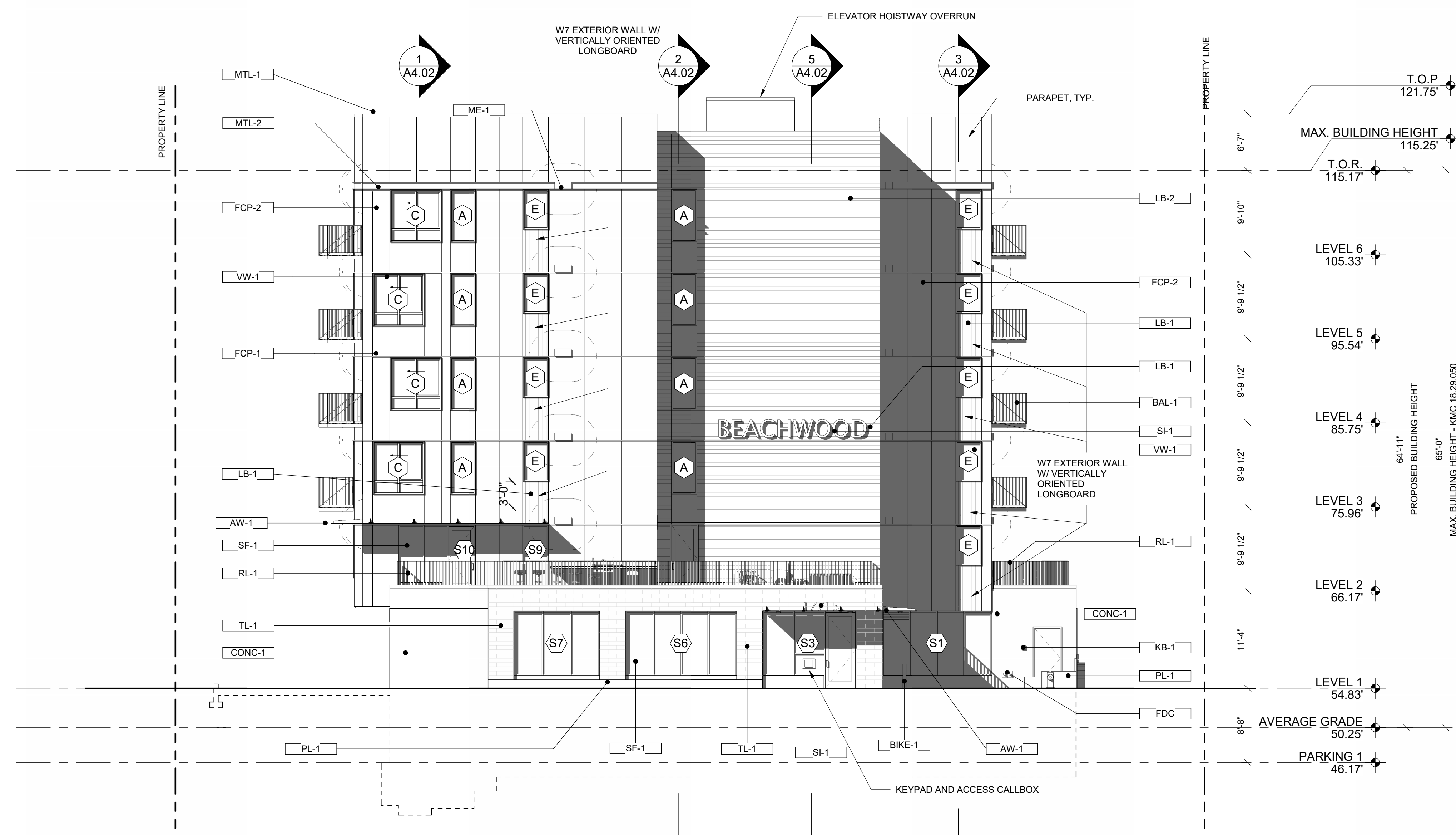


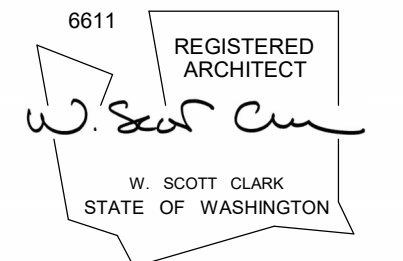
1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
AW-1	STEEL CANOPY, MATTE BLACK
BAL-1	PRE-MANUFACTURED BALCONY, MATTE BLACK, VERTICAL PICKETS, 1"x4" TOP RAIL, BIDDER DESIGN, DEFERRED PERMIT
BIKE-1	BIKE RACK
CONC-1	CAST-IN-PLACE CONCRETE WITH CONTROL JOINTS AND UNGROUTED TIE HOLE PATTERN
FCP-1	PAINTED FIBER CEMENT PANEL, 5/16" THICKNESS, COLOR: IRON ORE (MEDIUM GRAY, SW 7069)
FCP-2	PAINTED FIBER CEMENT PANEL, 5/16" THICKNESS, COLOR: FLOUR (WHITE, SW 7102)
FDC	FIRE DEPARTMENT CONNECTION POINT
KB-1	RECESSED KNOXBOX 3200 STANDARD CAPACITY MODEL; KLS-3270 - MOUNT 5' A.F.F. PROVIDE BUCKOUT IN CONCRETE FOR RECESS
LB-1	LONGBOARD TONGUE AND GROOVE PLANK CLADDING, 6", COLOR: DARK CHERRY
LB-2	LONGBOARD TONGUE AND GROOVE PLANK CLADDING, 6", COLOR: ONYX BLACK
ME-1	PRE-FINISHED METAL UNIT EXHAUST SHROUD
ME-3	METAL MECHANICAL LOUVER, COLOR: BLACK, SEE MECHANICAL FOR SPECIFICATIONS
MTL-1	PRE-FINISHED BRASS METAL PARAPET COPING, COLOR - BLACK
MTL-2	DECORATIVE METAL CORNICE WITH HIGH PERFORMANCE COATING - BLACK
MTL-3	PERFORATED ALUMINUM PANEL MECHANICAL SCREEN, 3/16" THICK 3/4" HOLES SPACED 1", 51% OPEN
MTL-4	CHAIN LINK DOOR, BLACK FINISH
OHD-1	OVERHEAD GARAGE DOOR, BLACK
PL-1	18"X42" HIGH CORTEN LANDSCAPE PLANTER WITH DRAINMAT, GRAVEL DRAINAGE COURSE, AND LIGHTWEIGHT SOIL. PROVIDE GEOFOAM BASE AT STRUCTURED ROOF DECK
RL-1	42" METAL GUARDRAIL, MATTE BLACK WITH WOOD HANDRAIL
SF-1	ALUMINUM STOREFRONT SYSTEM PER SCHEDULE, COLOR: BLACK ANODIZED
SI-1	BUILDING SIGNAGE LOCATION, ROUGH IN ELECTRICAL, SEE ELECTRICAL DRAWINGS, PROVIDE BLOCKING FOR ATTACHMENTS, ACTUAL SIGNAGE TO BE PROVIDED UNDER SEPARATE PERMIT.
TL-1	EXTERIOR TILE, DALTILE INDOTERRA, PORCELAIN TILE, COLOR: 6"X24" VOLCANIC ASH
TRL-1	STAINLESS STEEL TRELIS FOR CLIMBING PLANTS, GREEN GUIDE SYSTEM, STAINLESS STEEL WIRE ROPE WITH 4" SPACER, HORIZONTAL ROD, CROSS CLAMP STAINLESS STEEL EVERY 1'-0"
VW-1	VINYL WINDOW, COLOR - BLACK, INTERIOR COLOR WHITE, SYSTEMS PER SCHEDULE, TYP.

- GENERAL NOTES**
- PER KMC 18.30.060 - THE FOLLOWING STRUCTURES MAY BE ERRECTED ABOVE THE HEIGHT LIMITS
 - A. ROOF STRUCTURES HOUSING OR SCREENING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED FOR BUILDING OPERATION AND MAINTENANCE; AND
 - B. FIRE OR PARAPET WALLS, SKYLIGHTS, FLAGPOLES, CHIMNEYS, SMOKESTACKS, CHURCH STEEPLES, CROSSES, SPIRES, UTILITY LINE TOWERS AND POLES, AND SIMILAR STRUCTURES;
 - SEE ELEVATION SHEETS A2.01 AND 2.02 FOR BUILDING MATERIALS
 - ALIGN PANEL EDGES TO WINDOW, STOREFRONT AND DOOR OPENINGS AS INDICATED IN ELEVATIONS
 - SEE MECHANICAL DRAWINGS FOR VENT LOCATIONS; ALIGN VENT SHROUD EDGES TO EACH OTHER ABOVE AND BELOW IN ELEVATION



DATE: 10/07/2025
JOB NO: 23-015
PERMIT: PRJ22-0055
CSP22-0086
ENG23-0842
BLD24-0133

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/12/24	BLD CORR #1
2	07/08/25	ASR 1,2,3 AND 4
3	07/22/25	Exterior Materials Revisions
4	10/07/25	LAND USE REVISION

ISSUE:

LU CORRECTIONS #210/10/2023
SD SET 10/20/2023
ENGINEERING SET 11/21/2023
PHASE 1 - APP A 1/26/2024
BUILDING PERMIT 2/20/2024
ENG CORR #1 4/25/2024
BLDG CORR #1 9/12/2024
PROGRESS SET 7/2/2025
ASR 1, 2, 3 AND 4 SET 7/7/2025
LAND USE REVISION 10/7/2025

BUILDING ELEVATIONS

SHEET NO.



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
AW-1	STEEL CANOPY, MATTE BLACK
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3	11/21/2023	ENGINEERING SET
4	1/26/2024	PHASE 1 - APP A
5	2/20/2024	BUILDING PERMIT
6	4/25/2024	ENG CORR #1
7	9/12/2024	BLDG CORR #1
8	7/2/2025	PROGRESS SET
9	7/7/2025	ASR 1, 2, 3 AND 4 SET
10	10/7/2025	LAND USE REVISION

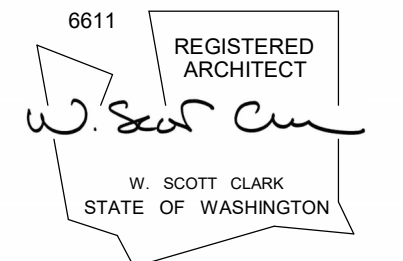


1
A2.03
COLORED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2
A2.03
COLORED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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8	7/2/2025	PROGRESS SET
9	7/7/2025	ASR 1, 2, 3 AND 4 SET
10	10/7/2025	LAND USE REVISION

COLORED ELEVATION

SHEET NO.

A2.03



1
A2.04 COLORED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2
A2.04 COLORED ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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BEACHWOOD APARTMENTS II
 17715 80TH AVE NE
 KENMORE, WA 98028



NORTHEAST CORNER



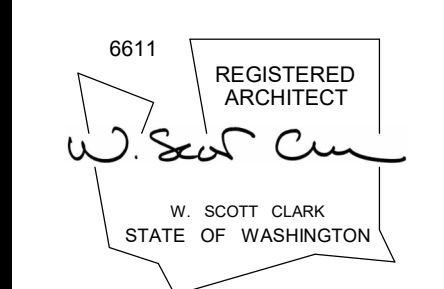
SOUTHEAST CORNER



ENTRY



PLAZA



DATE: 10/07/2025
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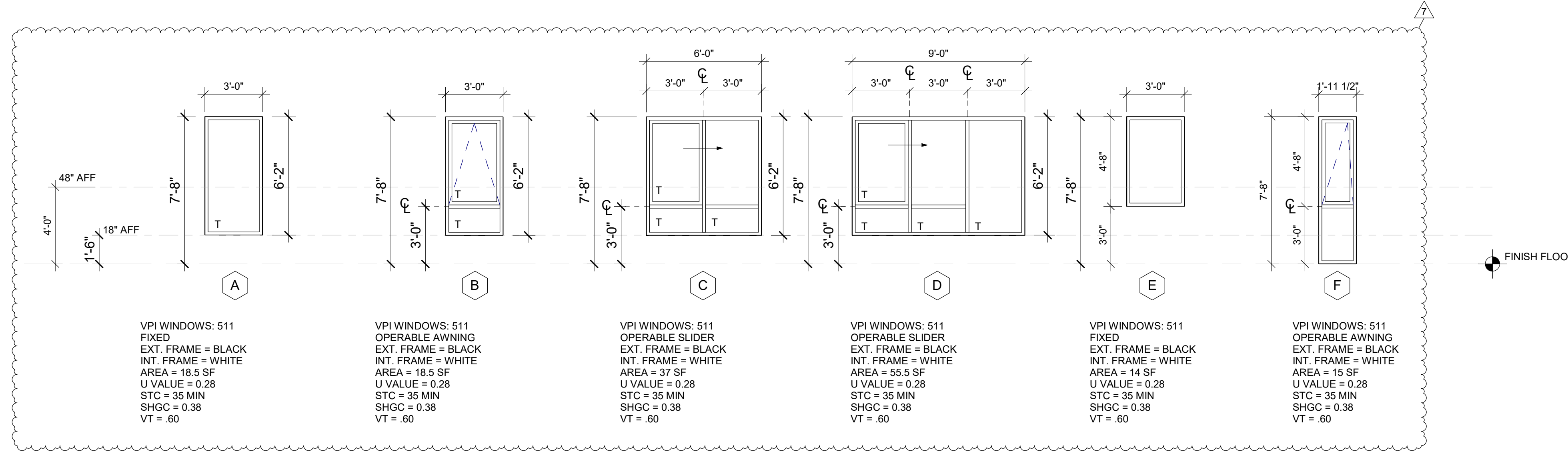
ISSUE:

LU CORRECTIONS #2/10/2023
SD SET 10/20/2023
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RENDERINGS

SHEET NO.

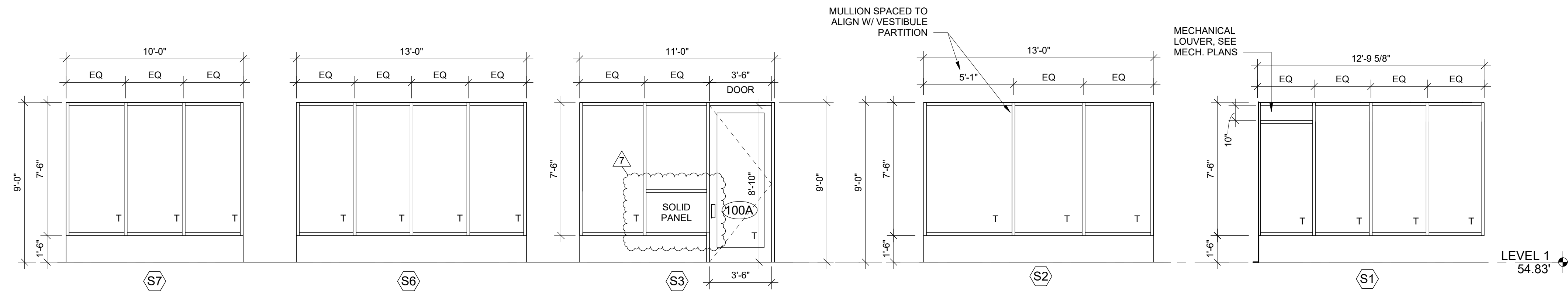
EXTERIOR VINYL WINDOWS



VINYL WINDOW SCHEDULE

LEVEL	DESCRIPTION	TYPE MARK	HEIGHT	WIDTH	QUANTITY
LEVEL 2					
LEVEL 2	3'-0" W x 8' 0" H	B	6'-2"	3'-0"	11
LEVEL 2	6' W x 8' 0" H	C	6'-2"	6'-0"	2
LEVEL 2	9'-0" W x 8' 0" H	D	6'-2"	9'-0"	3
LEVEL 2	4'-0" W x 5' 0" H	E	4'-8"	4'-0"	1
LEVEL 2	1'-11 1/2" W x 8' 0" H	F	7'-8"	1'-11 1/2"	6
LEVEL 3					
LEVEL 3	3'-0" W x 8' 0" H	A	6'-2"	3'-0"	2
LEVEL 3	3'-0" W x 8' 0" H	B	6'-2"	3'-0"	12
LEVEL 3	6' W x 8' 0" H	C	6'-2"	6'-0"	3
LEVEL 3	9'-0" W x 8' 0" H	D	6'-2"	9'-0"	6
LEVEL 3	4'-0" W x 5' 0" H	E	4'-8"	4'-0"	2
LEVEL 3	1'-11 1/2" W x 8' 0" H	F	7'-8"	1'-11 1/2"	5
LEVEL 4					
LEVEL 4	3'-0" W x 8' 0" H	A	6'-2"	3'-0"	2
LEVEL 4	3'-0" W x 8' 0" H	B	6'-2"	3'-0"	12
LEVEL 4	6' W x 8' 0" H	C	6'-2"	6'-0"	3
LEVEL 4	9'-0" W x 8' 0" H	D	6'-2"	9'-0"	5
LEVEL 4	4'-0" W x 5' 0" H	E	4'-8"	4'-0"	2
LEVEL 4	1'-11 1/2" W x 8' 0" H	F	7'-8"	1'-11 1/2"	6
LEVEL 5					
LEVEL 5	3'-0" W x 8' 0" H	A	6'-2"	3'-0"	2
LEVEL 5	3'-0" W x 8' 0" H	B	6'-2"	3'-0"	12
LEVEL 5	6' W x 8' 0" H	C	6'-2"	6'-0"	3
LEVEL 5	9'-0" W x 8' 0" H	D	6'-2"	9'-0"	5
LEVEL 5	4'-0" W x 5' 0" H	E	4'-8"	4'-0"	2
LEVEL 5	1'-11 1/2" W x 8' 0" H	F	7'-8"	1'-11 1/2"	6
LEVEL 6					
LEVEL 6	3'-0" W x 8' 0" H	A	6'-2"	3'-0"	2
LEVEL 6	3'-0" W x 8' 0" H	B	6'-2"	3'-0"	12
LEVEL 6	6' W x 8' 0" H	C	6'-2"	6'-0"	3
LEVEL 6	9'-0" W x 8' 0" H	D	6'-2"	9'-0"	5
LEVEL 6	4'-0" W x 5' 0" H	E	4'-8"	4'-0"	2
LEVEL 6	1'-11 1/2" W x 8' 0" H	F	7'-8"	1'-11 1/2"	6

EXTERIOR STOREFRONT WINDOWS



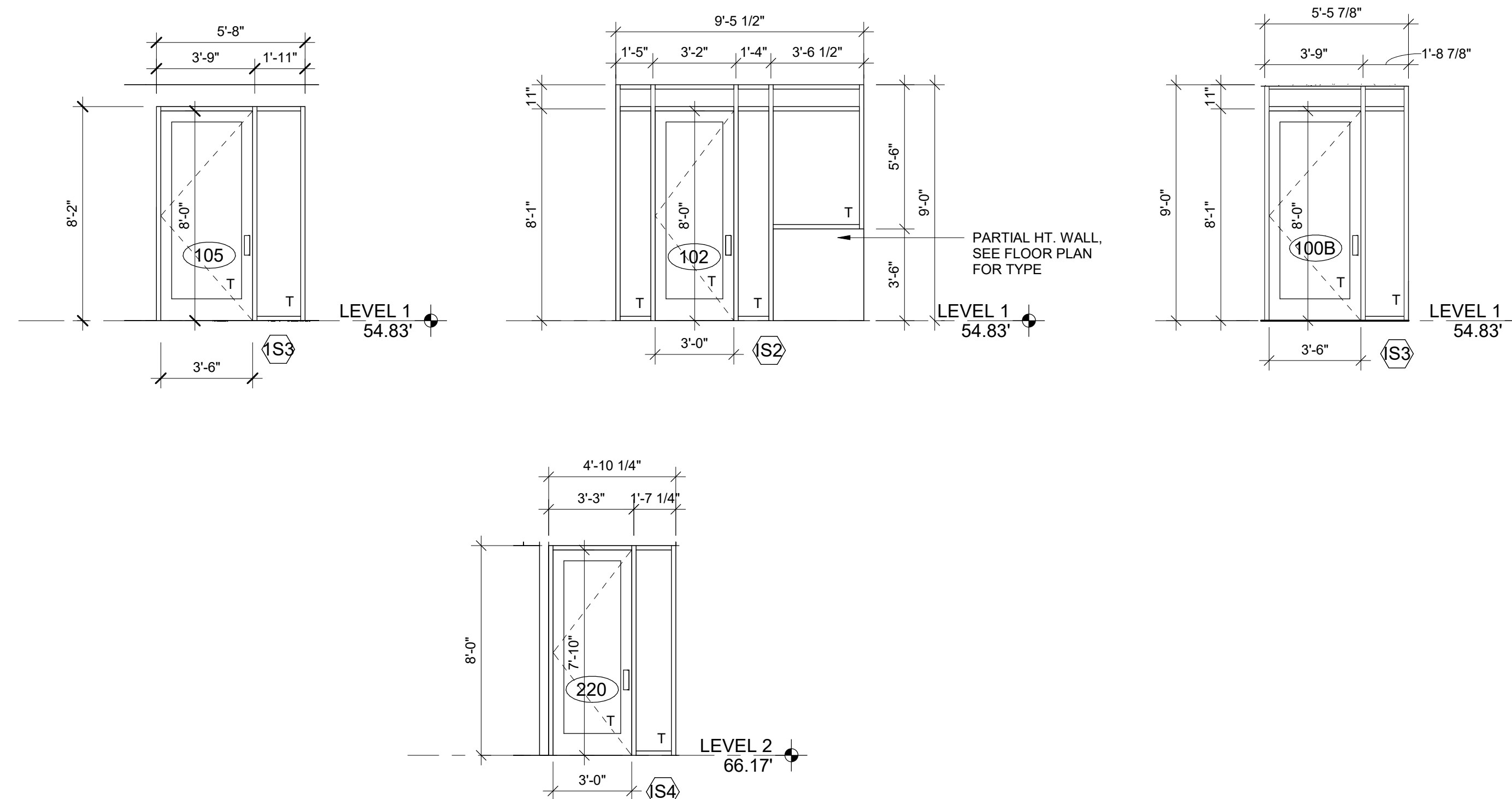
STOREFRONT SCHEDULE

MARK	AREA	MANF. AND MODEL	SYSTEM U-VALUE	CERTIFICATION	GLASS TYPE	GLAZING U-VALUE	SHGC
S1	96 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S2	98 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S3	88 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S4	98 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S5	75 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S6	23 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S7	69 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S8	70 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38
S9	39 SF	KAWNEER UT451	0.38	NFRC CERTIFIED	SOLAR BAN 70 CLEAR OR EQ.	.24 WT .21 SM	0.38

STOREFRONT NOTES

- ALL WINDOWS SHOWN FROM EXTERIOR
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS IN FIELD BEFORE ORDERING WINDOWS
- S = SAFETY GLASS
- IDENTIFICATION - IBC 2403.1
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- INTERIOR GLAZING - IBC 2403.4
- WHERE INTERIOR GLAZING IS INSTALLED ADJACENT TO A WALKING SURFACE, THE DIFFERENTIAL DEFLECTION OF TWO ADJACENT UNSUPPORTED EDGES SHALL BE NOT GREATER THAN THE THICKNESS OF THE PANELS WHEN A FORCE OF 50 POUNDS PER LINEAR FOOT IS APPLIED HORIZONTALLY TO ONE PANEL AT ANY POINT UP TO 42" ABOVE THE WALKING SURFACE
- ALL WINDOWS AND DOORS TO MEET REQUIREMENTS OF THE 2018 WASHINGTON STATE ENERGY CODE. SEE CS SHEETS FOR ALL ENERGY CODE REQUIREMENTS
- WINDOW ACCESSIBILITY IN TYPE 'A' UNITS - ICC ANS I117.1-2003, 1003.13
- IN TYPE 'A' UNITS, WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SECTION 1003.9. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SECTION 1003.9.
- OPERABLE PARTS SHALL COMPLY WITH SECTION 309 AS FOLLOWS:
 - A 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED PER SECTION 305.
 - OPERABLE PARTS MUST BE IN THE REACH RANGE PER SECTION 308.
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAX.
 - OPERABLE PARTS AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SBC SECTION 1030.2
 - ALL WINDOWS WHOSE OPERABLE PARTS FALL BELOW 36" ABOVE FINISHED FLOOR SURFACE SHALL BE EQUIPPED WITH HARDWARE RESTRICTING THE OPENING TO A DIMENSION OF 4" AT ITS WIDEST POINT, IN COMPLIANCE WITH SBC 1015.4
 - PER ANS I117.1 - 2009, CHANGE IN LEVEL BETWEEN 1/4" & 1/4" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
 - THE NFRC LABEL CERTIFICATES FOR THE STOREFRONT GLAZING AND OTHER SITE-FABRICATED FENESTRATION ARE REQUIRED TO BE AVAILABLE TO THE INSPECTORS ON SITE BEFORE ANY PORTION OF THE FENESTRATION ASSEMBLY IS INSTALLED.

INTERIOR STOREFRONT WINDOWS



SAFETY GLAZING

- IDENTIFICATION OF SAFETY GLAZING - IBC 2406.3
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES.
- THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- HAZARDOUS LOCATIONS - IBC 2406.4
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.
- GLAZING IN SWINGING DOORS
 - GLAZING IN FIXED AND OPERABLE PANELS OF SLIDING AND BIFOLD DOORS
 - GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN A FIXED OR OPERABLE PANEL THAT MEETS THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS > 8SF
 - EXPOSED BOTTOM EDGE IS < 18" ABOVE THE FLOOR
 - EXPOSED TOP EDGE IS > 36" ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.