

# PROJECT MANUAL

## PROJECT NAME AND LOCATION:

**EMERSON APARTMENTS  
DECK REPLACEMENT, BUILDING S  
REBID**

**Contract Number: DW2402231**

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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, the replacement of four exterior decks, the supporting wall between the decks, railings, siding, flashing, painting, and other tasks as described in the bid documents.

**PROJECT MANUAL DISTRIBUTION:**

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

**PRE-BID CONFERENCE:**

Date and Time: 5/8/2024 at 1:00 P.M.  
Jobsite Address: Emerson Apartments, 11010 NE 124th Lane, Kirkland, WA 98034.  
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. Bidders must have a current certificate of registration as a contractor for the last three years under the same name and have completed the required L&I training. See Instructions to Bidders for more requirements.

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

Posting: Addenda will be posted on KCHA's website.

**BIDS ARE DUE:**

Time: **2:00 pm**  
Date: **May 23, 2024**

Address: King County Housing Authority, 600 Andover Park West, Tukwila, WA 98188  
Submittal Process: \* Bids may be sent via email to [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org) or mail to the above address attn.: Michelle Jackson

Process: All Bids must be received by KCHA no later than the above due date and time. No Bids will be accepted after that date and time.

**BID GUARANTEE:** Not Required.

**PERFORMANCE AND PAYMENT BONDS:** As a condition of award Performance and Payment bonds for 100% of the Contract Award Amount shall be furnished for the Work. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, at Contractors option the requirement may be waived in lieu of an additional 5% (total 10%) retainage.

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](mailto:MichelleJ@kcha.org)

# SPECIFICATIONS

**Emerson Apartments  
Deck Replacement Phase 3 REBID**

**Contract Number: DW2402231**  
Page 1 of 8

## SECTION 01010 - SUMMARY

### PART 1 - GENERAL

#### 1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Emerson Deck Replacement
- B. Project Location: Emerson Apartments, 11010 NE 124th Ln, Kirkland, WA 98034  
Building S – Units 201, 301, 203 & 303
- C. The Work consists of the replacement of four (4) exterior decks, the supporting walls between the decks, railings, siding, flashing, deck membranes, painting and other related assemblies to match new decks completed in previous phases. The lower floor patio is off-line as the two decks above are reconstructed. The patio (lower floor) gets a new post to support above structures and will be clocked off from residents use until completion above.

##### 1. Demolition

- a. Deck materials and separating wall
- b. Siding as necessary for proper deck flashing
- c. Downspouts

##### 2. New construction

###### a. Wall

- 1) Framing lumber to match existing
- 2) ½" CDX plywood sheathing
- 3) Cement board siding to match existing reveal
- 4) Accessories including all fasteners, flashing and downspouts

###### b. Deck

- 1) Joists to match existing configuration
- 2) Joist hangers as required
- 3) ¾" T&G ACX plywood
- 4) Wall to Deck Flashing – Kyna finish
- 5) Drip edge at front of deck – Kyna finish
- 6) 1"x 12" cement board fascia
- 7) Deck coating – Rhino Extreme, Rhino Lining of Auburn 253.735.1961

(Note: Rhino Lining of Auburn is the only certified and approved subcontractor for performing liquid applied deck membrane, and must be listed as a subcontractor in bid form.)

- a) Epoxy primer coat
- b) Spray applied waterproof membrane
- c) Extreme approx. 80-100 mils thick
- d) Base coat with quartz embedded

## SPECIFICATIONS

**Emerson Apartments  
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- e) UV Topcoat (charcoal)
- 8) Cement board ventilated soffit
- c. Handrail
  - 1) 4"x 4" treated non-incised center post bolted to joists
    - a) Galvanized lag bolts to blocked joists
  - 2) 2"x 2" cedar pickets with 1/2" plastic spacer between fascia and pickets. Two fasteners per lower connection and two fasteners for rail connection.
    - a) Picket spacing less than 4"
    - b) Galvanized screws
  - 3) 2"x 6" treated lumber top cap non-incised (use a single full length piece – no joints)
  - 4) 2"x 4" top rail non-incised (use a single full length piece – no joints)
- d. Painting
  - 1) Prime and paint all new materials to match existing. Paint entire plane of soffit or wall.

### 1.2 WORK SEQUENCE

- A. The Work shall be completed in 60 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
  - 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.

## SPECIFICATIONS

**Emerson Apartments  
Deck Replacement Phase 3 REBID**

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

- B. Tenant access may be restricted for one eight hour period per location to all stairways to be replaced.
- C. Contractor means and methods shall determine how tenants access Building 18 during construction which may include construction of a temporary access route.

### 1.5 PERMITS

- A. Contractor is responsible for obtaining and paying for all permits and for the coordination of all required inspections.
- B. See attached 04-Permit Set 2018 for example of work performed on several buildings in the past, and see 04-Example Permit Set Previous Phase for work that was performed in 2022. These plans are provided to facilitate the permit application under this contract and are not intended to represent all documentation that will be required.
- C. Contractor is responsible for submitting and obtaining approved permits for this phase of deck work but can use these examples to determine costs and impacts to the scopes of work.

### 1.6 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.

## SPECIFICATIONS

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- 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.

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

### 1.7 PROJECT MEETINGS

- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner, but no later than seven days after execution of the Agreement.
- B. Progress Meetings: Conduct progress meetings at weekly intervals.

### 1.8 SUBMITTALS

- A. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
- B. 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.
- C. Site specific safety plan shall include the company safety officer's COVID-19 plan that adheres to all federal, state and local requirements. It shall also include daily check in procedures and worker monitoring.

### 1.9 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 be permitted where available.
- 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.

### 1.10 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.

## SPECIFICATIONS

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### 1.11 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.

### 1.12 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

1. Submit a written warranty covering labor and materials for a period of two (2) years from final completion.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

SUMMARY

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## SPECIFICATIONS

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### SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Section includes: Administrative and procedural requirements for construction waste management activities.
- B. All materials removed are to be legally disposed of offsite.

##### 1.2 QUALITY ASSURANCE

- 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.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION

##### 3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

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

END OF SECTION 01524



## SPECIFICATIONS

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### SECTION 01732 - SELECTIVE DEMOLITION

#### PART 1 - GENERAL

##### 1.1 SUMMARY

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

##### 1.2 MATERIALS OWNERSHIP

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

##### 1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.
- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
  - 1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
  - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Hazardous Materials
  - 1. The property was constructed in 1983.
  - 2. Comply with all applicable laws regarding removal and disposal of hazardous materials.
  - 3. If materials are encountered that are suspected of containing hazardous materials, do not disturb and immediately notify Owner.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

## SPECIFICATIONS

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### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

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

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

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

#### 3.2 PREPARATION

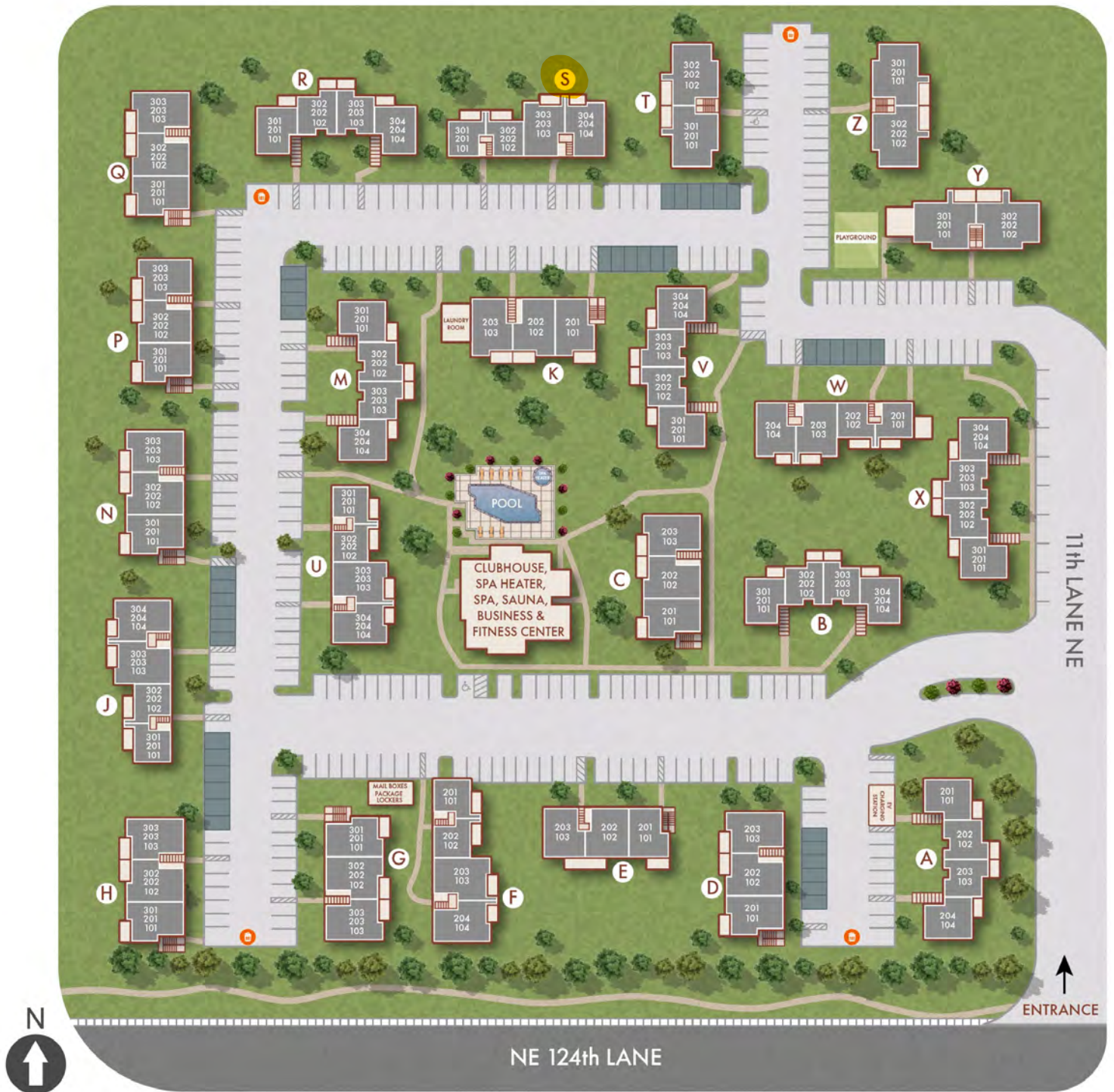
- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
  - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
  - 2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
  - 3. Protect existing site improvements, appurtenances, and landscaping to remain.

#### 3.3 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.

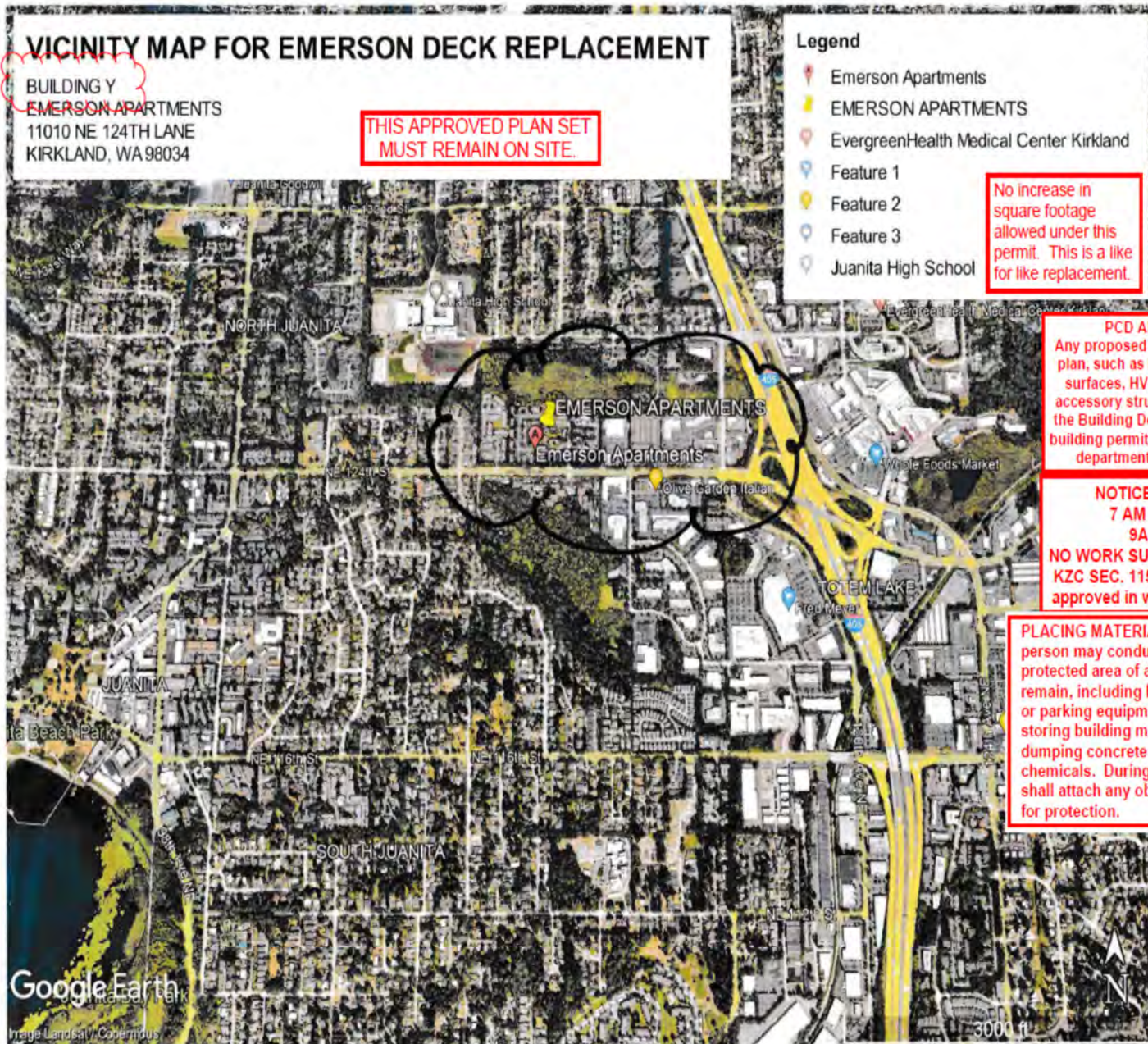
END OF SECTION 01732

Emerson Apartments  
11010 NE 124th Lane  
Kirkland, WA 98034  
Building S



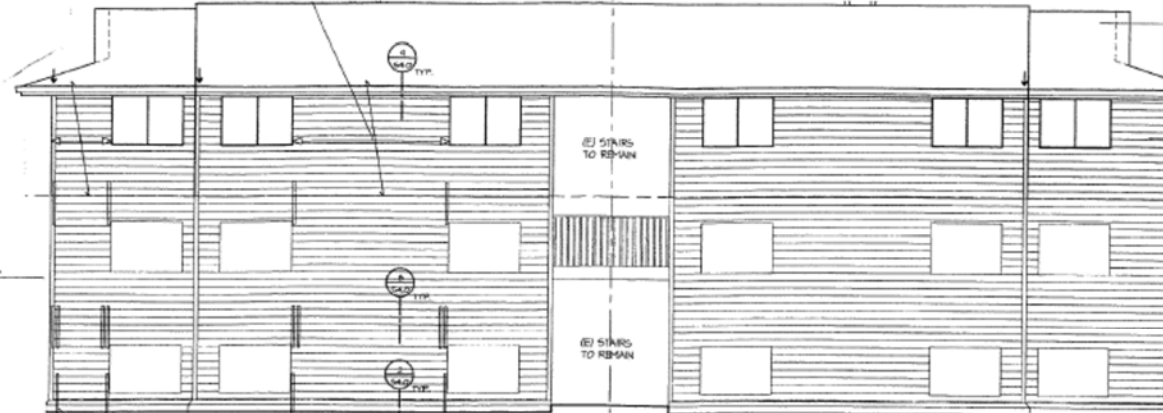
04-Example Permit Set

City of Kirkland  
Reviewed By J Goucher  
06/02/2022



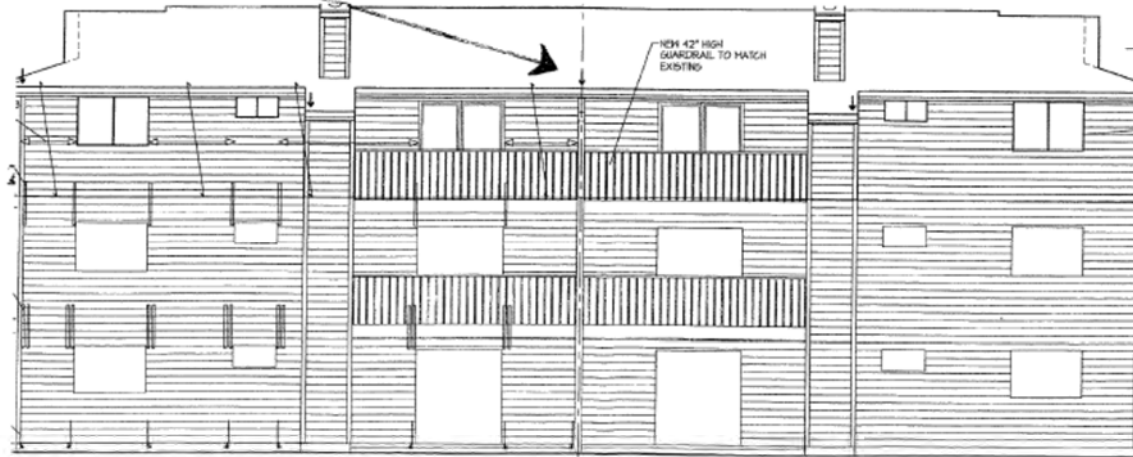
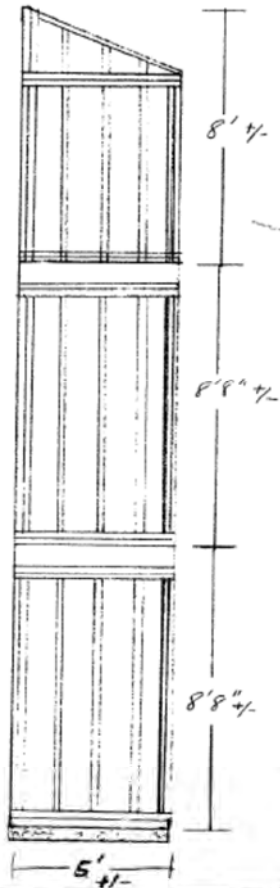
# EMERSON APARTMENTS BUILDING Y

DECK COMMON WALL



FRONT ELEVATION (SOUTH)

SCALE 1/4"=1'0"



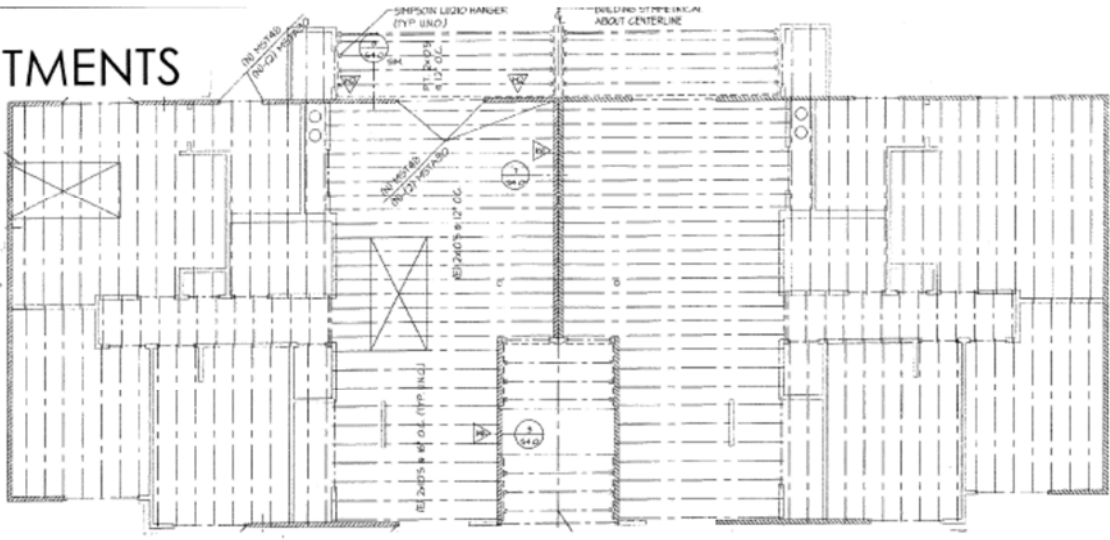
REAR ELEVATION (NORTH)

SCALE 1/4"=1'0"

<p>BUILDING Y DECK REPLACEMENT EMERSON APARTMENTS</p>	<p>11010 NE 124<sup>TH</sup> LN KIRKLAND, WA 98034</p>
<p>KING COUNTY HOUSING AUTHORITY</p>	<p>600 ANDOVER PARK W SEATTLE, WA 98188</p>
<p>ACE IMPROVEMENTS Prepared by James Testa</p>	<p>PO BOX 956 AUBURN, WA 98071</p>
<p>SHEET 1.0 02 May 2022</p>	<p>CONTRACT NO. HW2200631</p>

BMF22-03969 APPROVED PLANS 14/06/22

# EMERSON APARTMENTS BUILDING Y



3RD FLOOR DECK FRAMING

SCALE 1/4"=1'0"

**CONSTRUCTION NOTES**

**DECK COMMON WALL**

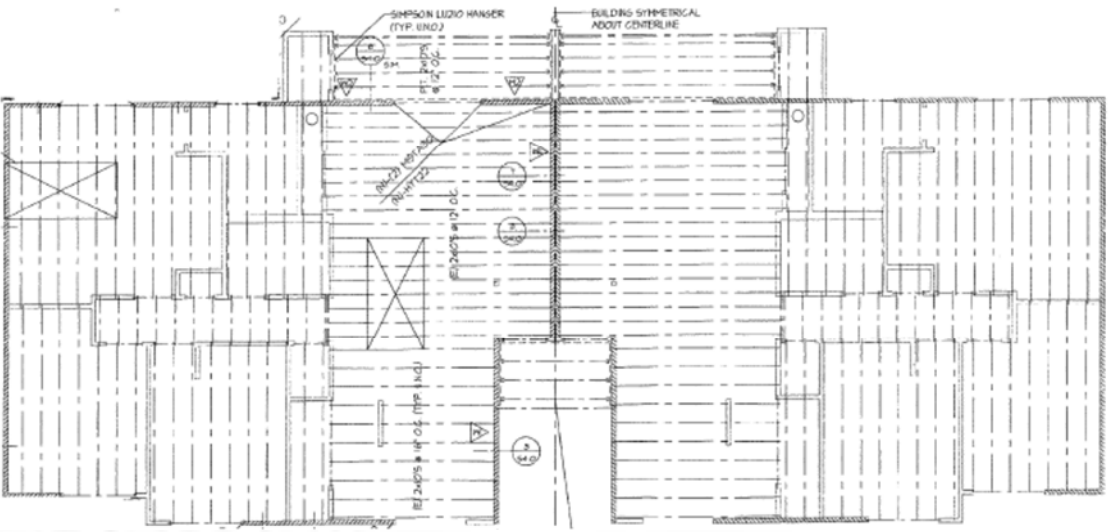
1. Wall framing lumber 2" X 4" studs @ 16" OC
2. 1/2" CDX plywood sheathing
3. Cement board siding to match existing reveal

**DECK**

1. 2" x 10" #2 DF joists @ 12" OC
2. Galvanized metal hardware by Simpson
3. 3/4" T & G ACX plywood
4. Wall to deck flashing
5. Drip edge at front of deck
6. 1" x 12" cement board fascia
7. Deck waterproof membrane 80 to 100 mils thick
8. 1/4" Cement board ventilated soffit

**HANDRAIL**

1. 4" X 4" treated non-incised center post bolted to joists
2. Galvanized lag bolts to blocked joists
3. 2" x 2" cedar pickets, spaced less than 4"
4. 2" x 6" treated non-incised top cap
5. 2" x 4" treated non-incised top rail

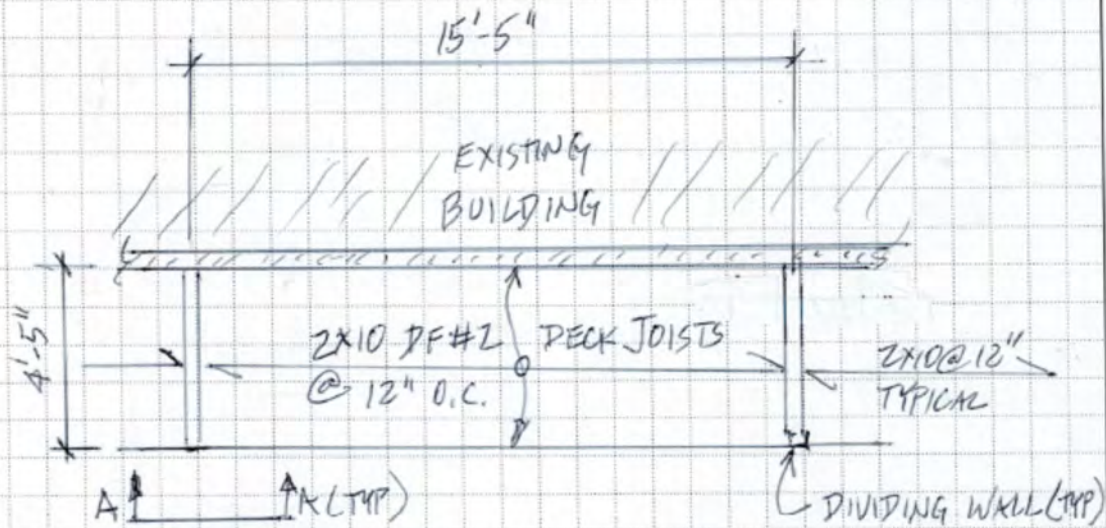


2ND FLOOR DECK FRAMING

SCALE 1/4"=1'0"

BUILDING Y DECK REPLACEMENT EMERSON APARTMENTS	11010 NE 124 <sup>TH</sup> LN KIRKLAND, WA 98034
KING COUNTY HOUSING AUTHORITY	600 ANDOVER PARK W SEATTLE, WA 98188
ACE IMPROVEMENTS Prepared by James Testa	PO BOX 956 AUBURN, WA 98071
SHEET 2.0 02 May 2022	CONTRACT NO. HW2200631

GUARD SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.



TYPICAL DECK FRAMING PLAN

SCALE 1/4" = 1'-0"



**CONSULTING STRUCTURAL ENGINEERING SERVICES**

Residential and Commercial Structural Design

6311 17th Avenue NE, Seattle, WA 98115

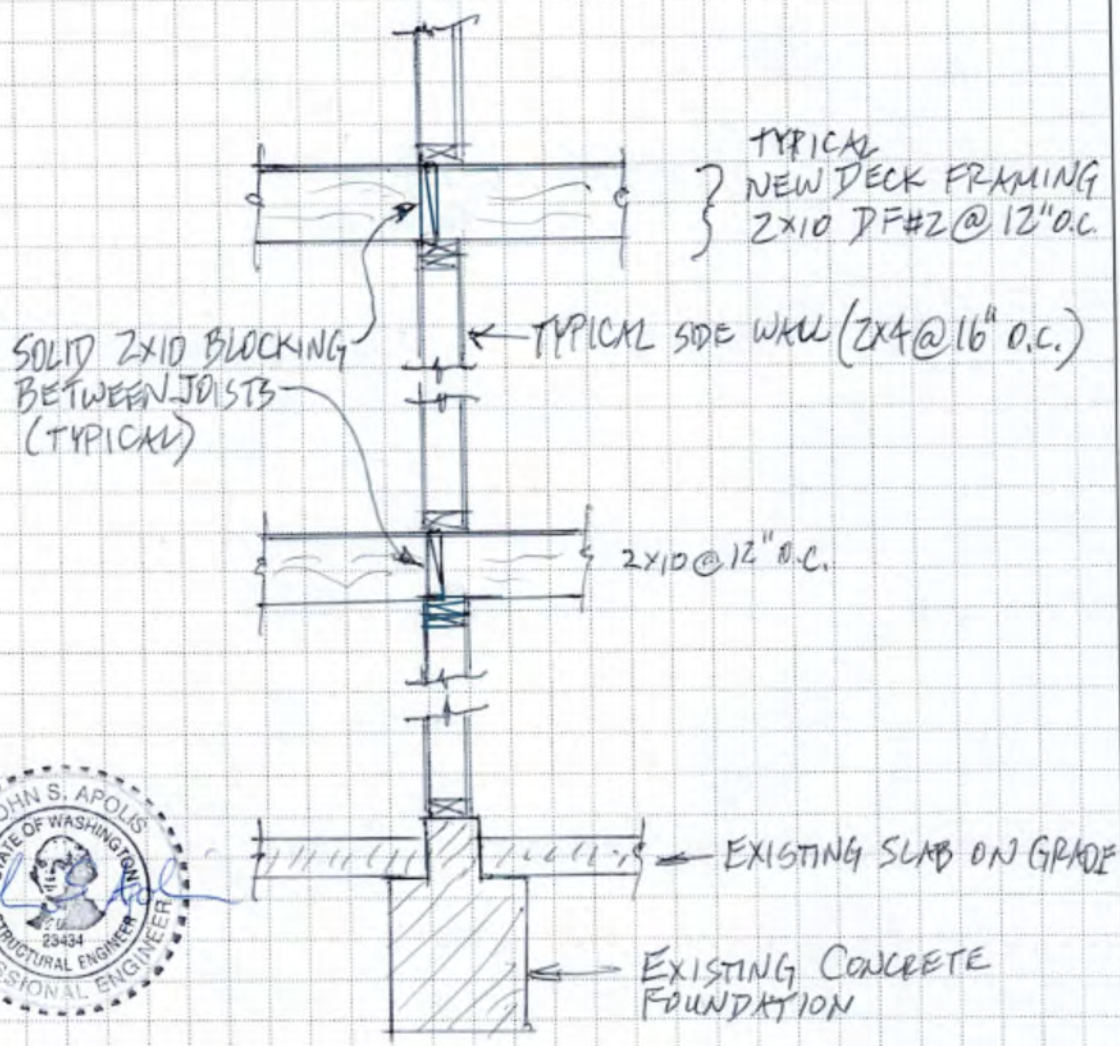
Phone: (206)527-1288 Email: john@cesengineering.com

Project No. 2022.070 Date 4/19/2022

Project Name ACE Improvements

Comments

Revision



**A** TYPICAL SECTION THRU DIVIDING WALLS  
 APPROX. SCALE 1/2" = 1'-0"

**CONSULTING STRUCTURAL ENGINEERING SERVICES**  
 Residential and Commercial Structural Design  
 6311 17th Avenue NE, Seattle, WA 98115  
 Phone: (206)527-1288 Email: john@cssengineering.com

Project No. 2022.070 Date 4/29/2022  
 Project Name ACE  
 Comments \_\_\_\_\_  
 Revision \_\_\_\_\_

BMF22-03969 APPROVED PLANS 14/06/22



**RCW STATEMENT:**

IN ACCORDANCE WITH REVISED CODE OF WASHINGTON (RCW) CHAPTER 64.55 - RCW 64.55.020(6)(A)(V) AND 64.55.020(12) - THE OWNER DOES NOT INTEND TO SELL THE RESIDENTIAL UNITS AS CONDOMINIUMS WITHIN THE NEXT FIVE YEARS. IN LIEU OF SUBMITTING BUILDING ENCLOSURE DETAILS AND STATEMENTS, THE OWNER HAS COMPLETED AND SIGNED THE "CONDOMINIUM SALE PROHIBITION COVENANT". THE COVENANT HAS BEEN RECORDED WITH THE KING COUNTY ASSESSOR'S OFFICE, AND A COPY OF THE RECORDED COVENANT HAS BEEN SUBMITTED TO BUILDING DEPARTMENT.

**MAINTENANCE NOTES:**

**NOTE TO BUILDING OWNER:**  
THE SEVERE WEATHER CONDITIONS THAT ARE ENCOUNTERED DURING WINTER MONTHS IN THE PACIFIC NORTHWEST REQUIRE A DILIGENT ON-GOING MAINTENANCE PROGRAM FOR THE EXTERIOR DECKS OR WALKWAYS.

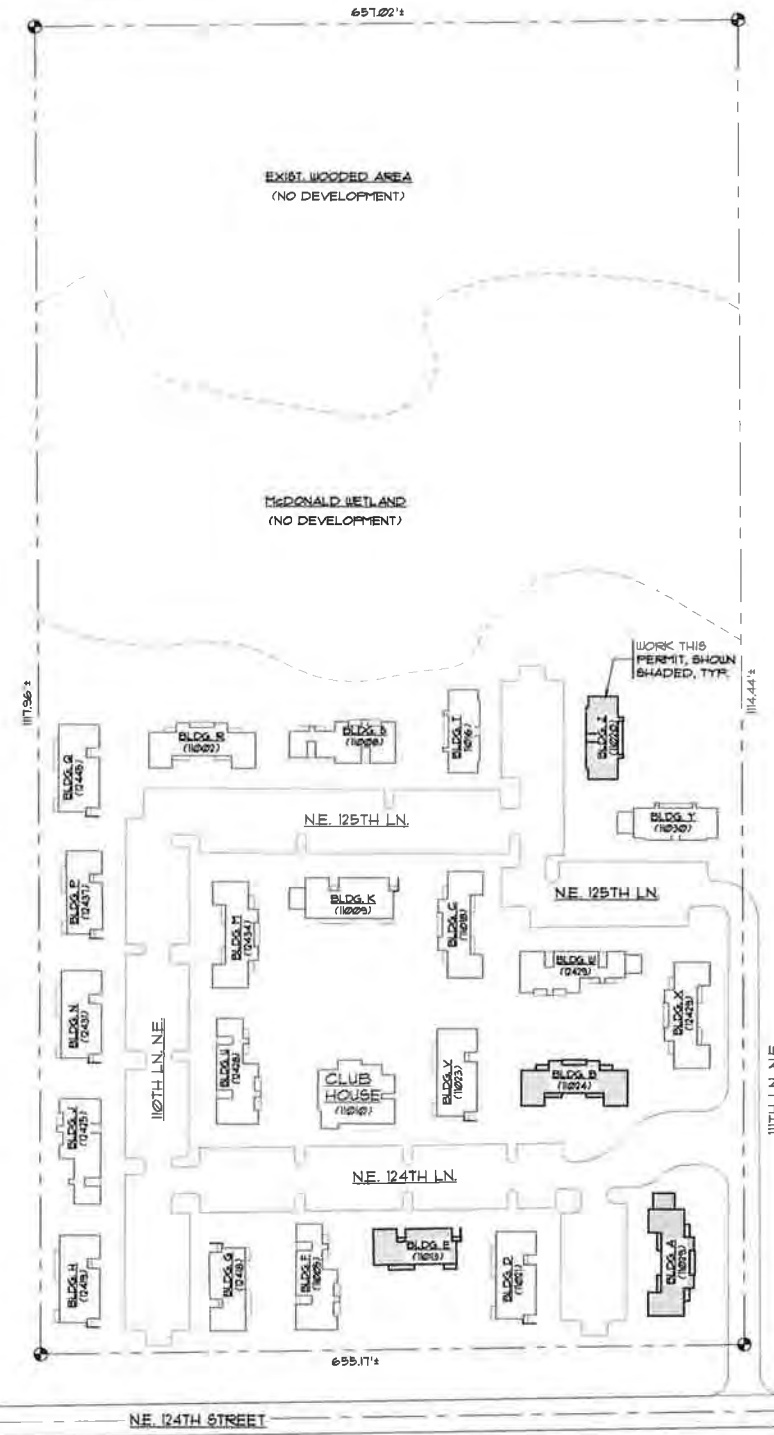
DECKS AND WALKWAY WATERPROOF MEMBRANES MUST BE CLEANED ON A REGULAR BASIS IN ORDER THAT MOSS AND FUNGUS DOES NOT START TO GROW. FAILURE TO PROPERLY MAINTAIN DECKS AND WALKWAYS WILL LEAD TO PREMATURE FAILURE OF THE WATERPROOF MEMBRANE SURFACE.

BUILDING SEALANTS SHOULD ALSO BE EXAMINED ON AN ANNUAL BASIS. ANY SEALANTS THAT ARE FOUND NOT TO BE ADHERING PROPERLY SHOULD BE REPAIRED IMMEDIATELY.

EXTERIOR SIDING SHOULD BE EXAMINED ON A REGULAR BASIS TO MAINTAIN WATER RESISTANCE AND TO ENSURE MOSS AND FUNGUS DOES NOT START TO GROW.

**SHEET INDEX:**

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SHEET 510Z	BUILDING Z: FIRST FLOOR SHEAR WALL PLAN AND SECOND FLOOR SHEAR WALL PLAN
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SHEET 510	SECTIONS



**SITE PLAN**  
SCALE: 1" = 80'-0"

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

**PROJECT NARRATIVE**

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE DETAILS NECESSARY TO REMOVE AND REPLACE THE EXTERIOR BUILDING COMPONENTS AT BUILDINGS A, B, E AND Z AT THE EMERSON APARTMENTS.

THE PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE, CHAPTER 7, ALTERATIONS - LEVEL 1

- THE REPAIRS/IMPROVEMENTS INCLUDE THE FOLLOWING:
1. REMOVE AND DISCARD THE EXISTING SIDING, GUARDRAILS, WINDOWS, SLIDING GLASS DOORS, EXTERIOR DOORS, FLASHINGS, ETC. THE EXISTING ROOFING IS TO REMAIN IN PLACE.
  2. REMOVE AND REPLACE DAMAGED EXTERIOR GYPSUM SHEATHING BOARD, FRAMING, AND THERMAL INSULATION, IN-KIND.
  3. INSTALL NEW DECK AND WALKWAY WATERPROOF MEMBRANES.
  4. INSTALL NEW FACE MOUNTED METAL GUARDRAILS.
  5. INSTALL NEW WEATHER-RESISTIVE BARRIER AND FLASHINGS.
  6. INSTALL NEW WINDOWS, SLIDING GLASS DOORS AND EXTERIOR DOORS.
  7. INSTALL NEW SIDING AND TRIM.

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: NTS

**ASSESSOR'S No.:** 2926059106

**LEGAL DESCRIPTION:**

E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 T24W W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 L655 CO RD5 L655 N 126 FT A6 MEAS ALG E 4 W LN8 THOF - AKA LOT 1 OF KC LOT LN ADJ 4802093

**BUILDING DATA:**

JURISDICTION:	CITY OF KIRKLAND
CODES:	2015 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE AMENDMENTS 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH WASHINGTON STATE AMENDMENT CODE6 2015 WASHINGTON STATE ENERGY CODE (WSEC) RESIDENTIAL PROVISIONS
ZONING:	RM 3.6
SENSITIVE AREAS:	YES - WETLAND
CONSTRUCTION TYPE:	V-A
OCCUPANCY:	R-2 - APARTMENTS (NO CHANGE) A-3 - COMMUNITY CENTER (NO CHANGE)
SPRINKLERED:	NO

Permit Set

Checked: N. FRITZ  
Drawn: V.H.N.  
Checked: J.F.P.  
Date: 29 SEPT., 2018  
Appr: [Signature]

**PACIFIC**  
ENGINEERING TECHNOLOGIES, INC.  
2150 North 107th Street, Suite 200  
Seattle, Washington 98132-9009  
(206) 281-7500 • (800) 821-7300  
(206) 281-4611

Digitally signed by Nathan L. Fritz  
Date: 2018.09.25 17:05:18 -0700

Contents

**EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
1000 NE 124TH LN KIRKLAND, WA

10

Sheet: 10  
Job No: 18042.00

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**GENERAL NOTES:**

**BIDDING AND CONSTRUCTION AGREEMENT:**

1. PROVIDE GENERAL CONDITIONS APPROPRIATE FOR PERFORMING THE SCOPE OF WORK DESCRIBED HEREIN. INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, ETC. THAT ARE NECESSARY TO PERFORM THE WORK.
2. BIDDERS TO DIRECT QUESTIONS TO NATHAN FRITZ, NATHAN@PACENGTCH.COM. ALL QUESTIONS SHALL BE IN WRITING AND SUBMITTED BY EMAIL. VERBAL ANSWERS ARE NOT BINDING ON ANY PARTY.
3. ADDENDA MAY BE ISSUED DURING THE BIDDING PERIOD. ALL ADDENDA BECOME PART OF THE CONTRACT DOCUMENTS. INCLUDE RESULTANT COSTS IN THE BID AMOUNT.
4. A BREAKDOWN OF COSTS BY TASKS SHALL BE PROVIDED BY THE SELECTED CONTRACTOR FOR THE PROJECT. THE BREAKDOWN WILL BE USED TO DETERMINE THE PERCENTAGE OF COMPLETION DURING THE COURSE OF THE CONSTRUCTION PROJECT. VALUES AND COSTS WITHIN THE BREAKDOWN ARE INFORMATIONAL ONLY AND DO NOT ALTER THE CONTRACTOR'S RESPONSIBILITIES TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL ENTER INTO AN AIA CONSTRUCTION AGREEMENT WITH THE OWNER'S REPRESENTATIVE FOR THE WORK DESCRIBED IN THESE DRAWINGS.
6. THE CONTRACTOR SHALL CONFIRM IN THE ESTIMATE FORM THAT ALL DOCUMENTS THAT HAVE BEEN PROVIDED AND/OR REFERENCED HAVE BEEN REVIEWED.
7. THE CONTRACTOR SHALL INCLUDE A DATE OF SUBSTANTIAL COMPLETION EXPRESSED AS THE NUMBER OF CONSECUTIVE CALENDAR DAYS TO COMPLETE THE WORK FOLLOWING RECEIPT OF THE NOTICE TO PROCEED.
8. THE CONTRACTOR SHALL INCLUDE AN HOURLY RATE AND OVERHEAD AND PROFIT PERCENTAGES TO BE USED FOR ADDITIONAL WORK THAT MAY BE NECESSARY OUTSIDE OF THE ALLOWANCES INCLUDED IN THE PROJECT SCOPE.
9. THE AMOUNT OF OVERHEAD AND PROFIT IS TO BE SHOWN IN THE BID AS SEPARATE LINE ITEMS.
10. THE CONTRACTOR SHALL INCLUDE A SEPARATE LINE ITEM IN THE BID FOR ALL THE NECESSARY PERMITS RELATED TO THE CONSTRUCTION WORK.
11. APPLICABLE WASHINGTON STATE SALES TAX SHALL BE CALCULATED ON THE TOTAL PROJECT COST AND BE INCLUDED AS A SEPARATE LINE ITEM IN THE BID.
12. THERE SHALL BE A RETAINAGE OF 5% FROM EACH CONTRACTOR INVOICE UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL INCLUDE A CONTINGENCY FUND EQUAL TO 10% OF THE PRE-TAX TOTAL PROJECT COST IN THE BID.
14. THE CONTRACTOR SHALL PROVIDE A COST FOR PERFORMANCE BOND FOR 100% OF THE CONSTRUCTION CONTRACT AMOUNT AS A SEPARATE LINE ITEM IN THE BID.
15. THE COST OF ALTERNATES IN THE BID SHALL INCLUDE ALL MARK-UPS, GENERAL CONDITIONS, AND TAXES RELATED TO THAT WORK.
16. WHERE ALLOWANCES OR ASSUMED COSTS ARE INCLUDED FOR BIDDING PURPOSES, ANY UNUSED PORTION OF THESE SUMS IS TO BE RETURNED TO THE OWNER'S REPRESENTATIVE.
17. IF THE COSTS EXCEED THE ASSUMED AMOUNTS, THE CONTRACTOR IS NOT TO PROCEED BEYOND THE ASSUMED AMOUNTS WITHOUT A SIGNED CHANGE ORDER.

**GENERAL CONDITIONS:**

18. DO NOT SCALE DRAWINGS.
19. REPEITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
20. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURER'S 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.
21. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
22. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO THE OWNER.
23. ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
24. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
25. THE CONTRACTOR SHALL FILE FOR AND SHALL OBTAIN THE PERMITS FOR ALL WORK IF REQUIRED BY ANY GOVERNMENTAL AGENCIES.
26. MECHANICAL AND ELECTRICAL WORK (AS REQUIRED FOR REPAIR WORK) TO BE FILED UNDER SEPARATE PERMITS AND SHALL BE BIDDER DESIGNED. MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
27. 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 BUILDING(S) ARE FOUND DURING THE CONSTRUCTION WORK.

**SITE CONDITIONS, SAFETY AND DEMOLITION:**

28. 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.
29. 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.
30. 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.
31. THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
32. 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.
33. 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.
34. BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
35. THE CONTRACTOR SHALL EXAMINE THE ORIGINAL CONSTRUCTION DRAWINGS AND SPECIFICATIONS USED TO CONSTRUCT THE BUILDINGS.
36. A PRECONSTRUCTION MEETING WILL BE HELD PRIOR TO THE START OF THE PROJECT TO REVIEW GENERAL CONDITIONS, STAGING, SEQUENCING, ETC.

**GENERAL NOTES (cont.):**

37. 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 OWNER IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE OTHERWISE. THE STAGING OF THE WORK MAY COMPILE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME. WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY THE OWNER. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 72 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.
38. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER 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.
39. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER 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 THE OWNER MAY HAVE ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
40. IT IS INTENDED TO KEEP THE BUILDINGS OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAIN 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 BUILDING(S) AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNER. MAINTAIN ALL BUILDING EXITS.
41. 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 SPOTS WITHOUT OWNER'S PERMISSION.
42. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
43. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
44. THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
46. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
47. 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 OWNER.
48. PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO AVOID DAMAGE 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.
49. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
50. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
51. THE CONTRACTOR IS TO LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.
52. 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.
53. PRIOR TO GENERAL SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNER 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 (OWNER'S) PERMISSION TO DO SO.
54. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNER.
55. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
56. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
57. REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
58. 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:**

59. SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE (FIVE YEARS FOR MET-FLASH SYSTEM) INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED INSTALLERS OF THOSE PRODUCTS.
60. 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.
61. PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH IBC 1403.2 AND 2015 WASHINGTON STATE RESIDENTIAL ENERGY CODE R402 AND TABLE R402.4.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
62. PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH IBC CHAPTER 14.
63. THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, IE SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
64. 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.
65. 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 48 HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEW 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.):**

66. NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
  67. ALL NEW WINDOWS AND EXTERIOR DOORS MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
  68. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH IBC SECTION 2406.
  69. WINDOWS, SLIDING GLASS DOORS AND DOORS SHALL BE INSTALLED WITH PENETRATION FLASHINGS AND IN ACCORDANCE IBC SECTION 1403.2 AND 1403.4 AND WITH ASTM E 2112.
  70. WHERE WINDOWS ARE REPLACED, REPAIR THE INTERIOR FINISHES AND MODIFY OR REPLACE THE INTERIOR LINERS AS NECESSARY.
  71. ALL VENTILATION OPENINGS SHALL BE SCREENED EXCEPT DRYER VENTS. ALL VENT OPENINGS SHALL BE LOUVERED.
  72. 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.
  73. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAIR THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.
  74. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
  75. 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 RATINGS NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH IBC SECTION 714.3.1.
  76. ALL NEW WOOD FLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESURE PRESERVATIVE TREATED. CUT ENDS, ETC. SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
  77. PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
  78. THE CONTRACTOR SHALL CLEAN THE EXTERIOR OF ALL GLAZING AT THE END OF THE PROJECT.
  79. UPON COMPLETION OF ALL REPAIR WORK, THE OWNER, 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 FINAL ACCEPTANCE OF THE WORK.
80. UPON FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL SUBMIT AN OPERATION AND MAINTENANCE MANUAL AND ALL WARRANTIES TO THE OWNER.

**ALLOWANCE SUMMARY:**

EACH ALLOWANCE SHALL HAVE ITS OWN SEPARATE LINE ITEM IN THE BID. ANY UNUSED PORTIONS OF THE ALLOWANCE ARE TO BE RETURNED TO THE OWNER'S REPRESENTATIVE. EACH ALLOWANCE SHALL INCLUDE ALL MARKUPS, OVER HEAD AND PROFIT, TAXES, GENERAL CONDITIONS, ETC.

THE CONTRACTOR SHALL INCLUDE THE FOLLOWING ALLOWANCES IN THEIR BID:

- ALLOWANCE NO. 1:** REMOVE AND DISCARD DAMAGED OR DISCOLORED BATT INSULATION FOR ESTIMATING PURPOSES ASSUME 100% OF THE BATT INSULATION (R-19) WILL REQUIRE REMOVAL AND REPLACEMENT.
- ALLOWANCE NO. 2:** PROVIDE AN ALLOWANCE TO PROVIDE TEMPORARY SHORING AND PERFORM WALL FRAMING DECAY REPAIRS. FOR ESTIMATING PURPOSES ASSUME 10% OF WALL FRAMING WILL REQUIRE REMOVAL AND REPLACEMENT OR REPAIR.
- ALLOWANCE NO. 3:** PROVIDE AN ALLOWANCE TO PROVIDE TEMPORARY SHORING AND PERFORM DECK AND WALKWAY FRAMING REPAIRS. FOR ESTIMATING PURPOSES ASSUME THE FOLLOWING WILL REQUIRE REMOVAL AND REPLACEMENT:
  - 25% OF THE WALL FRAMING
  - 100% OF THE 1/2" THICK CONCRETE TOPPING WILL REQUIRE REMOVAL AND REPLACEMENT.
  - 100% OF THE PLYWOOD FLOOR SHEATHING (ASSUME (1) LAYER 3/4" WILL BE REMOVED AND NEW LAYER WILL BE 3/4" EXPOSURE 1 GRADE C PLYWOOD, GLUED AND SCREWED)
  - 50% OF THE DECK JOISTS
  - 100% OF THE DOUBLE 2X OUTER RIM JOISTS
  - 50% OF THE DECK AND WALKWAY COLUMNS/POSTS
- ALLOWANCE NO. 4:** PROVIDE AN ALLOWANCE TO TREAT FRAMING AND SHEATHING WITH BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT. ASSUME THE FOLLOWING:
  - 25% OF THE FRAMING
- ALLOWANCE NO. 5:** PROVIDE A PER UNIT ALLOWANCE COST TO REPAIR, TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD LINERS AT THE HEAD, JAMB AND SILL TO MATCH THE EXISTING.
- ALLOWANCE NO. 6:** PROVIDE A \$1,000 DOLLAR ALLOWANCE FOR NEW BUILDING LIGHT FIXTURE REPLACEMENT. REPLACEMENT FIXTURE TO BE DETERMINED.

**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, IS THE RESPONSIBILITY OF THE CONTRACTOR.

- A. THE REPAIR SCOPE IS TO BE USED IN CONJUNCTION WITH THESE REPAIR DRAWINGS, DETAILS AND SPECIFICATIONS. THE SCOPE OF WORK IS AS FOLLOWS:
  1. INSTALL ACCESS AND WEATHER / FEDESTRIAN PROTECTION TO PERFORM THE WORK.
  2. PROVIDE PROTECTION FOR EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN.
  3. PROVIDE INTERIOR UNIT PROTECTION WHEN PERFORMING WORK WITHIN THE UNIT.
  4. REMOVE AND DISCARD THE FOLLOWING ON ALL SIDES OF THE BUILDINGS A, B, E AND Z:
    1. ALL WINDOWS, SLIDING GLASS DOORS AND BUNG DOORS (ENTRY AND PATIO).
    2. ALL CLADDING, INCLUDING SIDING, TRIM, WEATHER-RESISTIVE BARRIER FLASHINGS, VENTS, DOWNSPOUTS, ETC.
    3. DECK GUARDRAILS
    4. STAIR HANDRAILS.
    5. DECK FLASHING, WATERPROOF MEMBRANE AND FLASHINGS
    6. EXTERIOR UNIT DECK AND BUILDING LIGHTING FIXTURES.
  5. REMOVE EXISTING GYPSUM SHEATHING TO INSTALL STRUCTURAL IMPROVEMENTS AND OSB SHEATHING. REVIEW THE WALL CAVITY FOR DAMAGE. REMOVE AND REPLACE ANY DAMAGED BATT INSULATION. NEW INSULATION SHALL BE R-5. NOTIFY PACIFIC ENGINEERING TECHNOLOGIES IF THE INTERIOR SHEATHING IS DAMAGED.
  6. REMOVE AND DISCARD DAMAGED OR DISCOLORED BATT INSULATION FOR ESTIMATING PURPOSES ASSUME 100% OF THE BATT INSULATION (R-19) WILL REQUIRE REMOVAL AND REPLACEMENT.
  7. 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.
  8. PROVIDE AN ALLOWANCE TO PROVIDE TEMPORARY SHORING AND PERFORM WALL FRAMING DECAY REPAIRS. FOR ESTIMATING PURPOSES ASSUME 10% OF WALL FRAMING WILL REQUIRE REMOVAL AND REPLACEMENT OR REPAIR. IDENTIFY DECK FRAMING REPAIRS AND RESCOPE AS INDICATED IN THE DRAWINGS.
  9. PROVIDE AN ALLOWANCE TO PROVIDE TEMPORARY SHORING AND PERFORM DECK AND WALKWAY FRAMING REPAIRS. FOR ESTIMATING PURPOSES ASSUME THE FOLLOWING WILL REQUIRE REMOVAL AND REPLACEMENT:
    - 25% OF THE WALL FRAMING
    - 100% OF THE 1/2" THICK CONCRETE TOPPING WILL REQUIRE REMOVAL AND REPLACEMENT
    - 100% OF THE PLYWOOD FLOOR SHEATHING (ASSUME (1) LAYER 3/4" WILL BE REMOVED AND NEW LAYER WILL BE 3/4" EXPOSURE 1 GRADE C PLYWOOD, GLUED AND SCREWED) 50% OF THE DECK JOISTS
    - 100% OF THE DOUBLE 2X OUTER RIM JOISTS
    - 50% OF THE DECK AND WALKWAY COLUMNS/POSTS
  10. ABATE ANY ORGANIC GROWTH THAT IS FOUND. PAINT WOOD SURFACES WITH A WOOD FUNGICIDE SUCH AS BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT WHERE MOLD OR DECAY IS REMOVED.
  11. PROVIDE AN ALLOWANCE TO TREAT FRAMING AND SHEATHING WITH BORA-CARE WITH MOLD CARE OR AN APPROVED EQUIVALENT. ASSUME THE FOLLOWING:
    - 25% OF THE WALL FRAMING
  12. INSTALL STRUCTURAL IMPROVEMENTS ON THE INTERIOR AND EXTERIOR OF THE BUILDINGS, REF. STRUCTURAL SHEETS.
  13. INSTALL NEW OSB WALL SHEATHING, REF. STRUCTURAL.
  14. INSTALL NEW 5/8" TYPE 'X' OSB SHEATHING.
  15. INSTALL NEW DECK COLUMNS AND RE-INSTALL POST CONNECTIONS.
  16. INSTALL NEW DECK PLYWOOD SHEATHING
  17. INSTALL NEW DECK COLUMN AND RIM JOIST OSB SHEATHING
  18. INSTALL DECK FLASHINGS AND BASECOAT WATERPROOF MEMBRANES
  19. INSTALL BASE OF WALL LIQUID APPLIED FLASHING AND METAL FLASHINGS.
  20. INSTALL NEW EXTERIOR RATED ELECTRICAL RECEPTACLES AND VENT HOODS.
  21. CUT BACK INTERIOR WINDOW AND SLIDING GLASS DOOR LINERS TO ACCEPT NEW WINDOWS AND SLIDING GLASS DOORS, AS REQUIRED.
  22. INSTALL PENETRATION FLASHINGS AT WINDOW AND SLIDING GLASS DOOR OPENINGS, MISCELLANEOUS PENETRATIONS AND TRANSITION FLASHINGS.
  23. INSTALL NEW WEATHER-RESISTIVE/AIR BARRIER (WRB) 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.
  24. INSTALL NEW WINDOWS AND SLIDING GLASS DOORS.
  25. INSTALL NEW RAINSCREEN.
  26. INSTALL NEW HARDIETRIM AND FASCIA AS SHOWN ON THE DRAWINGS.
  27. INSTALL THE CLADDING AND ACCESSORIES.
  28. INSTALL NEW DECK VENT STRIPS, SOFFIT OSB SHEATHING AND SOFFIT PANELING.
  29. CLEAN, PREPARE, PRIME SURFACES AND INSTALL BACKER ROD AND SEALANT JOINTS.
  30. REPAIR INTERIOR WINDOW AND SLIDING GLASS DOOR LINERS TO MATCH THE EXISTING. INSTALL INTERIOR SEALANT JOINTS. PRIME, TEXTURE AND PAINT TO MATCH EXISTING.
  31. PREPARE AND PAINT ALL EXTERIOR SURFACES INCLUDING, NEW CLADDING, TRIM, FASCIA AND PRIMED METAL SURFACES.
  32. PROVIDE A PER UNIT ALLOWANCE COST TO REPAIR, TEXTURE AND PAINT THE EXISTING INTERIOR GYPSUM WALLBOARD LINERS AT THE HEAD, JAMB AND SILL TO MATCH THE EXISTING.
  33. PRESSURE WASH, CLEAN AND PREPARE ALL PREEXISTING PAINTED SURFACES FOR PAINTING.
  34. INSTALL TOP COAT FOR THE DECK WATERPROOF MEMBRANES.
  35. INSTALL NEW PREFINISHED ALUMINUM DOWNSPOUTS
  36. INSTALL NEW BUILDING SIGNAGE AND UNIT DECK LIGHTING FIXTURES.

- ALLOWANCE NO. 7:** PROVIDE A \$1,000 DOLLAR ALLOWANCE FOR NEW BUILDING SIGNAGE AND LIGHT FIXTURE REPLACEMENT.
- AJ. INSTALL NEW FACE MOUNTED GUARDRAILS.
- AK. CLEAN THE EXTERIOR OF THE WINDOWS, DOORS, SLIDING GLASS DOORS, CLADDING, DECK SURFACES, GUARDRAILS, ETC.
- AL. REMOVE ACCESS AND WEATHER PROTECTION.
- AM. CLEAN SITE OF CONSTRUCTION DEBRIS.

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z	Client: PACIFIC ENGINEERING TECHNOLOGIES, INC.
2150 North 107th Street, Suite 300 Seattle, Washington 98133-0000	(206) 281-7500 • (800) 424-5555 (206) 281-1651

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**MATERIAL SPECIFICATIONS:**

THE MATERIAL SPECIFICATIONS ARE PRESENTED IN A SHORT FORM FORMAT. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL INSTALL THE PRODUCTS IN ACCORDANCE WITH THE FOLLOWING CURRENT EDITION OF INDUSTRY STANDARDS AND CODES IN NO PARTICULAR ORDER:

- A. REVISED CODE OF WASHINGTON (RCW)
- B. INTERNATIONAL BUILDING CODE (IBC)
- C. CITY OF KIRKLAND MUNICIPAL CODE
- D. SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA)
- E. MANUFACTURER'S PRODUCT INSTALLATION RECOMMENDATIONS
- F. THESE REPAIR DOCUMENTS

**WALL GYPSUM SHEATHING BOARD (GWB) EXTERIOR:**

GYPSUM SHEATHING BOARD SHALL BE EXTERIOR RATED FIBERGLASS-FACED 5/8" THICK TYPE 'X' SHEATHING ATTACH WITH 8d GALVANIZED ROOFING NAILS AT 6" ON-CENTER OR CLOSER TO MATCH EXIST. CONDITIONS.

**APPROVED PRODUCTS:**

- GEORGIA-PACIFIC DENGLASS SHEATHING
- USG SECUROCK
- CERTAINTED GLASSOC

**METAL FLASHINGS:**

METAL FLASHINGS SHALL MEET THE FOLLOWING SPECIFICATIONS:

- METAL FLASHINGS ARE TO BE GALVANIZED G90 (UNO)
- METAL FLASHINGS SHALL BE MINIMUM 24 GAUGE (UNO)
- FLASHINGS IN DIRECT CONTACT WITH CONCRETE OR BELOW GRADE ARE TO BE STAINLESS STEEL (UNO)
- VISIBLE METAL FLASHINGS SHALL BE PREFINISHED (KYNAR 500 OR EQUIVALENT). COLORS SHALL BE SUBMITTED AND APPROVED BY PACIFIC ENGINEERING TECHNOLOGIES, INC.
- JOINTS SHALL BE BOLDERED
- METAL FLASHINGS ARE TO BE ONE CONTINUOUS PIECE AS LONG AS POSSIBLE TO MINIMIZE JOINTS
- HEM EXPOSED EDGES
- FLASHINGS TO HAVE MINIMUM 6" VERTICAL LEGS AND 4" HORIZONTAL LEGS (UNO)
- FLASHING FLANGES SHALL EXTEND A MINIMUM 6" BEYOND INSIDE AND OUTSIDE CORNERS AND OPENINGS (I.E. THROUGH WALL SCUPPERS).
- CUT AND FOLDED OVER LAP SPLICES AT INSIDE AND OUTSIDE CORNERS ARE NOT ACCEPTABLE
- SET FLASHINGS IN SEALANT (REFERENCE SEALANTS SECTIONS).
- LAPS/SPLICES WITH OTHER FLASHINGS ARE TO BE 6" MINIMUM (UNO) SET IN (3) 3/8" CONT. BEADS OF SEALANT PARALLEL TO EDGE OF FLASHING. (REFERENCE SEALANTS SECTIONS).
- COPING / PARAPET FLASHINGS SHALL HAVE A 12" WIDE METAL FLASHING SPLICE PLATE CENTERED UNDER THE COPING SPLICE
- PROPERLY INTEGRATE WITH OTHER WEATHER RESISTIVE BARRIER AND FLASHING ASSEMBLIES IN WEATHER BOARD FASHION WITH 6" MINIMUM VERTICAL LAPS/SPLICES AND 4" MINIMUM HORIZONTAL LAPS/SPLICES
- PROVIDE SEPARATION (SUCH AS A LAYER OF WRB) BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION (CORROSION).
- OVER-BREAK OR UNDER-BREAK METAL FLASHINGS TO PROVIDE A TIGHT FIT AGAINST THE SUBSTRATE
- METAL FLASHINGS SHALL HAVE CONTINUOUS SUPPORT AND POSITIVE ATTACHMENT TO THE BUILDING
- FLASHINGS SHALL BE FABRICATED TO SLOPE AWAY FROM THE BUILDING OR TOWARDS THE ROOF
- FABRICATION AND INSTALLATION OF METAL FLASHINGS IS TO TAKE INTO ACCOUNT EXPANSION AND CONTRACTION TO AVOID BUCKLING
- THE CONTRACTOR SHALL PROVIDE MOCK-UPS OF METAL FLASHINGS FOR APPROVAL PRIOR TO FINAL FABRICATION AND INSTALLATION.
- METAL FLASHINGS SHALL BE IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL.

**WATERPROOF MEMBRANE (WPM) AND ACCESSORIES:**

- A. SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM
  - B. CONTRACTOR SHALL USE ALL ASSOCIATED MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING MESH, SILICA SAND, PRIMER, ETC.
  - C. INSTALL WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE BEAMS OR TRANSITIONS.
  - D. CONTRACTOR SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM
  - E. CONTRACTOR SHALL VERIFY EACH BALCONY HAS A MIN 1/4" PER FOOT SLOPE TOWARDS THE DRAIN.
  - F. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT STATING THE PREPARATION METHOD USED AND THE ADHESION TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM
- APPROVED WPM:**
- POLYCOAT 150
  - PACIFIC POLYMER ELASTO-DECK 500002
  - OR APPROVED EQUIVALENT (CONTRACTOR TO PROVIDE PRODUCT DATA SHEET IN BID DOCUMENTS).
- G. THE COLOR OF THE DECK MEMBRANE SHALL BE DARK GRAY (DOLPHIN GRAY OR SIMILAR).
  - H. PROVIDE A 2' BY 2' SAMPLE OF COLOR AND TEXTURE FOR REVIEW AND APPROVAL BY PACIFIC ENGINEERING TECHNOLOGIES, INC. AND THE OWNERS REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION

**SELF-ADHESIVE FLASHING (SAF):**

SHALL BE ONE OF THE FOLLOWING BUTYL SELF-ADHERED FLASHINGS:

- FORTIFIBER FORTIFLASH BUTYL
- PROTECTO SEAL 45 BUTYL
- PROTECTO WRAP BT20XL BUTYL

**FLUID APPLIED FLASHING:**

SHALL BE PROSOCCO / R-GUARD, LIQUID FLASHING MEMBRANE SYSTEM THE SYSTEM CONSISTS OF THE FOLLOWING:

- JOINT AND BEAM FILLER
- FASTFLASH
- FORMPREP

A. THE FLUID FLASHING MEMBRANE IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE THAT THE FLUID FLASHING IS APPLIED TO, IS NOT VISIBLE AFTER APPLICATION (OPAQUE).

B. WHERE FLUID FLASHING MEMBRANE IS TO BE INTEGRATED WITH THE WRB, VERIFY THE ADHESION COMPATIBILITY WITH THE MANUFACTURER PRIOR TO PROCEEDING

C. USE GYP PRIME ON EXPOSED EDGES OF GYPSUM SHEATHING PRIOR TO APPLICATION

D. WHERE FASTFLASH TRANSITIONS WITH WRB, THE WRB SHALL BE SANDWICHED IN FASTFLASH WITH FASTFLASH LAPPING OVER THE WRB 2" MINIMUM

**MISCELLANEOUS PENETRATION FLASHINGS:**

- QUICKFLASH FLASHING PANELS

THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL, PLUMBING OR MECHANICAL PENETRATION. IF A PENETRATION SIZE IS UNAVAILABLE FROM QUICKFLASH CONTACT PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR DESIGN

**MATERIAL SPECIFICATIONS (cont.):**

**WEATHER RESISTIVE BARRIER (WRB):**

- FORTIFIBER WEATHERSMART COMMERCIAL
- A. THE SYSTEM IS TO INCLUDE ALL ASSOCIATED ACCESSORIES AND ATTACHMENTS.
- B. SEAL ALL LAPS AND SEAMS WITH MANUFACTURER'S PROVIDED TAPE AND/OR DOU CORNING 756 SILICONE WEATHER BARRIER SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- C. THE EXTERIOR WEATHER BARRIER / AIR BARRIER SYSTEM SHALL HAVE A 10 YEAR MANUFACTURER WARRANTY.
- D. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

**PRESSURE TREATED (PT) FLOORING:**

3/8" x 4" WIDE (OR 6" WIDE AS REQUIRED) PRESSURE TREATED WOOD FLOORING STRIPS INSTALLED VERTICALLY AND ATTACHED TO THE STUDS WITH 10d GALVANIZED NAILS AT 12" ON-CENTER. WHERE IT IS NOT POSSIBLE TO ATTACH TO STUDS, ATTACH TO OSB SHEATHING WITH NO. 8 BY 2" LONG GALVANIZED SCREWS AT 6" O.C.

**FIBER CEMENT SIDING:**

- JAMES HARDIE HZ10 HARDIEPLANK SMOOTH
- JAMES HARDIE HZ10 HARDIEPLANK SMOOTH SIDING
- ALL CUT EDGES OF THE SIDING PANELS SHALL BE PRIMED PRIOR TO INSTALLATION
- ATTACH SIDING TO THE STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE FASTENING PATTERN SHOULD BE DESIGNED FOR THE FOLLOWING CONDITIONS:
  - \*\* BUILDING HEIGHT: 30'
  - \*\* WIND SPEED: 110 MPH
  - \*\* EXPOSURE: B

**FIBER CEMENT SIDING REVEALS:**

- TAMLYN XTREMETRIM VERTICAL SIDING H-MOLD 54MB168-PRIMED FINISH

**BACKER ROD:**

- 60F-ROD BACKER ROD, MANUFACTURED BY NOMACO

THE DIAMETER OR WIDTH SHALL BE AS RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC OPENING TO RECEIVE SEALANT. WHERE BACKER RODS ARE TO TURN 90 DEGREE CORNERS THE BACKER ROD SHALL TERMINATE AT CORNER AND A NEW PIECE OF BACKER ROD WILL CONTINUE IN THE NEXT DIRECTION. ALLOW THE BACKER ROD TO REST (APPROXIMATELY 30 MINUTES) BEFORE APPLYING SEALANT.

IF BACKER ROD CAN NOT BE USED IN A PARTICULAR SITUATION, BOND BREAKING TAPE SHALL BE USED TO PREVENT THREE-SIDED ADHESION. INSTALL BACKER RODS PER MANUFACTURER'S RECOMMENDATIONS

**BOND BREAKING TAPE:**

- BOND BREAKING TAPE SHALL BE A POLYETHYLENE TAPE MANUFACTURED BY BRON.

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

**EXTERIOR SEALANT JOINTS:**

- SHALL BE AN EXTERIOR GRADE HIGH PERFORMANCE SINGLE COMPONENT PAINTABLE ELASTOMERIC JOINT SEALANT COMPLYING WITH ASTM C 920, GRADE NS, CLASS 25 OR HIGHER.
- CLEAN ALL SURFACES PRIOR TO APPLICATION OF SEALANT.
- TOOL ALL SEALANT JOINTS
- SEALANT SHALL BE APPLIED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM C 1193.
- CONTRACTOR SHALL VERIFY SEALANT IS RECOMMENDED BY MANUFACTURER TO USE AND IS COMPATIBLE WITH ALL BUILDING COMPONENTS.
- 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 PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW
- SEALANT COLOR SHALL BE SIMILAR TO FINAL PAINTED COLOR

**APPROVED SEALANTS:**

**EXTERIOR SEALANT JOINTS:**

- BASF MASTERSSEAL NP 150
- SIKA SIKAFLEX 15 LM

**WRB LAP SEALANT AND ROUGH OPENING SEALANT JOINTS:**

- DOU 756 SILICONE WEATHER BARRIER SEALANT

SEALANT SHALL BE APPLIED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM C 1193

**INTERIOR SEALANT JOINTS:**

- SHALL BE A PAINTABLE LOW VOC SEALANT
- CHEMLINK NOVALINK
- APM SAFECOAT MULTI-PURPOSE CAULK
- OR APPROVED EQUIVALENT

**TRIM BOARDS:**

- HARDIETRIM MANUFACTURED BY JAMES HARDIE
- PRIME ALL SIDES AND EDGES WITH TWO (2) COATS OF EXTERIOR GRADE PRIMER PRIOR TO INSTALLATION

**FASCIA TRIM:**

- TIGHT KNOT CEDAR
- PRIME ALL SIDES AND EDGES WITH TWO (2) COATS OF EXTERIOR GRADE PRIMER PRIOR TO INSTALLATION

**PAINT:**

- SHERWIN WILLIAMS 100% ACRYLIC LATEX EXTERIOR GRADE PAINT
- USE PROPER PAINT FOR EACH SPECIFIC SUBSTRATE
- PROVIDE 2x2' COLOR SAMPLES TO PACIFIC ENGINEERING TECHNOLOGIES, INC. AND THE OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF THE PAINT
- REFERENCE THE COLOR SCHEME ELEVATIONS FOR THE PROPOSED PAINT COLORS
- THERE WILL BE THREE PAINT COLORS PER BUILDING. COLORS TO BE DETERMINED

**NOTES:**

CONTRACTOR SHALL VERIFY ALL PRODUCTS AND MATERIALS ARE COMPATIBLE WITH EACH OTHER PRIOR TO INSTALLATION.

CONTRACTOR MAY SUBSTITUTE MATERIALS WITH SIMILAR QUALITY MATERIALS. SUBSTITUTED MATERIALS SHALL BE APPROVED BY ENGINEER AND WATERPROOFING DESIGNER PRIOR TO PURCHASE AND INSTALLATION.

ALL PRODUCTS AND MATERIAL SAMPLES, INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS SHALL BE SUBMITTED TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

CONTRACTOR IS TO FOLLOW MANUFACTURER'S APPLICATION RECOMMENDATIONS FOR COLD WEATHER WHEN TEMPERATURES ARE BELOW 40°. CONTRACTOR IS TO PERFORM AN ADHESION TEST FOR ALL PRODUCTS AND MATERIALS TO BE USED IN COLD WEATHER APPLICATIONS.

**MATERIAL SPECIFICATIONS (cont.):**

**GUARDRAILS:**

NEW GUARDRAILS SHALL MEET THE FOLLOWING SPECIFICATIONS:  
NEW GUARDRAILS SHALL BE IN ACCORDANCE WITH 2015 IBC SECTION 1015, 1607.1.1

NEW GUARDRAILS SHALL BE POWDER COATED BLACK ALUMINUM METAL FRAMES THAT ARE FACE (SIDE) MOUNTED AND INSTALLED IN ACCORDANCE WITH FABRICATORS RECOMMENDATIONS AND THESE DOCUMENTS.

**GUARDRAIL LOADS:**

REFERENCE 2015 IBC SECTION 1607.1.1  
TOP OF RAIL (ANY DIRECTION) 50 PLF / 200 LBS. POINT LOAD  
COMPONENTS 50 LBS. OVER 1 SQ. FT. AREA

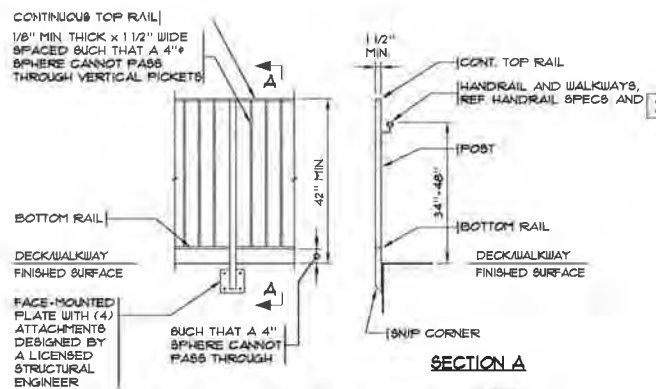
**SPECIFICATIONS:**

REFERENCE 2015 IBC SECTION 1015 - GUARDS  
MINIMUM HEIGHT: 42"  
MAXIMUM OPENINGS: SUCH THAT A 4" SPHERE CANNOT PASS THROUGH

GUARDRAILS AND CONNECTIONS SHALL BE DESIGNED AND STAMPED BY A LICENSED STRUCTURAL 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 2015 IBC TO PACIFIC ENGINEERING TECHNOLOGIES, INC., THE HOMEOWNERS' REPRESENTATIVE AND THE BUILDING DEPARTMENT, FOR REVIEW PRIOR AND APPROVAL TO FABRICATION.

THE CONTRACTOR SHALL PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. AND THE OWNERS REPRESENTATIVE WITH A FULL SCALE SAMPLE OF THE COLOR AND STYLE OF THE GUARDRAIL ASSEMBLY FOR REVIEWING AND APPROVAL PRIOR TO PURCHASE, FABRICATION AND INSTALLATION.

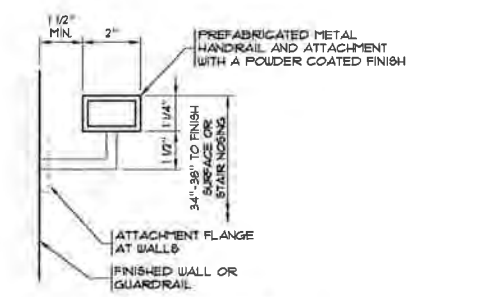
THE GUARDRAIL STYLE SHALL HAVE VERTICAL METAL PICKETS WITH (1) CONTINUOUS TOP RAIL AND (1) CONTINUOUS BOTTOM RAIL. THE POST CONNECTIONS SHALL HAVE A BASE PLATE WITH (4) ATTACHMENTS TO THE FACE OF THE DECK/WALKWAY FRAMING. REF. 1



**TYPICAL GUARDRAIL PROFILE 1**  
SCALE: NOT TO SCALE

**HANDRAILS:**

- HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1014 AND 1607.1.1.
- 1. PROVIDE A HANDRAIL ON ONE SIDE OF THE STAIR (IEBC 1014).
- 2. HANDRAILS SHALL BE ATTACHED TO THE STRUCTURE OR GUARDRAIL TO PROVIDE ADEQUATE SUPPORT FOR THE FOLLOWING LOADS:
  - REFERENCE IBC SECTION 1607.1.1.
  - TOP OF HANDRAIL (ANY DIRECTION) 200 LBS.
- 3. HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY OR FROM THE SLOPED PLANE OF THE TREAD NOSING AND SHALL 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 NEUEL POST INTERRUPTION OR SIMILAR OBSTRUCTION.
- 5. HANDRAILS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
- 6. HANDRAIL SHALL HAVE A DIAMETER OF 1 1/4" MINIMUM TO 2" MAXIMUM OR MEET THE GRIP-SIZE REQUIREMENTS OF IBC SECTION 1013.
- 7. HANDRAIL SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4".
- 8. HANDRAILS SHALL BE CONTINUOUS TO THE HANDRAIL OF THE ADJACENT STAIR OR RAMP 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. THE HANDRAIL SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 11. HANDRAILS SHALL NOT IMPEDE THE EGRESS WIDTH OR PATH.



**TYPICAL HANDRAIL 2**  
SCALE: NOT TO SCALE HANDRAIL TYPE I PER IBC 1014.3.1

**SPECIAL INSPECTIONS / REVIEWS:**

EXTERIOR CLADDING AND WEATHER-RESISTIVE ASSEMBLIES SHALL BE PERIODICALLY REVIEWED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. (REFERENCE GENERAL NOTES).

SEALANT JOINTS SHALL HAVE (6) RANDOM FIELD ADHESION TESTS ON EACH BUILDING FOR EACH TYPE OF JOINT SUBSTRATE PERFORMED BY AN AUTHORIZED PRODUCT REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE THE WRITTEN REPORT RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW.

THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT STATING THE PREPARATION METHOD USED AND THE ADHESION TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z

1000 NE 14TH LN, KIRKLAND, WA

Job No: 18042100

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

DATE: 09/25/2018

Author: N. FRITZ

Drawn: VJH/N

Checked: JFF

Date: 25 SEPT. 2018

Scale: 25 SEPT. 2018

Permit Set

PACIFIC ENGINEERING TECHNOLOGIES, INC.

2150 North 10th Street, Suite 300, Seattle, Washington 98105-5000

(206) 251-7000 • (800) 871-7000

(7) 2027 251-4611



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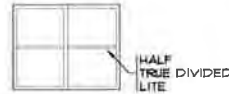
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**WINDOWS AND SLIDING GLASS DOORS:**

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

- 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 BEALANT JOINTS
- SHALL BE MILGARD MONTECITO
- THE EXTERIOR FRAME COLOR SHALL BE BRONZE OR BLACK
- THE NEW WINDOWS AND SLIDING GLASS DOORS SHALL HAVE DUAL PANE GLAZING WITH INSECT SCREENS AND LOW-E COATING AND INTEGRATED NAIL FLANGES. THE BILL NAILING FLANGE FOR THE SLIDING GLASS DOOR SHALL BE REMOVED BY THE MANUFACTURER.
- WINDOWS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (15 L/S/M<sup>2</sup>) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 10/11.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
- REFERENCE THE ELEVATIONS FOR WINDOW CONFIGURATIONS.
- THE CONTRACTOR SHALL CLEAN THE INTERIOR AND EXTERIOR OF THE WINDOW GLAZING AND FRAME AFTER THE WORK IS COMPLETE.
- SLIDING GLASS DOORS SHALL HAVE TEMPERED GLAZING
- WINDOWS SHALL MEET THE SAFETY GLAZING SPECIFICATIONS LISTED BELOW.
- EGRESS WINDOWS SHALL MEET THE EGRESS SPECIFICATIONS BELOW
- PROVIDE FALL PROTECTION DEVICE FOR ALL OPERABLE WINDOWS WITH BILL HEIGHT OF LESS THAN 36". THE FALL PROTECTION SHALL BE IN ACCORDANCE WITH ASTM F2298.
- ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH OPERABLE SCREENED TRICKLE VENTS. AIR INLETS SHALL BE PLACED WITHIN THE WINDOW FRAME TO MAINTAIN A MINIMUM 3' CLEARANCE FROM EXHAUST VENTS.
- DESIGN WIND PRESSURE: 30 PSF
- ALL NEW WINDOWS AND SLIDING GLASS DOORS MUST COMPLY WITH THE CURRENT EDITION OF THE 2015 WASHINGTON STATE RESIDENTIAL ENERGY CODE, TABLE R402.1.1:  
U-FACTOR: 0.30 MAX.



**TYPICAL WINDOW TYPE**

NOTE: REFERENCE WINDOW SCHEDULE FOR SIZE AND ADDITIONAL INFORMATION

BUILDING NO.	SIZE				QUANTITY	SQ. FT.	TYPE	FRAME TYPE	MANUF.	MODEL	FACTORY FINISH		U-VALUE	NOTES
	WIDTH		HEIGHT								EXTERIOR	INTERIOR		
	FEET	INCHES	FEET	INCHES										
A	5	0	3	4	2	33.33	PICTURE	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	LAUNDRY ROOM
	5	0	3	4	4	66.67	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
	4	0	3	4	4	53.33	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	KITCHEN
	3	0	2	0	3	18.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BATHROOM - TEMPERED GLAZING - OBSCURED MATELUX GLASS
	5	0	4	0	4	80.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
	6	0	5	0	4	120.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	LIVING ROOM
<b>BLDG A TOTAL</b>					<b>21</b>	<b>371.33</b>								
B	5	0	3	4	6	100.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
	4	0	3	4	6	80.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	KITCHEN
	3	0	2	0	6	36.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BATHROOM - TEMPERED GLAZING - OBSCURED MATELUX GLASS
	5	0	4	0	6	120.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
	6	0	5	0	6	180.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	LIVING ROOM
<b>BLDG B TOTAL</b>					<b>30</b>	<b>516.00</b>								
E	4	0	3	4	6	80.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	KITCHEN
	5	0	3	4	6	100.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
	3	0	2	0	2	12.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BATHROOM - TEMPERED GLAZING - OBSCURED MATELUX GLASS
	5	0	4	0	6	120.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
<b>BLDG E TOTAL</b>					<b>20</b>	<b>312.00</b>								
Z	5	0	3	4	6	540.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	KITCHEN
	5	0	4	0	6	120.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM
	3	0	2	0	6	36.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BATHROOM - TEMPERED GLAZING - OBSCURED MATELUX GLASS
	5	0	3	4	12	200.00	H. SLIDER	VINYL	MILGARD	TRINISC	BRONZE	WHITE	0.30	BEDROOM - EGRESS
<b>BLDG Z TOTAL</b>					<b>30</b>	<b>896.00</b>								
<b>GRAND TOTAL</b>					<b>101</b>	<b>2095.33</b>								

- NOTE:
- CONTRACTOR TO FIELD VERIFY ROUGH OPENING DIMENSIONS PRIOR TO PURCHASING.
  - CONTRACTOR TO FIELD VERIFY QUANTITIES PRIOR TO PURCHASING.
  - CONTRACTOR TO TAKE INTO ACCOUNT FLASHING THICKNESS FOR WINDOW SIZE.
  - INSTALL WINDOWS TO THE STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  - WINDOWS TO BE INSTALLED PLUMB AND TRUE TO ENSURE PROPER OPERATION.
  - PROVIDE TEMPERED GLAZING AS REQUIRED IN ACCORDANCE WITH IBC SECTION 2406.
  - REF. ELEVATIONS FOR SLIDER DIRECTION.
  - CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

**SAFETY GLAZING IN WINDOWS AND DOORS:**

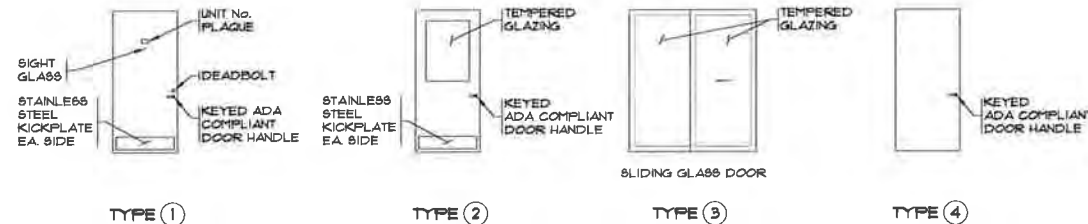
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH IBC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

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

**EGRESS REQUIREMENTS:**

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

- SHALL BE IN ACCORDANCE WITH IBC SECTION 1023.
- THE BILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
- HAVE AN OPENING WITH A MINIMUM OPENING HEIGHT OF THE WINDOW SHALL BE 24"
- HAVE AN OPENING WITH A MINIMUM OPENING WIDTH OF THE WINDOW SHALL BE 20"
- HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET



**DOOR TYPES**

BUILDING NO.	SIZE				QUANTITY	SQ. FT.	TYPE	MANUF.	MODEL	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	FIRE-RATING	U-VALUE	NOTES
	WIDTH		HEIGHT													
	FEET	INCHES	FEET	INCHES												
A	3	0	6	8	8	160.00	1	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	20 MIN.	0.30	ENTRY, PROVIDE SELF CLOSING DEVICE
	3	0	6	8	1	20.00	2	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	N/A	0.30	LAUNDRY ROOM, HALF-LITE TEMPERED GLAZING, PROVIDE SELF-CLOSING DEVICE
	6	0	6	8	8	320.00	3	MILGARD	TRINISC	VINYL	BRONZE/WHITE	VINYL	BRONZE/WHITE	N/A	0.30	SLIDING GLASS DOOR
	3	0	6	8	4	80.00	4	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	N/A	0.30	PATIO/DECK
<b>BLDG A TOTAL</b>					<b>21</b>	<b>580.00</b>										
B	3	0	6	8	12	240.00	1	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	20 MIN.	0.30	ENTRY, PROVIDE SELF CLOSING DEVICE
	6	0	6	8	12	480.00	3	MILGARD	TRINISC	VINYL	BRONZE/WHITE	VINYL	BRONZE/WHITE	N/A	0.30	SLIDING GLASS DOOR
	3	0	6	8	6	120.00	4	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	N/A	0.30	PATIO/DECK
<b>BLDG B TOTAL</b>					<b>30</b>	<b>840.00</b>										
E	3	0	6	8	6	120.00	1	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	20 MIN.	0.30	ENTRY, PROVIDE SELF CLOSING DEVICE
	6	0	6	8	6	240.00	3	MILGARD	TRINISC	VINYL	BRONZE/WHITE	FIBERGLASS	BRONZE/WHITE	N/A	0.30	SLIDING GLASS DOOR
<b>BLDG E TOTAL</b>					<b>12</b>	<b>360.00</b>										
Z	3	0	6	8	6	120.00	1	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	20 MIN.	0.30	ENTRY, PROVIDE SELF CLOSING DEVICE
	6	0	6	8	6	240.00	3	MILGARD	TRINISC	VINYL	BRONZE/WHITE	VINYL	BRONZE/WHITE	N/A	0.30	SLIDING GLASS DOOR
	2	0	6	8	6	80.00	4	CODEL	SMOOTH FINISH	FIBERGLASS	PAINTED	FIBERGLASS	PAINTED	N/A	N/A	DECK STORAGE ROOM
<b>BLDG Z TOTAL</b>					<b>18</b>	<b>440.00</b>										
<b>GRAND TOTAL</b>					<b>81</b>	<b>2220.00</b>										

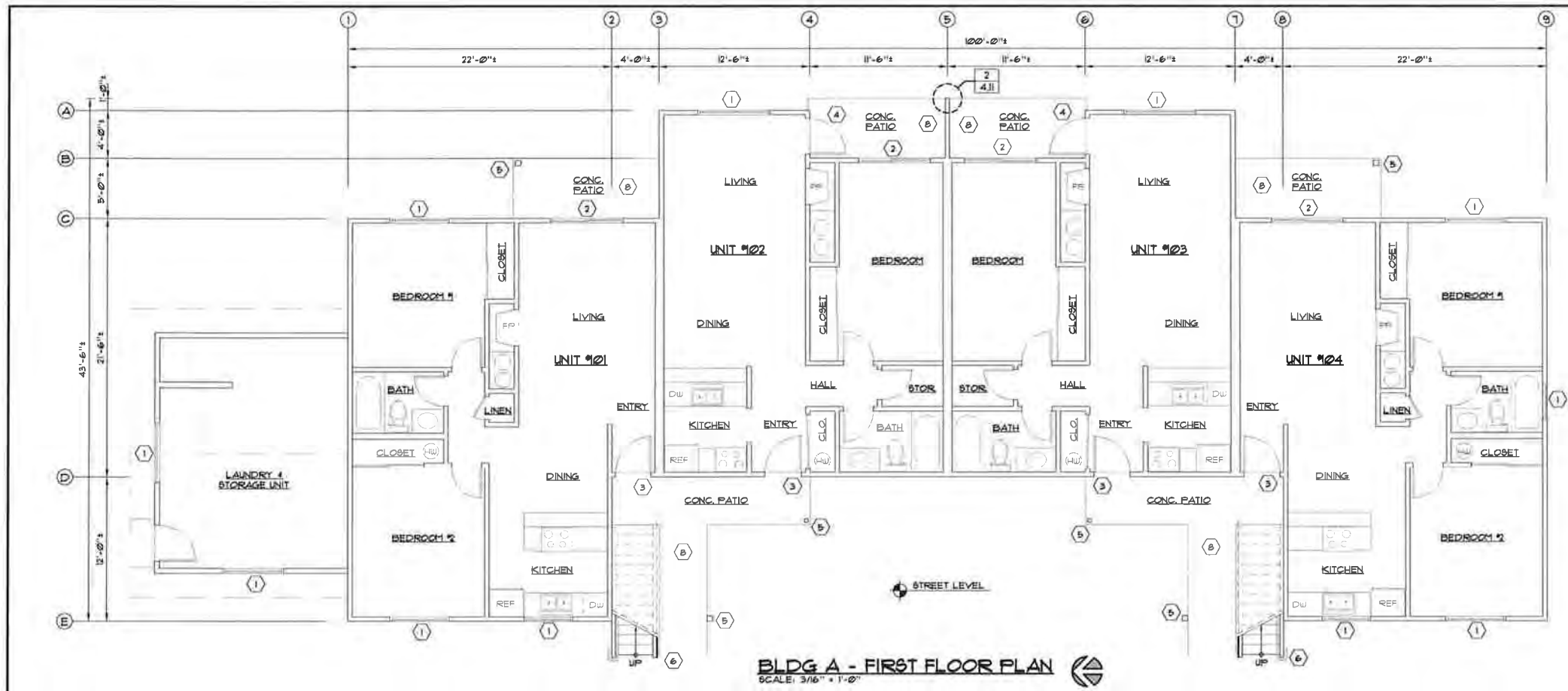
- NOTE:
- CONTRACTOR TO FIELD VERIFY ROUGH OPENING DIMENSIONS PRIOR TO PURCHASING.
  - CONTRACTOR TO FIELD VERIFY QUANTITIES PRIOR TO PURCHASING.
  - CONTRACTOR TO TAKE INTO ACCOUNT FLASHING THICKNESS FOR DOOR SIZE.
  - INSTALL DOORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  - DOORS TO BE INSTALLED PLUMB AND TRUE TO ENSURE PROPER OPERATION.
  - PROVIDE TEMPERED GLAZING AS REQUIRED IN ACCORDANCE WITH IBC SECTION 2406.
  - REFERENCE DOOR TYPES ON THIS SHEET FOR ADDITIONAL INFORMATION.
  - ALL HARDWARE TO BE ADA COMPLIANT AND EXTERIOR RATED.
  - CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 1800 NE BATH LN. KIRKLAND, WA  
 9/25/2018 18042.dwg  
 Checked: JFF  
 Date: 28 SEP 2018  
 Drawn: VJHL  
 Design: N. FRITZ  
 PERMIT SET  
 PACIFIC ENGINEERING TECHNOLOGIES, INC.  
 2100 North 109th Street, Suite 300  
 Seattle, Washington 98133-2008  
 (206) 291-7000 • (800) 601-7300  
 (206) 291-7001

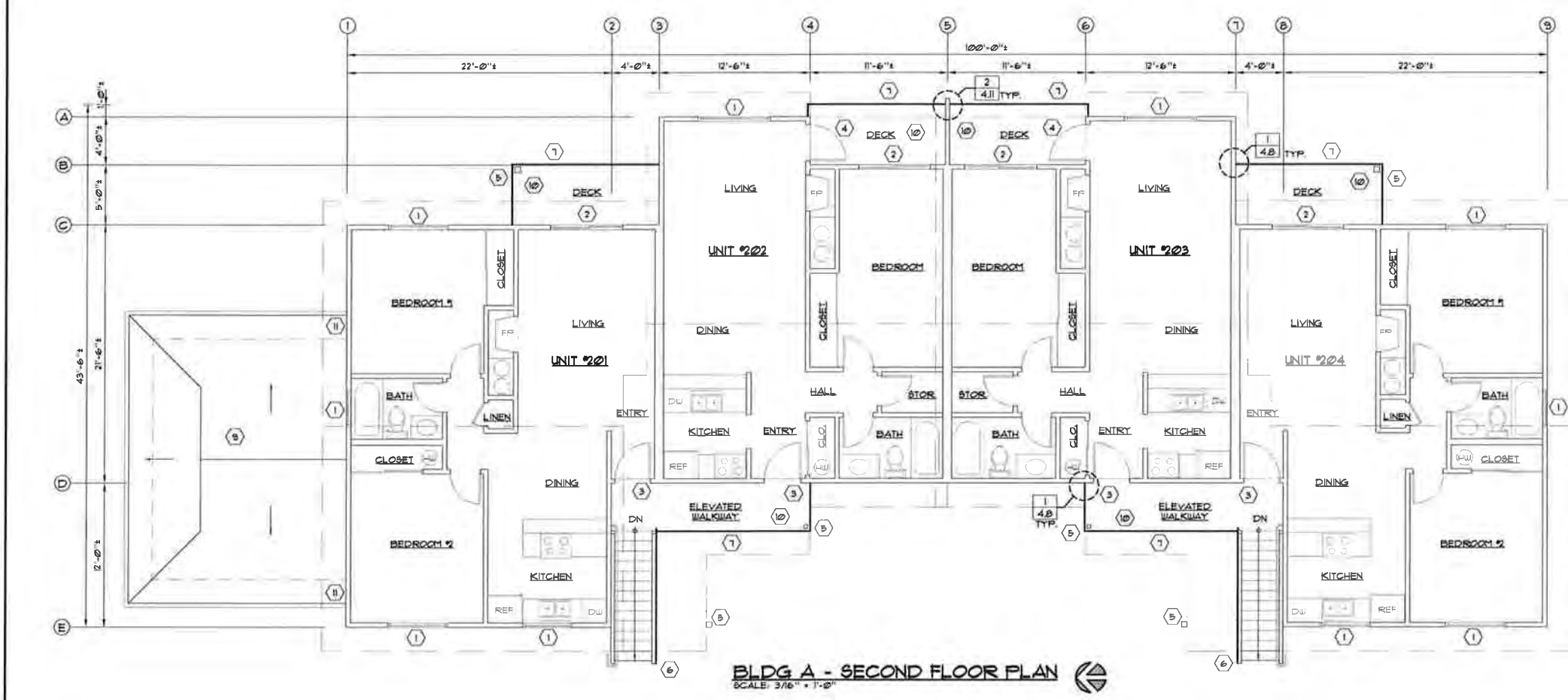


Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
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**BLDG A - FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**BLDG A - SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS, SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G95) FOR DAMAGE. REMOVE AND REPLACE FULL G95 PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF DETAILS:
 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS:
 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF DETAILS:
 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF DETAILS:
 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF DETAILS:
 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF DETAILS:
 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF.
 

12
4.0

**REPAIR NOTES:**

- ① REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOW. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	3	4	5	6
4.4	4.5	4.5	4.5	4.5	4.5
- ② REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	3	4	5	6
4.7	4.7	4.7	4.7	4.7	4.7
- ③ REMOVE AND REPLACE EXIST. UNIT ENTRY SLING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- ④ REMOVE AND REPLACE EXIST. PATIO SLING DOOR. INSTALL NEW DOOR. REF. PATIO DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

3	5	6	7
4.6	4.6	4.6	4.6
- ⑤ INSTALL NEW FLASHINGS, URB AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE POST CONNECTION. REF. DETAILS:
 

6	7	1	2
4.9	4.9	4.9	4.9

 AT ROOF
- ⑥ EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	3
12	12	4.9
- ⑦ REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS:
 

1	5
12	4.9
- ⑧ EXIST. CONC. SLAB TO REMAIN. CLEAN AND SEAL WITH A CLEAR MATTE SEALER.
- ⑨ EXIST. ROOFING TO REMAIN.
- ⑩ EXIST. DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER. CLEAN, PREP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS:
 

1	5	3	4	5	6
4.8	4.8	4.9	4.9	4.9	4.9
- ⑪ PROVIDE NEW KICKOUT FLASHING, REF. DETAIL:
 

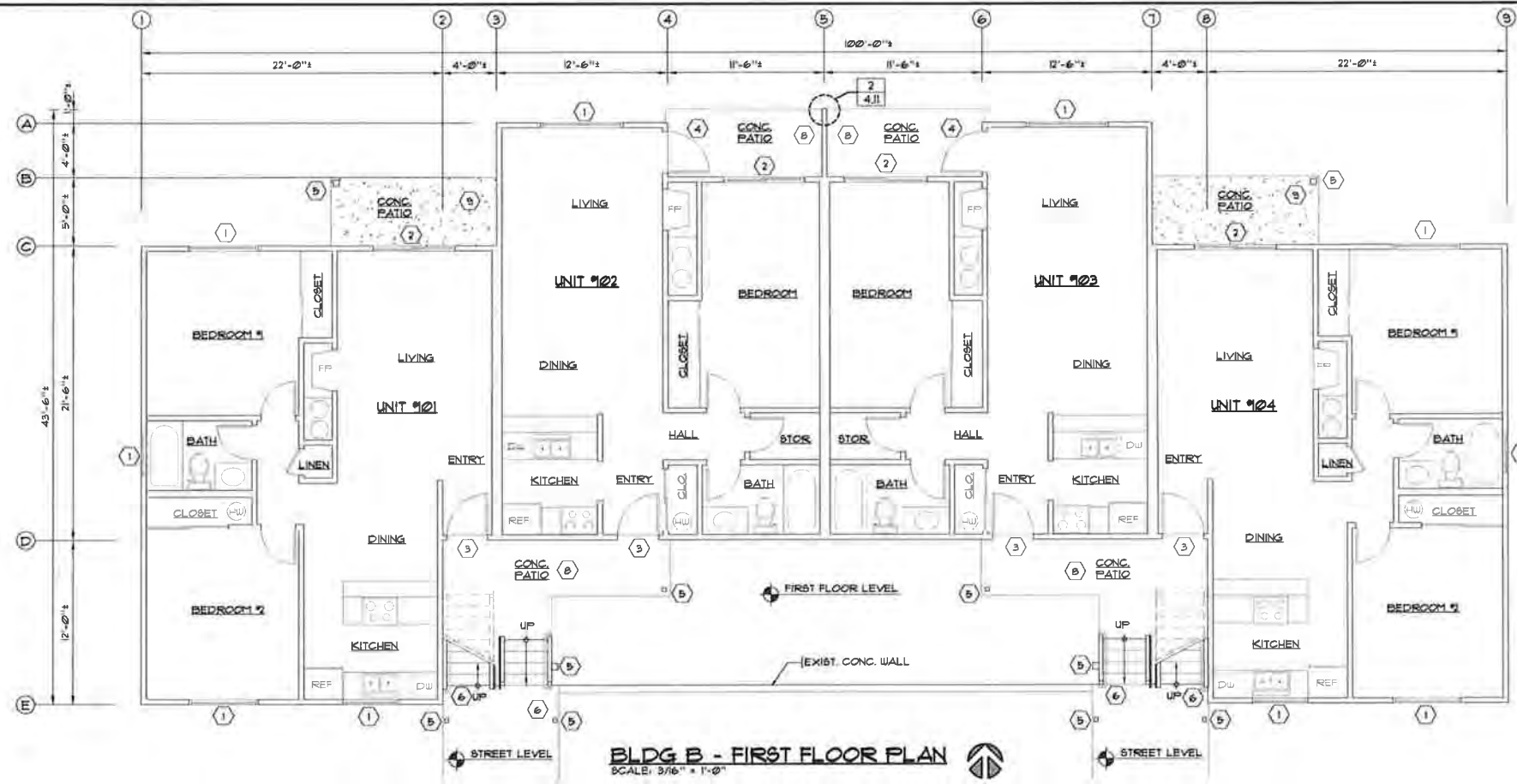
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Project: EMERSON APARTMENTS  
 Exterior Envelope Design  
 Buildings A, B, E and Z  
 1600 NE 107th LN  
 KIRKLAND, WA

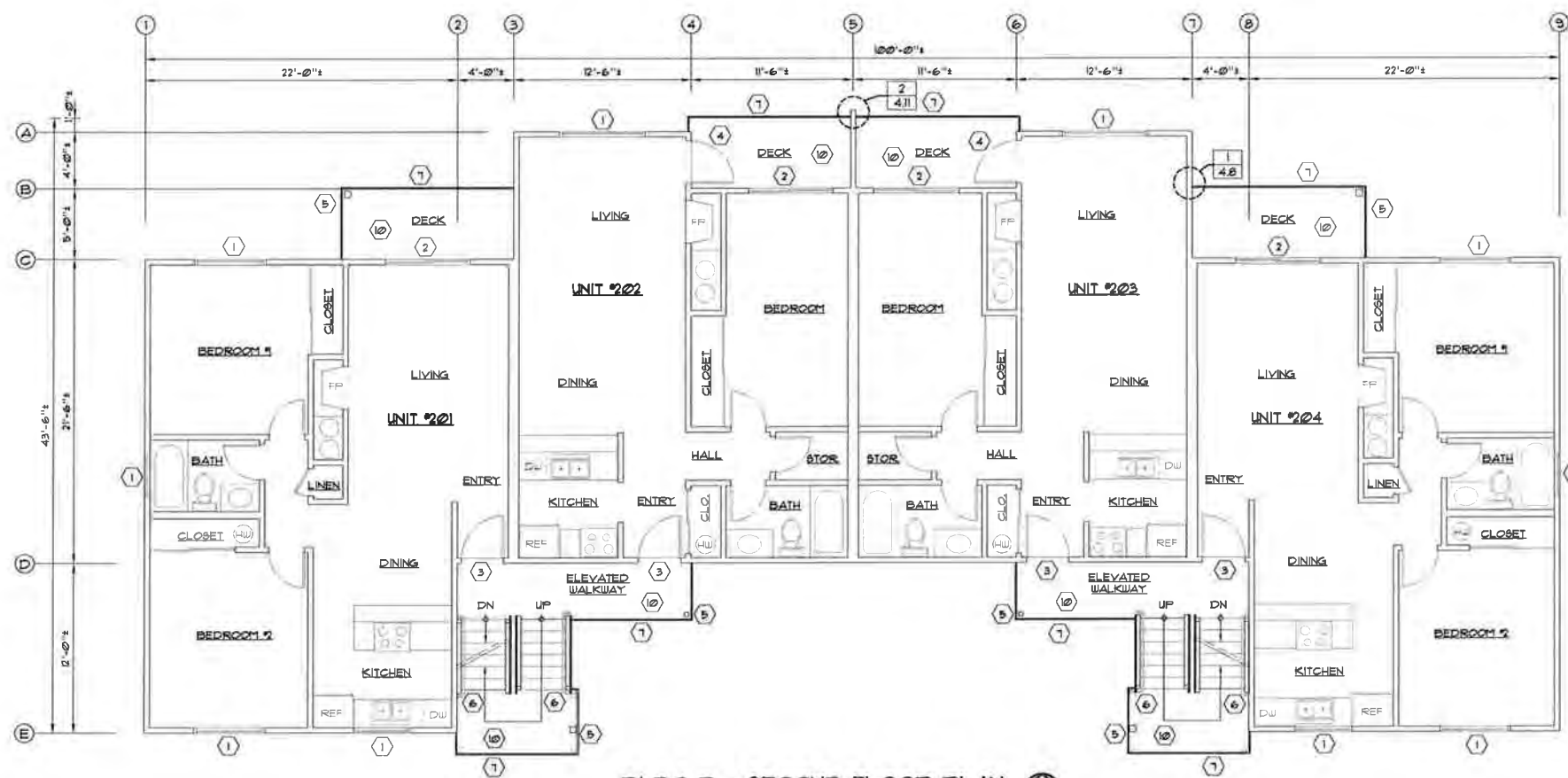
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 Sheet  
 Job No: 18042.00

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**BLDG B - FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**BLDG B - SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS, SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION  
REF. DETAILS: 

1	3	4	6	5
4.0	4.0	4.0	4.0	4.2
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION  
REF. DETAILS: 

5	6	1	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. DETAILS: 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOW, REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS: 

1	2	3	6
4.1	4.1	4.1	4.1
- 3. REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS: 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- 4. REMOVE AND REPLACE EXIST. PATIO SWING DOOR. INSTALL NEW DOOR. REF. PATIO DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS: 

3	5	6	7
4.6	4.6	4.6	4.6
- 5. INSTALL NEW FLASHINGS, URB AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW PT. WOOD MEMBER TO MATCH EXIST. SIZE, RE-USE BASE POST CONNECTION.  
REF. DETAILS: 

6	7	1	2
4.3	4.3	4.3	4.3
- 6. EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION.  
REF. DETAILS: 

1	2	3
12	12	4.9
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS: 

1	5
12	4.9
- 8. EXIST. CONG. SLAB TO REMAIN. CLEAN AND SEAL WITH A CLEAR MATTE SEALER.
- 9. EXIST. CONG. SLAB TO BE REMOVED AND REPLACED. REF. STRUCTURAL
- 10. EXIST. DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER, CLEAN, FREEP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS: 

1	2	3	4	5	6
4.8	4.8	4.9	4.9	4.9	4.9

Project: PERMIT SET  
 Drawn: N. FRITZ  
 Check: V.H.N.  
 Date: 25 SEPT. 2018  
 Approved: J.F.P.  
 Date: 25 SEPT. 2018

**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 300  
 Seattle, Washington 98153-0008  
 (206) 291-7900 • (800) 851-7300  
 (206) 291-1451

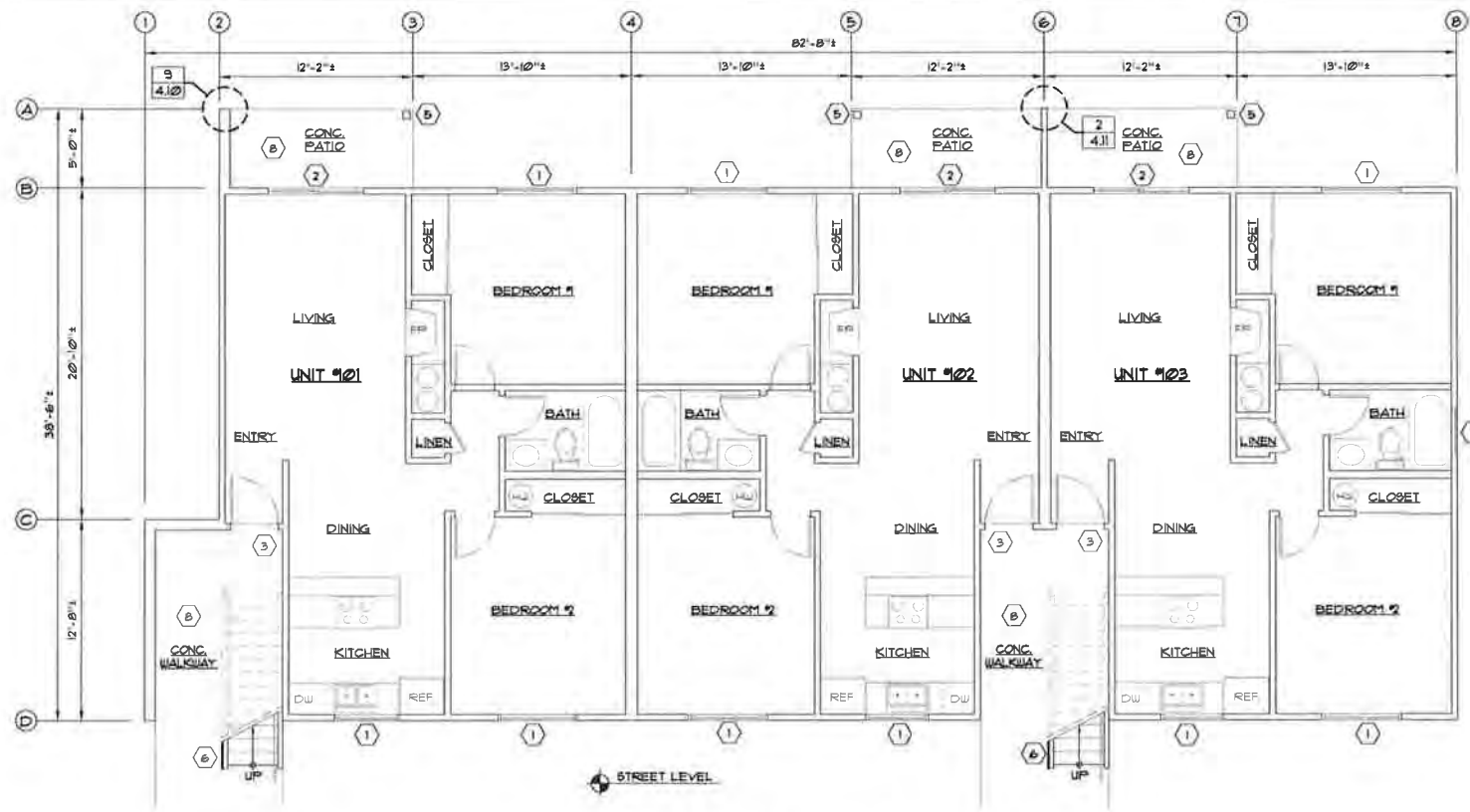


Contents:  
 BUILDING B:  
 FIRST FLOOR PLAN  
 SECOND FLOOR PLAN

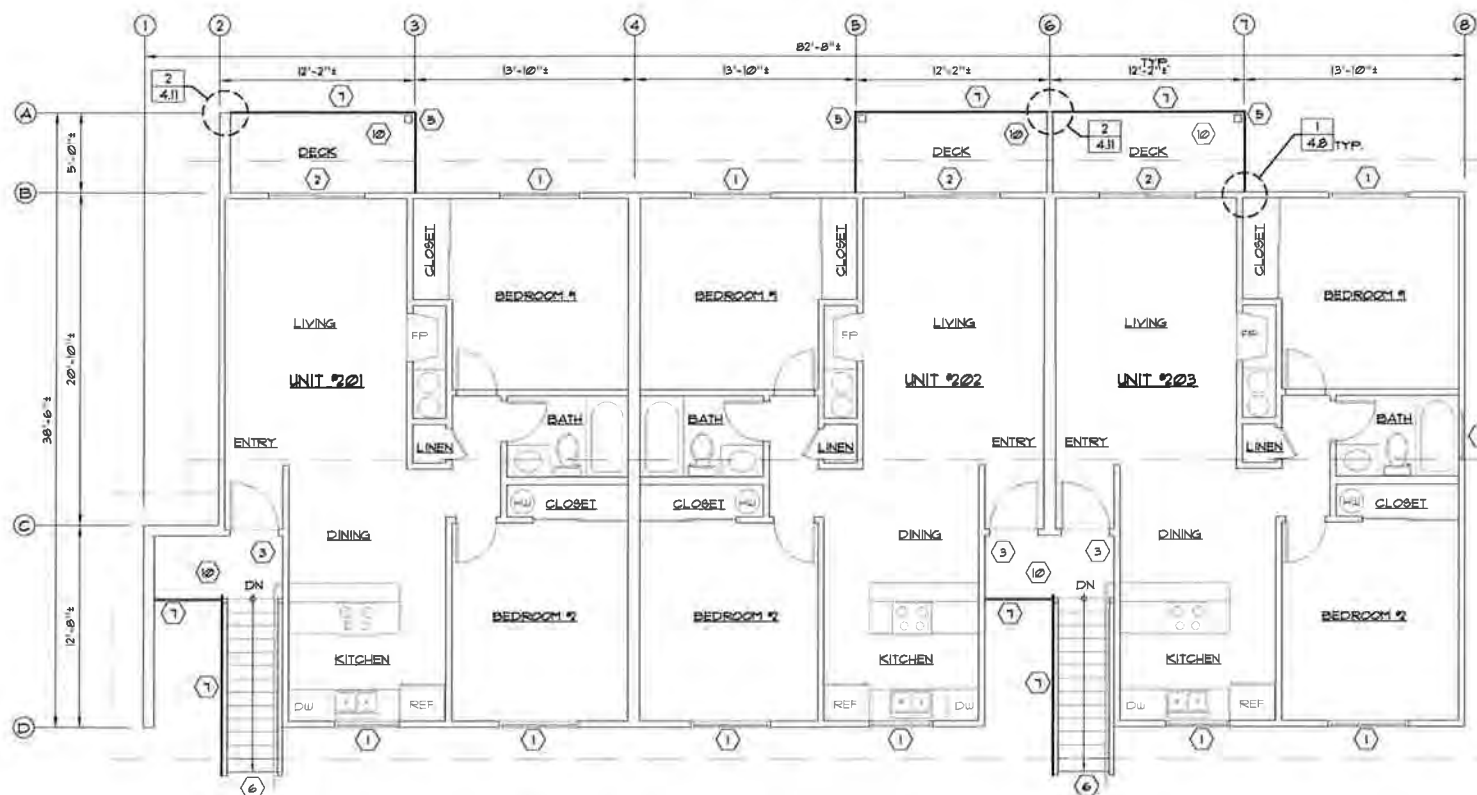
Project:  
 EMERSON APARTMENTS  
 EXTERIOR ENVELOPE  
 DESIGN  
 BUILDINGS A, B, E AND Z  
 1600 NE 124TH LN.  
 KIRKLAND, WA

Sheet:  
**2.0B**  
 Job No: 18042.00

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**BLDG E - FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**BLDG E - SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS, SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GGB) FOR DAMAGE. REMOVE AND REPLACE FULL GGB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	5	6
4.1	4.1	4.1	4.1
- 3. REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- 4. NOT USED
- 5. EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE POST CONNECTION. REF. DETAILS: 

1	2	AT	6	7
4.9	4.9	ROOF	4.9	4.9
- 6. EXIST STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	5	9
12	12	4.9	4.9
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS: 

1	5
12	4.9
- 8. EXIST. CONC. SLAB TO REMAIN. CLEAN AND SEAL WITH A CLEAR MATTE SEALER.
- 9. NOT USED
- 10. EXIST DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER, CLEAN, PREP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS: 

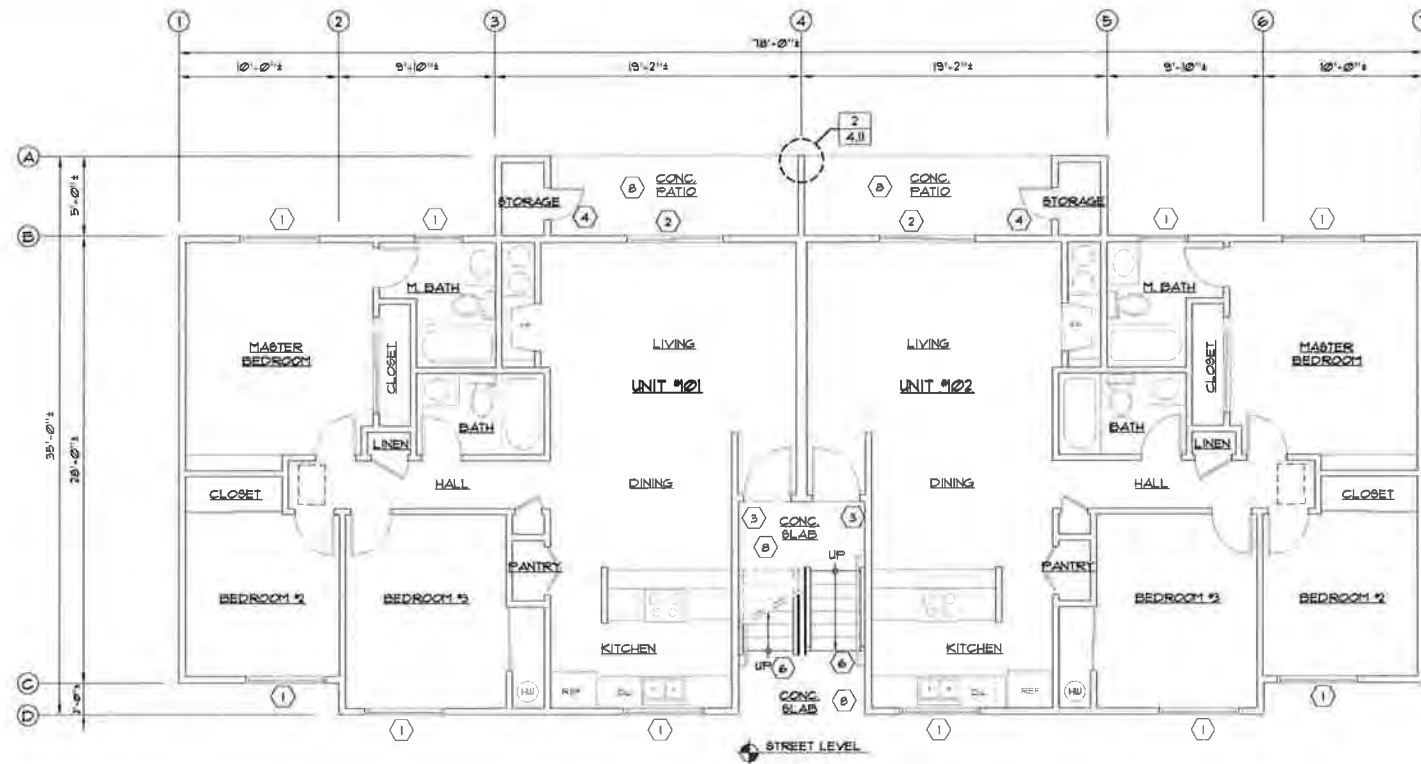
1	2	3	4	5
4.8	4.8	4.9	4.9	4.9

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 11010 NE 124TH LN. KIRKLAND, WA  
 Sheet: 2.0E  
 Job No: 18042.00  
 Date: 9/27/2018  
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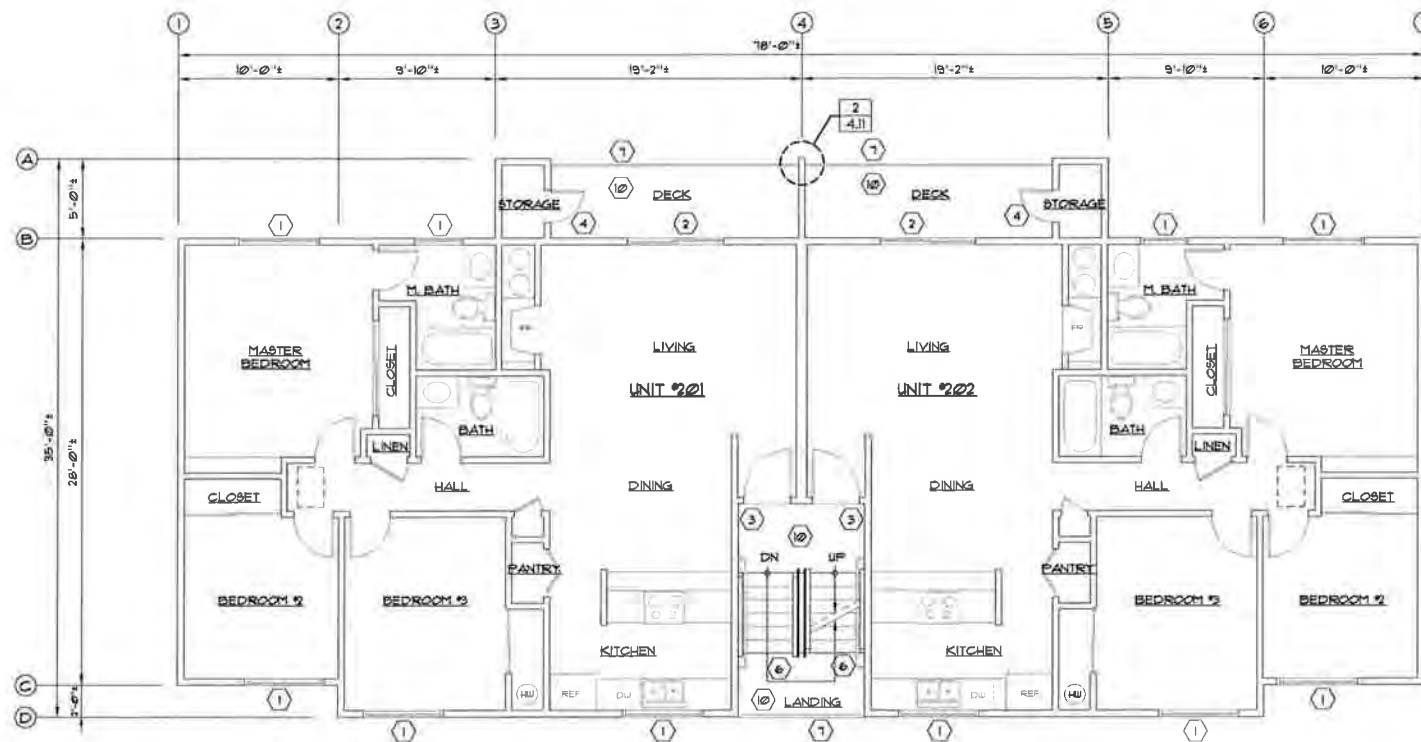


Contents:  
 BUILDING E:  
 FIRST FLOOR PLAN  
 SECOND FLOOR PLAN  
 PACIFIC ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98133-0008  
 (206) 881-7200 • (800) 831-7000  
 (7) 2007 281-4571

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**BLDG Z - FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**BLDG Z - SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS, SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G08) FOR DAMAGE. REMOVE AND REPLACE FULL G08 PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

3	8
4.1	4.0
- G. FOR PIPE PENETRATIONS REF. DETAILS 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- ① REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOW. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- ② REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	5	6
4.1	4.1	4.1	4.1
- ③ REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

3	4	5	6	7
4.6	4.6	4.6	4.6	4.6
- ④ REMOVE AND REPLACE EXIST. PATIO SWING DOOR. INSTALL NEW DOOR. REF. PATIO DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

3	5	6	7
4.6	4.6	4.6	4.6
- ⑤ NOT USED
- ⑥ EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	9
12	12	4.9
- ⑦ REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS: 

1	5
12	4.9
- ⑧ EXIST. CONC. SLAB TO REMAIN. CLEAN AND SEAL WITH A CLEAR MATTE SEALER.
- ⑨ NOT USED
- ⑩ EXIST. DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER, CLEAN, PREP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS: 

1	5	3	4	5
4.8	4.8	4.9	4.9	4.9

PERMIT SET

Prepared: N. FRITZ  
 Drawn: V.H.N.  
 Checked: J.F.P.  
 Date: 25 SEPT, 2018

**PACIFIC ENGINEERING TECHNOLOGIES, INC.**  
 2150 North 107th Street, Suite 200  
 Seattle, Washington 98133-0008  
 (206) 251-7300 • (800) 821-7000  
 (206) 281-4611



Contents

**BUILDING Z:**  
**FIRST FLOOR PLAN**  
**SECOND FLOOR PLAN**

Project

**EMERSON APARTMENTS**  
**EXTERIOR ENVELOPE**  
**DESIGN**  
**BUILDINGS A, B, E AND Z**

11000 NE 124TH LN.  
 KIRKLAND, WA

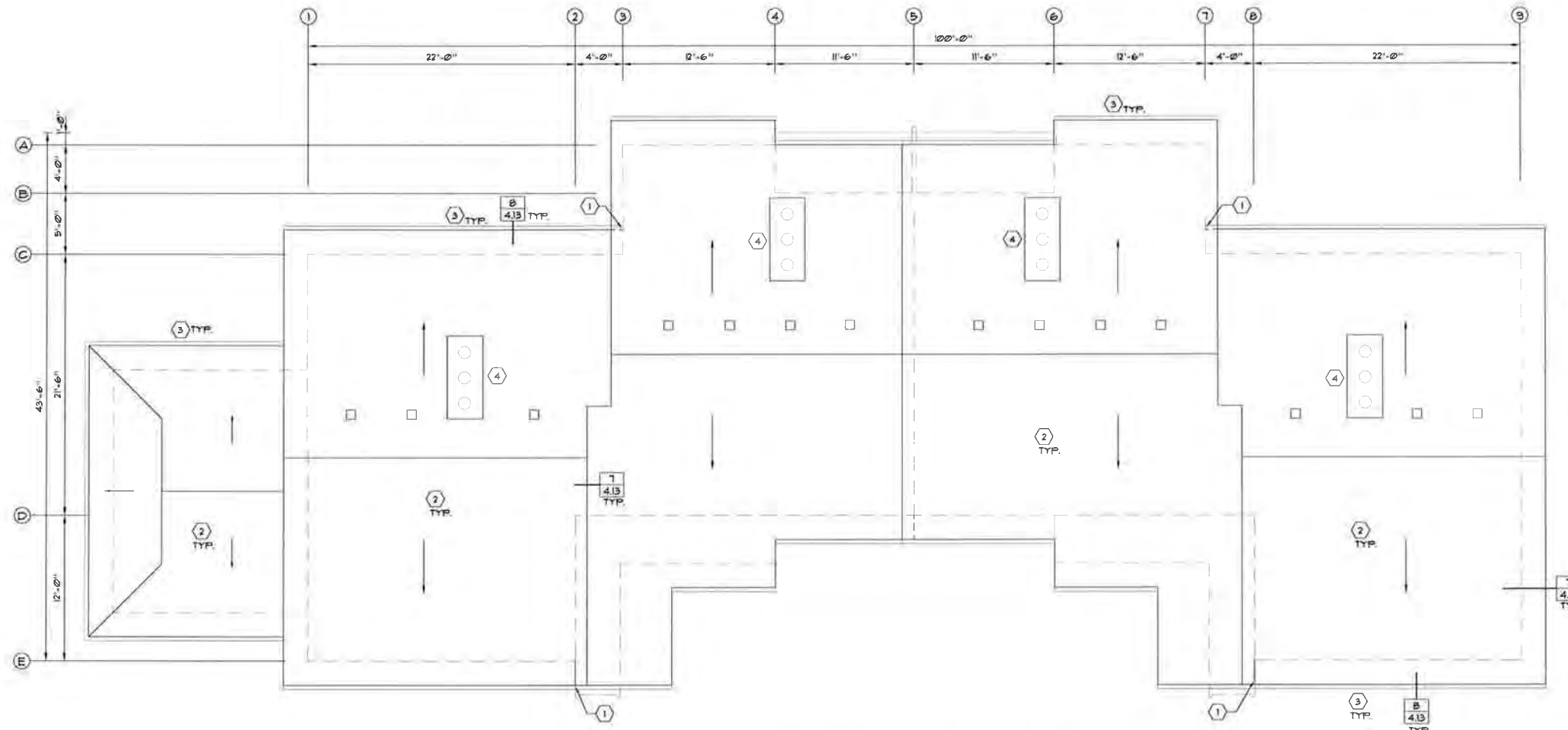
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**2.07**

Job No 18042.00

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**BLDG A - ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G05) FOR DAMAGE. REMOVE AND REPLACE FULL G05 PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF DETAILS 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF DETAILS 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF DETAIL 

12
4.0

**REPAIR NOTES:**

- 1. INSTALL NEW KICKOUT FLASHING. REF. DETAIL 

1	2
4.13	4.13
- 2. EXIST ROOFING TO REMAIN, TYP.
- 3. EXIST. GUTTERS TO REMAIN, TYP. PREP AND PAINT TO MATCH NEW COLOR SCHEME, TYP.
- 4. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD. REF. DETAILS: 

1	2	4	6
4.12	4.12	4.13	4.13

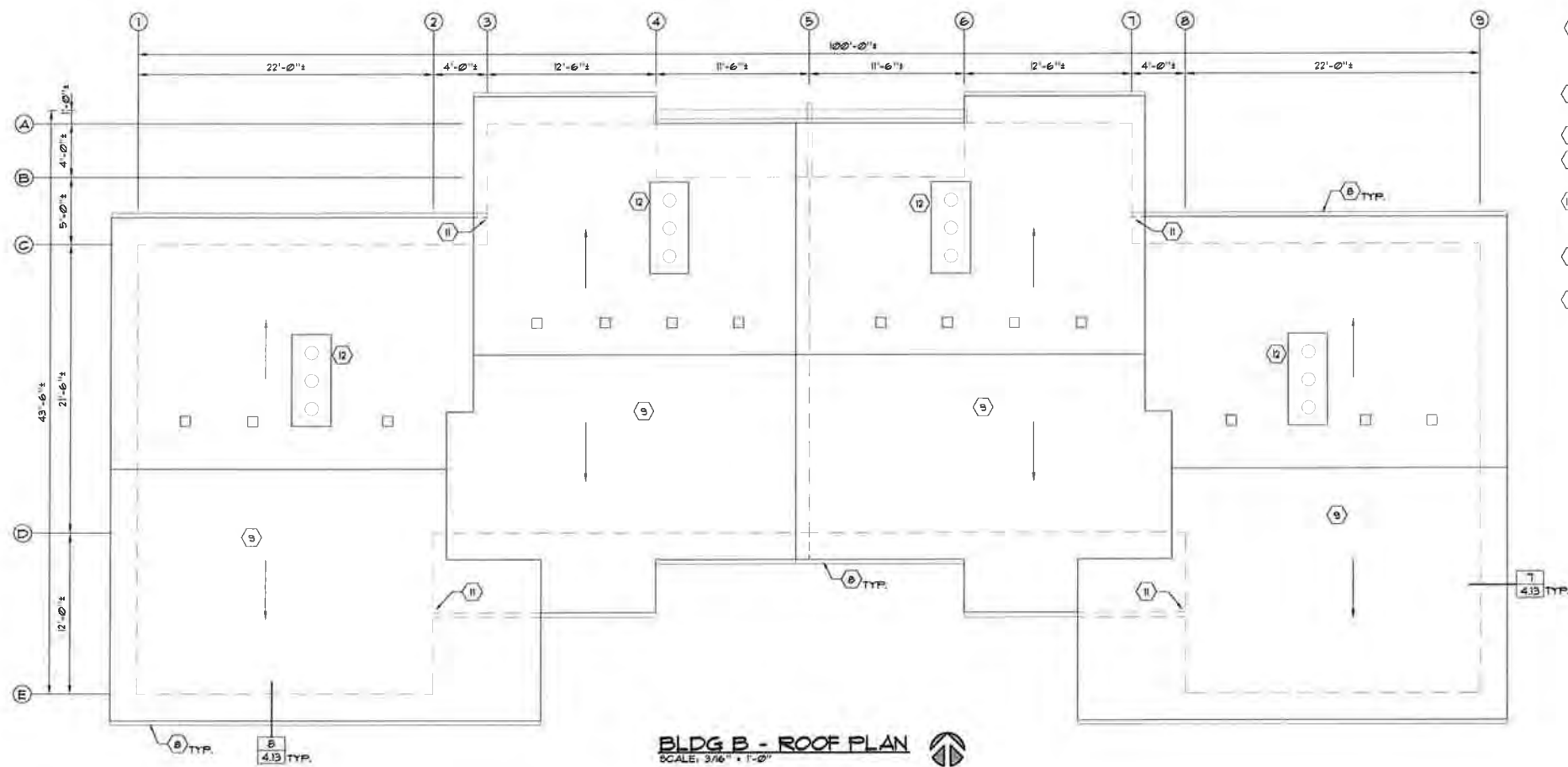
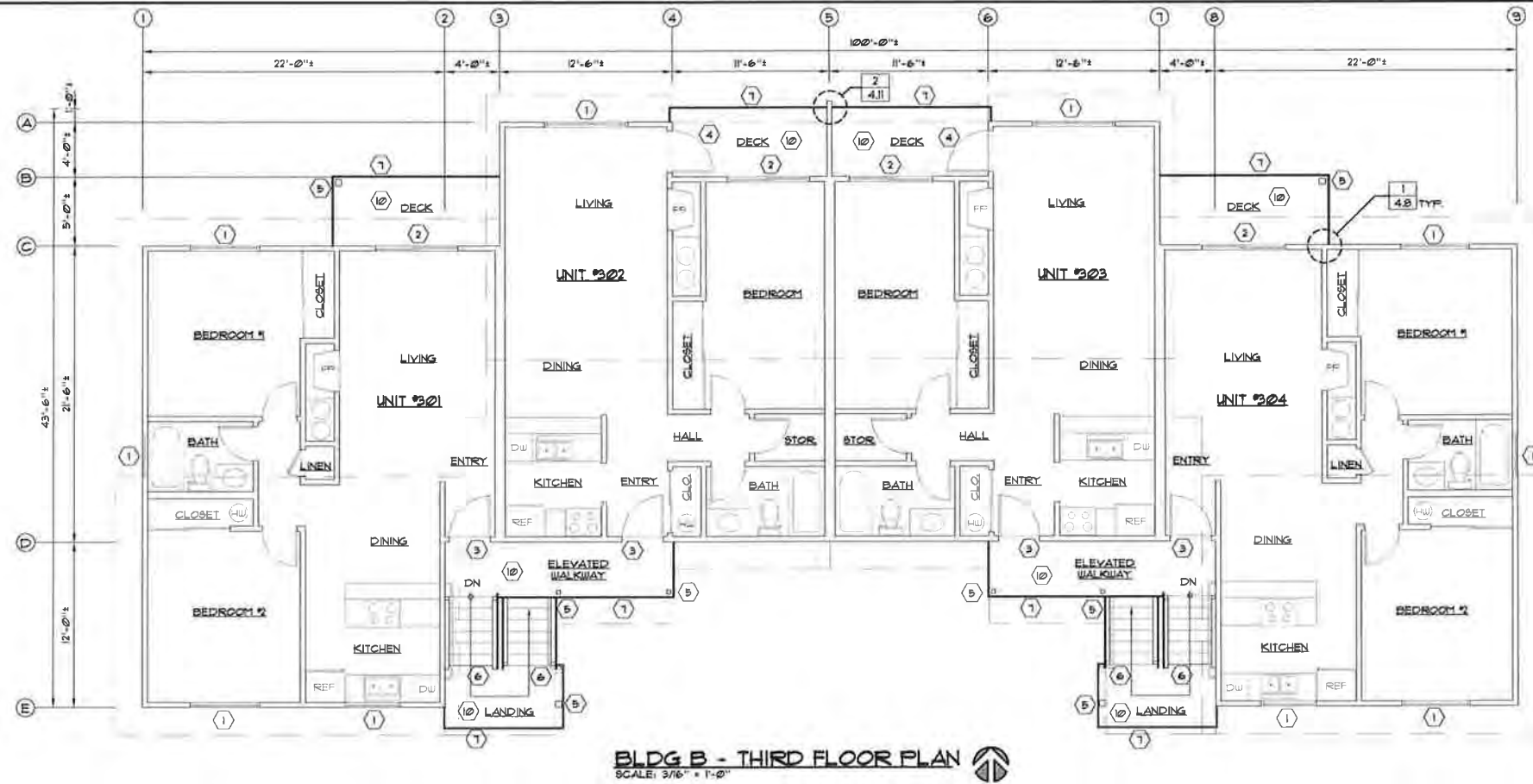
Date: \_\_\_\_\_  
 Review: PERMIT SET  
 No: \_\_\_\_\_  
 Design: N. FRITZ  
 Drawn: V.H.N.  
 Checked: J.F.P.  
 Date: 25 SEP 2018  
 Approved: \_\_\_\_\_  
**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98153-9009 (T) 206.261-7300 • (F) 206.261-4671



Contents  
**BUILDING A:  
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 Project:  
**EMERSON APARTMENTS  
 EXTERIOR ENVELOPE  
 DESIGN  
 BUILDINGS A, B, E AND Z**  
 11800 NE 124TH LN.  
 KIRKLAND, WA

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Sheet  
**2.1A**  
 Job No 18042.00



**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS, SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS:
 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS:
 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS:
 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS:
 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF. DETAILS:
 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS:
 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF.
 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOW. REF WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS:
 

1	1	2	3	4	5	6	7	8
4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS:
 

1	2	5	6
4.1	4.1	4.1	4.1
- 3. REMOVE AND REPLACE EXIST UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS:
 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- 4. REMOVE AND REPLACE EXIST PATIO SWING DOOR. INSTALL NEW DOOR. REF. PATIO DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION.  
REF. DETAILS:
 

3	5	6	7
4.6	4.6	4.6	4.6
- 5. INSTALL NEW FLASHINGS, URB AND TRIM AT EXIST COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW FT. WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE POST CONNECTION.  
REF. DETAILS:
 

6	7	1	2	AT ROOF
4.9	4.9	4.9	4.9	
- 6. EXIST STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION.  
REF. DETAILS:
 

1	2	3
1.2	1.2	4.9
- 7. REMOVE EXIST GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS:
 

1	5
1.2	4.9
- 8. EXIST GUTTERS TO REMAIN, TYP.
- 9. EXIST ROOFING TO REMAIN, TYP.
- 10. EXIST DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER, CLEAN, PREP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS:
 

1	5	3	4	5	6
4.8	4.8	4.9	4.9	4.9	4.9
- 11. PROVIDE NEW KICKOUT FLASHING, REF. DETAIL:
 

1	2
4.13	4.13
- 12. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD  
REF. DETAILS:
 

1	2	4	6
4.12	4.12	4.13	4.13

Prepared: N. FRITZ  
 Drawn: V.H.N.  
 Checked: J.F.P.  
 Date: 25 SEP 17, 2018  
 Approved:

**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 370  
 Seattle, Washington 98133-3000 (T) 206.291-2000 (F) 206.291-1611



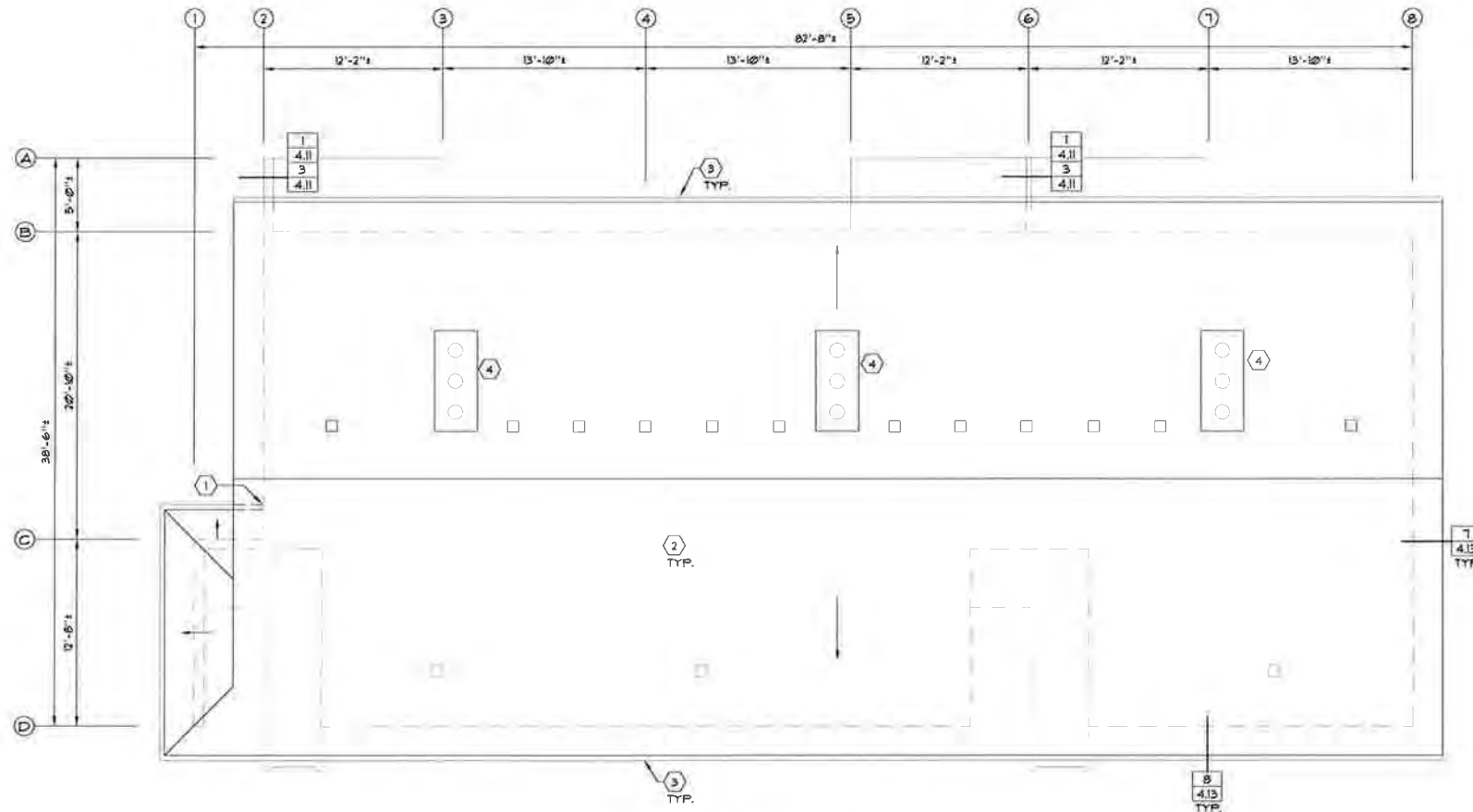
**Contents**  
 BUILDING B:  
 THIRD FLOOR PLAN  
 ROOF PLAN

**Project**  
 EMERSON APARTMENTS  
 EXTERIOR ENVELOPE  
 DESIGN  
 BUILDINGS A, B, E AND Z  
 11200 NE 24TH LN.  
 KIRKLAND, WA

**2.1B**

Sheet  
 Job No. 18042.00

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**BLDG E - ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOW SIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G&B) FOR DAMAGE. REMOVE AND REPLACE FULL G&B PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. DETAIL 

12
4.0

**REPAIR NOTES:**

- 1. INSTALL NEW KICKOUT FLASHING. REF. DETAIL 

1	2
4.13	4.13
- 2. EXIST. ROOFING TO REMAIN, TYP.
- 3. EXIST. GUTTERS TO REMAIN, TYP. PREP AND PAINT TO MATCH NEW COLOR SCHEME, TYP.
- 4. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD. REF. DETAILS 

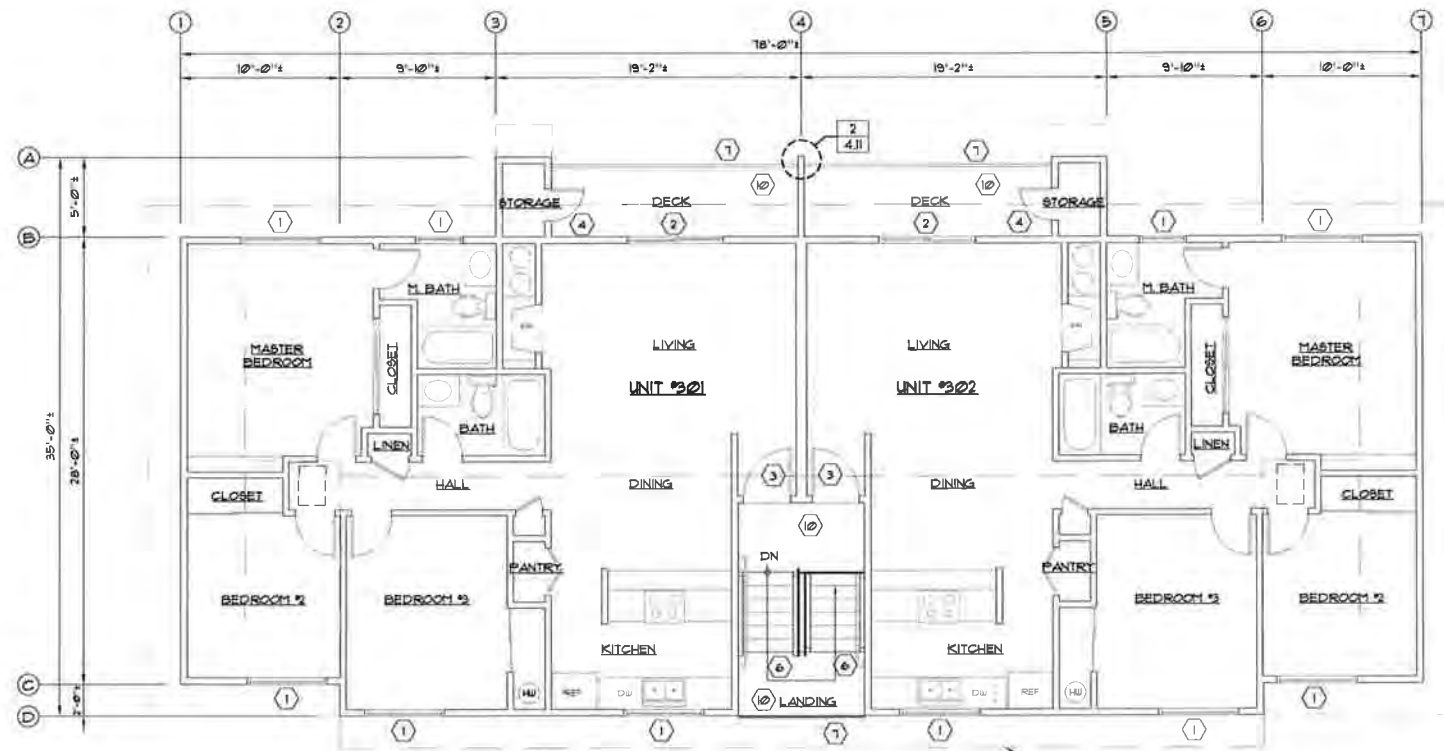
1	2	4	6
4.12	4.12	4.13	4.13

Designer N. FRITZ Drafter V. H.N. Checker J.F.P. Date 25 SEPT. 2018 Approved	Permit Set	<p>2150 North 107th Street, Suite 320 Seattle, Washington 98133-4000 (206) 261-7500 • (800) 831-7000 (7) 2067 261-4611</p>
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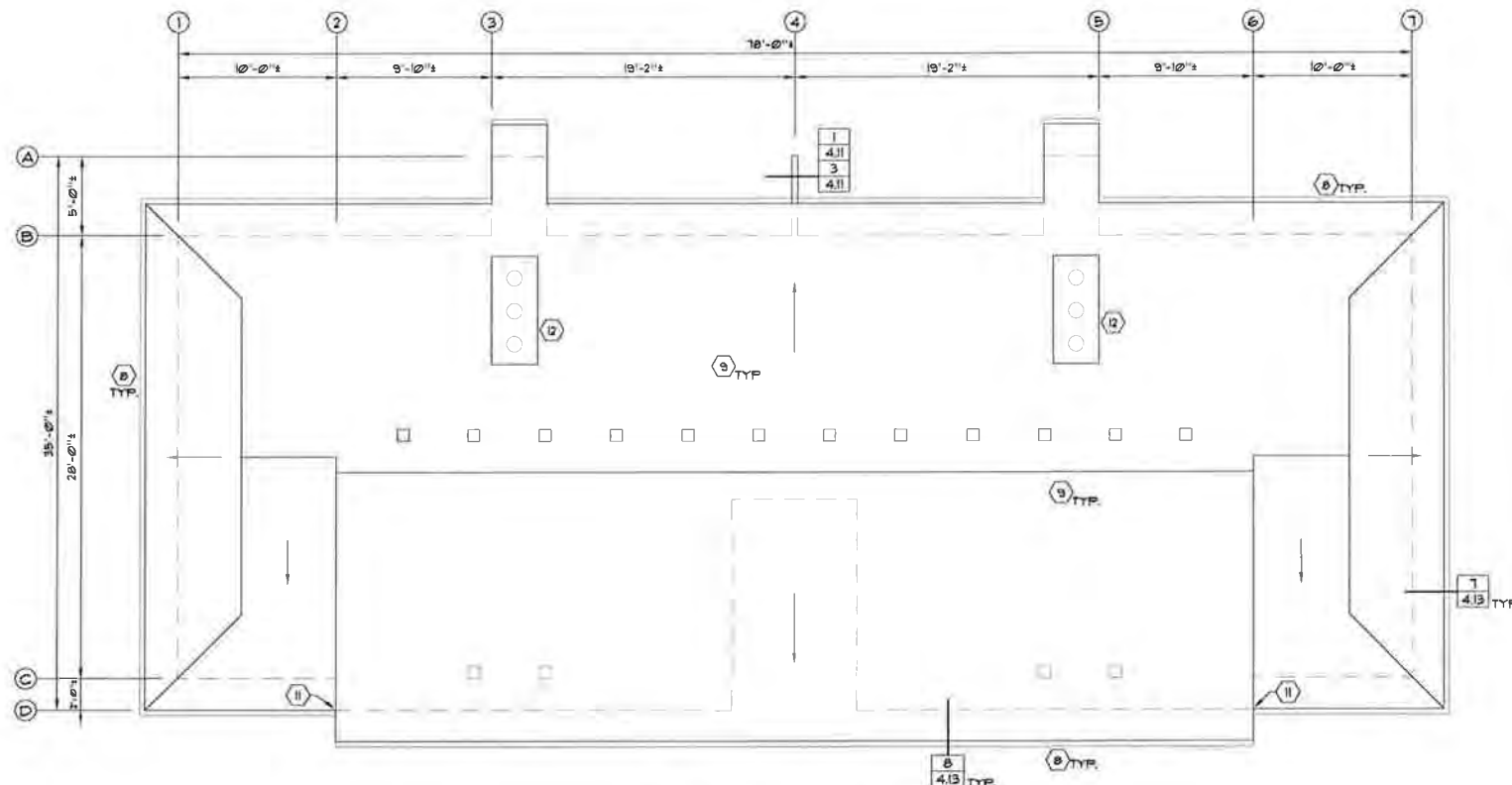
Project <b>EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z</b> 11826 NE 124TH LN. KIRKLAND, WA	Contents <b>BUILDING E: ROOF PLAN</b>
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**2.1E**  
 Sheet  
 Job No. 1804280



**BLDG Z - THIRD FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**BLDG Z - ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**GENERAL REPAIR NOTES:**

- A REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS
- B REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS:
 

1	3	4	6
4.0	4.0	4.0	4.0
- D FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS:
 

5	6	7	8
4.0	4.0	4.0	4.0
- E FOR VENT HOOD INSTALLATION REF. DETAILS:
 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS:
 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF. DETAILS:
 

10	1
4.0	4.1
- H FOR TYPICAL BASE OF WALL DETAILS REF DETAILS:
 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 4.0

**REPAIR NOTES:**

- 1 REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5
- 2 REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	5	6
4.1	4.1	4.1	4.1
- 3 REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

3	4	5	6	7
4.6	4.6	4.6	4.6	4.6
- 4 REMOVE AND REPLACE EXIST. PATIO SWING DOOR. INSTALL NEW DOOR. REF. PATIO DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

3	5	6	7
4.6	4.6	4.6	4.6
- 5 NOT USED
- 6 EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS:
 

1	2	9
1.2	1.2	4.9
- 7 REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAILS:
 

1	5
1.2	4.9
- 8 EXIST. GUTTERS TO REMAIN, TYP.
- 9 EXIST. ROOFING TO REMAIN, TYP.
- 10 EXIST. DECK OR WALKWAY MEMBRANE TO REMAIN. INFILL LOW SPOTS WITH MEMBRANE FILLER, CLEAN, PREP AND INSTALL NEW METAL FLASHINGS AND DECK WATERPROOF MEMBRANE. REF. MATERIAL SPECIFICATIONS AND DETAILS:
 

1	5	3	4	5	6
4.8	4.8	4.9	4.9	4.9	4.9
- 11 PROVIDE NEW KICKOUT FLASHING. REF. DETAIL:
 

1
4.13
- 12 INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD. REF. DETAILS:
 

1	2	4	6
4.12	4.12	4.13	4.13

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Date: \_\_\_\_\_

Revision: PERMIT SET

---

Designed: N. FRITZ  
Drawn: VJH  
Checked: JFP  
Date: 25 SEPT. 2016  
Approved: \_\_\_\_\_

**PACIFIC**  
ENGINEERING TECHNOLOGIES, INC.  
2150 North 107th Street, Suite 300  
Seattle, Washington 98155-9009 (T) 206.291-2900 • (800) 681-7000  
(F) 206.728-2811

LEED GREEN RATED PROJECT  
ARCHITECT  
NATHAN LEE FRITZ ARCHITECT  
NATHAN LEE FRITZ  
DATE: 9-25-16

Contents  
**BUILDING Z:  
THIRD FLOOR PLAN,  
ROOF PLAN**

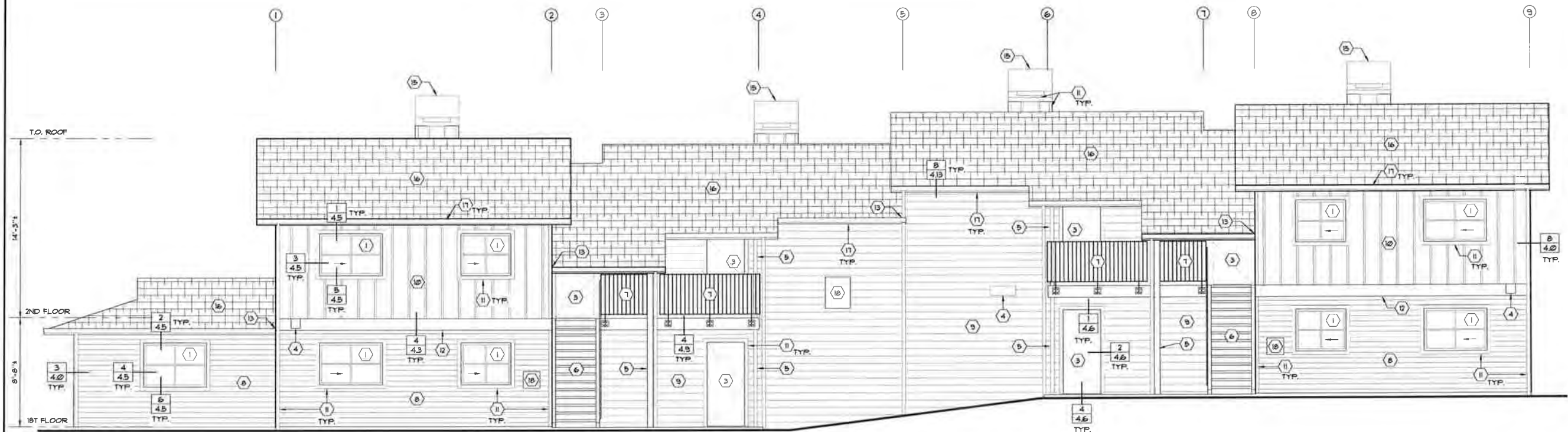
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Project  
**EMERSON APARTMENTS  
EXTERIOR ENVELOPE  
DESIGN  
BUILDINGS A, B, E AND Z**  
11800 NE 124TH LN.  
KIRKLAND, WA

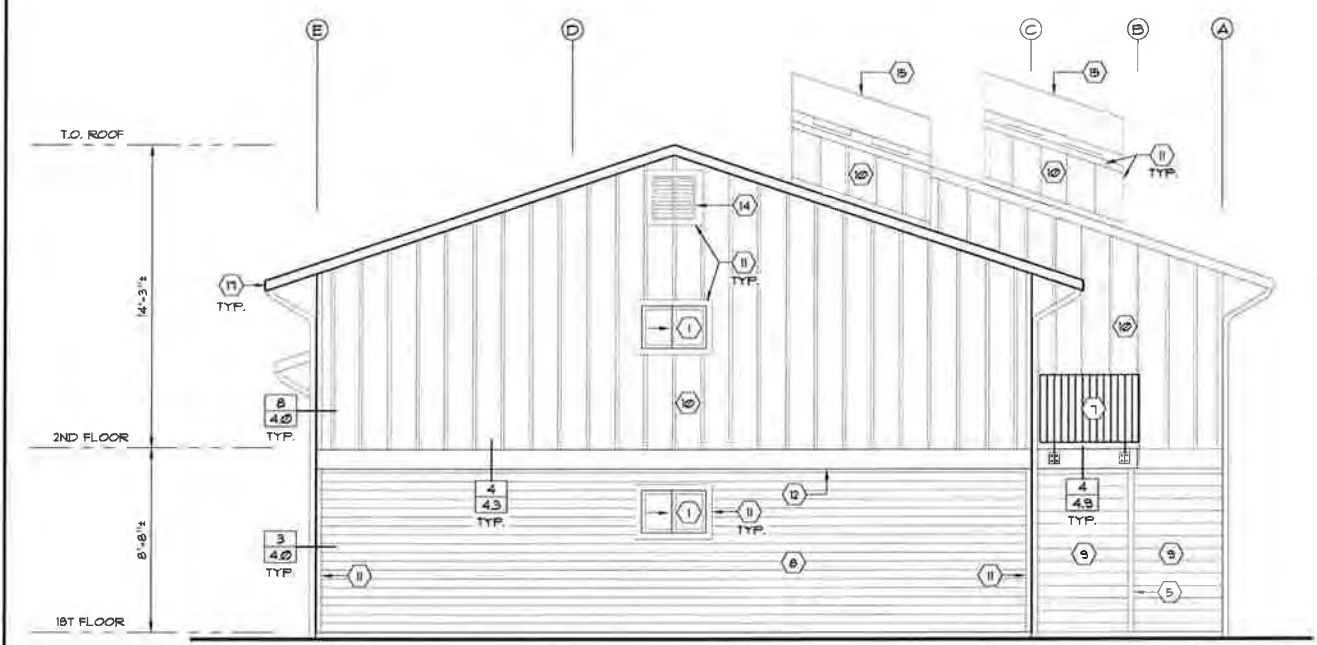
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Sheet  
**2.1Z**

Job No 18042.00



**BLDG. A - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. A - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS BLINDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF DETAILS 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF DETAILS 

10	1
4.0	4.1

1	2	3	4
4.2	4.2	4.2	4.2
- H. FOR TYPICAL BASE OF WALL DETAILS REF DETAILS 

12
4.0
- J. FOR DOWNSPOUT CONNECTION REF 

12
4.0
- K. PAINT ALL TRIM, SIDING, DOORS, VENT HOODS, FASCIA, ETC. THERE WILL BE THREE PAINT COLORS PER BUILDING. COLORS TO BE DETERMINED.

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF DETAILS 

1	1	2	3	4	5	6
4.4	4.5	4.5	4.5	4.5	4.5	4.5
- 2. NOT USED
- 3. REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF DETAILS 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- 4. APPROXIMATE LOCATION OF VENT HOOD. REF DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- 5. INSTALL NEW FLASHINGS, WRB AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW PT. WOOD MEMBER TO MATCH EXIST. SIZE, RE-USE BASE POST CONNECTION. REF DETAILS 

6	7
4.9	4.9

1	2
4.9	4.9

 AT ROOF
- 6. EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF DETAILS 

1	2	9
1.2	1.2	4.9
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL 

1	9
1.2	4.9
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4x2 BATTENS AT 16" O.C.
- 11. 5/4x4 HARDIETRIM SMOOTH
- 12. 5/4x2 HARDIETRIM SMOOTH BELLY BAND, REF. DETAIL 

4
4.3
- 13. INSTALL NEW KICKOUT FLASHING, REF. DETAIL 

1	2
4.13	4.13
- 14. NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS 

1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18. INSTALL NEW BUILDING AND UNIT NO SIGNS TO BE PROVIDED BY OWNER.

Project: PERMIT SET  
 Drawn: VJH  
 Checked: JJP  
 Date: 25 SEPT. 2018  
 Scale: 1/4" = 1'-0"

**PACIFIC ENGINEERING TECHNOLOGIES, INC.**  
 2100 North 107th Street, Suite 300  
 Seattle, Washington 98133-3000  
 (206) 281-7500 • (800) 681-7300  
 (206) 281-8011



Contents: BUILDING A: WEST AND SOUTH ELEVATIONS

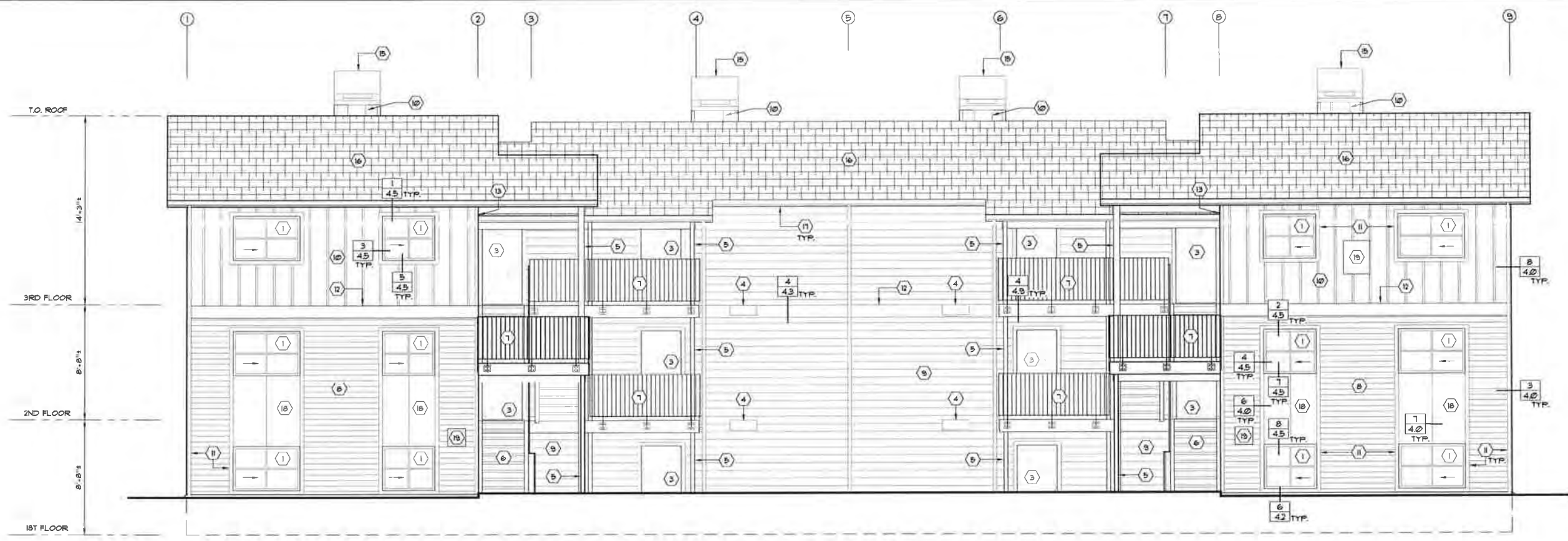
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z

10200 N.E. 124TH LN. KIRKLAND, WA

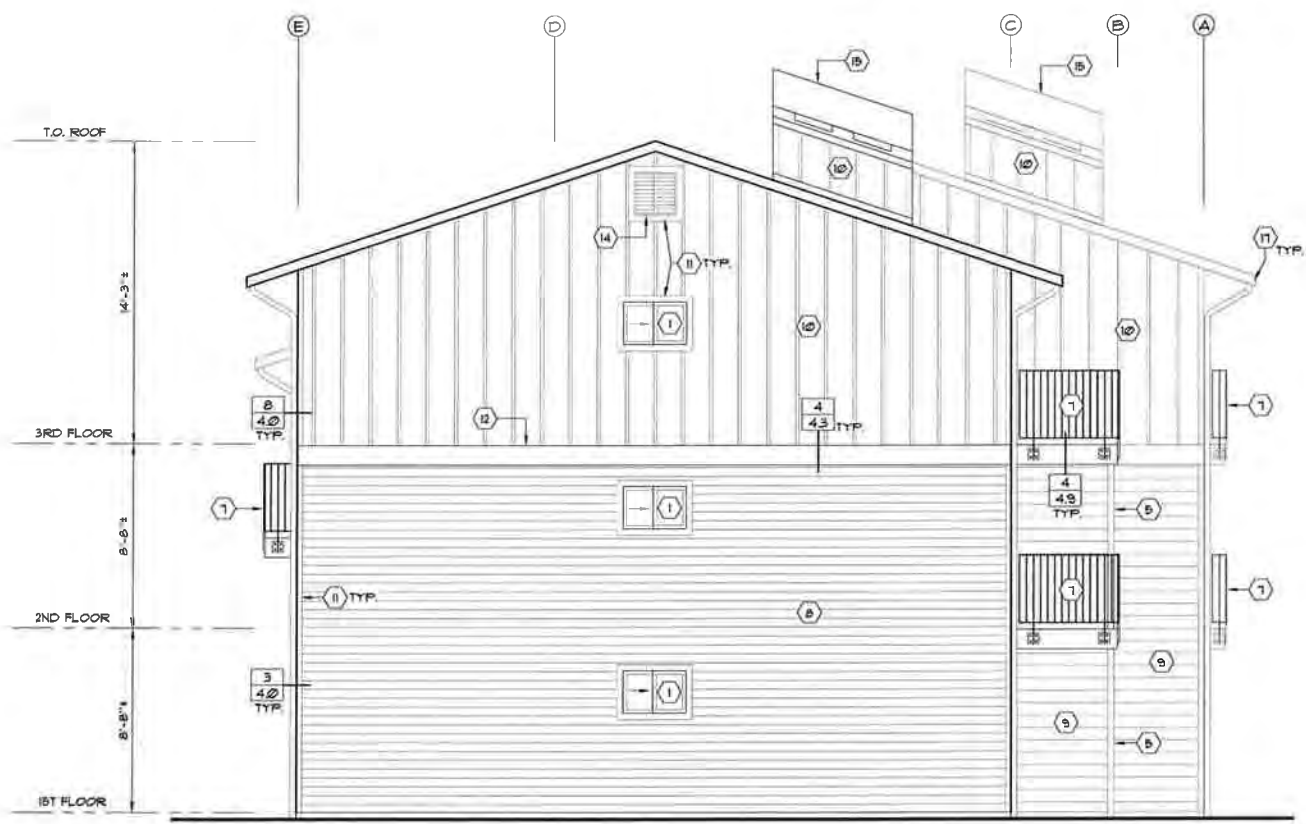
Sheet: 3.0A

Job No: 1804200

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**BLDG. B - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. B - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF DETAILS 

1	3	4	6	5
4.0	4.0	4.0	4.0	4.2
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. NOT USED
- 3. REMOVE AND REPLACE EXIST. UNIT ENTRY SLIDING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	3	4	5
4.6	4.6	4.6	4.6	4.6
- 4. APPROXIMATE LOCATION OF VENT HOOD. REF. DETAILS: 

4.1	4.3	4.3	4.3
-----	-----	-----	-----
- 5. INSTALL NEW FLASHINGS, WRB AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE POST CONNECTION. REF. DETAILS: 

6	7	1	2
4.9	4.9	4.9	4.9

 AT ROOF
- 6. EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	9
1.2	1.2	4.9
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL: 

1	5
1.2	4.9
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4X2 BATTENS AT 16" OC.
- 11. 5/4X4 HARDIETRIM SMOOTH
- 12. 5/4X2 HARDIETRIM SMOOTH BELLY BAND. REF. DETAIL: 

4
4.3
- 13. INSTALL NEW KICKOUT FLASHING. REF. DETAIL: 

1	2
4.13	4.13
- 14. NEW LOUVERED VENT WITH INSECT SCREEN. REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD. REF. DETAILS: 

1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18. HARDIEPANEL SMOOTH. REF. DETAILS: 

6	7
4.0	4.0
- 19. PROVIDE AND INSTALL NEW BUILDING AND UNIT NO. SIGNS

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Developed: N. FRITZ  
 Drawn: VJUN  
 Checked: JJP.  
 Date: 25 SEPT. 2018

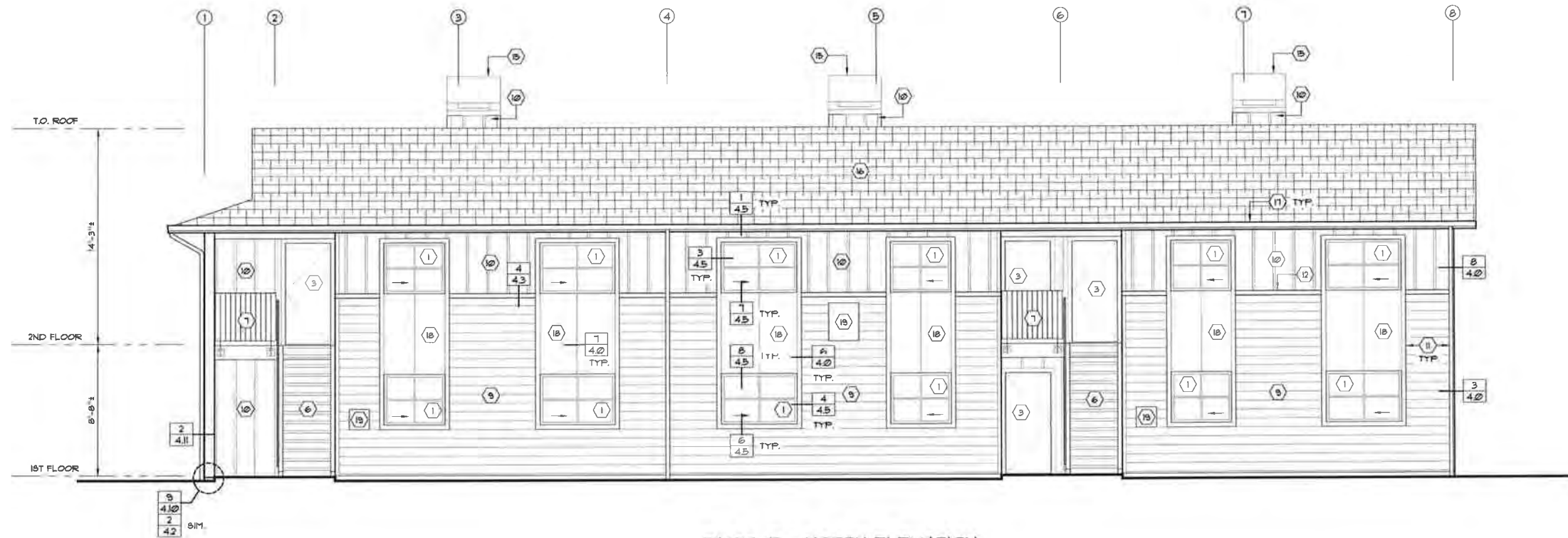
**PACIFIC ENGINEERING TECHNOLOGIES, INC.**  
 210 North 10th Street, Suite 320  
 South, Washington 98133-3000  
 (206) 241-2900 • (800) 681-7300  
 (206) 241-0311



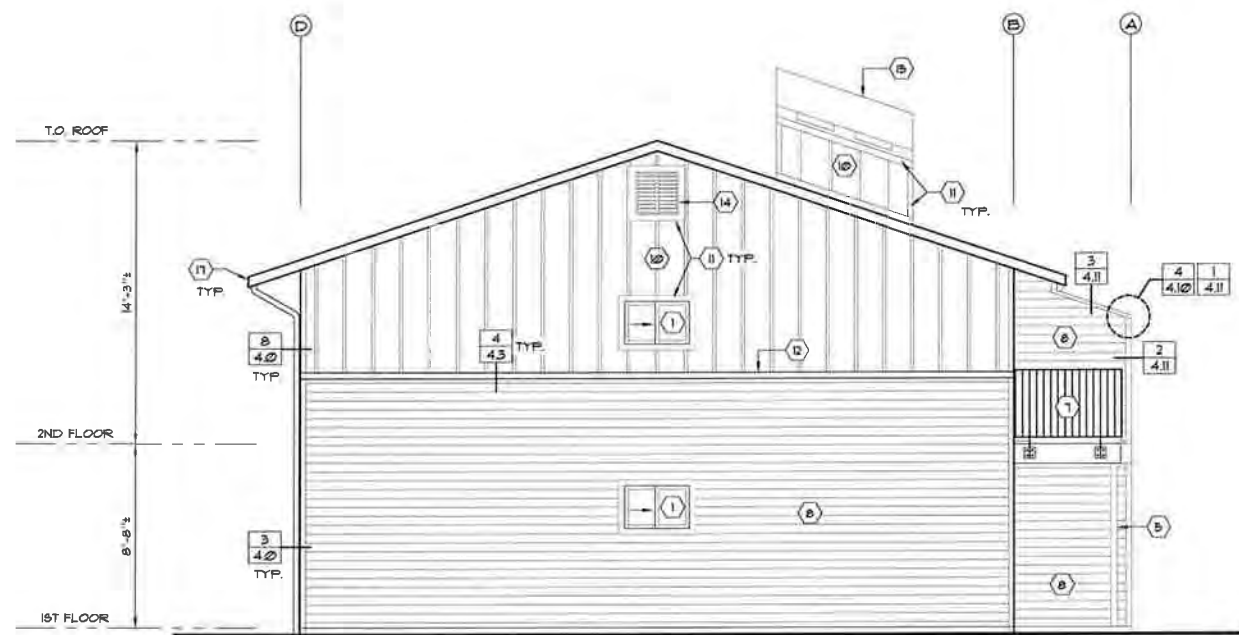
Project: **EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**  
 11000 NE 24TH LN. KIRKLAND, WA

Contents: **BUILDING B; SOUTH AND EAST ELEVATIONS**

Sheet: **3.0B**  
 Job No: 18043.00



**BLDG. E - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. E - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOW SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1 REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2 NOT USED
- 3 REMOVE AND REPLACE EXIST. UNIT ENTRY SWING DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

3	4	5	6	7
4.6	4.6	4.6	4.6	4.6
- 4 NOT USED
- 5 INSTALL NEW FLASHINGS, URS AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE FOOT CONNECTION. REF. DETAILS: 

6	7
4.9	4.9

 AT ROOF
- 6 EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	3
12	12	4.9
- 7 REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL: 

1	5
12	4.9
- 8 HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9 HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10 HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4x2 BATTENS AT 16" O.C.
- 11 5/4x4 HARDIETRIM SMOOTH
- 12 5/4x4 HARDIETRIM BELLY BAND, REF. DETAIL: 

4
4.3
- 13 NOT USED
- 14 NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15 INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS: 

1	2
4.12	4.12
- 16 EXIST. ROOFING TO REMAIN
- 17 EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18 HARDIEPANEL SMOOTH, REF. DETAILS: 

6	7
4.0	4.0
- 19 PROVIDE AND INSTALL NEW BUILDING AND UNIT NO. SIGNS.

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z

1800 NE 84TH LN. KIRKLAND, WA

3.00

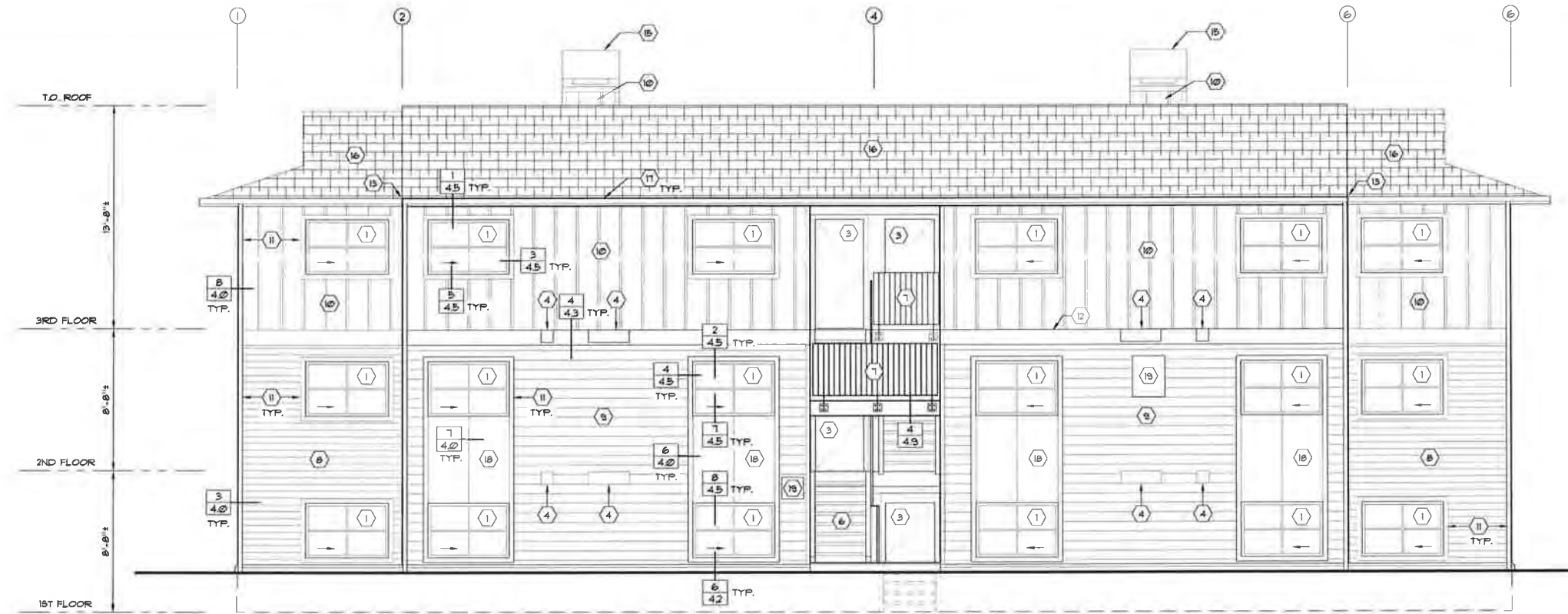
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Approved: N. FRITZ  
Drawn: V. HUN  
Checked: J.F.P.  
Date: 28 SEPT. 2018

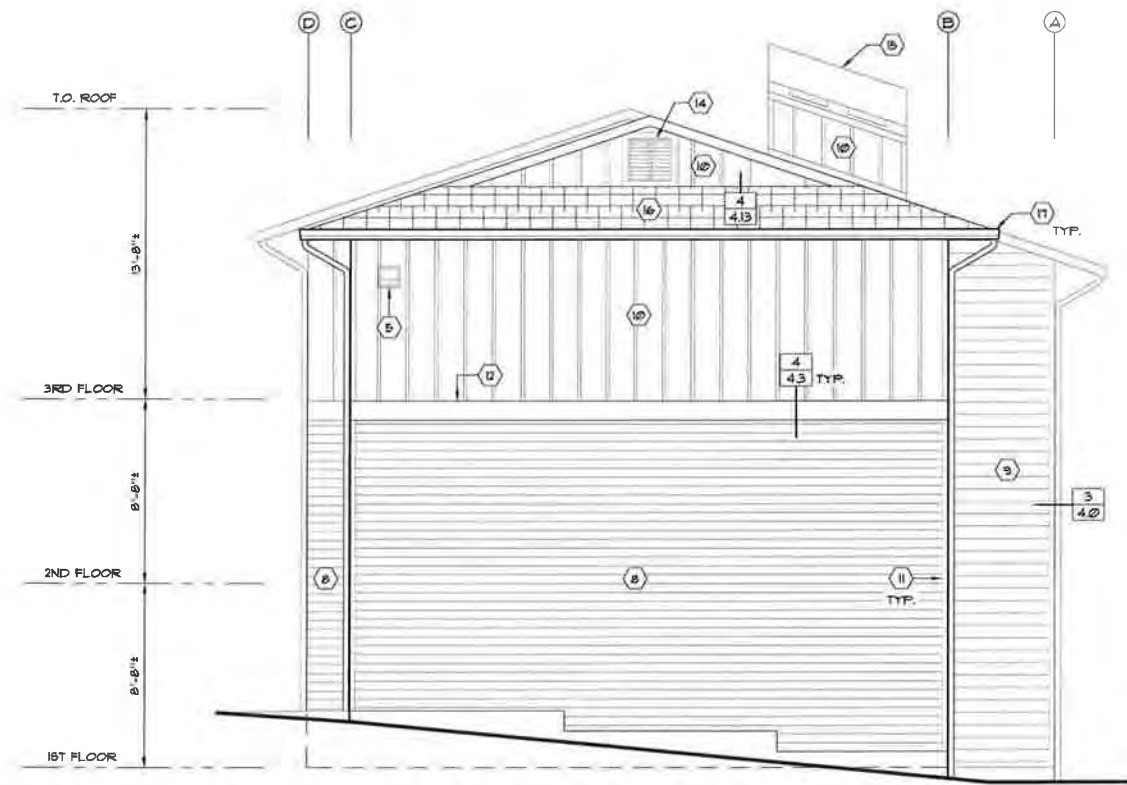
PERMIT SET

PACIFIC ENGINEERING TECHNOLOGIES, INC.  
2150 North 107th Street, Suite 320  
Spokane, Washington 99213-9009  
(509) 781-7500 • (800) 831-7700  
(509) 281-4571

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**BLDG. Z - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. Z - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6	5
4.0	4.0	4.0	4.0	4.2
- D FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1 REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2 NOT USED
- 3 REMOVE AND REPLACE EXIST. UNIT ENTRY BUNG DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

3	4	5	6	7
4.6	4.6	4.6	4.6	4.6
- 4 APPROXIMATE LOCATION OF VENT HOOD. REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- 5 EXIST. LIGHT TO REMAIN. REF. DETAILS: 

9	3
4.0	4.1
- 6 EXIST. STAIR FRAMING AND CONCRETE TREADS TO REMAIN. REMOVE EXIST. WOOD FRAMED GUARDRAILS AND HANDRAILS AND INSTALL NEW METAL GUARDRAILS AND HANDRAILS (ONE SIDE OF STAIR). REF. GUARDRAIL AND HANDRAIL SPECIFICATIONS ON SHEET 12 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	9
1.2	1.2	4.9
- 7 REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL: 

1	5
1.2	4.9
- 8 HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9 HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10 HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4X2 BATTENS AT 16" O.C.
- 11 5/4X4 HARDIETRIM SMOOTH
- 12 5/4X2 HARDIETRIM SMOOTH BELLY BAND. REF. DETAIL: 

4
4.3
- 13 INSTALL NEW KICKOUT FLASHING. REF. DETAIL: 

1	2
4.13	4.13
- 14 NEW LOUVERED VENT WITH INSECT SCREEN. REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15 INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD. REF. DETAILS: 

1	2
4.12	4.12
- 16 EXIST. ROOFING TO REMAIN
- 17 EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18 HARDIEPANEL SMOOTH. REF. DETAILS: 

6	7
4.0	4.0
- 19 PROVIDE AND INSTALL NEW BUILDING AND UNIT NO. SIGNS.

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Design of: N. FRITZ  
 Drawn: V.H.N.  
 Checked: J.F.P.  
 Date: 25 SEPT. 2018  
 Project: PERMIT SET

**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98153-0000  
 (206) 291-7900 • (800) 681-0000  
 (7) (206) 291-1651



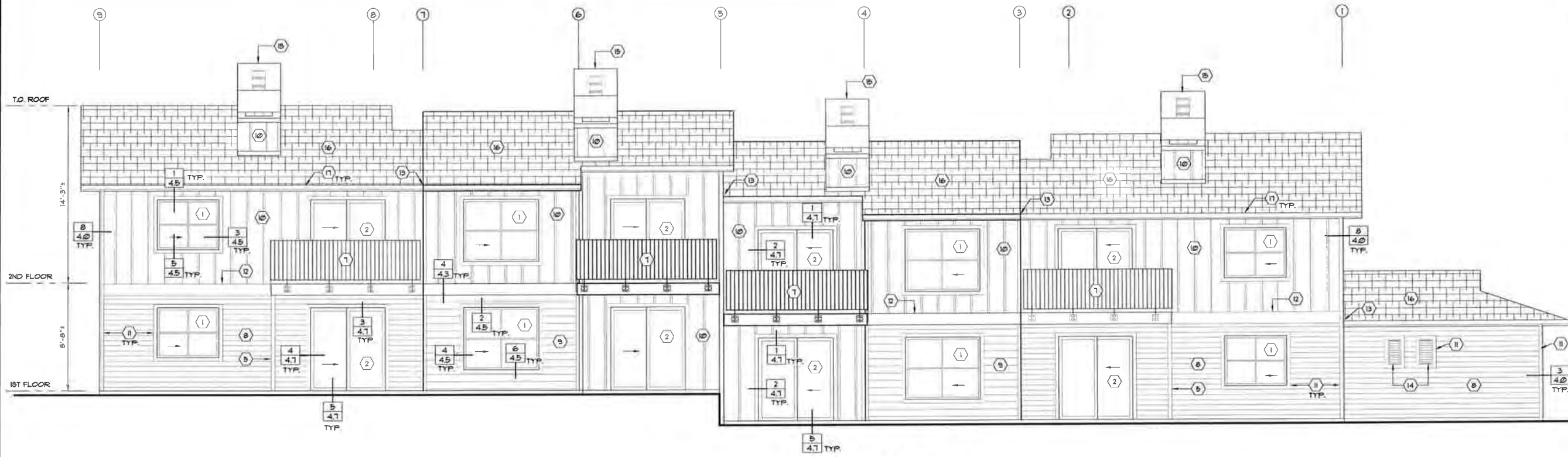
Contents  
**BUILDING Z:  
 WEST AND SOUTH  
 ELEVATIONS**

Project:  
**EMERSON APARTMENTS  
 EXTERIOR ENVELOPE  
 DESIGN  
 BUILDINGS A, B, E AND Z**

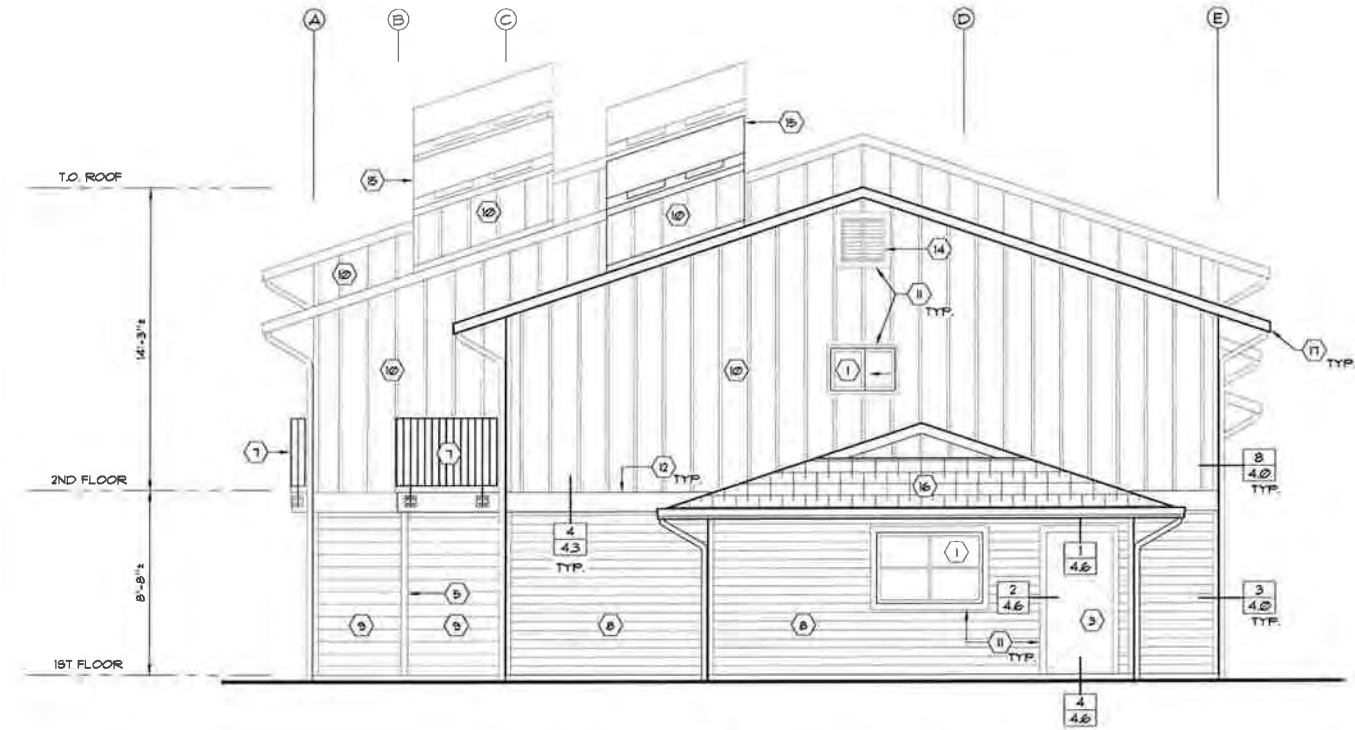
11020 NE 124TH LN.  
 KIRKLAND, WA

Sheet  
**3.0Z**  
 Job No. 18042.00





**BLDG. A - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. A - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G9B) FOR DAMAGE. REMOVE AND REPLACE FULL G9B PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF DETAILS 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF DETAILS 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS 

3	9
4.1	4.0
- G. FOR PIPE PENETRATIONS REF DETAILS 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	1	2	3	4	5	6
4.4	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	3	4	5	6
4.1	4.1	4.1	4.1	4.1	4.1
- 3. REMOVE AND REPLACE EXIST. BUNG DOOR. INSTALL NEW DOOR. REF. ENTRY DOOR SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	4	5
4.6	4.6	4.6	4.6
- 4. NOT USED
- 5. INSTALL NEW FLASHINGS, WRAP AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE. RE-USE BASE POST CONNECTION. REF. DETAILS: 

6	7
4.9	4.9

 AT ROOF
- 6. NOT USED
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL: 

1	5
12	4.9
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4x2 BATTENS AT 16" O.C.
- 11. 5/4x4 HARDIETRIM SMOOTH 

4
4.3
- 12. 5/4x2 HARDIETRIM SMOOTH BELLY BAND, REF. DETAIL: 

1	2
4.15	4.15
- 13. INSTALL NEW KICKOUT FLASHING, REF. DETAIL: 

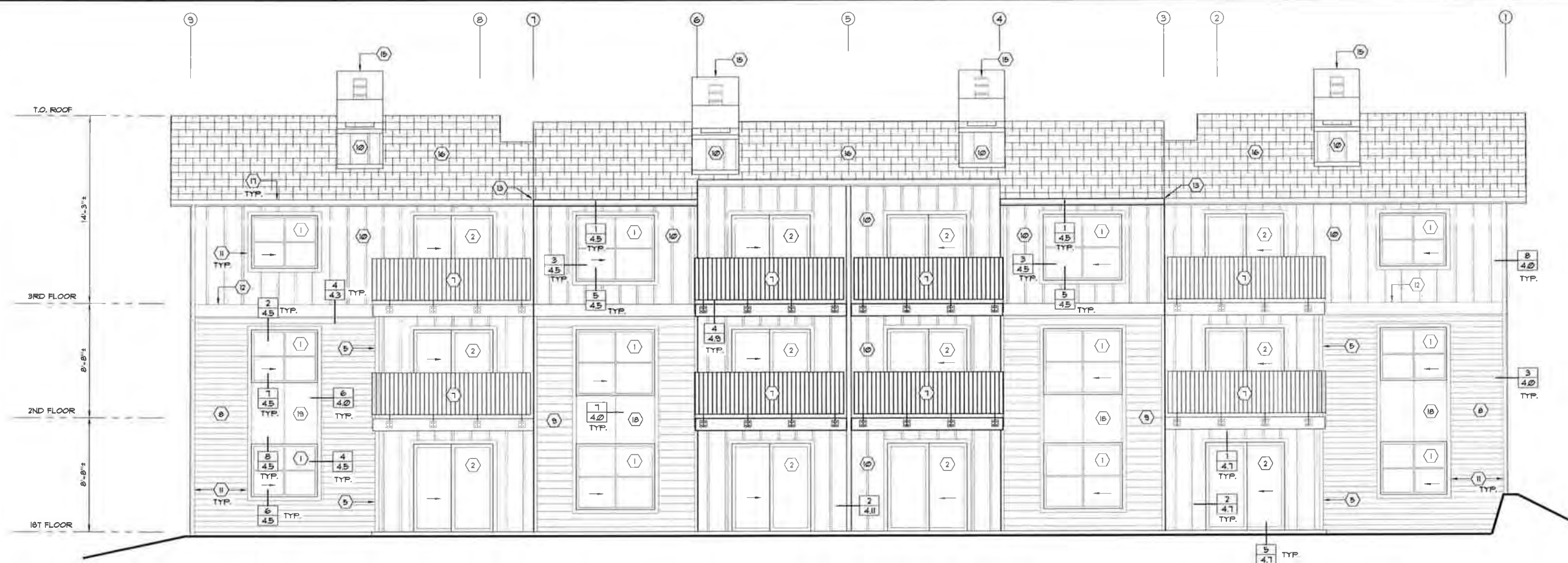
1	2
4.15	4.15
- 14. NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS 

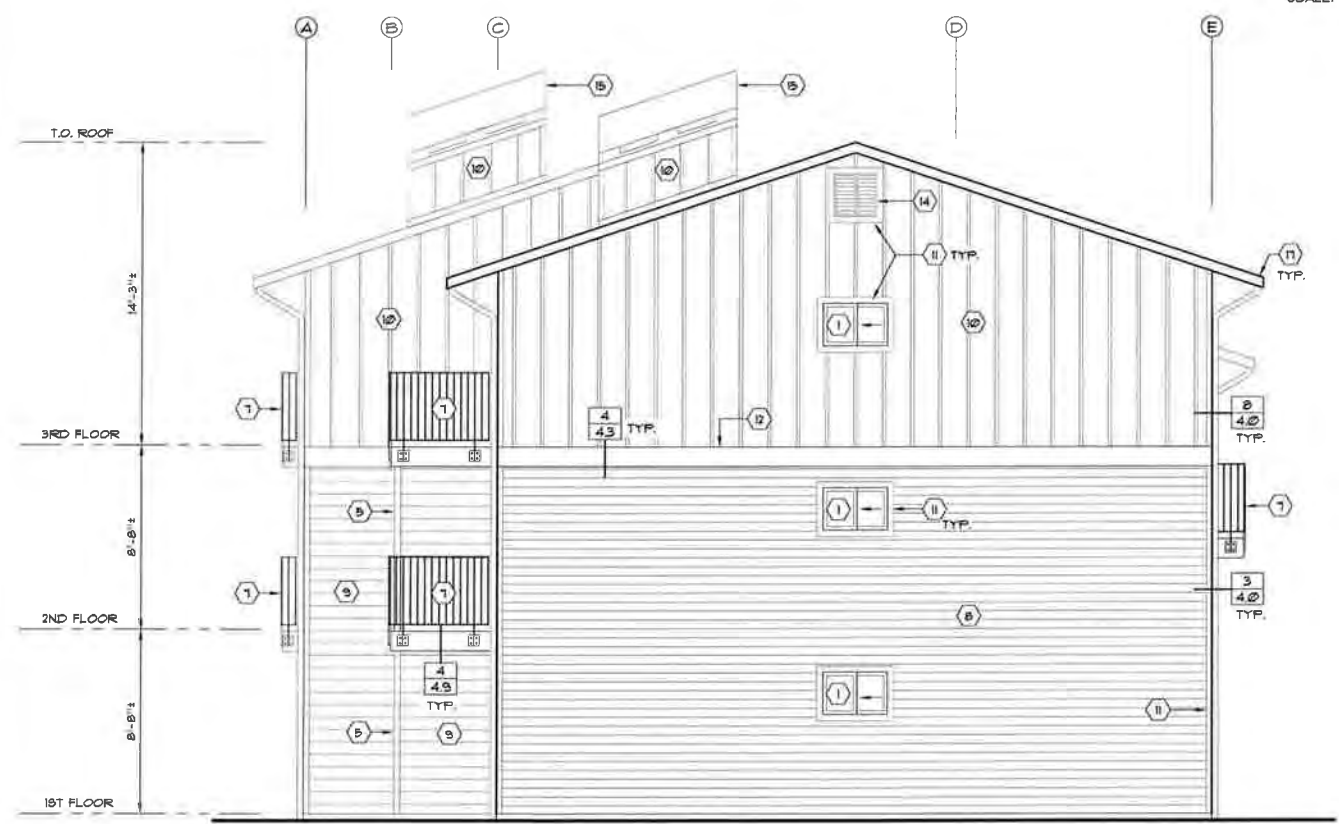
1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 1802 NE 24TH LN. KIRKLAND, WA  
 Sheet: 3.1A  
 Job No: 18042.00  
 Date: 9/25/2018  
 18042.WD a3.1A.dwg  
 Pacific Engineering Technologies, Inc.  
 2100 North 100th Street, Suite 320  
 Seattle, Washington 98133-9009  
 (206) 791-7500 • (800) 451-7300  
 Fax: (206) 791-4511  
 Project Manager: J.F.P.  
 Designer: N. FRITZ  
 Checker: V.J.N.  
 Date: 23 SEPT. 2018

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**BLDG. B - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. B - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (G9B) FOR DAMAGE. REMOVE AND REPLACE FULL G9B PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOW, REF. WINDOW SPECIFICATIONS ON SHEET I3 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET I3 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	5	6
4.1	4.1	4.1	4.1
- 3. NOT USED
- 4. NOT USED
- 5. INSTALL NEW FLASHINGS, URS AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE, RE-USE BASE POST CONNECTION. REF. DETAILS: 

6	7	1	2
4.9	4.9	4.9	4.9

 AT ROOF
- 6. NOT USED
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET I2 AND DETAIL: 

1	5
12	4.9
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4X2 BATTENS AT 16" O.C.
- 11. 5/4X4 HARDIETRIM SMOOTH
- 12. 5/4X2 HARDIETRIM SMOOTH BELLY BAND, REF. DETAIL: 

4
4.3
- 13. INSTALL NEW KICKOUT FLASHING, REF. DETAIL: 

1	2
4.13	4.13
- 14. NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS: 

1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18. HARDIEPANEL SMOOTH, REF. DETAILS: 

6	7
4.0	4.0

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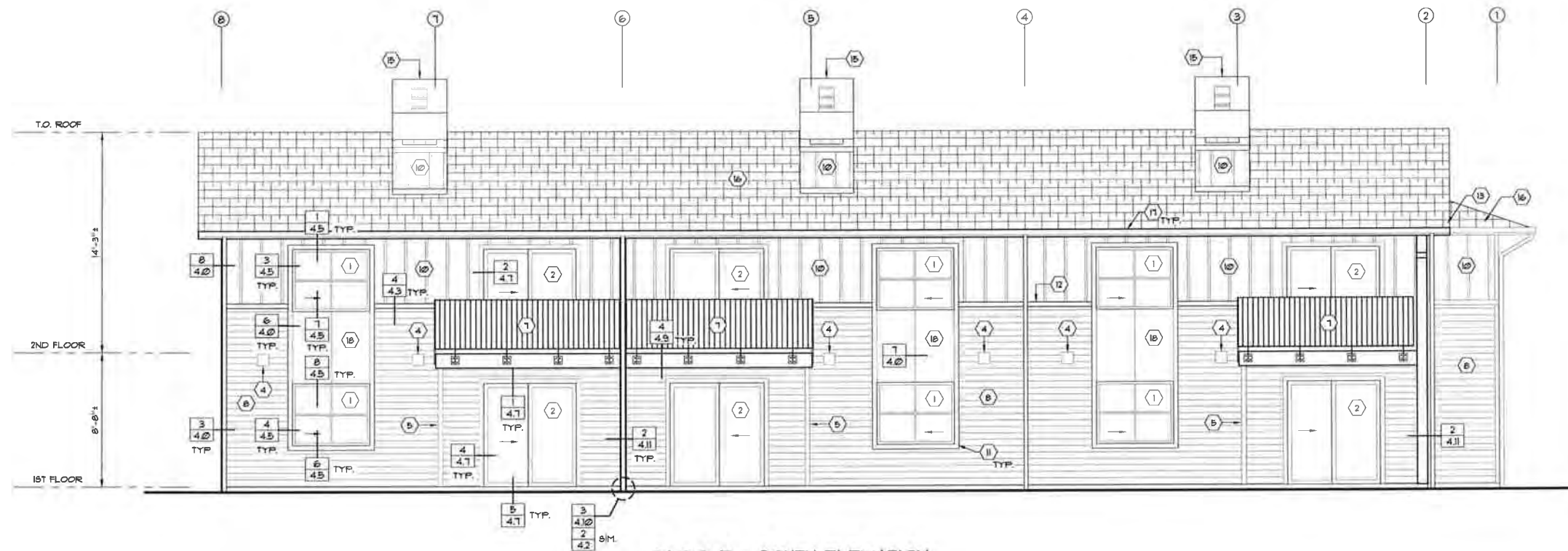
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 Location: 11808 NE BATH LN, KIRKLAND, WA  
 Date: 29 SEPT. 2016  
 Checked: JFP  
 Drawn: VJHN  
 Designer: N. FRITZ  
 Reviewer: PERMIT SET

**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2100 North 107th Street, Suite 300  
 Seattle, Washington 98133-0000  
 (206) 201-2900 • (800) 641-7300  
 (206) 201-4611

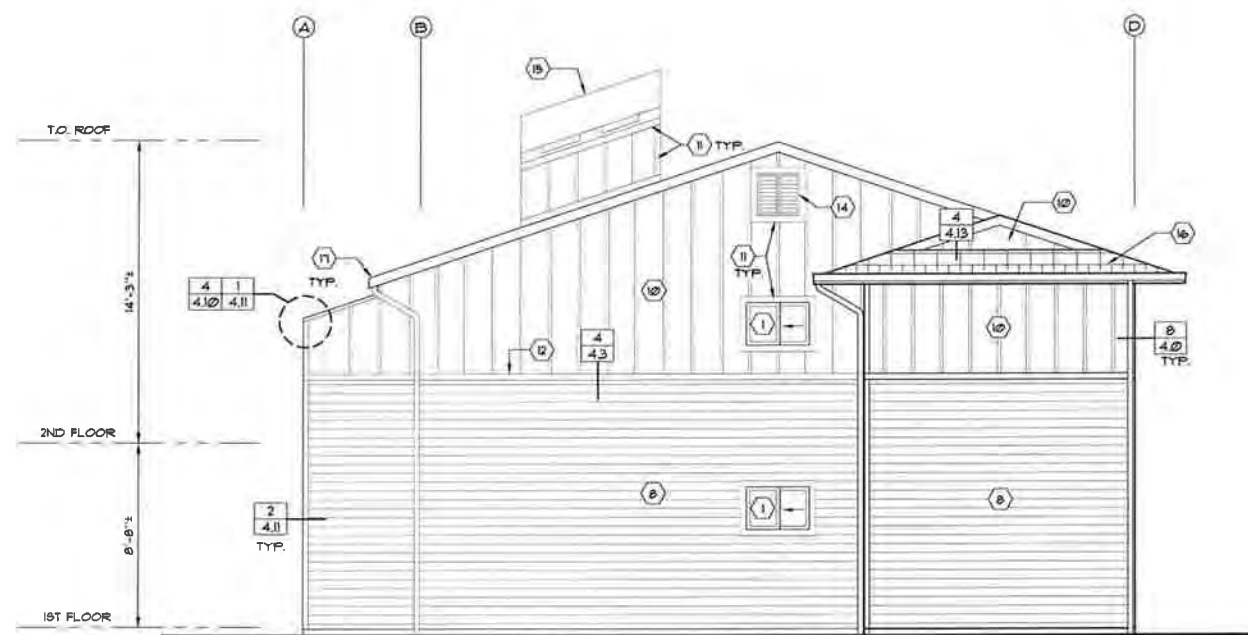


Contents: BUILDING B: NORTH AND WEST ELEVATIONS  
 Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 Location: 11808 NE BATH LN, KIRKLAND, WA  
 Sheet No: 16042.00

3.10



**BLDG. E - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. E - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE. REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	1	2	3	4	5	6	7	8
4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET 13 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	3	4	5	6
4.7	4.7	4.7	4.7	4.7	4.7
- 3. NOT USED
- 4. APPROXIMATE LOCATION OF VENT HOOD. REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- 5. INSTALL NEW FLASHINGS, URS AND TRIM AT EXIST. COLUMN. INSPECT FOR DECAY. IF DECAYED, REMOVE AND REPLACE WITH A NEW P.T. WOOD MEMBER TO MATCH EXIST. SIZE, RE-USE BASE POST CONNECTION. REF. DETAILS: 

6	7
4.9	4.9

1	2
AT ROOF	AT ROOF
- 6. NOT USED
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET 12 AND DETAIL: 

1	5
12	4.9
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. NOT USED
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4/4x2 BATTENS AT 16" O.C.
- 11. 5/4x4 HARDIETRIM SMOOTH
- 12. 5/4x2 HARDIETRIM SMOOTH BELLY BAND, REF. DETAIL: 

4
4.3
- 13. INSTALL NEW KICKOUT FLASHING, REF. DETAIL: 

1	2
4.13	4.13
- 14. NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS: 

1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME.
- 18. HARDIEPANEL SMOOTH, REF. DETAILS: 

6	7
4.0	4.0

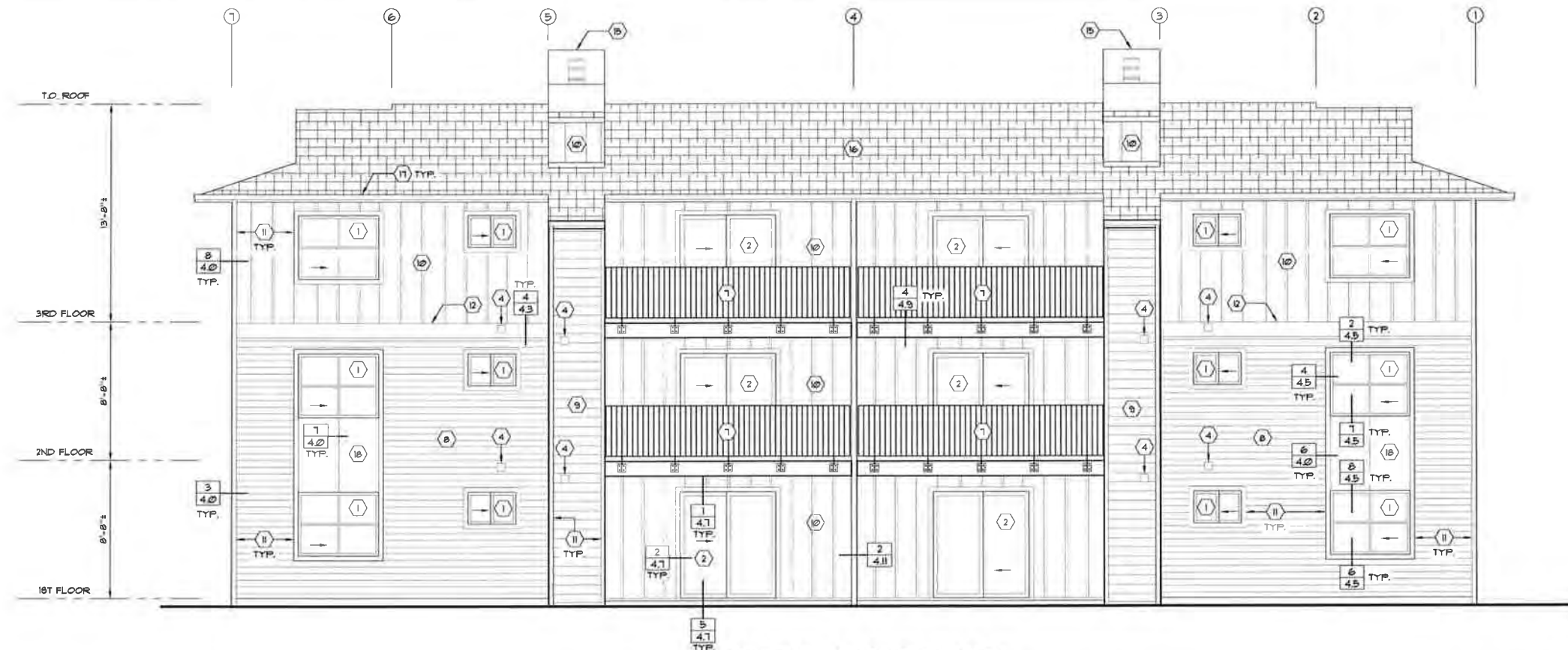
**PACIFIC**  
ENGINEERING TECHNOLOGIES, INC.  
2150 North 107th Street, Suite 320  
Seattle, Washington 98153-9000  
(206) 241-7500 • (800) 801-7300  
(206) 241-4511



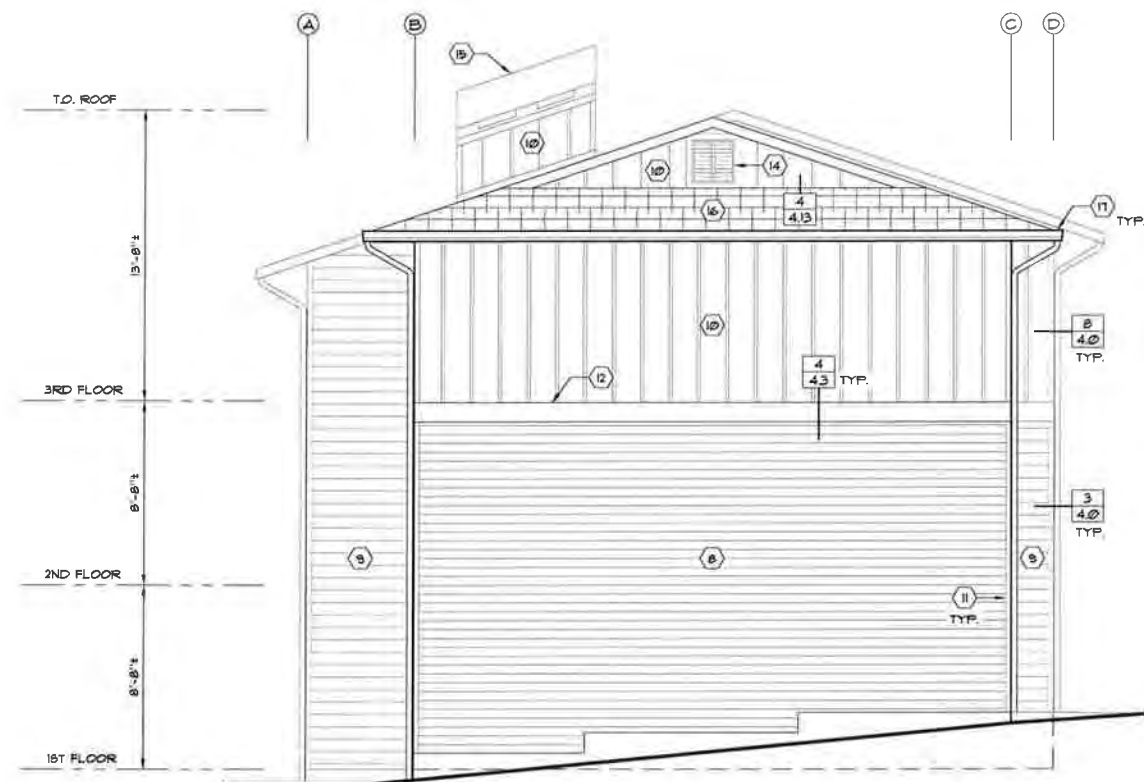
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
KIRKLAND, WA  
1100 NE 124TH LN.

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3.1E  
Sheet  
Job No. 18042.00



**BLDG. Z - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**BLDG. Z - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL REPAIR NOTES:**

- A. REMOVE AND DISCARD ALL EXISTING SIDING, TRIM, FLASHINGS, EXTERIOR DOORS, WINDOWS SLIDING GLASS DOORS, FLASHINGS, DOWNSPOUTS AND CHIMNEY CAPS.
- B. REVIEW AND IDENTIFY EXISTING GYPSUM SHEATHING BOARD (GSB) FOR DAMAGE. REMOVE AND REPLACE FULL GSB PANELS AS REQUIRED. INSPECT THE EXPOSED WALL CAVITIES FOR DAMAGE, REPAIR AS REQUIRED. DOCUMENT AND NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. OF ANY DAMAGE.
- C. FOR TYPICAL LAP SIDING INSTALLATION REF. DETAILS: 

1	3	4	6
4.0	4.0	4.0	4.0
- D. FOR TYPICAL BOARD AND BATTEN INSTALLATION REF. DETAILS: 

5	6	7	8
4.0	4.0	4.0	4.0
- E. FOR VENT HOOD INSTALLATION REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- F. FOR ELECTRICAL OUTLETS AND LIGHTS REF. DETAILS: 

9	3
4.0	4.1
- G. FOR PIPE PENETRATIONS REF. DETAILS: 

10	1
4.0	4.1
- H. FOR TYPICAL BASE OF WALL DETAILS REF. DETAILS: 

1	2	3	4
4.2	4.2	4.2	4.2
- J. FOR DOWNSPOUT CONNECTION REF. 

12
4.0

**REPAIR NOTES:**

- 1. REMOVE AND REPLACE EXIST. WINDOW AND ASSOCIATED FLASHINGS. INSTALL NEW WINDOWS. REF. WINDOW SPECIFICATIONS ON SHEET I3 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

6	1	1	2	3	4	5	6	7	8
4.2	4.4	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
- 2. REMOVE AND REPLACE EXIST. SLIDING GLASS DOORS AND ASSOCIATED FLASHINGS. REF. SPECIFICATIONS ON SHEET I3 FOR ADDITIONAL INFORMATION. REF. DETAILS: 

1	2	5	6
4.1	4.1	4.1	4.1
- 3. NOT USED
- 4. APPROXIMATE LOCATION OF VENT HOOD. REF. DETAILS: 

2	1	2	3
4.1	4.3	4.3	4.3
- 5. NOT USED
- 6. NOT USED
- 7. REMOVE EXIST. GUARDRAIL AND INSTALL NEW GUARDRAIL. REF. MATERIAL SPECIFICATIONS ON SHEET I2 AND DETAILS: 

1	5
1.2	4.3
- 8. HARDIEPLANK SMOOTH LAP SIDING WITH 5" EXPOSURE
- 9. HARDIEPLANK SMOOTH LAP SIDING WITH 1" EXPOSURE
- 10. HARDIEPANEL SMOOTH WITH HARDIETRIM 4x4x2 BATTENS AT 16" O.C.
- 11. 3/4x4 HARDIETRIM SMOOTH
- 12. 3/4x2 HARDIETRIM SMOOTH BELLY BAND, REF. DETAIL: 

4
4.3
- 13. INSTALL NEW KICKOUT FLASHING, REF. DETAIL: 

1	2
4.13	4.13
- 14. NEW LOUVERED VENT WITH INSECT SCREEN, REF. DETAIL: 

3	4	5
4.12	4.12	4.12
- 15. INSTALL NEW CHIMNEY CAP FLASHING AND METAL SHROUD, REF. DETAILS: 

1	2
4.12	4.12
- 16. EXIST. ROOFING TO REMAIN
- 17. EXIST. FASCIA AND GUTTERS TO REMAIN. PREP AND PAINT TO MATCH NEW COLOR SCHEME
- 18. HARDIEPANEL SMOOTH, REF. DETAIL: 

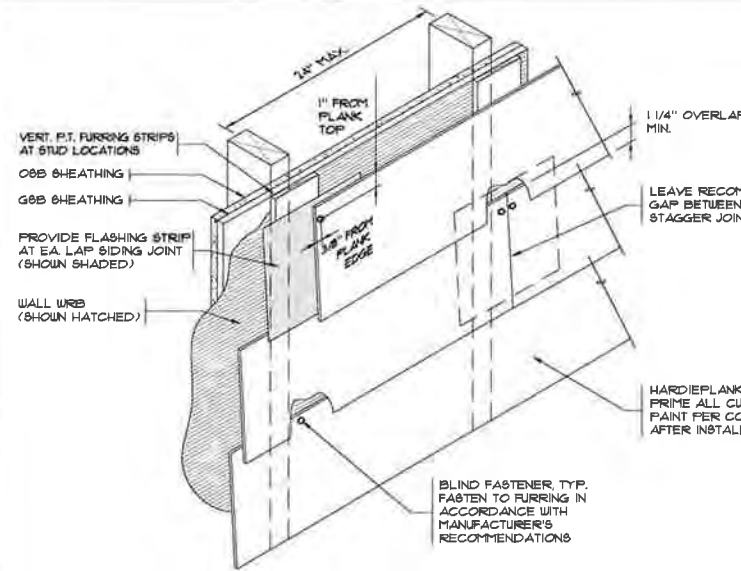
6	7
4.0	4.0

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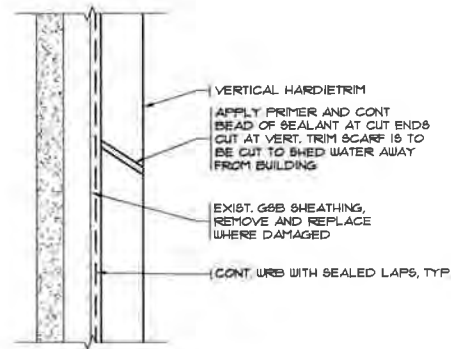
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 11000 NE 14TH LN. KIRKLAND, WA  
 Date: 25 SEPT. 2018  
 Drawn: VJUN  
 Checked: JFP  
 Designated: N. FRITZ  
 For: PERMIT SET  
 Scale: 1/4" = 1'-0"  
 Pacific Engineering Technologies, Inc.  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98153-9009  
 (206) 261-2900 • (800) 887-7300  
 (206) 261-6511



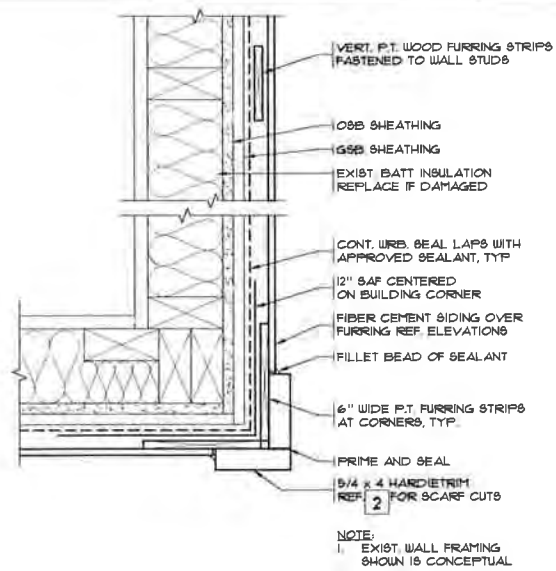
Contents: BUILDING Z: EAST AND NORTH ELEVATIONS  
 Sheet: 3.1Z  
 Job No: 18042.00



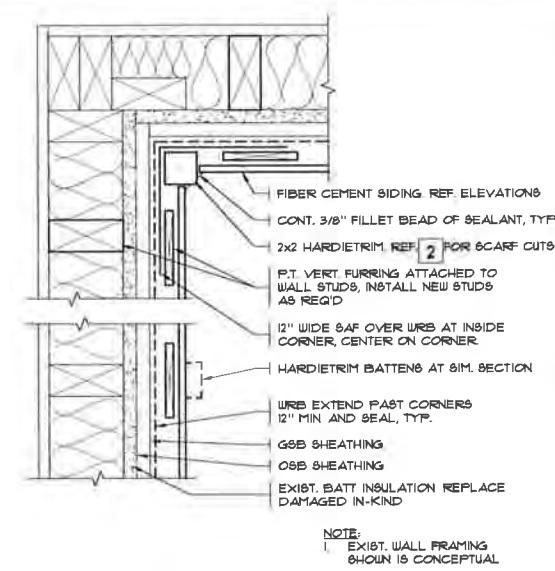
**TYPICAL LAP SIDING JOINT 1**  
NO SCALE



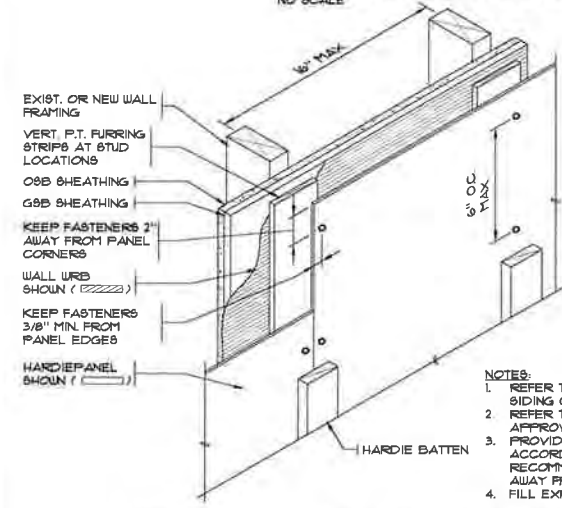
**TYPICAL TRIM SCARF CUT 2**  
HALF SCALE (SECTION VIEW)



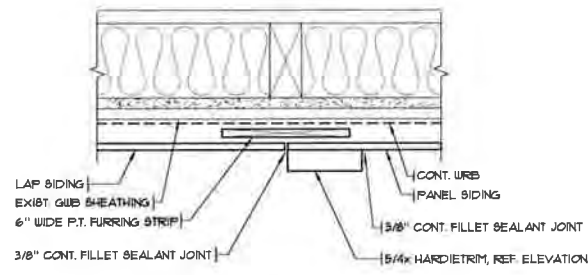
**OUTSIDE CORNER AT LAP SIDING 3**  
SCALE: 3\"/>



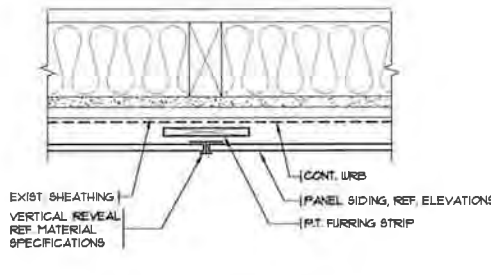
**INSIDE CORNER AT LAP SIDING 4**  
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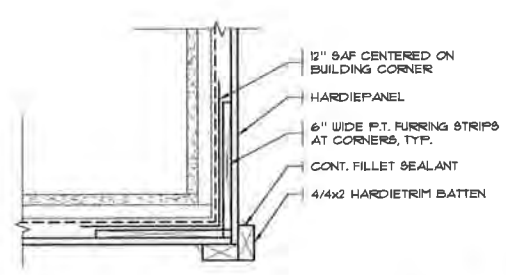
**TYPICAL BOARD AND BATTEN ASSEMBLY 5**  
NO SCALE



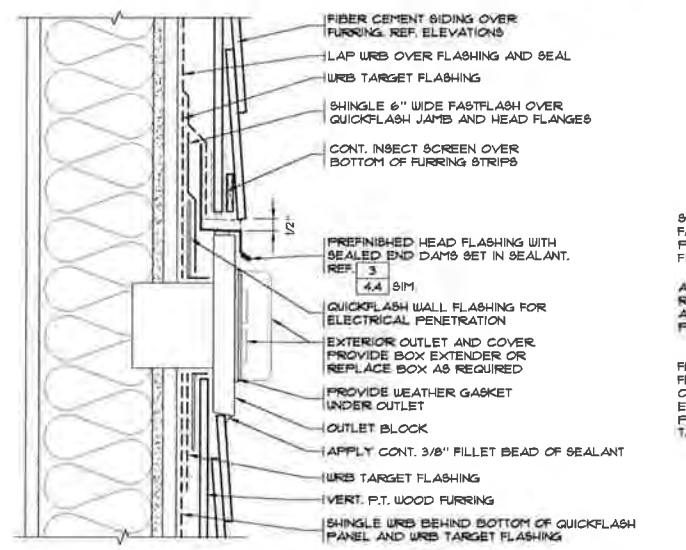
**PANEL TO LAP SIDING 6**  
SCALE: 3\"/>



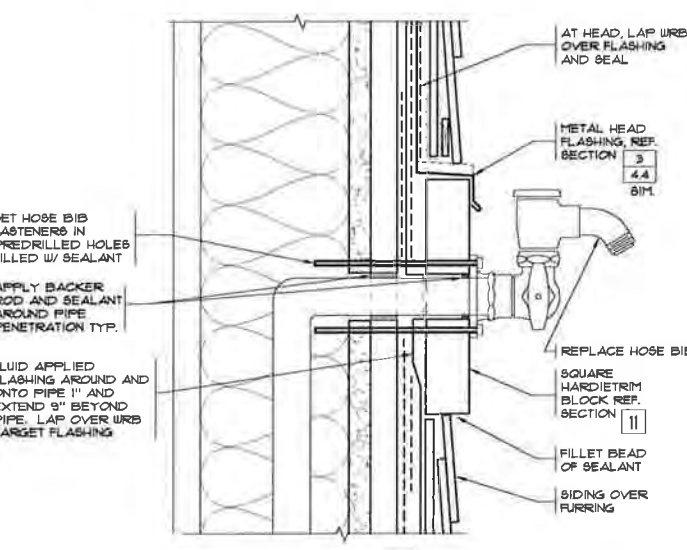
**PANEL TO PANEL 7**  
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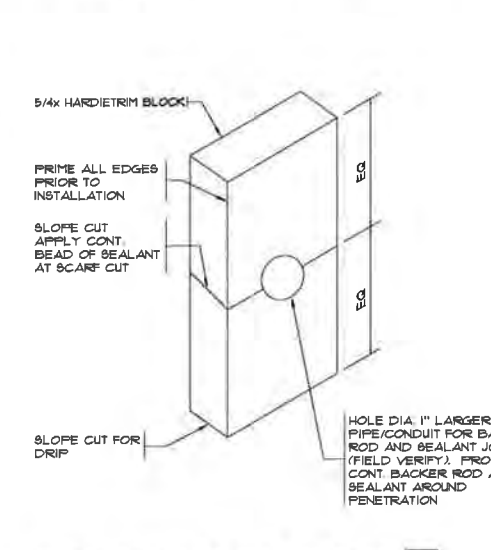
**OUTSIDE CORNER AT BOARD AND BATTEN 8**  
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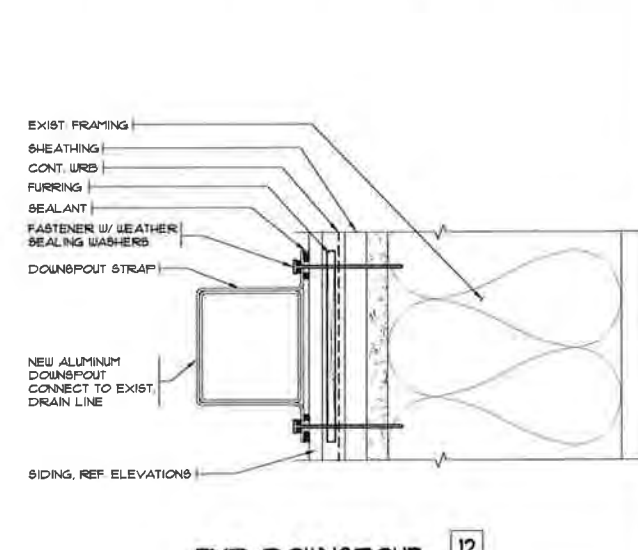
**EXTERIOR OUTLET/FIXTURE 9**  
SCALE: 3\"/>



**HOSE BIB 10**  
HALF SCALE



**HARDIETRIM SPLIT BLOCK 11**  
NO SCALE



**TYP. DOWNSPOUT 12**  
HALF SCALE (PLAN VIEW)

Project: EMERSON APARTMENTS  
 Exterior Envelope Design  
 Buildings A, B, E and Z  
 1800 NE 14TH LN  
 KIRKLAND, WA

Pacific Engineering Technologies, Inc.  
 2150 North 10th Street, Suite 300  
 Seattle, Washington 98103-6000  
 (206) 281-1900 • (800) 641-7300  
 (206) 281-1611

N. FRITZ  
 V. VAN  
 J.F.P.  
 25 SEPT. 2018

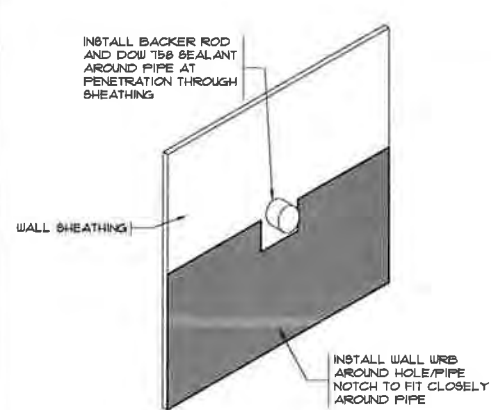


Project: EMERSON APARTMENTS  
 Exterior Envelope Design  
 Buildings A, B, E and Z  
 1800 NE 14TH LN  
 KIRKLAND, WA

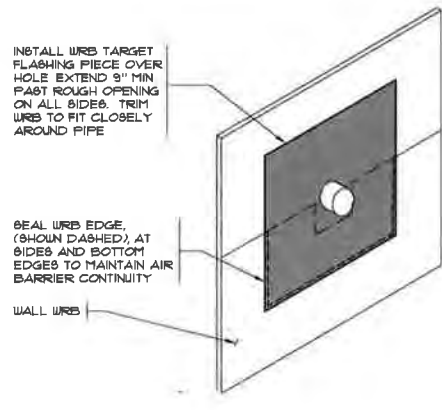
Pacific Engineering Technologies, Inc.  
 2150 North 10th Street, Suite 300  
 Seattle, Washington 98103-6000  
 (206) 281-1900 • (800) 641-7300  
 (206) 281-1611

N. FRITZ  
 V. VAN  
 J.F.P.  
 25 SEPT. 2018

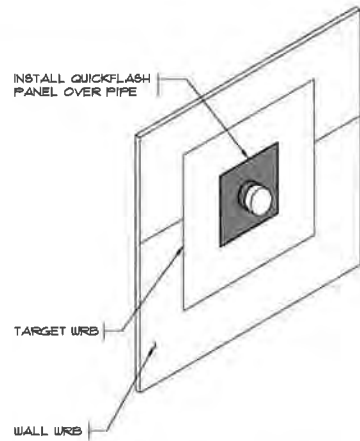
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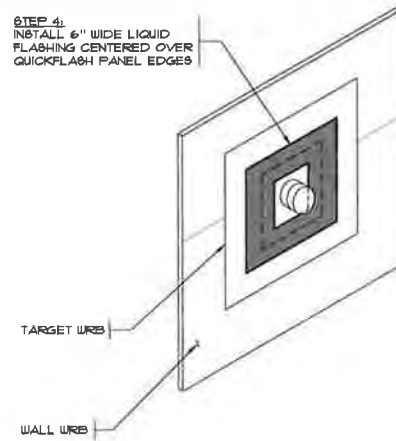
STEP #1



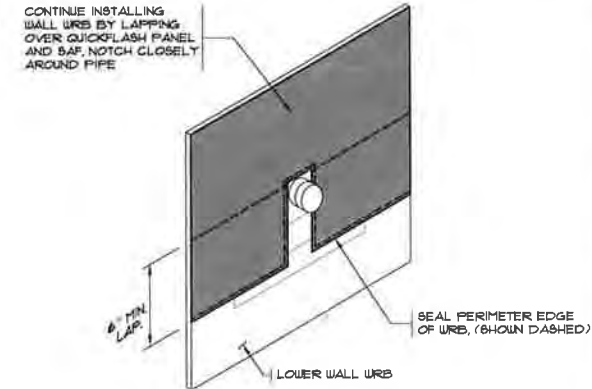
STEP #2



STEP #3



STEP #4

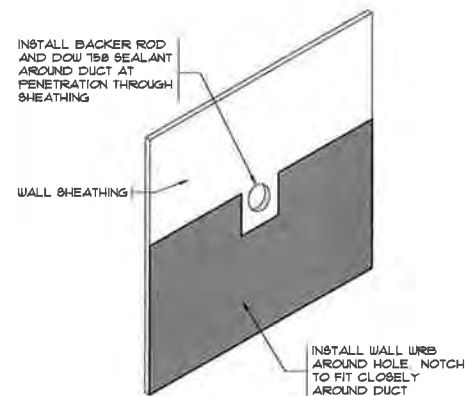


STEP #5

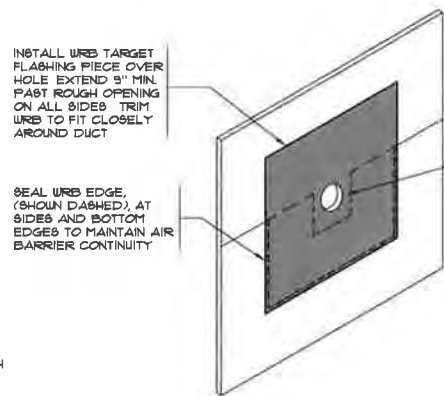
NOTE: FOR ADDITIONAL INFORMATION REF. 

10
4.0

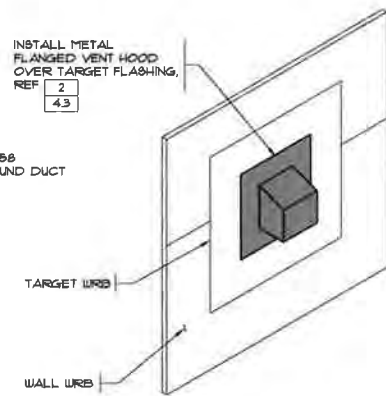
**PIPE PENETRATION** 1  
NO SCALE



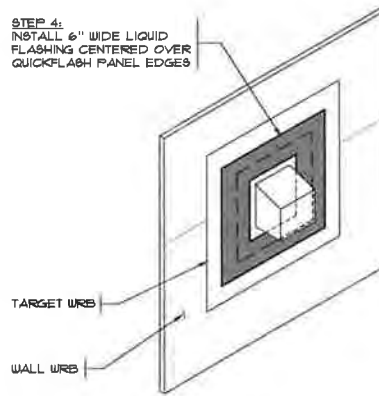
STEP #1



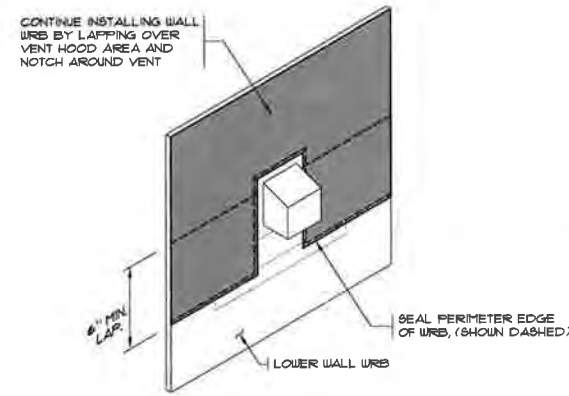
STEP #2



STEP #3



STEP #4



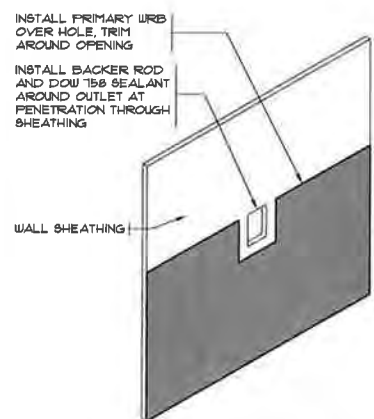
STEP #5

**METAL VENT HOOD** 2  
NO SCALE

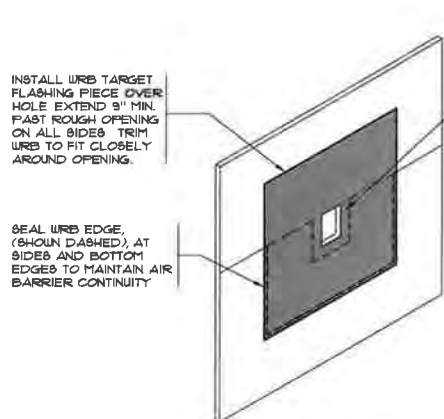
**METAL VENT HOOD NOTES:**

- MATERIAL TO BE 24 GA. GALV. PAINTED STEEL
- ALL BEAMS TO BE FULLY SOLDERED
- TOP OF HOOD TO BE ANGLED 15° MINIMUM
- FLANGES TO BE 4" MINIMUM ON ALL SIDES
- EXTEND VENT HOOD AS NECESSARY FOR MULTIPLE VENTS
- CONTRACTOR TO SUPPLY MOCK-UP FOR APPROVAL
- SEAL ALL GAPS BETWEEN ROUGH OPENING AND URB LINER WITH SPRAY FOAM OR BACKER ROD AND SEALANT
- FOR ADDITIONAL INFORMATION, REF. 

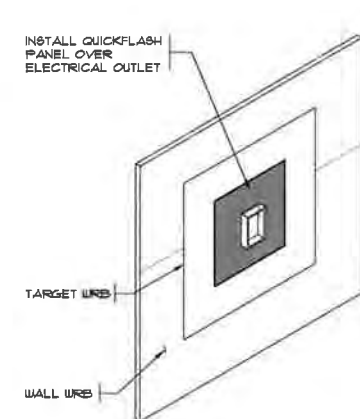
1	2	3
4.3	4.3	4.3
- OSB SHEATHING NOT SHOWN



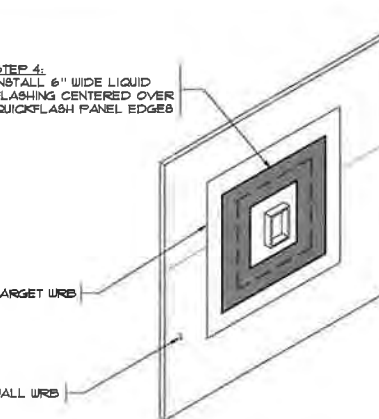
STEP #1



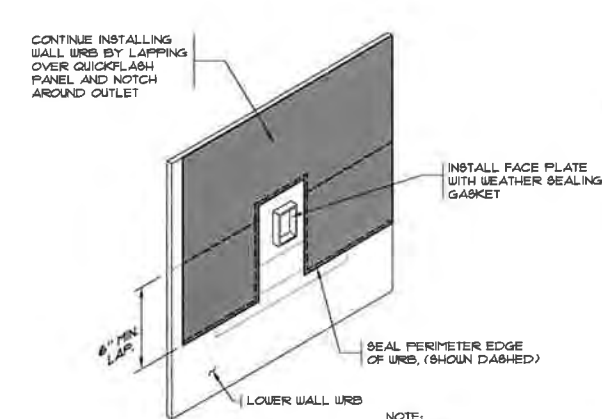
STEP #2



STEP #3



STEP #4



STEP #5

NOTE: FOR ADDITIONAL INFORMATION, REF. 

5
X

**ELECTRICAL WALL OUTLET/FIXTURE** 3  
NO SCALE

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Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
11000 NE 124TH LN. KIRKLAND, WA

Developed: N. FRITZ  
Drawn: V.H.N.  
Checked: J.F.P.  
Date: 25 SEPTEMBER 2016

PERMIT SET

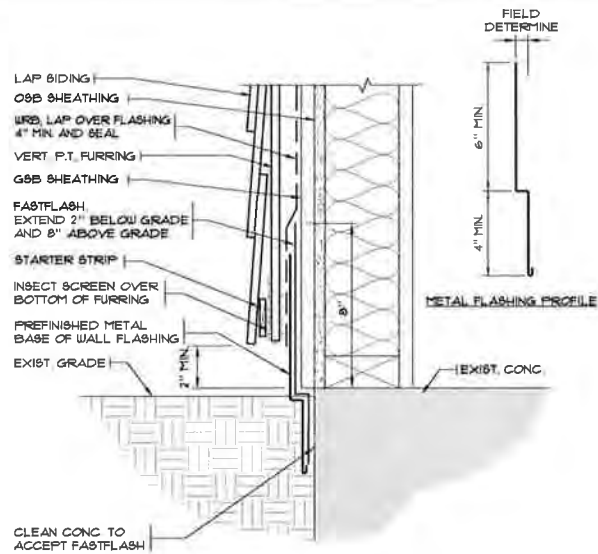
**PACIFIC** ENGINEERING TECHNOLOGIES, INC.  
2100 North 107th Street, Suite 300  
Seattle, Washington 98153-0009 (206) 291-2900 • (800) 681-7300  
(206) 291-2911

APPROVED  
NATHAN LEE FRITZ  
STATE OF WASHINGTON  
9-25-16

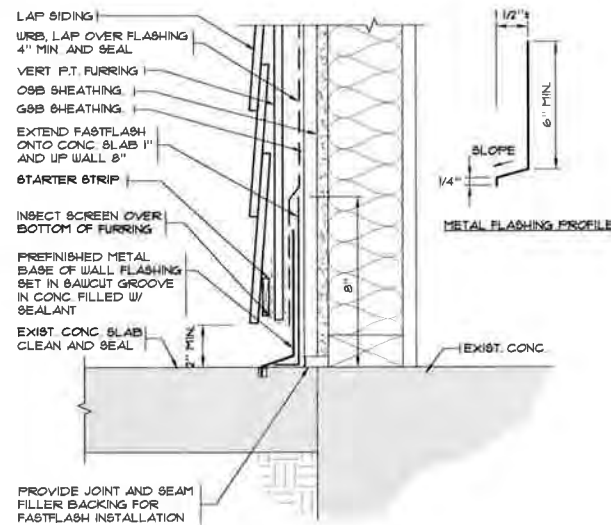
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Sheet: 4.1

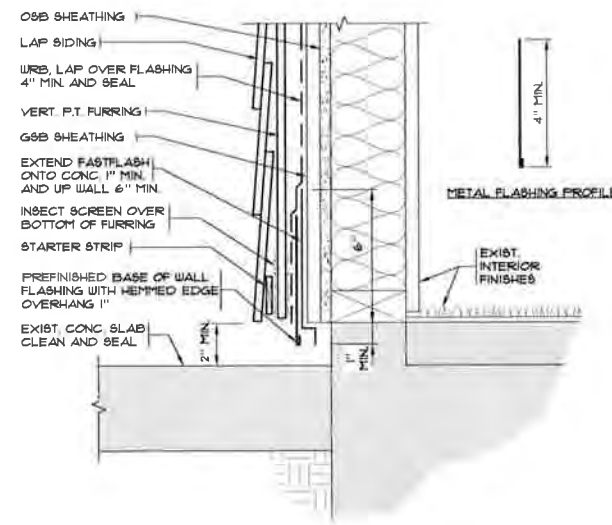
Job No: 18042.02



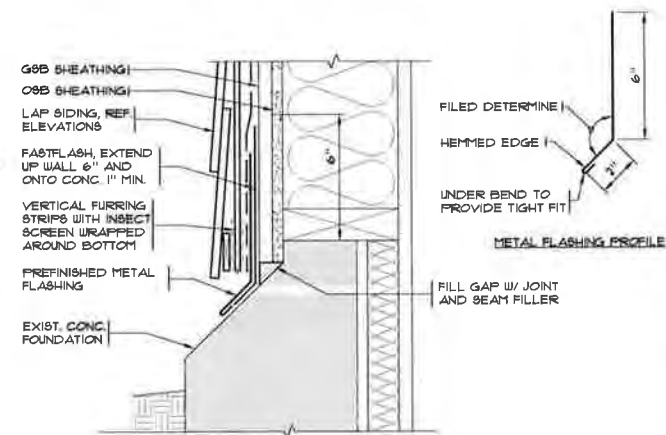
**BASE OF WALL AT GRADE 1**  
SCALE: 3" = 1'-0"



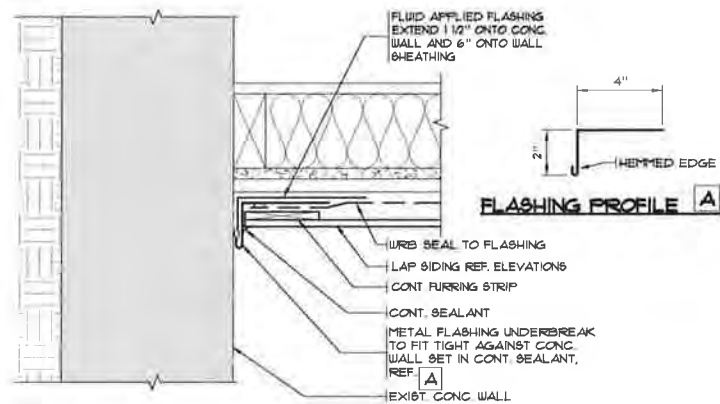
**BASE OF WALL AT CONC. PATIO 2**  
SCALE: 3" = 1'-0"



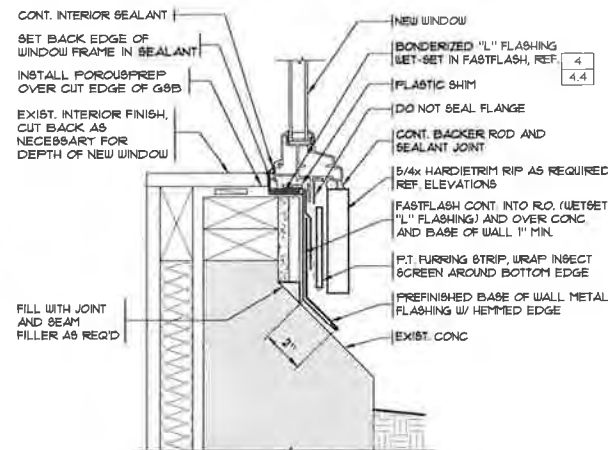
**BASE OF WALL AT CONC. PATIO 3**  
SCALE: 3" = 1'-0"



**BASE OF WALL AT CURB 4**  
SCALE: 3" = 1'-0"



**CONC. WALL TO SIDING 5**  
SCALE: 3" = 1'-0" (PLAN VIEW)



**BASEMENT WINDOW SILL 6**  
SCALE: 3" = 1'-0"

PROJECT: EMERSON APARTMENTS  
 DESIGN: EXTERIOR ENVELOPE  
 BUILDINGS: A, B, E AND Z  
 KIRKLAND, WA  
 11820 NE 24TH LN  
 PROJECT NO: 18042-02

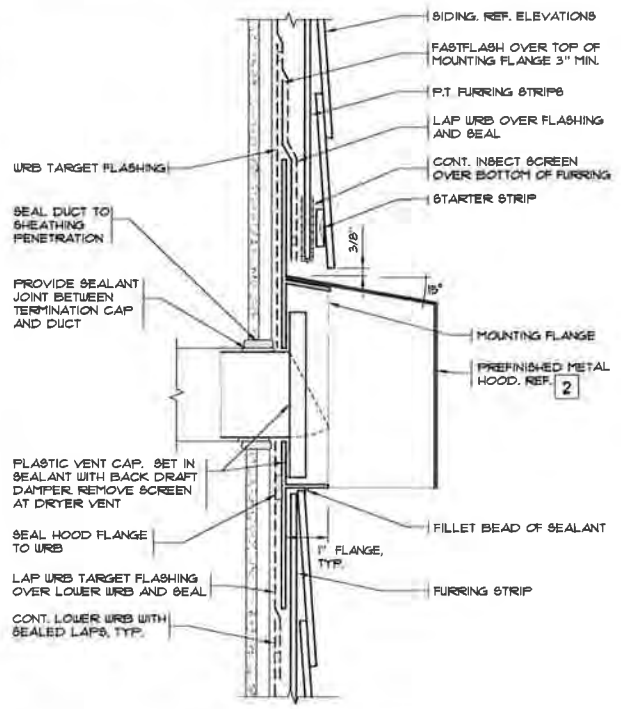
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 (206) 261-7500 • (800) 837-7300  
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N. FRITZ  
 V. HUN  
 J. P.

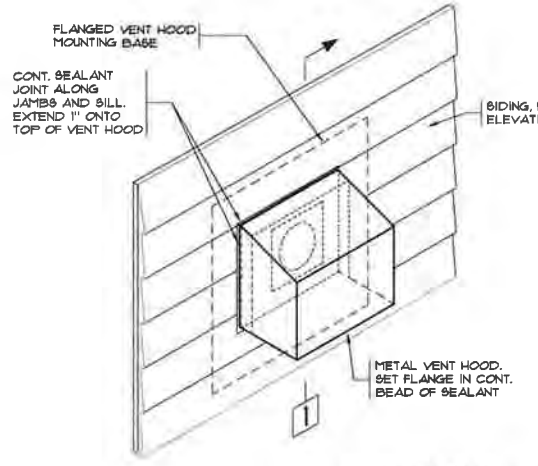
2018  
 ARCHITECT  
 MATHAN LEE FRITZ  
 STATE OF WASHINGTON  
 5-25-18

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**DESIGN**  
**BUILDINGS A, B, E AND Z**  
 KIRKLAND, WA  
 11820 NE 24TH LN  
 Project No: 18042-02

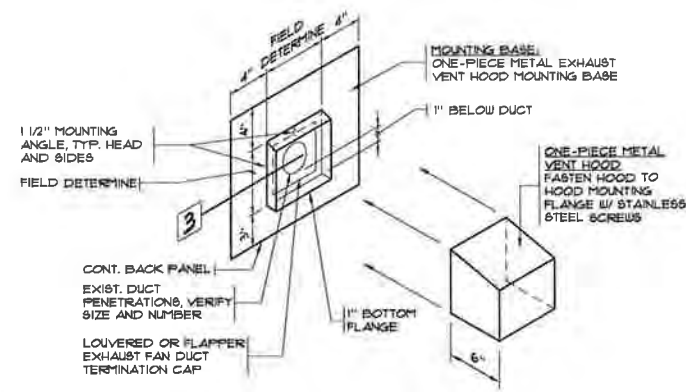
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**VENT HOOD - SECTION 1**  
SCALE: 3" = 1'-0"

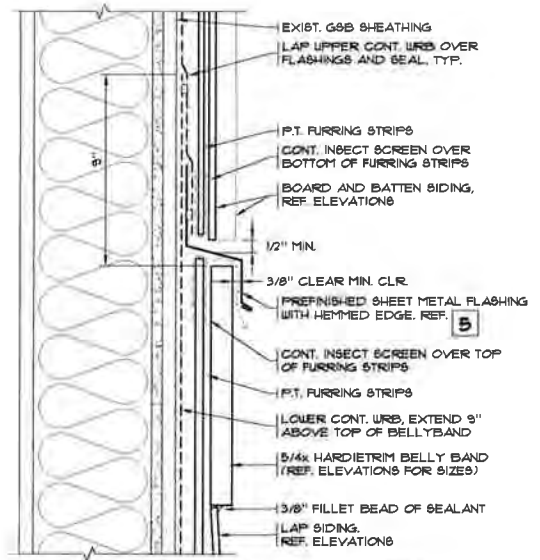


**VENT HOOD - ISOMETRIC 2**  
NO SCALE

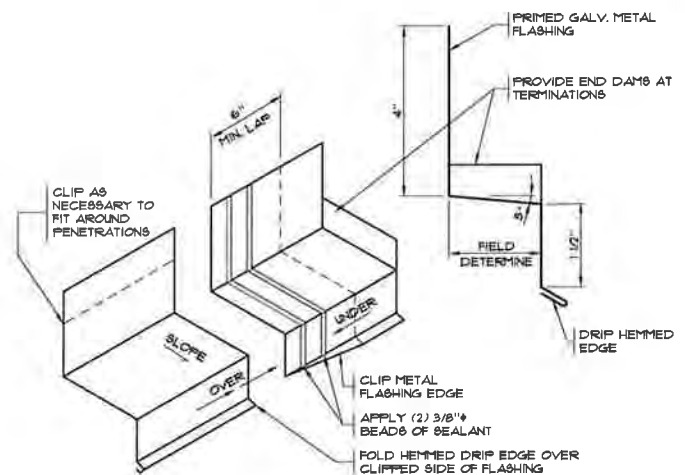


**VENT HOOD - PLAN VIEW 3**  
SCALE: 3" = 1'-0"

- 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, 3 AND 4.1
  3. AT INSIDE CORNER MODIFY JAMB FLANGES TO EXTEND ONTO ADJACENT WALL SURFACE 4" MIN
  4. BELLY BAND CONDITION SIMILAR
  5. SOLDER ALL BEAMS

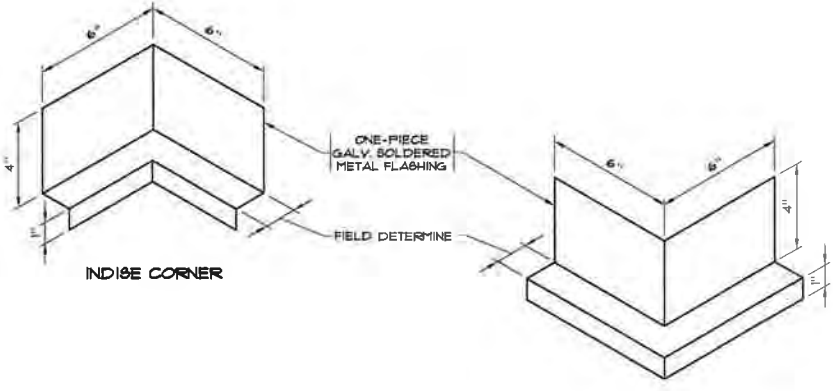


**TYPICAL BELLYBAND 4**  
SCALE: 3" = 1'-0"

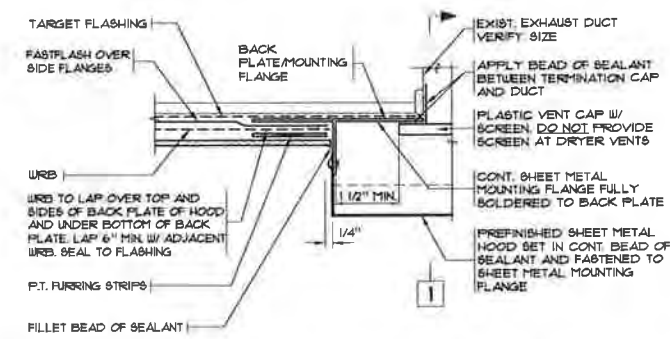


**THROUGH WALL FLASHING 5**  
NO SCALE

- NOTES:**
1. END DAMS ARE REQUIRED WHERE THE FLASHING TERMINATES AT OPENINGS, WINDOWS, WALLS, ETC
  2. AT OUTSIDE AND INSIDE CORNERS USE ONE-PIECE PREFORMED CORNERS WITH MIN. 6" LAPS UNDER FLASHING SET IN (2) 3/8" BEADS OF SEALANT, REF. SECTION 6
  3. CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND ACCEPTANCE.



**TYPICAL INSIDE AND OUTSIDE CORNER FLASHING 6**  
NO SCALE



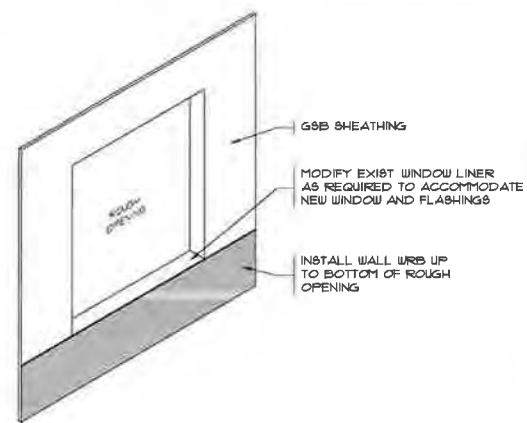
Date: \_\_\_\_\_  
 Permit Set: \_\_\_\_\_  
 Drawn: N. FRITZ  
 VEH  
 Checked: J.F.P.  
 Date: 25 SEPT. 2018  
 Approved: \_\_\_\_\_  
**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
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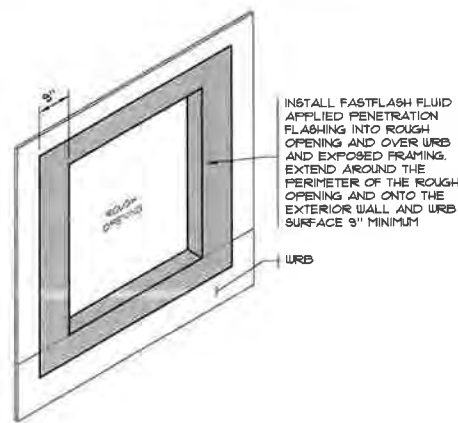
Comments: \_\_\_\_\_  
**DETAILS**  
 Project: **EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**  
 11800 NE 154TH LN. KIRKLAND, WA  
 Sheet: \_\_\_\_\_  
**4.3**  
 Job No: 18042.DD

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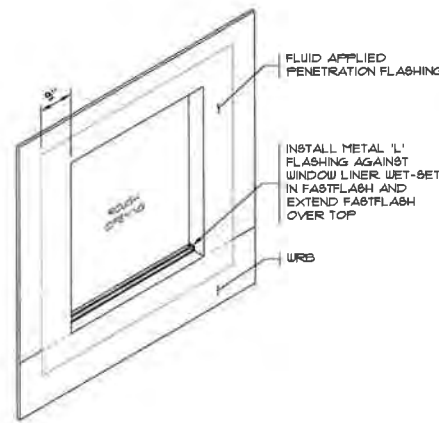




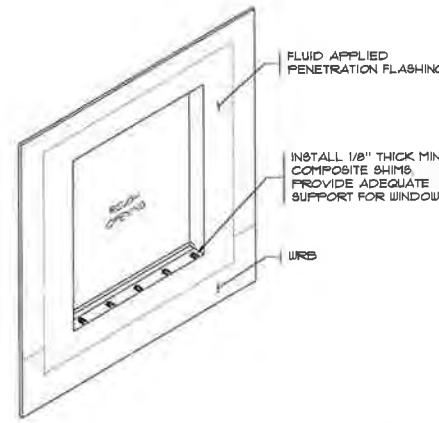
STEP #1



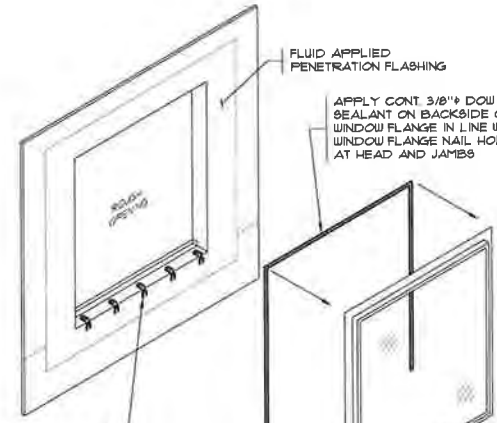
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STEP #3

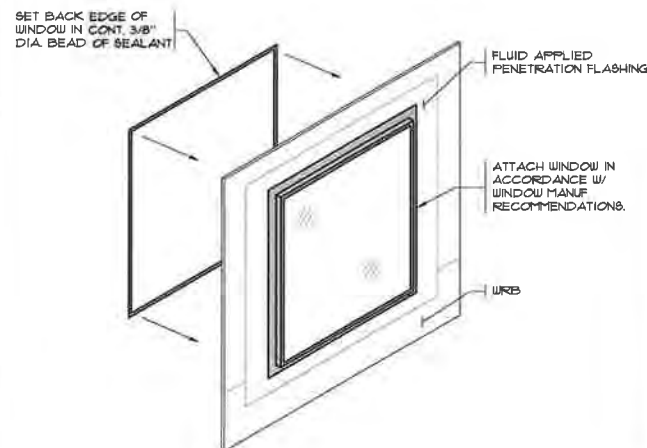


STEP #4

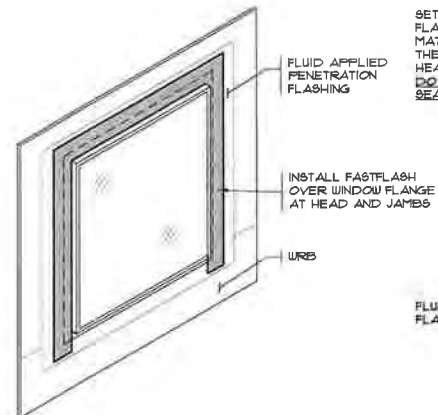


STEP #5

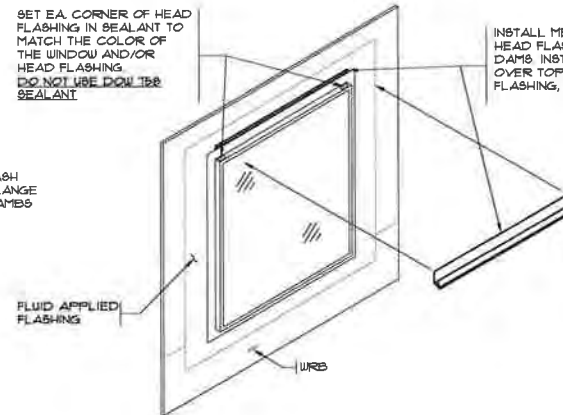
INSTALL UPSIDE DOWN VERTICAL PLASTIC HORSESHOE SHIMS UNDER WINDOW SILL FLANGE



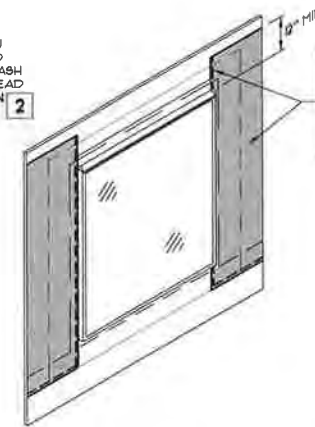
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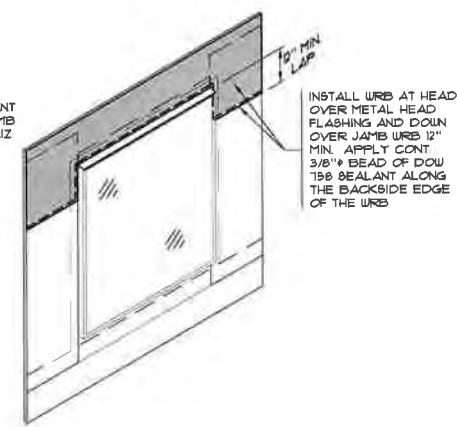
STEP #7



STEP #8



STEP #9

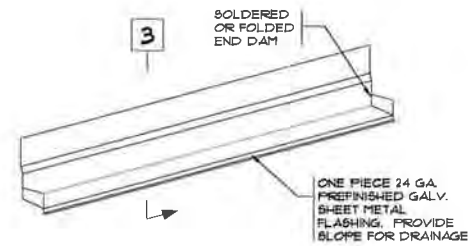


STEP #10

**TYPICAL WINDOW FLASHING SEQUENCE** 1

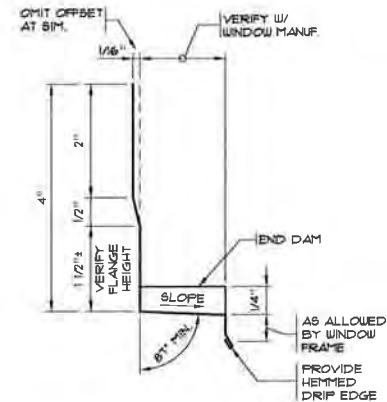
SCALE: NTS

- GENERAL NOTES:**
- PRIOR TO INSTALLATION OF WINDOW FLASHING VERIFY ROUGH WINDOW OPENING IS SQUARE AND THE APPROPRIATE SIZE PER WINDOW MANUFACTURER'S RECOMMENDATIONS. CORRECT AS NECESSARY.
  - CLEAN WINDOW FRAME AND NAIL FLANGES SUFFICIENTLY TO BOND TO SEALANTS.
  - INSTALL FLASHINGS, SEALANT AND ATTACH WINDOW IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  - 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 ACCEPTANCE.
  - GSB SHEATHING NOT SHOWN.



**TYPICAL HEAD FLASHING** 2

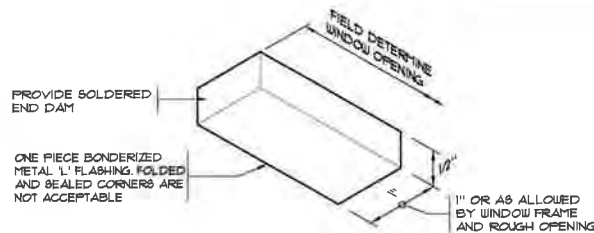
SCALE: NTS



**HEAD FLASHING PROFILE** 3

SCALE: NTS

- NOTES:**
- REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - OMIT OFFSET AT SIM. SECTION



**L' SILL FLASHING** 4

NO SCALE

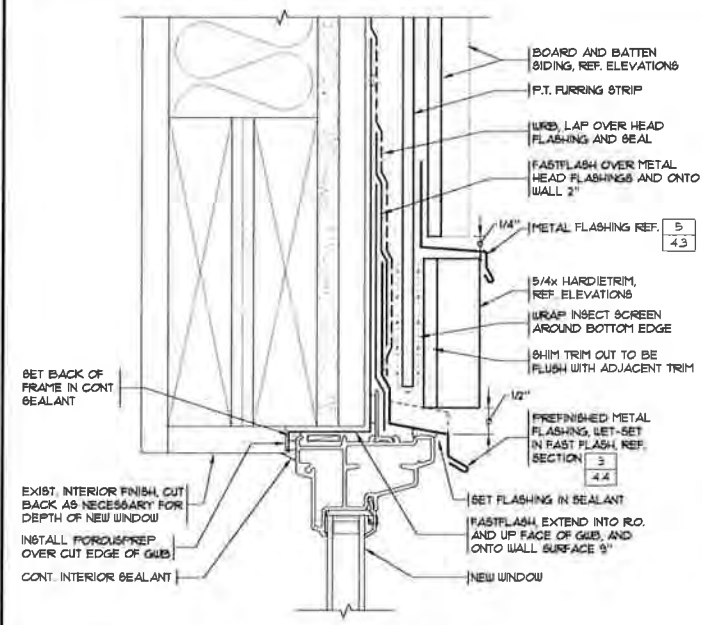
- NOTES:**
- REFERENCE MATERIAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - CONTRACTOR'S OPTION TO PROVIDE (2) PIECE L' FLASHING WITH 9" MIN. SPLICE LAP AT MIDDLE OF ROUGH OPENING, SET SPLICE IN SEALANT (3) 3/8" BEADS OF SEALANT INSTALLED PARALLEL TO EDGE
  - WET-SET IN FASTFLASH

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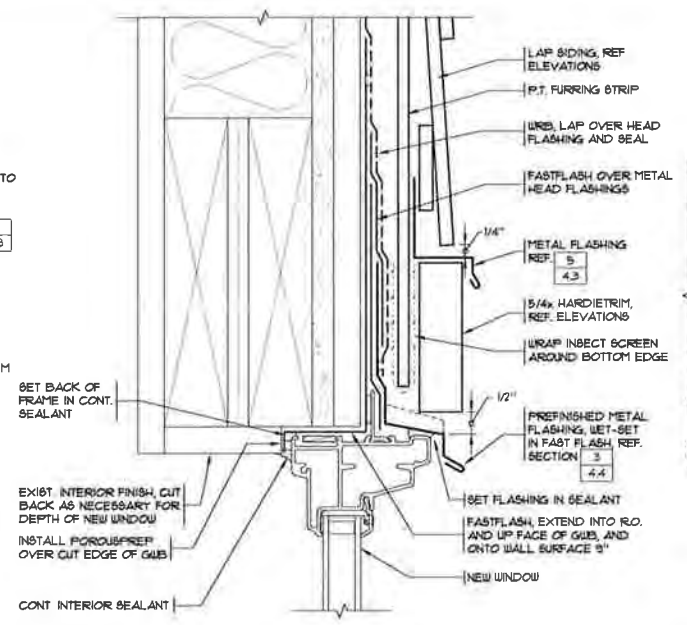


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KIRKLAND, WA  
19020 NE 124TH LN.  
Sheet  
**4.4**  
Job No. 19042.00

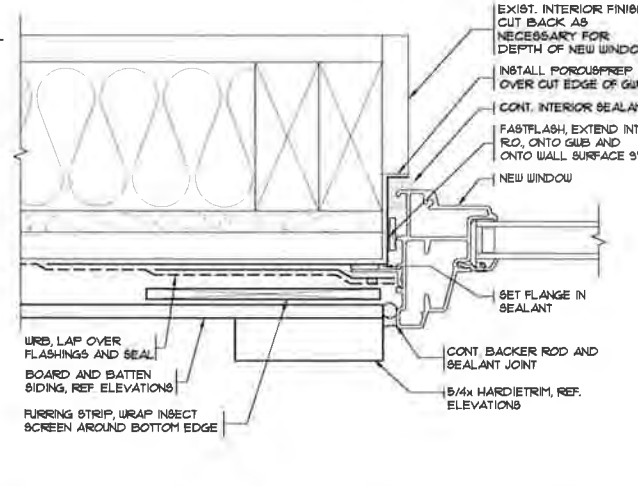
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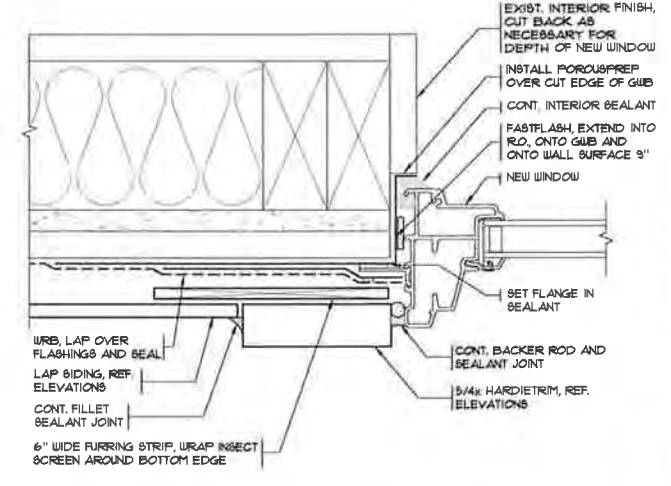
**WINDOW HEAD AT BOARD AND BATTEN 1**  
HALF SCALE



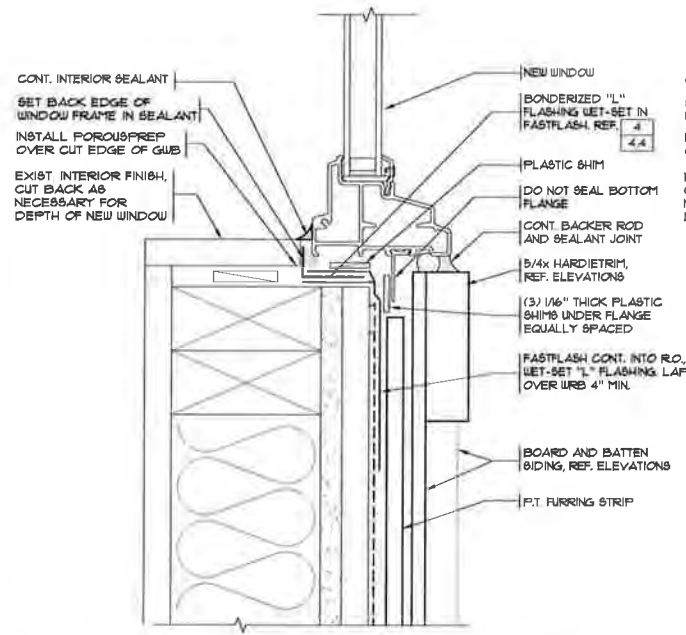
**WINDOW HEAD AT LAP SIDING 2**  
HALF SCALE



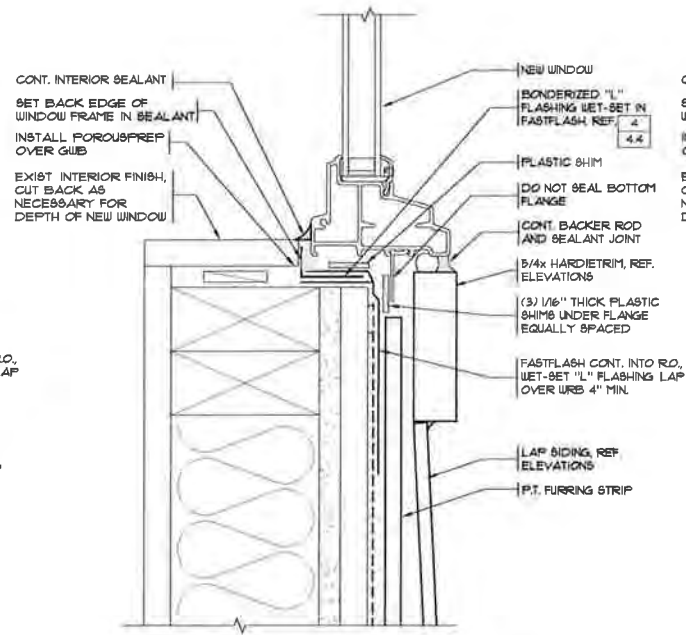
**WINDOW JAMB AT BOARD AND BATTEN 3**  
HALF SCALE (PLAN VIEW)



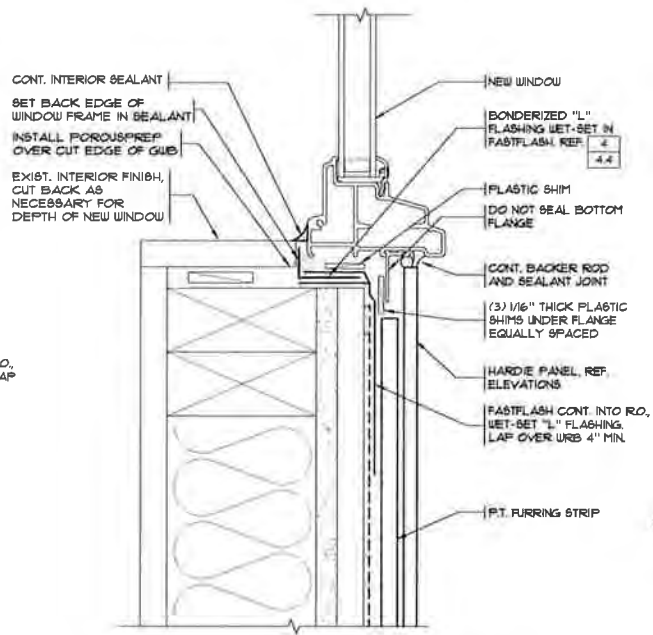
**WINDOW JAMB AT LAP SIDING 4**  
HALF SCALE (PLAN VIEW)



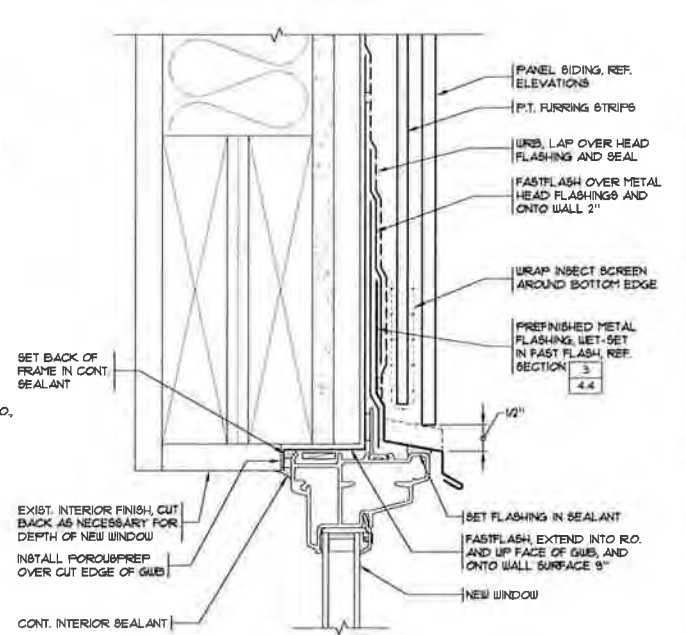
**WINDOW SILL AT BOARD AND BATTEN 5**  
HALF SCALE



**WINDOW SILL AT LAP SIDING 6**  
HALF SCALE



**WINDOW SILL AT PANEL SIDING 7**  
HALF SCALE



**WINDOW HEAD AT PANEL SIDING 8**  
HALF SCALE

Revision PERMIT SET

Date

Checked V.H.N. J.F.P. 25 SEPT. 2018

Drawn N. PRITZ

Project EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z

1300 NE 124TH LN. KIRKLAND, WA

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Contents DETAILS

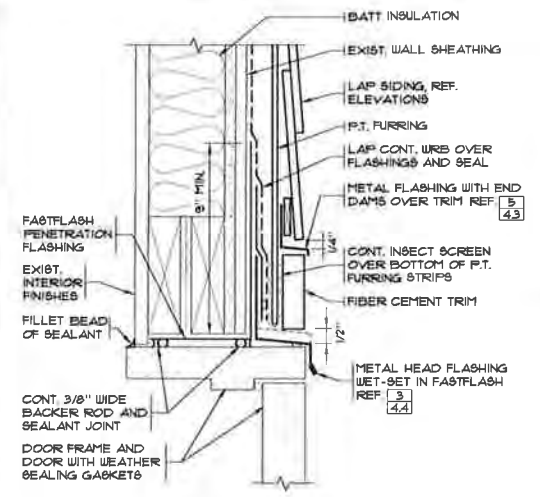
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1300 NE 124TH LN. KIRKLAND, WA

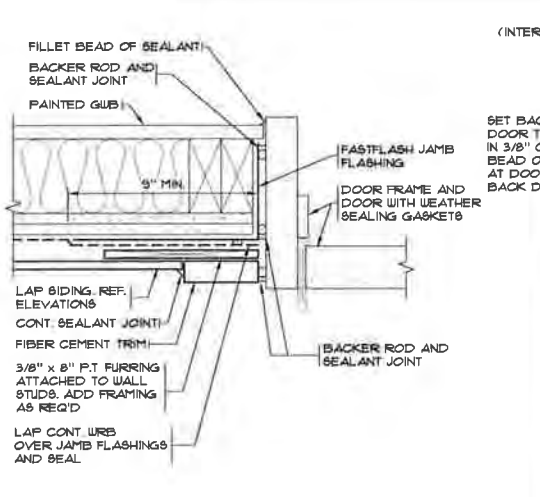
Sheet 45

Job No 18042.00

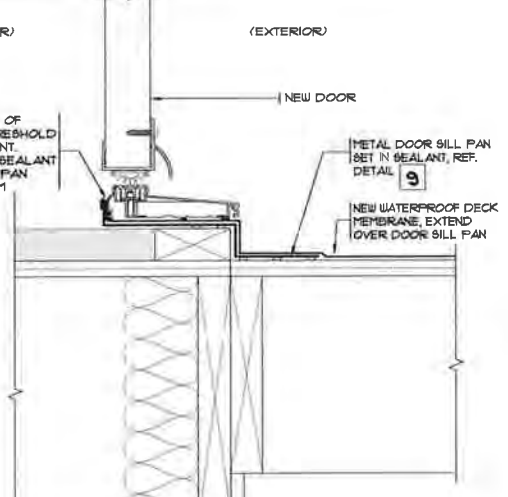
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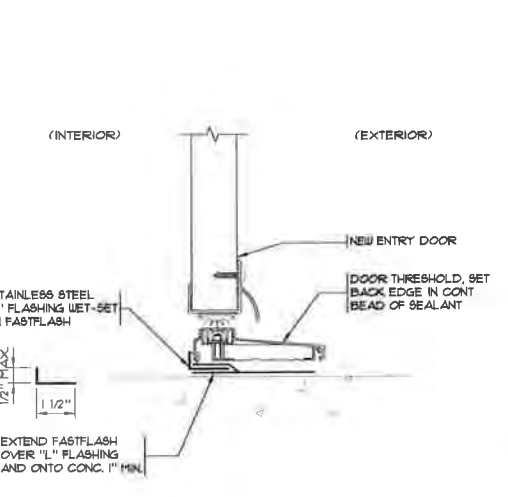
**DOOR HEAD AT LAP SIDING** 1  
SCALE: 3" = 1'-0"



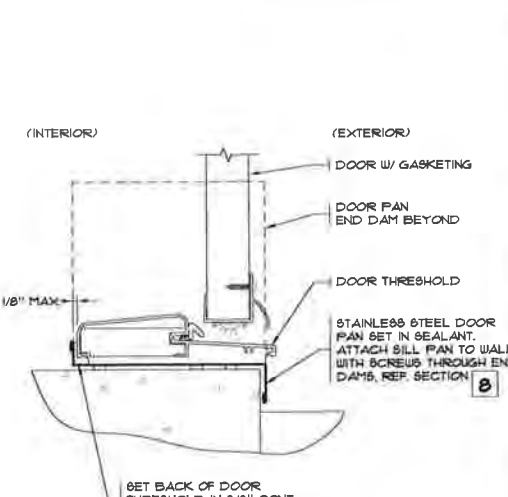
**DOOR JAMB AT LAP SIDING** 2  
SCALE: 3" = 1'-0"



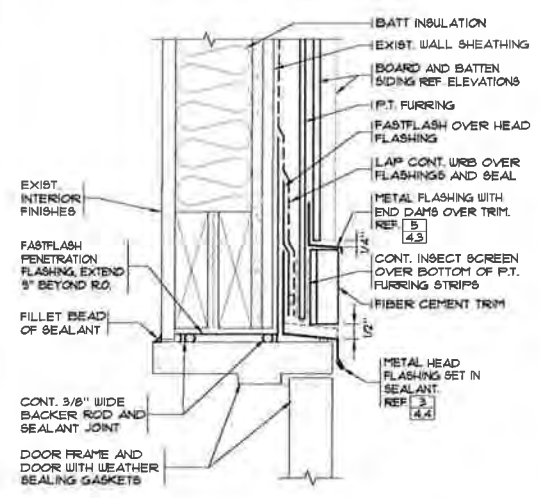
**DOOR AT DECK/WALKWAY** 3  
SCALE: 3" = 1'-0"



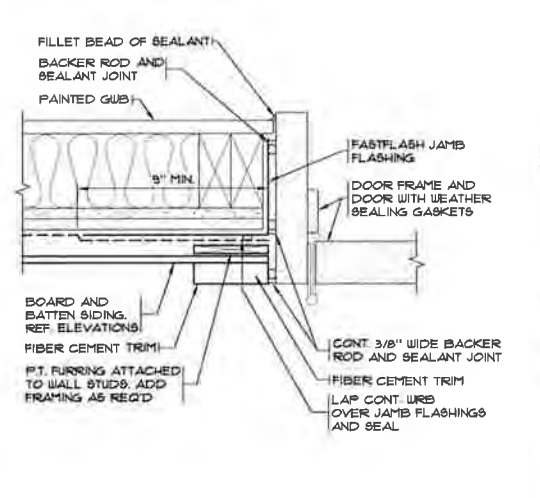
**ENTRY DOOR SILL AT CONCRETE** 4  
SCALE: 3" = 1'-0"



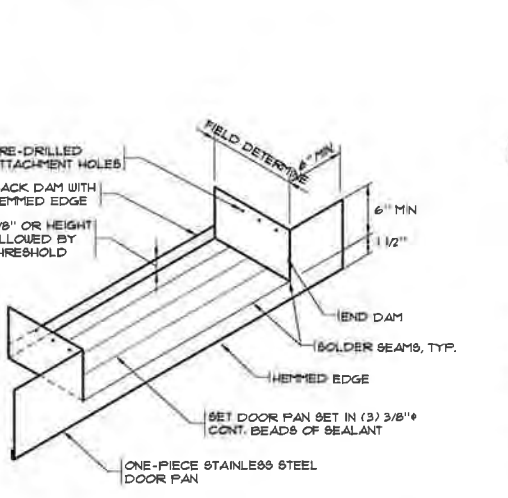
**SILL AT SWING DOOR** 5  
SCALE: HALF SCALE AT CONCRETE



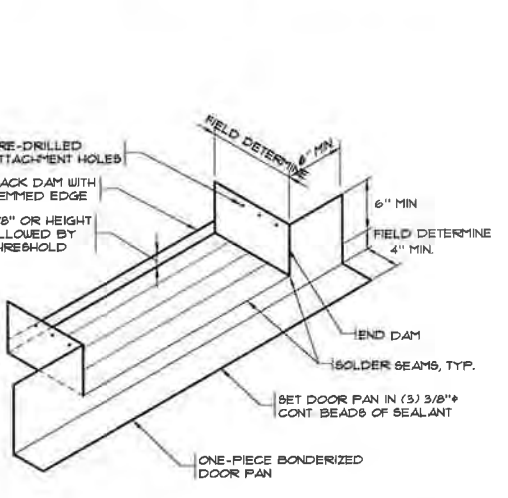
**DOOR HEAD AT BOARD AND BATTEN** 6  
SCALE: 3" = 1'-0"



**DOOR JAMB AT BOARD AND BATTEN** 7  
SCALE: 3" = 1'-0"



**DOOR SILL PAN FLASHING** 8  
SCALE: N.T.S.



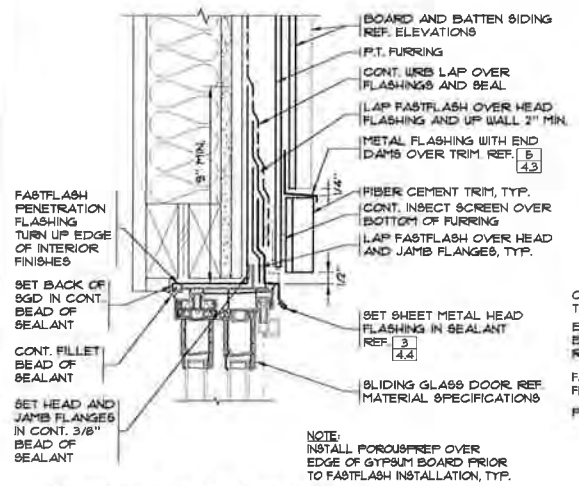
**DOOR SILL PAN FLASHING** 9  
SCALE: N.T.S.

Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Designer: N. PRITZ  
 Checker: V. HALL  
 Date: 25 SEPT. 2018  
 Approved: J.F.P.  
**PACIFIC ENGINEERING TECHNOLOGIES, INC.**  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98153-0008  
 (206) 281-7500 • (800) 831-7300  
 (206) 281-5111

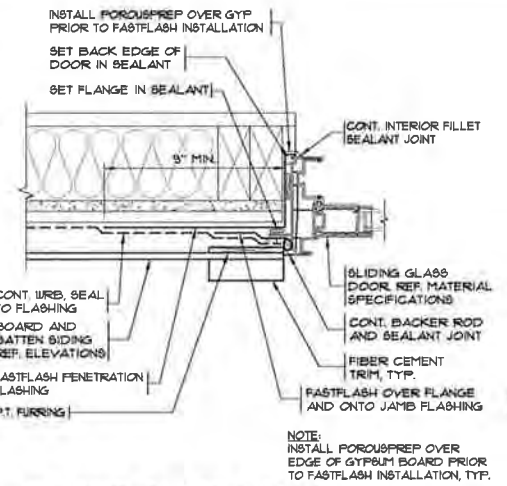


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 11620 NE 124TH LN. KIRKLAND, WA

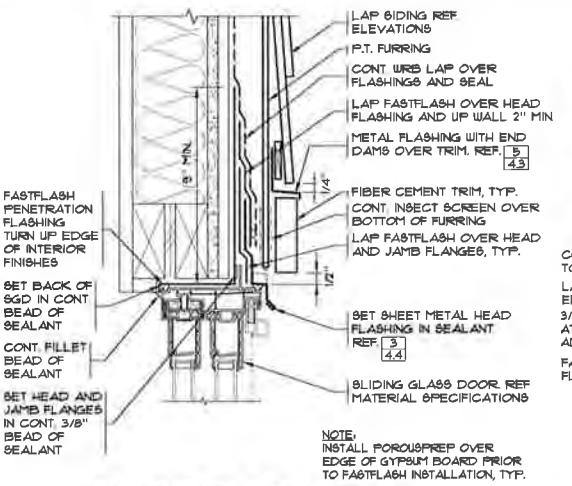
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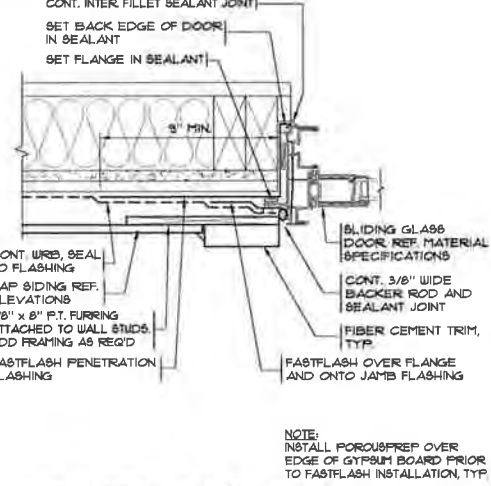
**SLIDING GLASS DOOR HEAD AT BOARD AND BATTEN 1**  
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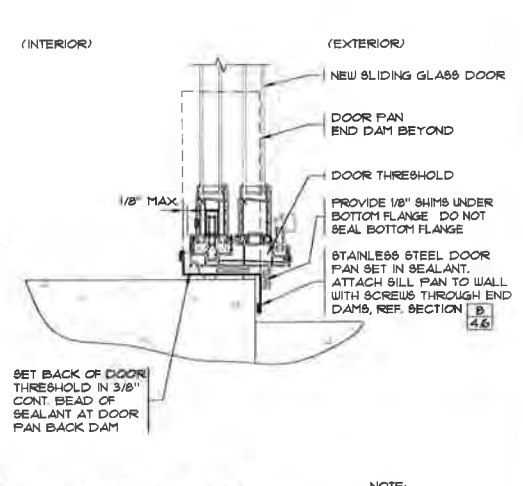
**SLIDING GLASS DOOR JAMB AT BOARD AND BATTEN 2**  
SCALE: 3" = 1'-0" (PLAN VIEW)



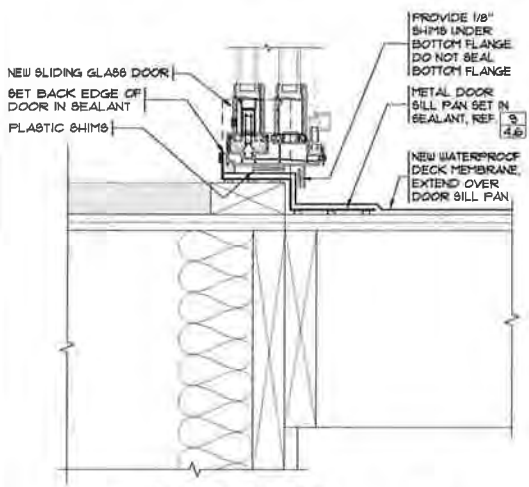
**SLIDING GLASS DOOR HEAD AT LAP SIDING 3**  
SCALE: 3" = 1'-0"



**SLIDING GLASS DOOR JAMB AT LAP SIDING 4**  
SCALE: 3" = 1'-0" (PLAN VIEW)



**SLIDING GLASS DOOR AT CONCRETE 5**  
SCALE: HALF SCALE



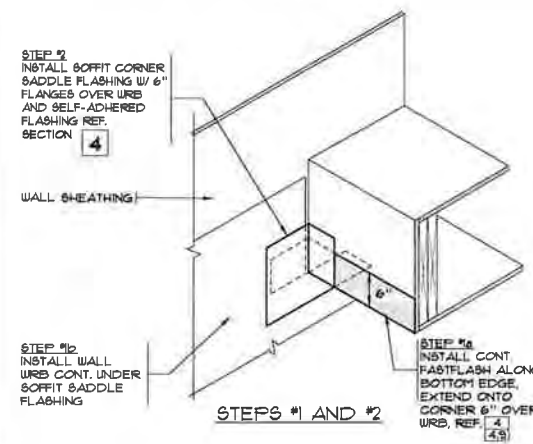
**SLIDING GLASS DOOR SILL AT DECK 6**  
SCALE: 3" = 1'-0"

Date: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 PERMIT SET  
 Designed by: N. FRITZ  
 Drawn by: V.H.N.  
 Checked by: J.F.P.  
 Date: 25 SEPT. 2018  
 Project: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
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 2150 North 107th Street, Suite 300  
 Seattle, Washington 98135-9008  
 (206) 261-7200 • (800) 821-7000  
 (1) 206 261-4611

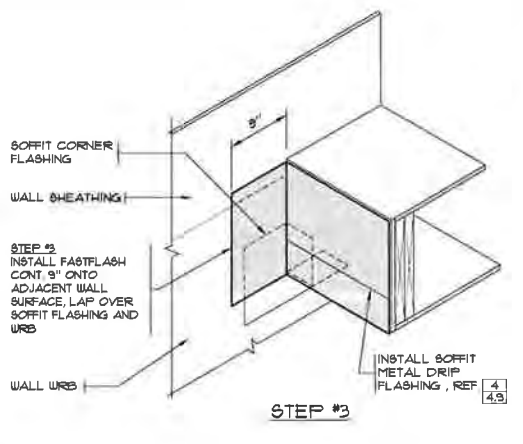
REGISTERED ARCHITECT  
 NATHAN LEE FRITZ  
 State of Washington  
 15577

Project: **EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**  
 11010 NE 124TH LN. KIRKLAND, WA  
 Contents: **DETAILS**  
 Sheet: **4.7**  
 Job No: 1804220

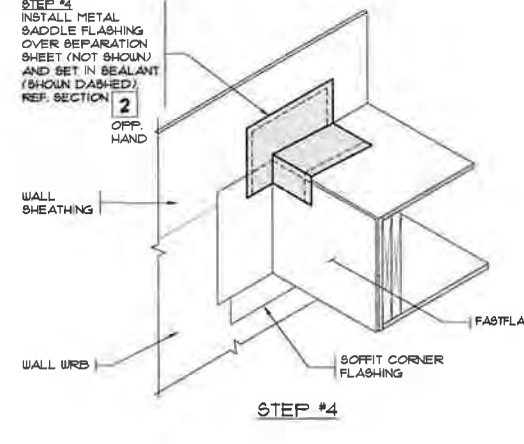
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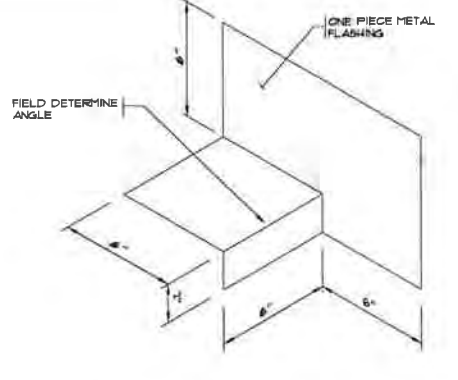
STEPS #1 AND #2



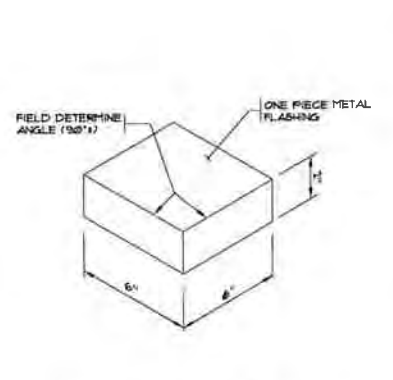
STEP #3



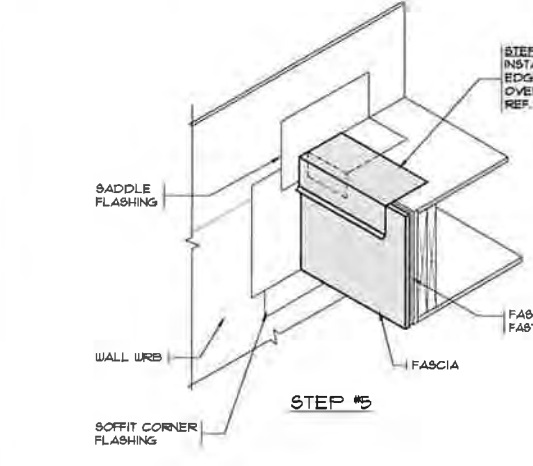
STEP #4



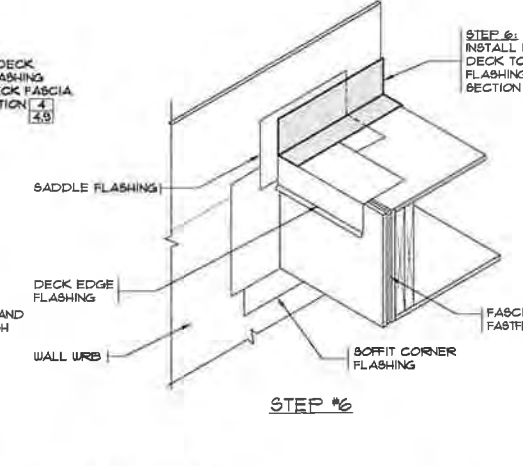
DECK SADDLE CORNER FLASHING 2  
SCALE: NONE



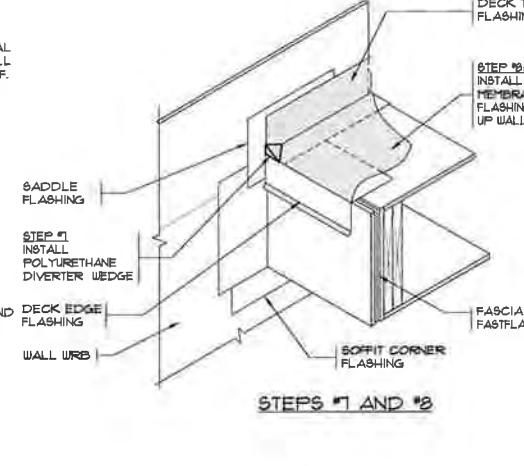
DECK OUTSIDE CORNER FLASHING 3  
SCALE: NONE



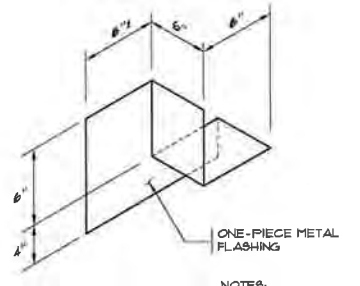
STEP #5



STEP #6



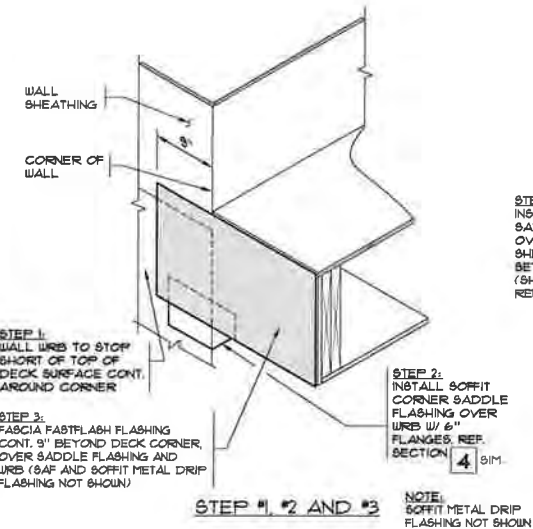
STEPS #7 AND #8



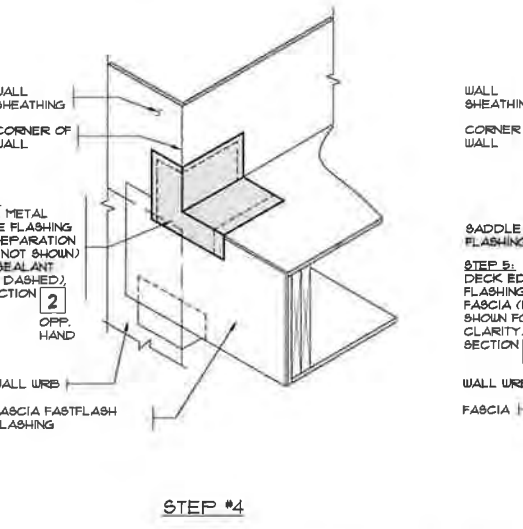
SOFFIT SADDLE CORNER FLASHING 4  
NO SCALE

- NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER 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 (URB)

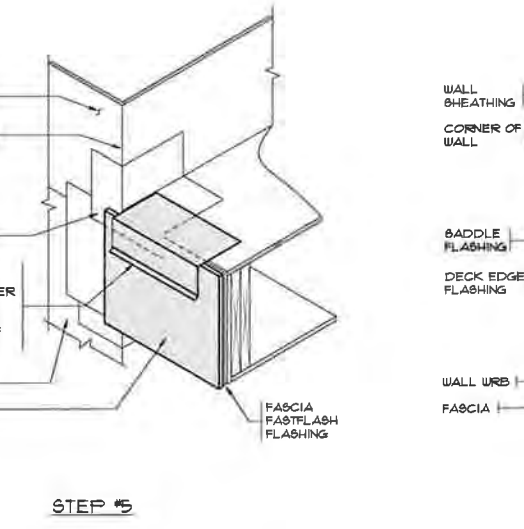
TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1  
SCALE: NONE



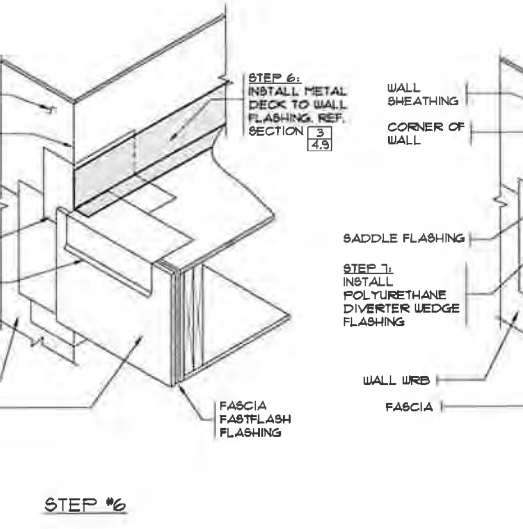
STEP #1, #2 AND #3



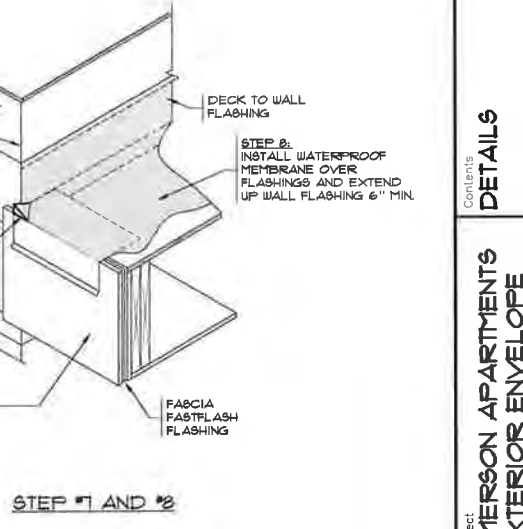
STEP #4



STEP #5



STEP #6



STEP #7 AND #8

TYPICAL DECK SADDLE FLASHING AT WALL CORNER 5  
SCALE: NONE

NOTE: FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN

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Checked: J.F.P.  
Date: 25 SEP 2018

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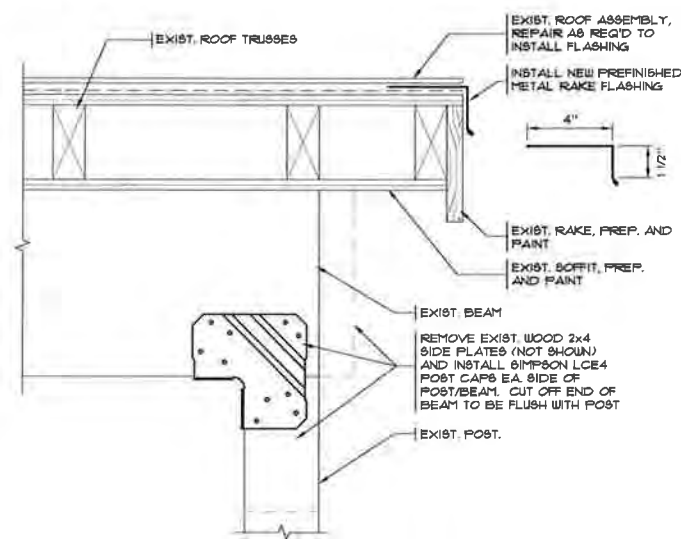


EMERSON APARTMENTS  
EXTERIOR ENVELOPE  
DESIGN  
BUILDINGS A, B, E AND Z  
11800 NE 124TH LN.  
KIRKLAND, WA

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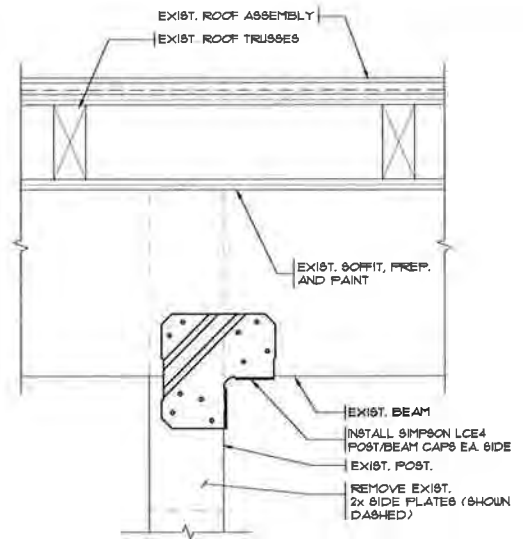
Job No. 18042.020



SCALE: 3" = 1'-0"

**TYPICAL POST TO BEAM END 1**

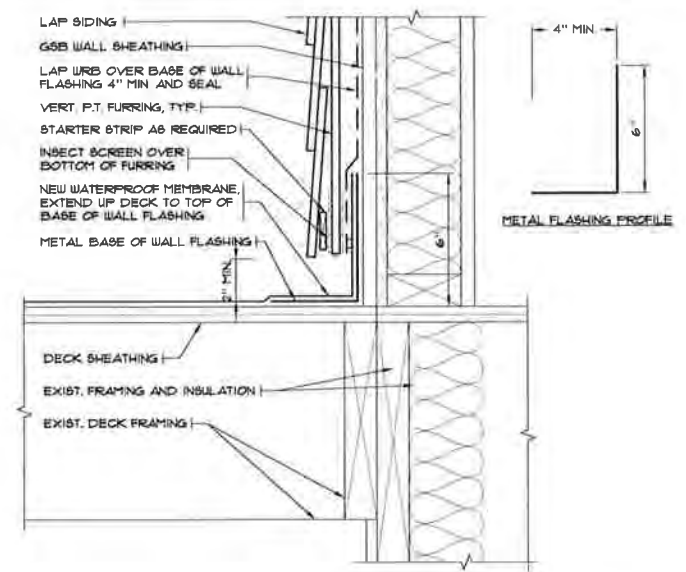
NOTE: URB, SIDING AND FLASHINGS NOT SHOWN FOR CLARITY. REF. DETAILS 7, 8



SCALE: 3" = 1'-0"

**TYPICAL POST TO BEAM 2**

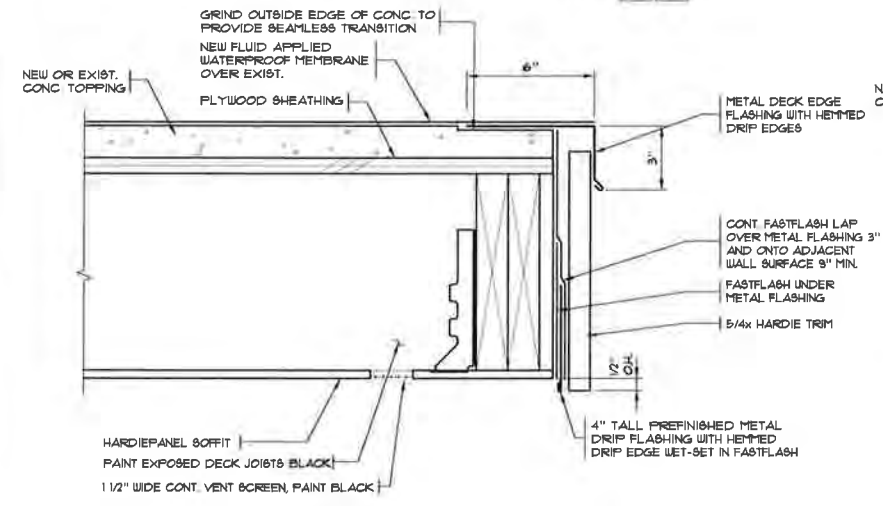
NOTE: URB, SIDING AND FLASHINGS NOT SHOWN FOR CLARITY. REF. DETAILS 7, 8



SCALE: 3" = 1'-0"

**BASE OF WALL AT DECK 3**

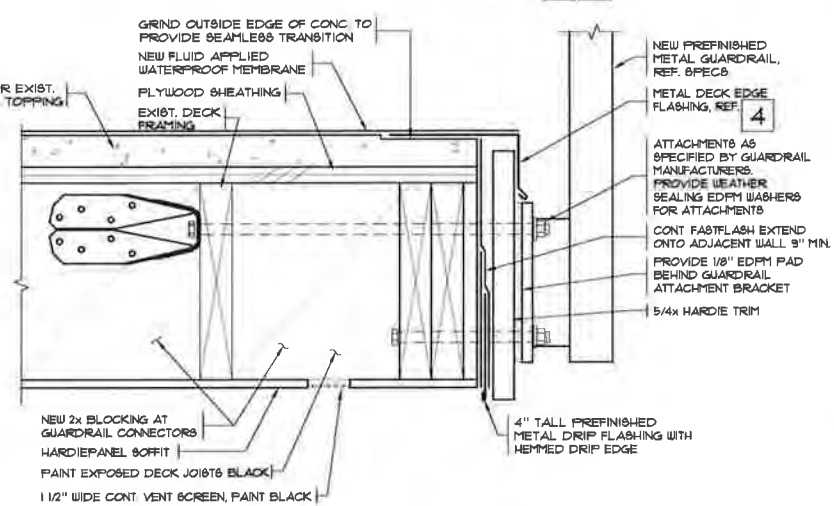
NOTE: BOARD AND BATTEN SIMILAR



SCALE: 3" = 1'-0"

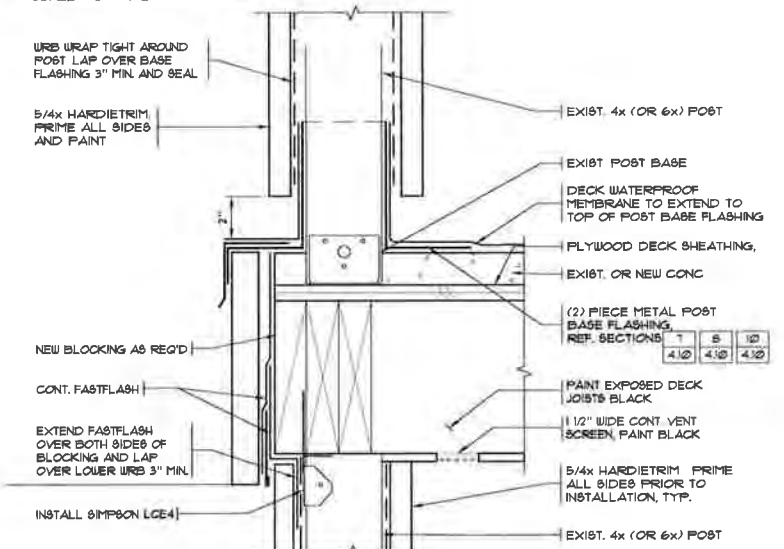
**TYPICAL DECK EDGE 4**

NOTE: PROVIDE ONE-PIECE METAL INSIDE CORNER AND OUTSIDE CORNER FLASHINGS. REF. DETAILS 1, 2, 3, 5, 6, 4, 8, 4, 8, 4, 8, 4, 8, 4, 8



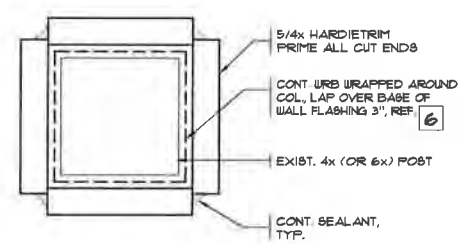
SCALE: 3" = 1'-0"

**TYPICAL DECK EDGE AT GUARDRAIL 5**



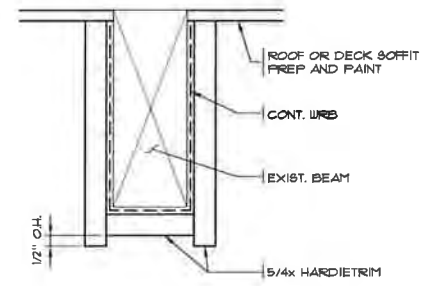
SCALE: 3" = 1'-0"

**DECK POST CONNECTIONS 6**



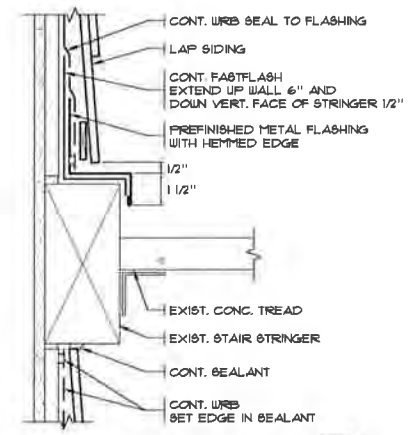
SCALE: 3" = 1'-0"

**TYPICAL POST WRAP 7**



SCALE: 3" = 1'-0"

**TYPICAL BEAM 8**



SCALE: 3" = 1'-0"

**TYPICAL STAIR STRINGER 9**

Revision PERMIT SET

Design N. FRITZ

Draw V.J.H.

Checked J.F.P.

Date 25 SEPT. 2018

Address

**PACIFIC**

ENGINEERING TECHNOLOGIES, INC.

2150 North 107th Street, Suite 330

Seattle, Washington 98133-5000

(206) 291-7500 • (800) 821-7000

(7) (206) 291-1101



Contents

**DETAILS**

Project **EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**

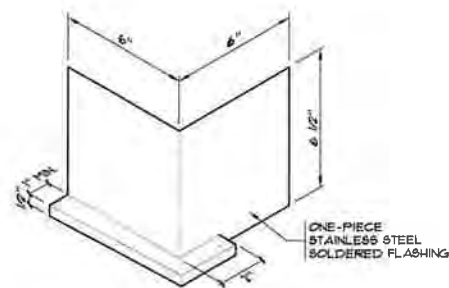
1100 NE BATH LN KIRKLAND, WA

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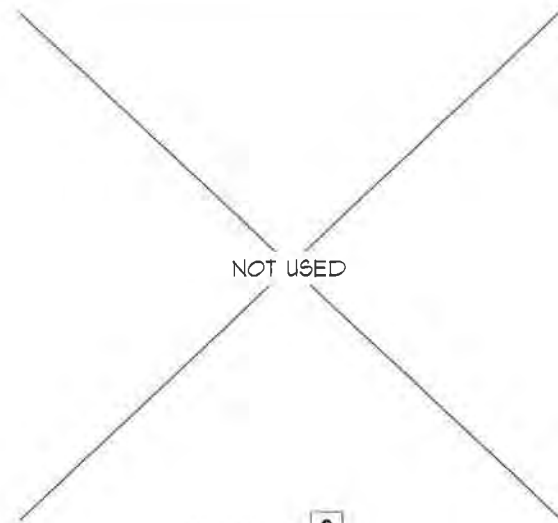
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Job No. 1604120

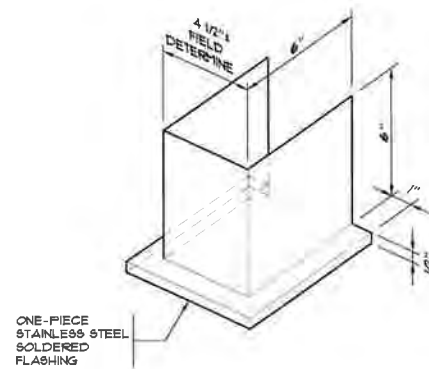
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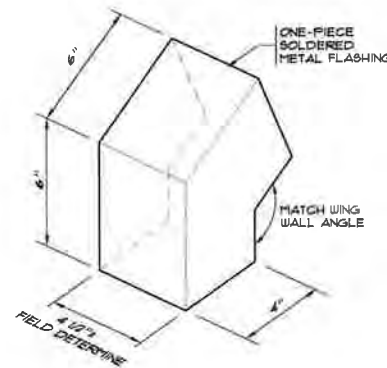
**BASE OF WALL CORNER FLASHING** 1  
NOT TO SCALE



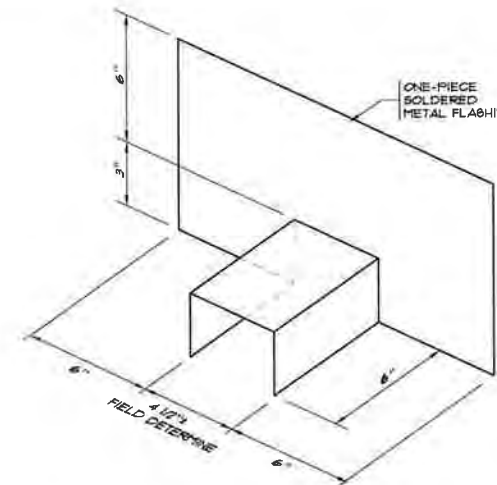
**SECTION** 2  
NO SCALE



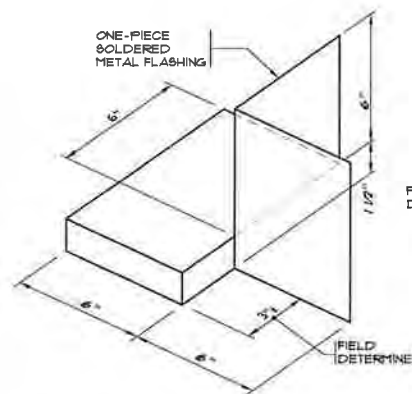
**WING WALL BASE BOOT FLASHING** 3  
NO SCALE



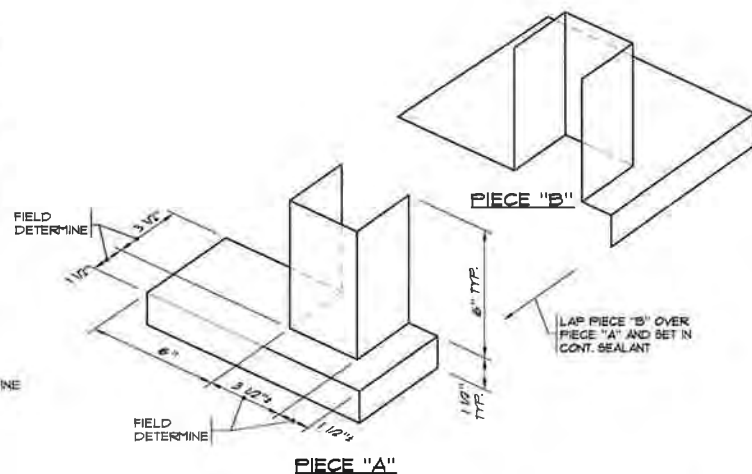
**WING WALL TRANSITION FLASHING** 4  
NO SCALE



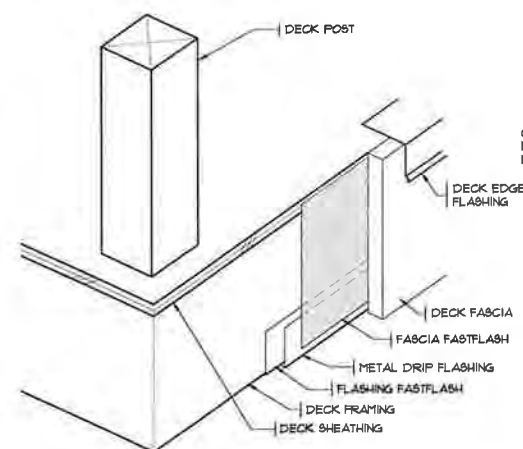
**WING WALL TOP OF WALL BOOT FLASHING** 5  
NO SCALE



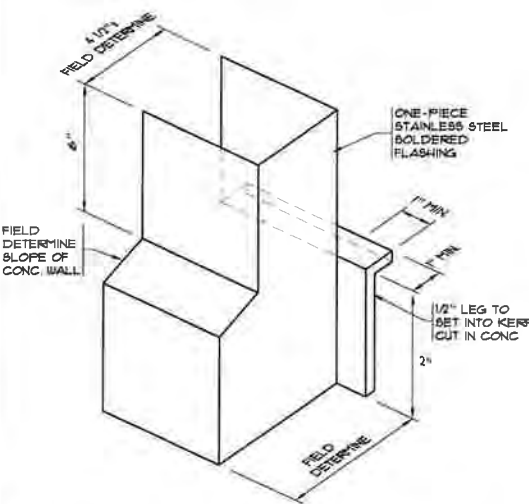
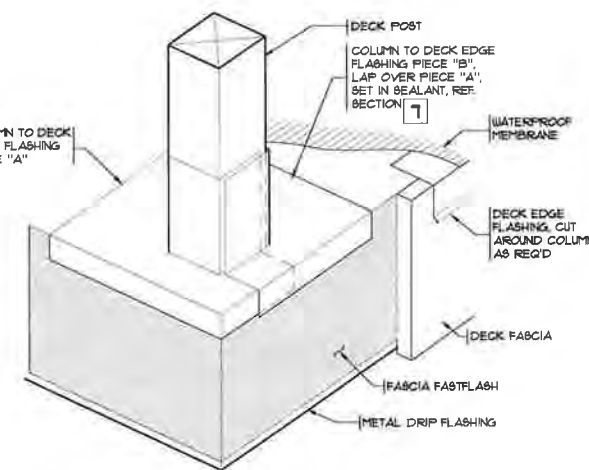
**SHORT OUTSIDE DECK CORNER FLASHING** 6  
NOT TO SCALE



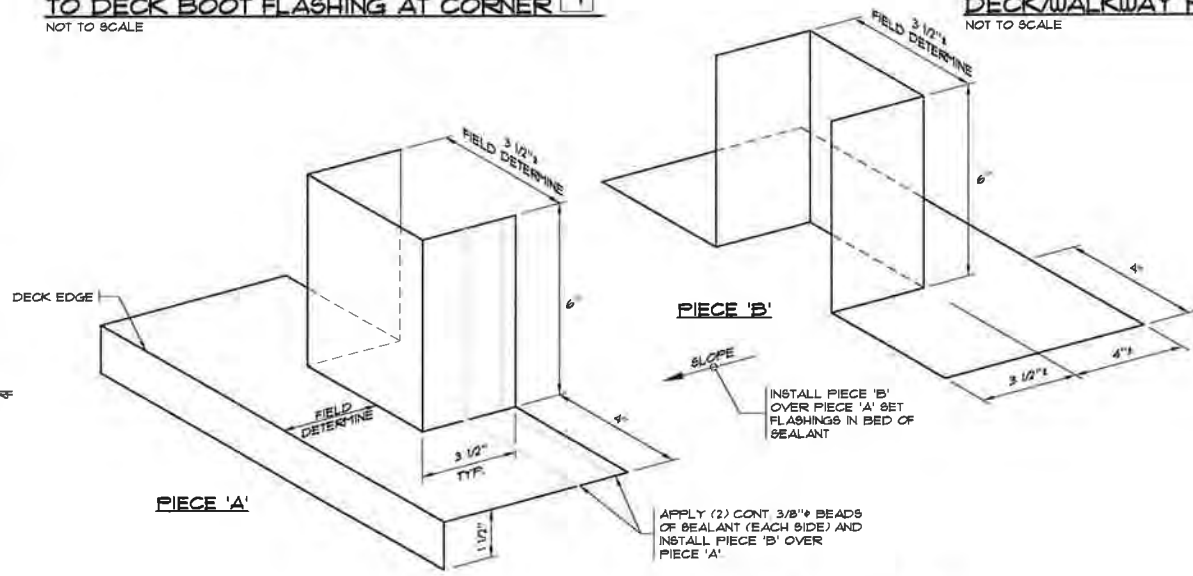
**DECK POST TO DECK BOOT FLASHING AT CORNER** 7  
NOT TO SCALE



**DECK/WALKWAY POST FLASHING** 8  
NOT TO SCALE



**WING WALL TO CONC. FLASHING** 9  
NOT TO SCALE



**POST BASE TO DECK FLASHING AT EDGE** 10  
NOT TO SCALE

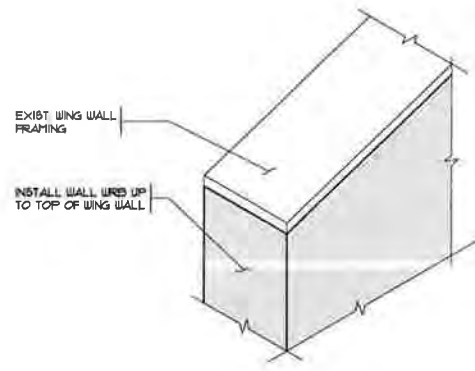
Author	PERMIT SET
Drawn	VJH
Checked	JFP
Date	25 SEPT. 2018
Scale	

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Seattle, Washington 98133-6000  
(206) 261-7500 • (800) 621-7300  
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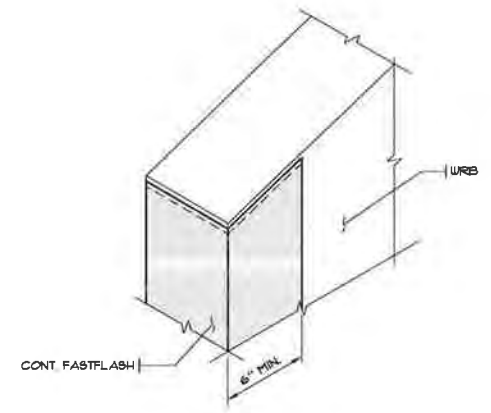


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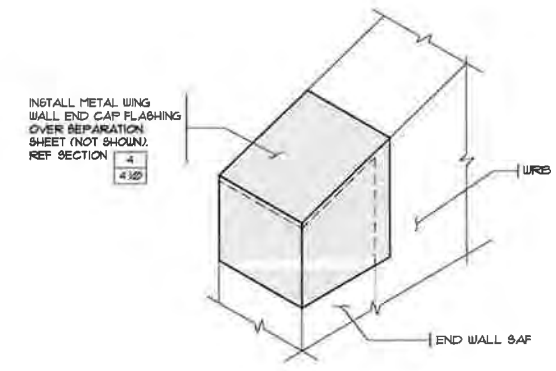
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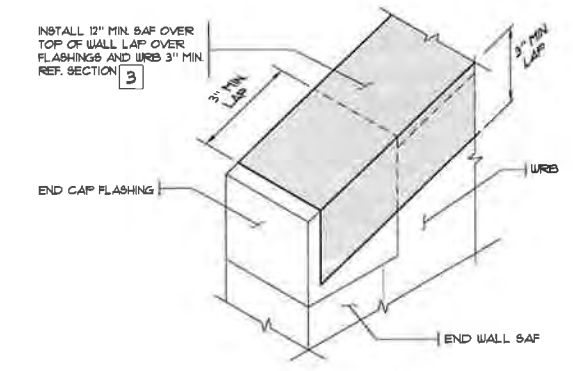
STEP 1



STEP 2

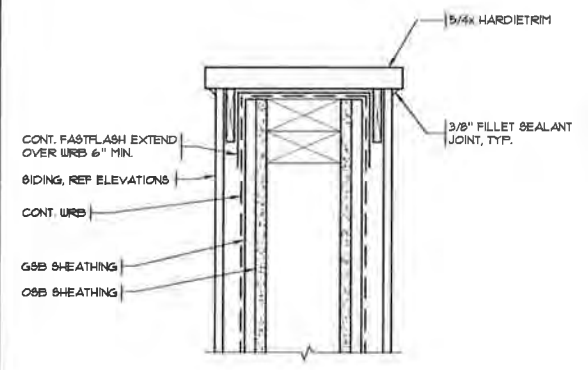


STEP 3

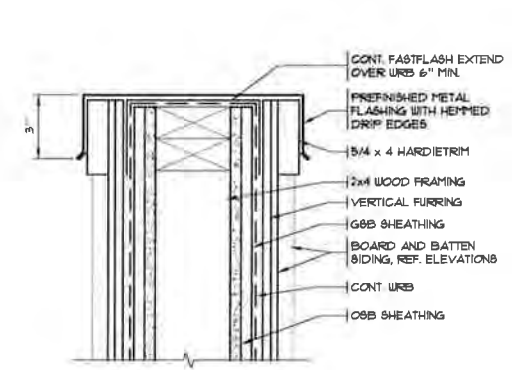


STEP 4

**WING WALL CAP FLASHING** 1  
SCALE: NTS



**TYPICAL WING WALL** 2  
SCALE: 3" = 1'-0"  
PLAN VIEW



**TYPICAL WING WALL CAP** 3  
SCALE: 3" = 1'-0"  
NOTE:  
FOR TOP OF WING WALL TO VERTICAL WALL FLASHING  
REF. 5

Revision: PERMIT SET

Designed: N. FRITZ  
Checked: V.H.N.  
Date: 25 SEPT, 2019

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Seattle, Washington 98115-5008  
(206) 281-7300 • (800) 871-7300  
(206) 281-4811



Contents: DETAILS

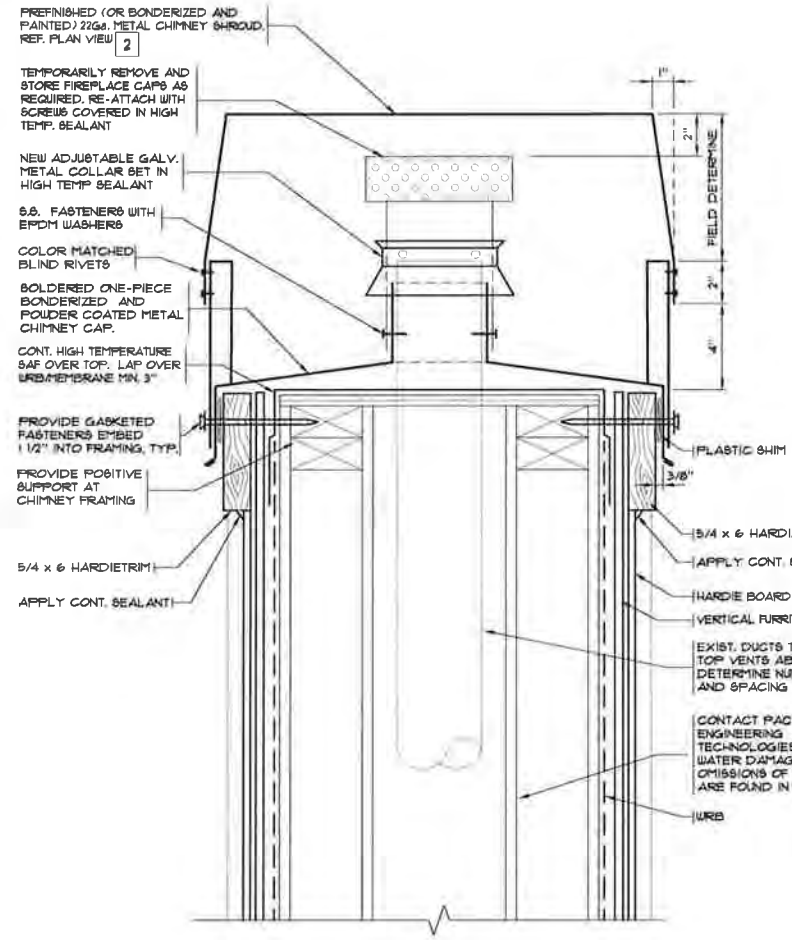
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
11010 NE 124TH LN. KIRKLAND, WA

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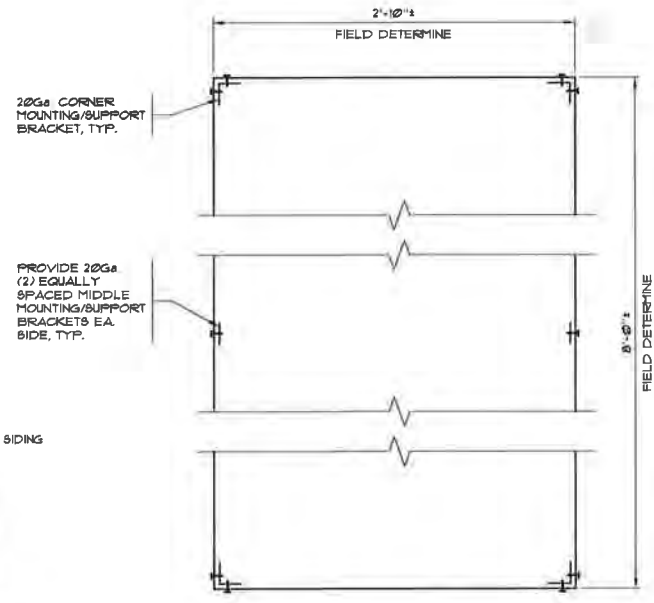
Job No: 18042.00

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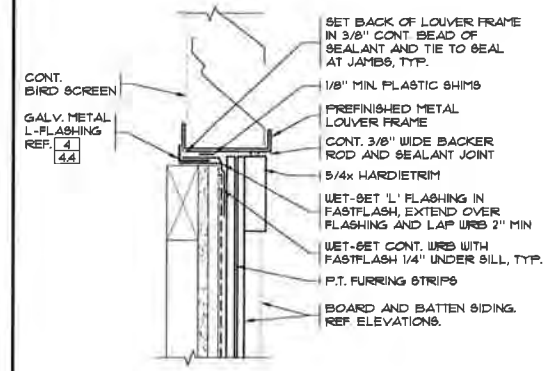




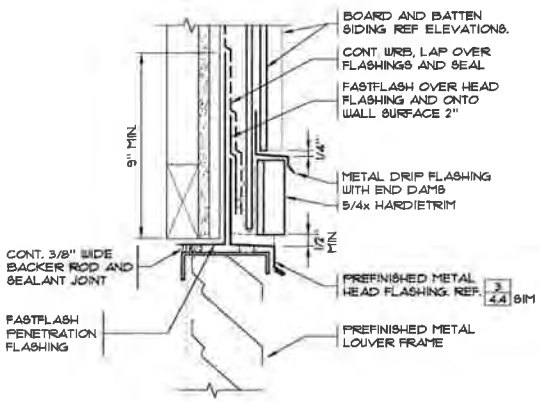
**CHIMNEY SHROUD DETAIL 1**  
SCALE: 3" = 1'-0"



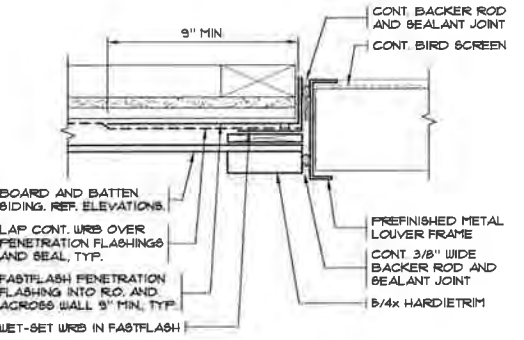
**SHROUD PLAN VIEW 2**  
SCALE: 1/2" = 1'-0"  
NOTE: PROVIDE MOCK-UP OF ONE SHROUD FOR REVIEW AND APPROVAL PRIOR TO FINAL FABRICATION



**LOUVER SILL 3**  
SCALE: 3" = 1'-0"



**LOUVER HEAD 4**  
SCALE: 3" = 1'-0"



**LOUVER JAMB 5**  
SCALE: 3" = 1'-0"

DATE	
REVISION	PERMIT SET
NO.	
DESIGNED	N. FRITZ
DRAWN	V. HIN
CHECKED	J.F.F.
DATE	25 SEPT. 2018
APPROVED	

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ENGINEERING TECHNOLOGIES, INC.  
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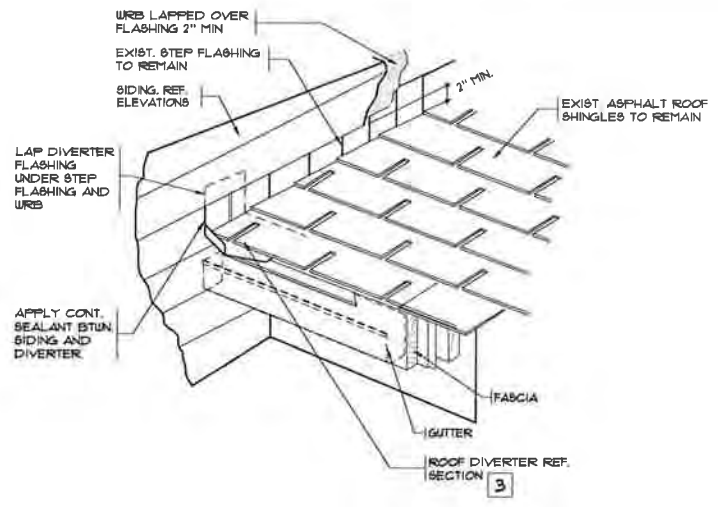
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KIRKLAND, WA

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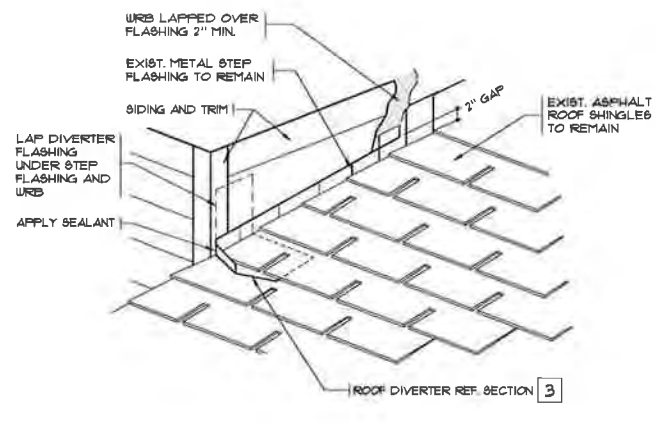
Job No 18042.00

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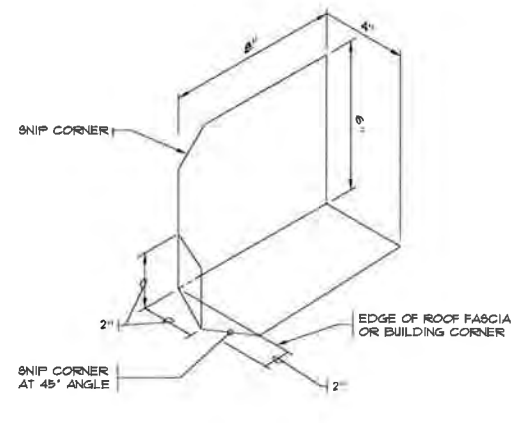


**ROOF-TO-WALL FLASHING 1**  
NOT TO SCALE

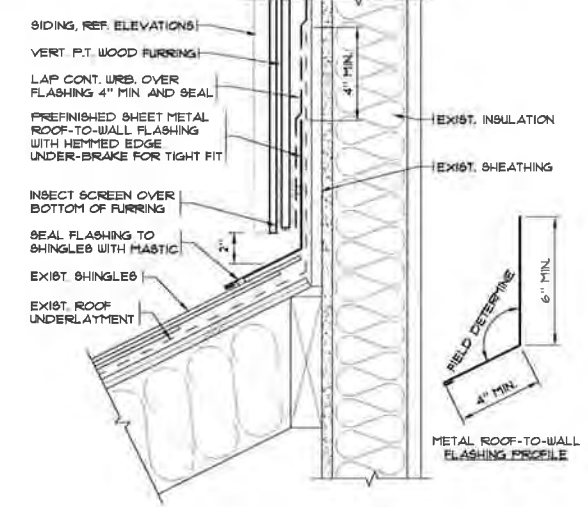
- NOTES:**
1. EXTEND KICKOUT A MINIMUM OF 2" BEYOND FACE OF ROOFING INTO GUTTER. METAL STEP FLASHINGS ARE 2" LONGER THAN THE EXPOSED PORTION OF THE ROOFING SHINGLE. ALTHOUGH NOT SHOWN, METAL FLASHINGS ARE STEP FLASHED (INTERLOUVEN) WITH ROOFING SHINGLES. FURRING STRIPS NOT SHOWN.



**ROOF-TO-WALL FLASHING 2**  
NOT TO SCALE



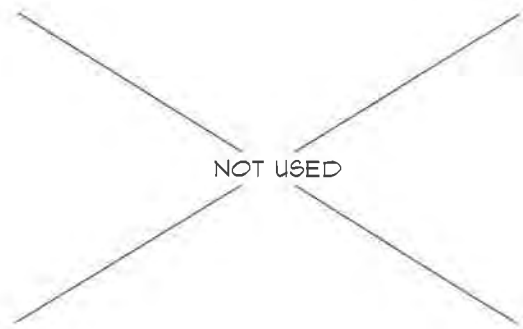
**DIVERTER FLASHING 3**  
NO SCALE



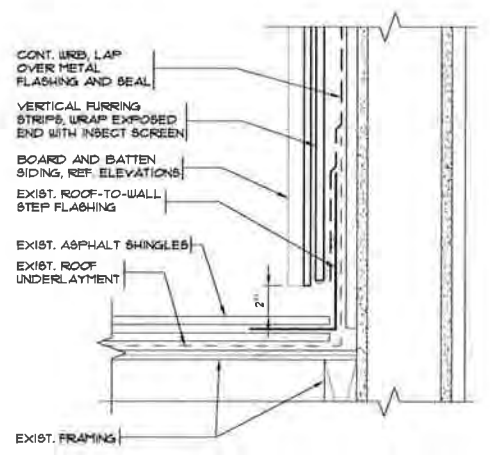
**ROOF TO WALL 4**  
HALF SCALE

- NOTES:**
1. FABRICATE MOCK-UP DIVERTER FLASHING W/ ROOF AND GUTTER TO VERIFY DIMENSIONS ARE APPROPRIATE AND DIVERTER, OUTLETS INTO GUTTER.
  2. REFERENCE MATERIAL SPECIFICATIONS ON SHEET U13 FOR ADDITIONAL INFORMATION.
  3. FOR ADDITIONAL INSTALLATION INFORMATION REF. SECTIONS 1, 4, 2.
  4. INSTALL TARGET SAF BEHIND DIVERTER AND EXTEND 9" BEYOND.

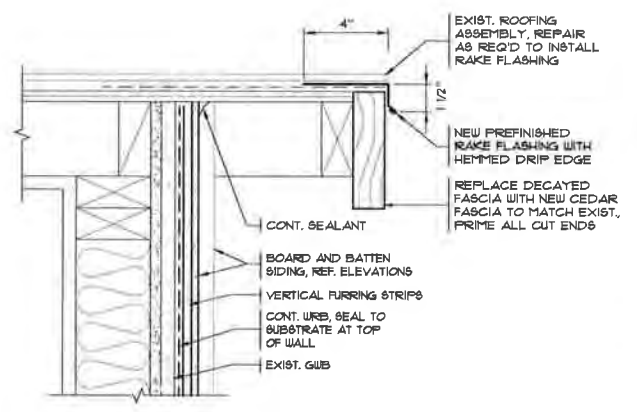
**NOTE:** BOARD AND BATTEN SIDING SHOWN LAP SIDING SIMILAR



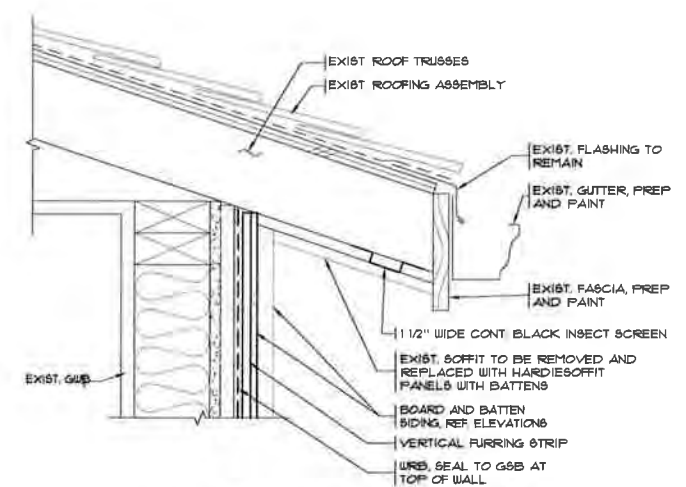
**DETAIL 5**  
SCALE: NT6



**BASE OF CHIMNEY AT ROOF 6**  
SCALE: 3" = 1'-0"



**TYPICAL RAKE TO WALL 7**  
SCALE: 3" = 1'-0"

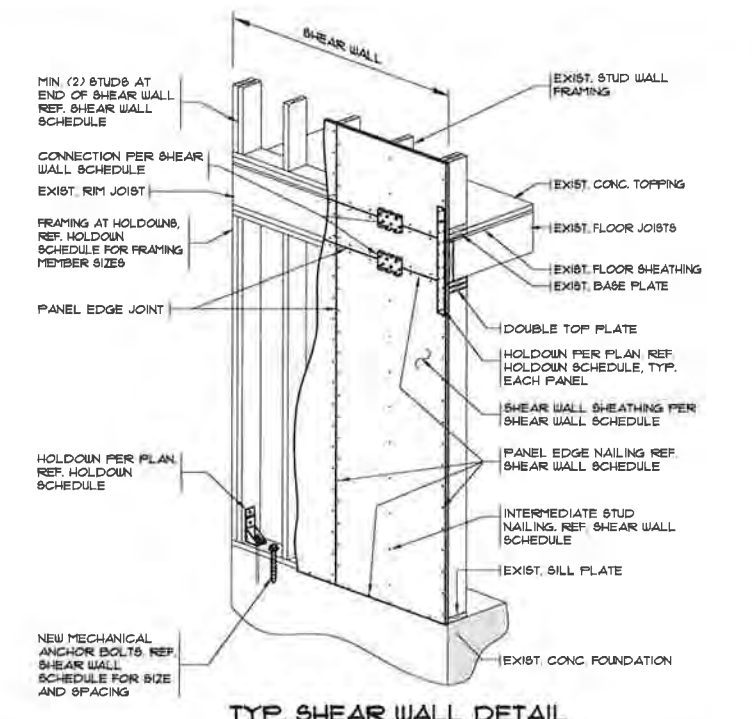


**TYPICAL SOFFIT AT EAVE 8**  
SCALE: 3" = 1'-0"

Date: \_\_\_\_\_  
 Permit SET  
 Designer: N. FRITZ  
 Checker: V. H.N.  
 Date: 25 SEPT. 2018  
 Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 2150 North 107th Street, Suite 300  
 Seattle, Washington 98132-0009  
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 (206) 261-7811 • 4011  
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 10200 NE 124TH LN. KIRKLAND, WA.  
**4.13**  
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 Job No 18042.00



**TYP. SHEAR WALL DETAIL**  
SCALE: NONE

PLAN DESIGNATION	HOLDOWN	ANCHOR BOLT	END COLUMN STUDS	REFERENCE SECTION
HD1	SIMPSON HDU2	3/8" ALL-THREAD SET IN ADHESIVE	(2) 1 1/2" x 3 1/2" L.S.L.	2 53.0
HD2	SIMPSON M8T31	N/A	(2) 2x4	TYP SHEAR WALL DETAIL
HD3	SIMPSON HDGB-SAS3	1/8" THREADED ROD	3 1/2" x 5 1/2" L.S.L.	3 93.0 AND 4 53.0
HD4	SIMPSON M8T60	N/A	(2) 2x4	TYP SHEAR WALL DETAIL

**HOLDOWN GENERAL NOTES:**

- HOLDOWNS NOTED HD AND M8T ON THE PLANS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS USING NUMBER OF NAILS AND BOLTS CALLED FOR. ALTERNATE PRODUCTS (BY SIMPSON OR OTHER) ALLOWED PROVIDED THEY HAVE THE SAME OR GREATER ALLOWABLE TENSION CAPACITY.
- REFER TO TYPICAL SHEAR WALL DETAIL FOR ADDITIONAL INFORMATION.
- SHEAR WALL PANEL EDGE NAILING REQUIRED AT HOLDOWN STUDS. REFERENCE HOLDOWN SCHEDULE AND SHEAR WALL SCHEDULE FOR MINIMUM NUMBER OF STUDS AT EACH HOLDOWN/END COLUMN, UNLESS NOTED OTHERWISE.
- NAIL ADJOINING STUDS TOGETHER IN ACCORDANCE WITH PANEL EDGE NAILING IN SHEAR WALL SCHEDULE.
- AT M8T STRAPS, CENTER STRAP AT CENTER OF RIM JOIST.

**SHEAR WALL SCHEDULE**

PLAN DESIGNATION	SHEATHING	FRAMING AT PANEL EDGES	PANEL EDGE NAIL SPACING	END COLUMN STUDS	RIM JOIST OR BLKG. TO TOP PLATE	BOTTOM PLATE TO RIM JOIST/BLKG.	CORRESPONDING SHEAR WALL DESIGNATION
SU-1	1/8" OSB ONE SIDE	2x	8d COMMON AT 6" O.C.	(2) 2x4 OR (1) 3x4	RBC OR LTP4 AT 24" O.C.	LTP4 AT 24" O.C. OR SIMPSON SDB 1/4"x6"x6" LONG SCREWS AT 14" O.C.	5/8" ANCHOR BOLTS AT 48" O.C.
SU-2	1/8" OSB ONE SIDE	2x	8d COMMON AT 4" O.C.	(3) 2x4 OR (2) 3x4	LTP4 AT 16" O.C.	LTP4 AT 16" O.C. OR SIMPSON SDB 1/4"x6"x6" LONG SCREWS AT 10" O.C.	5/8" ANCHOR BOLTS AT 32" O.C.
SU-3	1/8" OSB ONE SIDE	3x OR (2) 2x	10d COMMON AT 2 1/2" O.C.	(4) 2x4 OR (2) 3x4	LTP4 AT 10" O.C.	LTP4 AT 10" O.C. OR SIMPSON SDB 1/4"x6"x6" LONG SCREWS AT 5" O.C.	5/8" ANCHOR BOLTS AT 16" O.C.

**SHEAR WALL GENERAL NOTES:**

- SHEAR WALLS NOTED 'SU-X' AND 'T SU-X' ON THE PLANS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
- ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING (AS INDICATED IN SHEAR WALL SCHEDULE). PROVIDE SOLID BLOCKING AT PANEL EDGES AS REQUIRED. SHEAR WALLS DESIGNATED AS SU-3 AND T SU-3 REQUIRE A SINGLE 3x FRAMING MEMBER OR (2) 2x MEMBERS AT ALL ABUTTING PANEL EDGES, NAIL (2) 2x STUDS TOGETHER W/ 10d NAILS AT 3" O.C.
  - SHEATHING SHALL BE APPLIED DIRECTLY TO FRAMING. REMOVE EXISTING OSB PRIOR TO INSTALLATION OF SHEAR WALL SHEATHING.
  - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLANS. ENDS OF WALLS ARE DESIGNATED BY EXTERIOR OF BUILDING, CORRIDORS, OR DOORWAYS. PROVIDE HOLDOWNS AT SHEAR PANEL ENDS AS NOTED ON PLANS.
  - SHEATHING NAILS SHALL BE SPACED AT 12" ON CENTER ALONG INTERMEDIATE SUPPORTS (SHEATHING FIELD NAILING).
  - FIELD VERIFY DISTANCE BETWEEN UPPER TOP PLATE SPLICE AND LOWER TOP PLATE SPLICE SHALL BE 2'-0". MINIMUM PROVIDE M8T21 STRAP WHERE EXISTING SPLICE IS LESS THAN 2'-0".
  - SHEAR WALL EDGE NAILING IS REQUIRED AT STUDS WHERE HOLDOWNS ARE LOCATED.
  - NAIL PERPENDICULAR SHEAR WALLS TOGETHER WITH 10d FACE NAILS TO MATCH CLOSEST NAIL SPACING OF ADJACENT SHEAR WALLS.
  - REFERENCE TYPICAL SHEAR WALL DETAIL ON THIS SHEET FOR NAIL, CLIP, AND ANCHOR BOLT LOCATIONS.
  - MINIMUM (2) ANCHOR BOLTS PER SHEAR WALL. ANCHOR BOLTS SHALL BE MECHANICAL ANCHORS EMBEDDED IN CONCRETE A MINIMUM OF 5". ALL ANCHOR BOLTS IN SHEAR WALLS SHALL HAVE 1/4" THICK BY 2" SQUARE PLATE WASHERS (FOR 2x4 PLATE).

**STRUCTURAL NOTES:**

**CODE:**  
THE INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION, WITH THE STATE OF WASHINGTON AMENDMENTS.

**LATERAL LOADS (BASED ON ASCE 7)**  
EARTHQUAKE DESIGN DATA USING USGS SEISMIC HAZARD MAPS  
LATITUDE 47.7185° N  
LONGITUDE 122.1951° W  
S<sub>e</sub> 1293  
S<sub>1</sub> 0.483  
SITE CLASS D  
S<sub>D1</sub> 0.235  
S<sub>D2</sub> 0.489  
IMPORTANCE FACTOR I  
SEISMIC DESIGN CATEGORY D

**BASIC SEISMIC-FORCE-RESISTING SYSTEM:**  
LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE  
R 6.5  
C<sub>s</sub> 0.125

LATERAL FORCES ARE 15% OF THE IBC LOADS PER SECTION 6.06.2.2.3 AND 3011.4.2 OF THE 2015 IBC. LATERAL FORCES ARE TRANSMITTED BY THE ROOF & FLOOR DIAPHRAGMS TO THE SHEAR WALLS BY TRIBUTARY AREA.

BUILDING	DESIGN BASE SHEAR (75 PERCENT ASD)	DESIGN BASE SHEAR (75 PERCENT ASD)
BUILDING A	14.9K	
BUILDING B	23.99K	
BUILDING C	15.7K	
BUILDING Z	18.77K	

INTERIOR UNIT STACKS IN BUILDINGS A, B, AND E HAVE BEEN EVALUATED CONSIDERING LATERAL FORCES CONSISTING OF MOMENTS, SHEARS AND ROTATIONAL FORCES TRANSMITTED BY A RIGID DIAPHRAGM TO THE SHEAR WALLS IN PROPORTION TO THE SHEAR WALL STIFFNESSES IN ACCORDANCE WITH THE 2015 SDPUS.

**FOUNDATION:**  
BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-8899 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 PPF BEARING CAPACITY.

**CONCRETE:**  
CONCRETE (f<sub>c</sub> = 2500 PSI) AT 28 DAYS. CONCRETE EXPOSED TO THE WEATHER IS TO BE AIR-ENTRAINED.

**REINFORCING STEEL:**  
DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60

**STRUCTURAL & MISCELLANEOUS STEEL:**  
PLATES ASTM A36 F<sub>y</sub> = 36,000 PSI

**STEEL BOLTS:**  
ALL BOLTS AND THREADED RODS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE ASTM F1554, GRADE 36.

**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-7336 AND (APMO) UES REPORT #92. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:  
SDB (0.25" DIAMETER, LENGTHS: 15" TO 8")  
SD1892 (0.22" DIAMETER, LENGTHS: 3" TO 10")  
SDB SCREWS EXPOSED TO WEATHER OR IN CONTACT WITH PRESURE TREATED WOOD SHALL BE TYPE 316L STAINLESS STEEL. SD1892 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS IN COMPLIANCE WITH ASTM A153, CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

**STRUCTURAL NOTES (cont.):**

**MECHANICAL ANCHORS:**  
MECHANICAL ANCHORS FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE TITEN HD HEAVY DUTY SCREW ANCHORS BY SIMPSON STRONG-TIE, INC. (ICC-ES REPORT #713), UNLESS NOTED OTHERWISE ON THE PLANS. ANCHORS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.

**ADHESIVE FOR ANCHOR BOLTS:**  
EPOXY FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE SIMPSON STRONG-TIE UET-3G EPOXY ADHESIVE (ICC-ES REPORT #4087), UNLESS NOTED OTHERWISE ON THE PLANS. BOLTS SHALL BE 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 TEMPERATURE MUST BE BETWEEN 40° AND 100° DEGREES AT TIME OF INSTALLATION. CONTACT ENGINEER IF THESE SITE CONDITIONS CANNOT BE ACHIEVED. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2500 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 23-25 IN ICC-ES EVALUATION REPORT ESR-1535 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:  
8d COMMON 2 1/2" x 0.131" DIA  
10d 3" x 0.131" DIA  
10d COMMON 3" x 0.148" DIA

**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.

HANGERS AND CLIPS IN CONTACT WITH PRESURE TREATED LUMBER SHALL BE ZMAXHDG GALVANIZED CONNECTORS. ALL HANGER FASTENERS USED WITH ZMAXHDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 OR 606 SCREWS WITH DOUBLE BARRIER COATING.

**STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:**  
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WUPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:  
STUDS & COLUMNS HEM-FIR #2 Fc = 1300 PSI OR STUD GRADE Fc = 800 PSI  
WALL PLATES & SILLB HEM-FIR #2 Fb = 850 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE 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.

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

**ENGINEERED WOOD PRODUCTS:**  
LVL ENGINEERED WOOD SHALL BE MANUFACTURED BY Weyerhaeuser in accordance with ICC-ES ESR-1381. ALTERNATE MANUFACTURERS REQUIRE ENGINEER'S APPROVAL PRIOR TO FABRICATION. USE THE FOLLOWING MINIMUM GRADE:  
TIMBERSTRAND LVL (8-5/8" & SMALLER) GRADE 1.3E+ Fb = 1100 PSI

**BEARING WALL FRAMING:**  
EXISTING 2x4 OR 3x4 STUDS AT 16" O.C.

**SHEAR WALL SHEATHING:**  
REFERENCE SHEAR WALL SCHEDULE

**EXTERIOR WALL SHEATHING:**  
APPLY 1/8" OSB NAILED TO STUDS WITH 10d NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING (UNLESS NOTED OTHERWISE ON THE SHEAR WALL SCHEDULE).

**STATEMENT OF SPECIAL INSPECTIONS:**

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 OF THE IBC/IBC.

**CONCRETE - SECTION 1705.2**  
REINFORCED CONCRETE

**POST-INSTALLED ANCHORS - TABLE 1705.3**  
MECHANICAL ANCHORS (PERIODIC)  
ADHESIVE/EPOXY GROUTED ANCHORS (PERIODIC)

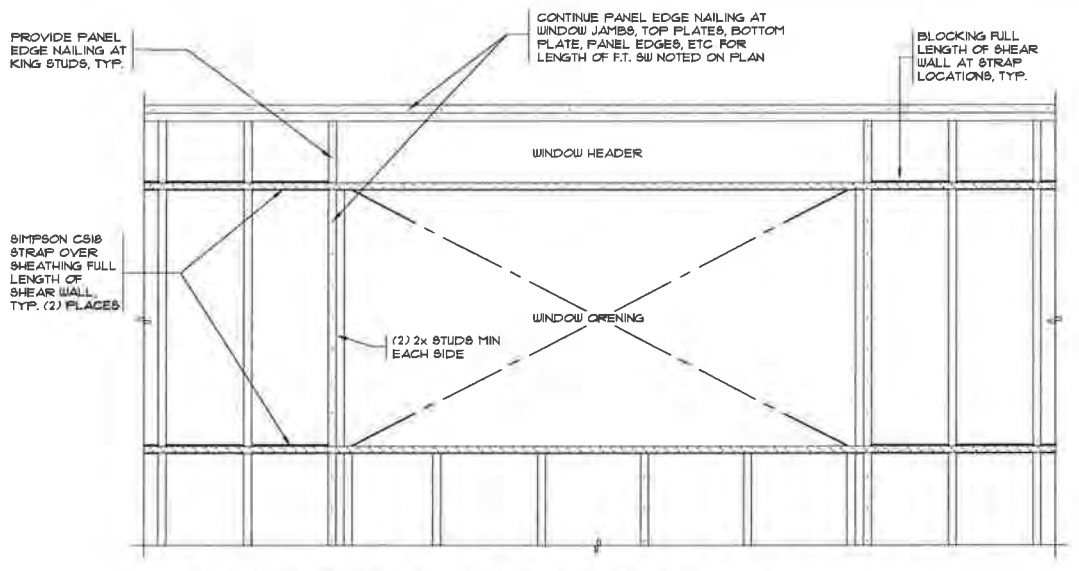
**WOOD-FRAME - SECTION 1705.5**  
SHEAR WALL SHEATHING NAILING  
SHEAR WALL PLATE NAILING  
HOLDOWNS

**STRUCTURAL PROJECT NARRATIVE:**

THESE DRAWINGS SHOW THE STRUCTURAL DETAILS NECESSARY TO PERFORM A VOLUNTARY SEISMIC RETROFIT OF BUILDINGS A, B, E AND Z AT THE EMERSON APARTMENT COMPLEX TO BE INSTALLED CONCURRENTLY WITH THE RECLAD DESIGN. THE VOLUNTARY SEISMIC RETROFIT DESIGN FOLLOWS THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) SECTION 607.6 AND THE ANALYSIS IS PERFORMED USING THE REDUCED SEISMIC FORCE LEVEL OF 15% OF CURRENT CODE LOADS LISTED IN THE INTERNATIONAL BUILDING CODE AS THOUGH A REPAIR WERE BEING CONDUCTED IN ACCORDANCE WITH SECTIONS 606.2.2.3 AND 3011.4.2 OF THE IEBC.

THE SCOPE OF THE RETROFIT WORK INCLUDES THE ADDITION OF ORIENTED STRAND BOARD WALL SHEATHING, THROUGH-FLOOR CONNECTIONS, COLLECTORS, HOLDOWNS AND CONCRETE FOOTINGS WHERE REQUIRED. THE SEISMIC RETROFIT IS TO BE PERFORMED WHILE THE UNITS ARE OCCUPIED AND WORK WILL BE PERFORMED FROM THE EXTERIOR ONLY, WITH THE EXCEPTION OF COLLECTOR TENSION TIES AT SELECT UNIT ENTRIES.

THE FLOOR PLANS AND SECTIONS WERE DEVELOPED FROM THE ORIGINAL DRAWINGS (TITLED 'WOODBRIDGE' WITH AS-BUILT REVISION OCTOBER 28, 1983) AND LIMITED FIELD OBSERVATIONS. NOTIFY ENGINEER IF CONDITIONS DIFFER FROM THOSE SHOWN HERE.



**TYPICAL FORCE TRANSFER SHEAR WALL -**

**(F.T. SW) ELEVATION**

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

- NOTE:**
- REFER TO TYPICAL SHEAR WALL DETAIL AND SHEAR WALL SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION.
  - WALL SHEATHING NOT SHOWN FOR CLARITY.
  - CONTINUE SHEAR WALL BOTTOM PLATE TO RIM JOIST/ BLOCKING, SCREWS AND ANCHOR UNDER WINDOW.



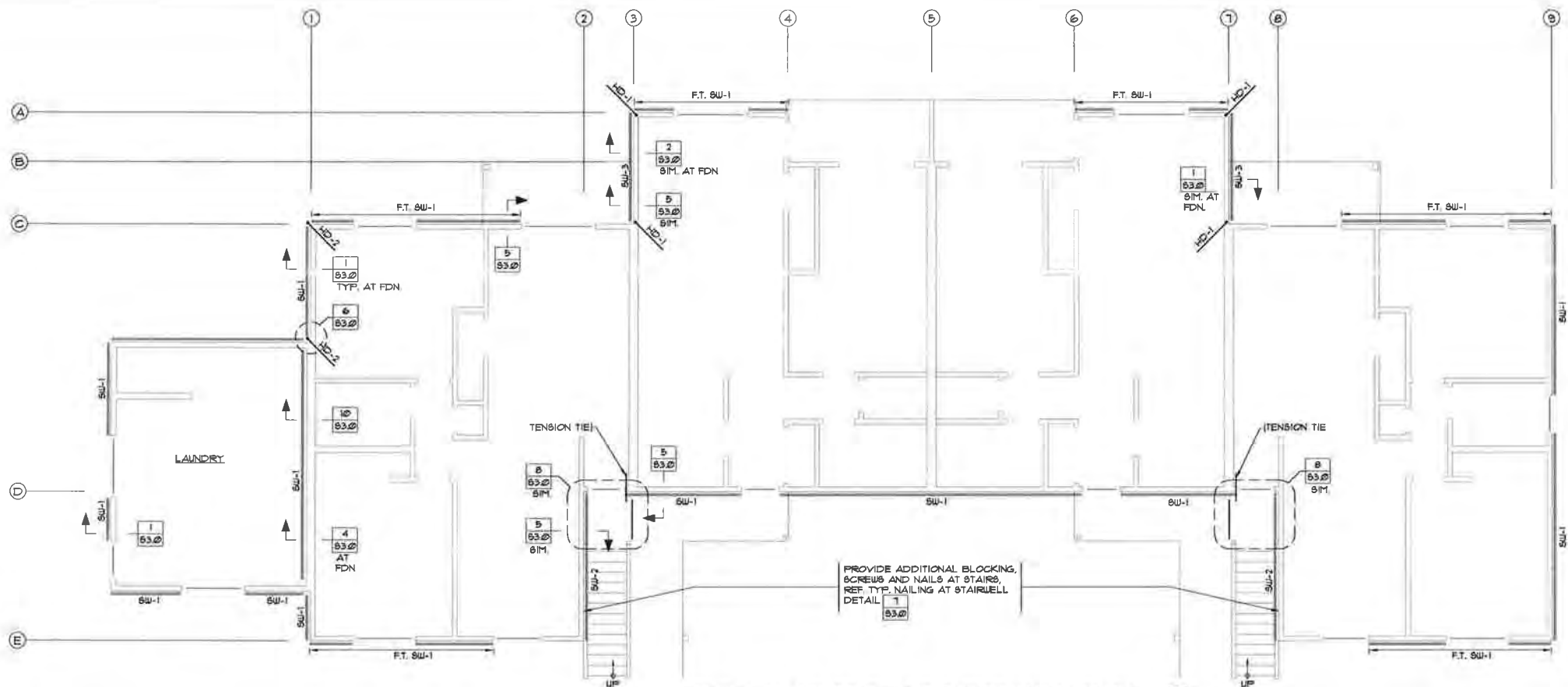
**EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**

STRUCTURAL PROJECT NARRATIVE, SHEAR WALL SCHEDULE, HOLDOWN SCHEDULE, SHEAR WALL DETAILS AND NOTES

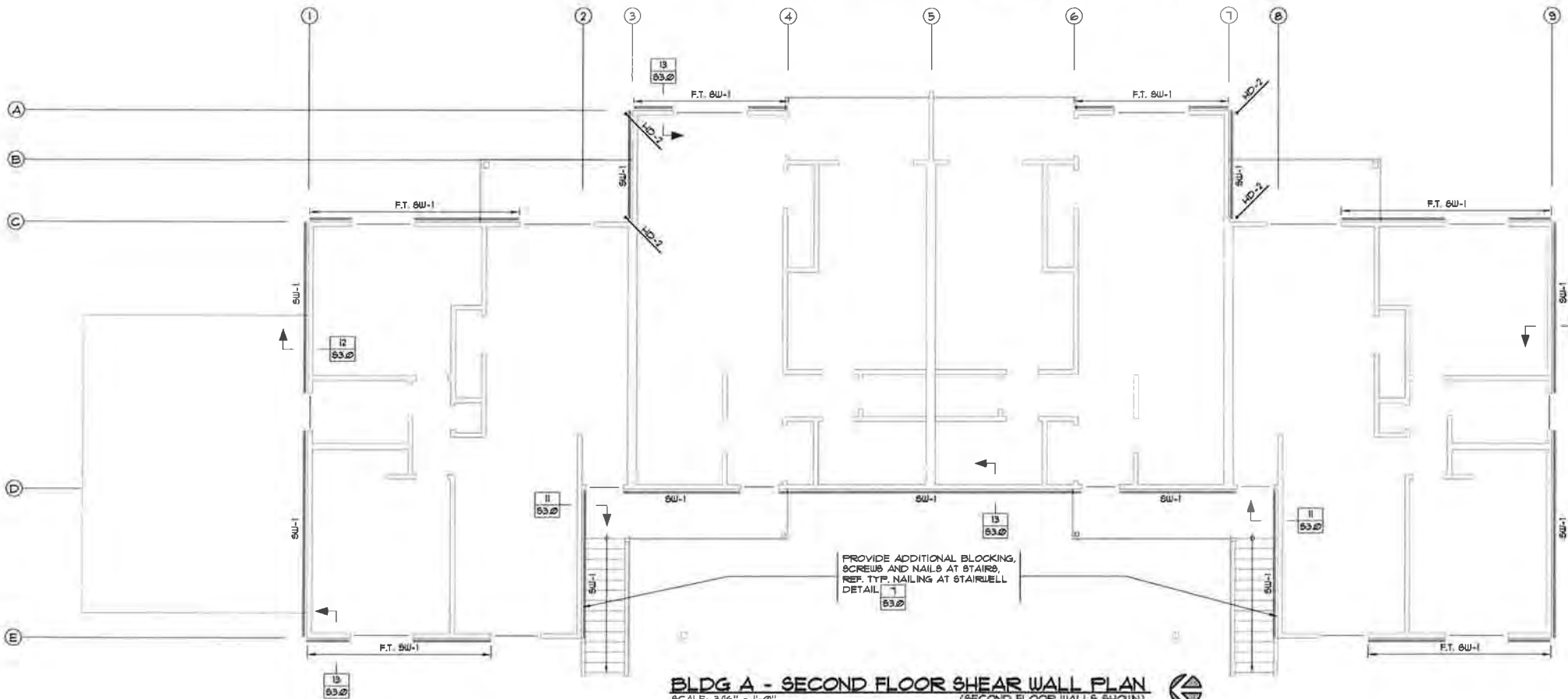
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
KIRKLAND, WA  
18042 NE 124TH LN

Sheet: **S1.0**

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**BLDG A - FIRST FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (FIRST FLOOR WALLS SHOWN)



**BLDG A - SECOND FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (SECOND FLOOR WALLS SHOWN)

**LEGEND**

- SW SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 61.0
- F.T. SW FORCE TRANSFER SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYP. F.T. SW ELEVATION, SHEET 61.0
- SIMPSON HOLDDOWN AT FLOOR LINE OR FOUNDATION, REF. HOLDDOWN SCHEDULE ON SHEET 61.0

NOTE:  
 REFER TO 'A' SHEET DRAWINGS FOR BUILDING DIMENSIONS AND FEATURES NOT SHOWN

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Project	EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z
Location	1020 NE 124TH LN, KIRKLAND, WA
Scale	1/8" = 1'-0"
Author	C. JENKE
Drawn	VJAN
Checked	M.P.S.
Date	29 SEPT. 2018
Permit	PERMIT SET

**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 300  
 Seattle, Washington 98133-9009  
 (206) 281-7500 • (206) 821-7200  
 (206) 281-4811



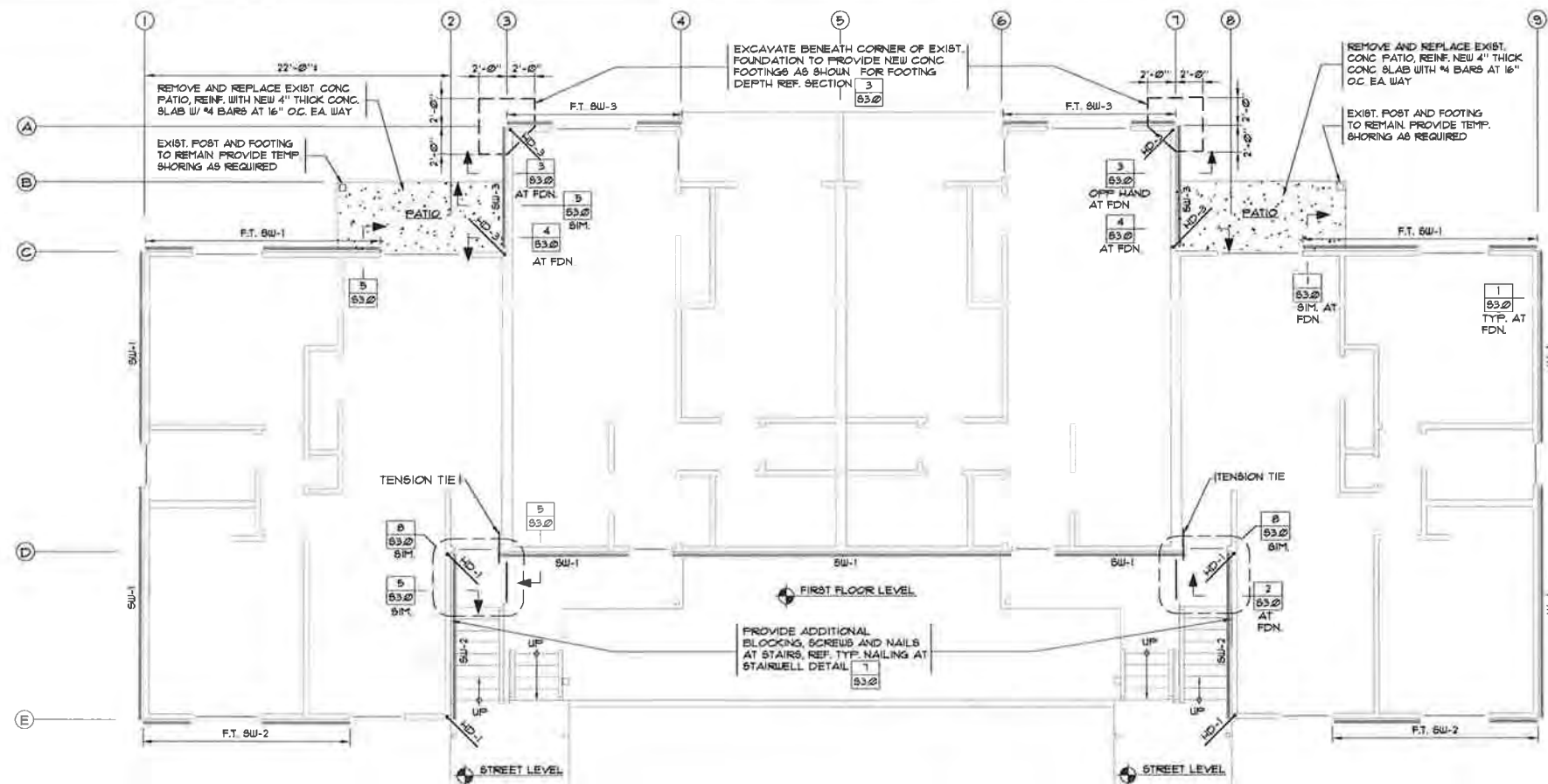
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- BLDG A: FIRST FLOOR SHEAR WALL PLAN
- BLDG A: SECOND FLOOR SHEAR WALL PLAN

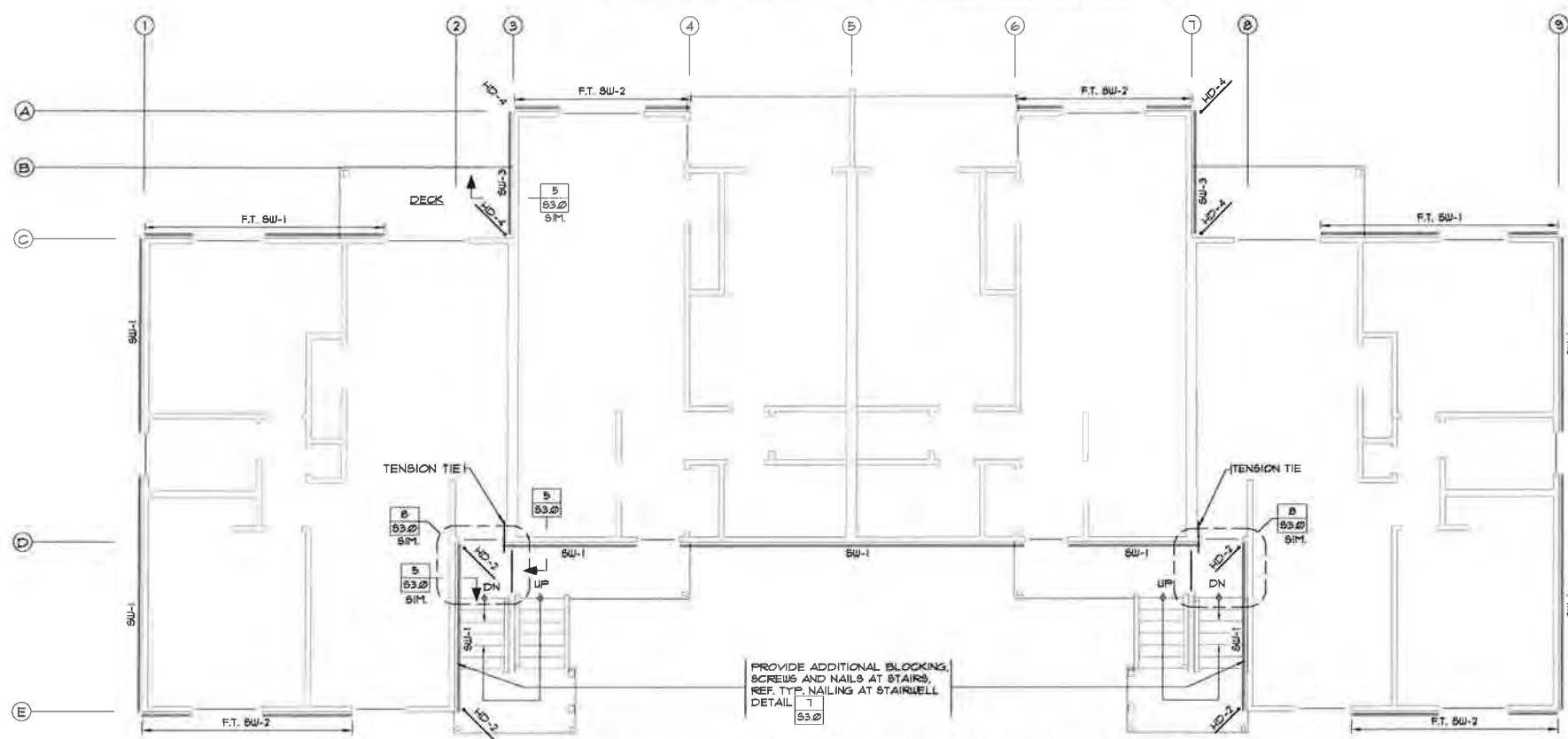
Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
 1020 NE 124TH LN, KIRKLAND, WA

Sheet: **S2.0A**

Job No: 18042.00



**BLDG B - FIRST FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (FIRST FLOOR WALLS SHOWN)



**BLDG B - SECOND FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (SECOND FLOOR WALLS SHOWN)

**LEGEND**

- SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 512
- FORCE TRANSFER SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYP. F.T. SW ELEVATION, SHEET 512
- SIMPSON HOLDDOWN AT FLOOR LINE OR FOUNDATION, REF. HOLDOWN SCHEDULE ON SHEET 512

NOTE:  
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Drawn	C. JENKINS
Checked	V.H.N.
Checked	M.P.S.
Date	25 SEPT., 2016
Approved	

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 2150 North 107th Street, Suite 370  
 Seattle, Washington 98133-3008  
 (206) 281-7200 • (800) 871-7200  
 (F) 206 281-8811



Contents

- BUILDING B: FIRST FLOOR SHEAR WALL PLAN
- BUILDING B: SECOND FLOOR SHEAR WALL PLAN

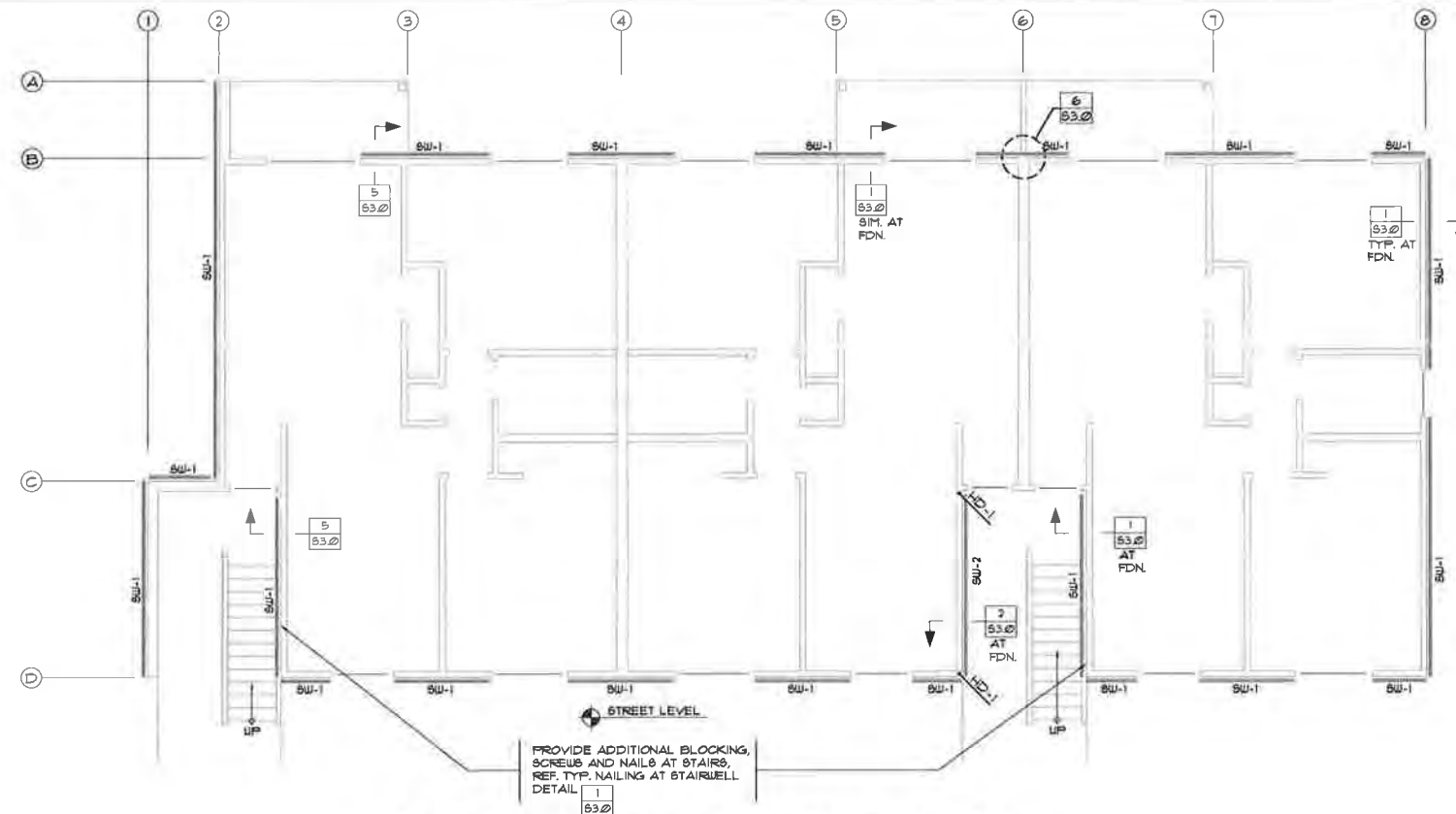
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**EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN**  
 BUILDINGS A, B, E AND Z  
 11000 NE 124TH LN  
 KIRKLAND, WA

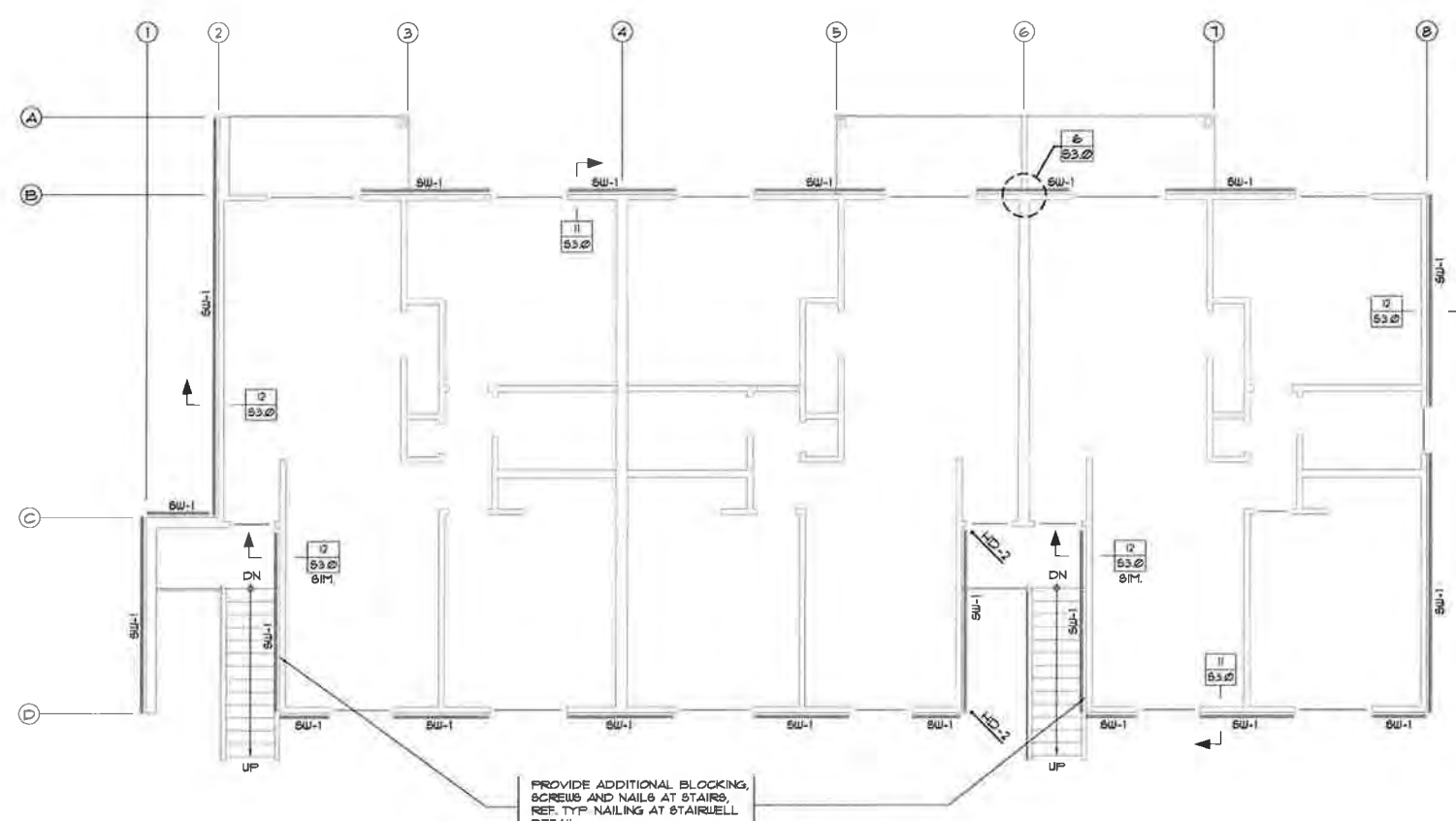
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**52.0B**

Job No 18042.00



**BLDG E - FIRST FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (FIRST FLOOR WALLS SHOWN)



**BLDG E - SECOND FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (SECOND FLOOR WALLS SHOWN)

**LEGEND**

- SW SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 51.0
- SIMPSON HOLDDOWN AT FLOOR LINE OR FOUNDATION, REF. HOLDOWN SCHEDULE ON SHEET 51.0

- NOTES:**
- ROOFING, ROOF SHEATHING AND ROOF FRAMING TO REMAIN.
  - REFER TO 'A' SHEET DRAWINGS FOR BUILDING DIMENSIONS AND FEATURES NOT SHOWN

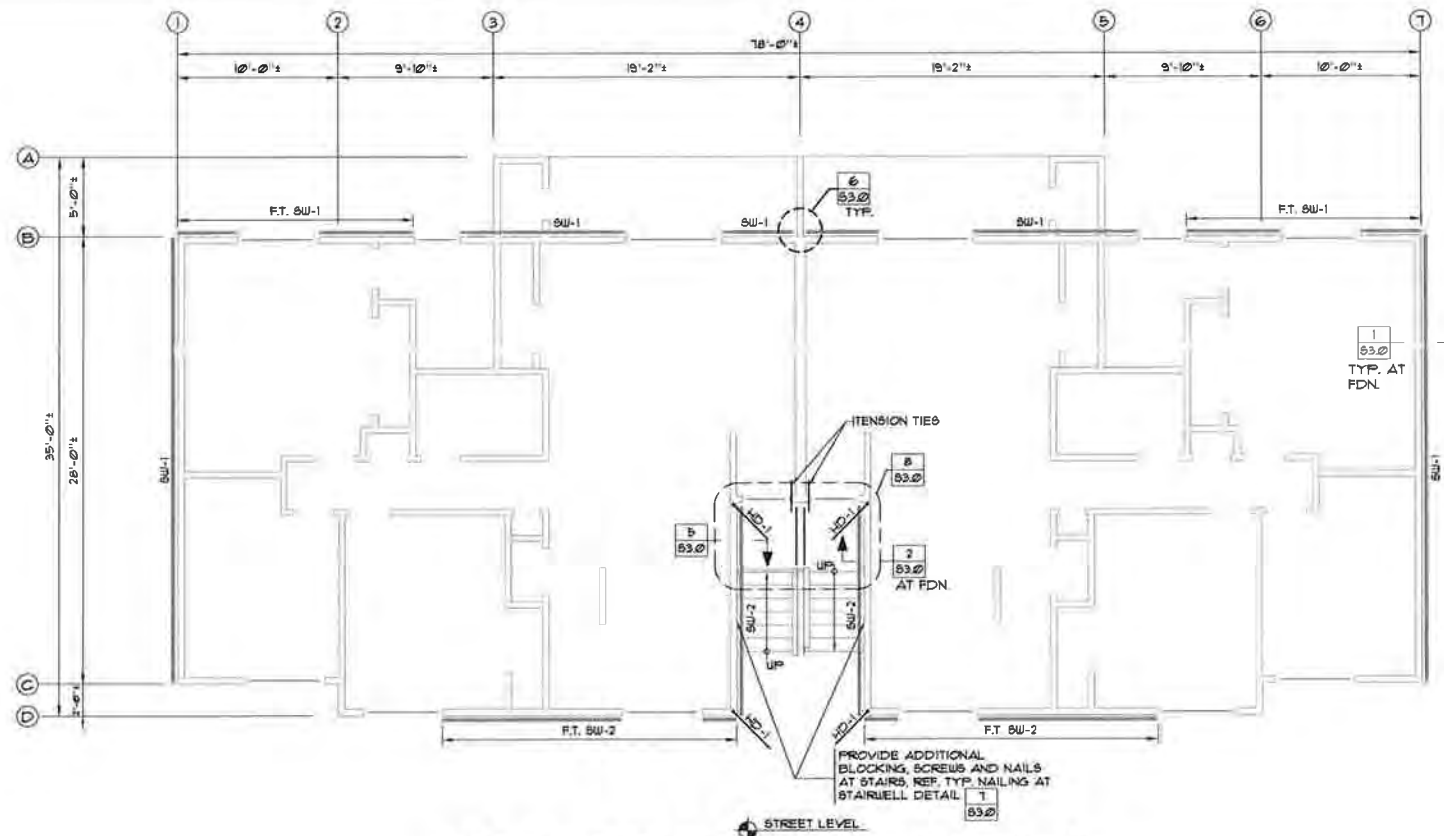
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Designed	C. JUBENKE	
Drawn	V.J.H.N.	
Checked	M.P.S.	
Date	25 SEPT. 2018	
Approved		

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 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 320  
 Seattle, Washington 98132-3609  
 (206) 291-7500 • (206) 871-7200  
 (206) 281-8811

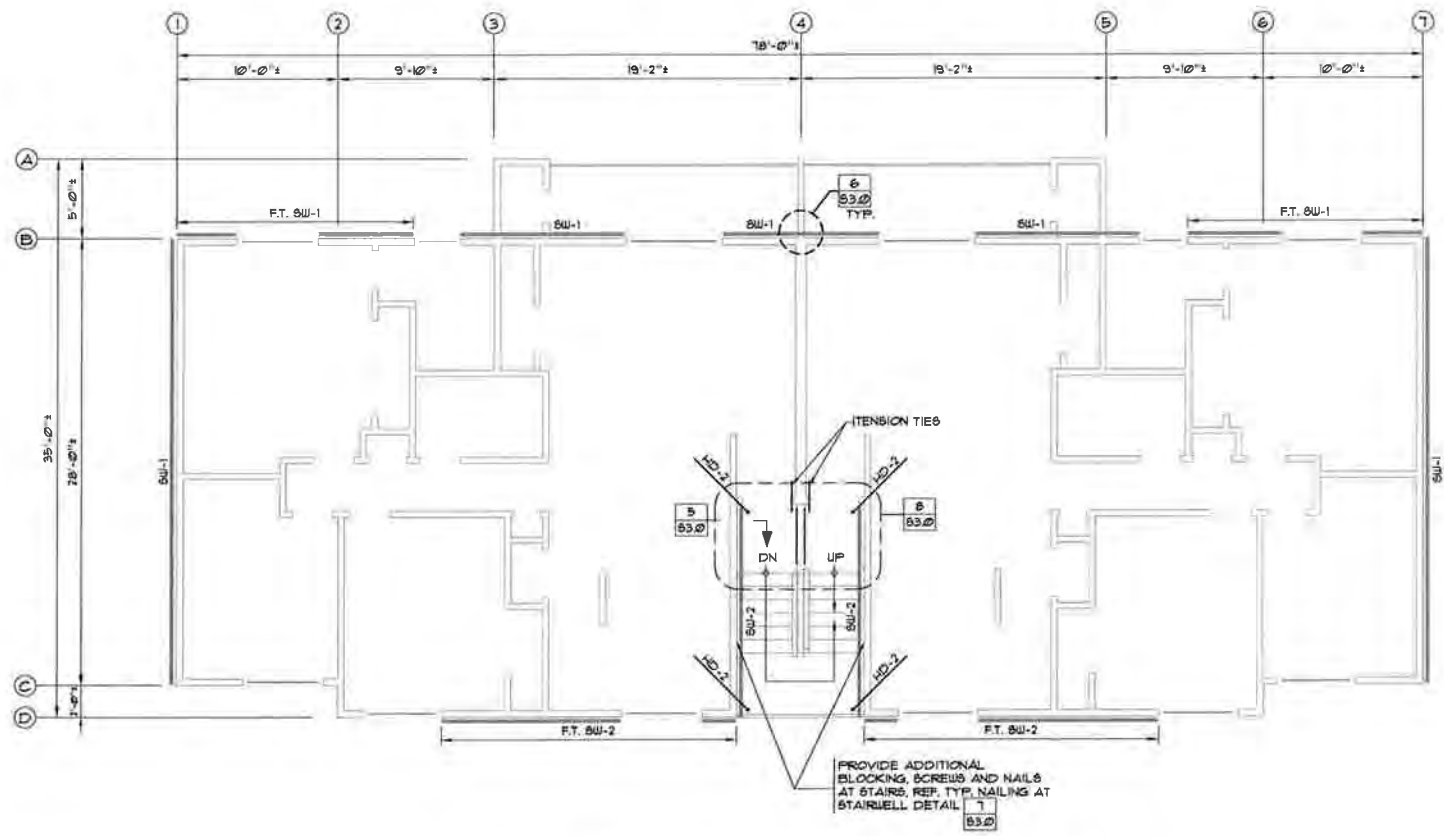


Project	EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z 1100 NE 124TH LN KIRKLAND, WA
Contents	BUILDING E: FIRST FLOOR SHEAR WALL PLAN SECOND FLOOR SHEAR WALL PLAN
Sheet	52.0E
Job No.	18042.00

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**BLDG Z - FIRST FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (FIRST FLOOR WALLS SHOWN)



**BLDG Z - SECOND FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (SECOND FLOOR WALLS SHOWN)

**LEGEND**

- SW SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 81.0
- FT. SW FORCE TRANSFER SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYP. FT. SW ELEVATION, SHEET 81.0
- BRIPSON HOLDDOWN AT FLOOR LINE OR FOUNDATION, REF. HOLDDOWN NOTES ON SHEET 81.0

NOTE:  
 REFER TO 'A' SHEET DRAWINGS FOR BUILDING DIMENSIONS AND FEATURES NOT SHOWN

Designed C. JENKE	Drawn VJH	Checked MPS	Date 29 SEPT. 2018
Reviewed PERMIT SET			

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 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 300  
 Seattle, Washington 98132-9009  
 (206) 291-7900 • (800) 821-7200  
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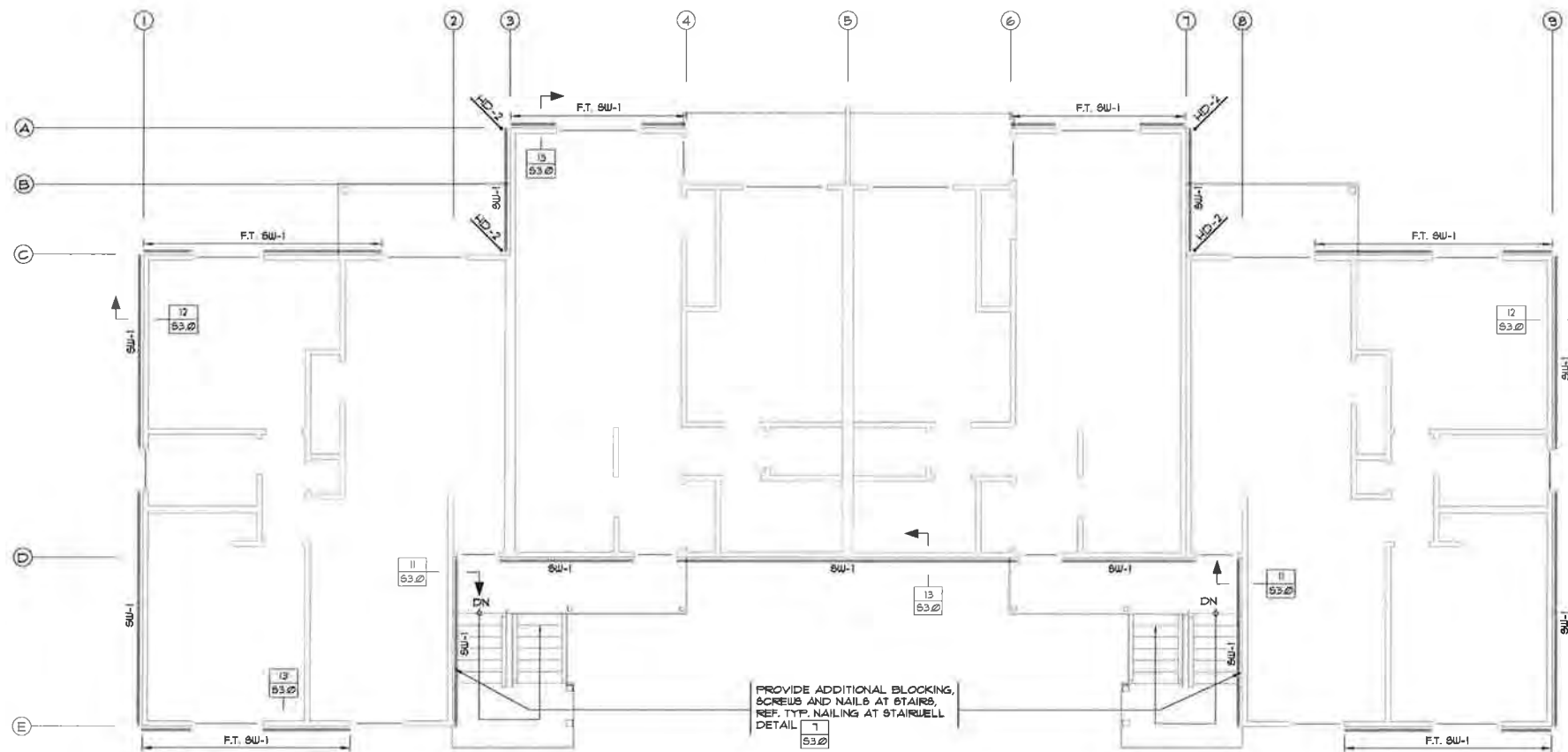
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 BUILDINGS A, B, E AND Z**  
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**LEGEND**

- SW** SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 610
- F.T. SW** FORCE TRANSFER SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYP. F.T. SW ELEVATION, SHEET 610
- SIMPSON HOLDDOWN AT FLOOR LINE OR FOUNDATION, REF. HOLDOWN SCHEDULE ON SHEET 610**

NOTE:  
REFER TO 'A' SHEET DRAWINGS FOR BUILDING DIMENSIONS AND FEATURES NOT SHOWN

**BLDG. B - THIRD FLOOR SHEAR WALL PLAN**  
SCALE: 3/16" = 1'-0"



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ENGINEERING TECHNOLOGIES, INC.  
2150 North 107th Street, Suite 320  
Seattle, Washington 98133-0009  
(206) 281-7500 • (800) 821-7200  
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DESIGN  
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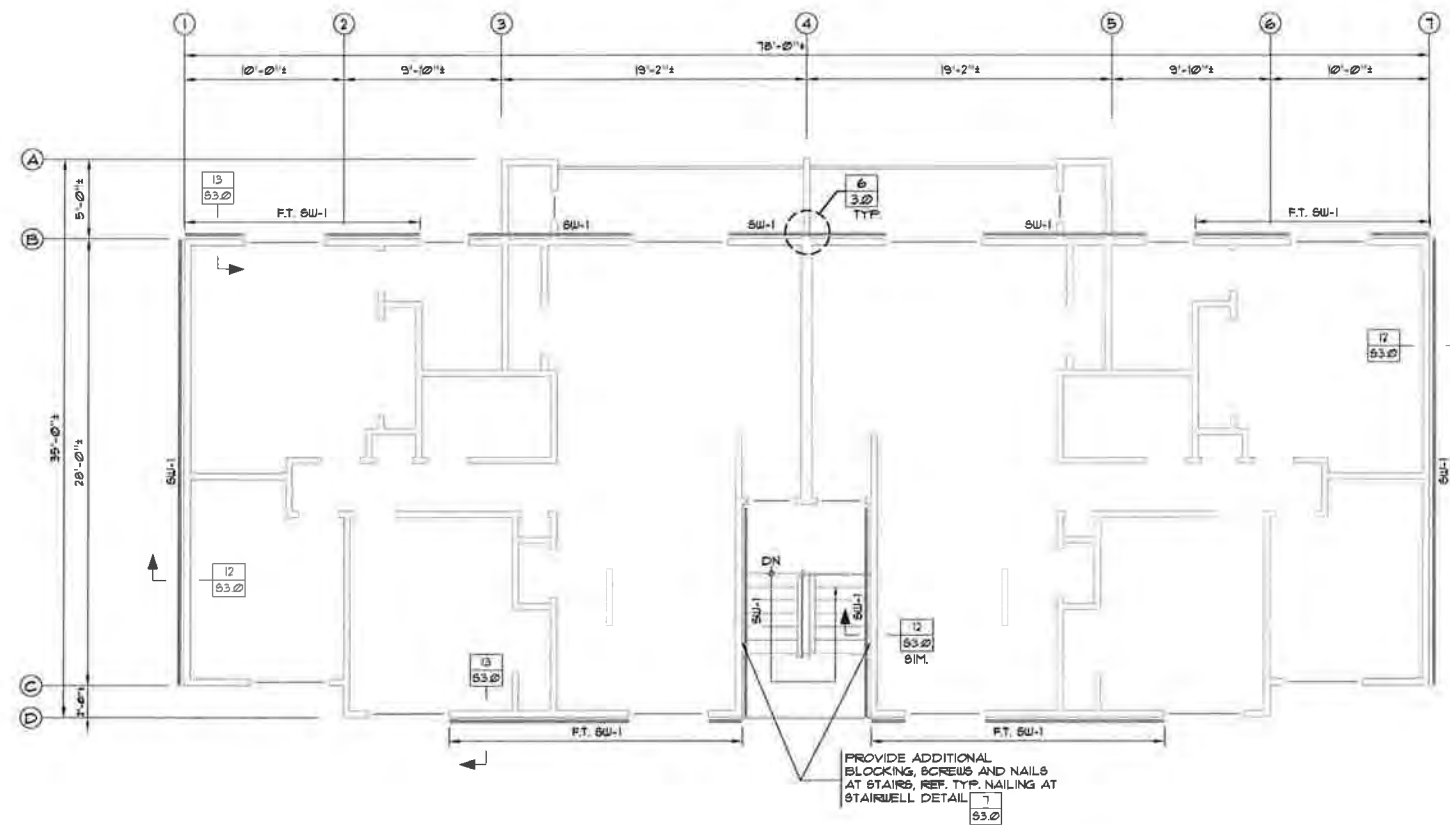
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Author	C. JUENKE
Checked	M.P.S.
Date	25 SEPT. 2018
Approved	
Revision	PERMIT SET
By	





**BLDG Z - THIRD FLOOR SHEAR WALL PLAN**  
 SCALE: 3/16" = 1'-0"  
 (THIRD FLOOR WALLS SHOWN)

PROVIDE ADDITIONAL  
 BLOCKING, SCREWS AND NAILS  
 AT STAIRS, REF. TYP. NAILING AT  
 STAIRWELL DETAIL

**LEGEND**

- SW SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL DETAIL ON SHEET 51.0
- F.T. SW FORCE TRANSFER SHEAR WALL, REFERENCE SHEAR WALL SCHEDULE AND TYP. F.T. SW ELEVATION, SHEET 51.0

NOTE:  
 REFER TO 'A' SHEET DRAWINGS FOR  
 BUILDING DIMENSIONS AND FEATURES  
 NOT SHOWN



**PACIFIC**  
 ENGINEERING TECHNOLOGIES, INC.  
 2150 North 107th Street, Suite 300  
 Seattle, Washington 98132-9000  
 (206) 281-7200 • (800) 671-7200  
 (2) (206) 281-7201 • (206) 281-7202

Designed	C. JUBENCE	Permit	PERMIT 6ET
Drawn	VHN	Checked	M.P.S.
Date	25 SEPT. 2018		

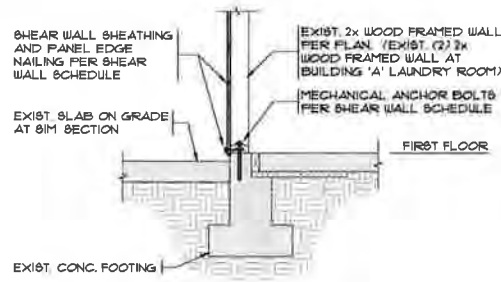
Project: **EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z**  
 1800 NE 124TH LN. KIRKLAND, WA.

Contents: **BUILDING Z: THIRD FLOOR SHEAR WALL PLAN**

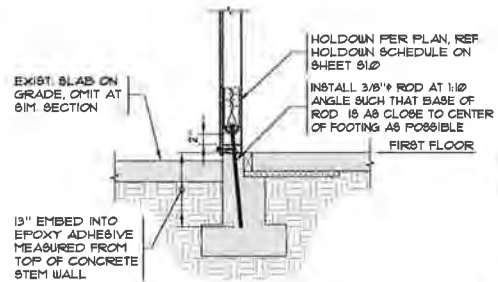
Sheet: **S2.1Z**

Job No. 18042.00

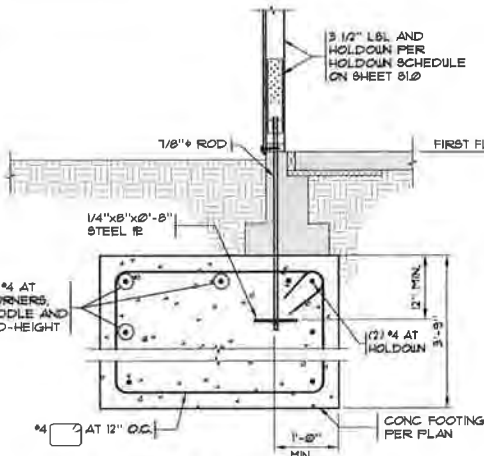
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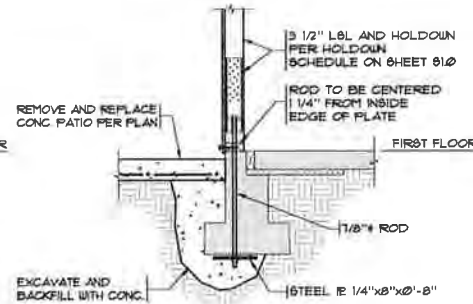
**SECTION 1**  
SCALE: 3/4" = 1'-0"



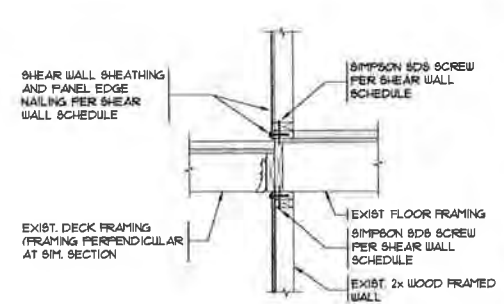
**SECTION 2**  
SCALE: 3/4" = 1'-0"  
NOTE: FOR ADDITIONAL INFORMATION NOT SHOWN HERE REFER TO SECTION 1



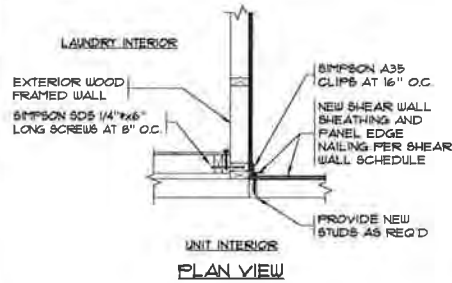
**SECTION 3**  
SCALE: 3/4" = 1'-0"  
NOTE: FOR ADDITIONAL INFORMATION NOT SHOWN HERE REFER TO SECTION 1



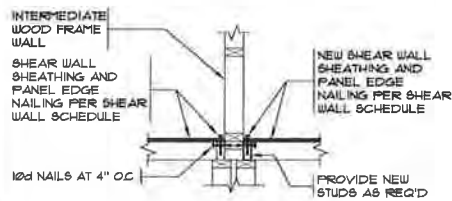
**SECTION 4**  
SCALE: 3/4" = 1'-0"  
NOTE: FOR ADDITIONAL INFORMATION NOT SHOWN HERE REFER TO SECTION 1



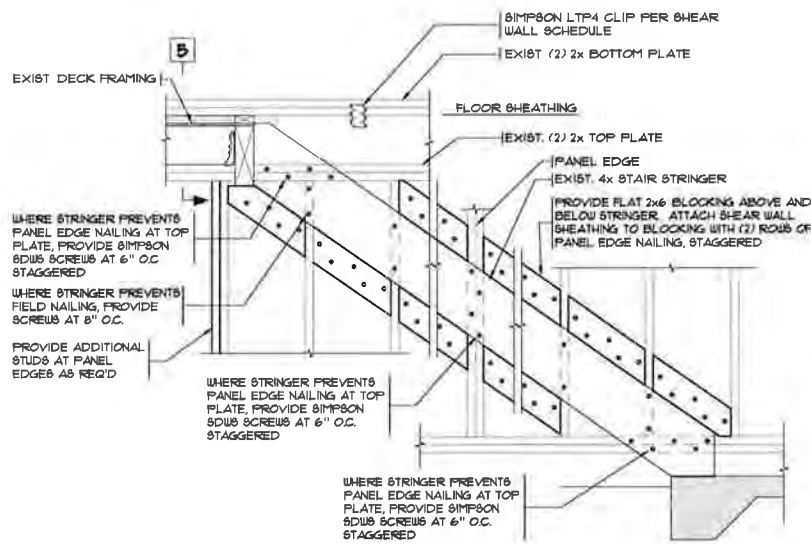
**SECTION 5**  
SCALE: 3/4" = 1'-0"



**PLAN VIEW**

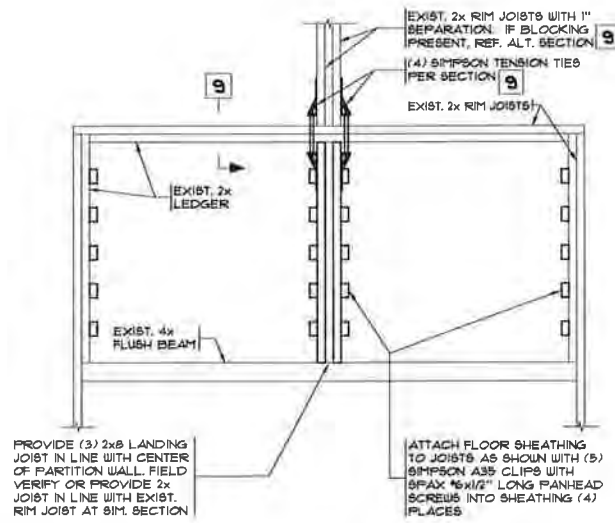


**PLAN VIEW**



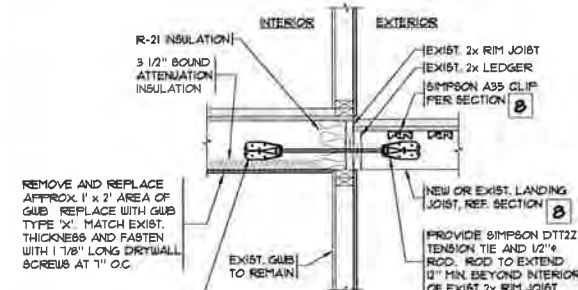
**TYPICAL NAILING AT STAIRWELL DETAIL**  
SCALE: 3/4" = 1'-0"

NOTE:  
1. SHEAR WALL SHEATHING NOT SHOWN FOR CLARITY  
2. SCREWS SHALL BE SIMPSON SDSUS 022\"/>



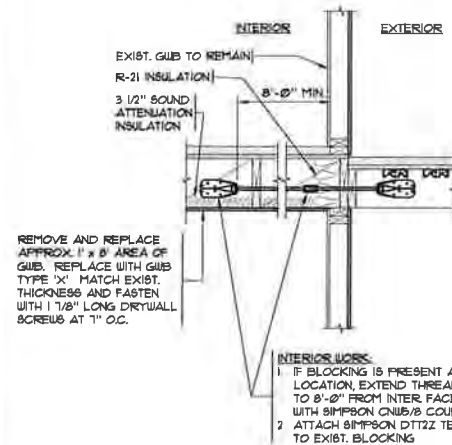
**TYPICAL LANDING REINFORCEMENT AT ENTRYWAYS**  
SCALE: 3/4" = 1'-0"

NOTE:  
1. ADDITIONAL LANDING AND STAIR FRAMING NOT SHOWN FOR CLARITY  
2. AT 81M SECTION, INSTALL CLIPS AT (2) LOCATIONS AND (2) SIMPSON TENSION TIES AT CORNER OF LANDING NOTED ON PLAN

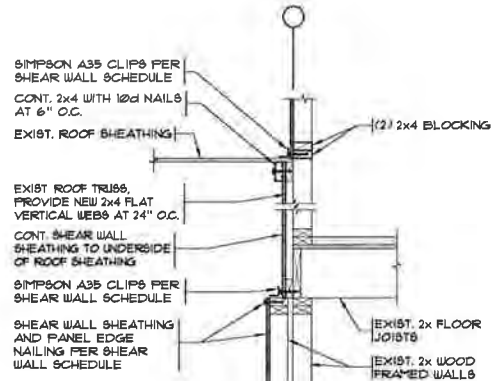


**SECTION 9**  
SCALE: 3/4" = 1'-0"

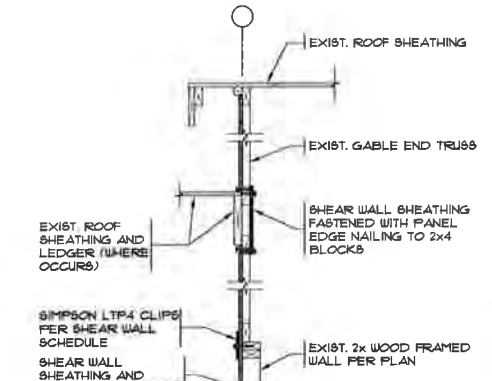
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SCALE: 3/4" = 1'-0"



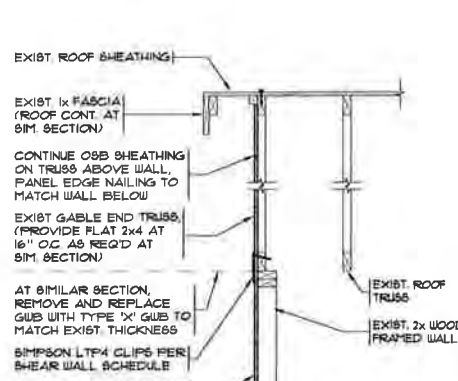
**ALTERNATE SECTION 9**  
SCALE: 3/4" = 1'-0"  
NOTE: FOR INFORMATION NOT SHOWN HERE, REFER TO SECTION 9



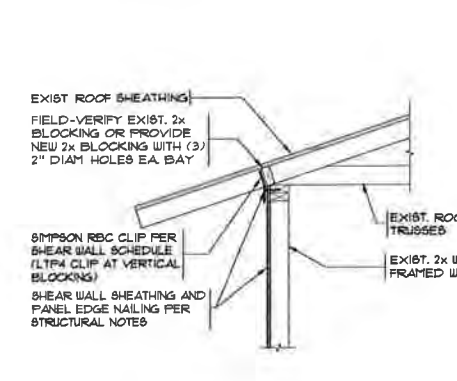
**SECTION 10**  
SCALE: 3/4" = 1'-0"



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



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



**SECTION 13**  
SCALE: 3/4" = 1'-0"

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Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
KIRKLAND, WA  
18026 NE 124TH LN.  
9-2-17/8

Designed: C. JAEENKE  
Drawn: VJHL  
Checked: MJPB  
Date: 25 SEPT., 2018

PERMIT SET

**PACIFIC ENGINEERING TECHNOLOGIES, INC.**  
2150 North 107th Street, Suite 200  
Seattle, Washington 98153-5000  
(206) 881-6100 • (800) 681-7000  
(206) 281-2811 • (800) 281-2811



Contents  
**SECTIONS**

Project: EMERSON APARTMENTS EXTERIOR ENVELOPE DESIGN BUILDINGS A, B, E AND Z  
KIRKLAND, WA  
18026 NE 124TH LN.

Sheet  
Job No 18042.00

**S3.0**

## SPECIFIC PERMIT CONDITIONS



BUILDING ADDRESS	PERMIT NUMBER	PERMIT TYPE / WORK CLASS	DATE PRINTED
11030 NE 125TH LN , #Y201	BMF22-03969	Building Multifamily / Repair	6/24/2022

**DESCRIPTION OF WORK:**

Emerson Apartments Deck Replacement-4(#Y201,Y202,Y301,Y302)decks and common wall supporting the decks. This work was permitted in the adjacent Building Z in 2004 under Permit BLD04-01060, following fire damage. The Y Building is an exact duplicate of Building Z.

**Building Department Conditions:**

\*BLDG. DEPT. CONDITIONS - Plan reviewer is Janise Goucher at 425-587-3614

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

CONSTRUCTION TIP SHEETS - Helpful information and some additional construction details for single family projects can be found by going online to [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com) and clicking on the link for "construction tip sheets". NOTE: City of Kirkland approval by your plan reviewer is needed for all changes to your project before you do the work.

INSPECTION CHECKLISTS – Helpful information regarding inspections of single family projects can be found by going online to [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com) and clicking on the link for "inspection checklists".

INSPECTIONS REQUIRED; WHEN TO COVER - By default, un-needed inspections are often listed on your permit.

Please call only for the inspections you need and ask your inspector which apply if you are not sure. See permit for how to schedule inspections. All building elements and each layer of construction must be inspected prior to cover. Photos are not a substitute for inspections.

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

SEE APPROVED PLANS - See approved plans for balance of Building Department comments.

SCOPE OF WORK - Changes to the scope of work, design, materials or method of construction will require revised plans to be submitted. The plans must be reviewed and approved by City of Kirkland review staff prior to being implemented in the field. Additional review fees will be charges as applicable.

SEPARATE PERMITS - Separate permits are required for any work in the following categories:

Additions, repairs or modifications beyond original scope  
Electrical, Mechanical & Plumbing

**Fire Department Conditions:**

Exterior project only. No impacts to fire protection systems..

# INSTRUCTIONS TO BIDDERS

## 1.0 BIDDER RESPONSIBILITY CRITERIA

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

## 1.1 SUBCONTRACTOR RESPONSIBILITY

- A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.
- B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:
1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
  2. Have a current Washington Unified Business Identifier (UBI) number;
  3. If applicable, have:
    - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
    - b. A Washington Employment Security Department number, as required in Title 50 RCW;

# INSTRUCTIONS TO BIDDERS

- 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 deck replacement projects of similar scope and complexity. Poor performance, lack of response, or failure to complete projects successfully within the contract time may be grounds for the rejection of bidder.
- C. Subcontractors shall have had three years minimum experience licensed in Washington State in the specific specialty contracting business.

## 1.3 PREPARATION OF BIDS – CONSTRUCTION

- A. Bids must be submitted on the Bid Form furnished by the Owner.
- B. All fields and questions on required forms must be fully answered and complete. Failure to do so may result in the bid being declared non-responsive.

# INSTRUCTIONS TO BIDDERS

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

## 1.4 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 the bid due date.
  - 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.

## 1.5 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.

## 1.6 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.

# INSTRUCTIONS TO BIDDERS

## 1.7 EXPLANATION TO PROSPECTIVE BIDDERS

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

Michelle Jackson  
King County Housing Authority  
600 Andover Park W  
Seattle, WA 98188  
Email: [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org)

## 1.8 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.

## 1.9 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 as indicated in WAC 458-20-17001.
- 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.

## 1.10 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.

# INSTRUCTIONS TO BIDDERS

1. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, the requirement for a Performance and Payment Bond may, at Contractors option, be waived in lieu of an additional 5% (total 10%) retainage.

## 1.11 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.

## 1.12 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.

## 1.13 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 price extensions and the total bid price. A discrepancy between a bid item price and the extended amount of any bid item shall be resolved by accepting the bid item price as correct.



# INSTRUCTIONS TO BIDDERS

- 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.

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

# GENERAL CONDITIONS

- 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.

# GENERAL CONDITIONS

## 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.  
Employer's Liability: \$1,000,000 per accident for bodily injury/sickness or disease.

## 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.

## 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.

# GENERAL CONDITIONS

## 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.
- B. On contracts of one hundred fifty thousand dollars or less, at the option of the contractor as defined in RCW 39.10.210, the Owner may, in lieu of the bond, retain ten percent of the contract amount for a period of forty-five days after date of final acceptance, or until receipt of all necessary releases from the department of revenue, the employment security department, and the department of labor and industries and settlement of any liens filed under chapter 60.28 RCW, whichever is later.

## 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:

# GENERAL CONDITIONS

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.

# GENERAL CONDITIONS

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.

# GENERAL CONDITIONS

- 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



# GENERAL CONDITIONS

- 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.

# GENERAL CONDITIONS

- 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.

# GENERAL CONDITIONS

## 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 and Department of Labor & Industries.
- E. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
  - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
  - 2. When an application shows completion of an item, submit final or full waivers.
  - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
    - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- F. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

# GENERAL CONDITIONS

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

## 4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

- A. The Owner shall make a final inspection of the Work on receipt of (1) written notice from the Contractor that the Work is ready for final inspection and (2) a final Application for Payment. When the Owner finds the Work acceptable and fully performed under the Contract Documents, and the Contractor has delivered to the Owner all warranties, permits, and operations manuals, the Owner will issue a Notice of Final Completion.
- B. Acceptance of final payment by Contractor, or any Subcontractor, shall constitute a waiver and release to Owner of all claims by Contractor, or any such Subcontractor, for an increase in the Contract Sum or the Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in PART 7 - .

## PART 5 - CHANGES

### 5.1 CHANGE IN THE WORK

- A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in 5.2 and 5.3.
- B. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's written 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 the 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.

# GENERAL CONDITIONS

- 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 Premium:** The costs of any change or additional premium of Contractor's liability insurance or bond premium arising directly from the changed Work. The costs of any change in insurance 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, bond premium, 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.

# GENERAL CONDITIONS

- 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.

# GENERAL CONDITIONS

- B. Upon termination, Owner may at its option:
  - 1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
  - 2. Finish the Work by whatever other reasonable method it deems expedient.
- C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.
- D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 7.2B, and shall not be entitled to receive further payment until the Work is accepted.
- E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.
- F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.
- G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

## 7.2 TERMINATION BY OWNER FOR CONVENIENCE

- A. Owner may, upon Notice, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for the convenience of Owner.
- B. Unless Owner directs otherwise, after receipt of a Notice of termination for either cause or convenience, Contractor shall promptly:
  - 1. Stop performing Work on the date and as specified in the notice of termination;
  - 2. Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of the Work as is not terminated;
  - 3. Cancel all orders and subcontracts, upon terms acceptable to Owner, to the extent that they relate to the performance of Work terminated;

## PART 8 - MISCELLANEOUS PROVISIONS

### 8.1 RECORDS KEEPING AND REPORTING

- A. The Contractor and all Subcontractors shall maintain accounts and records in accordance with State Auditor's procedures, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Contract and other such records as may be deemed necessary by the Owner to ensure proper accounting for all funds contributed by the Owner to the performance of this Contract and compliance with this Contract.
- B. The Contractor, and its Subcontractors, shall maintain these records for a period of six (6) years after the date of Final Acceptance.

### 8.2 AUDITS AND INSPECTIONS

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

# GENERAL CONDITIONS

## 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:

**Emerson Apartments  
Deck Replacement, Building S REBID**

**Contract Number: DW2402231**

## BID FORM

The undersigned, Legal Name of Bidder: \_\_\_\_\_

on this date: \_\_\_\_\_, 2024, having familiarized him/herself with the contract documents, site conditions, and has field verified all measurements contained in the project manual as prepared by the Owner, hereby proposes to furnish labor, materials and necessary equipment – all including, but not limited to, demolition, disposal, new installation and the required applicable taxes and fees to complete the work for the following bid amounts:

**BASE BID** \_\_\_\_\_ (\$ \_\_\_\_\_)  
(Including sales tax indicated in Instructions to Bidders)

**ADDENDA** \_\_\_\_\_  
Acknowledge receipt of any addenda by inserting the number(s) above

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. The undersigned hereby agrees that this proposal shall be a valid and firm offer for a period of Sixty (60) calendar days from the date of Bid Opening.

Bidder agrees that Work will be substantially complete and ready for final payment in accordance with the Contract Documents on or before the date, within the number of calendar days indicated.

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a “willful” violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Print Your Name

Submitted on \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
City

\_\_\_\_\_  
State

# BIDDER INFORMATION

## BIDDER INFORMATION

Name of Bidder (Company): \_\_\_\_\_

Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Business Type: General Contractor ( ) Other ( ) (Please specify): \_\_\_\_\_

Bidder is a(n):  Individual  Partnership  Joint Venture  Incorporated in the state of \_\_\_\_\_

List business names & associated UBI # used by Bidder during the past 5 years if different than above:

\_\_\_\_\_

Bidder has been in business continuously from: \_\_\_\_\_  
*Month, Year*

Business License #: \_\_\_\_\_ Federal ID #: \_\_\_\_\_

Current UBI #: \_\_\_\_\_ Dept. of L&I Worker's Comp. Acct. #: \_\_\_\_\_

Bidder has experience in work "Similar in Scope and Complexity" comparable to that required for this Project:

As a prime contractor for \_\_\_\_\_ years. As a subcontractor for \_\_\_\_\_ years.

OWNER(S) OF COMPANY (List <b>all</b> 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:

<u>Name</u>	<u>Title</u>	<u>How Long With Bidder</u>

# BIDDER INFORMATION

## SUBCONTRACTORS

Do you intend to use Subcontractor(s) in this project? Yes  No  (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:



# CONTRACT FORM

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

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

1.1 Contract Documents

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

1. This Instrument
2. Addenda
3. Specifications
4. Plans
5. Bid Form
6. Pre-Bid Agenda
7. General Conditions
8. Instructions to Bidders
9. Prevailing Wage Rates

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: Emerson Apartments Building S Deck Replacement REBID Contract No.: DW2402231

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 sixty (60) 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 \_\_\_\_\_, 2024

Contractor

Owner

\_\_\_\_\_  
President/Owner

\_\_\_\_\_  
Robin Walls  
President/CEO  
KING COUNTY HOUSING AUTHORITY

# CERTIFICATE OF INSURANCE

DATE(MM/DD/YY)

**Issue Date**

<b>PRODUCER</b> <b>Vendor's Insurance Agent</b> <b>Street Address</b> <b>City, State, Zip</b> <b>Phone Number</b>	<b>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.</b>								
<b>COMPANIES AFFORDING COVERAGE</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">COMPANY <b>A</b></td> <td><b>ABC Insurance Company</b></td> </tr> <tr> <td style="text-align: center;">COMPANY <b>B</b></td> <td><b>DEF Insurance Company</b></td> </tr> <tr> <td style="text-align: center;">COMPANY <b>C</b></td> <td><b>GHI Insurance Company</b></td> </tr> <tr> <td style="text-align: center;">COMPANY <b>D</b></td> <td></td> </tr> </table>	COMPANY <b>A</b>	<b>ABC Insurance Company</b>	COMPANY <b>B</b>	<b>DEF Insurance Company</b>	COMPANY <b>C</b>	<b>GHI Insurance Company</b>	COMPANY <b>D</b>	
COMPANY <b>A</b>	<b>ABC Insurance Company</b>								
COMPANY <b>B</b>	<b>DEF Insurance Company</b>								
COMPANY <b>C</b>	<b>GHI Insurance Company</b>								
COMPANY <b>D</b>									

**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 RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES 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
<b>A</b>	<b>GENERAL LIABILITY</b>	<b>XXX123</b>	<b>01/01/00</b>	<b>01/01/01</b>	GENERAL AGGREGATE <b>2,000,000</b>
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG <b>1,000,000</b>
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY <b>1,000,000</b>
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE <b>1,000,000</b>
					FIRE DAMAGE (Any one fire) <b>50,000</b>
					MED EXP (Any one person) <b>5,000</b>
<b>B</b>	<b>AUTOMOBILE LIABILITY</b>	<b>XXX456</b>	<b>01/01/00</b>	<b>01/01/01</b>	COMBINED SINGLE LIMIT <b>1,000,000</b>
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE
<input checked="" type="checkbox"/> HIRED AUTOS					
<input type="checkbox"/> NON-OWNED AUTOS					
<b>GARAGE LIABILITY</b>					AUTO ONLY-EA ACCIDENT
<input type="checkbox"/> ANY AUTO					OTHER THAN AUTO ONLY:
					EACH ACCIDENT
					AGGREGATE
<b>EXCESS LIABILITY</b>					EACH OCCURRENCE
<input type="checkbox"/> UMBRELLA FORM					AGGREGATE
<input type="checkbox"/> OTHER THAN UMBRELLA FORM					
<b>C</b>	<b>WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY</b>	<b>XXX789</b>	<b>01/01/00</b>	<b>01/01/01</b>	<input checked="" type="checkbox"/> STATUTORY LIMITS
	<input type="checkbox"/> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EACH ACCIDENT <b>1,000,000</b>
					DISEASE-POLICY LIMIT <b>1,000,000</b>
					DISEASE-EACH EMPLOYEE <b>1,000,000</b>
<b>OTHER</b>					

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

**Security Properties Residential and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverage. Re: Contract DW2402231 at Emerson Apartments 11010 NE 124th Ln, Kirkland, WA 98034.**

<b>CERTIFICATE HOLDER</b> <b>Security Properties Residential</b> <b>King County Housing Authority</b> <b>600 Andover Park West</b> <b>Seattle, WA 98188-3326</b>	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <b>30</b> 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.  <b>AUTHORIZED REPRESENTATIVE</b>  Signature of Insured's Agent
ACORD 25-S (3/93)	ACORD CORPORATION 1993

**PROVIDE**

**GENERAL LIABILITY  
ENDORSEMENT**

**and**

**AUTO LIABILITY  
ENDORSEMENT**