. Contractor shall utilize Subcontractors and suppliers which are experienced and qualified.

B. By appropriate written agreement, Contractor shall require each Subcontractor to be bound to Contractor by terms of those Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.

C. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.

D. It is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis. The Owner reserves the right to withhold a portion of the Contractor's payment if the Contractor fails to make timely payments to the Subcontractors and material suppliers.

E. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and any Subcontractor; or any persons other than Owner and Contractor.

F. The Contractor shall not enter into any subcontract with any subcontractor who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or by any state, territory, or municipality.

3.15 INDEMNIFICATION

A. The Contractor hereby agrees to indemnify, defend, and hold harmless the Authority, its successors and assigns, director, officers, officials, employees, agents, partners and volunteers (all foregoing singly and collectively (Indemnities") from a and against any and all claims, losses, harm costs, liabilities, damages and expenses, including, but not limited to, reasonable attorney's fees arising or resulting from the performance of the services, or the acts or omissions of the Contractor its successors, and assigns, employees, subcontractors or anyone acting on the contractor's behalf in connection with this Contract or its performance of this Contract.

B. Provided, however, that the Contractor will not be required to indemnify, defend, or save harmless the indemnitee as provided in the preceding paragraphs of this section if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the indemnitee. Where such claims, suites, or actions result from the concurrent negligence of (a) the indemnitee or the indemnitee's agents or employees and (b) the Contractor or the Contractor's agent or employee, the indemnity provisions provided in the proceeding paragraphs of this section shall be valid and enforceable only to the extent of the Contractor's negligence or the negligence of its agents and employees..

C. The foregoing indemnity is specifically and expressly intended to constitute a waiver of the Contractor's immunity under Washington's Industrial Insurance act, RCW Title 51. The parties acknowledge that these provisions were specifically negotiated and agreed upon by them. If any portion of this indemnity clause is invalid or unenforceable, it shall be deemed excised and the remaining portions of the clause shall be given full force and effect.

D. The Contractor hereby agrees to require all its Subcontractors or anyone acting under its direction or control or on its behalf in connection with or incidental to the performance of this Contract to execute an indemnity clause identical to the preceding clause, specifically naming the Owner as indemnity, and failure to do so shall constitute a material breach of this Contract by the Contractor.

3.16 PROHIBITION AGAINST LIENS

A. The Contractor is prohibited from placing a lien on the Owner's property. This prohibition shall apply to all subcontractors of any tier and all materials suppliers, in accordance with RCW 35.82.190.

3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

A. Liquidated Damages

1. Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. The liquidated damage amounts set forth will be assessed not as a penalty, but as liquidated damages for breach of the Contract Documents. This amount is fixed and agreed upon by and between the Contractor and Owner because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages the Owner would in such event sustain. This amount shall be construed as the actual amount of damages sustained by the Owner, and may be retained by the Owner and deducted from any payments to the Contractor.

2. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed.

3.18 WAIVER AND SEVERABILITY

A. The failure or delay of either party to insist on performance of any provision of the Contract, or to exercise any right or remedy available under the Contract, shall not be construed as a waiver of that provision, right, or remedy in any later instance. Waiver or breach of any provision of the Contract shall not be construed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Contract, unless the Contract is modified pursuant to the Clause entitled "Contract Modifications" herein.

B. If any provision of the Contract is or becomes void or unenforceable by operation of law, the remaining provisions shall be valid and enforceable.

PART 4 - PAYMENTS AND COMPLETION

4.1 CONTRACT SUM

A. The Contract Sum shall include all taxes imposed by law and properly chargeable to the Project, including sales tax. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.

B. The retail sales tax does not apply to the gross contract price.

C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

4.2 APPLICATION FOR PAYMENT

A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an Application for Payment for Work completed in accordance with the Contract Documents. Each application shall be supported by such substantiating data as Owner may require.

B. Each invoice shall include the following statement: "I hereby certify that the items listed are proper charges for materials, merchandise or services provided to the King County Housing Authority, and that all goods and/or services have been provided; that prevailing wages have been paid in accordance with the approved statements of intent filed with the Department of Labor and Industries; and that sub-contractors and/or suppliers have been paid, less earned retainage, as their interest appears in the last payment received."

C. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. Each Application for Payment shall be consistent with previous applications and payments.

D. Owner shall retain 5% of the amount of each progress payment until 45 Days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including releases by Washington State Employment Security Department and Washington State Department of Revenue, Department of Labor & Industries, and consent of surety to release of the retainage.

E. Payment for material delivered to site or stored off-site: If authorized by Owner, the Application for Payment may include request for payment for material delivered to the Project site and suitably stored, or for completed preparatory work. Payment may similarly be requested for material stored off the Project site, provided Contractor complies with or furnishes satisfactory evidence of the following:

1. Suitable facility or location: The material will be placed in a facility or location that is structurally sound, dry, lighted and suitable for the materials to be stored;
2. Facility or location within 50 miles of Project: The facility or location is located within a 50-mile radius of the Project. Other locations may be utilized, if approved in writing, by Owner;
3. Facility or location exclusive to Project's materials: Only materials for the Project are stored within the facility or location (or a secure portion of a facility or location set aside for the Project);

4. Insurance provided on materials in facility or location: Contractor furnishes Owner a certificate of insurance extending Contractor's insurance coverage for damage, fire, and theft to cover the full value of all materials stored, or in transit;
5. Facility or location locked and secure: The facility or location (or secure portion thereof) is continuously under lock and key, and only Contractor's authorized personnel shall have access;
6. Owner right of access to facility or location: Owner shall at all times have the right of access in company of Contractor;
7. Contractor assumes total responsibility for stored materials: Contractor and its surety assume total responsibility for the stored materials; and
8. Contractor provides documentation and Notice when materials moved to site: Contractor furnishes to Owner certified lists of materials stored, bills of lading, invoices, and other information as may be required, and shall also furnish Notice to Owner when materials are moved from storage to the Project site.

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

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

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

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

H. Approved payments shall be mailed to the Contractor within 30 days.

4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

A. The Owner shall make a final inspection of the Work on receipt of (1) written notice from the Contractor that the Work is ready for final inspection and (2) a final Application for Payment. When the Owner finds the Work acceptable and fully performed under the Contract Documents, and the Contractor has delivered to the Owner all warranties, permits, and operations manuals, the Owner will issue a Notice of Final Completion.

B. Acceptance of final payment by Contractor, or any Subcontractor, shall constitute a waiver and release to Owner of all claims by Contractor, or any such Subcontractor, for an increase in the Contract Sum or the Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in PART 7 - .

PART 5 - CHANGES

5.1 CHANGE IN THE WORK

A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in 5.2 and 5.3.

B. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's approval.

C. The Contractor agrees that any change in the Contract Amount or Contract Time provided in a Change Order is full and complete compensation to the Contractor for the change(s) to the work, deleted work, modified work, direct or indirect impact on the Contractor's schedule, and for any equitable adjustment or time extension to which the Contractor may be entitled to in this Change Order, pursuant to the Contract between the Owner and Contractor.

5.2 CHANGE IN THE CONTRACT SUM

A. Change Order Pricing - Fixed Price: When the fixed price or time and materials method is used to determine the value of any Work covered by a Change Order, or of a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:

1. Contractor's Change Order proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets with documentation in a form approved by Owner.
2. Any request for adjustment of Contract Sum shall include only the following items:

a. Craft labor costs for Contractors and Subcontractors.

1) Basic wages and benefits: Hourly rates and benefits according to applicable prevailing wages.
2) Direct supervision shall not to exceed 15% of the cost of direct labor. No supervision markup shall be allowed for a working supervisor's hours.
3) Worker's Insurance. Direct contributions to the State for industrial insurance, medical aid, and supplemental pension by the class and rates established by L&I.
4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.

b. Material Costs: Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.

c. Equipment Costs: Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.

d. Allowance for Overhead: This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:

1) For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.
2) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
3) For Contractor, for any Work performed by its Subcontractor(s), 6% of the amount due each Subcontractor.
4) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 5% of the amount due the sub-Subcontractor.

e. Allowance for Profit:

1) For Contractor or Subcontractor of any tier for work performed by their forces, 5% of the cost developed in accordance with subsections a, b & c above.
2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.

f. Insurance or Bond Premium: The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.

B. Change Order Pricing - Unit Prices

1. Work on a unit-price basis as stated in the Specifications and at the price submitted in the Bid Form or as subsequently modified.

    a. Unit prices shall include reimbursement for all direct and indirect costs of the Work, including overhead and profit, and bond and insurance costs; and
    b. Quantities must be supported by field measurement verified by Owner.

5.3 CHANGE IN THE CONTRACT TIME

A. The Contract Time shall only be changed by a Change Order. Contractor shall immediately notify Owner, and shall include any request for a change in the Contract Time in its Change Order proposal.

B. If the time of Contractor's performance is changed due to an act of Force Majeure, Contractor shall request for an equitable adjustment in the Contract Time in writing within 24-hours of the occurrence.

PART 6 - CLAIMS AND DISPUTE RESOLUTION

6.1 CLAIMS PROCEDURE

A. If the parties fail to reach agreement regarding any dispute arising from the Contract Documents, Contractor's only remedy shall be to file a Claim with Owner within 30 Days from Owner's final offer.

B. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect, impact, and consequential) to which Contractor may be entitled. It shall be fully substantiated and documented.

C. After Contractor has submitted a fully-documented Claim, Owner shall respond, in writing, to Contractor with a decision within 30 Days from the date the Claim is received.

D. Contractor shall proceed with performance of the Work pending final resolution of any Claim. Owner's written decision as set forth above shall be final and conclusive as to all matters set forth in the Claim.

E. Any Claim of the Contractor against the Owner for damages, additional compensation, or additional time, shall be conclusively deemed to have been waived by the Contractor unless timely made in accordance with the requirements of this section.

6.2 ARBITRATION

A. If Contractor disagrees with Owner's decision rendered in accordance with paragraph 6.1C, Contractor shall provide Owner with a written demand for arbitration. No demand for arbitration of any such Claim shall be made later than 30 Days after the date of Owner's decision on such Claim; failure to demand arbitration within said 30 Day period shall result in Owner's decision being final and binding upon Contractor and its Subcontractors.

    1. Notice of the demand for arbitration shall be filed with the American Arbitration Association (AAA), with a copy provided to Owner. The parties shall negotiate or mediate under the Voluntary Construction Mediation Rules of the AAA, or mutually acceptable service.

B. All Claims arising out of the Work shall be resolved by arbitration. The judgment upon the arbitration award may be entered, or review of the award may occur, in the superior court having jurisdiction thereof. No independent legal action relating to or arising from the Work shall be maintained.

6.3 CLAIMS AUDITS

A. All Claims filed against Owner shall be subject to audit at any time following the filing of the Claim. Failure of Contractor, or Subcontractors of any tier, to maintain and retain sufficient records to allow Owner to verify all or a portion of the Claim or to permit Owner access to the books and records of Contractor, or Subcontractors of any tier, shall constitute a waiver of the Claim and shall bar any recovery.

    1. In support of Owner audit of any Claim, Contractor shall promptly make available to Owner all records relating to the Work.

PART 7 - TERMINATION OF THE WORK

7.1 TERMINATION BY OWNER FOR CAUSE

A. Owner may, upon a written Notice to Contractor and to its surety, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for cause upon the occurrence of any one or more of the following events:

1. Contractor fails to prosecute the Work or any portion thereof with sufficient diligence to ensure Completion of the Work within the Contract Time;
2. Contractor is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or a receiver is appointed on account of its insolvency;
3. Contractor fails in a material way to replace or correct Work not in conformance with the Contract Documents;
4. Contractor repeatedly fails to supply skilled workers or proper materials or equipment;
5. Contractor repeatedly fails to make prompt payment due to Subcontractors, suppliers, or for labor;
6. Contractor materially disregards or fails to comply with laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction; or
7. Contractor is otherwise in material breach of any provision of the Contract Documents.

B. Upon termination, Owner may at its option:

1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
2. Finish the Work by whatever other reasonable method it deems expedient.

C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.

D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 7.2B, and shall not be entitled to receive further payment until the Work is accepted.

E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.

F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.

G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

7.2 TERMINATION BY OWNER FOR CONVENIENCE

A. Owner may, upon Notice, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for the convenience of Owner.

B. Unless Owner directs otherwise, after receipt of a Notice of termination for either cause or convenience, Contractor shall promptly:

1. Stop performing Work on the date and as specified in the notice of termination;
2. Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of the Work as is not terminated;
3. Cancel all orders and subcontracts, upon terms acceptable to Owner, to the extent that they relate to the performance of Work terminated;

PART 8 - MISCELLANEOUS PROVISIONS

8.1 RECORDS KEEPING AND REPORTING

A. The Contractor and all Subcontractors shall maintain accounts and records in accordance with State Auditor's procedures, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Contract and other such records as may be deemed necessary by the Owner to ensure proper accounting for all funds contributed by the Owner to the performance of this Contract and compliance with this Contract.

B. The Contractor, and its Subcontractors, shall maintain these records for a period of six (6) years after the date of Final Acceptance.

C. Payroll Records RCW 39.12.120

(1) Each contractor, subcontractor, or employer shall keep accurate payroll records for three years from the date of acceptance of the public works project by the contract awarding agency, showing the employee's full name, address, social security number, trade or occupation, classification, straight and overtime rates, hourly rate of usual benefits, and hours worked each day and week, including any employee authorizations executed pursuant to RCW 49.28.065, and the actual gross wages, itemized deductions, withholdings, and net wages paid, for each laborer, worker, and mechanic employed by the contractor for work performed on a public works project.
(2) A contractor, subcontractor, or employer shall file a copy of its certified payroll records using the department of labor and industries' online system at least once per month. If the department of labor and industries' online system is not used, a contractor, subcontractor, or employer shall file a copy of its certified payroll records directly with the department of labor and industries in a format approved by the department of labor and industries at least once per month.
(3) The department of labor and industries shall provide, upon request, a copy of an employer's certified payroll records to an interested party. A joint labor-management cooperation committee may only use the information provided under this subsection for purposes of filing complaints under RCW 39.12.065 and may not use the information for any other purpose, including union organizing or commercial activity.
(4) A contractor, subcontractor, or employer's noncompliance with this section constitutes a violation of RCW 39.12.050.

8.2 AUDITS AND INSPECTIONS

A. The records and documents with respect to all matters covered by this Contract shall be subject at all times to inspection, review or audit by the Owner or any other government agency so authorized by law during the performance of this Contract. The Owner shall have the right to an annual audit of the Contractor's financial statement and condition.

8.3 ORGANIZATION CONFLICTS OF INTEREST

A. The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this Contract and the Contractor's organizational, financial, contractual or other interests are such that:

1. Award of the Contract may result in an unfair competitive advantage; or
2. The Contractor's objectivity in performing the Contract work may be impaired.

B. The Contractor agrees that if after award they discover an organizational conflict of interest with respect to this Contract, they shall make an immediate and full disclosure in writing to the Contracting Officer, which shall include a description of the action, which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The Owner may, however, terminate the Contract if it deems the action to be in the best interest of the Owner.

C. In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the Contracting Officer, the Owner may terminate the Contract for default.

D. The provisions of this Clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the services provided by the Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

8.4 INTERESTS OF MEMBERS OF CONGRESS

A. No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Contract or to any benefit to arise therefrom, but this provision shall not be construed to extend to this Contract if made with a corporation for its general benefit.

8.5 INTERESTS OF MEMBERS, OFFICERS, COMMISSIONERS AND EMPLOYEES, OR FORMER MEMBERS, OFFICERS AND EMPLOYEES

A. No member, officer, or employee of the King County Housing Authority, no member of the governing body of the locality in which the project is situated, no member of the governing body in which the Owner was activated, and no other public official or such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Contract or the proceeds thereof.

BID FORM

PROJECT NAME AND LOCATION:

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 Liner (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 6 _____ ($_____)
Sliding Glass Door Liner (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 7 _____ ($_____)
Wall Sconce (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 8 _____ ($_____)
Wall Flood Light (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 9 _____ ($_____)
Ceiling Can Light (Including sales tax indicated in Instructions to Bidders)

BID FORM

Unit Price No. 10_____ ($_____)
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

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: _____

CONTRACT FORM

This Contract is entered into by and between the King County Housing Authority, hereinafter referred to as the "Owner" whose principal office is located at 600 Andover Park West, Tukwila, WA 98188 and [Name of Contractor], referred to as the "Contractor", whose principal office is located at [Contractor's Address].

IN CONSIDERATION OF the mutual benefits and conditions hereinafter contained, the parties hereto agree as follows:

1.1 Contract Documents

A. The provisions set forth in the Contract Documents are hereby incorporated into and made part of the Contract. Contractor acknowledges receipt and review of all Contract Documents applicable to performance of the work. The Contract shall consist of the following component parts:

1. This Instrument
2. Addenda
3. Specifications
4. Plans
5. Bid Form
6. Pre-Bid Agenda
7. Instructions to Bidders
8. General Conditions
9. Prevailing Wage Rates
10. Performance and Payment Bonds
11. Hazardous Material Report

1.2 Scope of Services to be Performed by the Contractor: The Contractor shall provide all labor, materials, tools, equipment, transportation, supplies, and incidentals required to complete the work in accordance with the Contract Documents for:

Project: Sandpiper East Bldgs. 12, 22 & 28 Envelope Contract No.: AW2605631

1.3 Compensation: The total amount of the Contract shall be [$$$] dollars and [¢¢] cents ($[$$$.$$]) subject to additions and deductions provided therein.

1.4 Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within ninety (90) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.

1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of **$250.00** per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

The individuals signing this Contract warrant and represent for themselves and for their respective organizations that they are duly authorized to sign this Contract and that upon such signing their respective organizations are bound thereby.

DATED this _____ day of _____, 2026

Contractor

_____
President/Owner

Owner

_____
Robin Walls
President/CEO
KING COUNTY HOUSING AUTHORITY

SAMPLE

CERTIFICATE OF INSURANCE

DATE(MM/DD/YY)
Issue Date

PRODUCER
Vendor's Insurance Agent
Street Address
City, State, Zip
Phone Number

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Vendor Name
Street Address
City, State, Zip

COMPANIES AFFORDING COVERAGE

COMPANY **A**	**ABC Insurance Company**
COMPANY **B**	**DEF Insurance Company**
COMPANY **C**	**GHI Insurance Company**
COMPANY **D**	

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH REPSECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCUR [ ] OWNER'S & CONTRACTOR'S PROT	**XXX123**	**01/01/00**	**01/01/01**	GENERAL AGGREGATE PRODUCTS-COMP/OP AGG PERSONAL & ADV INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED EXP (Any one person)	**2,000,000** **1,000,000** **1,000,000** **1,000,000** **50,000** **5,000**
B	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [ ] NON-OWNED AUTOS	**XXX456**	**01/01/00**	**01/01/01**	COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	**1,000,000**
	GARAGE LIABILITY [ ] ANY AUTO				AUTO ONLY-EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE	
	EXCESS LIABILITY [ ] UMBRELLA FORM [ ] OTHER THAN UMBRELLA FORM				EACH OCCURRENCE AGGREGATE	
C	**WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY** THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: [ ] INCL [ ] EXCL	**XXX789**	**01/01/00**	**01/01/01**	[X] STATUTORY LIMITS EACH ACCIDENT DISEASE-POLICY LIMIT DISEASE-EACH EMPLOYEE	**1,000,000** **1,000,000** **1,000,000**
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Allied Residential and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverage. Re: Contract AW2605631 at Sandpiper East Apartments, 1312 139th Ave NE, Bellevue, WA 98005.

CERTIFICATE HOLDER
Allied Residential
King County Housing Authority
600 Andover Park West
Seattle, WA 98188-3326

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL **30** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Signature of Insured's Agent

SAMPLE

ACORD CORPORATION 1993

PROVIDE

GENERAL LIABILITY ENDORSEMENT

and

AUTO LIABILITY ENDORSEMENT

SAMPLE