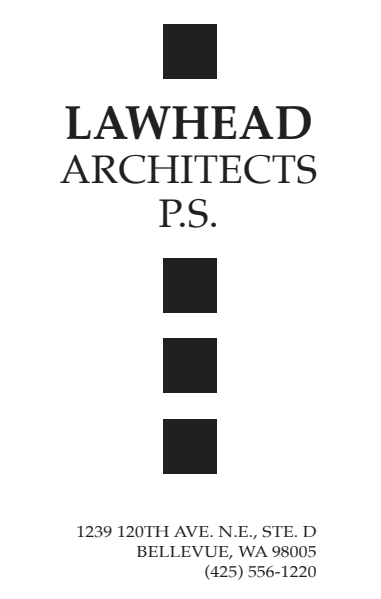


KING COUNTY HOUSING AUTHORITY

Westminster Manor - Exterior Improvements



PROJECT TEAM

OWNER:
KING COUNTY HOUSING AUTHORITY
700 ANDOVER PARK W.
SUITE C
SEATTLE, WA 98188
(206) 574-1249
CARL FRANKEL
<CarlF@KCHA.org>

STRUCTURAL:
PCS STRUCTURAL SOLUTIONS, INC.
1011 WESTERN AVENUE
SUITE 810
SEATTLE, WA 98104
(206) 292-5076
TED RYAN
<TRyan@pcs-structural.com>

MECHANICAL/ ELECTRICAL:
HULTZ BHU ENGINEERS INC.
1111 FAWCETT AVE.
SUITE 100
TACOMA, WA 98402
(253) 383-3257
RICK HULTZ
<RHultz@HultzBHU.com>

ARCHITECT:
LAWHEAD ARCHITECTS P.S.
12342 NORTHUP WAY
BELLEVUE, WA 98005
(425) 556-1220
FRANK LAWHEAD
<FLawhead@Lawhead.com>

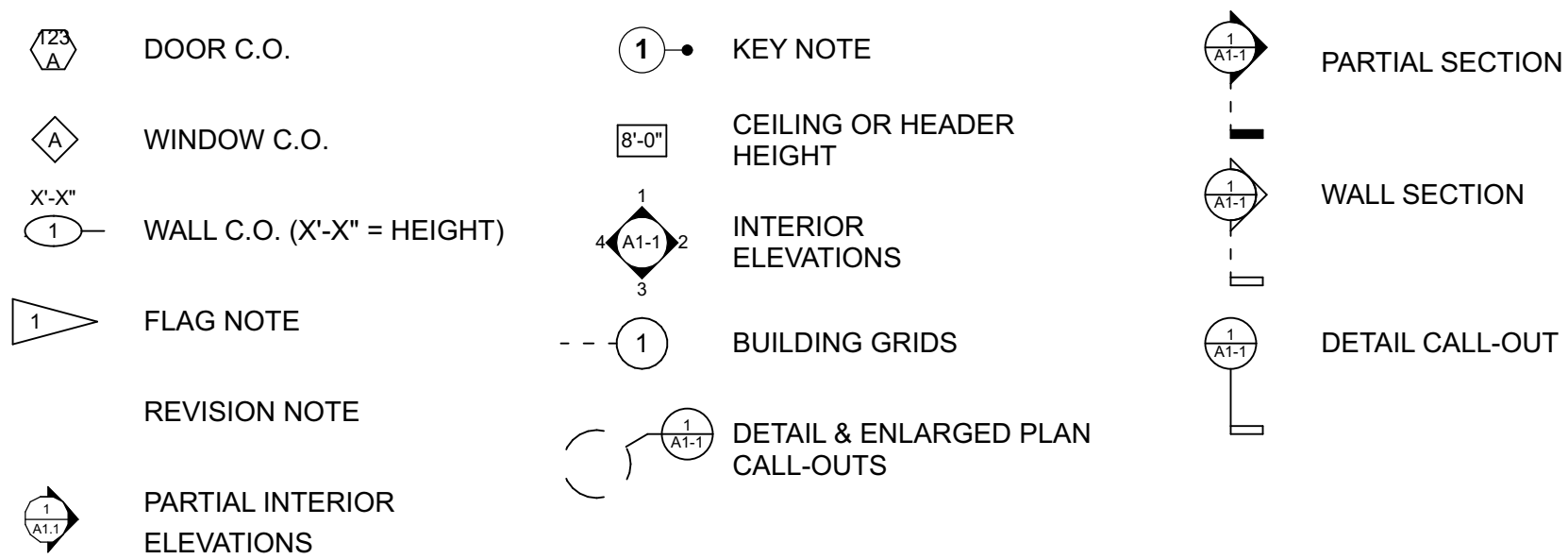
PROJECT DESCRIPTION / SCOPE OF WORK

THE PROPOSED PROJECT CONSISTS OF THE FOLLOWING EXTERIOR IMPROVEMENTS TO AN EXISTING (4) STORY APARTMENT BUILDING CONSTRUCTED IN 1972, PROPERTY OF KING COUNTY HOUSING AUTHORITY: REPLACEMENT OF EXISTING LOW-SLOPE MEMBRANE ROOF, RELATED FLASHING, & ROOF DRAINAGE, WITH NEW; ADDITION OF NEW RAINSCREEN CLADDING SYSTEM OVER EXTERIOR WALLS; REPLACEMENT OF UNIT EXTERIOR DOORS & WINDOWS; REPLACEMENT OF UNIT DECK RAILING; OTHER RELATED WORK AS SHOWN IN THE DOCUMENTS;

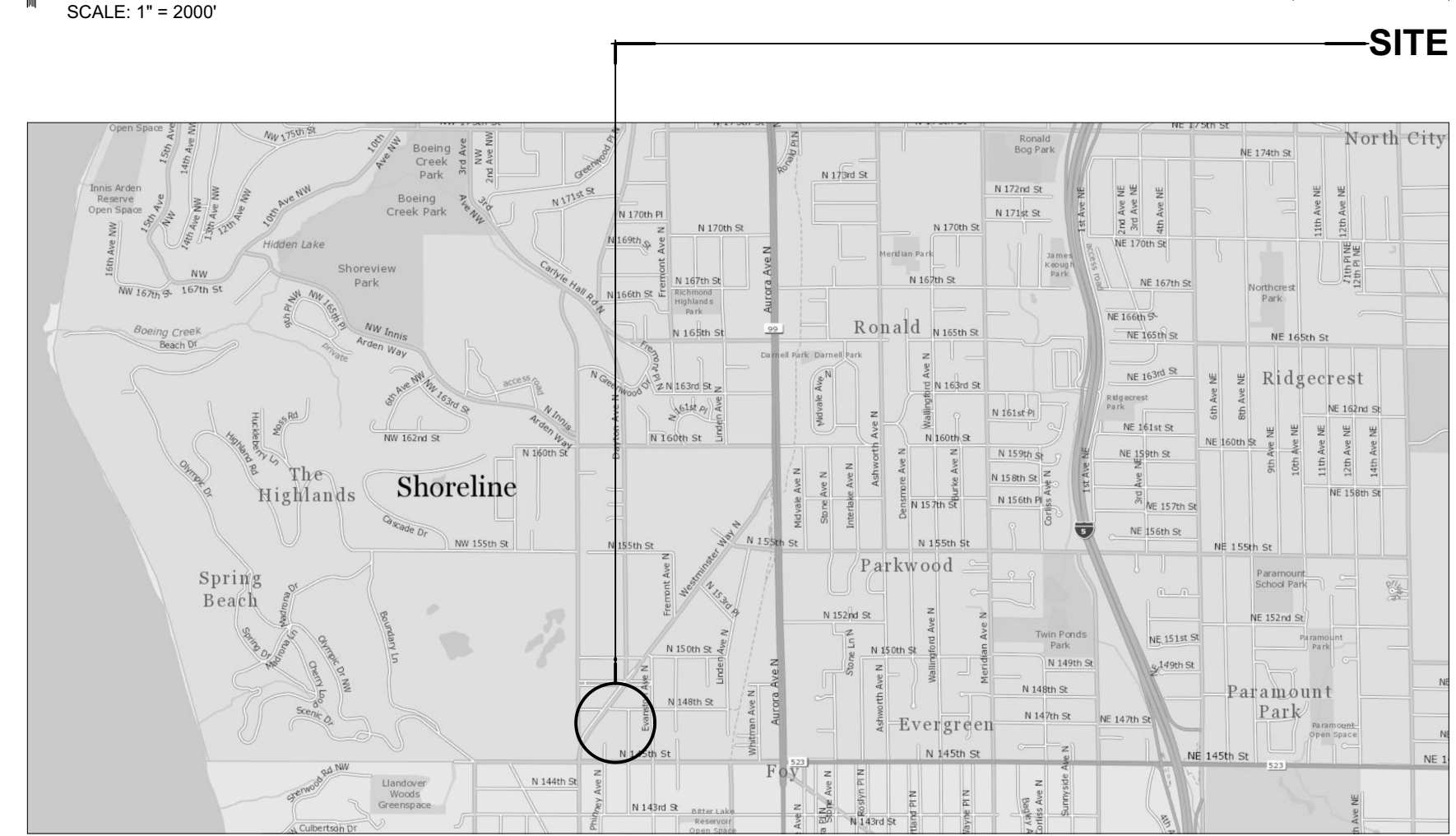
ARCHITECTURAL ABBREVIATIONS

A.C.T. ACUSTIC CEILING TILE	EQ. EQUAL EQUIPMENT	I.D. INSIDE DIAMETER	R.O. ROUGH OPENING
A.F.F. ABOVE FINISH FLOOR	EQUIP. EQUIPMENT	IN. INCHES	R _s RADIUS
APPROX. APPROXIMATE	EXIST. EXISTING	INFO. INFORMATION	RCP REFLECTED CEILING PLAN
ARCH. ARCHITECTURAL	EXP. EXPOSED	INSUL. INSULATION	REF. REFERENCE
BLDG. BUILDING	EXT. EXTERIOR	INT. INTERIOR	REFR. REFRIGERATOR
BLKG. BLOCKING	F.D. FLOOR DRAIN	LAW. LAUNDRY	REINR. REINFORCING
BOTT. BOTTOM	F.E. FIRE EXTINGUISHER	LB. POUND	REQ. REQUIRED / REQUIREMENTS
C.I. CAST IRON	F.E.C. FIRE EXTINGUISHER CABINET	LN.FT. LINEAR FEET	RM. ROOM
C.J. CONTROL JOINT;	FF. FACTORY FINISH	LOCATE LOCATE	S.S. STAINLESS STEEL
CONSTRUCTION JOINT	F.F.E. FINISH FLOOR ELEVATION	LCC. MANUFACTURER;	SCWD. SOLID CORE WOOD DOOR
C.O. CALL-OUT	F.H.C. FIRE HOSE CABINET	L.M. MANUFACTURED;	SECT. SECTION
C.T. CERAMIC TILE	F.O. FACE OF	L.M.C. MATERIAL	SIM. SIMILAR
CEIL. CEILING	F.O.I.C. FURNISHED BY OWNER	MAX. MAXIMUM	SL. SEAL
CL. CENTERLINE	INSTALLED BY CONTRACTOR	MECH. MECHANICAL	SPEC. SPECIFICATIONS
CLR. CLEAR	FURNISHED BY OWNER	MEZZ. MEZZANINE	SG. SQUARE
COL. COLUMN	INSTALLED BY OWNER	MFR. MANUFACTURER	STD. STANDARD
CONC. CONCRETE	F.R.P. FIBER REINFORCED PLASTIC	MIN. MINIMUM	STL. STEEL
CONN. CONNECTION	F.V. FIELD VERIFY	MISC. MISCELLANEOUS	STRUCT. STRUCTURAL
CONST. CONSTRUCTION	FDN. FOUNDATION	MTL. METAL	SV. SHEET VINYL
CONT. CONTINUOUS	FIN. FINISH	N.I.C. NOT IN CONTRACT	SYST. SYSTEM
COORD. COORDINATE	FT. FOOT, FEET	N.T.S. NOT TO SCALE	T.O. TOP OF...
CSK. COUNTERSINK	FTG. FOOTING	NO. NUMBER	TYP. TYPICAL
D.F. DRINKING FOUNTAIN	GA. GAUGE	O.C. ON CENTER	UNLESS NOTED OTHERWISE
D.S. DOWNSPOUT	GAL. GALLON	O.D. OUTSIDE DIAMETER	VB. VAPOR BARRIER
DBL. DOUBLE	GALV. GALVANIZED	OCC. OCCUPANCY	VERT. VERTICAL
DEPT. DEPARTMENT	GWB. GYPSUM WALLBOARD	OCC.'S OCCUPANTS	W.C. WATER CLOSET
DIA. DIAMETER	GYP. GYPSUM	OPP. OPPOSITE	WI. WITH
DIM. DIMENSION	H.C. BARRIER-FREE	PLAM. PLASTIC LAMINATE	WO. WOOD
E.J. ELASTOMERIC JOINT /	H.M. HOLLOW METAL	P.E.M.B. PRE-ENGINEERED	WV. WINDOW
EXPANSION JOINT	HR. HORIZONTAL	PL. PLATE	WR. WATER RESISTANT
ELECT. ELECTRICAL	HR. HOUR	PLUMB. PLUMBING	WGW. GYPSUM WALLBOARD
ELEV. ELEVATIONS	HT. HEIGHT	PT. POINT	WT. WEIGHT
ENL. ENLARGED			

ARCHITECTURAL SYMBOLS



VICINITY MAP



PROJECT DATA

SITE ADDRESS: 14701 DAYTON AVENUE NORTH
SHORELINE, WA 98133

PARCEL: #182604-9021

LOT AREA: 36,184 SQ. FT. (0.83 ACRES)

ZONING: R-48: RESIDENTIAL, 48 UNITS / ACRE

PARKING: NO CHANGE TO EXISTING.

BUILDING AREA: (IBC 202) ± 8,570 SQ. FT. x (4) STORIES = ± 34,280 SQ. FT. TOTAL UNCHANGED

BUILDING HEIGHT: (IBC 202) ± 35'-0" (4TH STORY ROOF) ≤ 60' (TABLE 504.3)
± 44'-0" MAX. OVERALL HEIGHT (TOP OF PENTHOUSE)
(4) STORY BUILDING ≤ (4) ALLOWABLE STORIES ABOVE GRADE PLANE (TABLE 504.4)

CONSTRUCTION TYPE: (IBC 601) UNKNOWN. MIXED-USE, SPRINKLERED PER NFPA 13R. MINIMUM TYPE V-A CONSTRUCTION REQUIRED IN 2018 IBC FOR A FULLY-SPRINKLERED BUILDING MEETING IBC 903.3.1.2.

OCCUPANCY: (IBC 302) PRIMARY OCCUPANCY IS R-2. NO CHANGE TO CURRENT FLOOR AREA OR OCCUPANCY.

MAX. ALLOWABLE AREA: (IBC TABLE 506.2) R-2 OCCUPANCY IS MOST CRITICAL OCC. TYPE. = 12,000 SF TABULAR BUILDING AREA. PER IBC 506.2.3, EQUATION 5-2:
 $A_a = [A_1 + (NS \times I)] \times S_a$
 $A_a = [12,000 + (12,000 \times 0)] \times 3 = 36,000$ SF MAX. (EXCLUDING FRONTAGE INCREASE)

APPLICABLE CODES:
SHORELINE MUNICIPAL CODE (SMC)
2018 IBC, WAC 51-50
2009 ICC/ANSI A117.1
2018 IFC, WAC 51-54A
2018 WSEC, WAC 51-11C
2018 IMC, WAC 51-52
2020 NEC (NFPA 70), WAC 296-46B-010

LEGAL DESCRIPTION

E 150 FT OF N 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS CO RD

INDEX

CS COVER SHEET

ARCHITECTURAL

A1-1	SITE PLAN
AD-1	1ST FLOOR DEMO PLAN
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AD-3	3RD FLOOR DEMO PLAN
AD-4	4TH FLOOR DEMO PLAN
AD-5	ROOF DEMO PLAN
AD-6	ELEVATION DEMO PHOTOS
AD-7	ROOF DEMO PHOTOS
A2-1	1ST FLOOR PLAN
A2-2	2ND FLOOR PLAN
A2-3	3RD FLOOR PLAN
A2-4	4TH FLOOR PLAN
A2-5	ROOF PLAN
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A5-2	WALL SECTIONS
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A8-2	EXTERIOR DETAILS
A8-3	EXTERIOR DETAILS
A8-4	EXTERIOR DETAILS
A8-5	EXTERIOR DETAILS

STRUCTURAL

S1-1	GENERAL NOTES
S1-2	DETAILS

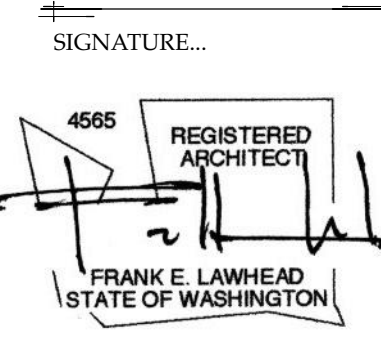
MECHANICAL

M0-1	MECHANICAL LEGEND & NOTES
M1-0	FIRST FLOOR PLAN - MECHANICAL
M2-0	ROOF PLAN - MECHANICAL

ELECTRICAL

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E0-2	ELECTRICAL SPECIFICATIONS
E3-1	1ST FLOOR PLAN
E3-4	4TH FLOOR PLAN
E3-5	ROOF PLAN

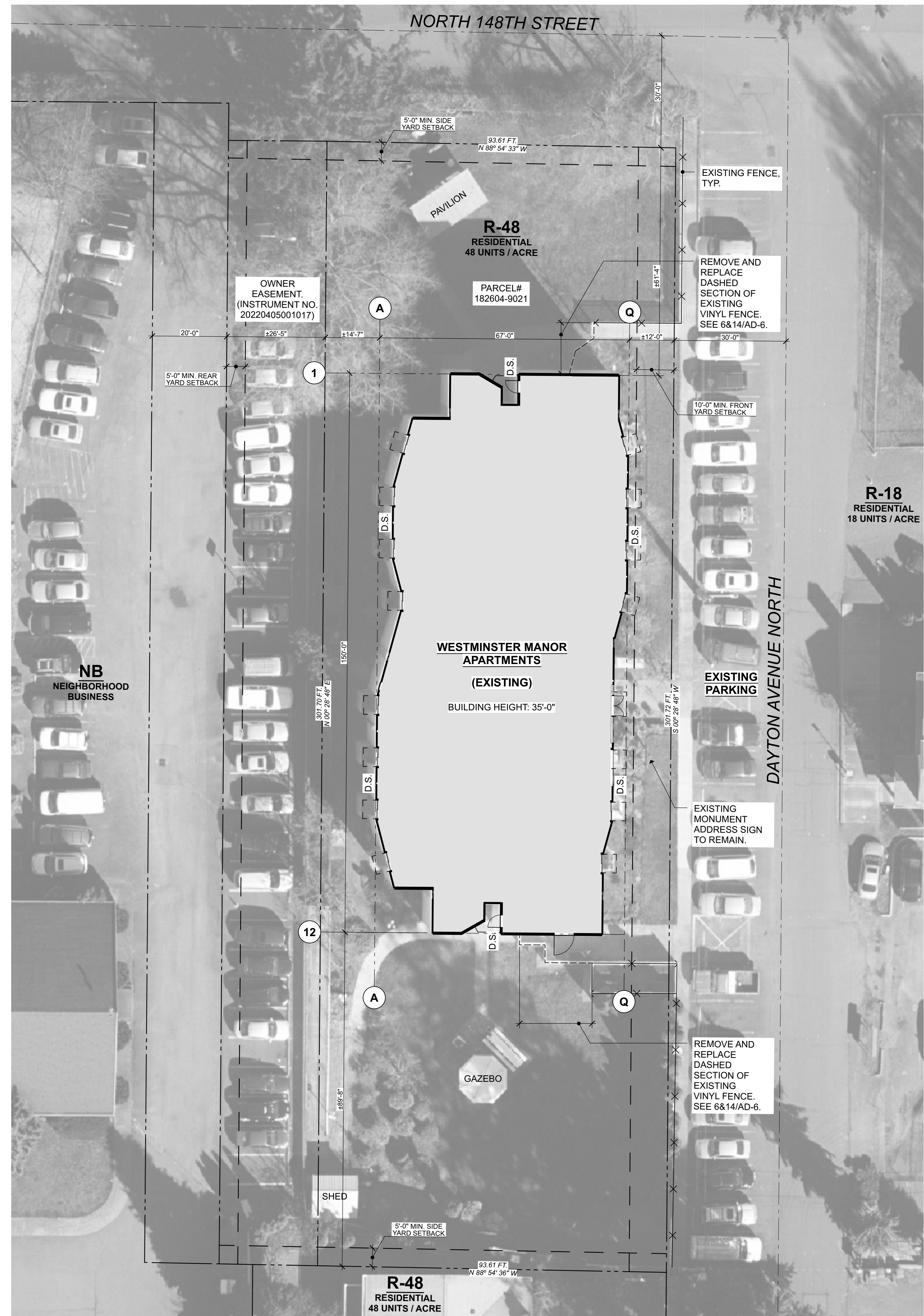
EAST FACADE PERSPECTIVE



King County Housing Authority
WESTMINSTER MANOR
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DATE...
8/13/24
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Cover Sheet
SHEET NO...





1 SITE PLAN
0 5' 10' 20'

1/16" = 1'-0"

LAWHEAD ARCHITECTS P.S.
1239 120TH AVE. N.E., STE. D
BELLEVUE, WA 98005
(425) 586-1220

SIGNATURE...

4565 REGISTERED ARCHITECT
FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...

King County Housing Authority

King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

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Site Plan
SHEET NO...

A1-1

DEMO LEGEND:

--- DEMOLISH EXISTING STUCCO, WEATHER BARRIER, AND ASSOCIATED TRIM.

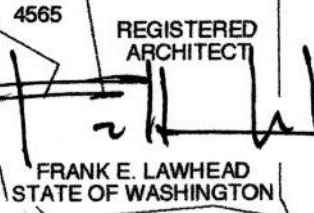
KEY NOTES:

- 1.1 DEMO EXISTING STUCCO SIDING, METAL LATH, WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING.
- 1.2 REMOVE EXISTING DOOR, DOOR FRAME, DOOR HARDWARE, DOOR THRESHOLD, AND ASSOCIATED INTERIOR TRIM
- 1.3 PROTECT & MAINTAIN EXISTING DOOR AND STOREFRONT.
- 1.4 PROTECT & MAINTAIN EXISTING DOOR AND STOREFRONT. REMOVE OPERATOR, INSTALL NEW OPERATOR UNDER NEW SCOPE OF WORK.
- 1.5 PROTECT & MAINTAIN EXISTING DOOR AND FRAME. STRIP PAINT AND REMOVE RUST. PREPARE DOOR AND FRAME FOR NEW PAINT.
- 1.6 PROTECT & MAINTAIN EXISTING DOOR AND FRAME. PATCH/REPAIR DENTS WITH BONDO. PREPARE DOOR AND FRAME FOR NEW PAINT.
- 1.7 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM. IF WINDOW GUARDS EXIST, REMOVE/SALVAGE, RE-INSTALL AFTER NEW WINDOWS HAVE BEEN INSTALLED.
- 1.8 PROTECT & MAINTAIN EXISTING STOREFRONT WINDOW.
- 1.9 PROTECT & MAINTAIN WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC).

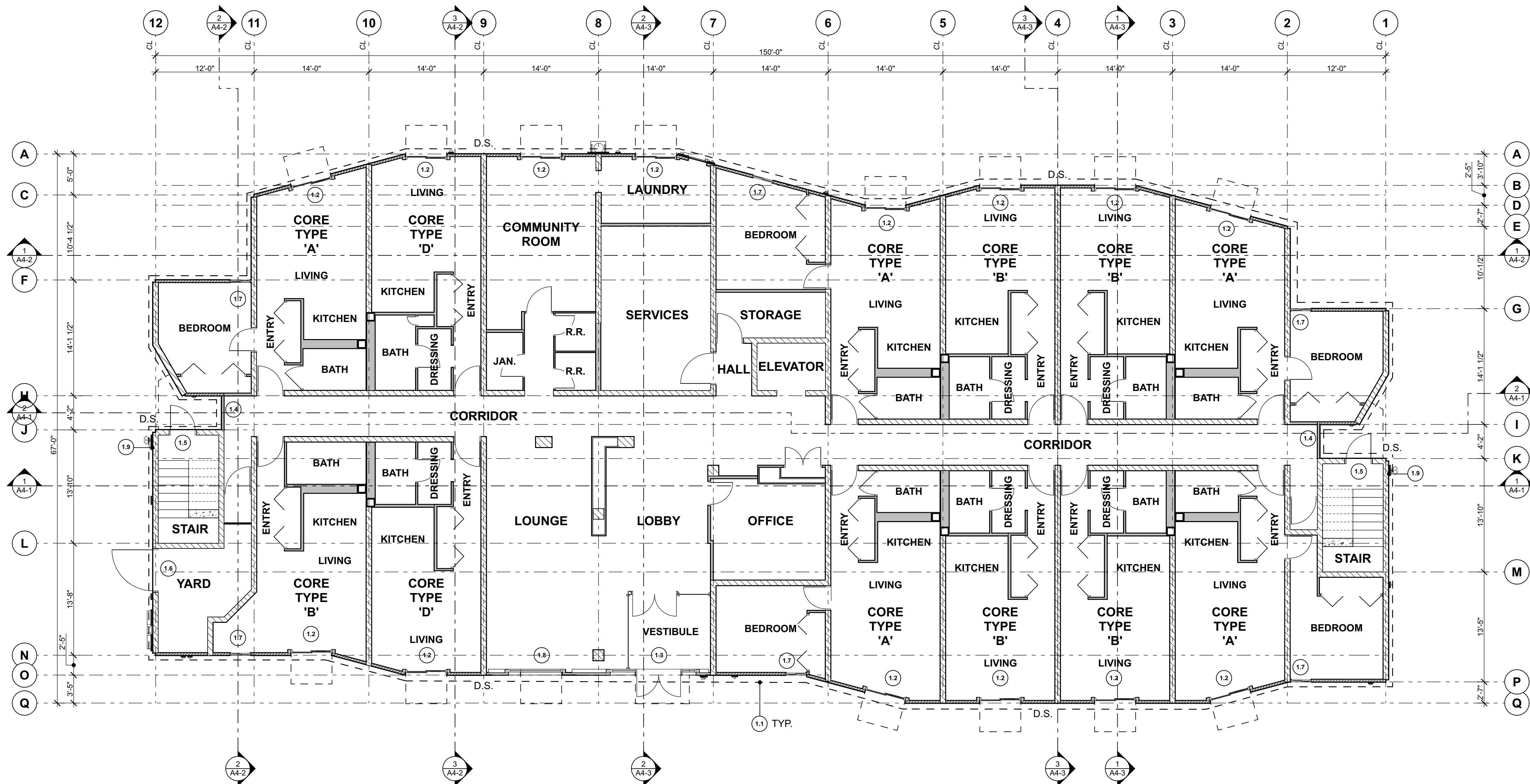
GENERAL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE & SECURE ACCESS TO TENANTS IN CONSTRUCTION AREAS AT ALL TIMES.
- 2. ASBESTOS-CONTAINING MATERIALS (ACM) HAVE BEEN IDENTIFIED IN STUCCO CLADDING. COORDINATE WITH OWNER FOR COPY OF HAZ-MAT REPORT AND PLAN FOR HAZARDOUS MATERIALS ABATEMENT.
- 3. REMOVE ALL EXISTING STUCCO SIDING, AIR / WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING. PRIOR TO INSTALLING NEW SHEATHING, INSULATE WALLS TO A FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH.
- 4. REMOVE EXISTING DOORS & WINDOWS INDICATED PER KEY NOTES 1.2 & 1.7 TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT.
- 5. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
- 6. CONTRACTOR TO COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- 7. NOTIFY OWNER IMMEDIATELY IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT.
- 8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- 9. PROTECT EXISTING LANDSCAPE.
- 10. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMO WORK NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO: HVAC, PLUMBING, GAS, ELECTRIC, & CABLE UTILITIES.

SIGNATURE...



OWNER...



1 1ST FLOOR DEMO PLAN

1/8" = 1'-0"

King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

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23-10

DATE...

8/13/24

SHEET TITLE...

1st Floor Demo Plan

SHEET NO...

DEMO LEGEND:

--- DEMOLISH EXISTING STUCCO, WEATHER BARRIER, AND ASSOCIATED TRIM.

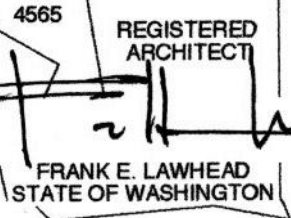
KEY NOTES:

- 2.1 DEMO EXISTING STUCCO SIDING, METAL LATH, WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING.
- 2.2 REMOVE EXISTING DOOR, DOOR FRAME, DOOR HARDWARE, DOOR THRESHOLD, AND ASSOCIATED INTERIOR TRIM
- 2.3 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM. REMOVE/SALVAGE WINDOW GUARDS, RE-INSTALL AFTER NEW WINDOWS HAVE BEEN INSTALLED.
- 2.4 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM.
- 2.5 REMOVE EXISTING ANGLED WINDOW, EXTERIOR, INTERIOR TRIM.
- 2.6 REMOVE EXISTING DECK COATING AND DECK RAILING SYSTEM.
- 2.7 REMOVE EXISTING FLUID APPLIED COATING. IF GRINDING IS REQUIRED FOR REMOVAL, CONTROL ANY DUST GENERATED FROM THE REMOVAL PROCESS.
- 2.8 REMOVE/SALVAGE EXISTING FLUE, RE-INSTALL AFTER NEW SIDING HAS BEEN INSTALLED. SEE MECHANICAL.

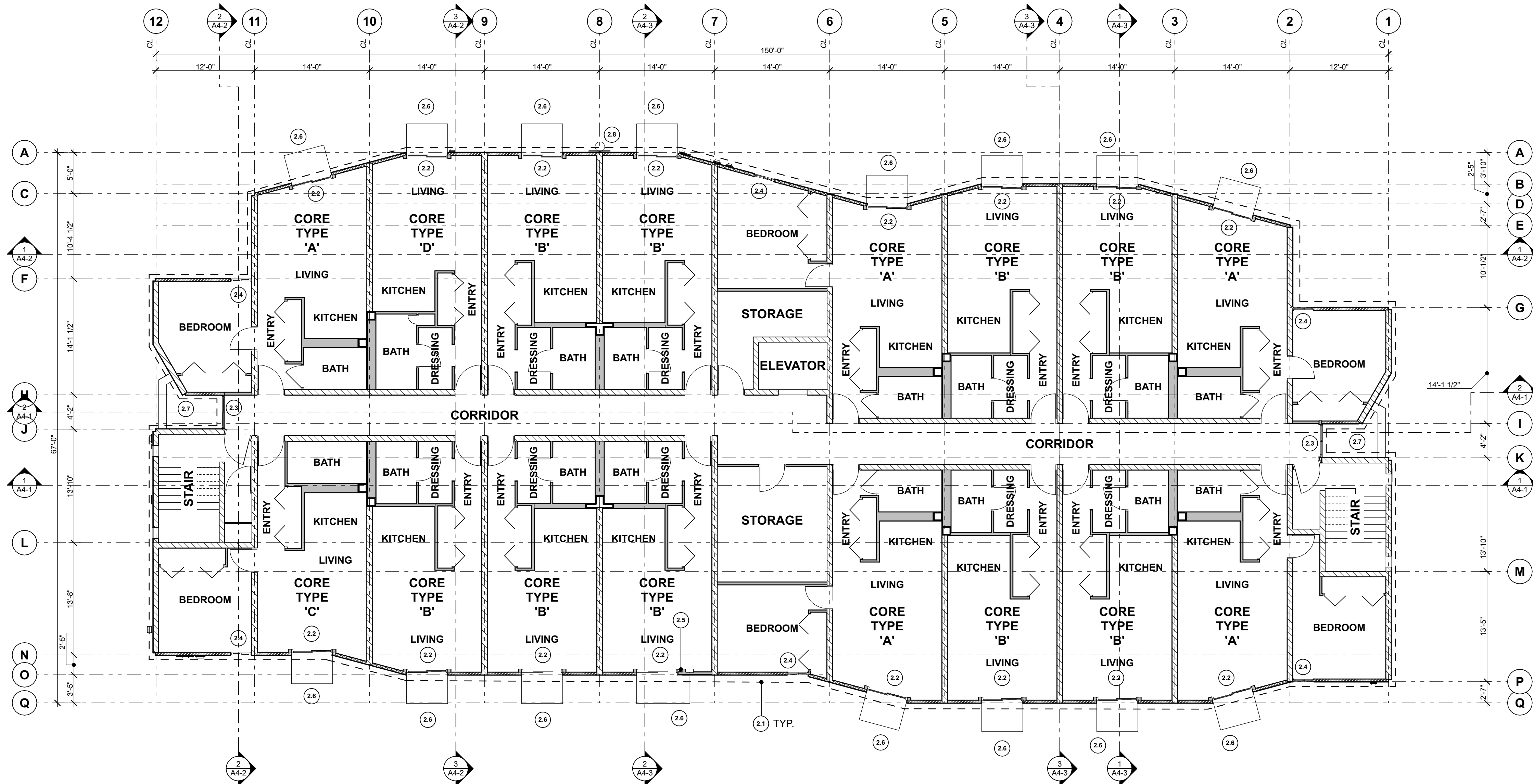
GENERAL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE & SECURE ACCESS TO TENANTS IN CONSTRUCTION AREAS AT ALL TIMES.
- 2. ASBESTOS-CONTAINING MATERIALS (ACM) HAVE BEEN IDENTIFIED IN STUCCO CLADDING. COORDINATE WITH OWNER FOR COPY OF HAZ-MAT REPORT AND PLAN FOR HAZARDOUS MATERIALS ABATEMENT.
- 3. REMOVE ALL EXISTING STUCCO SIDING, AIR / WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING. PRIOR TO INSTALLING NEW SHEATHING, INSULATE WALLS TO A FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH.
- 4. REMOVE ALL EXISTING DOORS & WINDOWS INDICATED PER KEY NOTES 2.2 & 2.4 TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT.
- 5. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
- 6. CONTRACTOR TO COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- 7. NOTIFY OWNER IMMEDIATELY IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT.
- 8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- 9. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMO WORK NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO: HVAC, PLUMBING, GAS, ELECTRIC, & CABLE UTILITIES.

SIGNATURE...



OWNER...



1 2ND FLOOR DEMO PLAN

1/8" = 1'-0"

PHASE...
 Bid Set
 JOB NO...
 23-10
 DATE...
 8/13/24
 SHEET TITLE...
 2nd Floor Demo Plan
 SHEET NO...

DEMO LEGEND:

--- DEMOLISH EXISTING STUCCO, WEATHER BARRIER, AND ASSOCIATED TRIM.

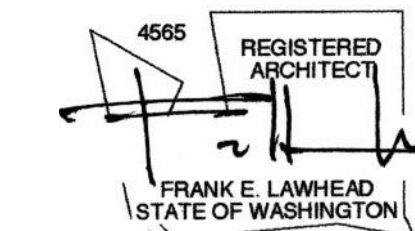
KEY NOTES:

- 3.1 DEMO EXISTING STUCCO SIDING, METAL LATH, WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING.
- 3.2 REMOVE EXISTING DOOR, DOOR FRAME, DOOR HARDWARE, DOOR THRESHOLD, AND ASSOCIATED INTERIOR TRIM
- 3.3 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM. REMOVE/SALVAGE WINDOW GUARDS, RE-INSTALL AFTER NEW WINDOWS HAVE BEEN INSTALLED.
- 3.4 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM.
- 3.5 REMOVE EXISTING DECK COATING AND DECK RAILING SYSTEM.
- 3.6 REMOVE/SALVAGE EXISTING FLUE, RE-INSTALL AFTER NEW SIDING HAS BEEN INSTALLED. SEE MECHANICAL.

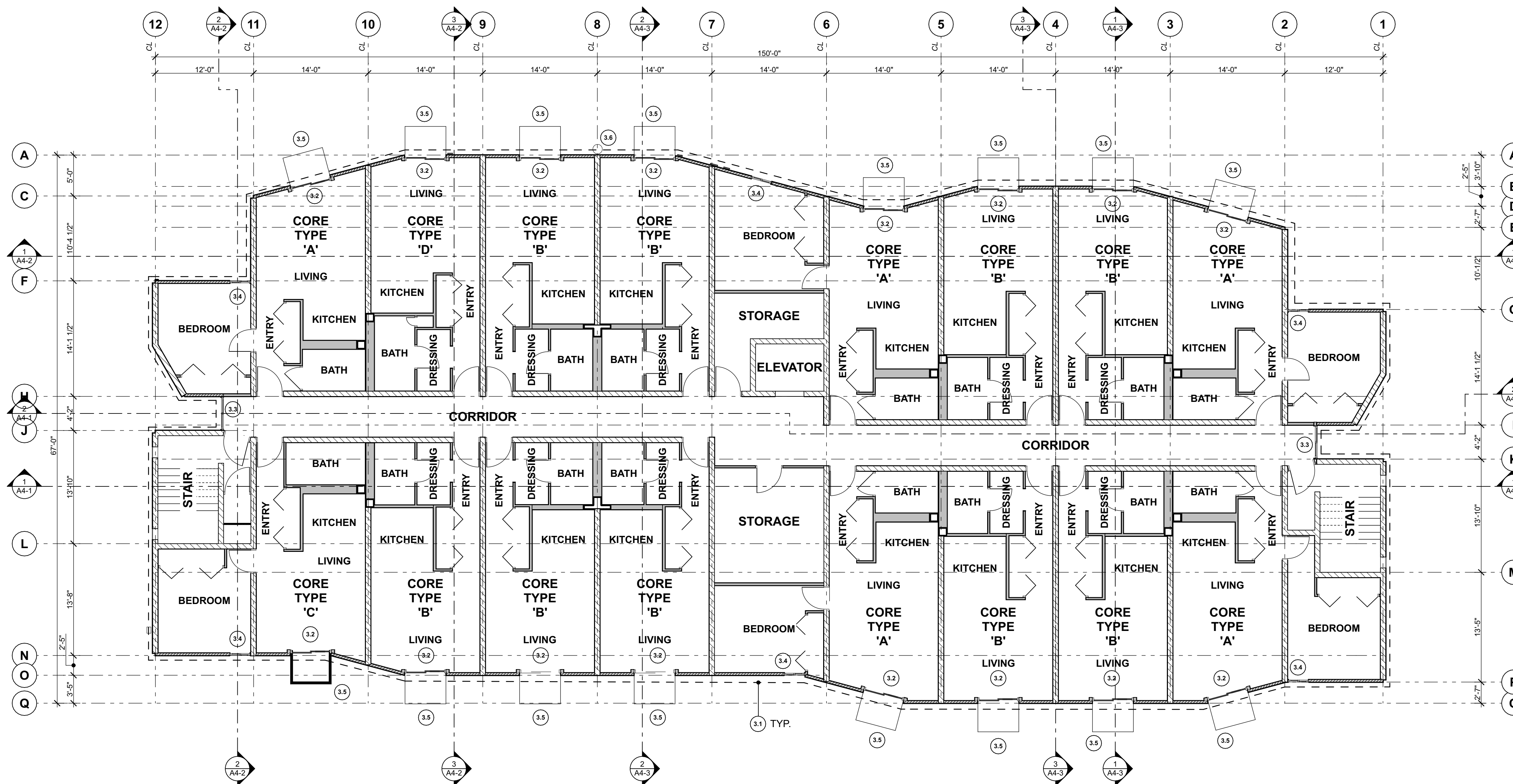
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- 3. REMOVE ALL EXISTING STUCCO SIDING, AIR / WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING. PRIOR TO INSTALLING NEW SHEATHING, INSULATE WALLS TO A FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH.
- 4. REMOVE ALL EXISTING DOORS & WINDOWS INDICATED PER KEY NOTES 3.2 & 3.4 TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT.
- 5. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
- 6. CONTRACTOR TO COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- 7. NOTIFY OWNER IMMEDIATELY IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT.
- 8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- 9. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMO WORK NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO: HVAC, PLUMBING, GAS, ELECTRIC, & CABLE UTILITIES.

SIGNATURE...



OWNER...



1 3RD FLOOR DEMO PLAN

1/8" = 1'-0"

PHASE...

Bid Set

JOB NO...

23-10

DATE...

8/13/24

SHEET TITLE...

3rd Floor Demo Plan

SHEET NO...

DEMO LEGEND:

--- DEMOLISH EXISTING STUCCO, WEATHER BARRIER, AND ASSOCIATED TRIM.

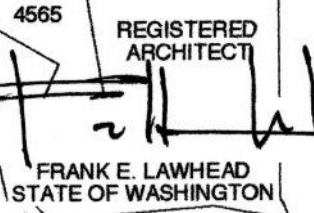
KEY NOTES:

- 4.1 DEMO EXISTING STUCCO SIDING, LATH, WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING.
- 4.2 REMOVE EXISTING DOOR, DOOR FRAME, DOOR HARDWARE, DOOR THRESHOLD, AND ASSOCIATED INTERIOR TRIM
- 4.3 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM. REMOVE/SALVAGE WINDOW GUARDS, RE-INSTALL AFTER NEW WINDOWS HAVE BEEN INSTALLED.
- 4.4 REMOVE EXISTING WINDOW, EXTERIOR, INTERIOR TRIM.
- 4.5 REMOVE EXISTING DECK COATING AND DECK RAILING SYSTEM.
- 4.6 REMOVE/SALVAGE EXISTING FLUE, RE-INSTALL AFTER NEW SIDING HAS BEEN INSTALLED. SEE MECHANICAL.

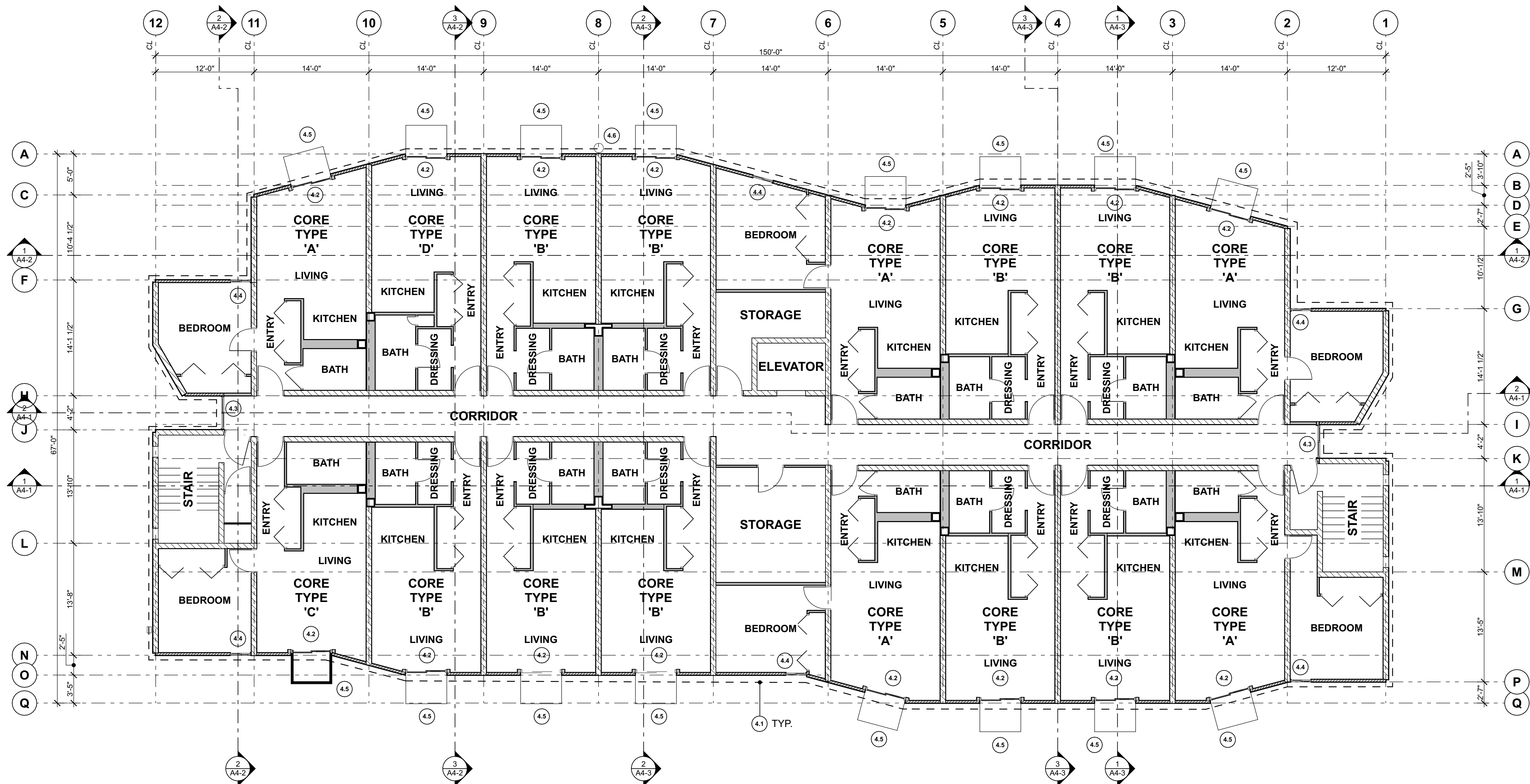
GENERAL NOTES:

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3. REMOVE ALL EXISTING STUCCO SIDING, AIR / WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING. PRIOR TO INSTALLING NEW SHEATHING, INSULATE WALLS TO A FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH.
4. REMOVE ALL EXISTING DOORS & WINDOWS INDICATED PER KEY NOTES 4.2 & 4.4 TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT.
5. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
6. CONTRACTOR TO COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
7. NOTIFY OWNER IMMEDIATELY IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT.
8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
9. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMO WORK NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO: HVAC, PLUMBING, GAS, ELECTRIC, & CABLE UTILITIES.

SIGNATURE...



OWNER...



1 4TH FLOOR DEMO PLAN

1/8" = 1'-0"

King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

PHASE...

Bid Set

JOB NO...

23-10

DATE...

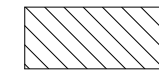
8/13/24

SHEET TITLE...

4th Floor Demo Plan

SHEET NO...

DEMO LEGEND:

- - - - DEMOLISH EXISTING STUCCO, WEATHER BARRIER, AND ASSOCIATED TRIM.
-  DEMOLISH EXISTING ROOF MEMBRANE, INSULATION, CONCRETE TOPPING, AND ASSOCIATED FLASHING

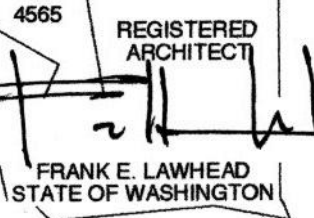
KEY NOTES:

- 5.1 DEMO EXISTING STUCCO SIDING, LATH, WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING.
- 5.2 REMOVE EXISTING ROOFING, COVER BOARD, INSULATION, FLASHING, AND CONCRETE TOPPING.
- 5.3 REMOVE METAL COPING, STRIP FLASHING, COVERBOARD, WOOD PLATE AT ROOF PARAPET.
- 5.4 REMOVE EXISTING SCUPPER AND DOWNSPOUT
- 5.5 REMOVE EXISTING PIPE BOOT AND FLASHING
- 5.6 REMOVE EXISTING ONE-WAY PRESSURE RELIEF ROOF VENTS
- 5.7 REMOVE EXISTING FALL ARREST SYSTEM CABLE PER OWNER DIRECTION. FALL ARREST ANCHORS TO REMAIN IN PLACE.
- 5.8 SALVAGE EXISTING MECH UNIT, FLASHING, CONDUIT, AND WIRING FOR REINSTALLATION. VACUUM OUT DUCT PRIOR TO REINSTALL.
- 5.9 REMOVE EXISTING LIGHTING AND ASSOCIATED CONDUIT/CABLE
- 5.10 REMOVE EXISTING DOOR, FRAME, THRESHOLD, AND RELATED HARDWARE. NEW DOOR & FRAME TO BE INSTALLED.
- 5.11 REMOVE EXISTING ANTENNA MAST
- 5.12 PROTECT AND MAINTAIN EXISTING FIRE SPRINKLER STANDPIPE.
- 5.13 REMOVE/SALVAGE EXISTING FLUE, RE-INSTALL AFTER NEW SIDING HAS BEEN INSTALLED. SEE MECHANICAL.

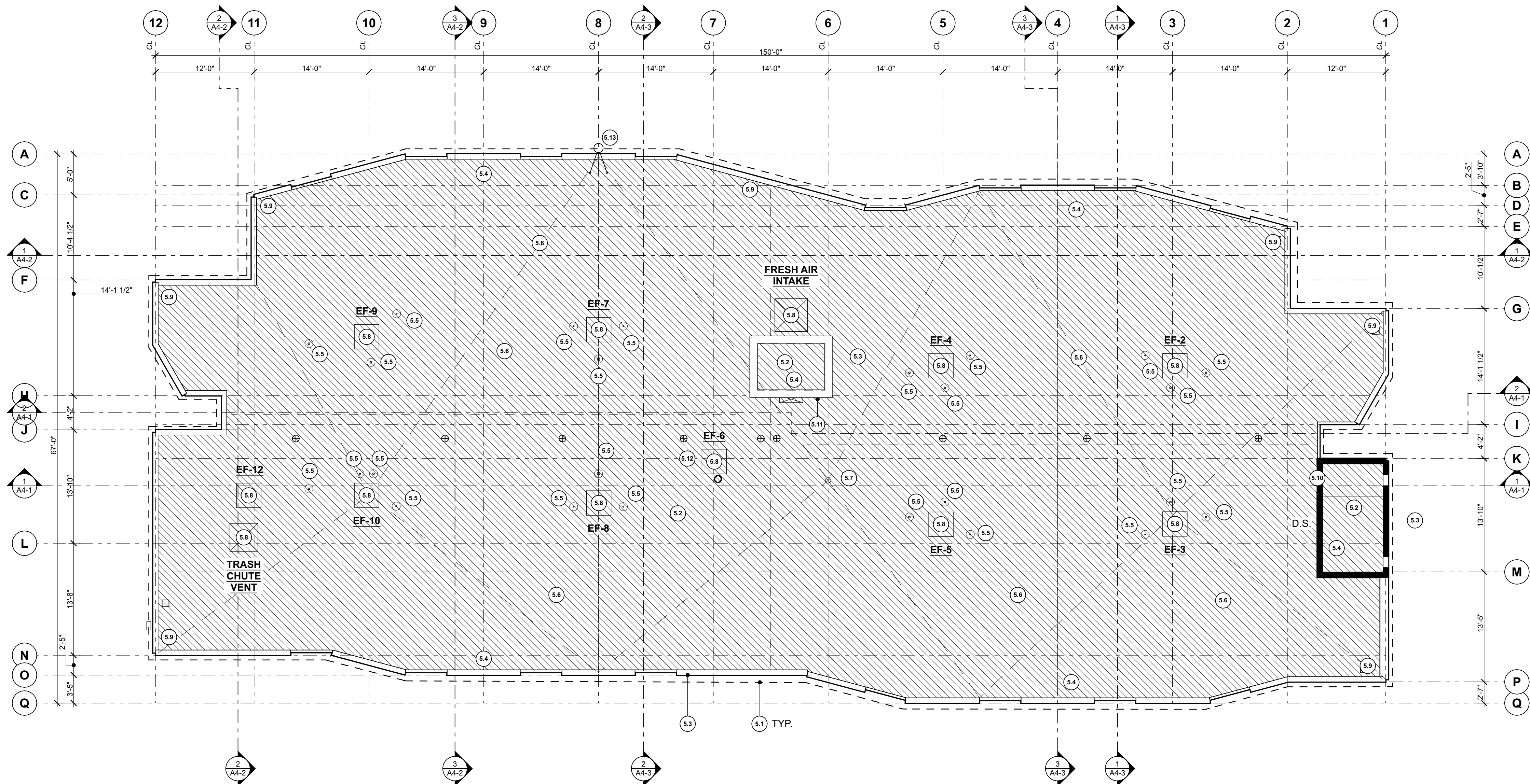
GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE & SECURE ACCESS TO TENANTS IN CONSTRUCTION AREAS AT ALL TIMES.
2. ASBESTOS-CONTAINING MATERIALS (ACM) HAVE BEEN IDENTIFIED IN STUCCO CLADDING. COORDINATE WITH OWNER FOR COPY OF HAZ-MAT REPORT AND PLAN FOR HAZARDOUS MATERIALS ABATEMENT.
3. REMOVE ALL EXISTING STUCCO SIDING, AIR / WEATHER BARRIER, TRIM, AND EXTERIOR SHEATHING. PRIOR TO INSTALLING NEW SHEATHING, INSULATE WALLS TO A FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH.
4. REMOVE ALL EXISTING DOORS & WINDOWS TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT.
5. REMOVE EXISTING ROOFING, INSULATION, FLASHING, AND CONCRETE TOPPING DOWN TO EXISTING CONCRETE ROOF DECK SURFACE.
6. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
7. CONTRACTOR TO COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
8. NOTIFY OWNER IMMEDIATELY IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
10. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMO WORK NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO: HVAC, PLUMBING, GAS, ELECTRIC, & CABLE UTILITIES.


SIGNATURE...



OWNER...



1 ROOF DEMO PLAN

1/8" = 1'-0" 

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23-10

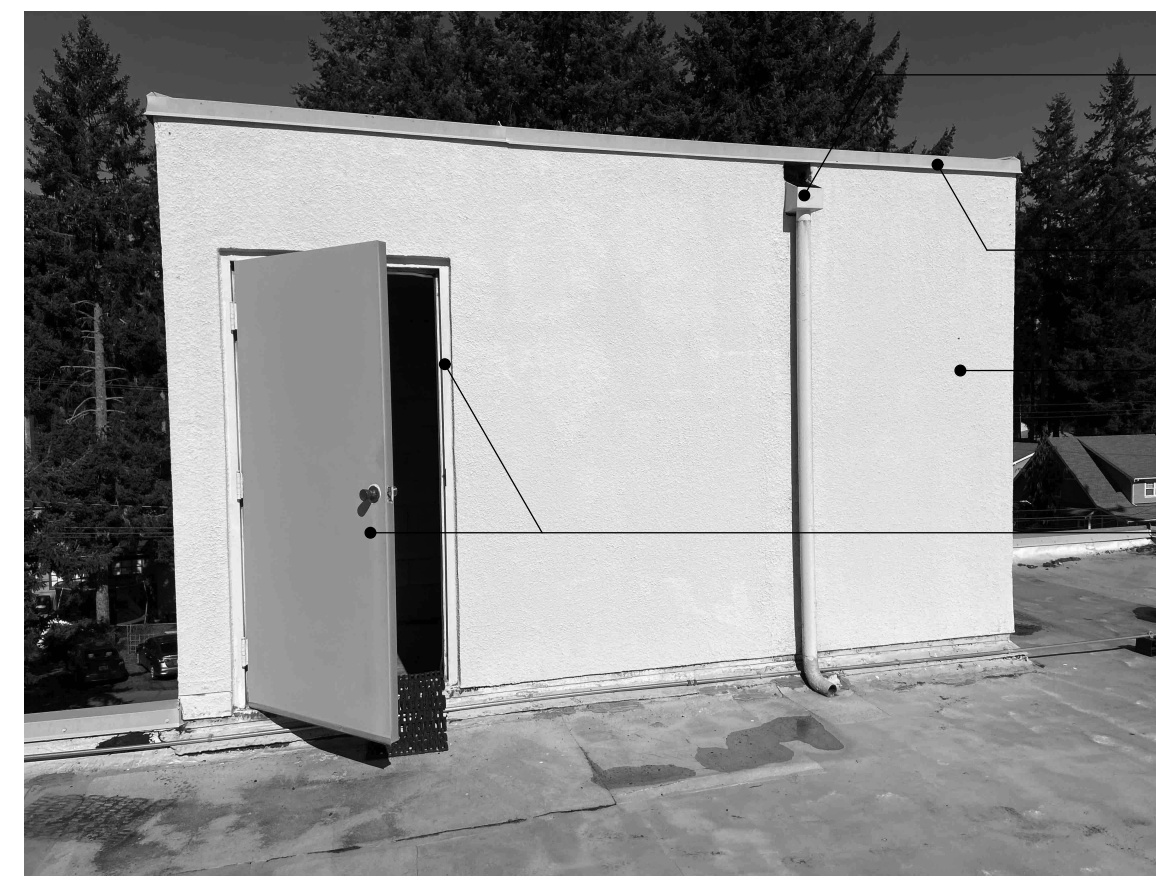
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8/13/24

SHEET TITLE...

Roof Demo Plan

SHEET NO...



- REMOVE SCUPPER & DOWNSPOUT.
- REMOVE FLASHING, TYP.
- REMOVE STUCCO FINISH, TYP.
- REMOVE DOOR & FRAME

1 BUILDING PHOTO (STAIRWELL @ ROOFTOP)



- PROTECT, MAINTAIN EXISTING LIGHT FIXTURE
- REMOVE CONDUIT
- PROTECT, MAINTAIN STOREFRONT
- REMOVE STUCCO FINISH, TYP.
- REMOVE, SALVAGE ELECTRONIC DOOR HARDWARE (CARD READER, ETC.), TYP.
- PROTECT & MAINTAIN EXISTING DOOR AND FRAME. STRIP PAINT AND REMOVE RUST. PREPARE DOOR AND FRAME FOR NEW PAINT.
- REMOVE DOWNSPOUTS, TYP.

2 BUILDING PHOTO (NORTH ENTRANCE)



- REMOVE STUCCO FINISH, TYP.
- REMOVE, SALVAGE SECURITY CAMERAS, TYP.
- SALVAGE FDC SIGNAGE, TO BE RE-ATTACHED TO NEW SIDING
- PROTECT/MAINTAIN EXISTING LIGHT FIXTURE

3 BUILDING PHOTO (NORTH ENTRANCE)



- REMOVE CONDUITS, TYP.
- REMOVE STUCCO FINISH, TYP.
- PROTECT & MAINTAIN GAS METER AND ASSOCIATED PIPING.
- REMOVE BASE TRIM, TYP.

4 BUILDING PHOTO



- REMOVE LOUVERS, TYP.
- REMOVE LAUNDRY EXHAUST DUCTWORK AND SUPPORTS
- REMOVE SLIDING GLASS DOORS, TYP.
- REMOVE STUCCO FINISH, TYP.
- REMOVE VENTS, TYP.
- REMOVE HOSE BIBS ON NORTH, SOUTH, EAST, WEST SIDES OF BUILDING & TEMPORARILY CAP PER MECH.

5 BUILDING PHOTO



- REMOVE STUCCO FINISH, TYP.
- REMOVE AND REPLACE PORTION OF VINYL FENCE WITH NEW

6 BUILDING PHOTO (NORTH FENCE)



- REMOVE, SALVAGE WINDOW GUARDS. RE-INSTALL AFTER NEW SIDING.
- REMOVE, SALVAGE CONDUIT & ASSOCIATED WIRING
- REMOVE, SALVAGE SECURITY CAMERAS, J-BOX, TYP.
- REMOVE DOWNSPOUT.
- SALVAGE FDC SIGNAGE, TO BE RE-ATTACHED TO NEW SIDING
- PROTECT & MAINTAIN EXISTING DOOR AND FRAME. STRIP PAINT AND REMOVE RUST. PREPARE DOOR AND FRAME FOR NEW PAINT.
- PROTECT, MAINTAIN FDC
- REMOVE DOWNSPOUTS, TYP.

7 BUILDING PHOTO (SOUTH BUILDING ENTRANCE)



- REMOVE TELECOMMUNICATION BOXES AND ASSOCIATED WIRING AND CABLING, TYP. SALVAGE BOXES FOR REINSTALLATION.
- PROTECT AND MAINTAIN ESCUTCHEON AND PIPE
- REMOVE HOSE BIB & TEMPORARILY CAP PER MECH.
- REMOVE STUCCO FINISH, TYP.
- PROTECT & MAINTAIN EXISTING DOOR AND FRAME. STRIP PAINT AND REMOVE RUST. BONDO DENTS. PREPARE DOOR AND FRAME FOR NEW PAINT.

8 BUILDING PHOTO (SE CORNER)



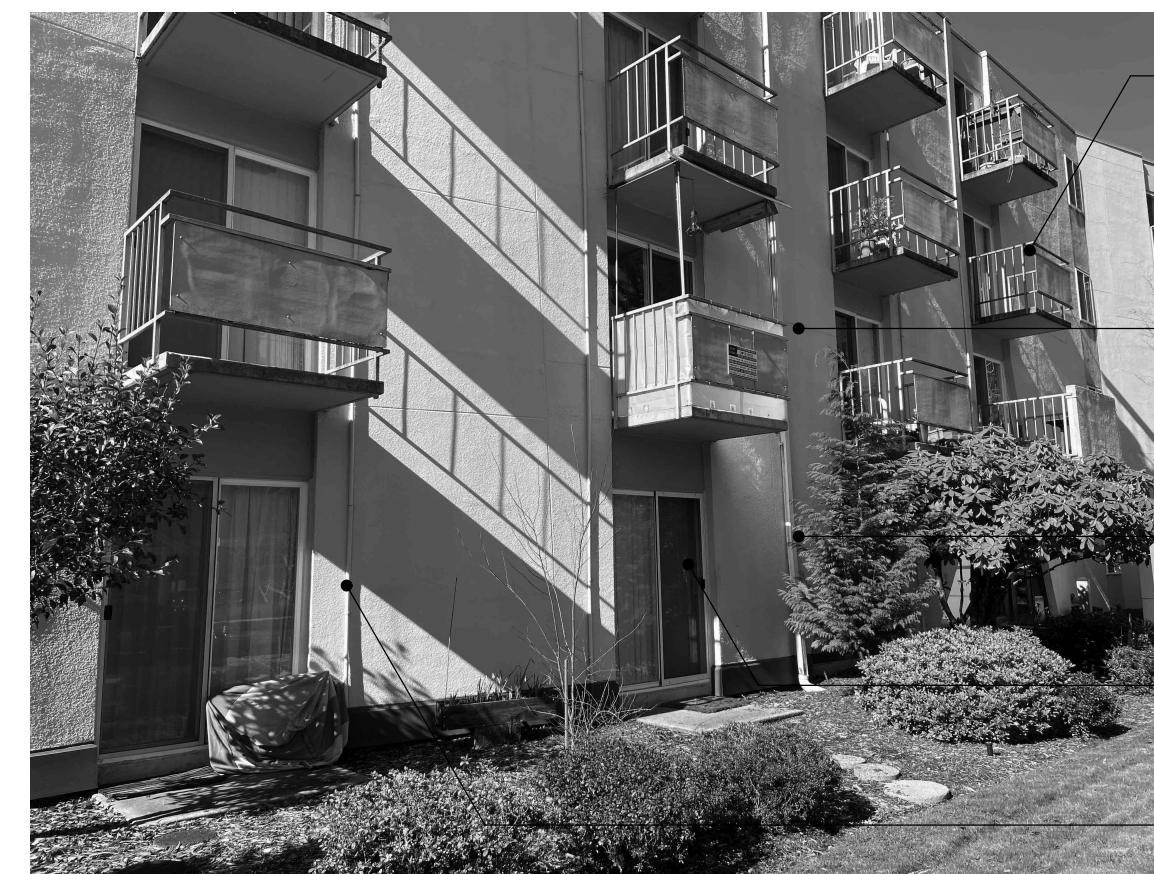
- REMOVE STUCCO FINISH, TYP.
- REMOVE AND REPLACE PORTION OF VINYL FENCE WITH NEW

9 BUILDING PHOTO (SOUTH FENCE)



- REMOVE VINYL WINDOWS, TYP.
- REMOVE, SALVAGE FIRE ALARM EQUIPMENT
- REMOVE, SALVAGE SECURITY CAMERAS

10 BUILDING PHOTO (SE CORNER)



- REMOVE DECK RAILINGS, TYP.
- REMOVE STUCCO FINISH, TYP.
- REMOVE DOWNSPOUTS, TYP.
- REMOVE SLIDING GLASS DOORS, TYP.
- REMOVE CONDUIT & CABLING

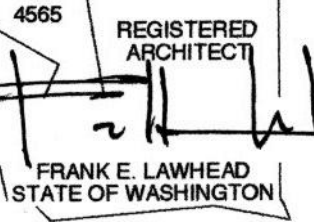
11 BUILDING PHOTO



- REMOVE SLIDING GLASS DOORS, TYP.
- REMOVE DECK RAILINGS AND DECK WALLS, TYP.
- REMOVE ANGLED WINDOW ADJACENT TO UNIT SLIDING GLASS DOOR
- REMOVE STUCCO FINISH, TYP.
- REMOVE VINYL WINDOWS, TYP.
- REMOVE HOSE BIBS ON NORTH, SOUTH, EAST, WEST SIDES OF BUILDING & TEMPORARILY CAP PER MECH.

12 BUILDING PHOTO (MAIN EAST ENTRANCE)

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Elevation Demo Photos

SHEET NO...



REMOVE, SALVAGE EXTERIOR LIGHTING FIXTURES

REMOVE CONDUIT AND CABLING, TYP.

1 ROOF PHOTO (SE CORNER)



REMOVE, SALVAGE MECHANICAL VENT

REMOVE CONDUIT AND CABLING, TYP.

2 ROOF PHOTO



REMOVE FLASHING, TYP.

REMOVE ANTENNA MAST

REMOVE, SALVAGE MECHANICAL VENT

REMOVE AND SALVAGE FALL PROTECTION CABLING TO MAKE WAY FOR NEW ROOF INSTALLATION. FALL PROTECTION ANCHORS TO REMAIN IN PLACE. COORDINATE WITH OWNER FOR FURTHER DIRECTION.

3 ROOF PHOTO



REMOVE, SALVAGE EXHAUST FANS, TYP.

MAINTAIN MECHANICAL CURBS, TYP.

REMOVE AND SALVAGE FALL PROTECTION CABLING TO MAKE WAY FOR NEW ROOF INSTALLATION. FALL PROTECTION ANCHORS TO REMAIN IN PLACE. COORDINATE WITH OWNER FOR FURTHER DIRECTION.

4 ROOF PHOTO



REMOVE CONDUITS AND CABLING, TYP.

5 ROOF PHOTO



REMOVE, SALVAGE MECHANICAL HOOD

MAINTAIN MECHANICAL CURBS, TYP.

6 ROOF PHOTO



REMOVE ROOFING, COVER BOARD, INSULATION, & CONCRETE TOPPING, TYP.

7 ROOF PHOTO



REMOVE FLASHING & WOOD PLATE, TYP.

REMOVE CONDUIT AND WIRING, TYP.

8 ROOF PHOTO



REMOVE ONE-WAY PRESSURE RELIEF ROOF VENTS, TYP.

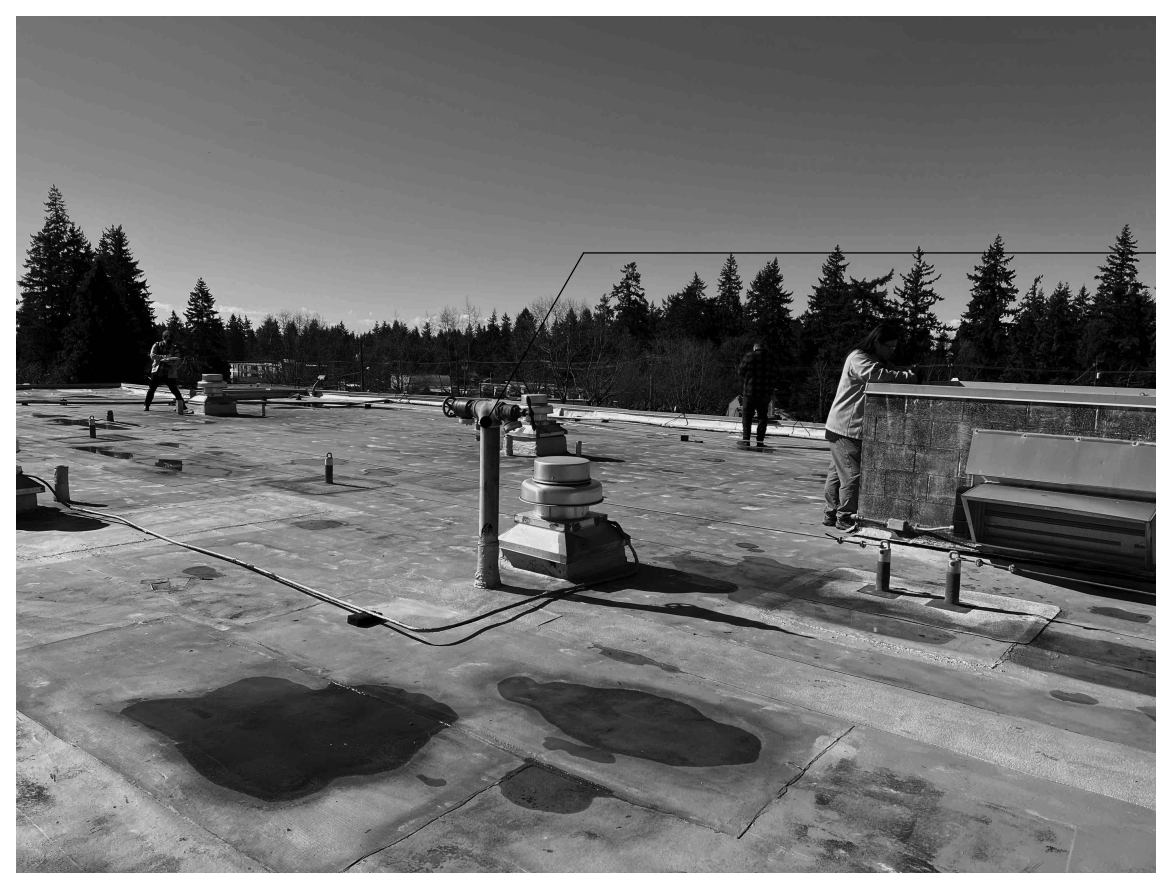
9 ROOF PHOTO



REMOVE, SALVAGE MECHANICAL VENTS, TYP.

MAINTAIN MECHANICAL CURBS, TYP.

10 ROOF PHOTO



FIRE SPRINKLER RISER TO REMAIN, PROTECT & AVOID DAMAGING DURING DEMOLITION.

11 ROOF PHOTO

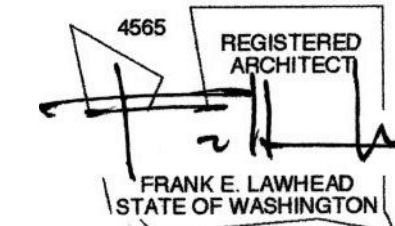


REMOVE, SALVAGE EXTERIOR LIGHTING FIXTURES

REMOVE CONDUIT AND CABLING, TYP.

12 ROOF PHOTO

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Roof Demo Photos

SHEET NO...

WALL TYPES LEGEND

TYPE 1 - FIBER CEMENT PANEL OVER 8" CMU

- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - 8" STRUCTURAL CMU BLOCK;
 - 5/8" GYPSUM WALLBOARD, IN UNITS;
- PROPOSED:**
- 5/16" FIBER CEMENT PANEL & ALUM. REVEAL TRIM SYSTEM, PAINT;
 - 1 1/2" DEEP 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C., PER STRUCT.;
 - 1" MINERAL WOOL INSUL.;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 8" STRUCTURAL CMU BLOCK;
 - 5/8" GYPSUM WALLBOARD, IN UNITS;

TYPE 2 - FIBER CEMENT PANEL OVER 3 5/8" MTL. FRAMING (NO EXIST. SHEATHING)

- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - 3 5/8" 18 GA. LIGHT GA. MTL. FRAMING @ 19.2" O.C.;
 - 5/8" GYPSUM WALLBOARD;
- PROPOSED:**
- 5/16" FIBER CEMENT PANEL & ALUM. REVEAL TRIM SYSTEM, PAINT;
 - 1 1/2" DEEP 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C., PER STRUCT.;
 - 1" MINERAL WOOL INSUL.;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" FIBERGLASS REINFORCED GYPSUM SHEATHING;
 - 3 5/8" 18 GA. LIGHT GA. MTL. BLOCKING @ 12" O.C. PER STRUCT.;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - 3 5/8" 18 GA. LIGHT GA. MTL. FRAMING @ 19.2" O.C.;
 - 5/8" GYPSUM WALLBOARD;

TYPE 3 - FIBER CEMENT PANEL OVER 2x4 FRAMING

- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - METAL LATH W/ PAPER BACKING (DEMO.);
 - 1/2" GYPSUM SHEATHING (DEMO.);
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;
- PROPOSED:**
- 5/16" FIBER CEMENT PANEL & ALUM. REVEAL TRIM SYSTEM, PAINT;
 - 1 1/2" DEEP 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C., PER STRUCT.;
 - 1" MINERAL WOOL INSUL.;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" FIBERGLASS REINFORCED GYPSUM SHEATHING;
 - 2x4 WOOD BLOCKING SUPPORTS TURNED FLAT @ 16" O.C. VERTICAL;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;

TYPE 4 - FIBER CEMENT PANEL AT PATCHED STOREFRONT WINDOW

- EXISTING:**
- ALUM. STOREFRONT WINDOW (DEMO.);
- PROPOSED:**
- 5/16" FIBER CEMENT PANEL & ALUM. REVEAL TRIM SYSTEM, PAINT;
 - 1 1/2" DEEP 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C., PER STRUCT.;
 - 1" MINERAL WOOL INSUL.;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" FIBERGLASS REINFORCED GYPSUM SHEATHING;
 - 2x4 WOOD STUDS @ 16" O.C.;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - INTERIOR VAPOR BARRIER;
 - 5/8" GYPSUM WALLBOARD, PAINT;

TYPE 5 - FIBER CEMENT LAP SIDING OVER 8" CMU

- EXISTING:**
- #3/4" STUCCO (DEMO. WHERE PRESENT);
 - 8" STRUCTURAL CMU BLOCK;
 - 5/8" GYPSUM WALLBOARD, IN UNITS;
- PROPOSED:**
- 5/16" FIBER CEMENT LAP SIDING, PAINT;
 - 3/4" DEEP 16 GA. GALV. STEEL Z-GIRT VERTICAL FURRING STRIPS @ 16" O.C.;
 - 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 8" STRUCTURAL CMU BLOCK;
 - 5/8" GYPSUM WALLBOARD, IN UNITS;

TYPE 6 - FIBER CEMENT LAP SIDING OVER 3 5/8" MTL. FRAMING (NO EXIST. SHEATHING)

- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - 3 5/8" 18 GA. LIGHT GA. MTL. FRAMING @ 19.2" O.C.;
 - 5/8" GYPSUM WALLBOARD;
- PROPOSED:**
- 5/16" FIBER CEMENT LAP SIDING, PAINT;
 - 3/4" DEEP 16 GA. GALV. STEEL Z-GIRT VERTICAL FURRING STRIPS @ EA. STUD;
 - 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" FIBERGLASS REINFORCED GYPSUM SHEATHING;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - 3 5/8" 18 GA. LIGHT GA. MTL. FRAMING @ 19.2" O.C.;
 - 5/8" GYPSUM WALLBOARD;

TYPE 7 - FIBER CEMENT LAP SIDING OVER 2x4 FRAMING

- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - METAL LATH W/ PAPER BACKING (DEMO.);
 - 1/2" GYPSUM SHEATHING (DEMO.);
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;
- PROPOSED:**
- 5/16" FIBER CEMENT LAP SIDING, PAINT;
 - 1x4 NATURALLY DECAY-RESISTANT WOOD W/ SPECIFIC GRAVITY ≥ 0.42 VERTICAL FURRING STRIPS @ EA. STUD;
 - 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" CDX PLYWOOD SHEATHING;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;

TYPE 8 - FIBER CEMENT LAP SIDING OVER 2x4 FRAMING (NO EXIST. SHEATHING)

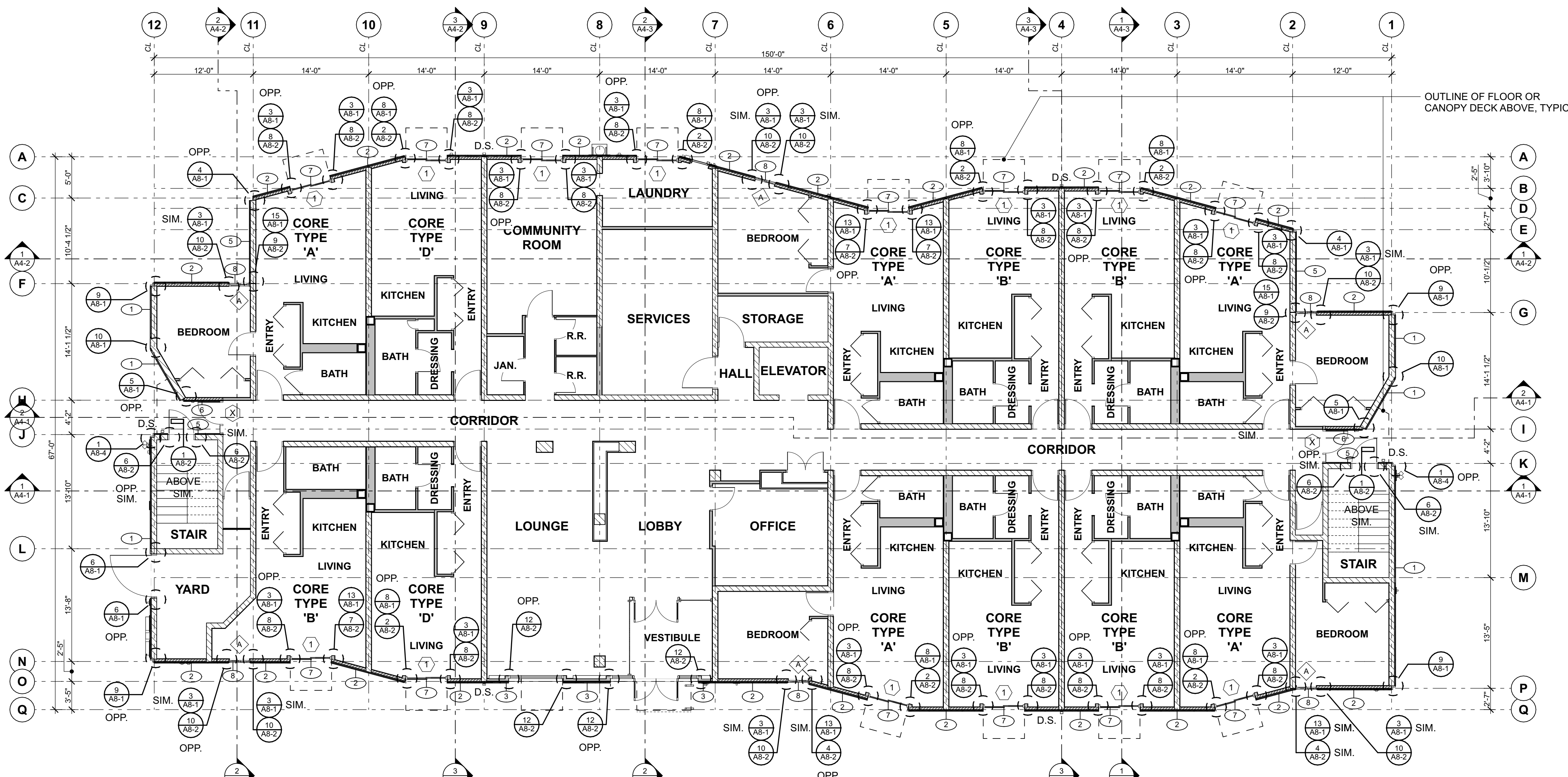
- EXISTING:**
- #3/4" STUCCO (DEMO.);
 - METAL LATH W/ PAPER BACKING (DEMO.);
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;
- PROPOSED:**
- 5/16" FIBER CEMENT LAP SIDING, PAINT;
 - 1x4 NATURALLY DECAY-RESISTANT WOOD W/ SPECIFIC GRAVITY ≥ 0.42 VERTICAL FURRING STRIPS @ EA. STUD;
 - 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
 - SELF-ADHERED AIR / WEATHER BARRIER;
 - 1/2" CDX PLYWOOD SHEATHING;
 - FIBERGLASS BATT INSULATION, FULL CAVITY DEPTH = R-15;
 - 2x4 WOOD STUDS @ 16" O.C.;
 - 5/8" GYPSUM WALLBOARD;

WALL TYPES GENERAL NOTES

- 1) WALL TYPE TAGS APPLY TO THE FULL CONTINUOUS LENGTH OF A WALL WHETHER EXPLICITLY TAGGED OR NOT. REGARDLESS OF INTERSECTIONS WITH INTERMEDIATE WALLS, CHANGE OF FINISH OR CLADDING, OR CHANGE IN HEIGHT.
- 2) WALL TYPES DEFINED HERE DO NOT SUPERSEDE OTHER REQUIREMENTS STATED ELSEWHERE IN THE DOCUMENTS. REFER TO ALL DRAWINGS & SPECIFICATIONS OF ALL DISCIPLINES FOR MINIMUM WALL CRITERIA.
- 3) REFER TO OWNER'S HAZARDOUS MATERIALS REPORT AND ABATEMENT PLANS FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS.
- 4) FIELD VERIFY ALL EXISTING SUBSTRATE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND.
- 5) DO NOT USE POWDER-ACTUATED FASTENERS (PAFS) TO SECURE CLADDING TO CMU SUBSTRATE. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION ON RAINSCREEN FURRING ATTACHMENT.
- 6) AT ALL WALLS WHERE WALL TYPE CHANGES WITHIN A CONTIGUOUS PLANE, ADD ADDITIONAL LAYERS OF SHEATHING TO CREATE FLUSH SURFACE FOR CLADDING.

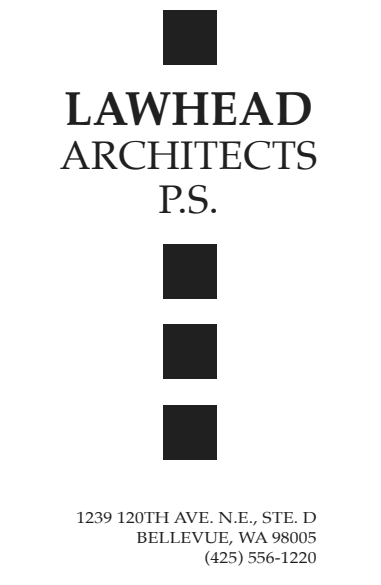
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK U.N.O. FIELD VERIFY ALL EXISTING DIMENSIONS.



1 1ST FLOOR PLAN

1/8" = 1'-0"



SIGNATURE...

 FRANK E. LAWHEAD
 STATE OF WASHINGTON

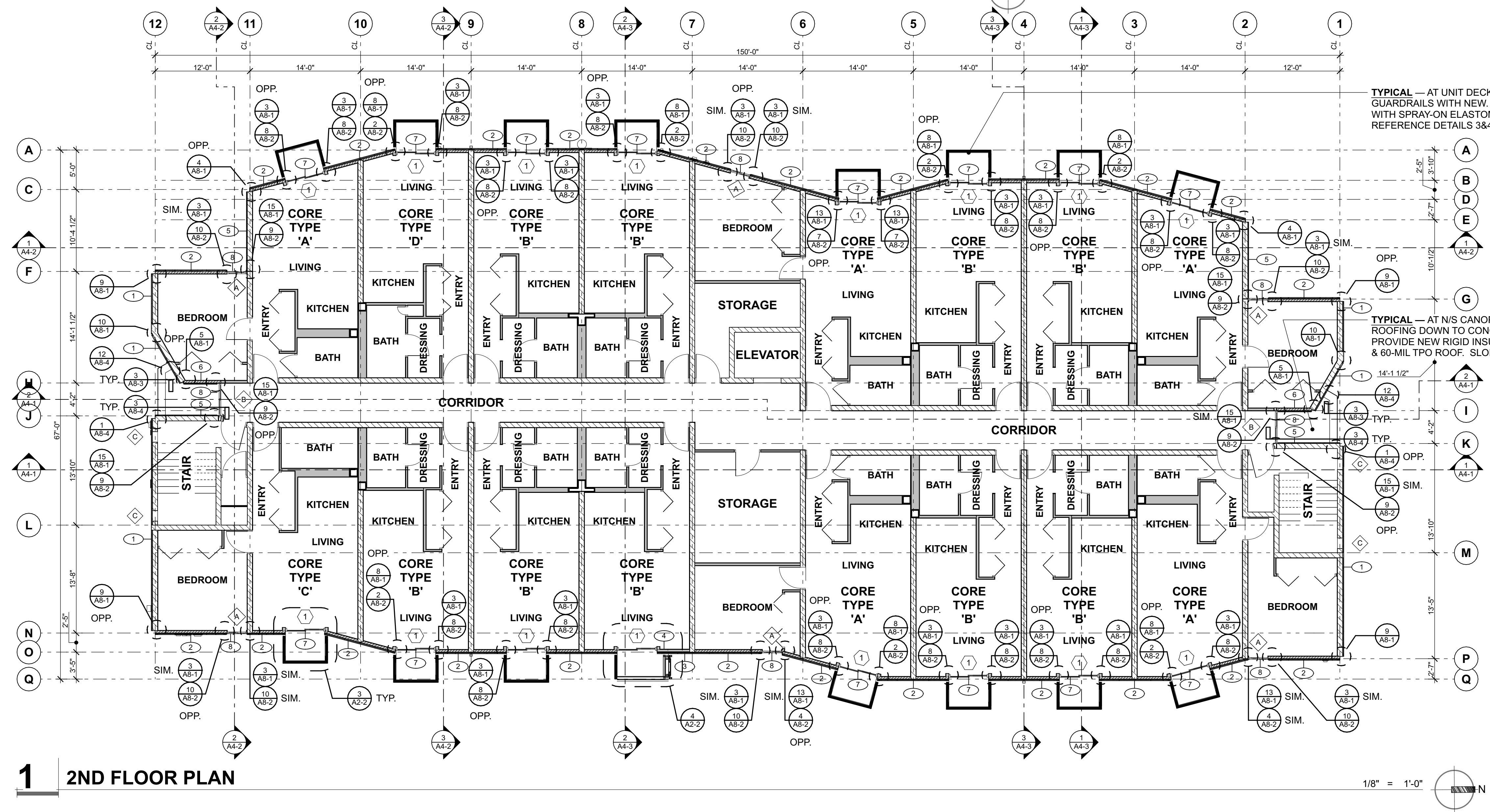
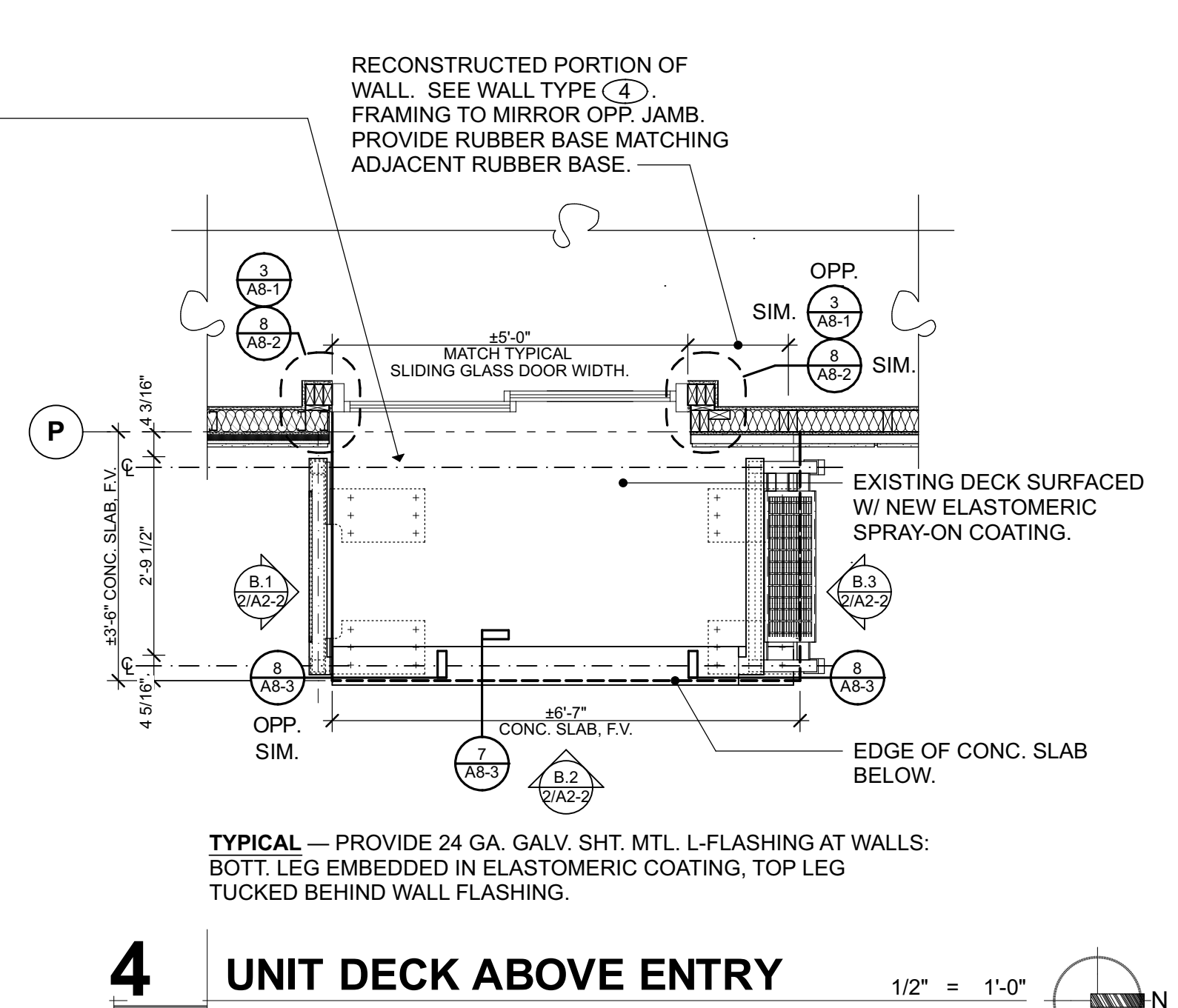
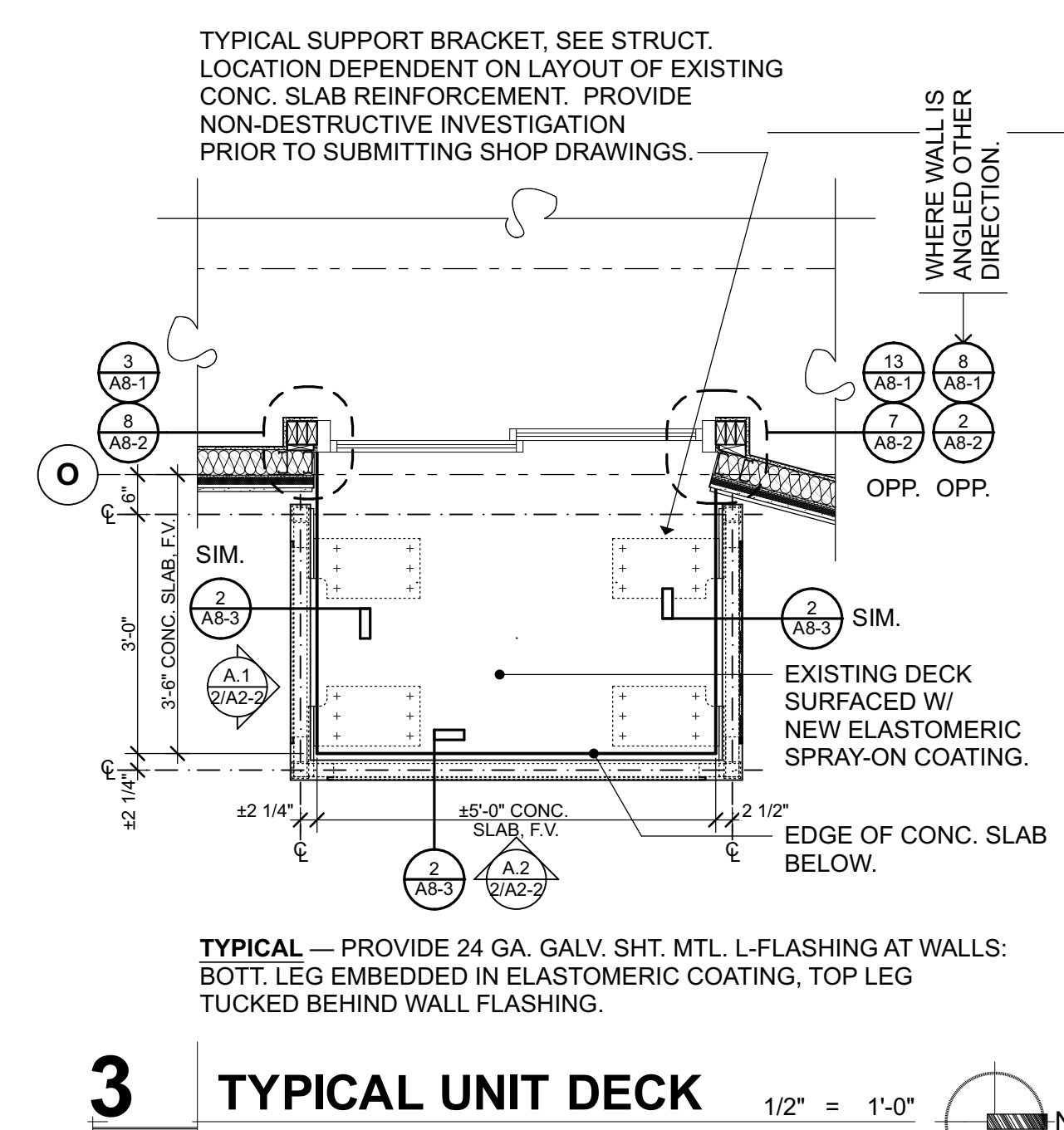
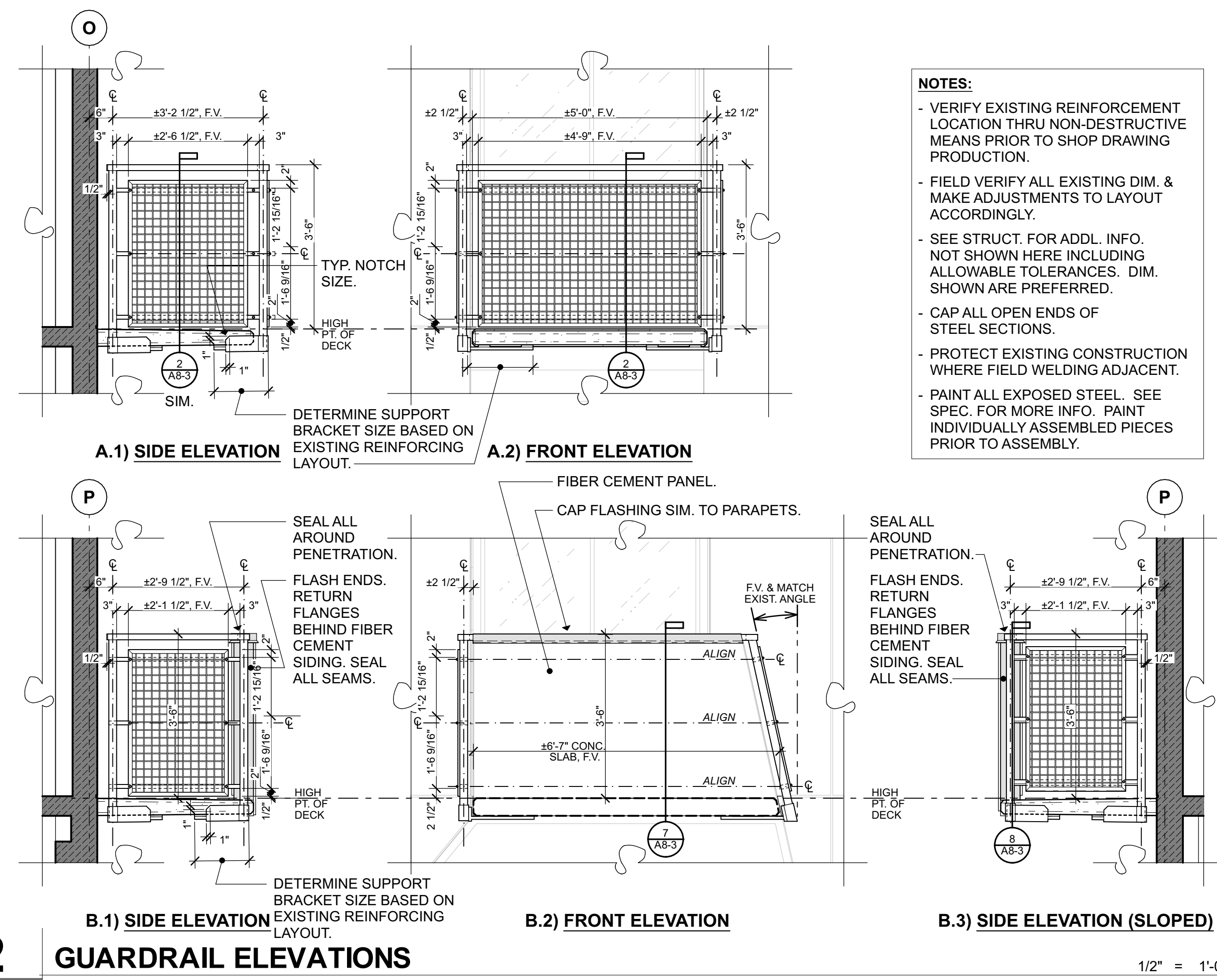


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WESTMINSTER MANOR
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 SHEET TITLE...
 1st Floor Plan
 SHEET NO...

A2-1

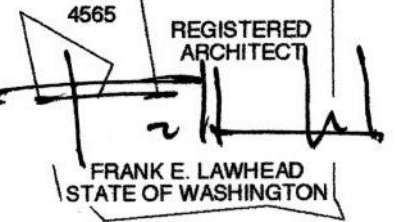
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK U.N.O. FIELD VERIFY ALL EXISTING DIMENSIONS.
 2. SEE SHEET A2-1 FOR WALL TYPES LEGEND.



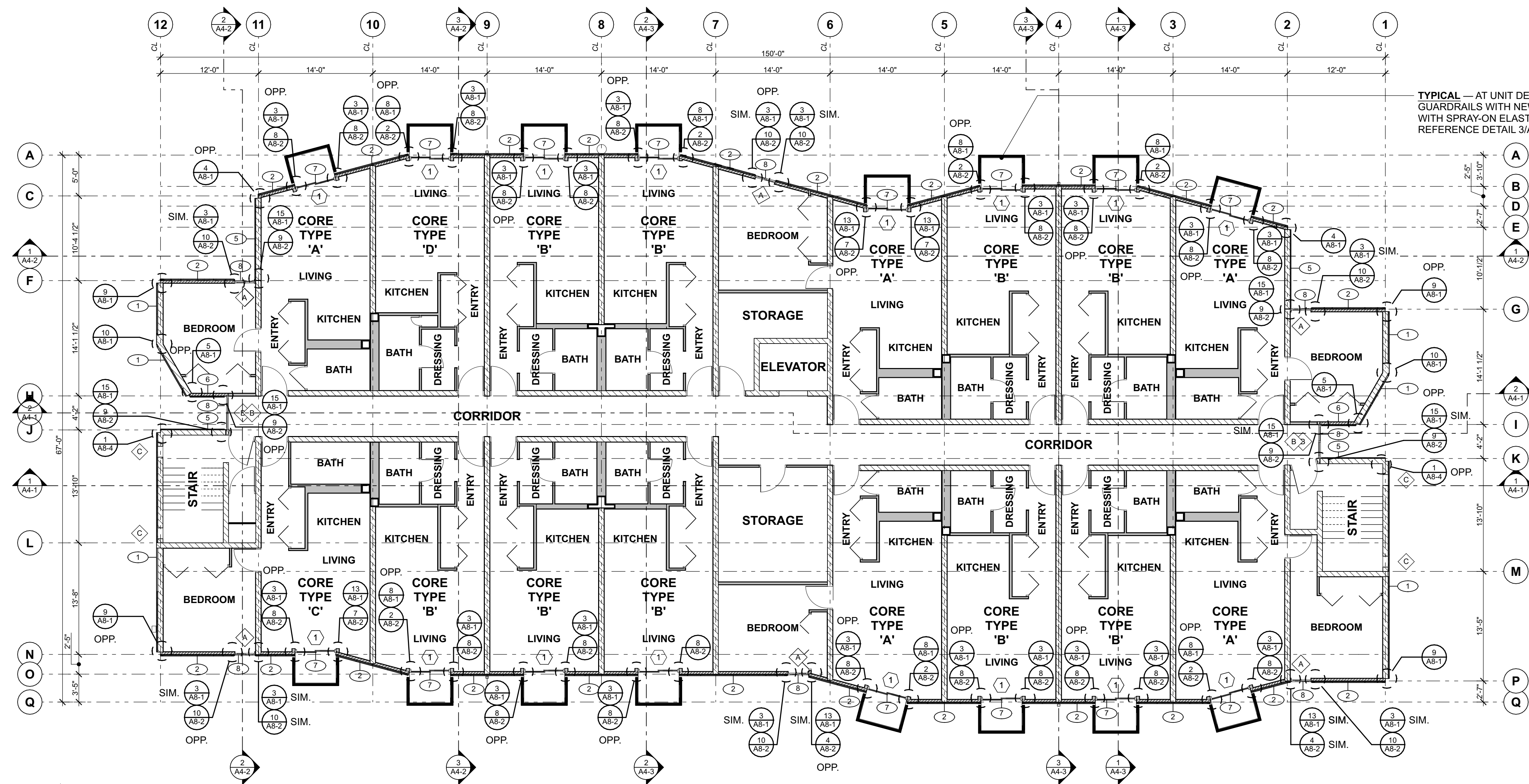
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK U.N.O. FIELD VERIFY ALL EXISTING DIMENSIONS.
2. SEE SHEET A2-1 FOR WALL TYPES LEGEND.

SIGNATURE...



OWNER...



TYPICAL — AT UNIT DECKS REPLACE EXISTING GUARDRAILS WITH NEW. RESURFACE DECK WITH SPRAY-ON ELASTOMERIC COATING. REFERENCE DETAIL 3/A2-2.

1 3RD FLOOR PLAN

1/8" = 1'-0"

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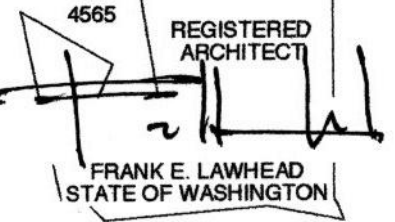
3rd Floor Plan

SHEET NO...

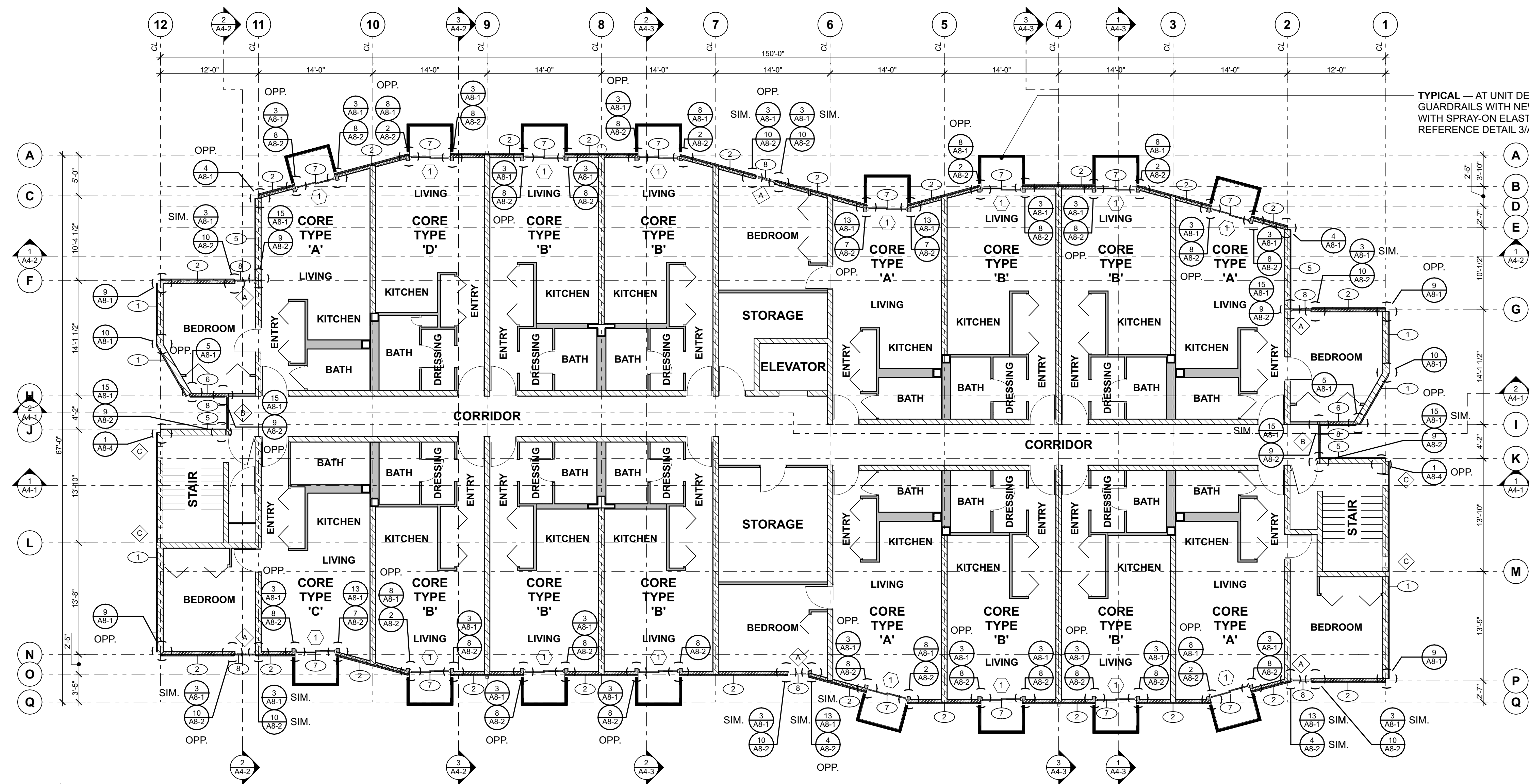
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK U.N.O. FIELD VERIFY ALL EXISTING DIMENSIONS.
2. SEE SHEET A2-1 FOR WALL TYPES LEGEND.

SIGNATURE...



OWNER...



TYPICAL — AT UNIT DECKS REPLACE EXISTING GUARDRAILS WITH NEW. RESURFACE DECK WITH SPRAY-ON ELASTOMERIC COATING. REFERENCE DETAIL 3/A2-2.

1 4TH FLOOR PLAN

1/8" = 1'-0"

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SHEET TITLE...

4th Floor Plan

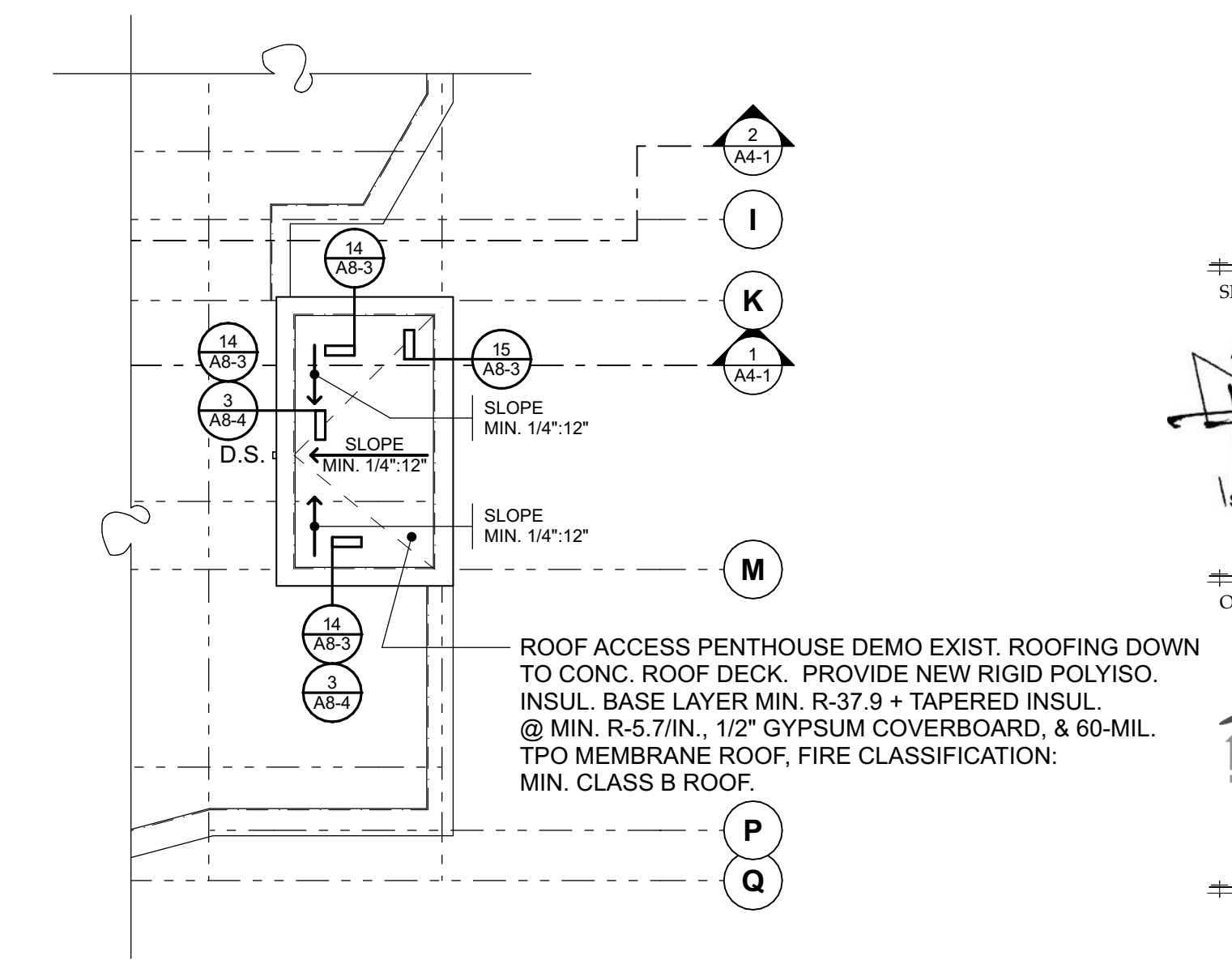
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ROOF LEGEND

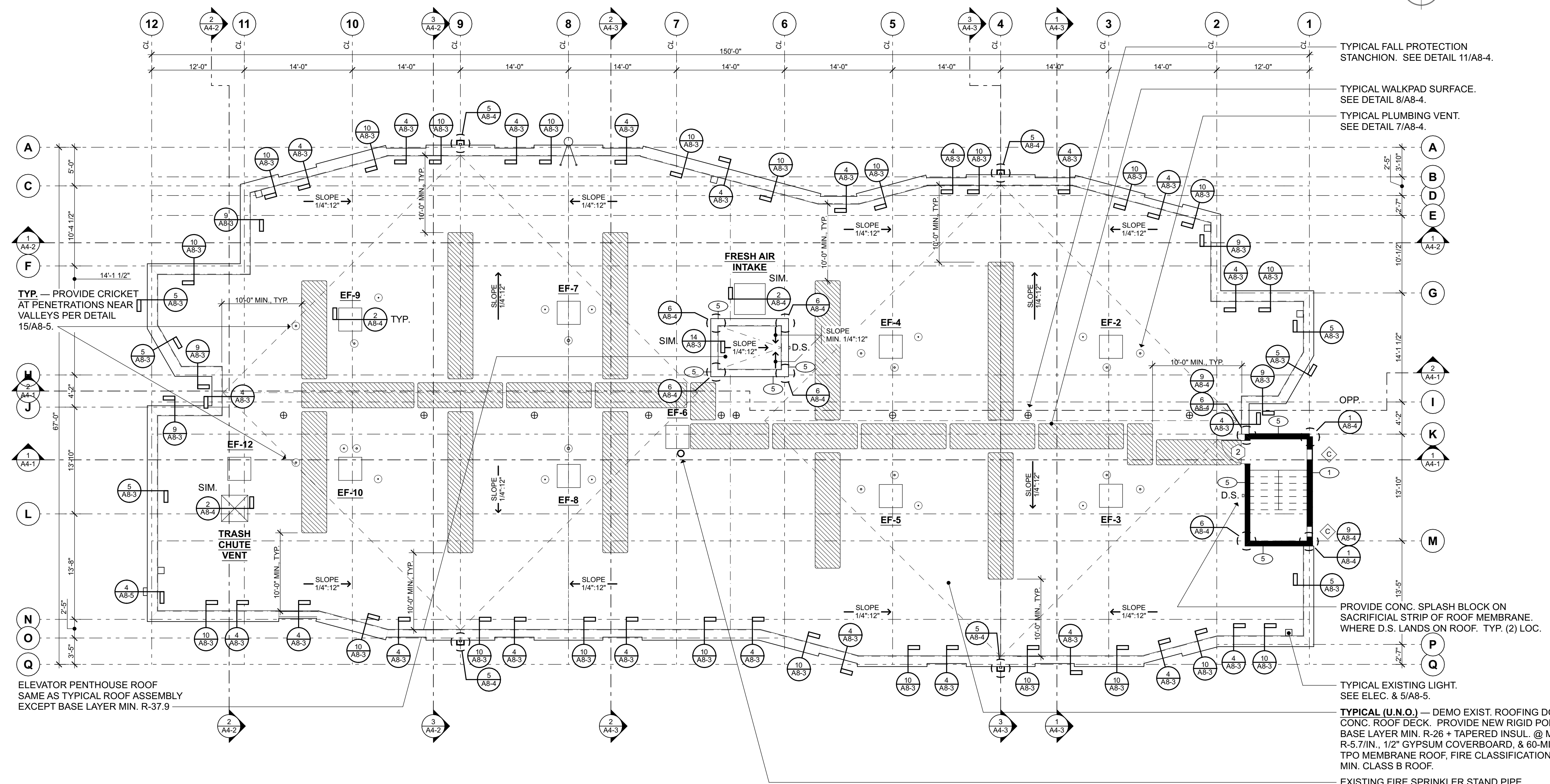
 PROTECTIVE WALK-SURFACE

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK U.N.O. FIELD VERIFY ALL EXISTING DIMENSIONS.
- SEE SHEET A2-1 FOR WALL TYPES LEGEND.
- NOT ALL ROOF PENETRATIONS MAY BE REPRESENTED. FIELD VERIFY ACTUAL NUMBER, TYPE, & LOCATION OF PENETRATIONS. PROVIDE TYPICAL BOOT FLASHING SIMILAR TO DETAIL 7/A8-4, OR AS RECOMMENDED BY ROOF MFR.

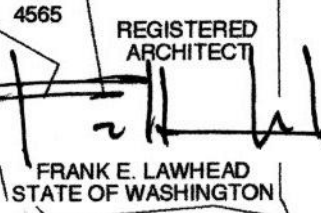


2 UPPER ROOF PLAN 1/8" = 1'-0" 



1 ROOF PLAN 1/8" = 1'-0" 

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Roof Plan

SHEET NO...

DOOR SCHEDULE

NO.	WIDTH x HT.	DOOR		FRAME		DETAILS		HARDWARE ⁽¹⁾	REMARKS
		TYPE	MAT. / FIN.	MAT. / FIN.	HEAD	JAMB	THRESH.		
1 ⁽³⁾	5'-0" x 6'-8"	1	GLAZING	VINYL	3/A8-2	2/A8-2; 8/A8-2; 7/A8-2	13/A8-2; 14/A8-2	-	SLIDING GLASS DOOR. F.V. DIM. & JAMB / THRESHOLD CONDITIONS FOR EACH DOOR.
2	3'-0" x ±5'-7"	2	H.M. / PT	H.M. / PT	1/A8-2	6/A8-2	11/A8-2	HW-1	ROOF ACCESS DOOR. F.V. DIM.
X	-	-	ALUM; GLASS	ALUM	-	-	-	HW-2	EXIST. DOOR W/ REPLACED OPERATOR.

NOTES:

- (1) ALL DOOR HARDWARE MUST MEET THE ICC / ANSI A117.1-2009 STANDARD.
- (2) SLIDING GLASS DOORS SHALL BE NFRC CERTIFIED AND LABELED. REQUIRED SYSTEM PERFORMANCE: MAXIMUM HEAT LOSS U-VALUE = 0.29, MAXIMUM SHGC = 0.29, MINIMUM VT = 0.54; HOLLOW METAL DOORS & FRAMES MAXIMUM OVERALL SYSTEM HEAT LOSS U-VALUE = 0.37;
- (3) REFER TO SPECIFICATION 12 21 16 FOR VERTICAL LOUVER BLINDS TO BE INSTALLED AT THESE DOORS.

WINDOW / LOUVER SCHEDULE

NO.	WIDTH x HT.	OPERATION	MAT. / FIN.	HEAD	DETAILS		REMARKS
					JAMB	SILL	
A ⁽³⁾	2'-6" x 4'-2"	SLIDING	VINYL	5/A8-2	4/A8-2; 9/A8-2; 10/A8-2	15/A8-2	F.V. DIM. & JAMB CONDITIONS FOR EACH WINDOW.
B	4'-2" x 4'-2"	SLIDING	VINYL	5/A8-2	9/A8-2;	15/A8-2	F.V. DIM. & JAMB CONDITIONS FOR EACH WINDOW.
C	1'-4" x 8"	FIXED	ALUM / PT	1/A8-3	6/A8-3	11/A8-3	F.V. DIM. SEE SPEC. 08 91 00 FOR MORE INFO.

NOTES:

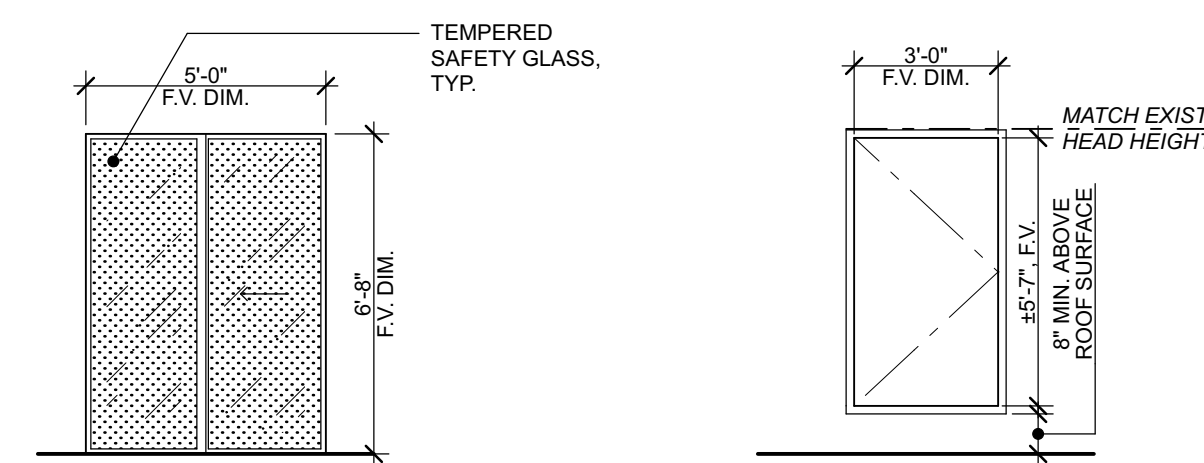
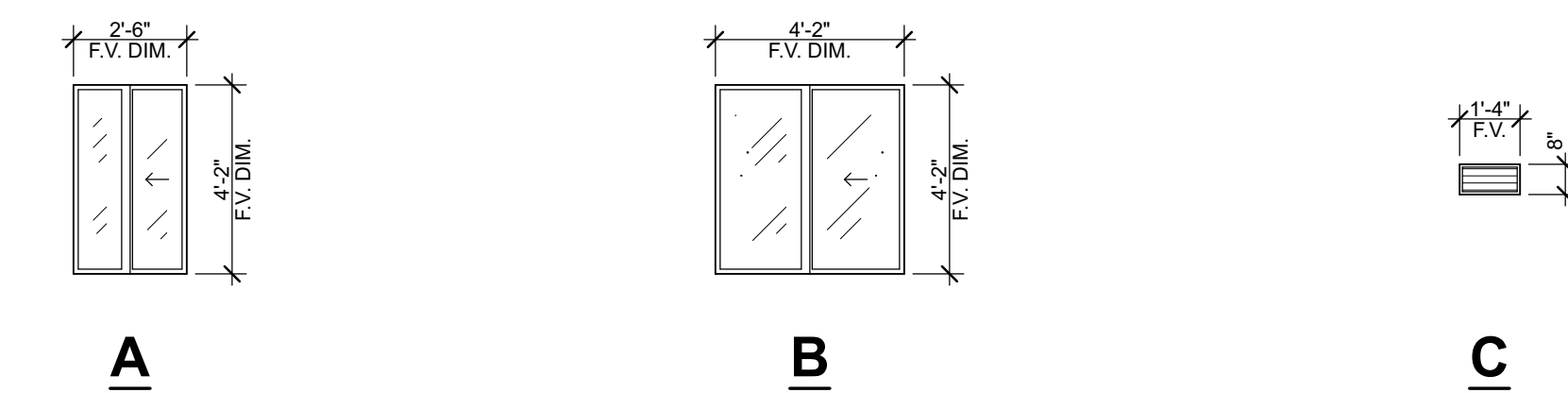
- (1) WINDOWS SHALL BE NFRC CERTIFIED AND LABELED. REQUIRED SYSTEM PERFORMANCE: MAXIMUM HEAT LOSS U-VALUE = 0.29, MAXIMUM SHGC = 0.28, MINIMUM VT = 0.53.
- (2) ALL REPLACEMENT WINDOWS ABOVE THE FIRST FLOOR SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- (3) REFER TO SPECIFICATION 12 21 13 FOR HORIZONTAL LOUVER BLINDS TO BE INSTALLED AT THESE WINDOWS.

LEGEND:

ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM WALL BOARD	SL	SEAL
ALUM	ALUMINUM	GWBX	FIRE RATED GYPSUM WALL BOARD	STN	STAIN
CT	CERAMIC TILE	HM	HOLLOW METAL	SV	SHEET VINYL
CONC	CONCRETE	MTL	METAL	VB	VAPOR BARRIER
CPT	CARPET	PEMB	PRE-ENGINEERED METAL BUILDING	VCT	VINYL COMPOSITE TILE
EXP	EXPOSED	PLWD	PLYWOOD	WD	WOOD
FF	FACTORY FINISHED	P-LAM	PLASTIC LAMINATE	WGWB	WATER RESISTANT GYPSUM WALL BOARD
FRP	FIBER REINFORCED PLASTIC	PT	PAINT		

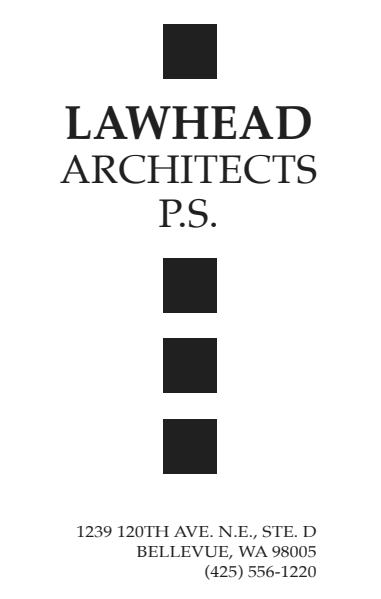
NOTE: VERIFY AND MATCH EXISTING ORIENTATION FOR ALL DOORS & WINDOWS

 — TEMPERED SAFETY GLASS

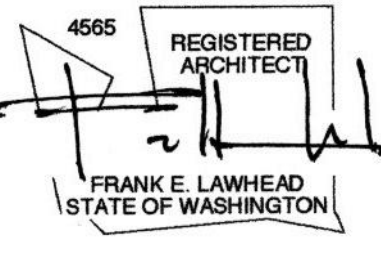


1 DOOR / WINDOW TYPES

1/4" = 1'-0"



SIGNATURE...



OWNER...



PHASE...

Bid Set

JOB NO...

23-10

DATE...

8/13/24

SHEET TITLE...

Schedules

SHEET NO...

King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

PHASE...

Bid Set

JOB NO...

23-10

DATE...

8/13/24

SHEET TITLE...

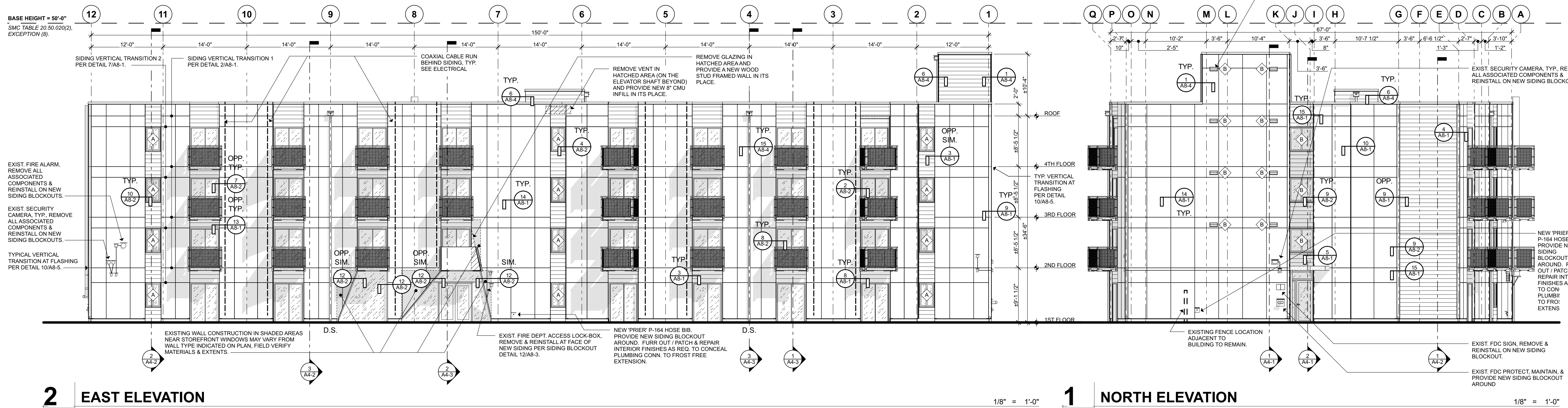
Schedules

SHEET NO...

A2-6

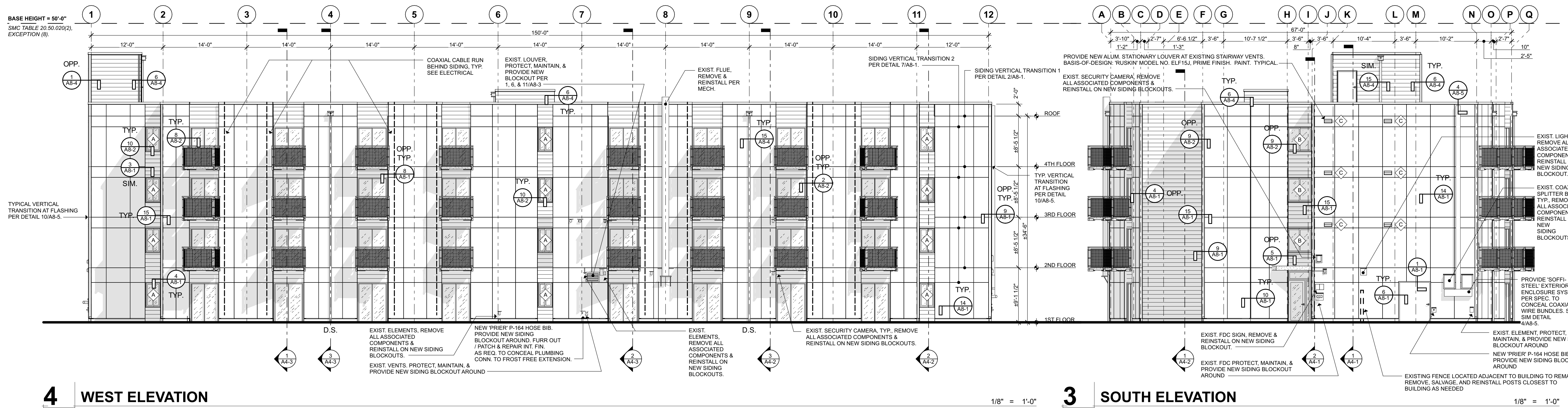
- LEGEND**
- 5/16" FIBER CEMENT LAP SIDING
 7" EXPOSURE
 - 5/16" FIBER CEMENT PANEL & ALUM. REVEAL SYSTEM

- GENERAL NOTES:**
1. SEE SHEET A2-6 FOR NEW WINDOWS & DOORS.
 2. DO NOT USE POWDER-ACTUATED FASTENERS (PAFS) TO SECURE CLADDING TO CMU SUBSTRATE. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION ON RAINSCREEN FURRING ATTACHMENT.
 3. MATCH PANEL LAYOUT GRAPHICALLY SHOWN. VERTICAL RUNNING JOINTS ARE TYPICALLY CENTERED ON EACH INDIVIDUAL LENGTH OF WALL. IN SOME INSTANCES WHERE SHOWN, PANEL LAYOUT IS JUSTIFIED TO ONE EDGE OF THE WALL. HORIZONTAL RUNNING JOINTS ARE SET PER DOOR / WINDOW OPENINGS, & FLOOR ELEVATION HEIGHTS. REFERENCE KEYED DETAILS FOR EXACT RELATIONSHIPS.



2 EAST ELEVATION
 1/8" = 1'-0"

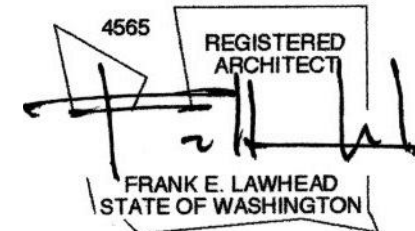
1 NORTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"

3 SOUTH ELEVATION
 1/8" = 1'-0"

SIGNATURE...



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23-10

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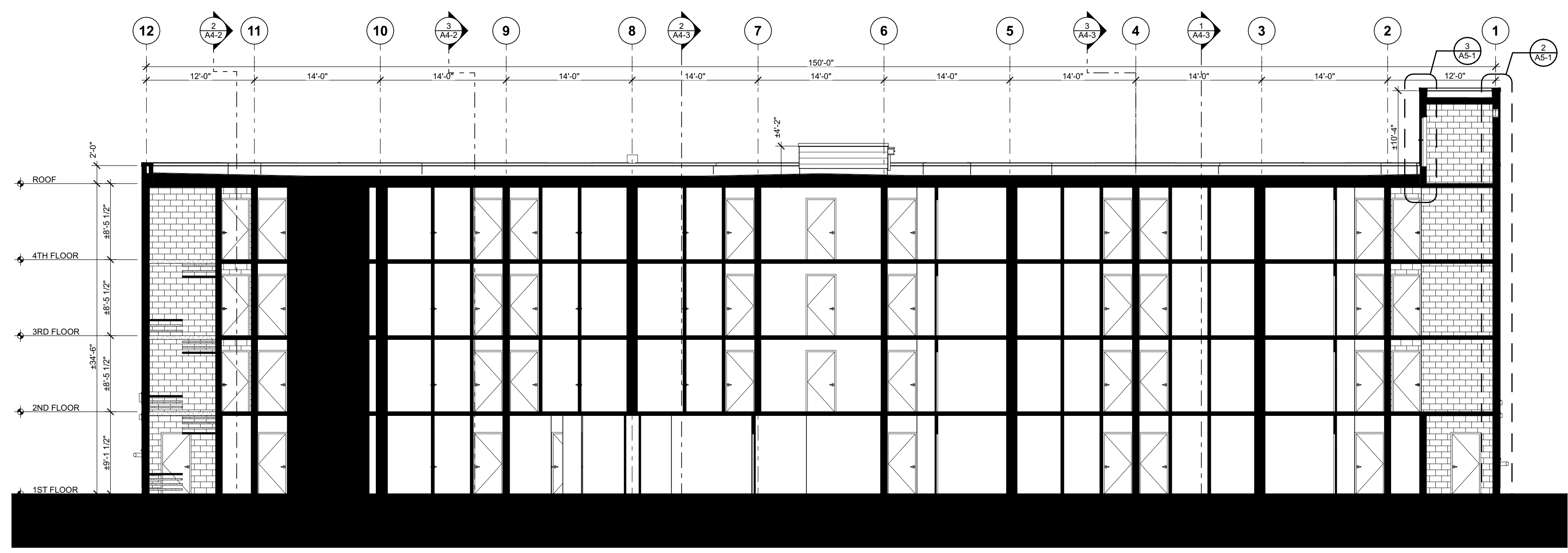
8/13/24

SHEET TITLE...

Building Sections

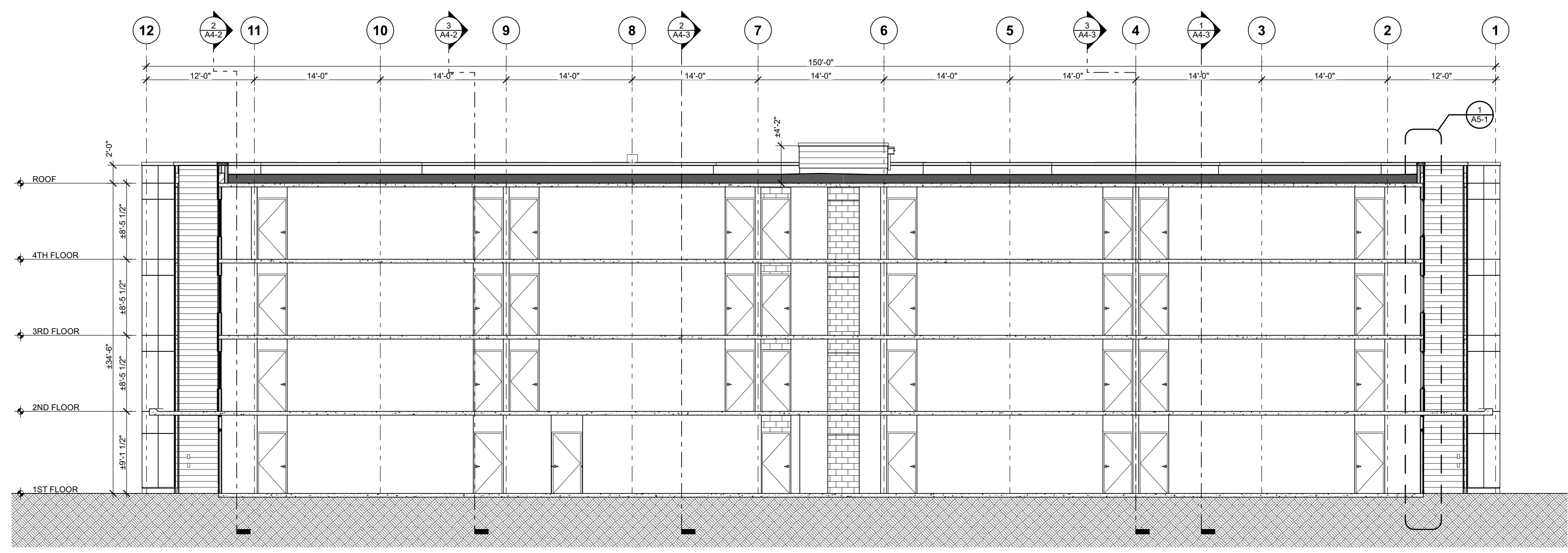
SHEET NO...

A4-1



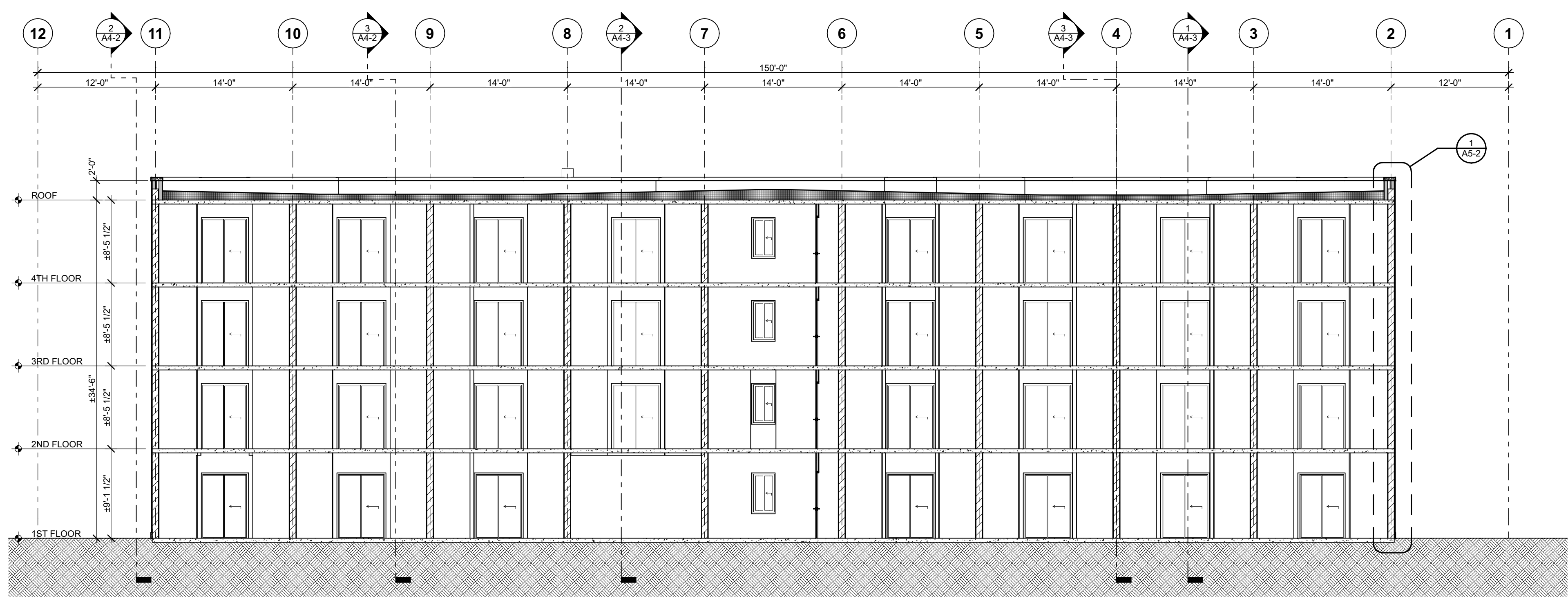
1 BUILDING SECTION

1/8" = 1'-0"



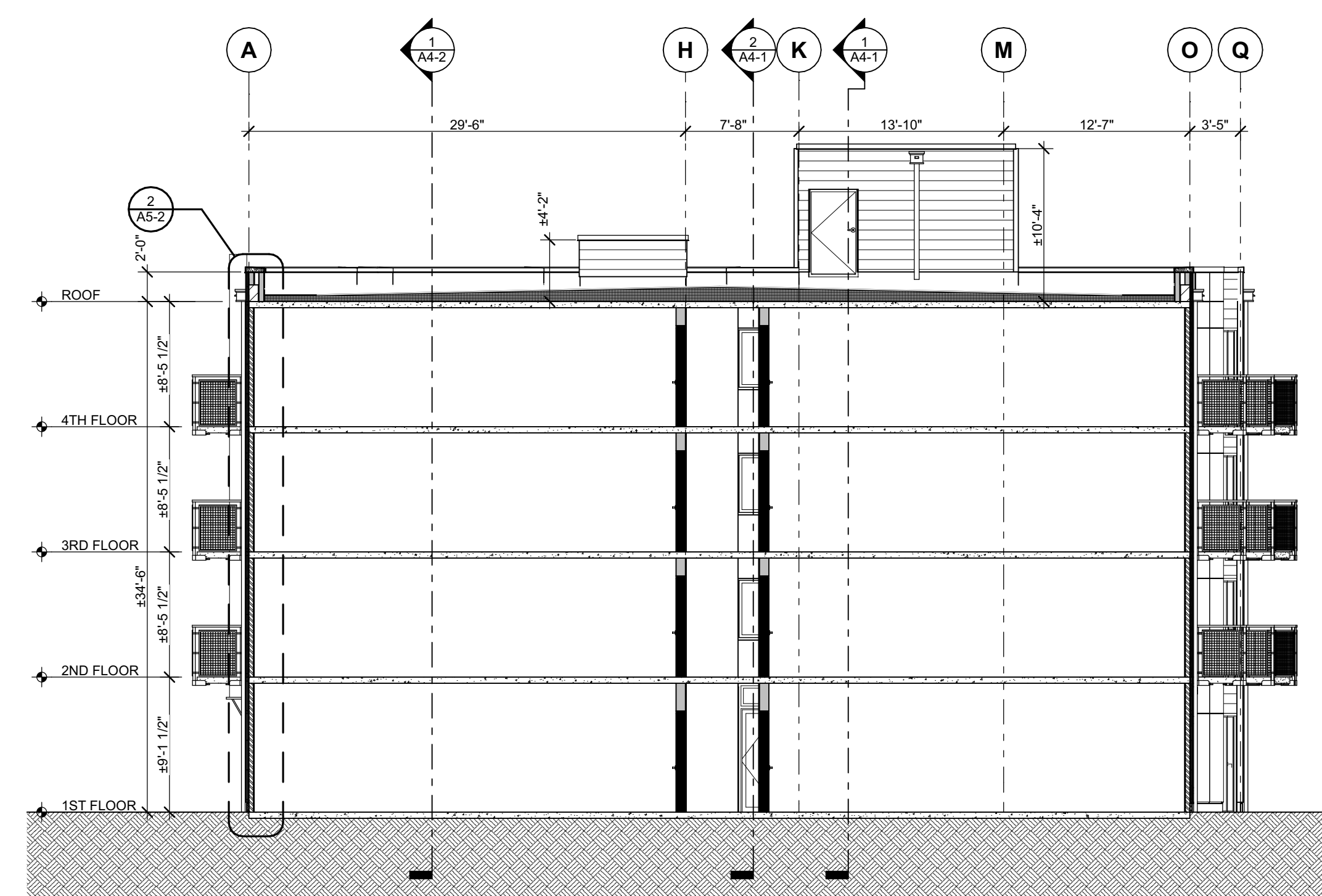
2 BUILDING SECTION

1/8" = 1'-0"



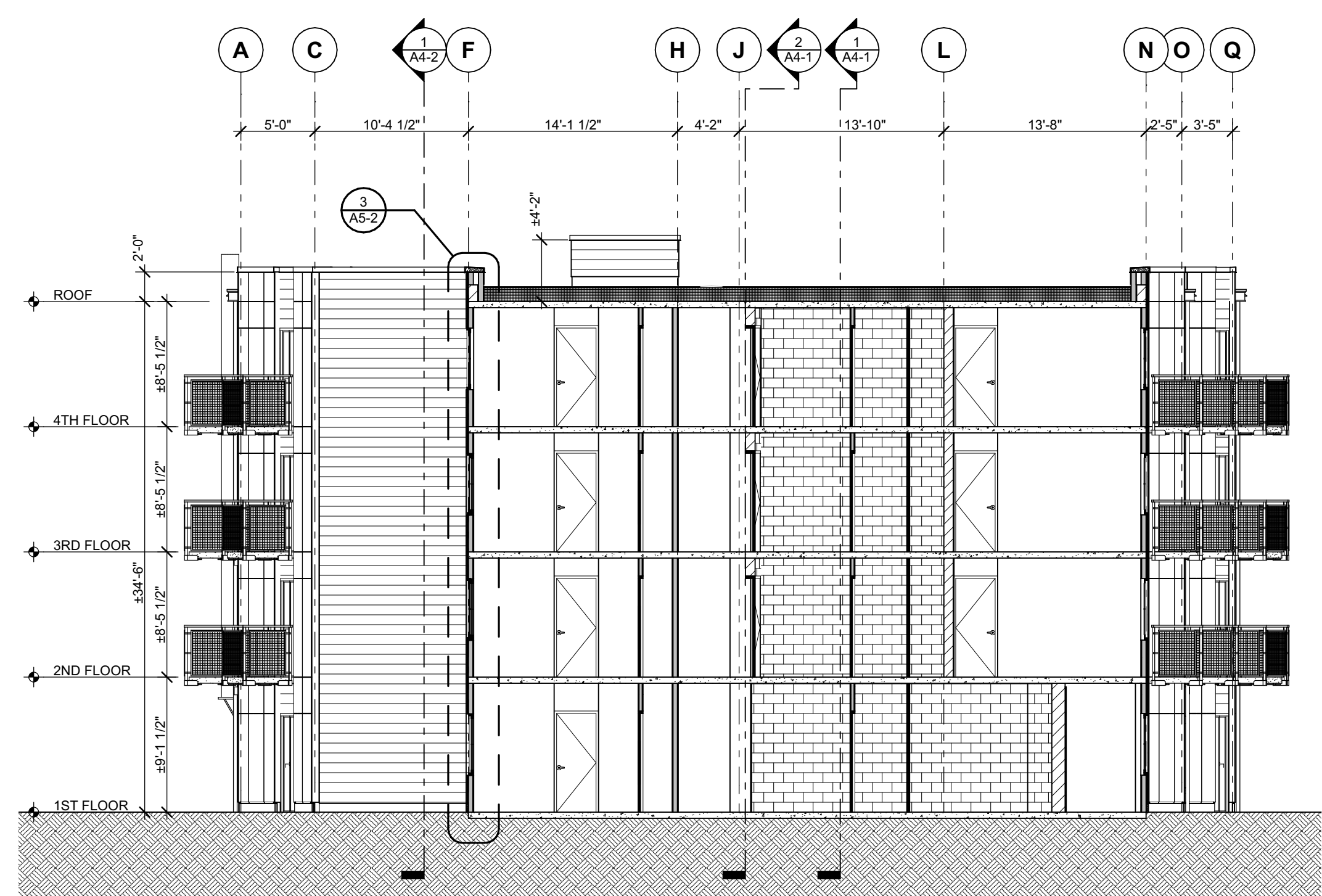
1 BUILDING SECTION

1/8" = 1'-0"



3 BUILDING SECTION

1/8" = 1'-0"



2 BUILDING SECTION

1/8" = 1'-0"

King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

SIGNATURE...

4565 REGISTERED ARCHITECT
 FRANK E. LAWHEAD
 STATE OF WASHINGTON

OWNER...



King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

PHASE...

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JOB NO...

23-10

DATE...

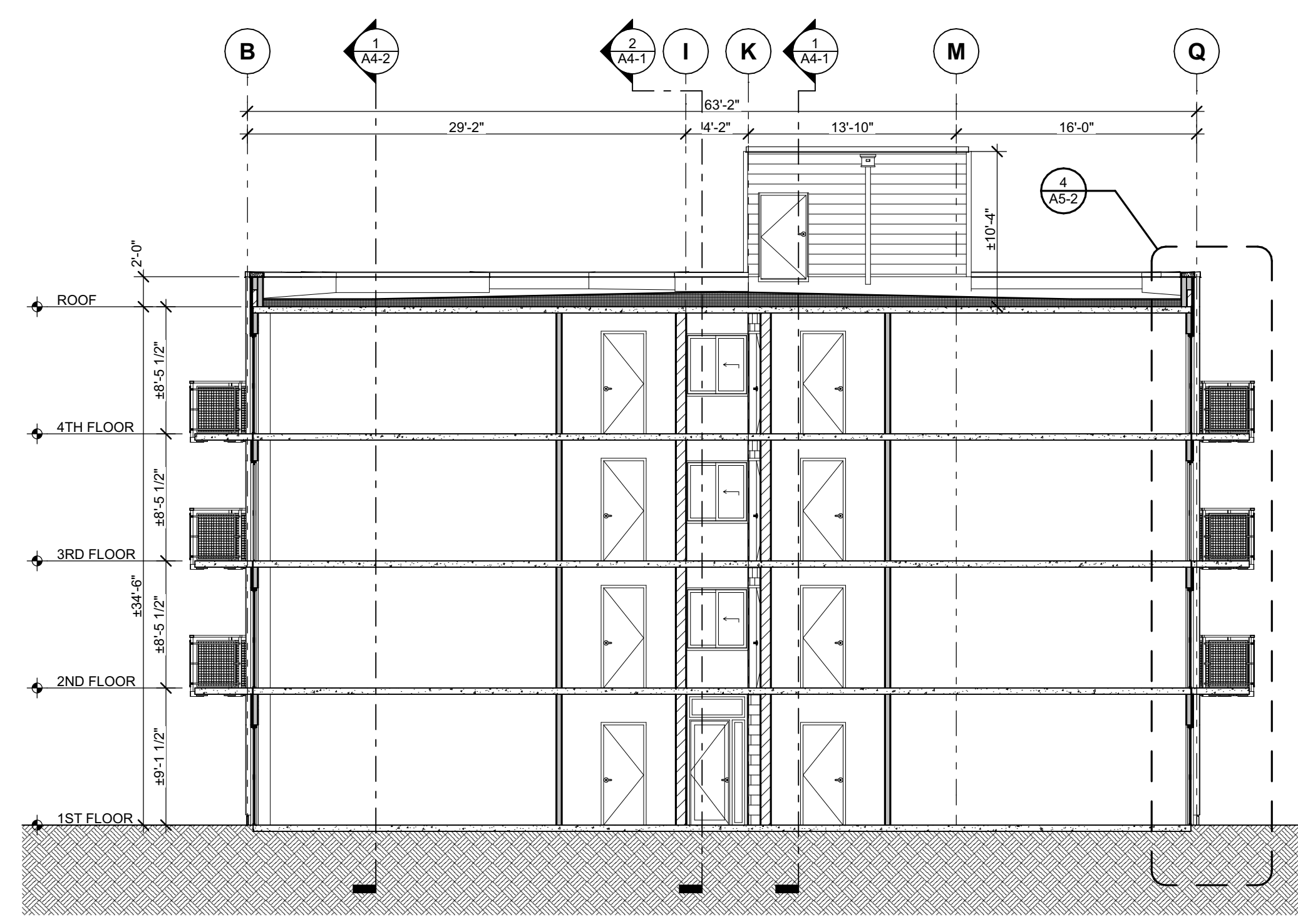
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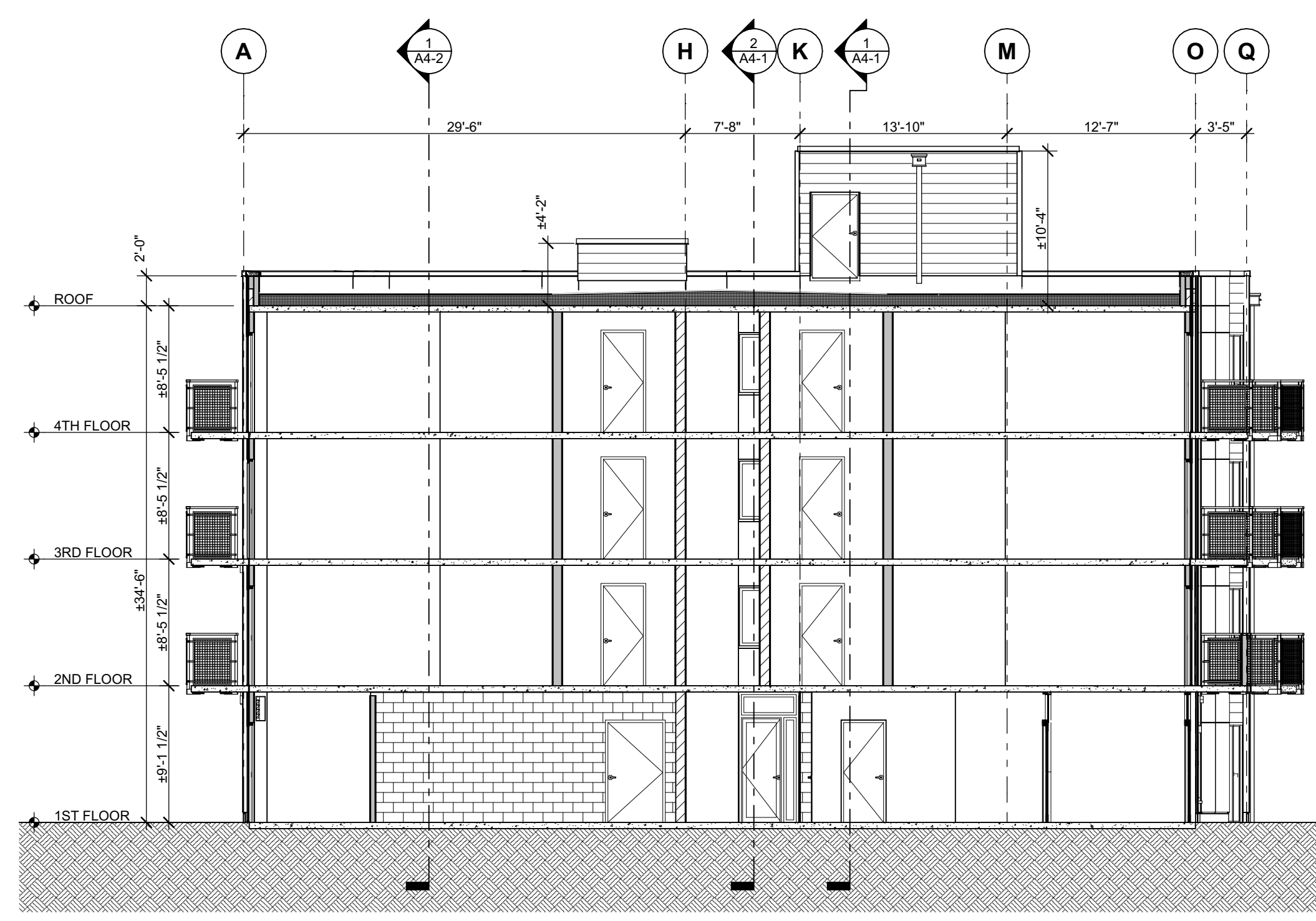
Building Sections

SHEET NO...

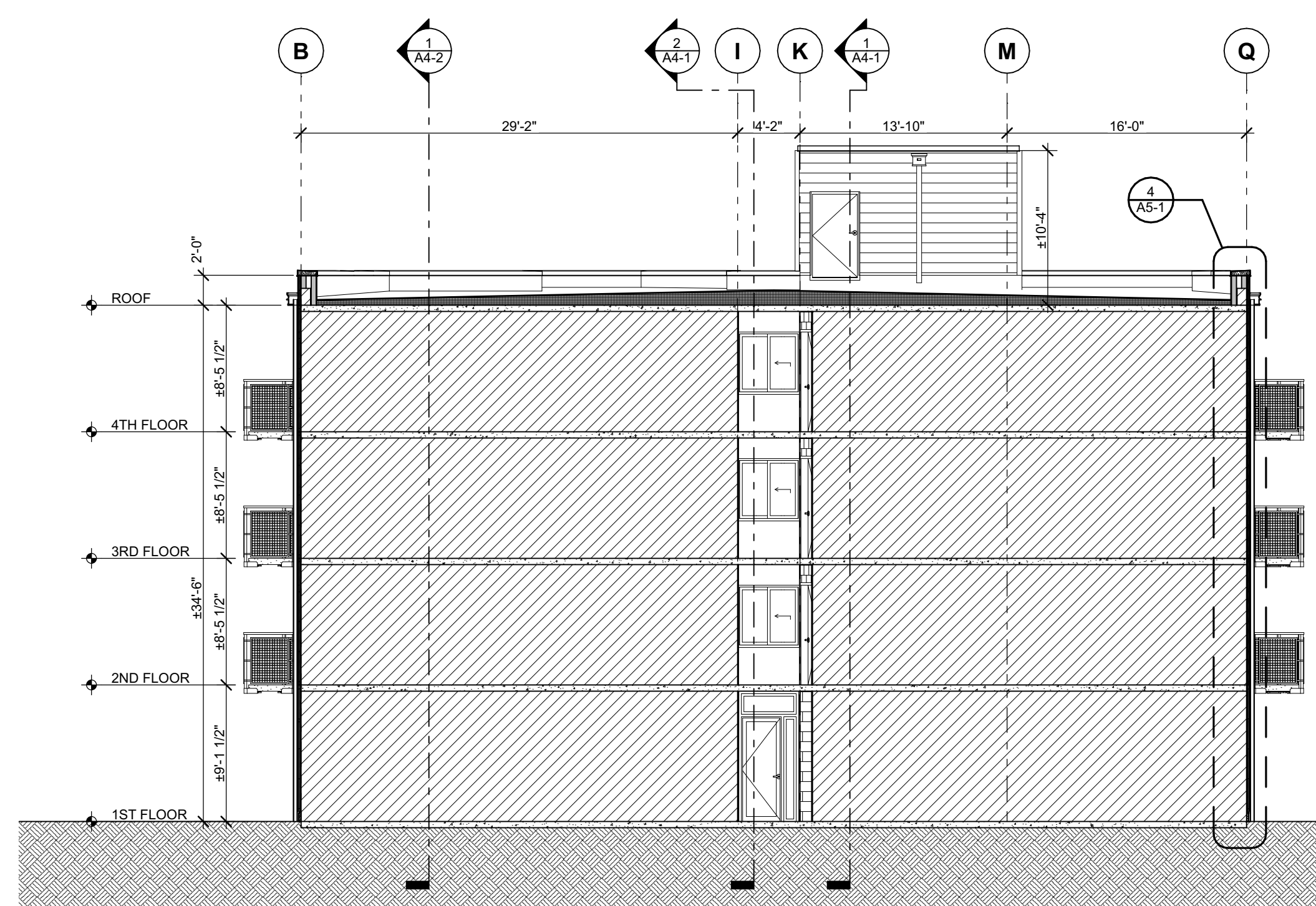
A4-3



1 BUILDING SECTION 1/8" = 1'-0"



2 BUILDING SECTION 1/8" = 1'-0"

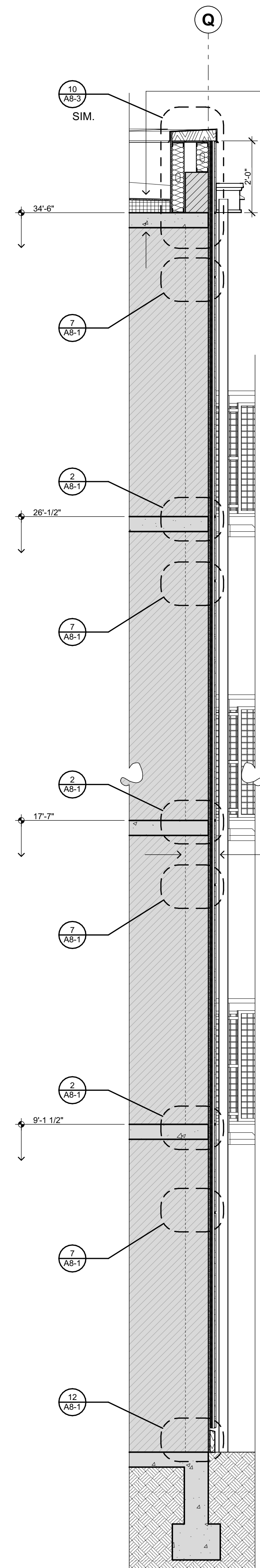


3 BUILDING SECTION 1/8" = 1'-0"

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING MATERIALS, FINISHES, & DIMENSIONS. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE. WHERE PATCHING & REPAIRING MATERIALS WITHIN EXISTING ASSEMBLIES TO REMAIN, PROVIDE EQUIVALENT MATERIALS TO ORIGINAL.
2. DO NOT USE POWDER-ACTUATED FASTENERS (PAFS) TO SECURE CLADDING TO CMU SUBSTRATE. REFER TO STRUCTURAL FOR ADDL. INFO. ON RAINSCREEN FURRING ATTACHMENT.
3. AT ALL WALLS WHERE WALL TYPE CHANGES WITHIN A CONTIGUOUS PLANE, ADD ADDITIONAL LAYERS OF SHEATHING TO CREATE FLUSH SURFACE FOR CLADDING;

— SHADED FILL INDICATES EXISTING CONSTRUCTION TO REMAIN.

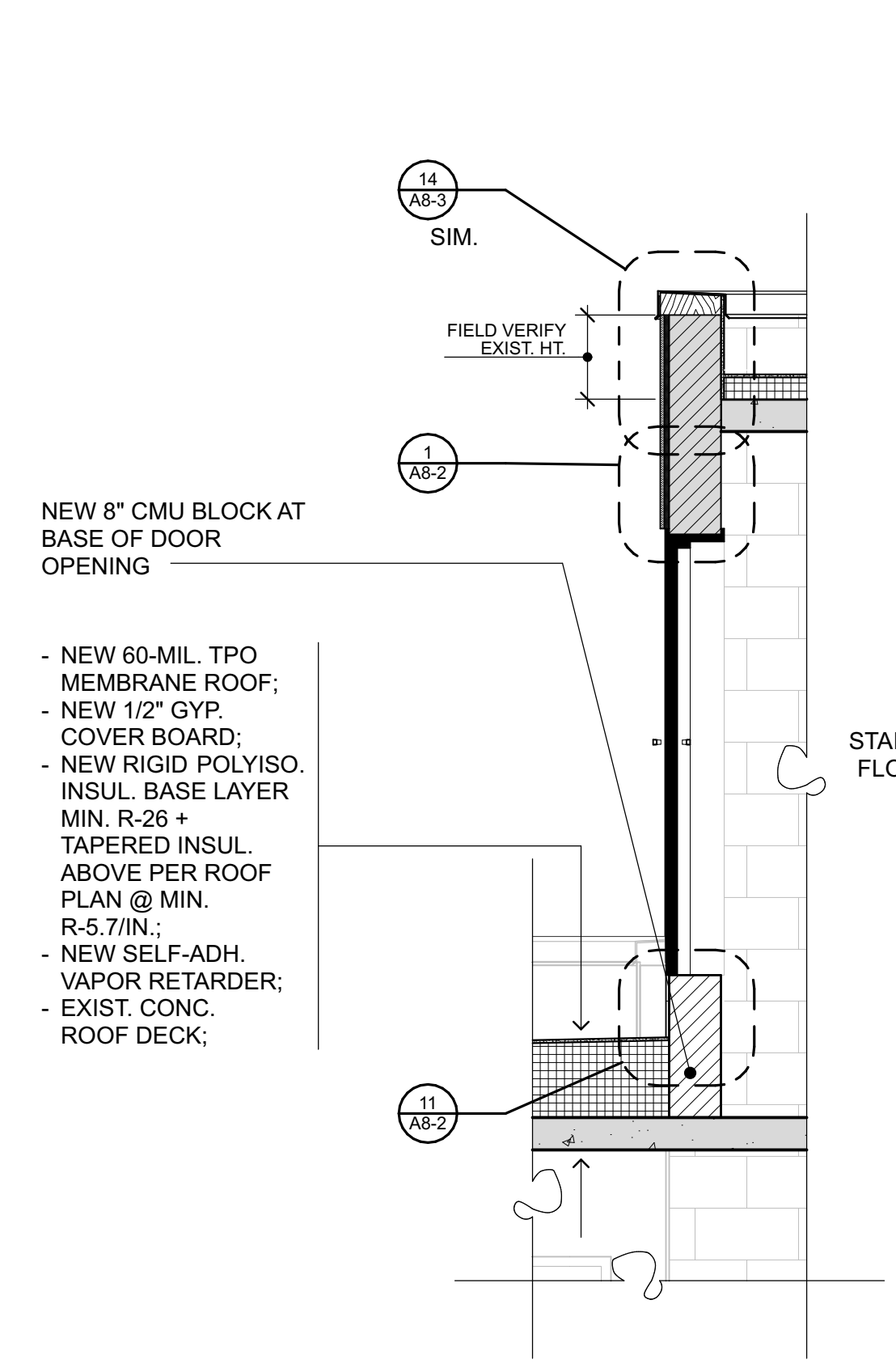


4 WALL SECTION 1/2" = 1'-0"

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-37.9 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

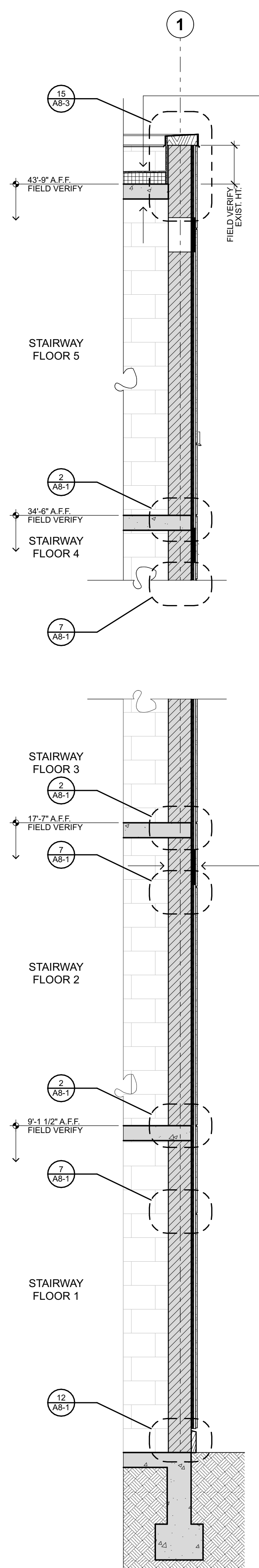
- NEW 5/16" FIBER CEMENT PANEL SIDING, PAINT;
- NEW ALUMINUM TRIM SYSTEM;
- NEW 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C. SEE STRUCT.;
- NEW 1" MINERAL WOOL INSUL.;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- NEW 1/2" FIBERGLASS REINF. EXT. GYP. SHEATHING;
- EXIST. 8" CMU BLOCK WALL

3 WALL SECTION 1/2" = 1'-0"



- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

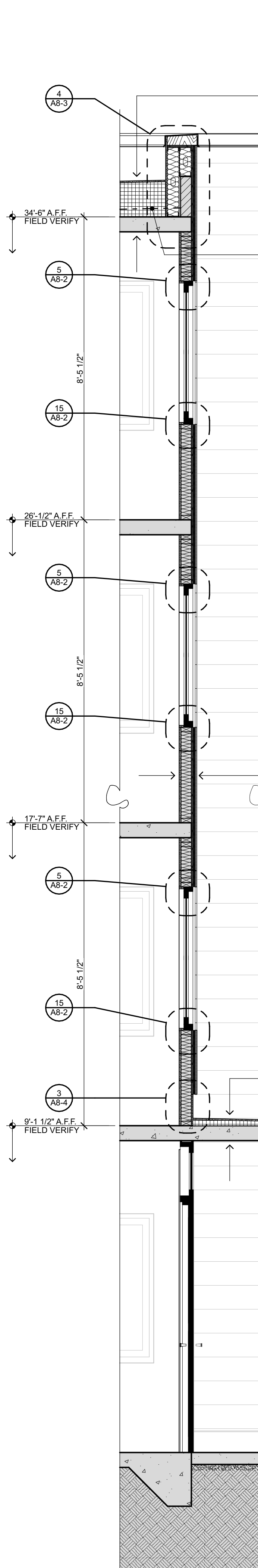
2 WALL SECTION 1/2" = 1'-0"



- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

- NEW 5/16" FIBER CEMENT PANEL SIDING, PAINT;
- NEW ALUMINUM TRIM SYSTEM;
- NEW 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C. SEE STRUCT.;
- NEW 1" MINERAL WOOL INSUL.;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- EXIST. 8" CMU BLOCK WALL;

1 WALL SECTION 1/2" = 1'-0"



- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

DEMO. EXIST. LIGHTWEIGHT CONC. TOPPING DOWN TO STRUCT. SLAB.

- NEW 5/16" FIBER CEMENT LAP SIDING, PAINT;
- NEW 1x4 DECAY-RESISTANT WOOD W/ SPECIFIC GRAVITY ≥ 0.42, VERT. FURRING STRIPS @ EA. STUD.;
- NEW 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- NEW 1/2" CDX PLYWOOD SHEATHING;
- EXIST. 2x4 WOOD STUDS @ 16" O.C.;
- NEW FIBERGLASS INSUL. FULL CAVITY DEPTH, MIN. R-15;
- EXIST. 5/8" GWB, PAINTED.;

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. SLOPED TO DRAIN;
- EXIST. CONC. CANOPY;

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FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...
King County Housing Authority

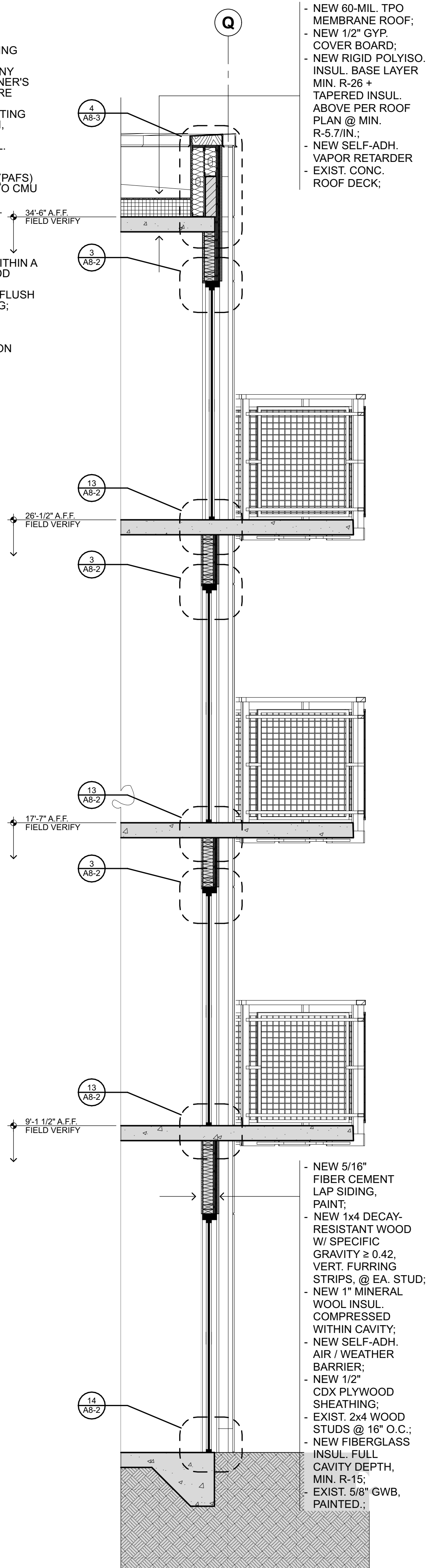
King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

PHASE...
Bid Set
JOB NO...
23-10
DATE...
8/13/24
SHEET TITLE...
Wall Sections
SHEET NO...

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING MATERIALS, FINISHES, & DIMENSIONS. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE. WHERE PATCHING & REPAIRING MATERIALS WITHIN EXISTING ASSEMBLIES TO REMAIN, PROVIDE EQUIVALENT MATERIALS TO ORIGINAL.
2. DO NOT USE POWDER-ACTUATED FASTENERS (PAFS) TO SECURE CLADDING TO CMU SUBSTRATE. REFER TO STRUCTURAL FOR ADDL. INFO. ON RAINSCREEN FURRING ATTACHMENT.
3. AT ALL WALLS WHERE WALL TYPE CHANGES WITHIN A CONTIGUOUS PLANE, ADD ADDITIONAL LAYERS OF SHEATHING TO CREATE FLUSH SURFACE FOR CLADDING;

— SHADED FILL INDICATES EXISTING CONSTRUCTION TO REMAIN.

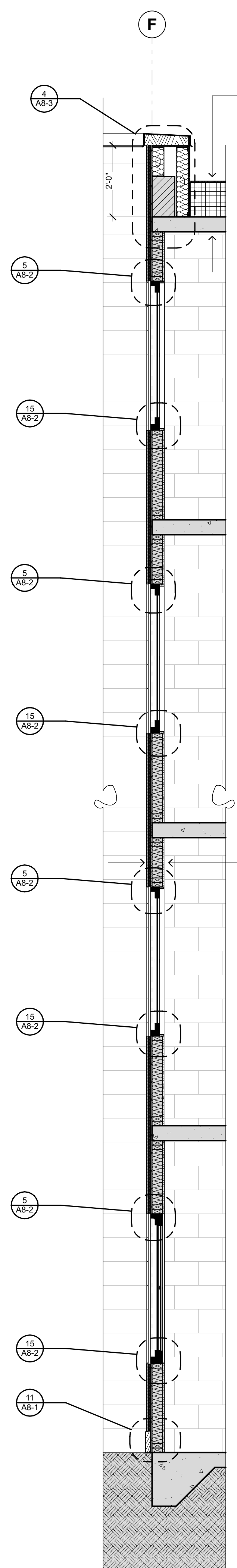


4 WALL SECTION

1/2" = 1'-0"

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

- NEW 5/16" FIBER CEMENT LAP SIDING, PAINT;
- NEW 1x4 DECAY-RESISTANT WOOD W/ SPECIFIC GRAVITY ≥ 0.42, VERT. FURRING STRIPS, @ EA. STUD.;
- NEW 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- NEW 1/2" CDX PLYWOOD SHEATHING;
- EXIST. 2x4 WOOD STUDS @ 16" O.C.;
- NEW FIBERGLASS INSUL. FULL CAVITY DEPTH, MIN. R-15;
- EXIST. 5/8" GWB, PAINTED;

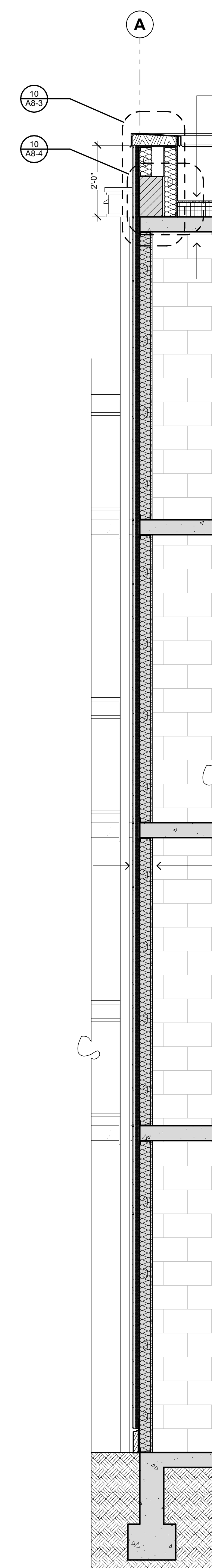


3 WALL SECTION

1/2" = 1'-0"

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

- EXIST. 5/8" GWB, PAINTED;
- EXIST. 2x4 WOOD STUDS @ 16" O.C.;
- NEW FIBERGLASS INSUL. FULL CAVITY DEPTH, MIN. R-15;
- NEW 1/2" CDX PLYWD. SHEATHING;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- NEW 1x4 DECAY-RESISTANT WOOD W/ SPECIFIC GRAVITY ≥ 0.42, VERT. FURRING STRIPS, @ EA. STUD.;
- NEW 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
- NEW 5/16" FIBER CEMENT LAP SIDING, PAINT;

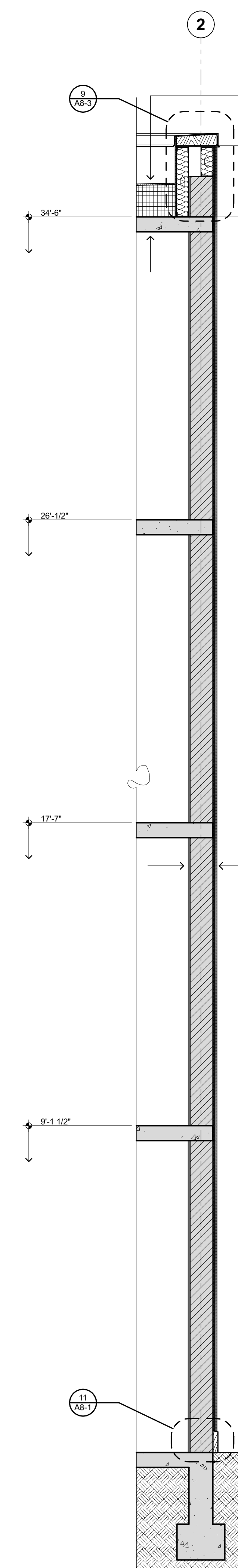


2 WALL SECTION

1/2" = 1'-0"

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

- EXIST. 5/8" GWB, PAINTED;
- EXIST. 3-5/8" 18 GA. LIGHT GA. MTL. FRAMING @ 19.2" O.C.;
- NEW FIBERGLASS INSUL. FULL CAVITY DEPTH, MIN. R-15;
- NEW 3-5/8" 18 GA. LIGHT GA. MTL. BLKG. @ 12" O.C. PER STRUCT.;
- NEW 1/2" FIBERGLASS REINF. EXT. GYP. SHEATHING;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- NEW 16 GA. GALV. Z-GIRT FURRING STRIPS @ 16" O.C. SEE STRUCT.;
- NEW 1" MINERAL WOOL INSUL.;
- NEW ALUMINUM TRIM SYSTEM;
- NEW 5/16" FIBER CEMENT PANEL SIDING, PAINT;



1 WALL SECTION

1/2" = 1'-0"

- NEW 60-MIL. TPO MEMBRANE ROOF;
- NEW 1/2" GYP. COVER BOARD;
- NEW RIGID POLYISO. INSUL. BASE LAYER MIN. R-26 + TAPERED INSUL. ABOVE PER ROOF PLAN @ MIN. R-5.7/IN.;
- NEW SELF-ADH. VAPOR RETARDER;
- EXIST. CONC. ROOF DECK;

- NEW 5/16" FIBER CEMENT LAP SIDING, PAINT;
- NEW 3/4" DEEP 16 GA. GALV. STEEL Z-GIRT VERT. FURRING STRIPS @ 16" O.C.;
- NEW 1" MINERAL WOOL INSUL. COMPRESSED WITHIN CAVITY;
- NEW SELF-ADH. AIR / WEATHER BARRIER;
- EXIST. 8" CMU BLOCK WALL

SIGNATURE...

4565 REGISTERED ARCHITECT
FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...



PHASE...

Bid Set

JOB NO...

23-10

DATE...

8/13/24

SHEET TITLE...

Wall Sections

SHEET NO...

A5-2

King County Housing Authority

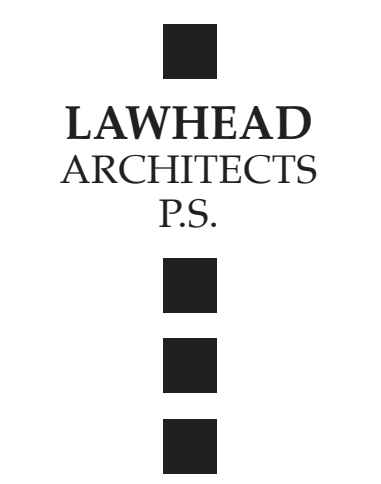
WESTMINSTER MANOR

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— EXISTING CONSTRUCTION TO REMAIN. TYPICAL ALL DETAILS.

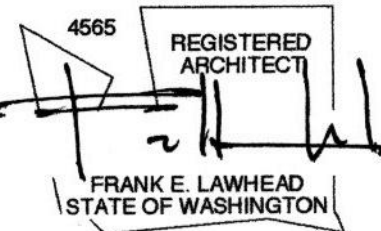
GENERAL NOTES:

1. FIELD VERIFY SUBSTRATE MATERIALS. USE APPROPRIATE FASTENERS & FASTENER SPACINGS FOR EACH SUBSTRATE PER STRUCT.
2. PRE-TREAT FASTENERS WITH LIQUID FLASHING PRIOR TO PENETRATING AIR / WEATHER BARRIER, TYP.
3. COMPLY WITH INSTALLATION INSTRUCTIONS FOR ALL FLASHING, AIR / WEATHER BARRIER, AND CLADDING SYSTEMS. WHERE CONFLICT OCCURS IMMEDIATELY NOTIFY ARCHITECT OR OWNER'S REPRESENTATIVE.

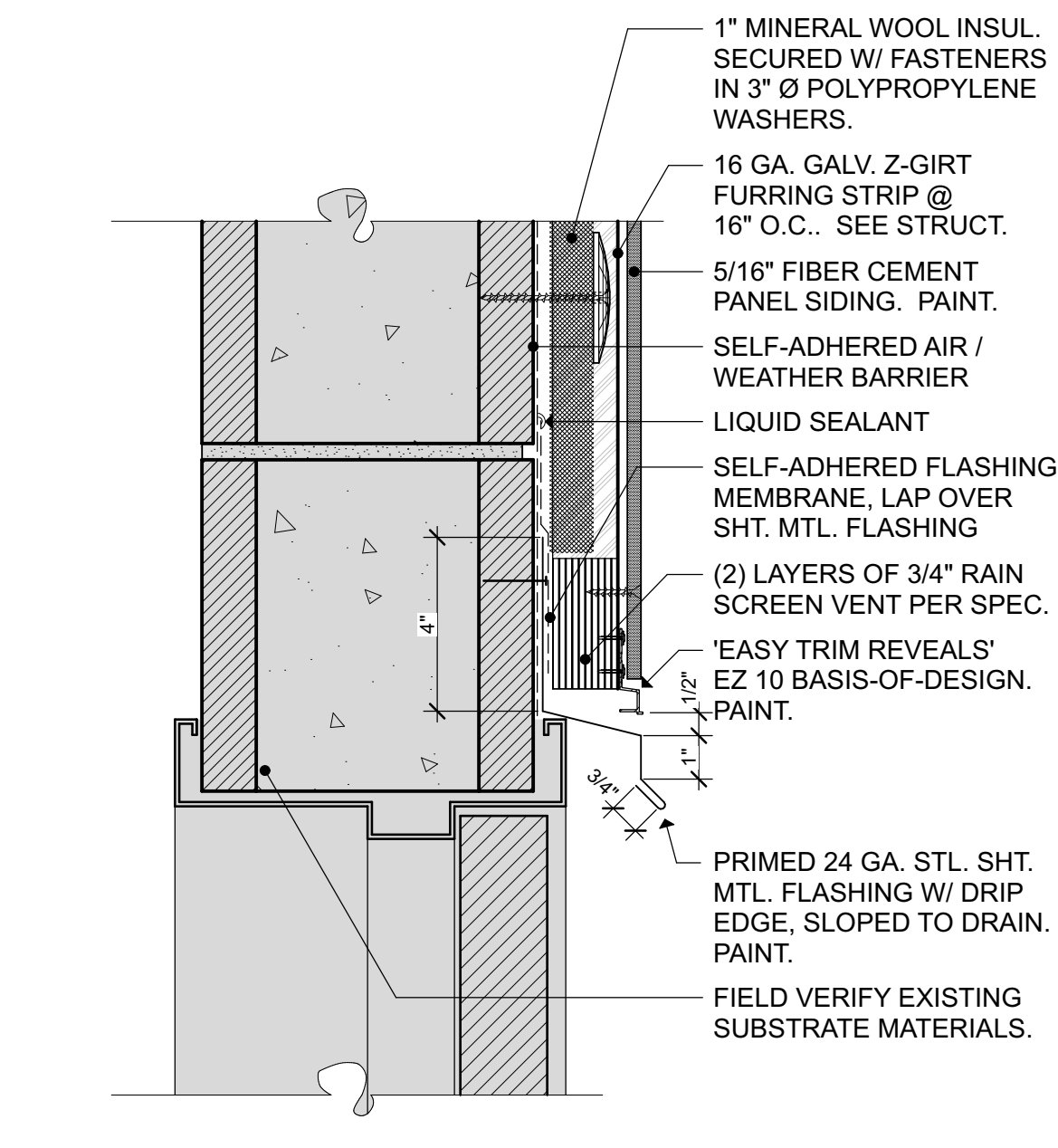


1239 120TH AVE. N.E., STE. D
BELLEVUE, WA 98005
(425) 596-1239

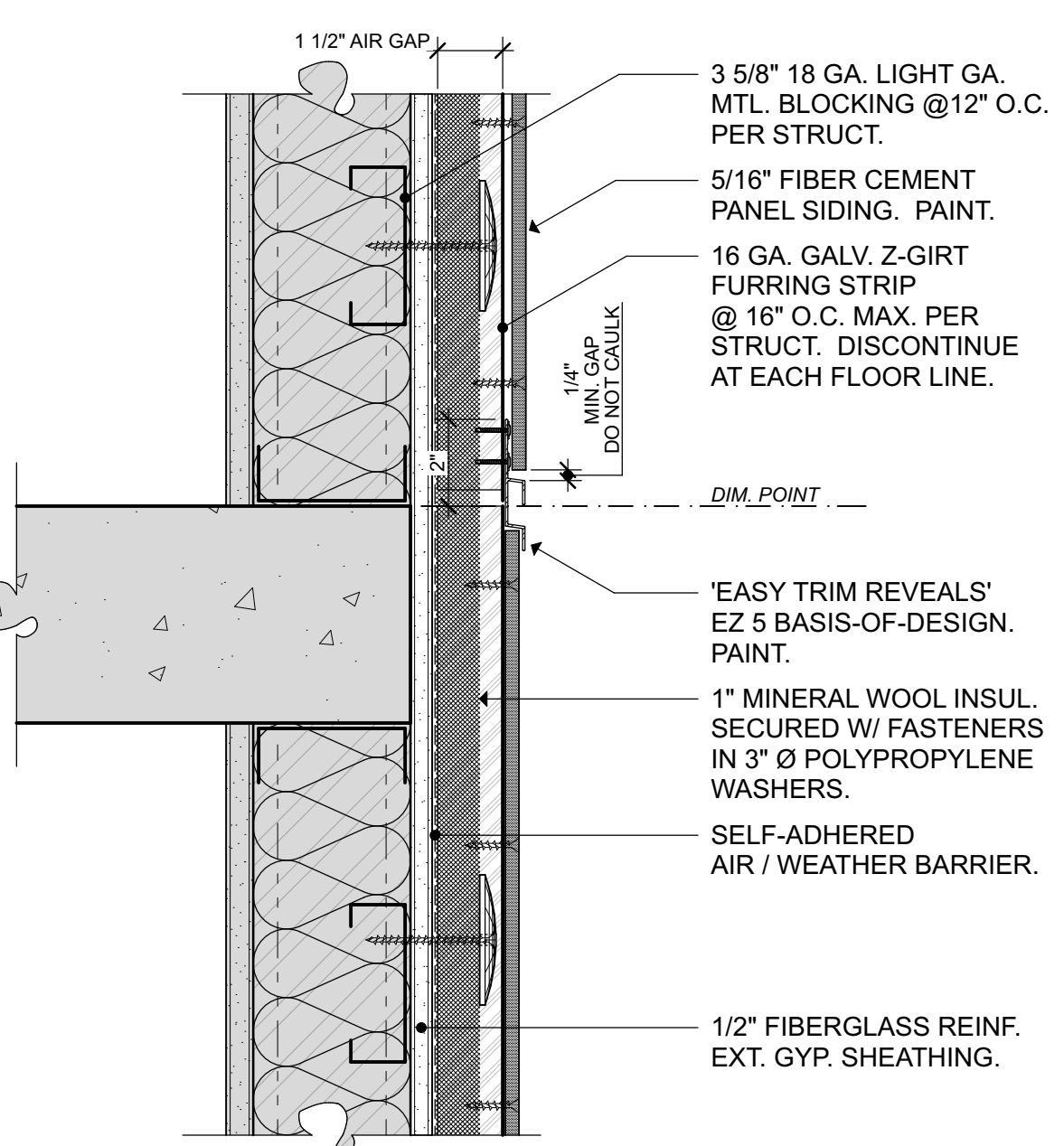
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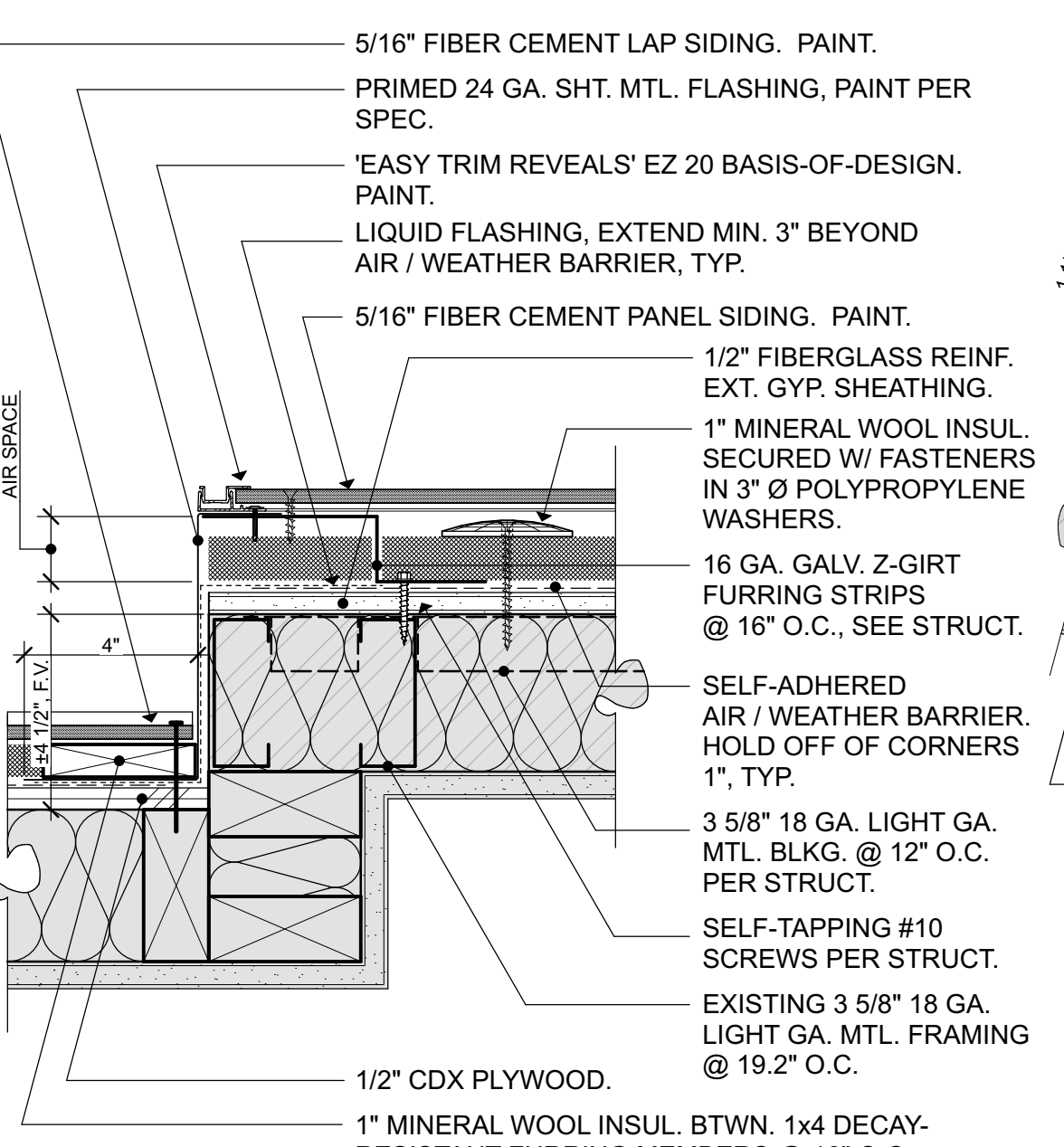
OWNER...



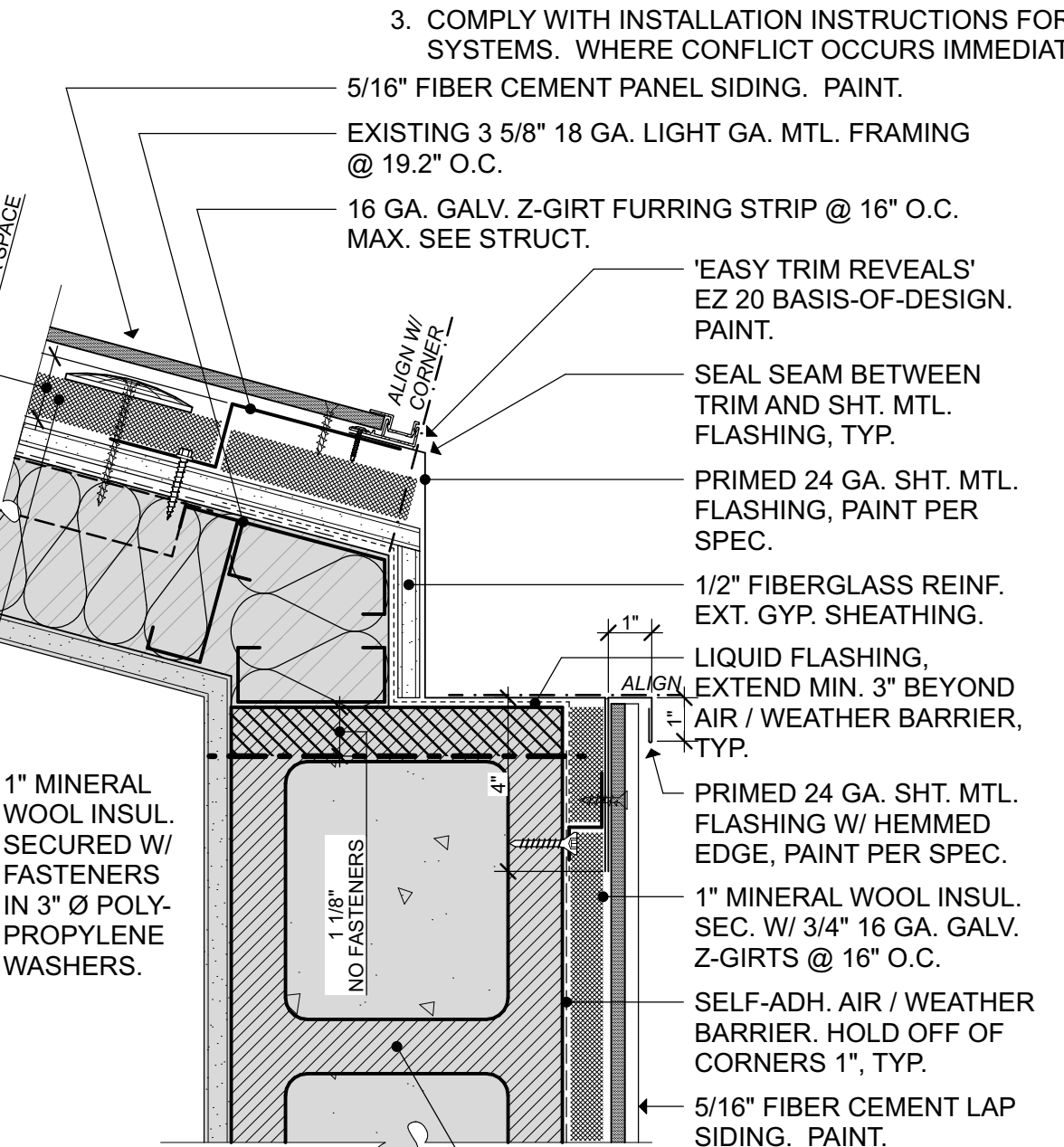
1 MAN DOOR AT PANEL SIDING HEAD 3" = 1'-0"



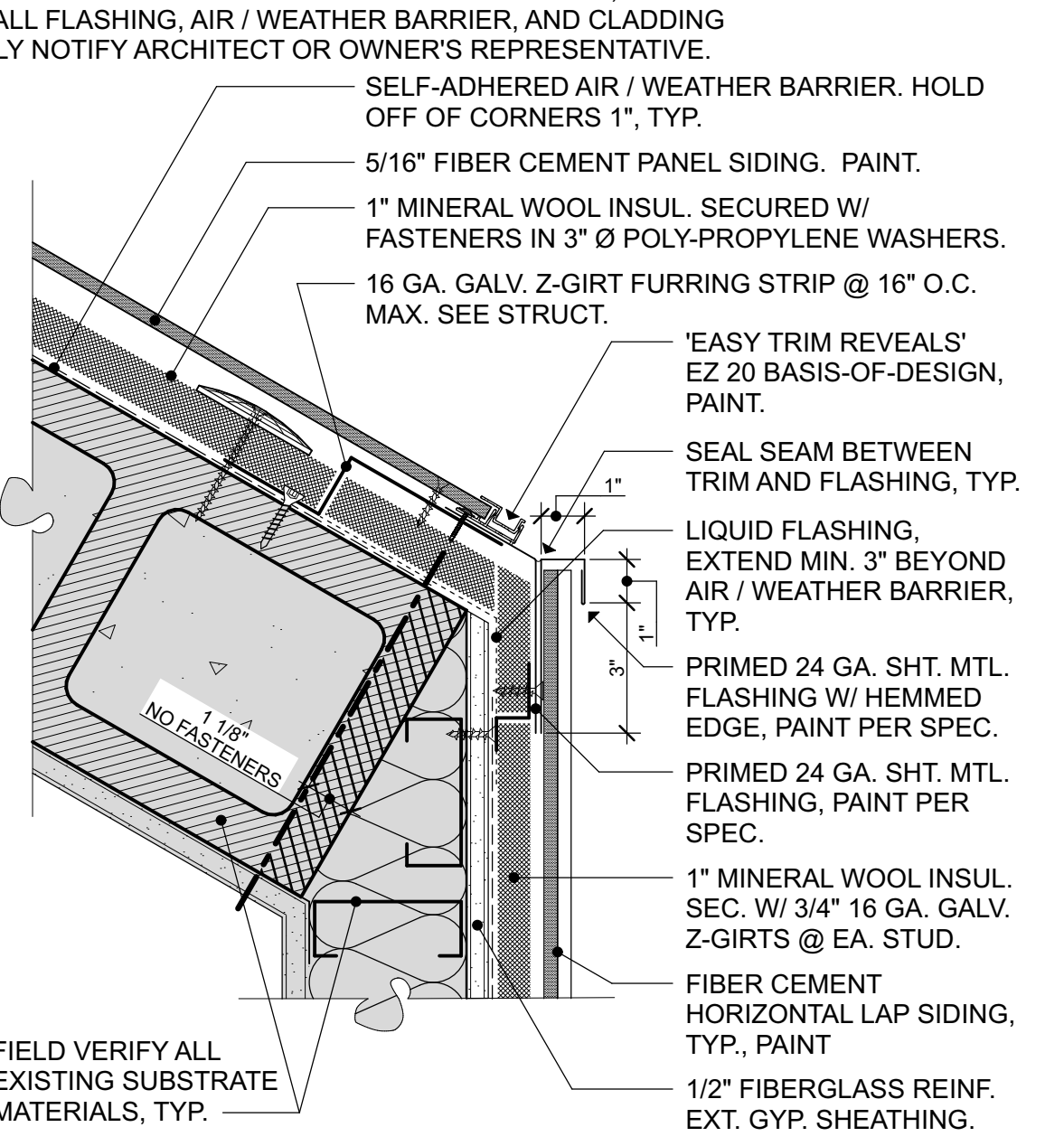
2 SIDING VERTICAL TRANSITION 1 3" = 1'-0"



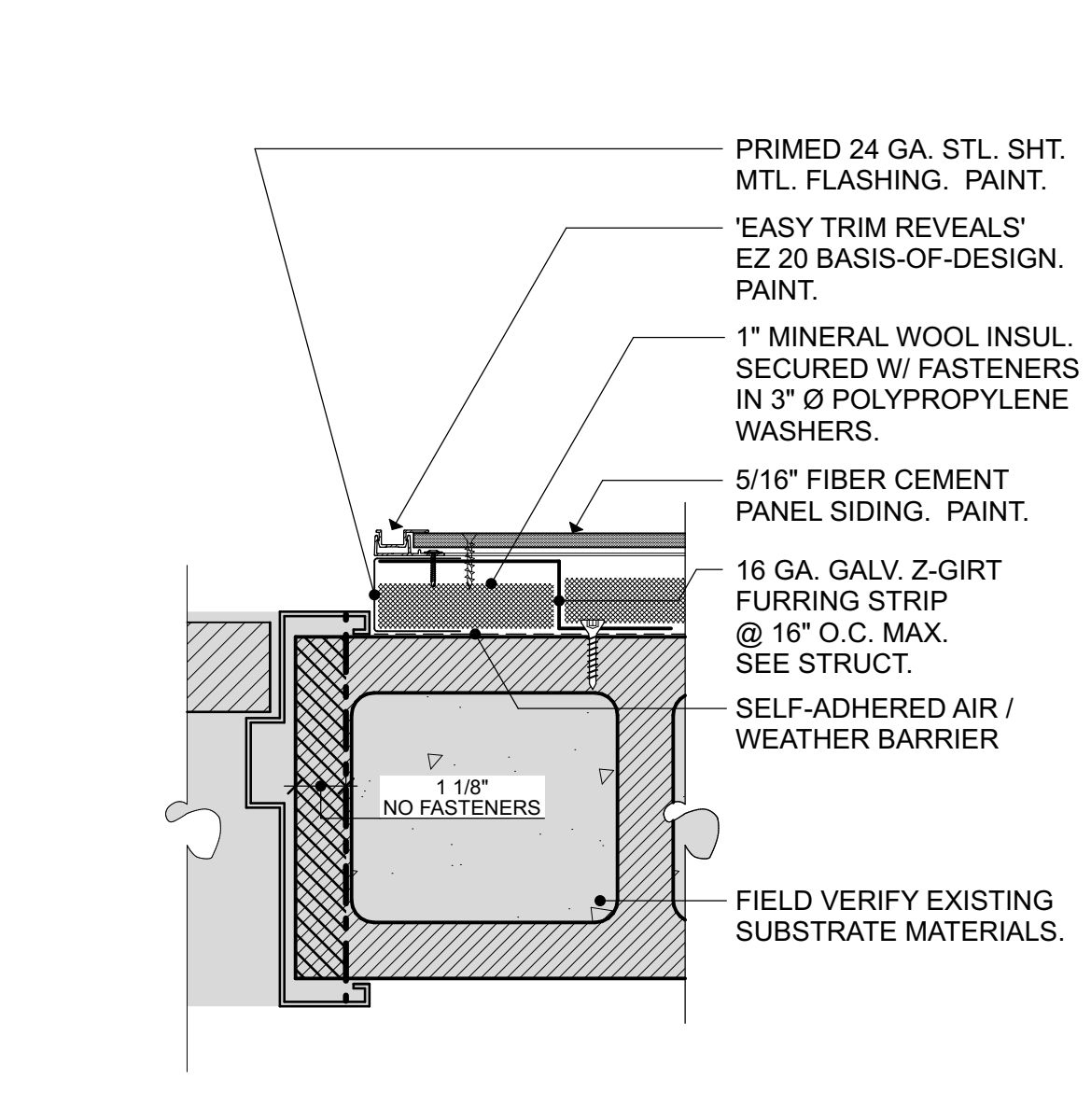
3 MTL. TO WOOD FRAMING 180 DEGREE 3" = 1'-0"



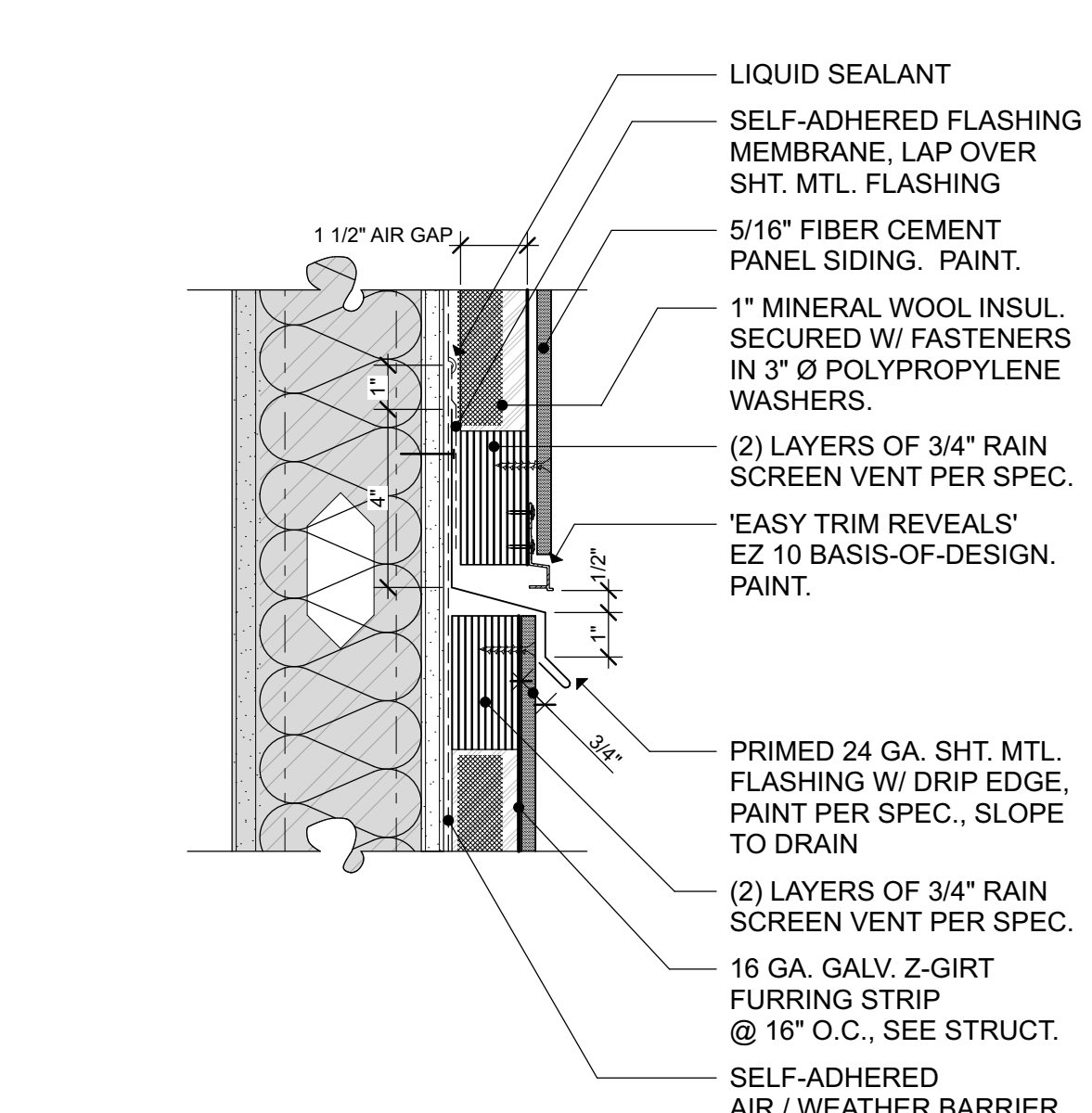
4 75 DEGREE CORNER 3" = 1'-0"



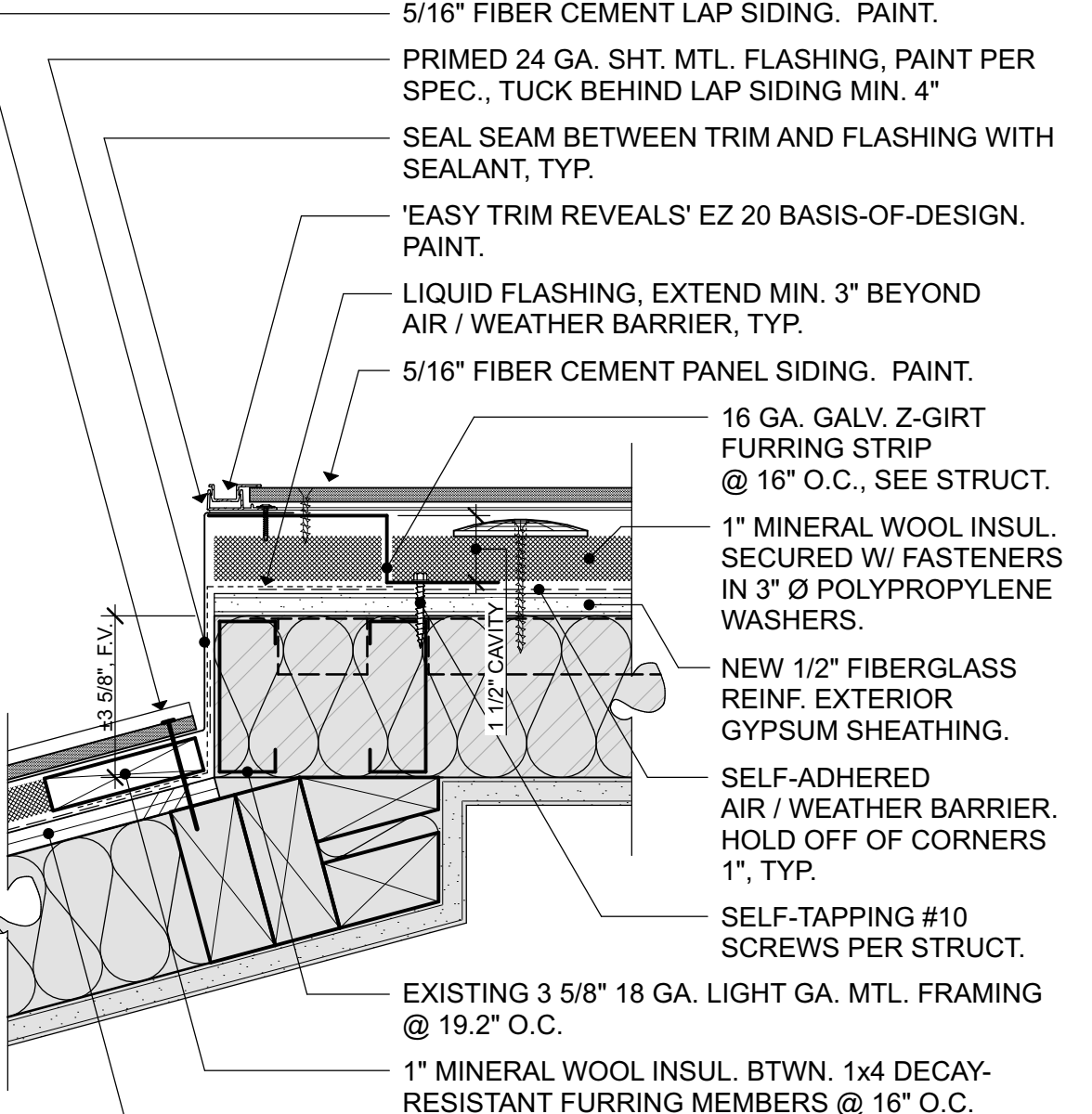
5 60 DEGREE CORNER 3" = 1'-0"



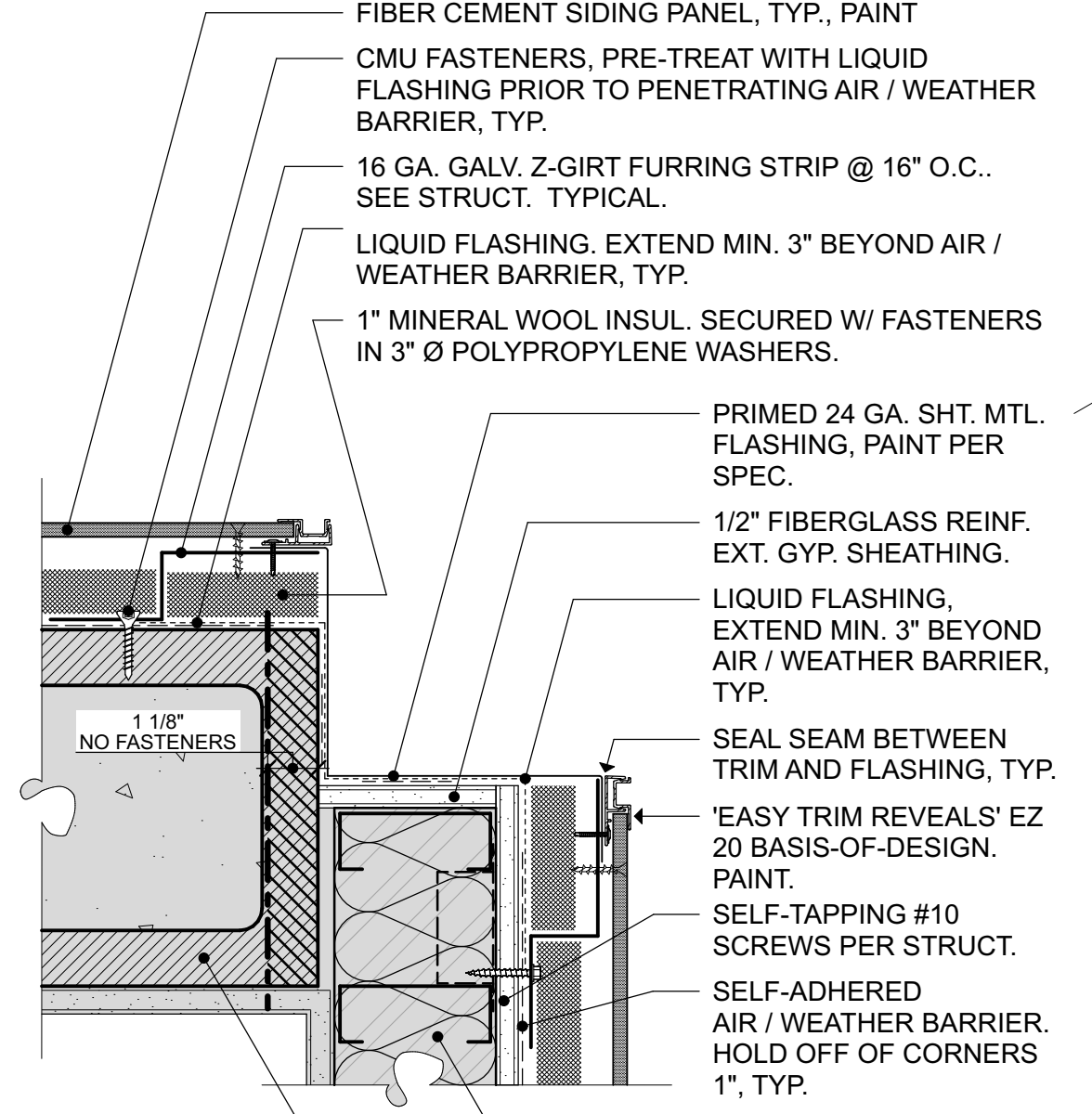
6 MAN DOOR AT PANEL SIDING JAMB 3" = 1'-0"



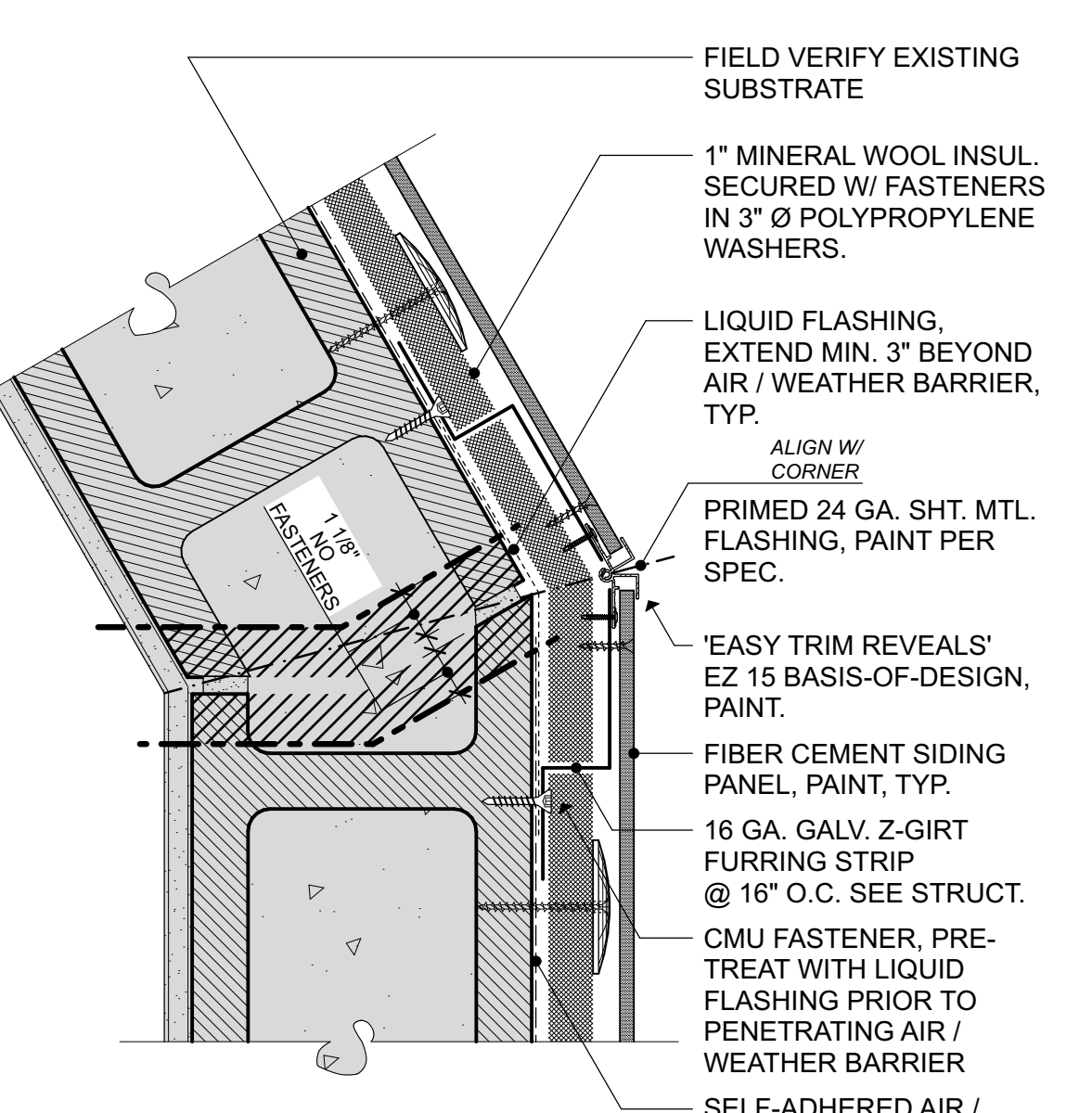
7 SIDING VERTICAL TRANSITION 2 3" = 1'-0"



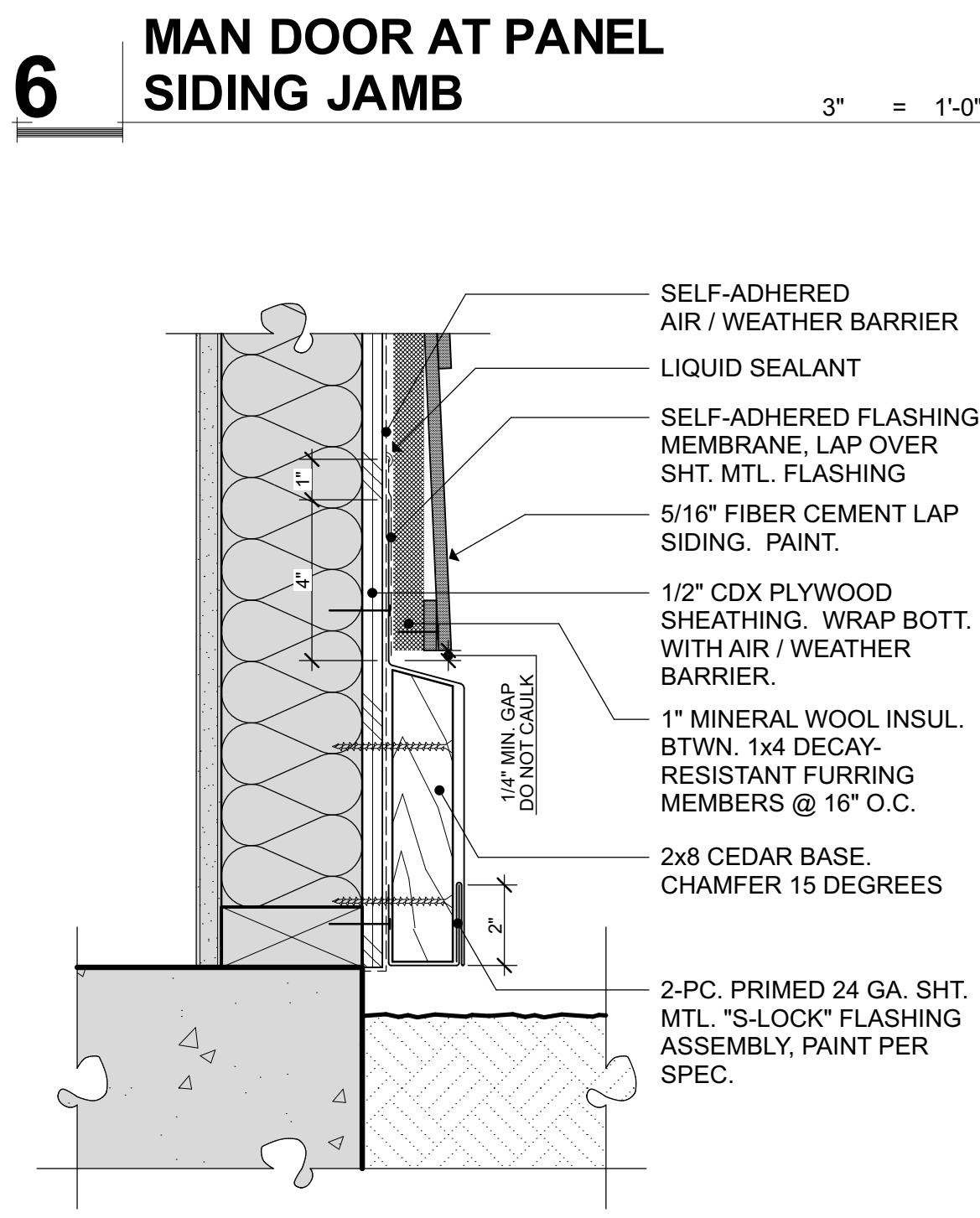
8 MTL. TO WOOD FRAMING 15 DEGREE OUTSIDE 3" = 1'-0"



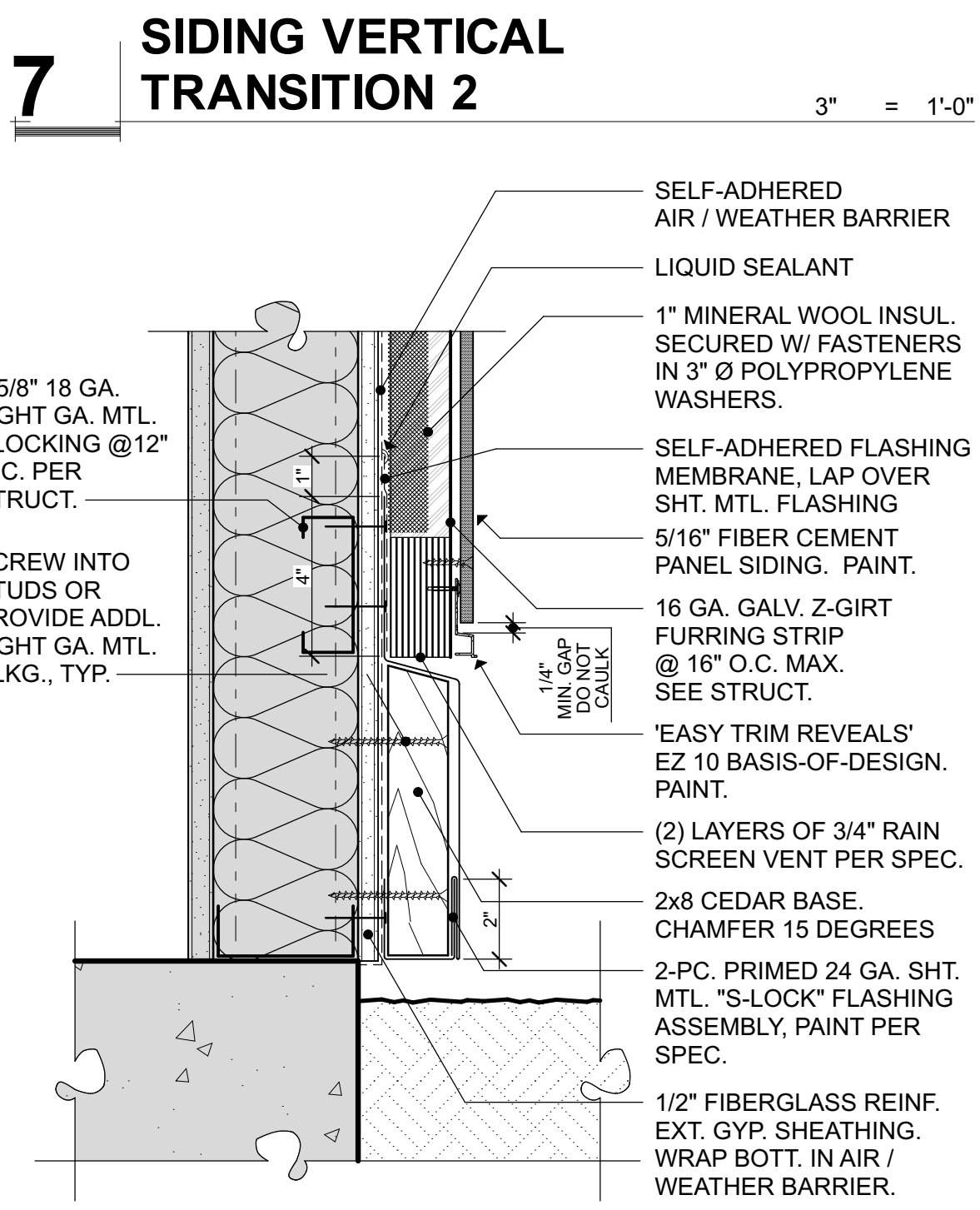
9 90 DEGREE OUTSIDE CORNER - PANEL TO PANEL 3" = 1'-0"



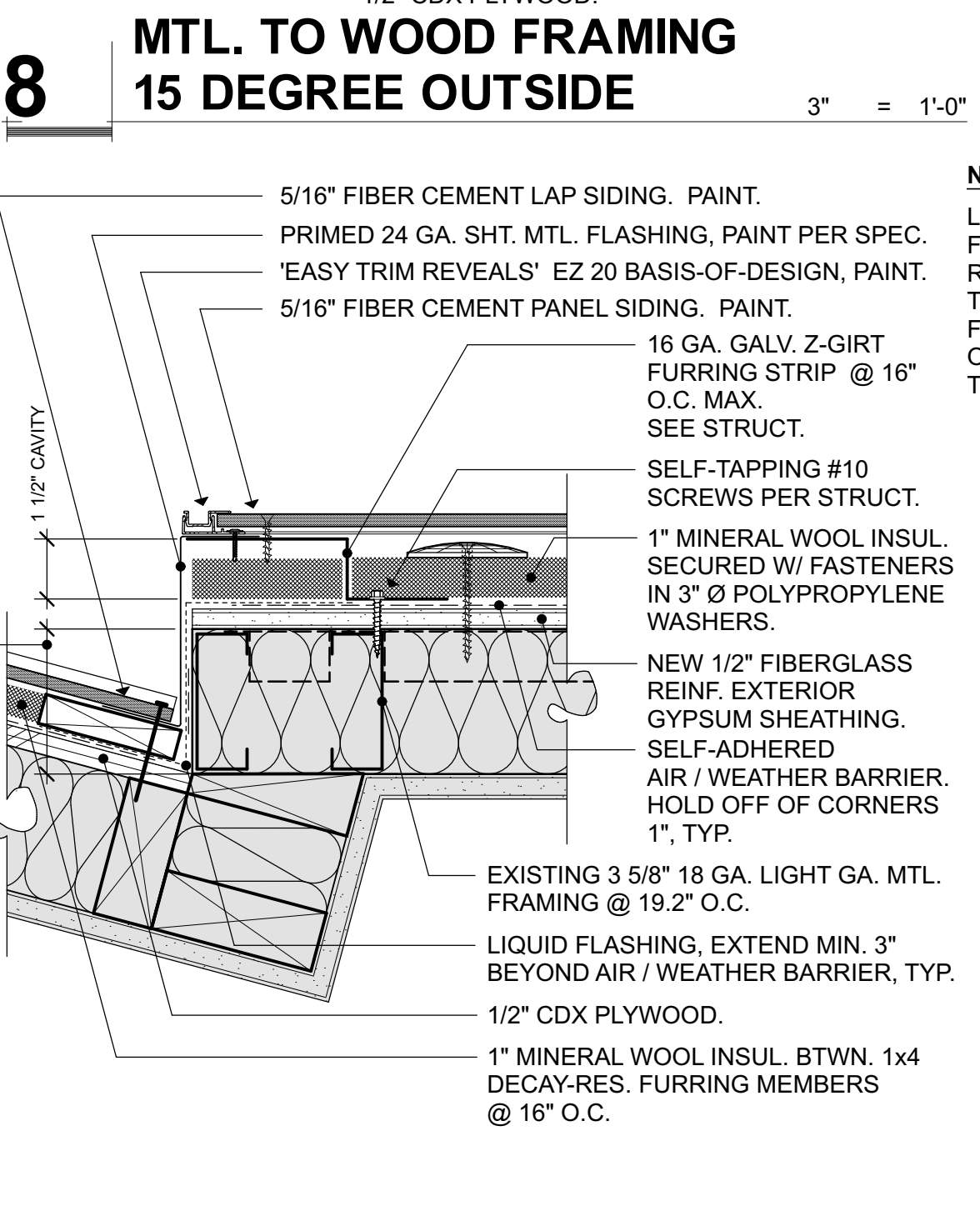
10 30 DEGREE CORNER 3" = 1'-0"



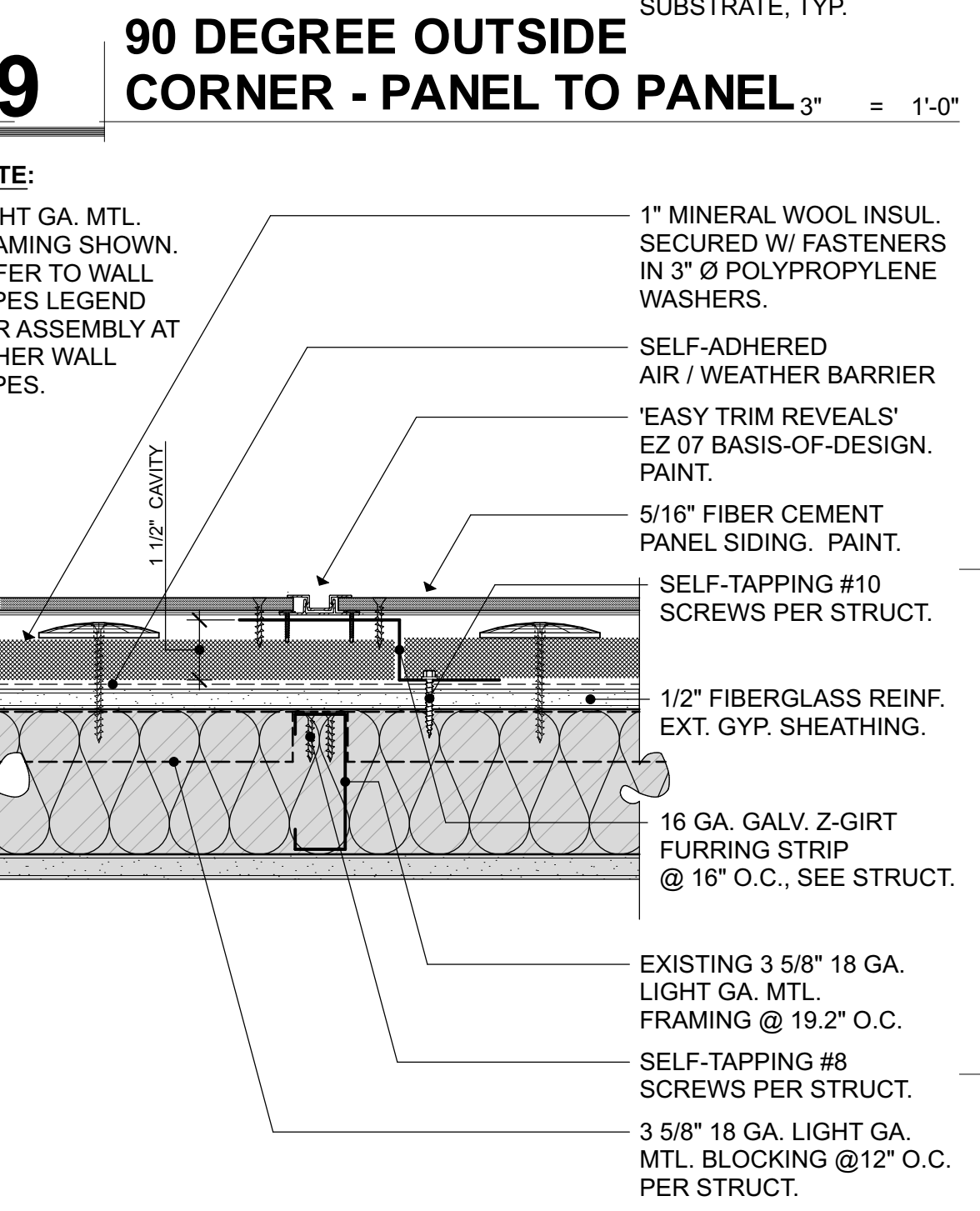
11 LAP SIDING WALL BASE 3" = 1'-0"



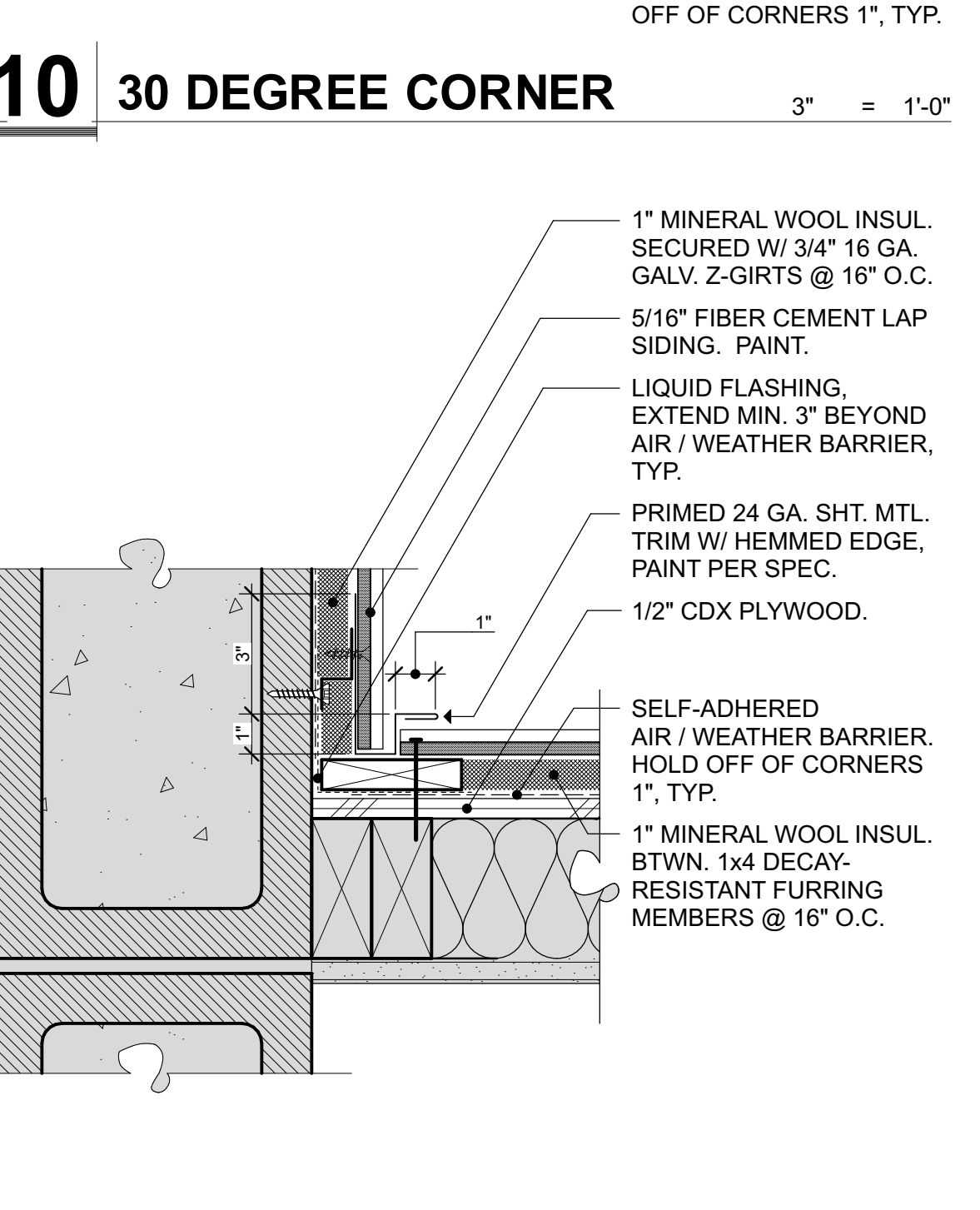
12 PANEL SYSTEM WALL BASE 3" = 1'-0"



13 MTL. TO WOOD FRAMING 15 DEGREE INSIDE 3" = 1'-0"



14 PANEL SIDING HORIZONTAL TRANSITION 3" = 1'-0"



15 90 DEGREE INSIDE CORNER 3" = 1'-0"

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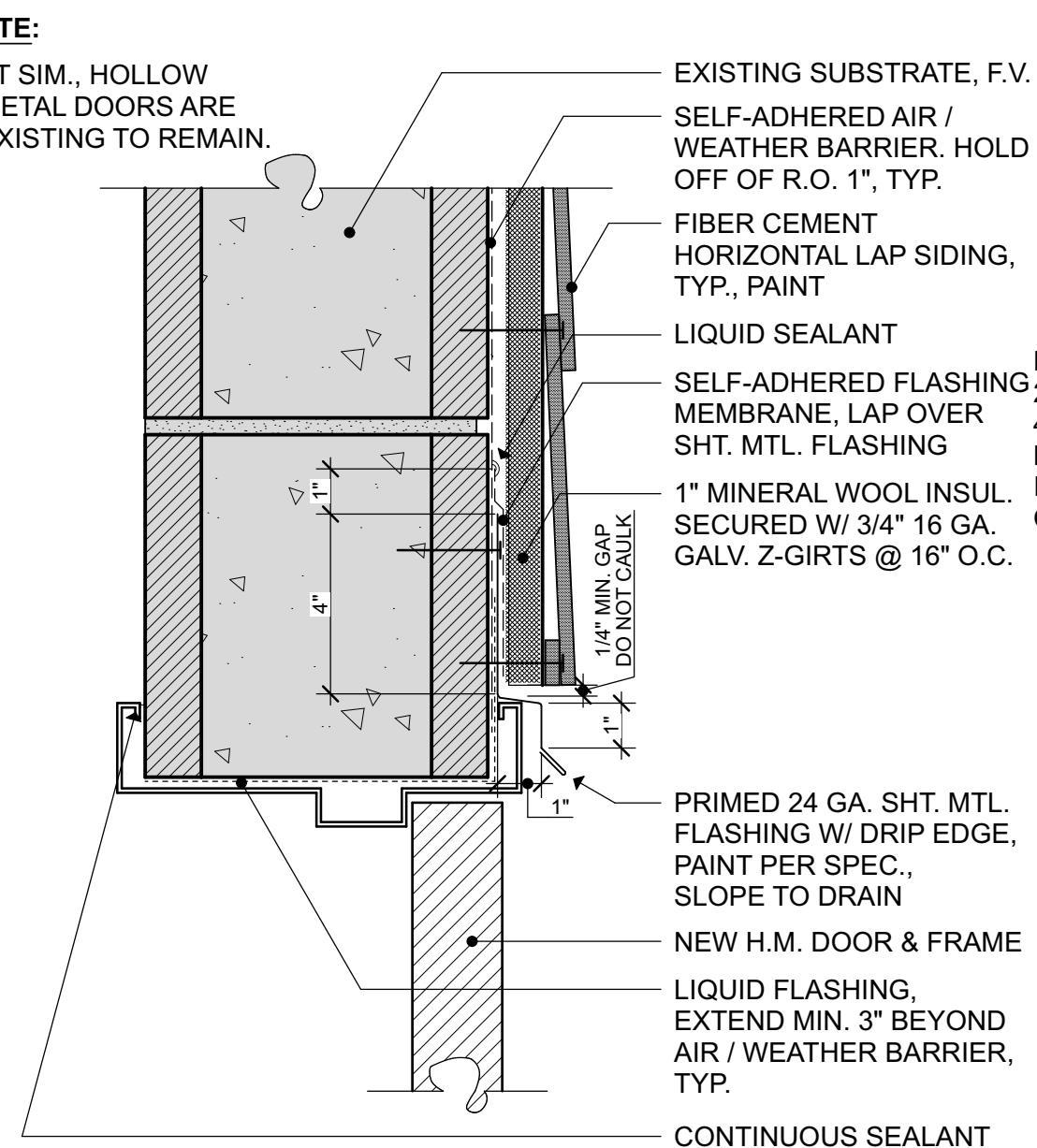
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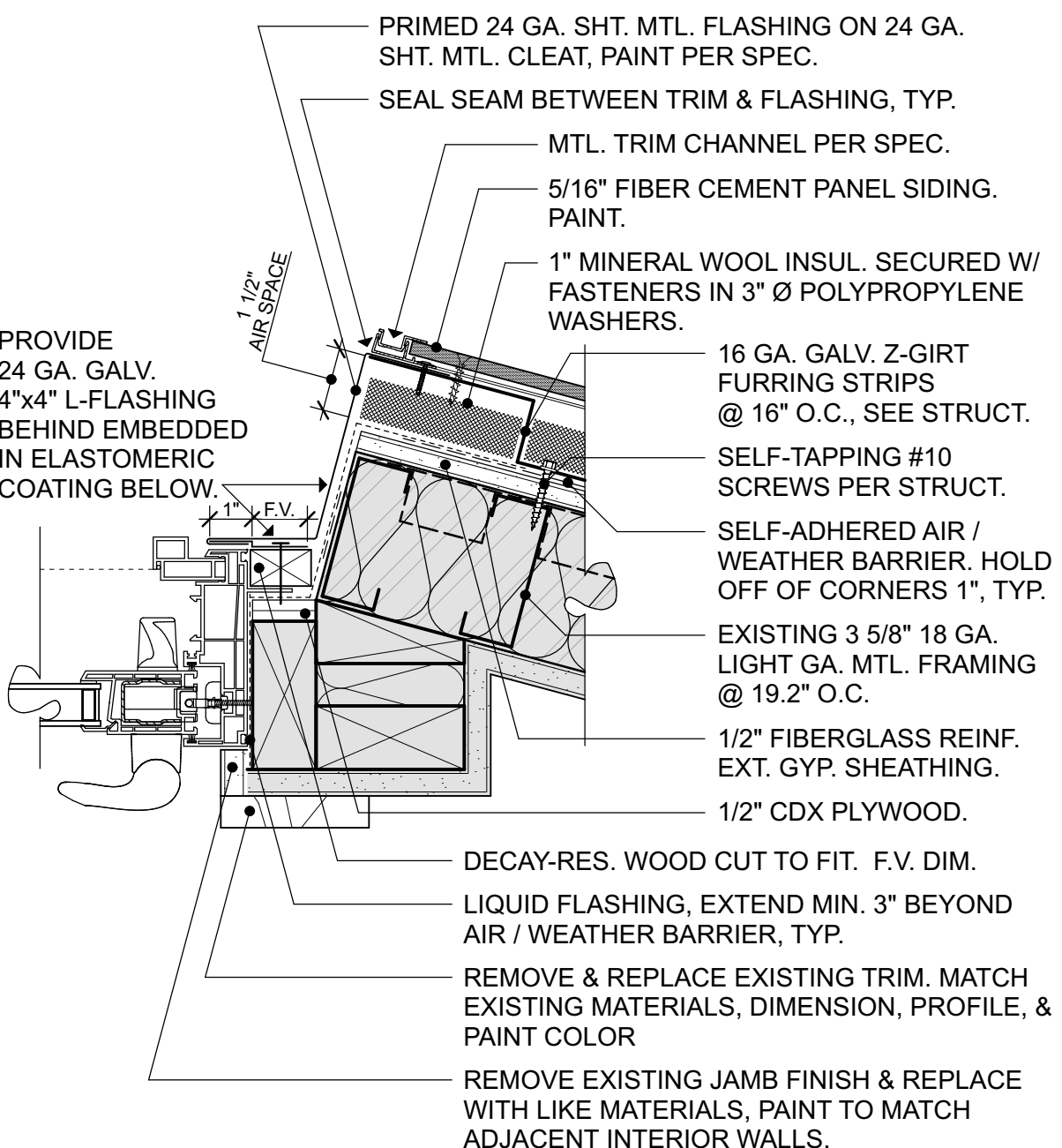
— EXISTING CONSTRUCTION TO REMAIN. TYPICAL ALL DETAILS.

NOTE:

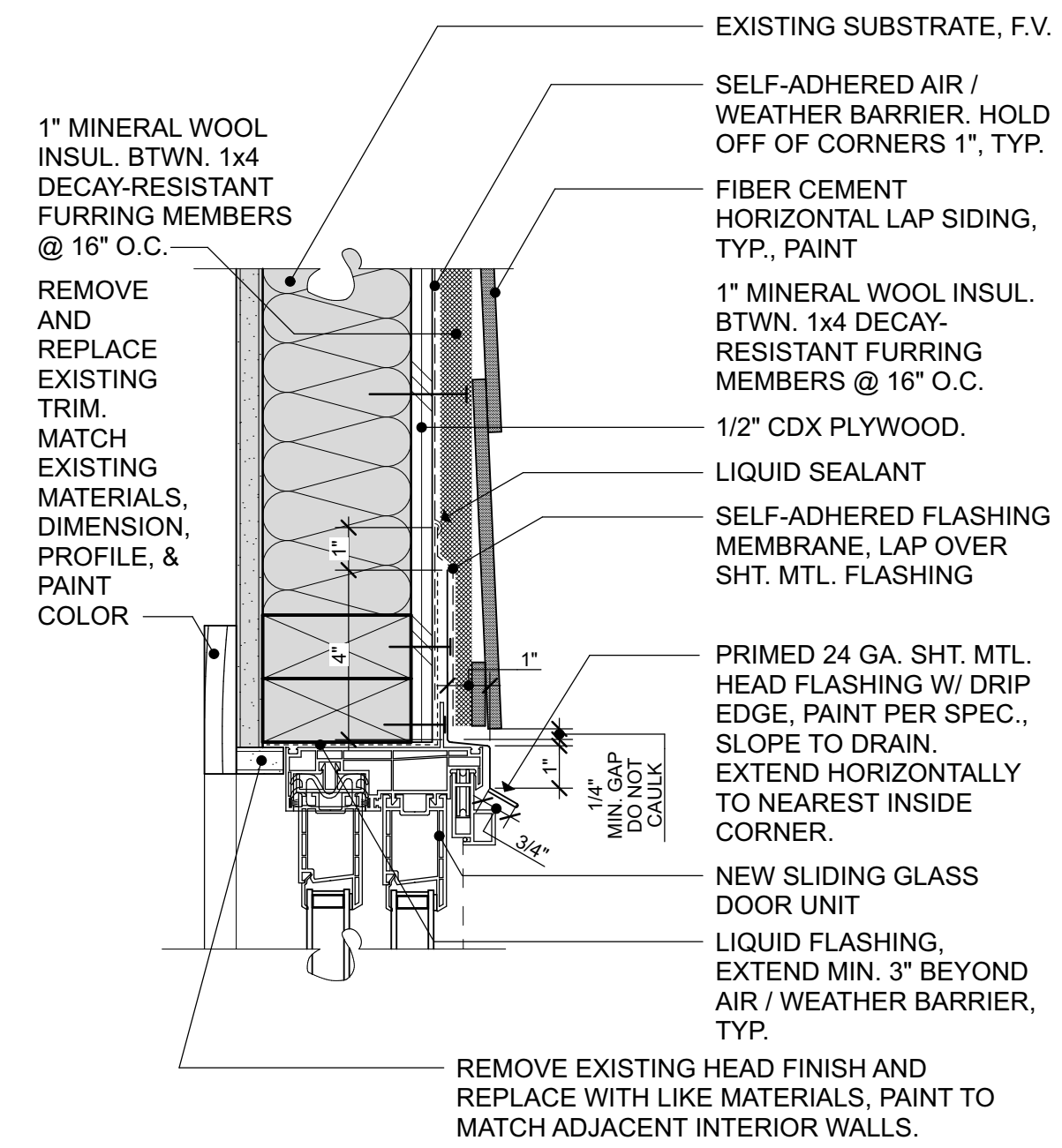
- AT SIM., HOLLOW METAL DOORS ARE EXISTING TO REMAIN.



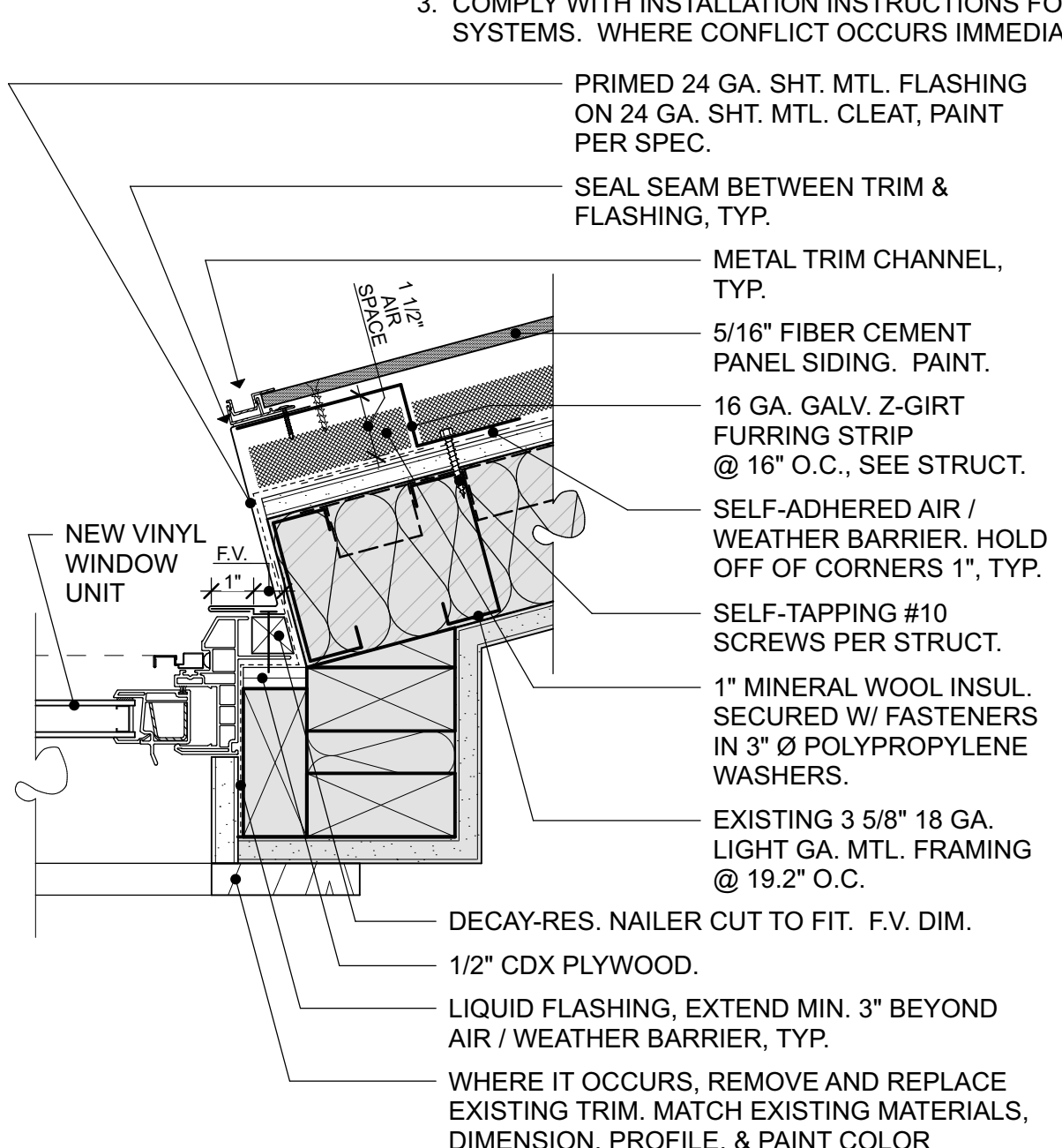
1 MAN DOOR AT LAP SIDING HEAD 3" = 1'-0"



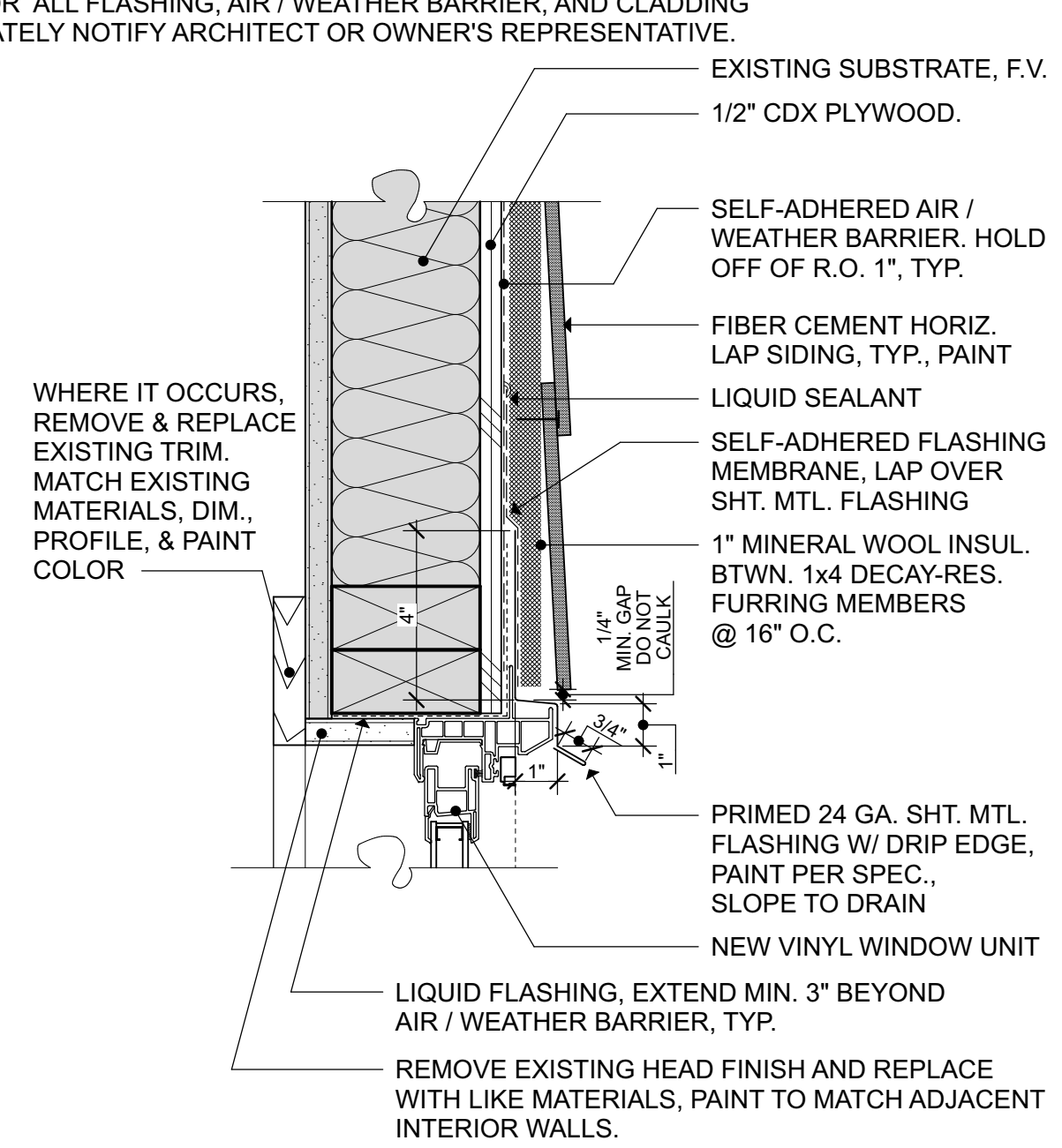
2 ANGLED IN DOOR JAMB 3" = 1'-0"



3 TYP. DOOR HEAD 3" = 1'-0"



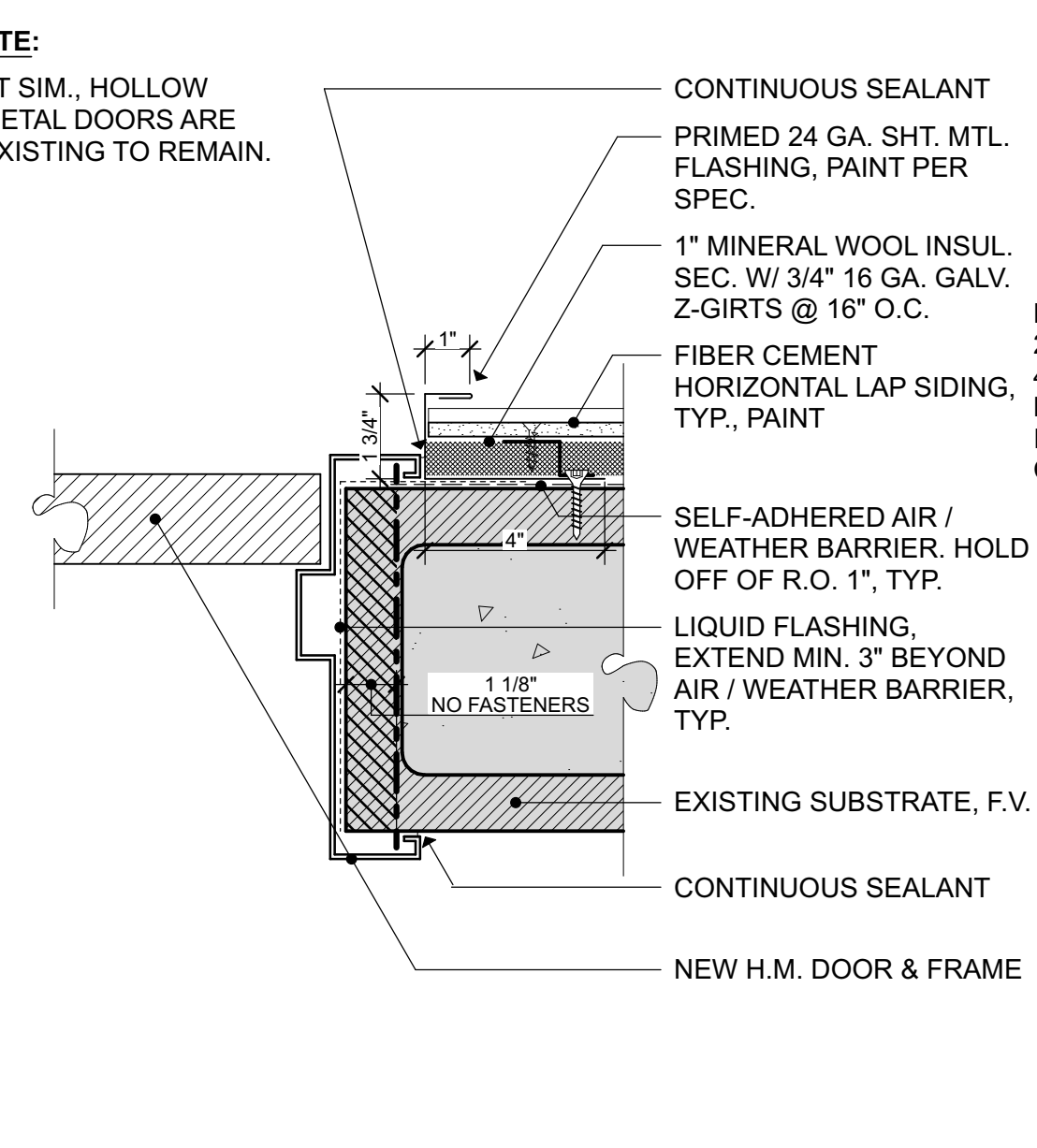
4 ANGLED WINDOW JAMB 3" = 1'-0"



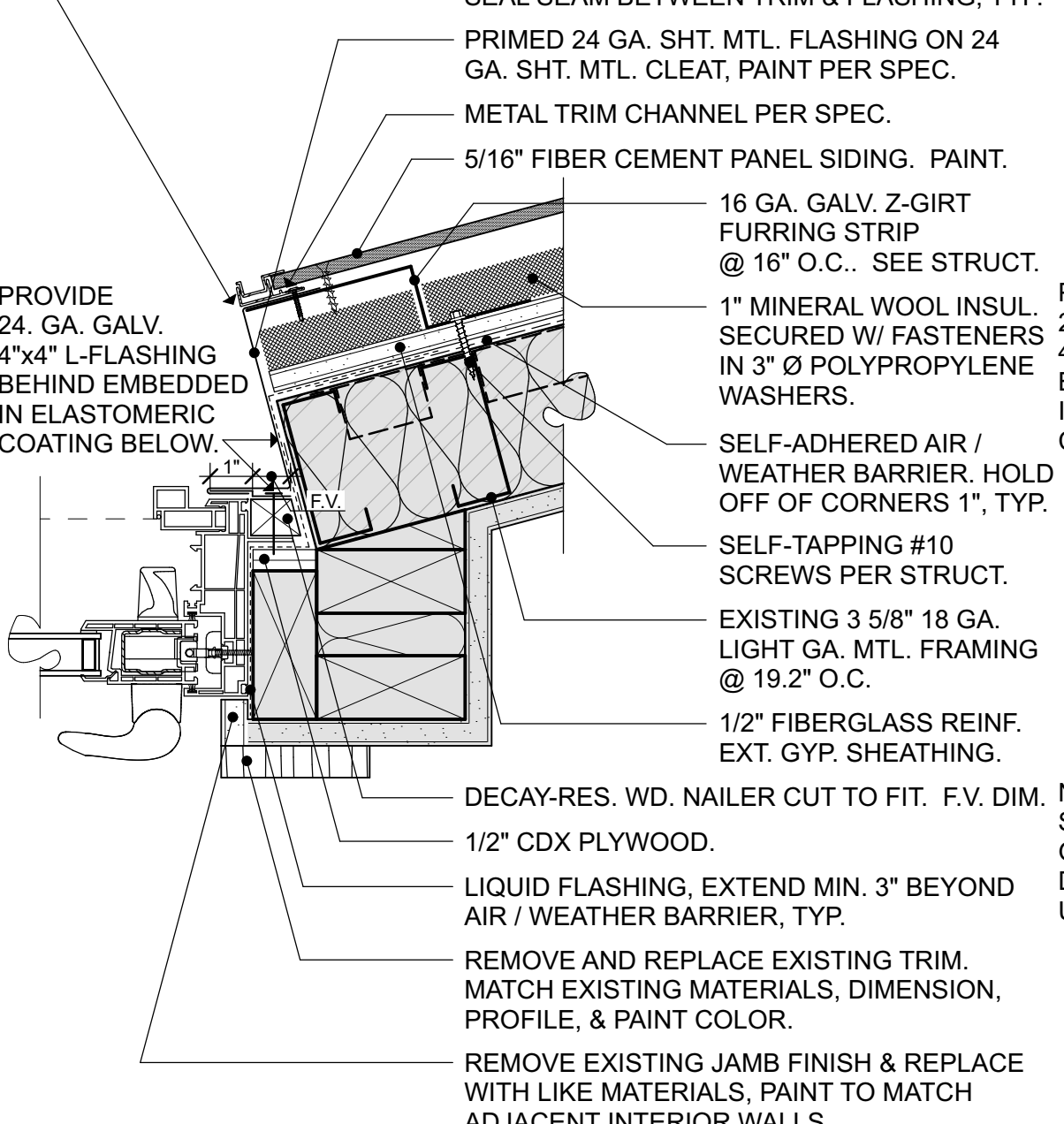
5 TYP. WINDOW HEAD 3" = 1'-0"

NOTE:

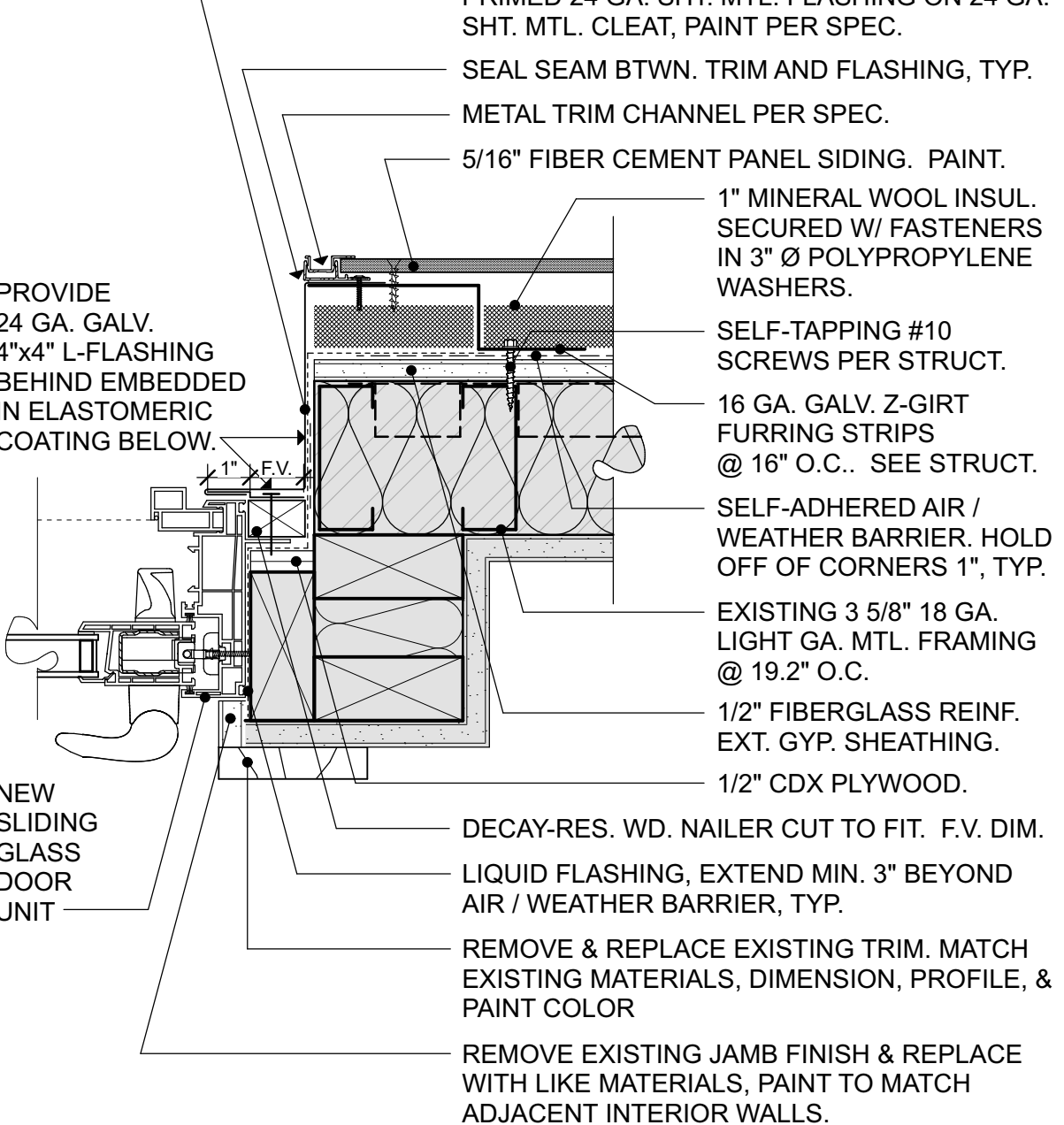
- AT SIM., HOLLOW METAL DOORS ARE EXISTING TO REMAIN.



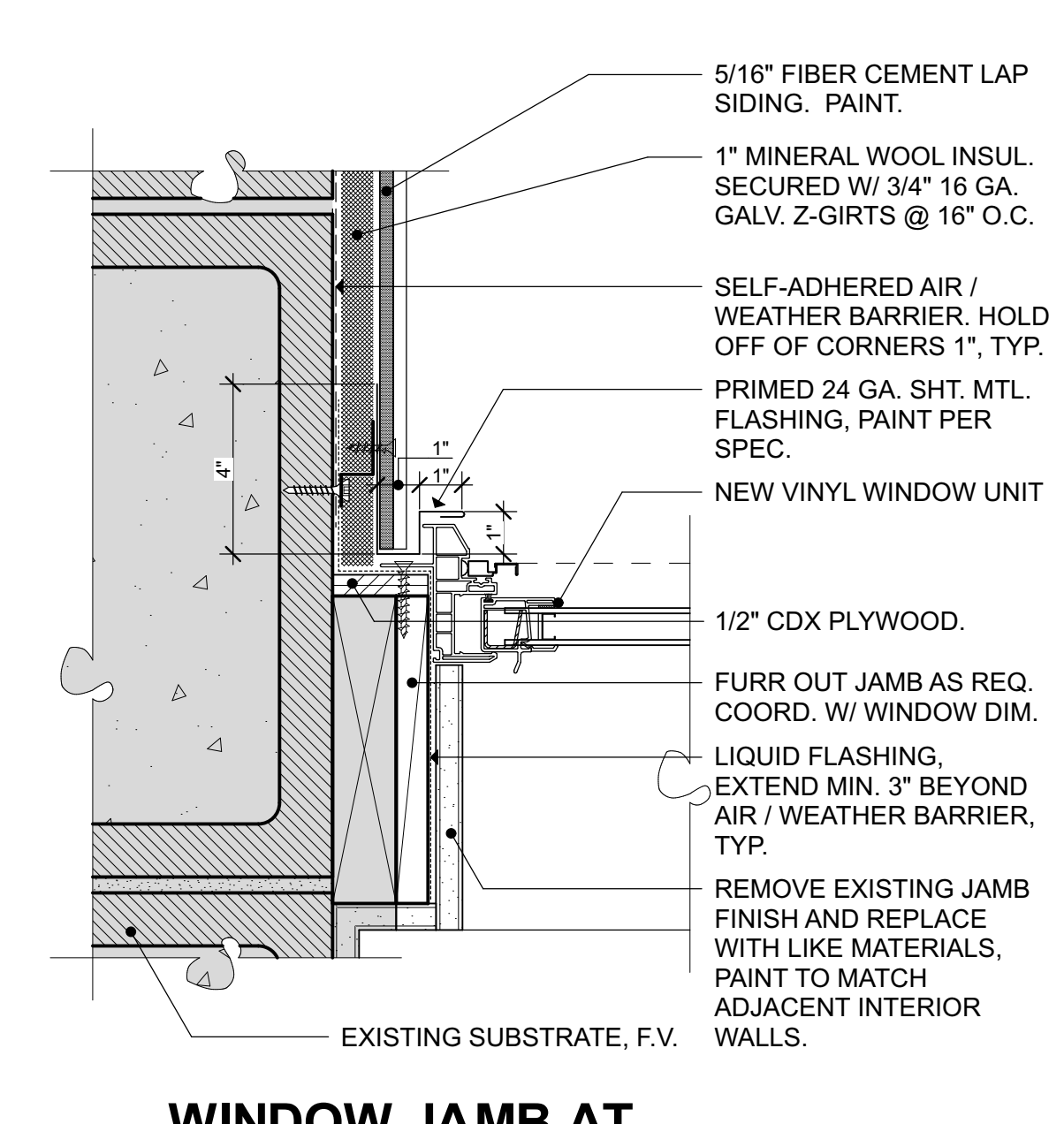
6 MAN DOOR AT LAP SIDING JAMB 3" = 1'-0"



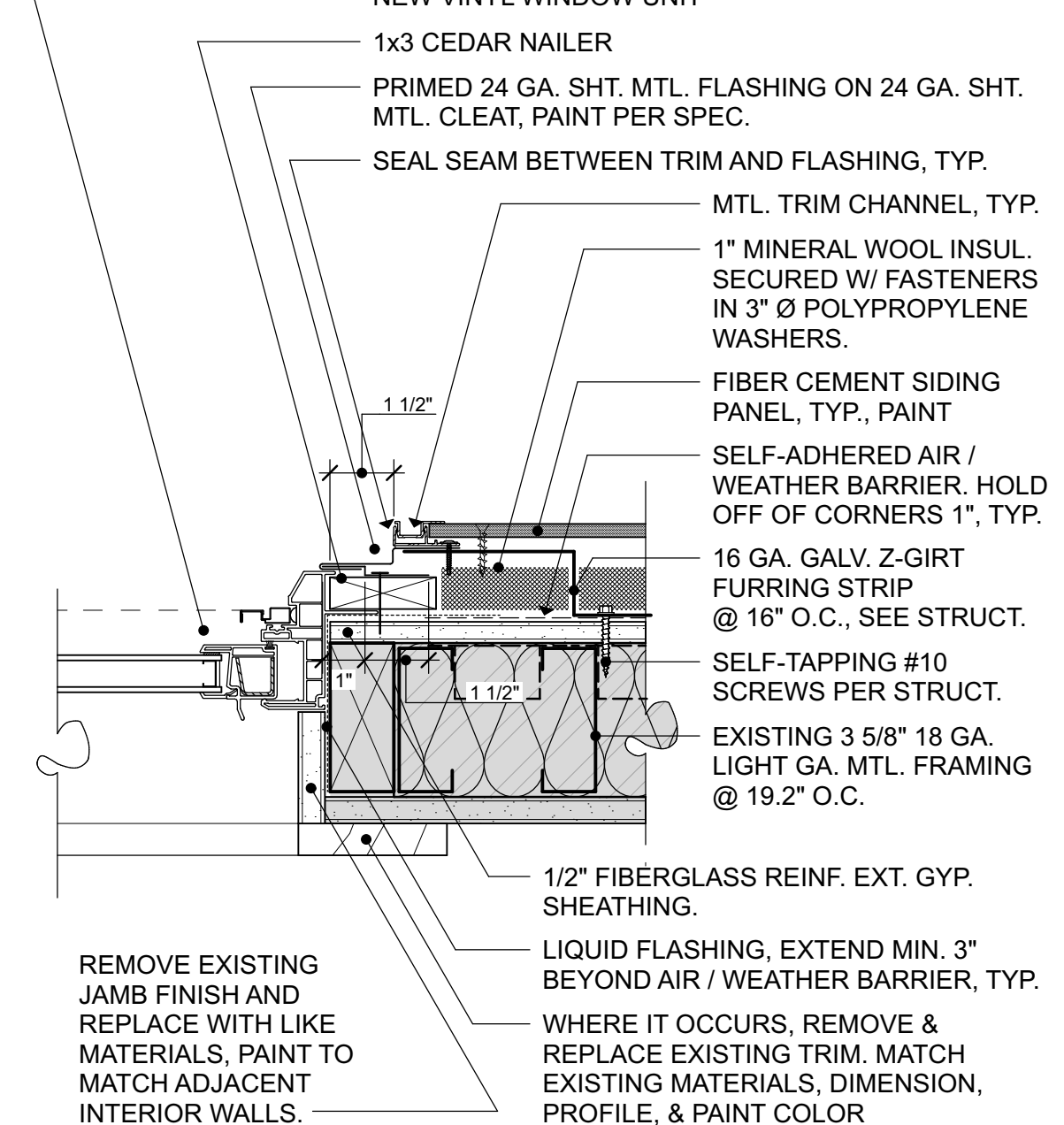
7 ANGLED OUT DOOR JAMB 3" = 1'-0"



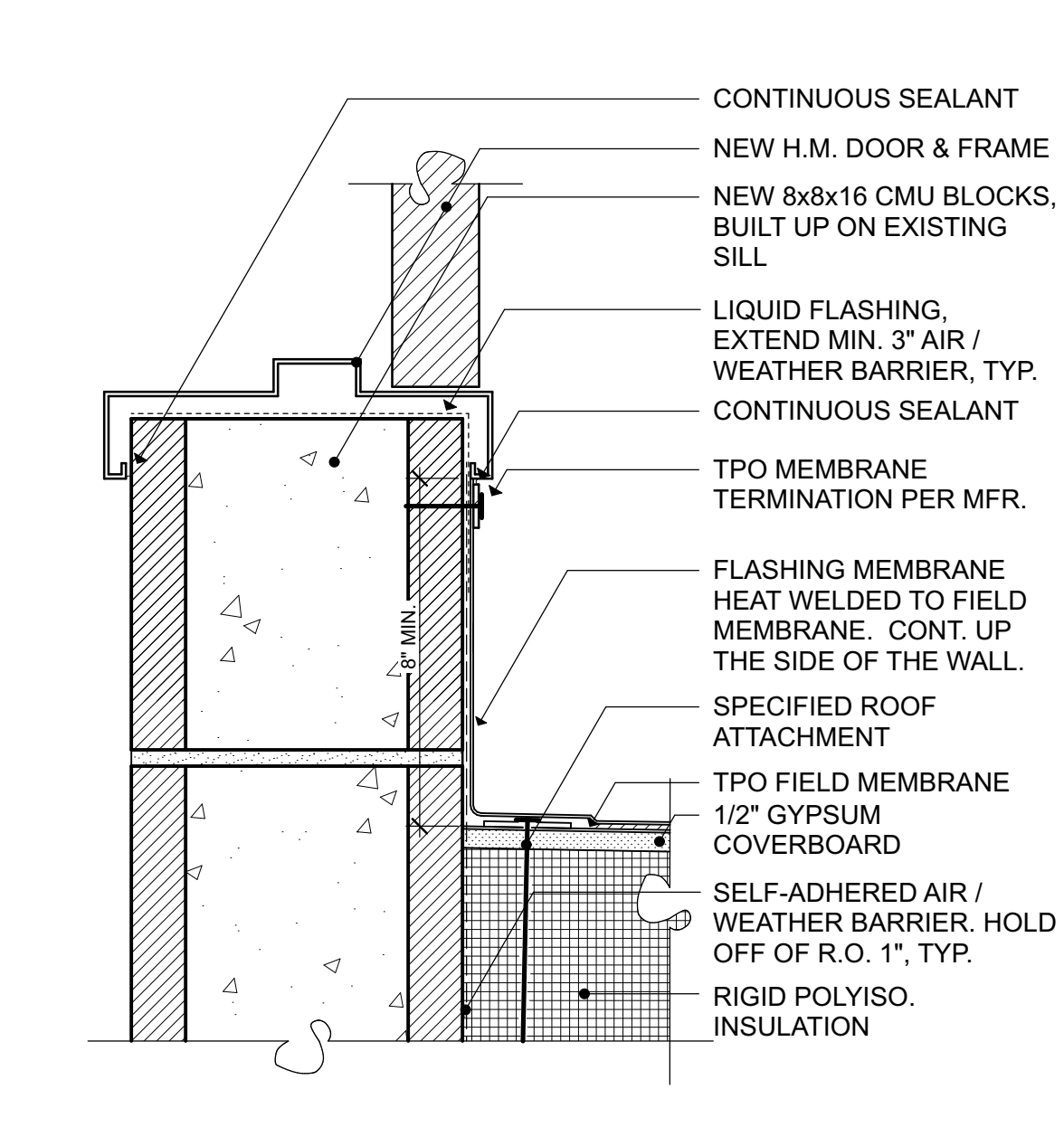
8 LINEAR DOOR JAMB 3" = 1'-0"



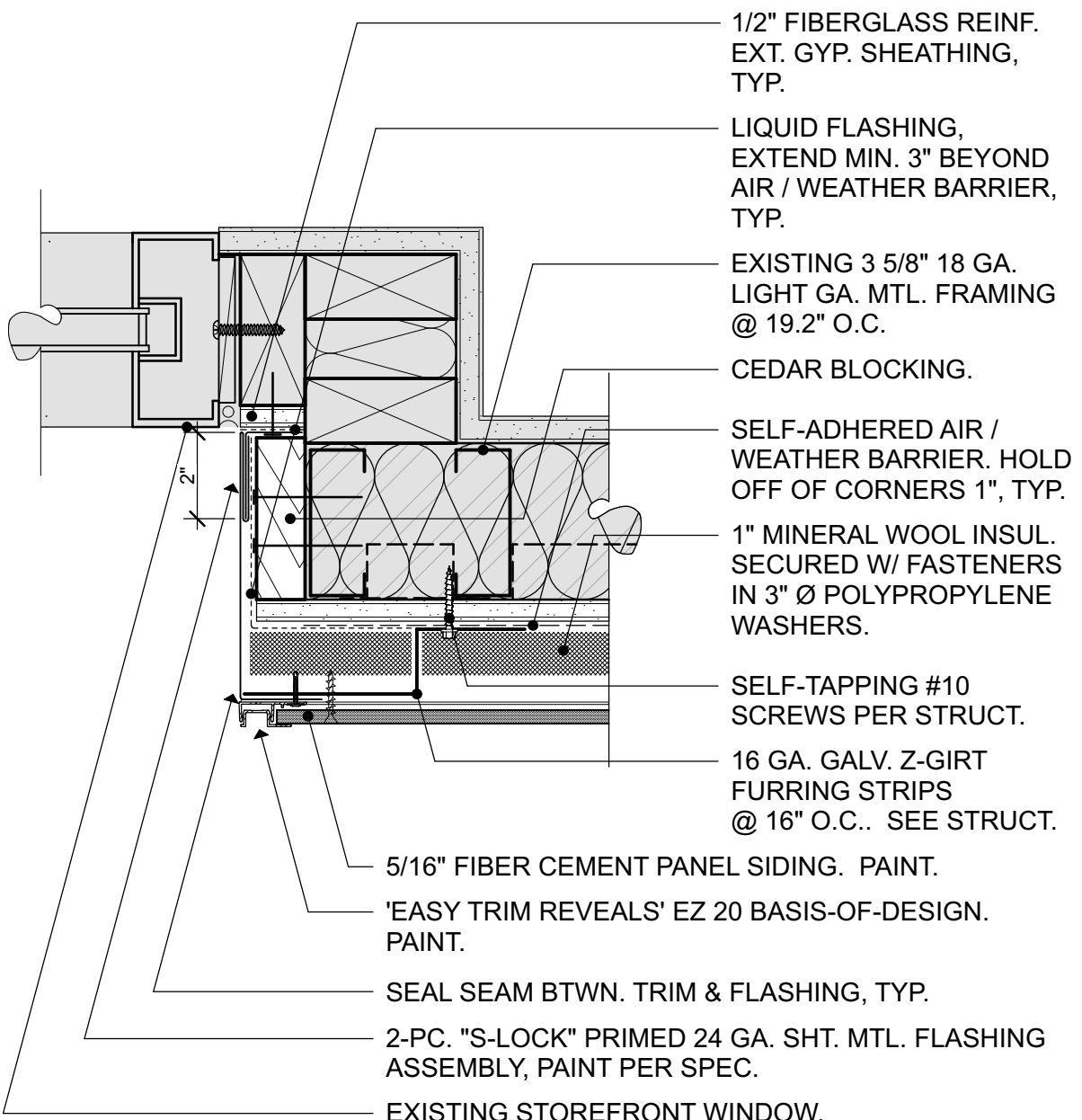
9 WINDOW JAMB AT CORNER 3" = 1'-0"



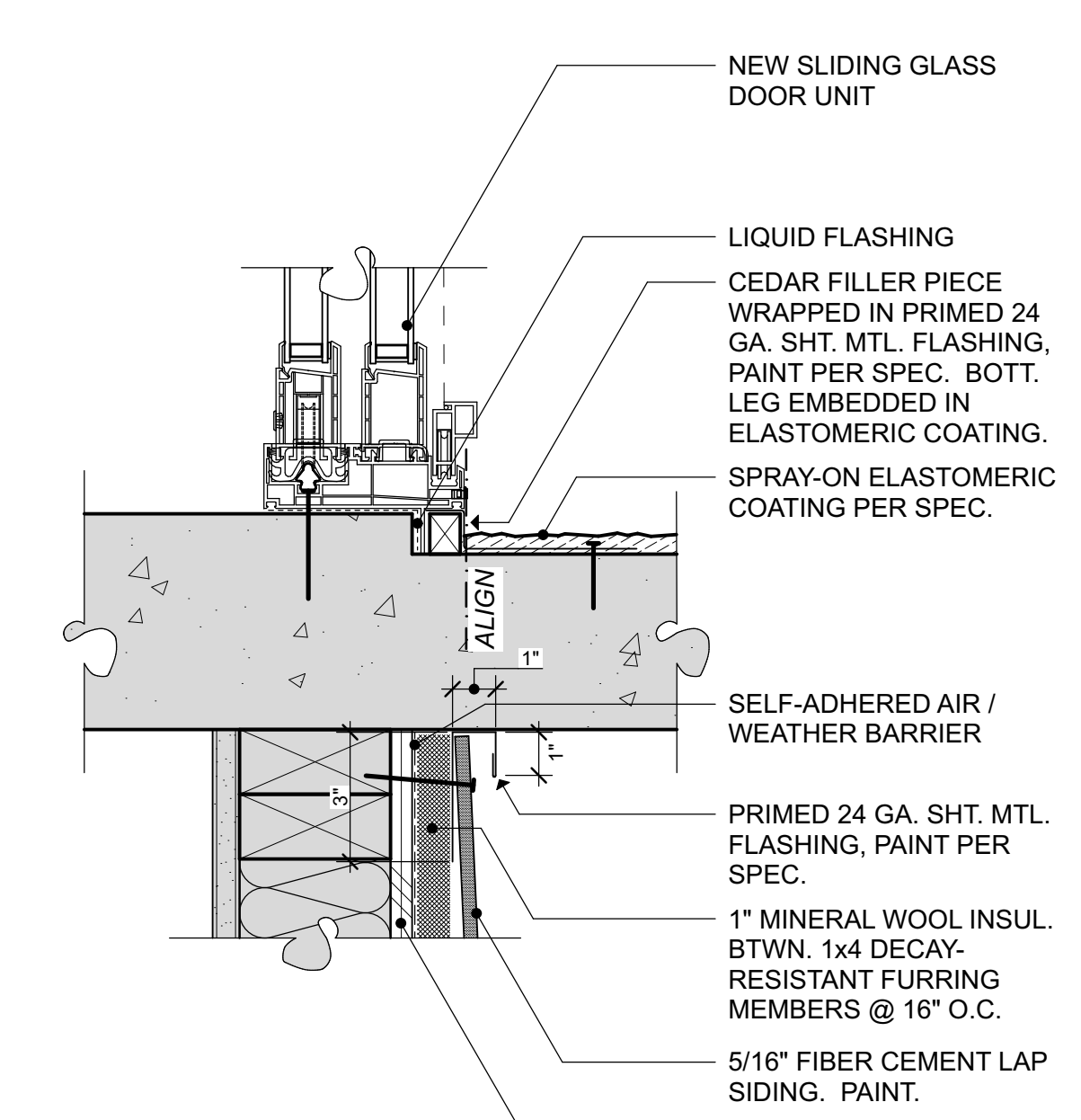
10 LINEAR WINDOW JAMB 3" = 1'-0"



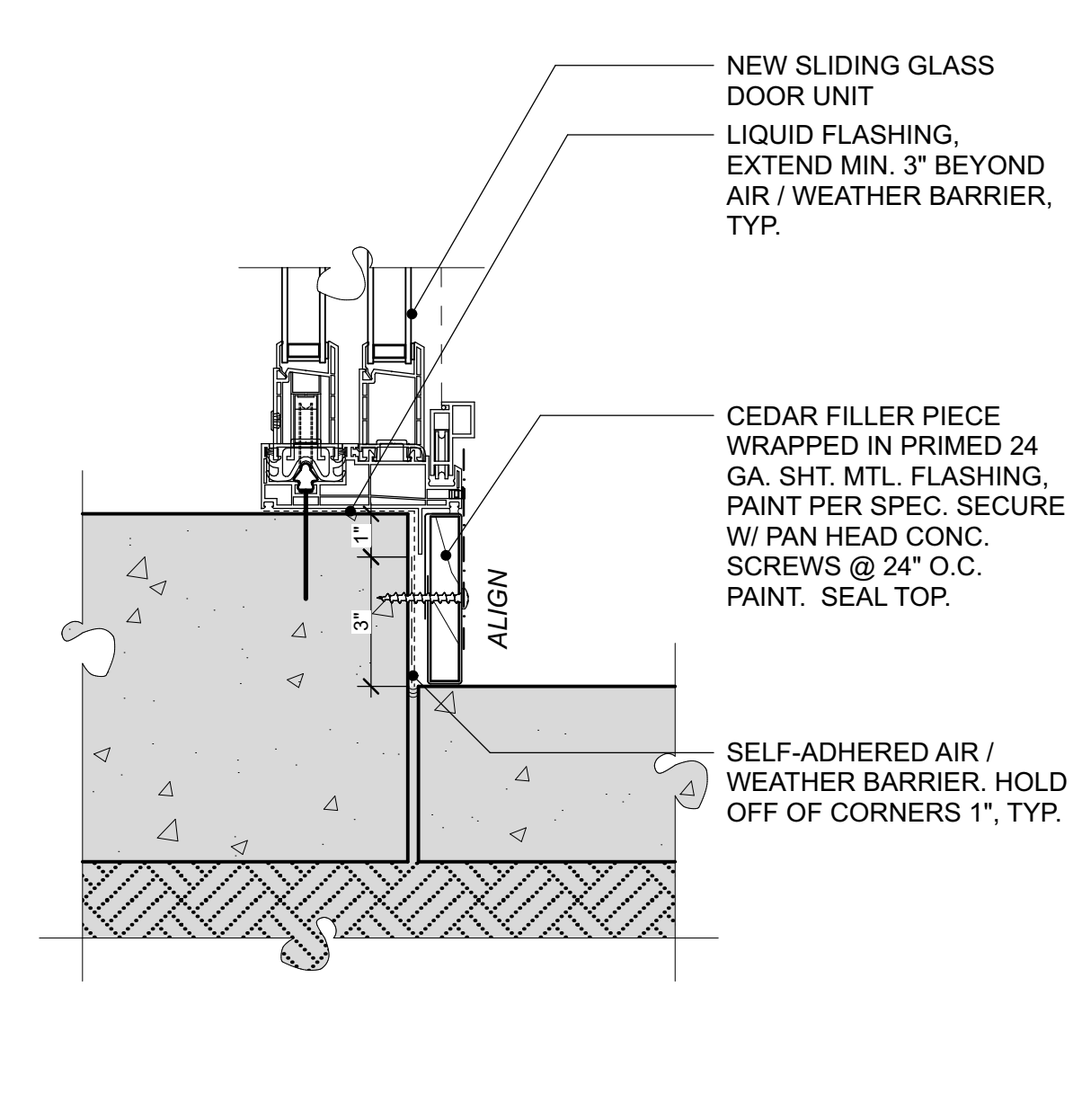
11 ROOF ACCESS DOOR THRESHOLD 3" = 1'-0"



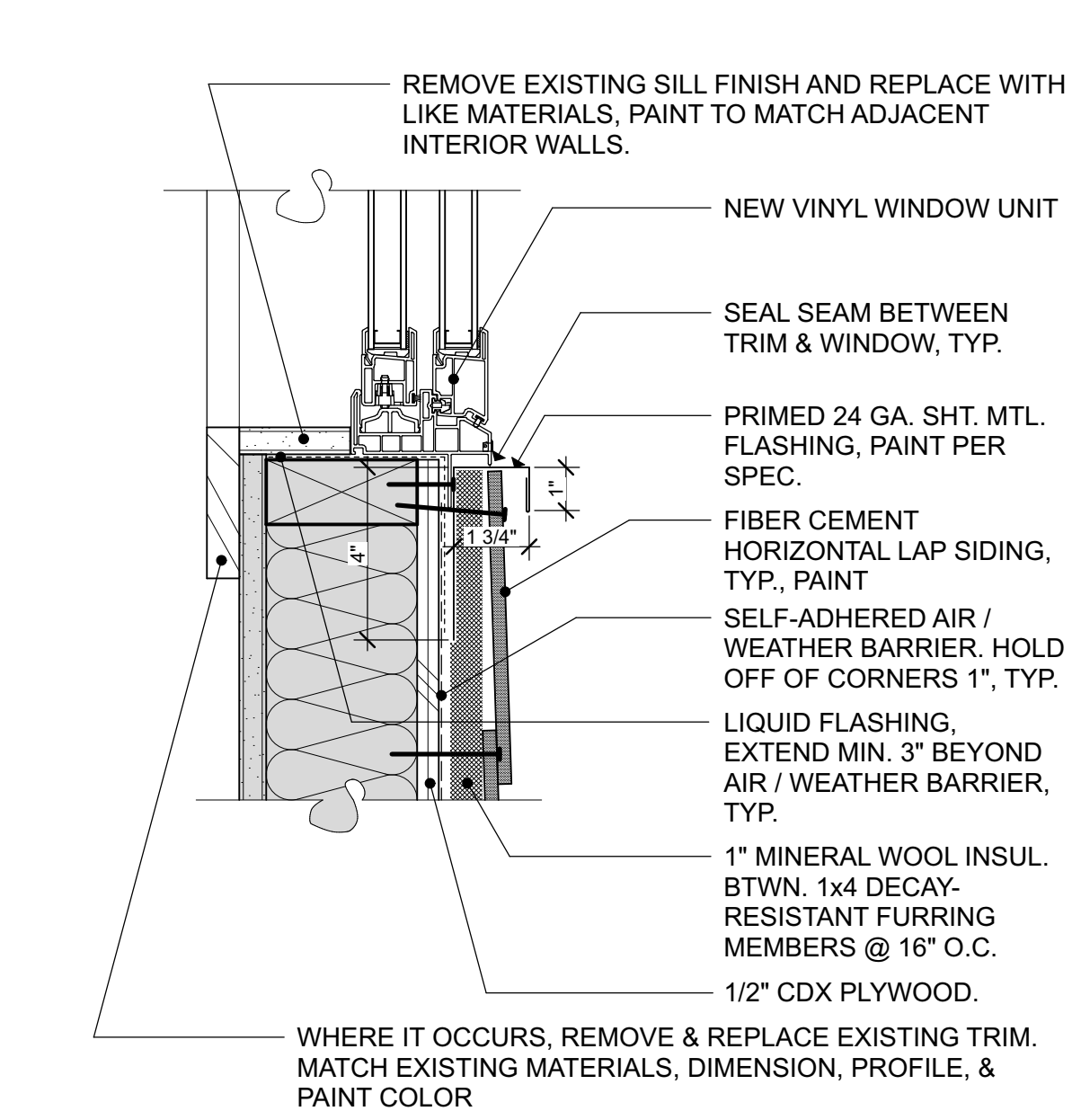
12 PANEL SIDING TO STOREFRONT JAMB 3" = 1'-0"



13 TYP. DOOR THRESHOLD 3" = 1'-0"



14 FIRST FLOOR DOOR THRESHOLD 3" = 1'-0"



15 TYP. WINDOW SILL 3" = 1'-0"

GENERAL NOTES:
 1. FIELD VERIFY SUBSTRATE MATERIALS. USE APPROPRIATE FASTENERS & FASTENER SPACINGS FOR EACH SUBSTRATE PER STRUCT. & MFR.
 2. PRE-TREAT FASTENERS WITH LIQUID FLASHING PRIOR TO PENETRATING AIR / WEATHER BARRIER, TYP.
 3. COMPLY WITH INSTALLATION INSTRUCTIONS FOR ALL FLASHING, AIR / WEATHER BARRIER, AND CLADDING SYSTEMS. WHERE CONFLICT OCCURS IMMEDIATELY NOTIFY ARCHITECT OR OWNER'S REPRESENTATIVE.

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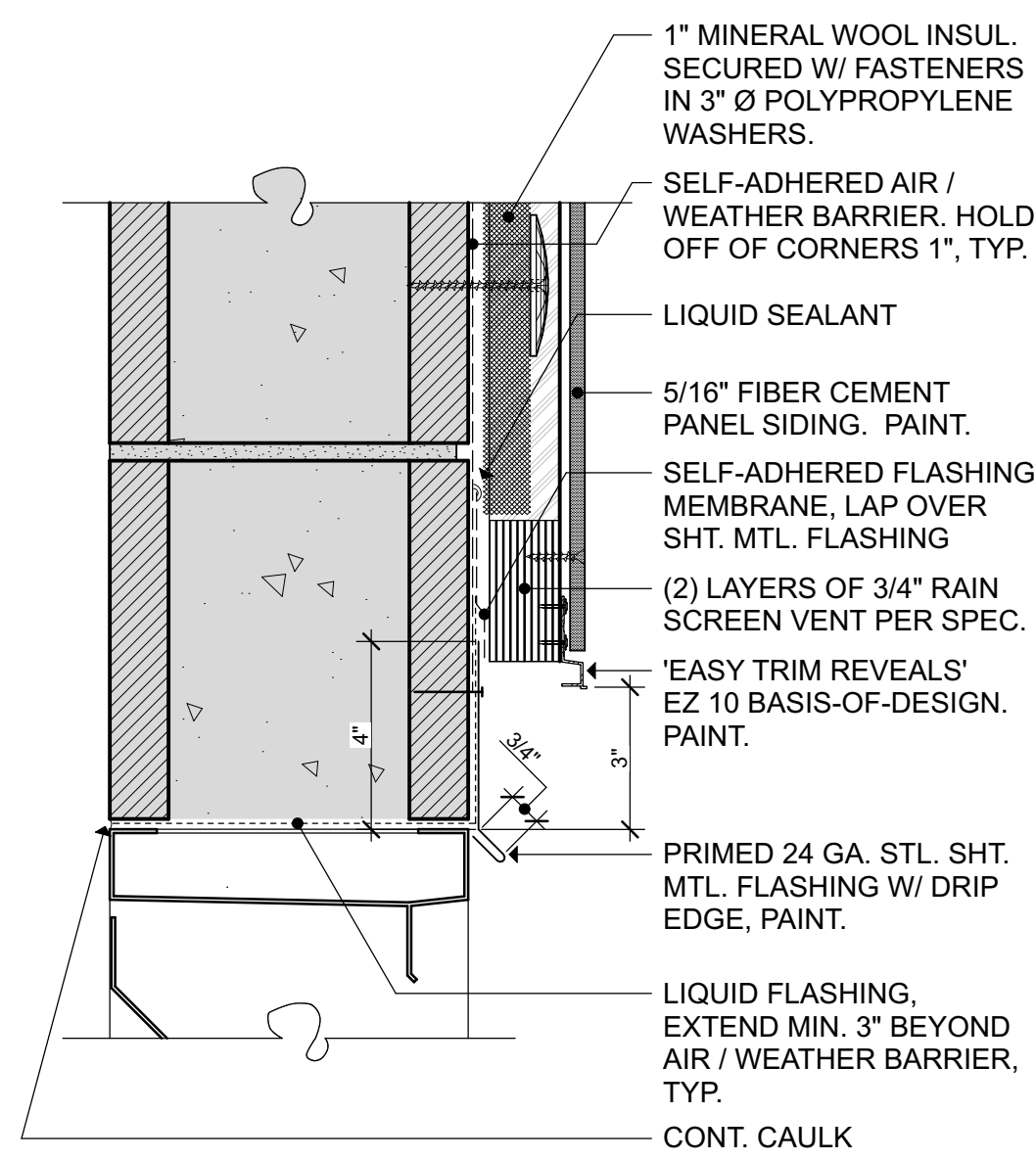
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 STATE OF WASHINGTON
 OWNER...

King County Housing Authority

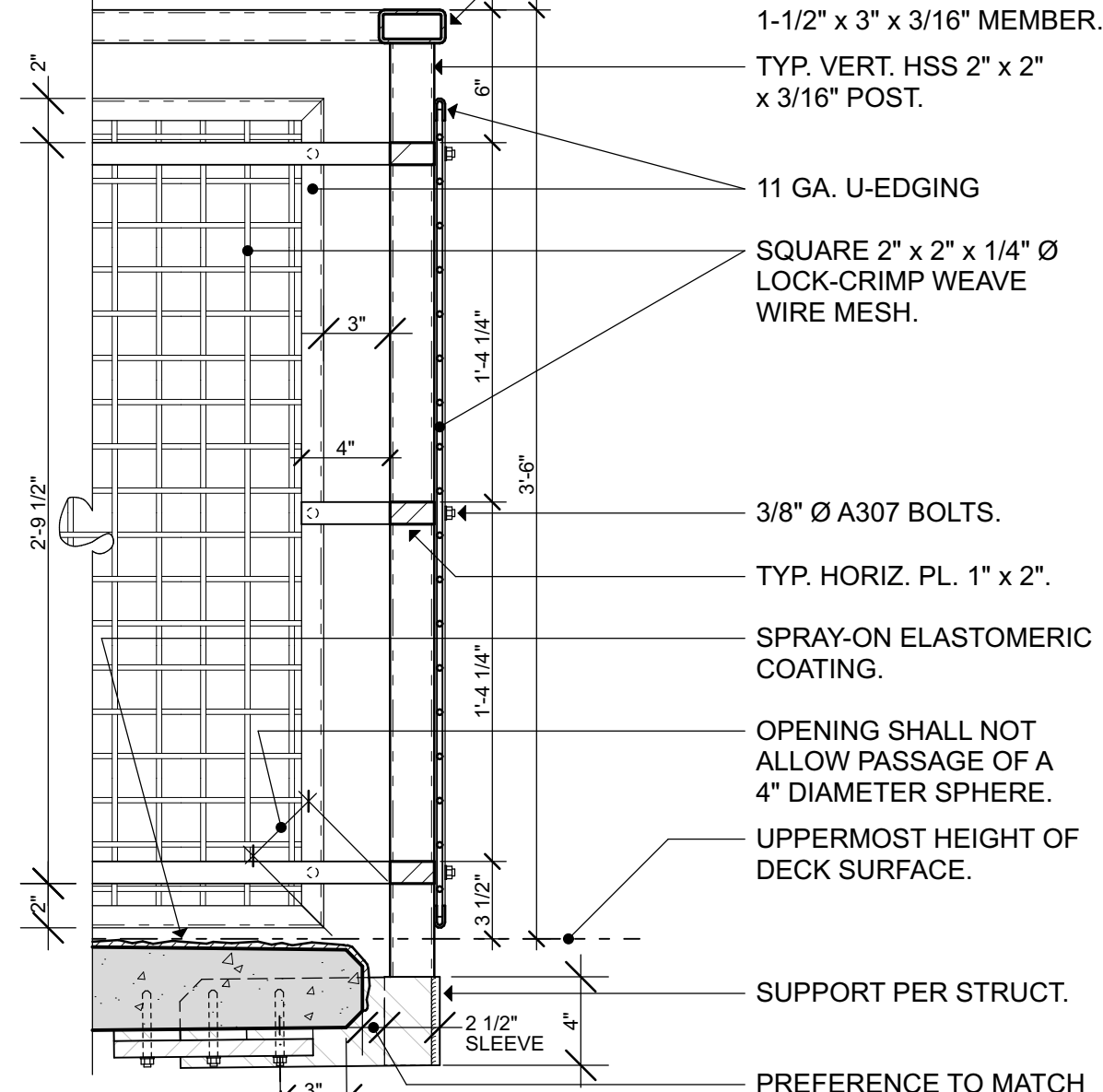
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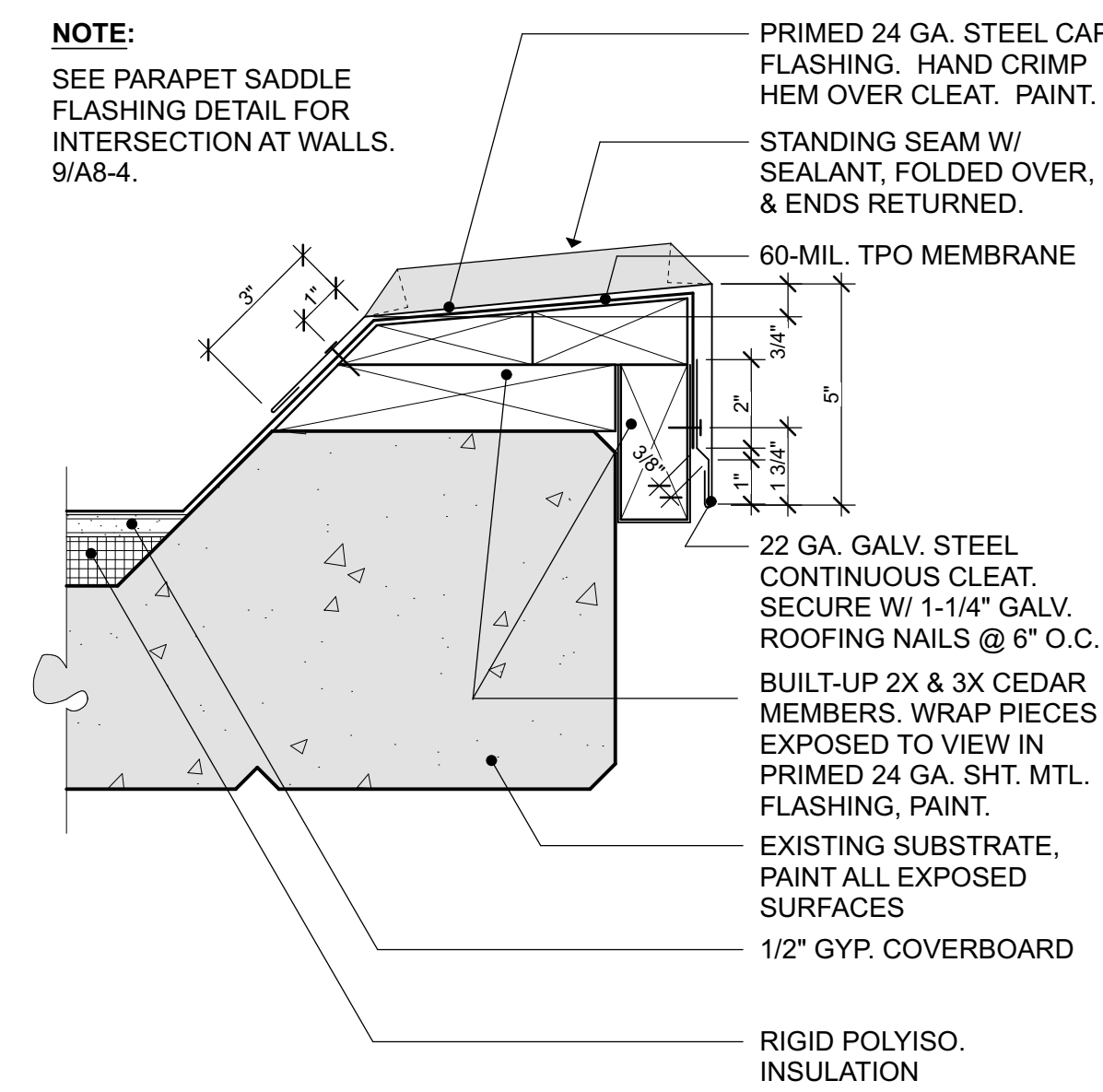
— EXISTING CONSTRUCTION TO REMAIN. TYPICAL ALL DETAILS.



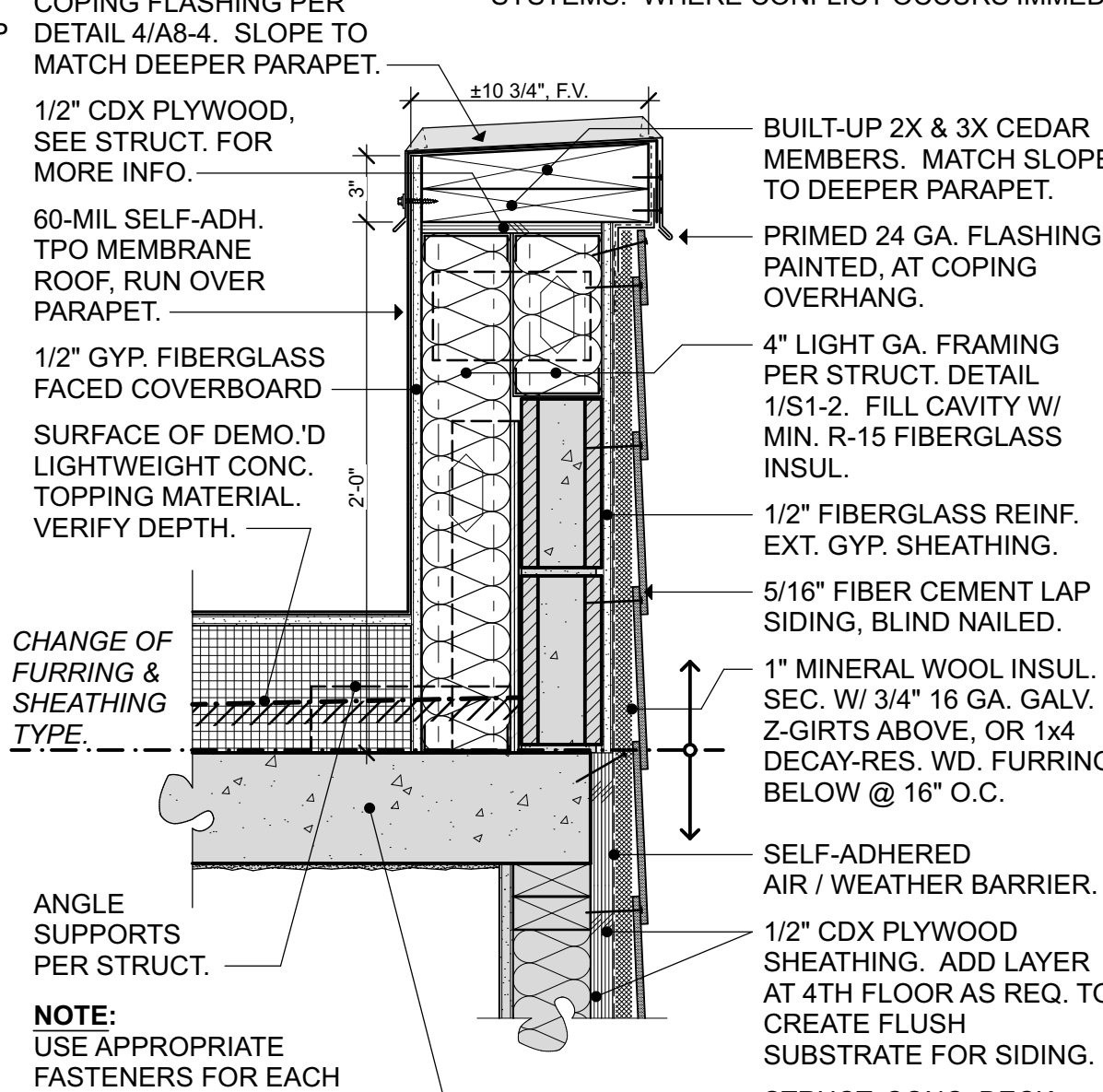
1 PANEL TO LOUVER HEAD 3" = 1'-0"



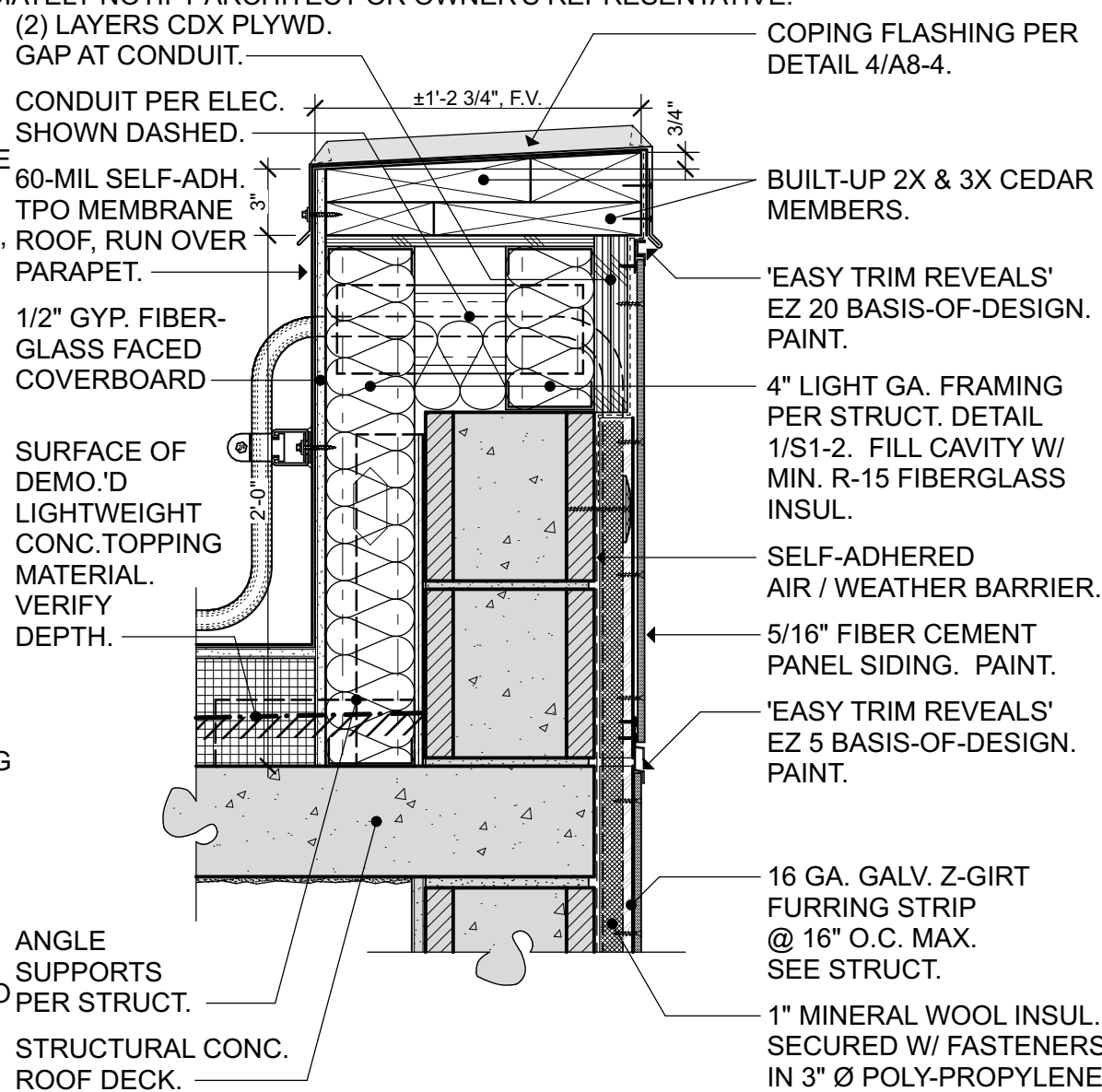
2 TYPICAL GUARDRAIL 1 1/2" = 1'-0"



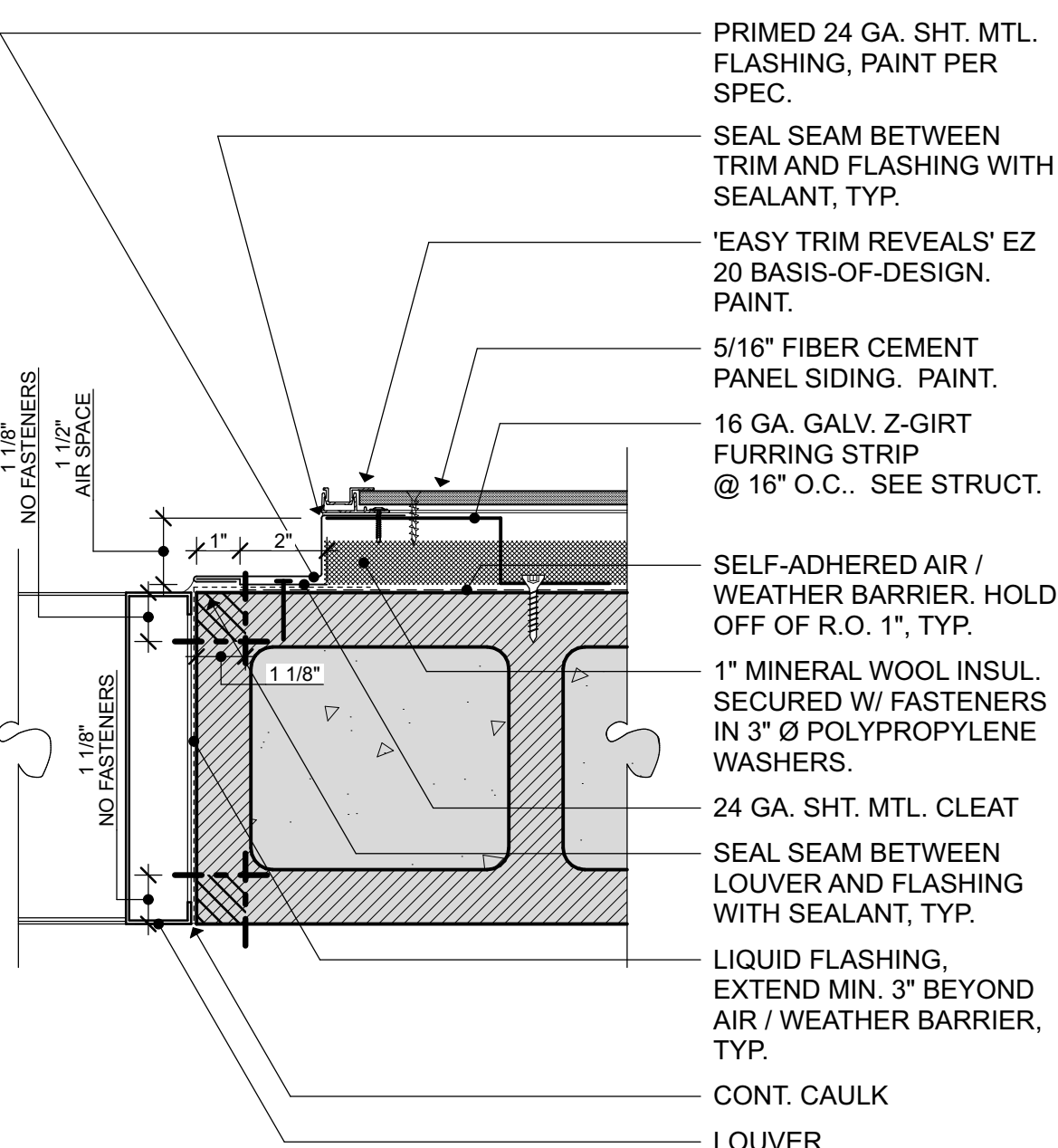
3 PARAPET - CANOPY 3" = 1'-0"



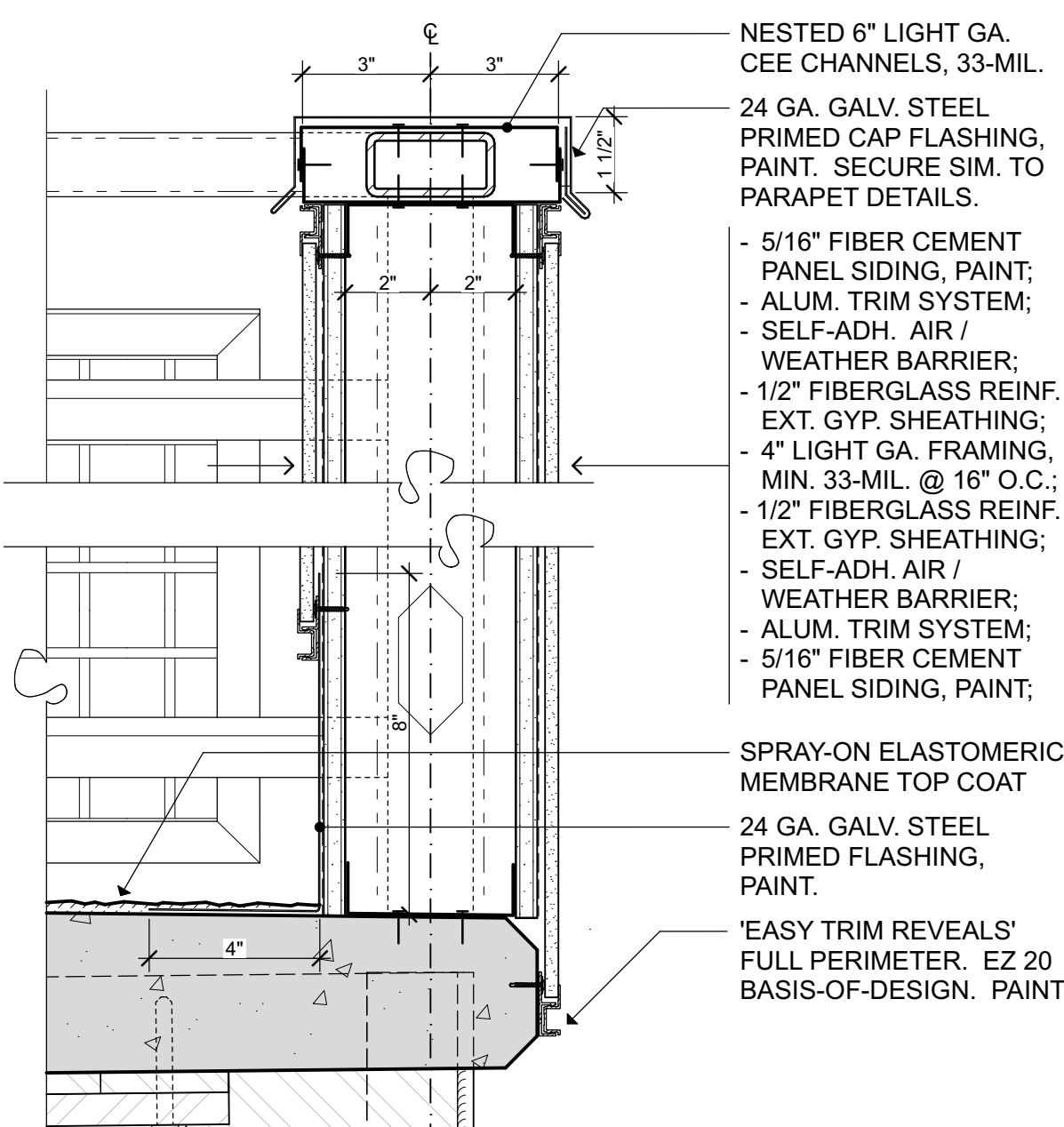
4 PARAPET - LAP SIDING OVER SHEATHING 1 1/2" = 1'-0"



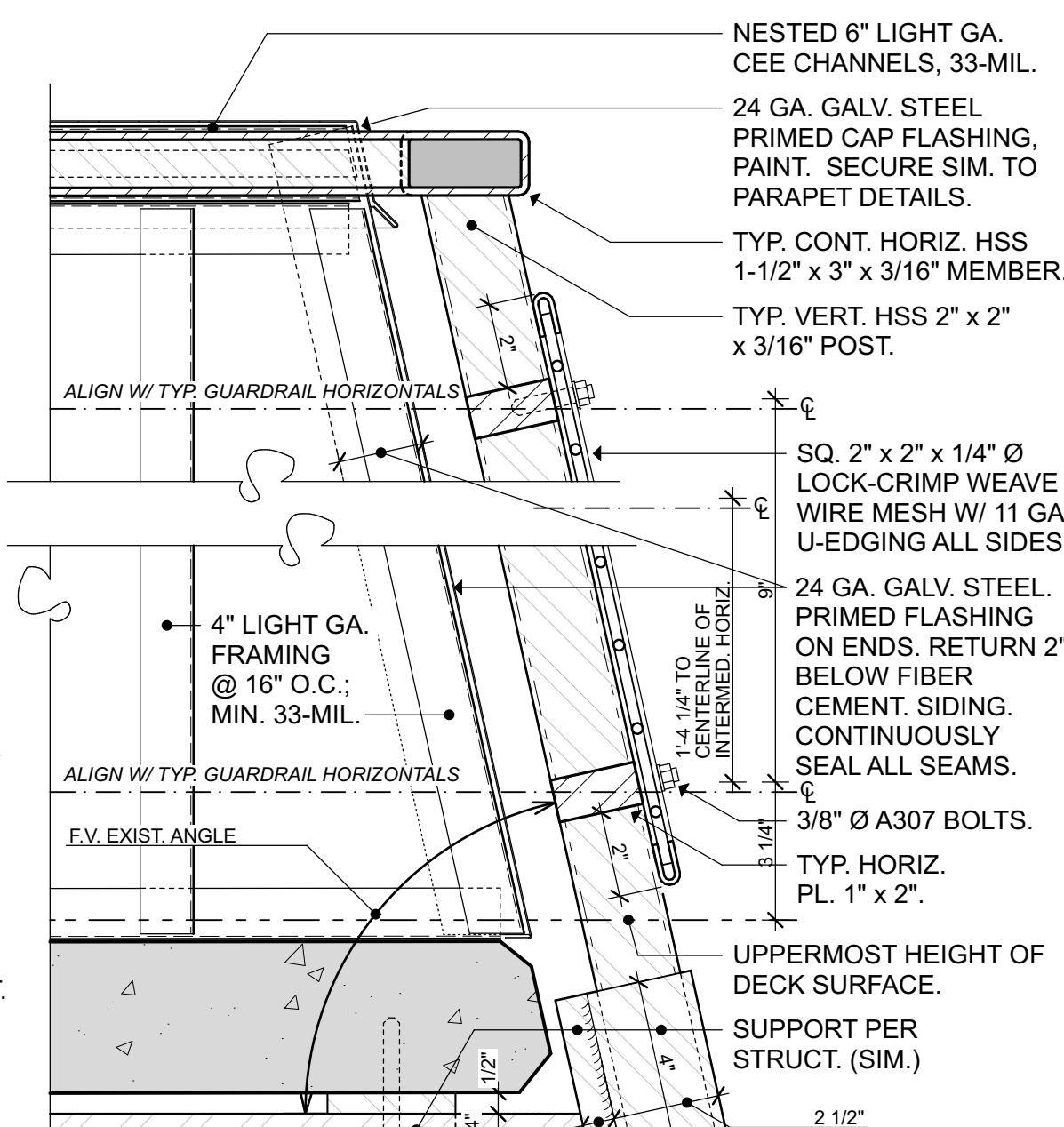
5 PARAPET - PANEL SIDING OVER CMU 1 1/2" = 1'-0"



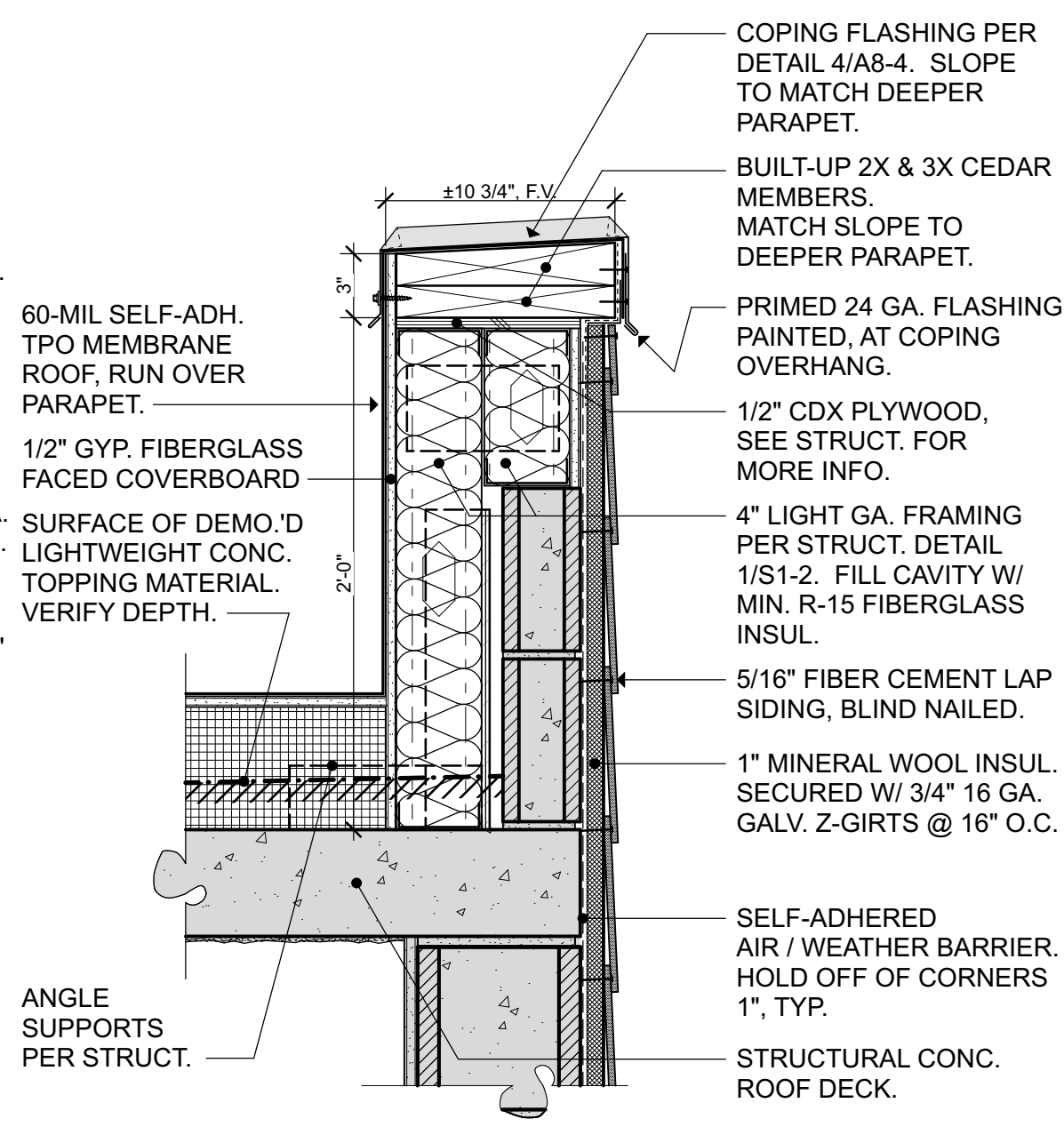
6 PANEL TO LOUVER JAMB 3" = 1'-0"



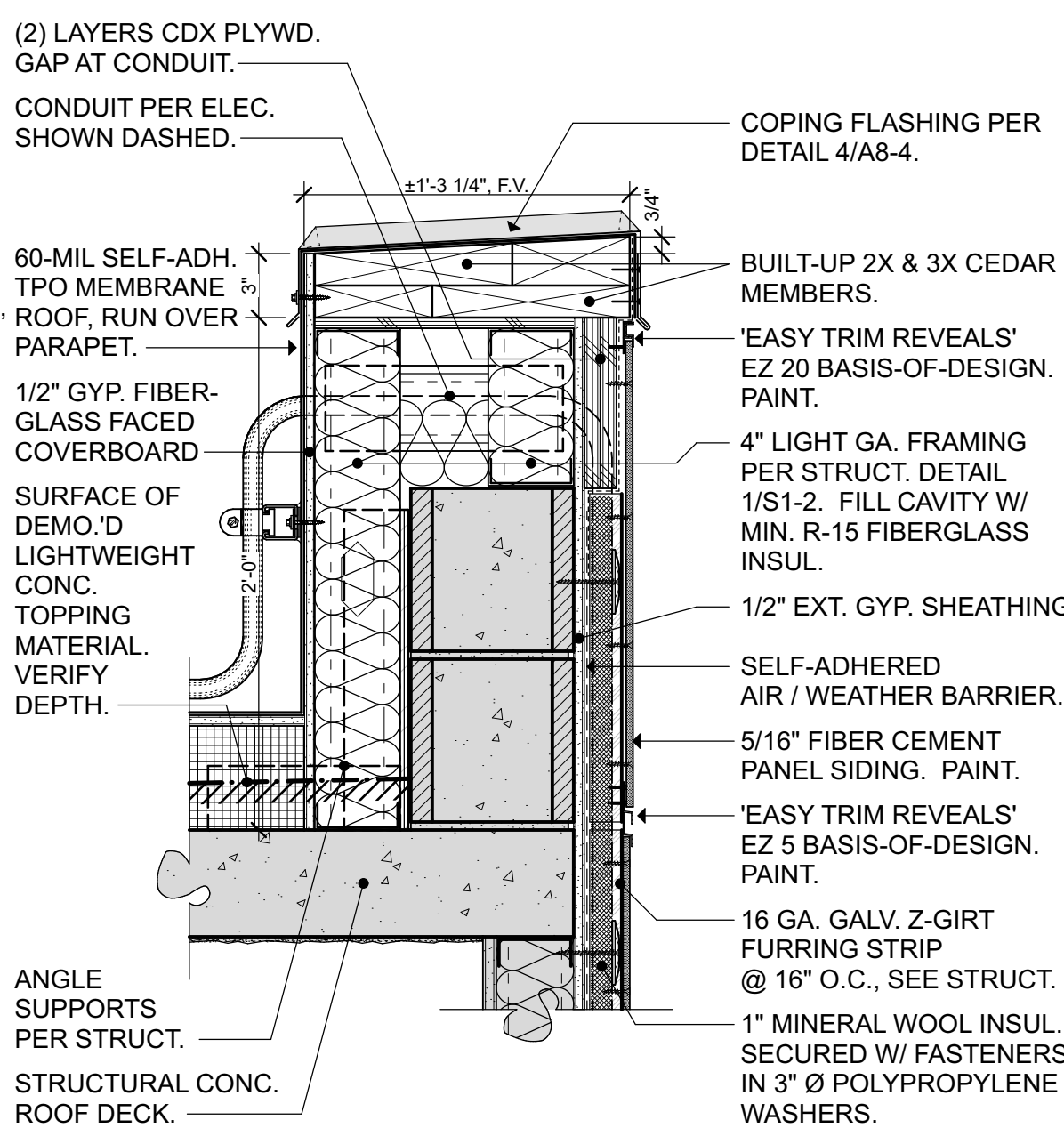
7 ENTRY MARQUEE 3" = 1'-0"



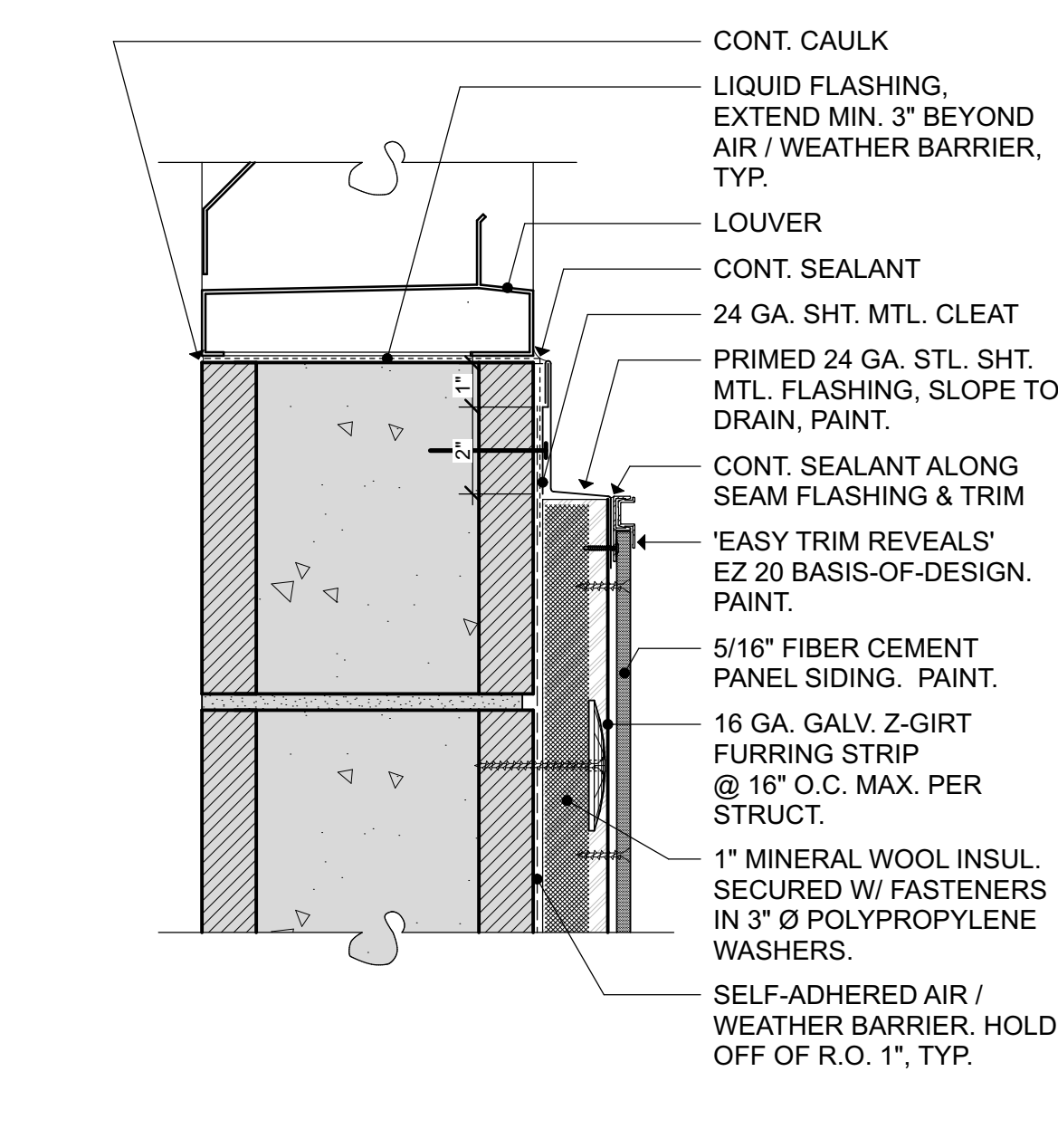
8 ENTRY GUARDRAIL 3" = 1'-0"



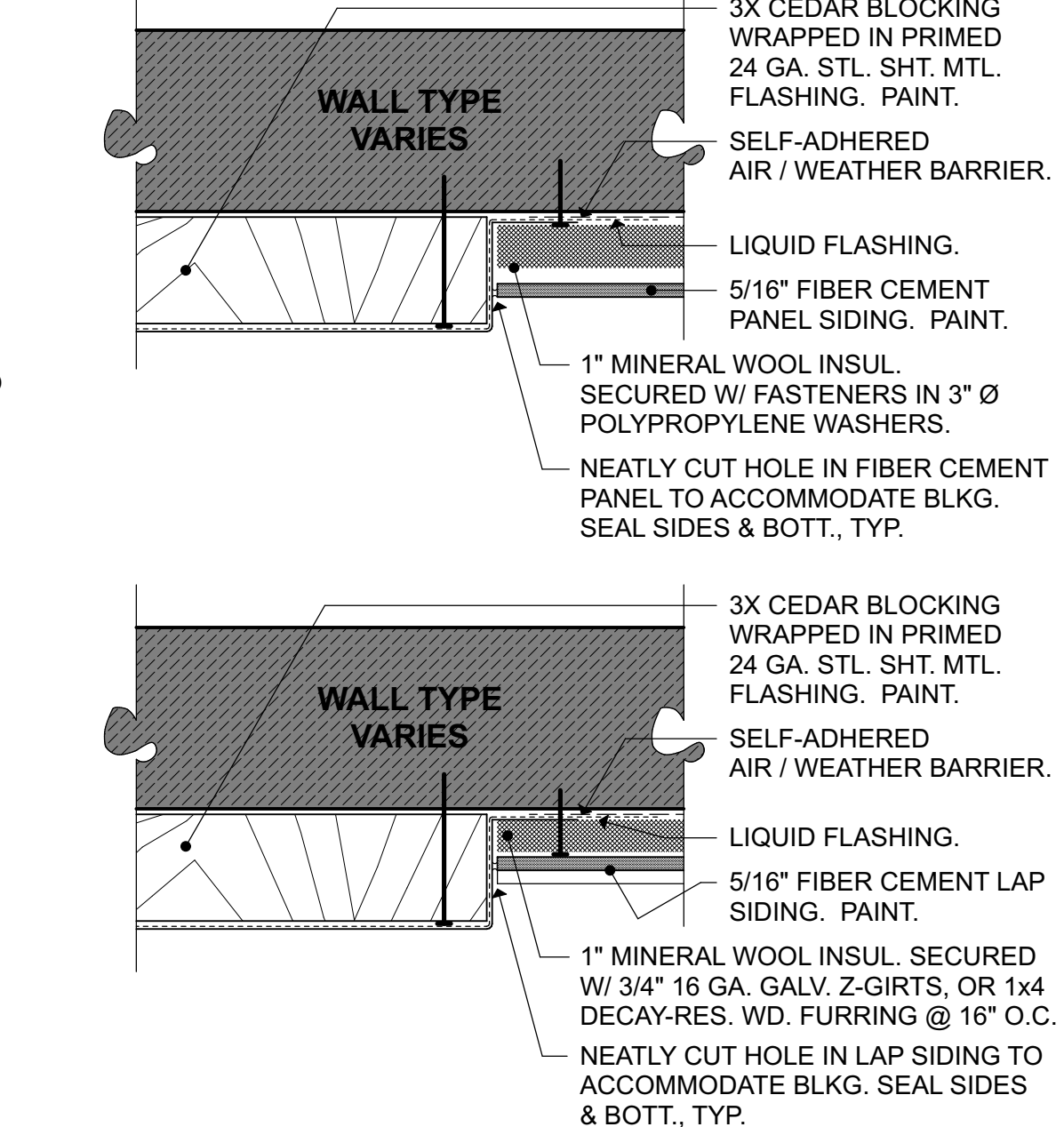
9 PARAPET - LAP SIDING OVER CMU 1 1/2" = 1'-0"



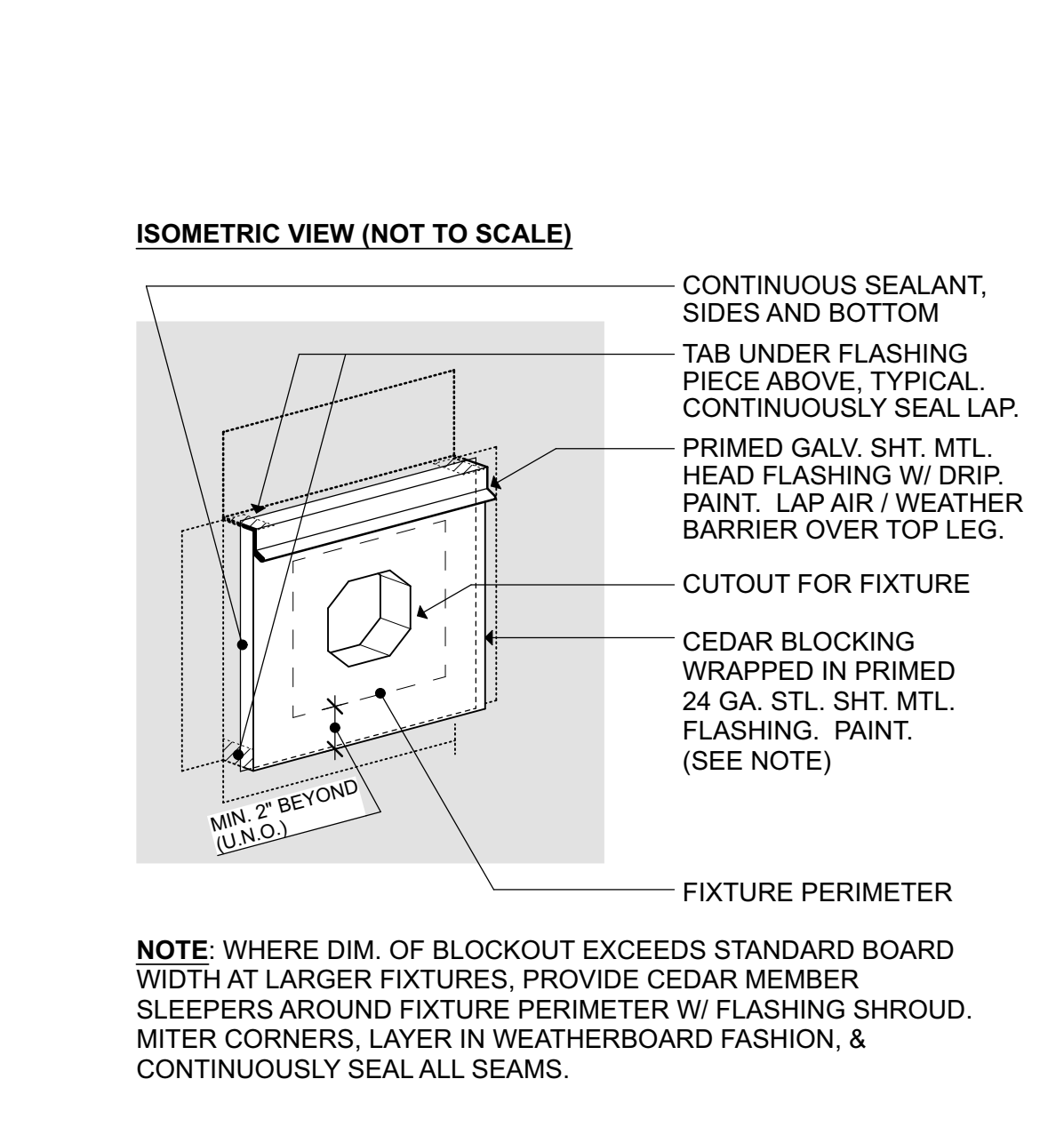
10 PARAPET - PANEL SIDING OVER MTL. 1 1/2" = 1'-0"



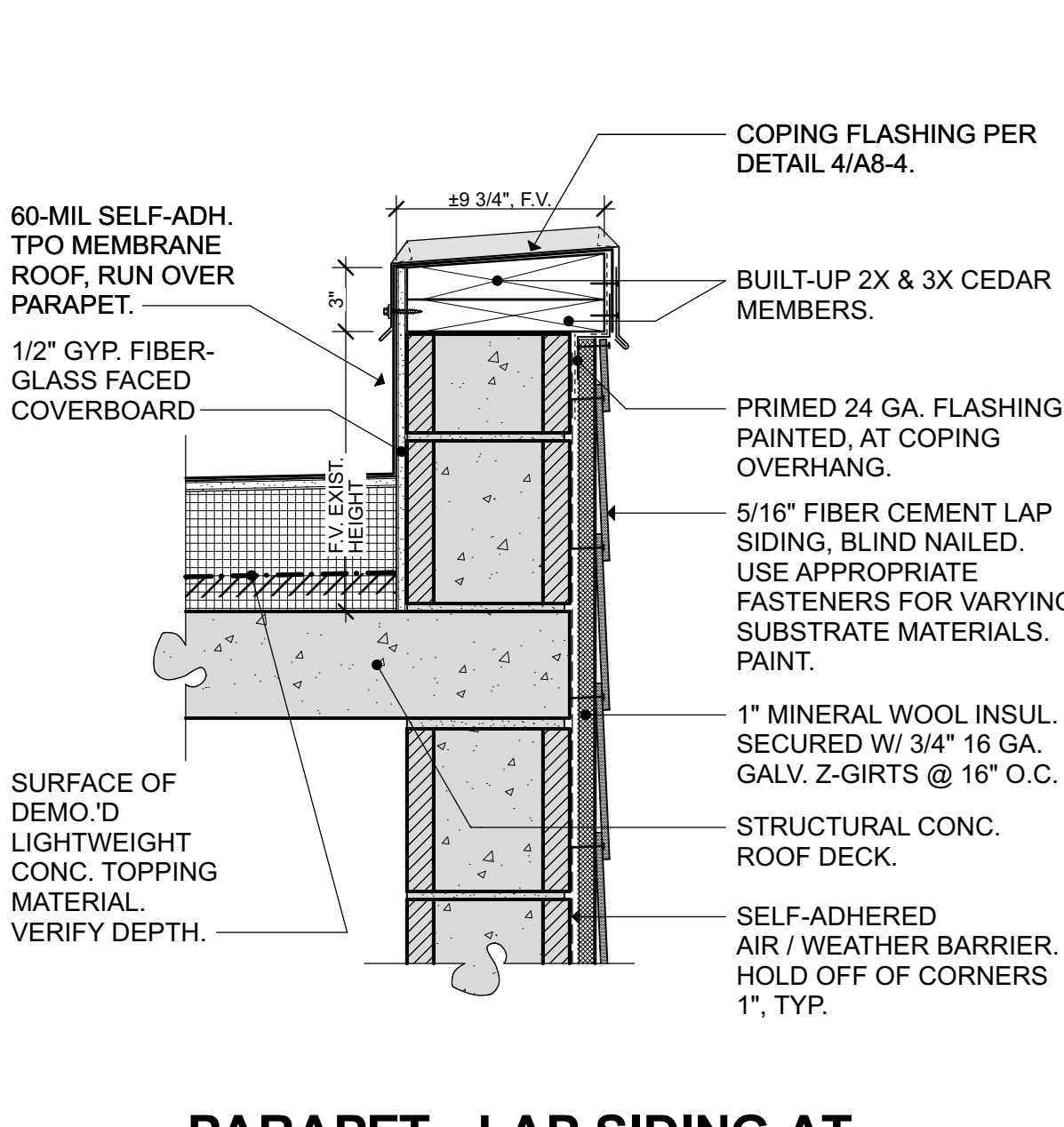
11 PANEL TO LOUVER SILL 3" = 1'-0"



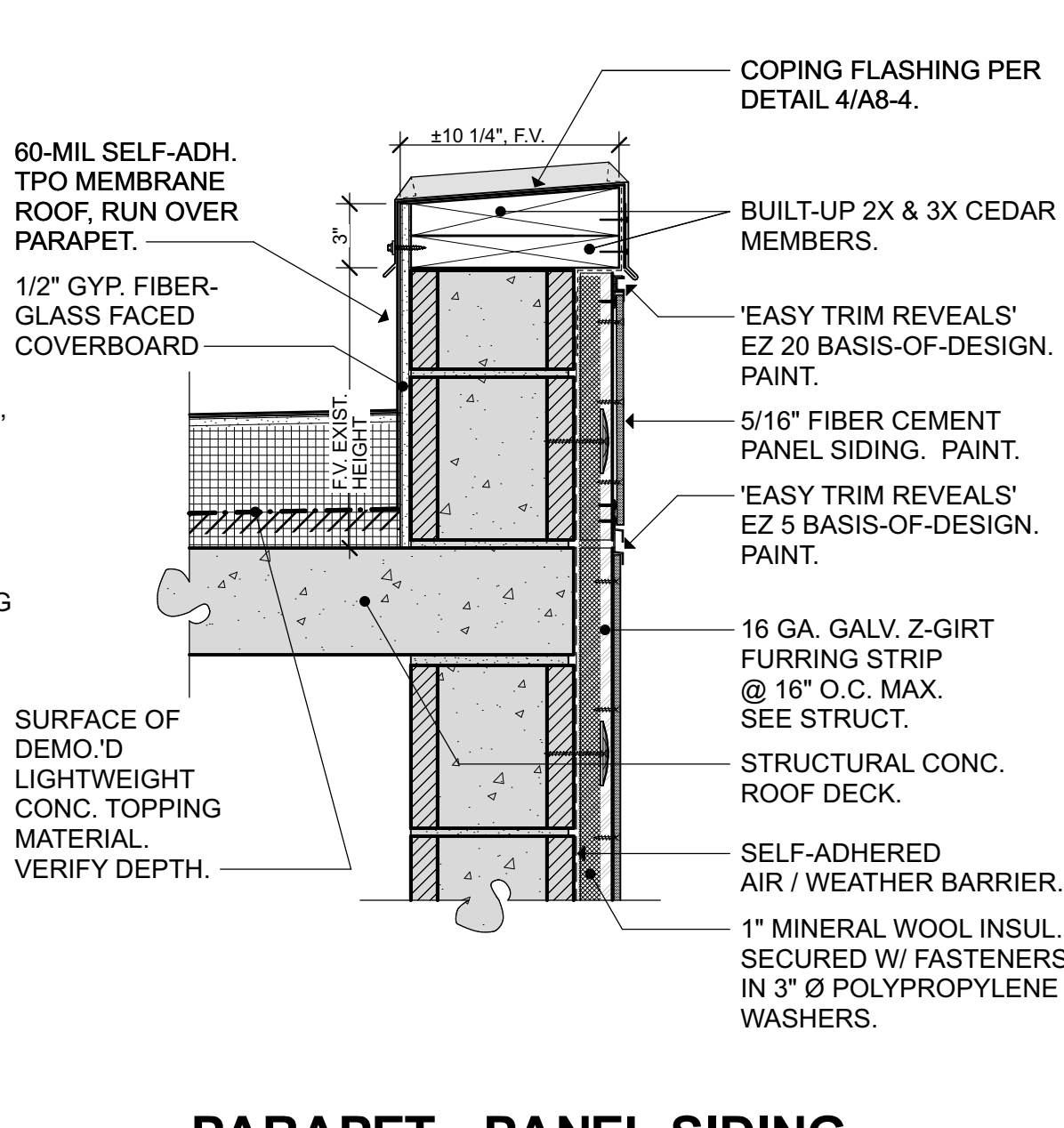
12 TYP. SIDING BLOCKOUT 3" = 1'-0"



13 ISOMETRIC VIEW (NOT TO SCALE) 3" = 1'-0"



14 PARAPET - LAP SIDING AT ROOF ACCESS STAIR 1 1/2" = 1'-0"



15 PARAPET - PANEL SIDING AT ROOF ACCESS STAIR 1 1/2" = 1'-0"

GENERAL NOTES:
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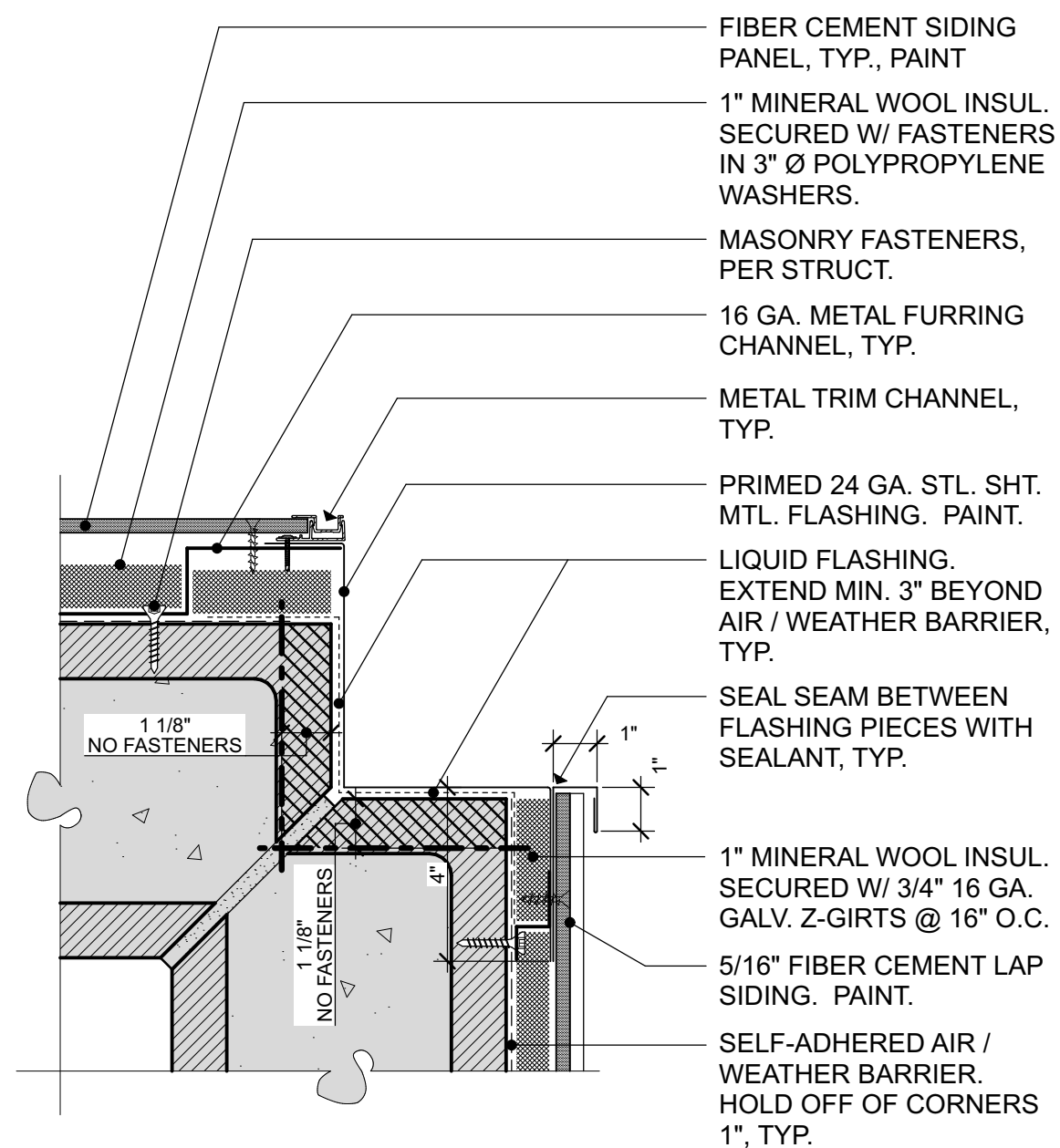
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 STATE OF WASHINGTON

OWNER...
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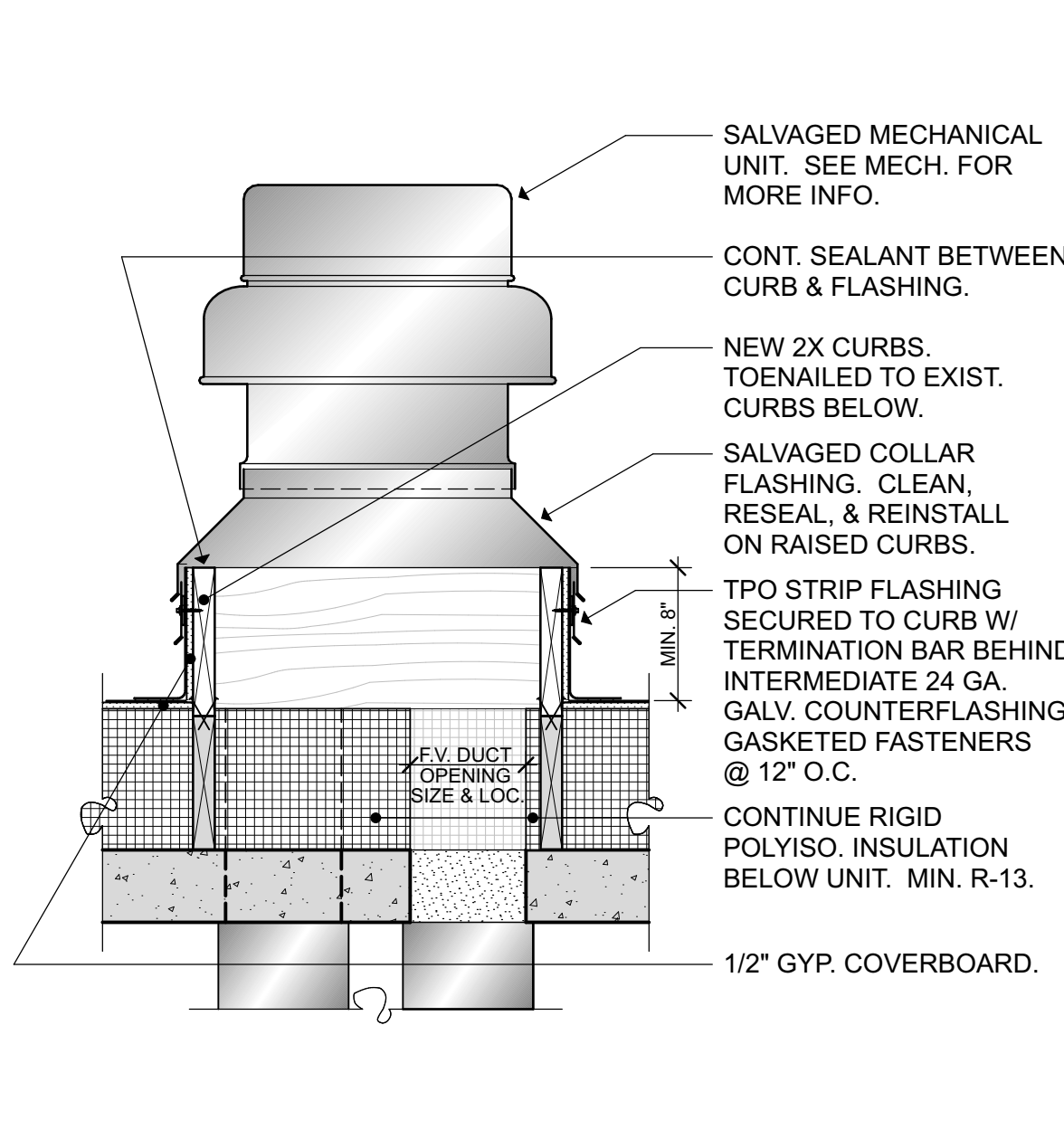
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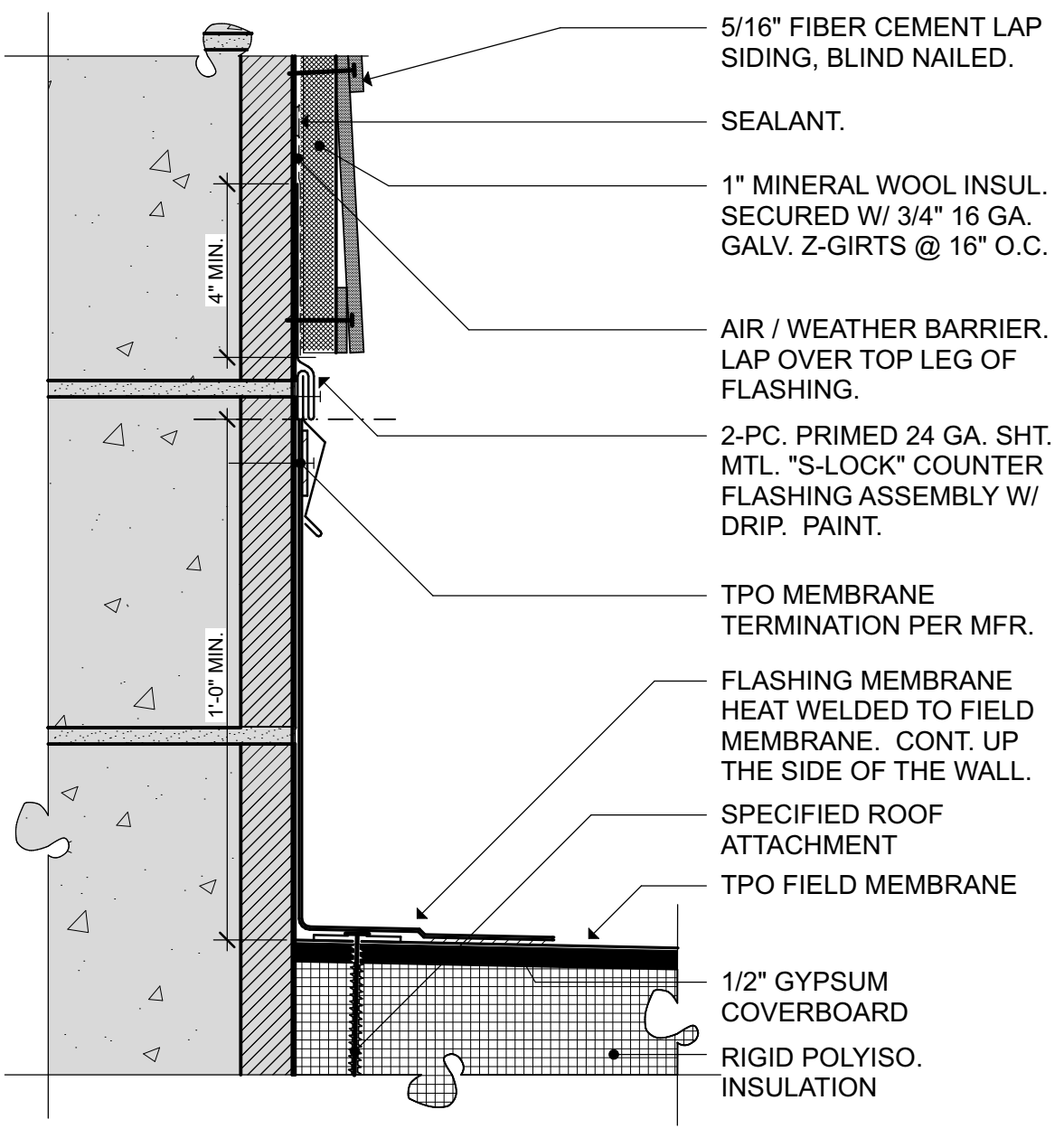
EXISTING CONSTRUCTION TO REMAIN. TYPICAL ALL DETAILS.



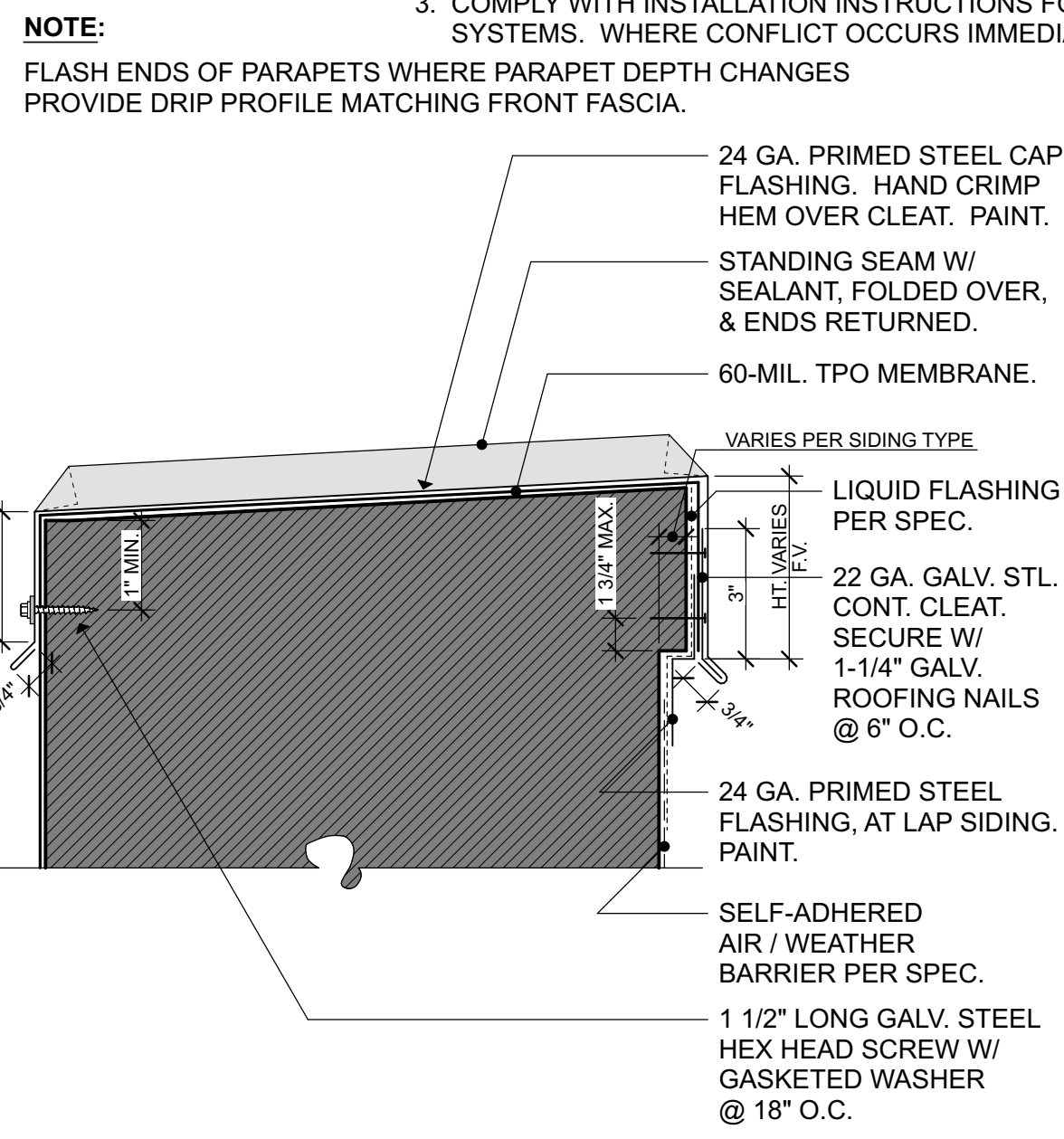
1 90 DEGREE OUTSIDE CORNER - PANEL TO LAP 3" = 1'-0"



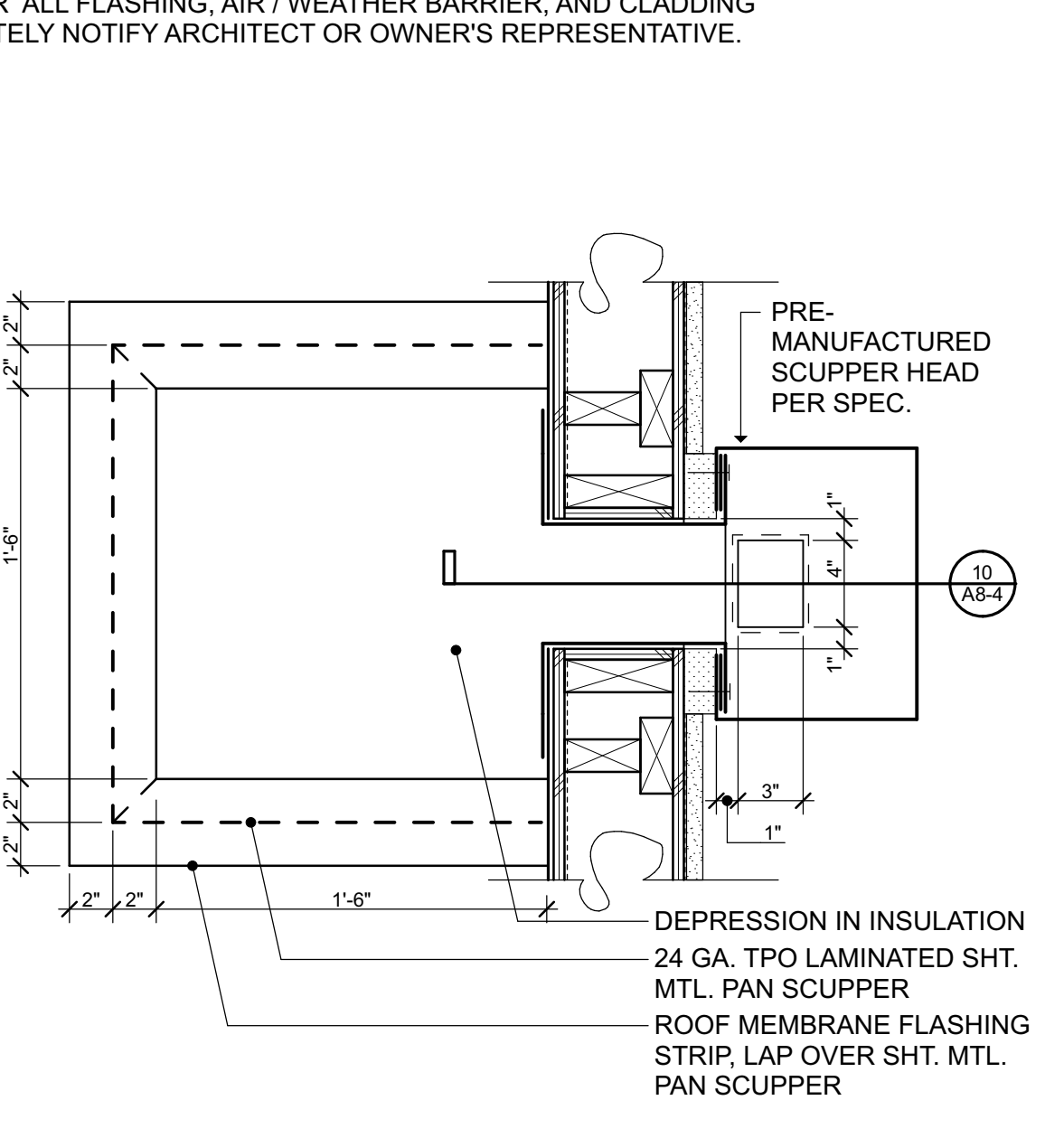
2 TYP. MECH. UNIT CURB 1" = 1'-0"



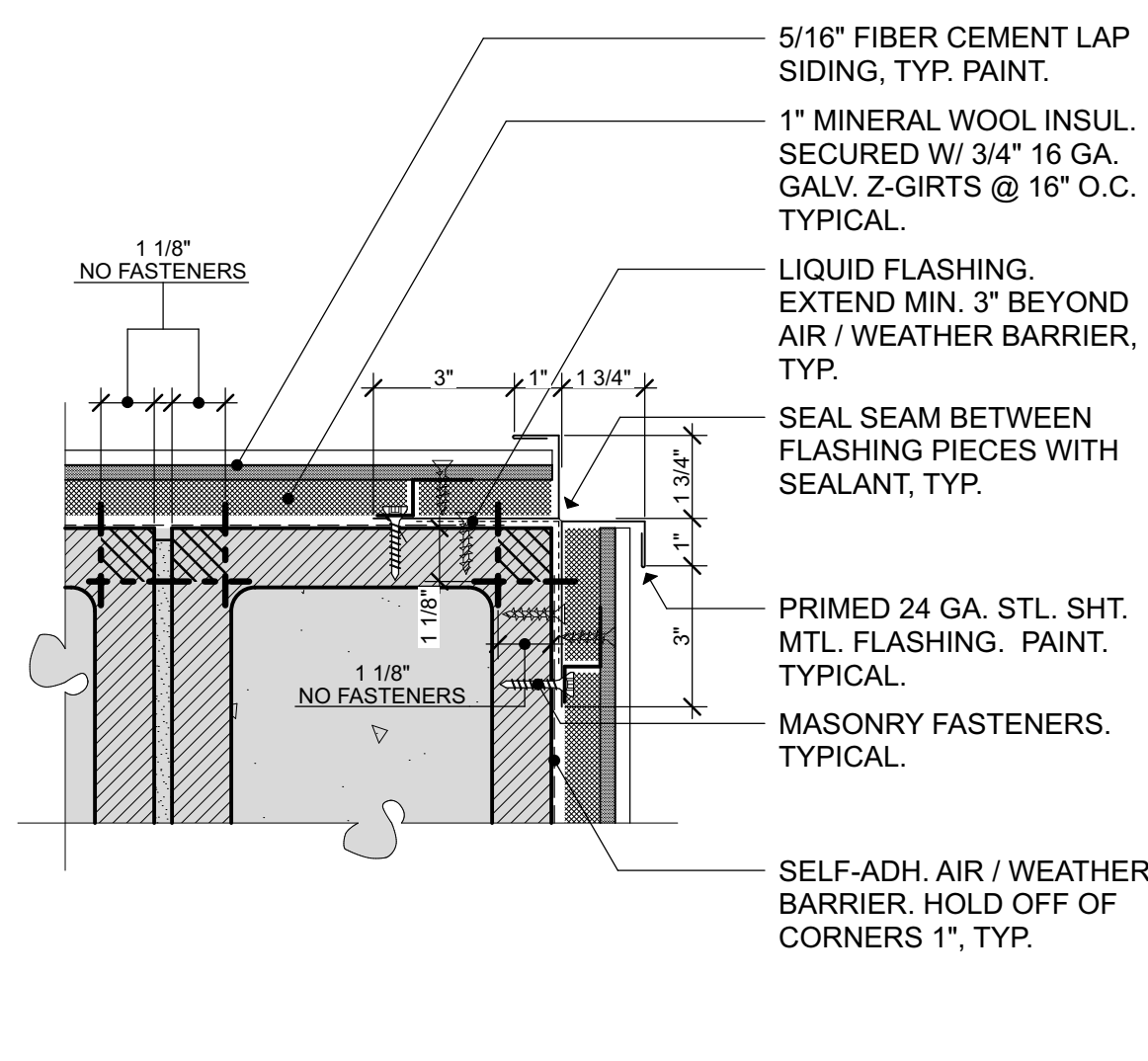
3 TYP. MEMBRANE ROOF TO WALL 3" = 1'-0"



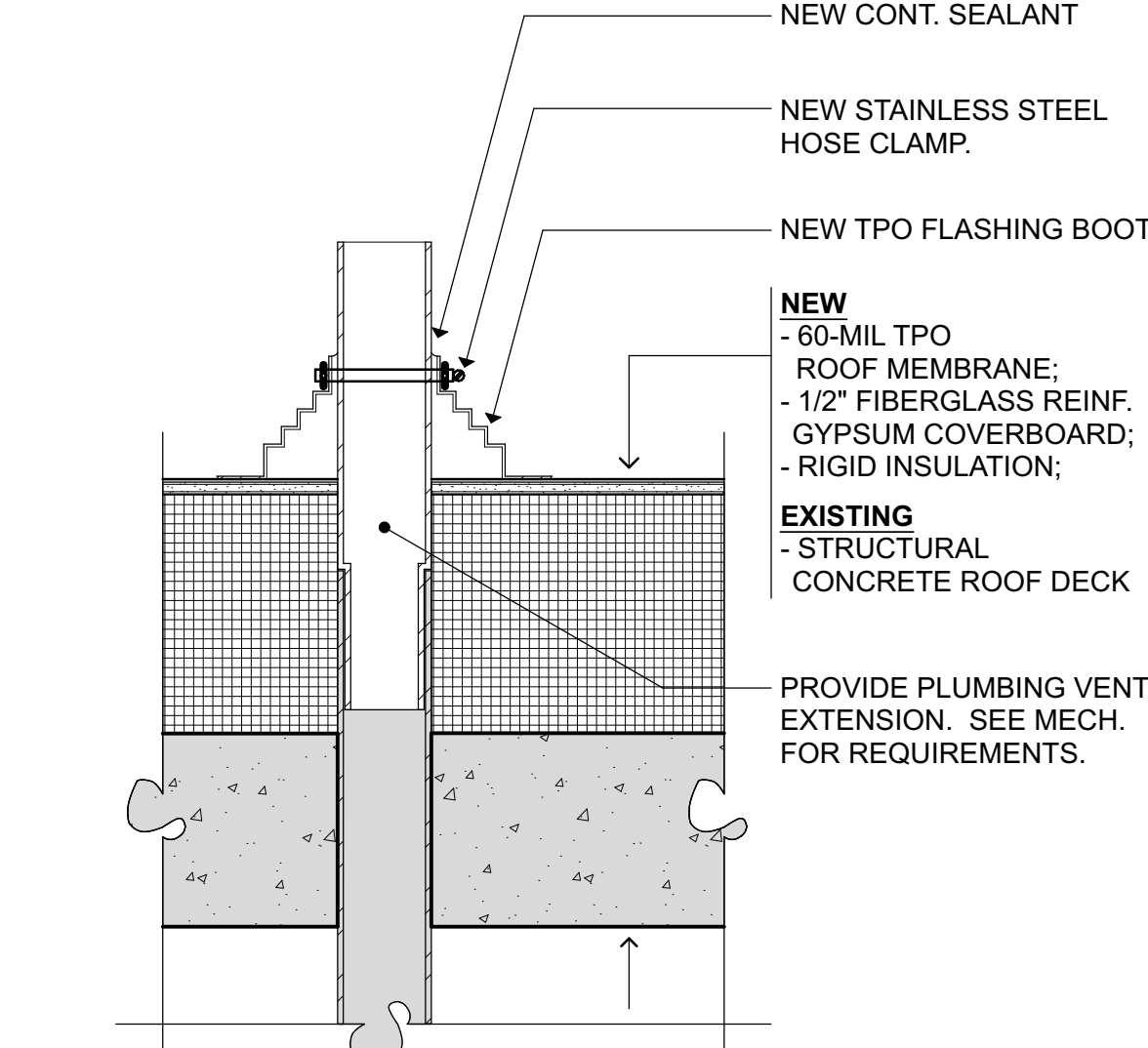
4 TYP. COPING FLASHING 3" = 1'-0"



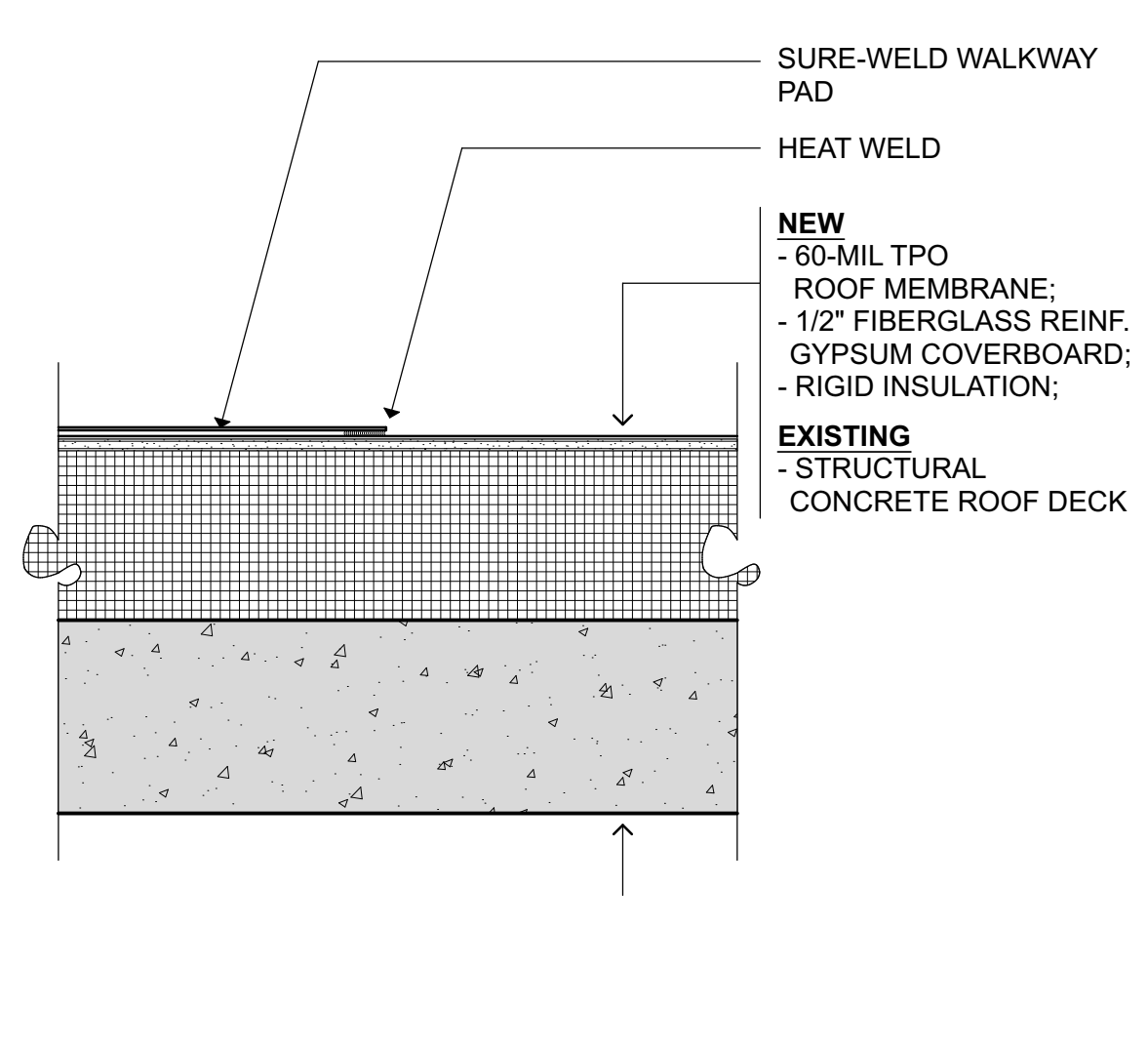
5 SCUPPER - PLAN 1 1/2" = 1'-0"



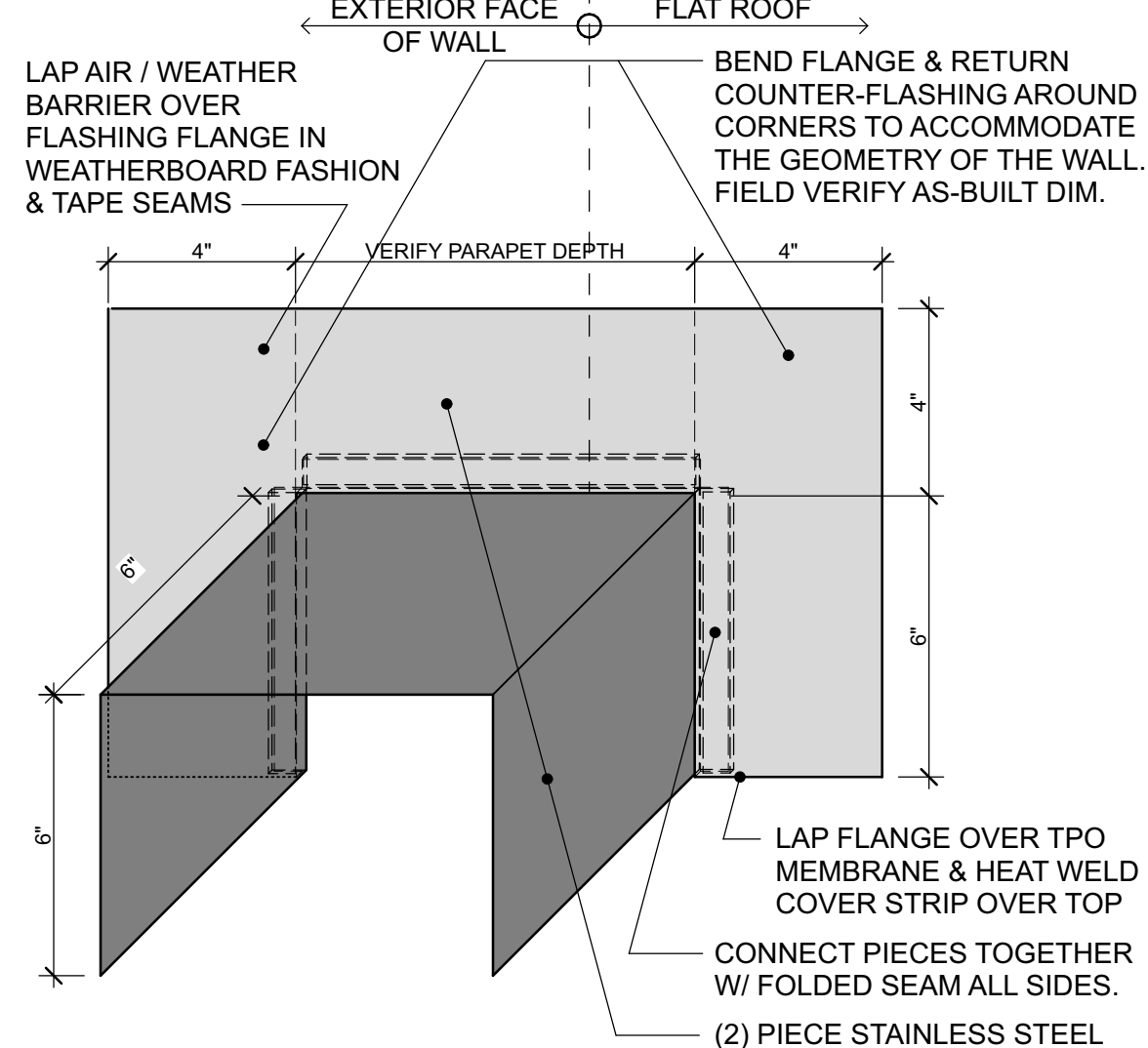
6 90 DEGREE OUTSIDE CORNER - LAP TO LAP 3" = 1'-0"



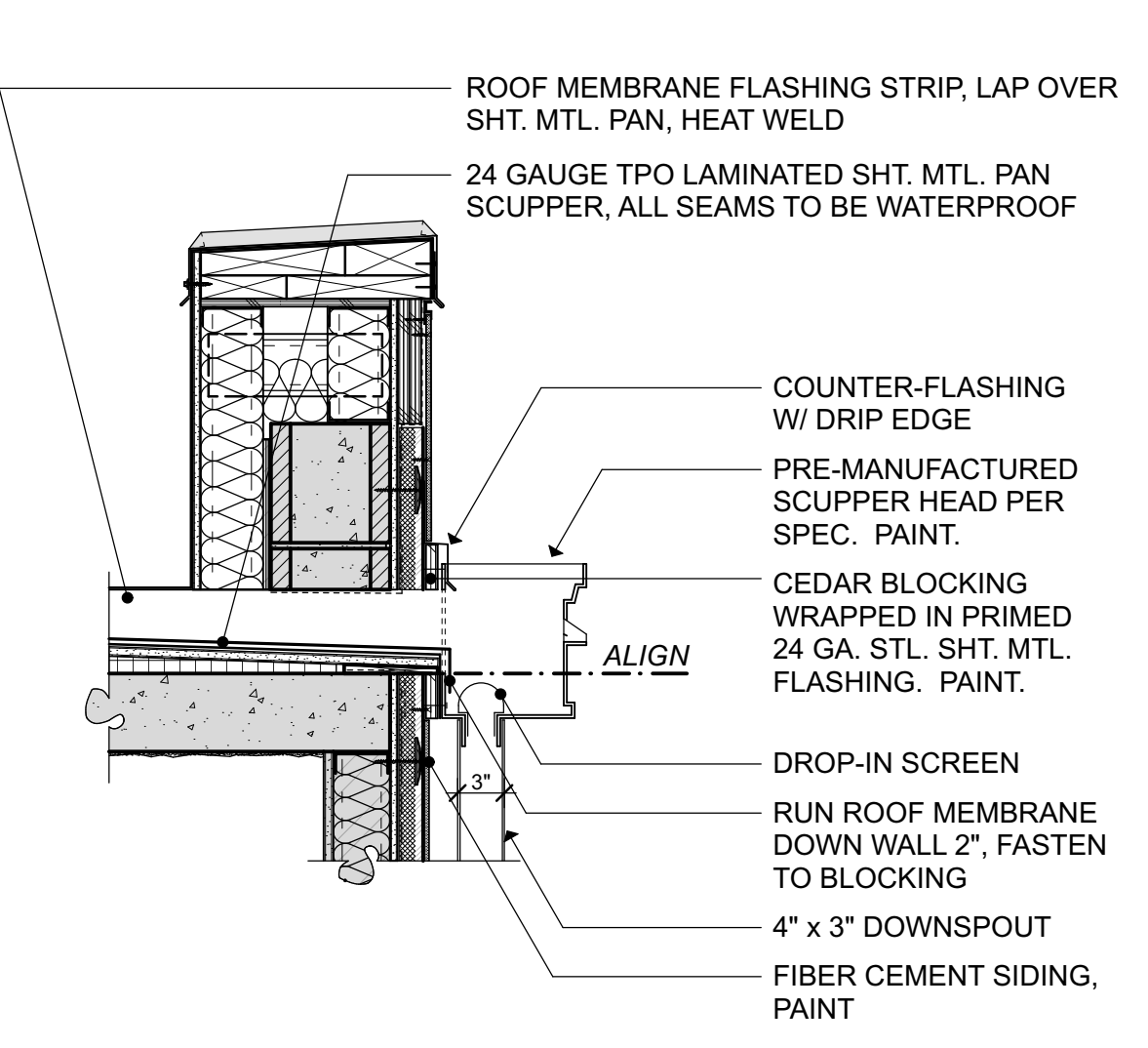
7 TYPICAL PLUMBING VENT 1 1/2" = 1'-0"



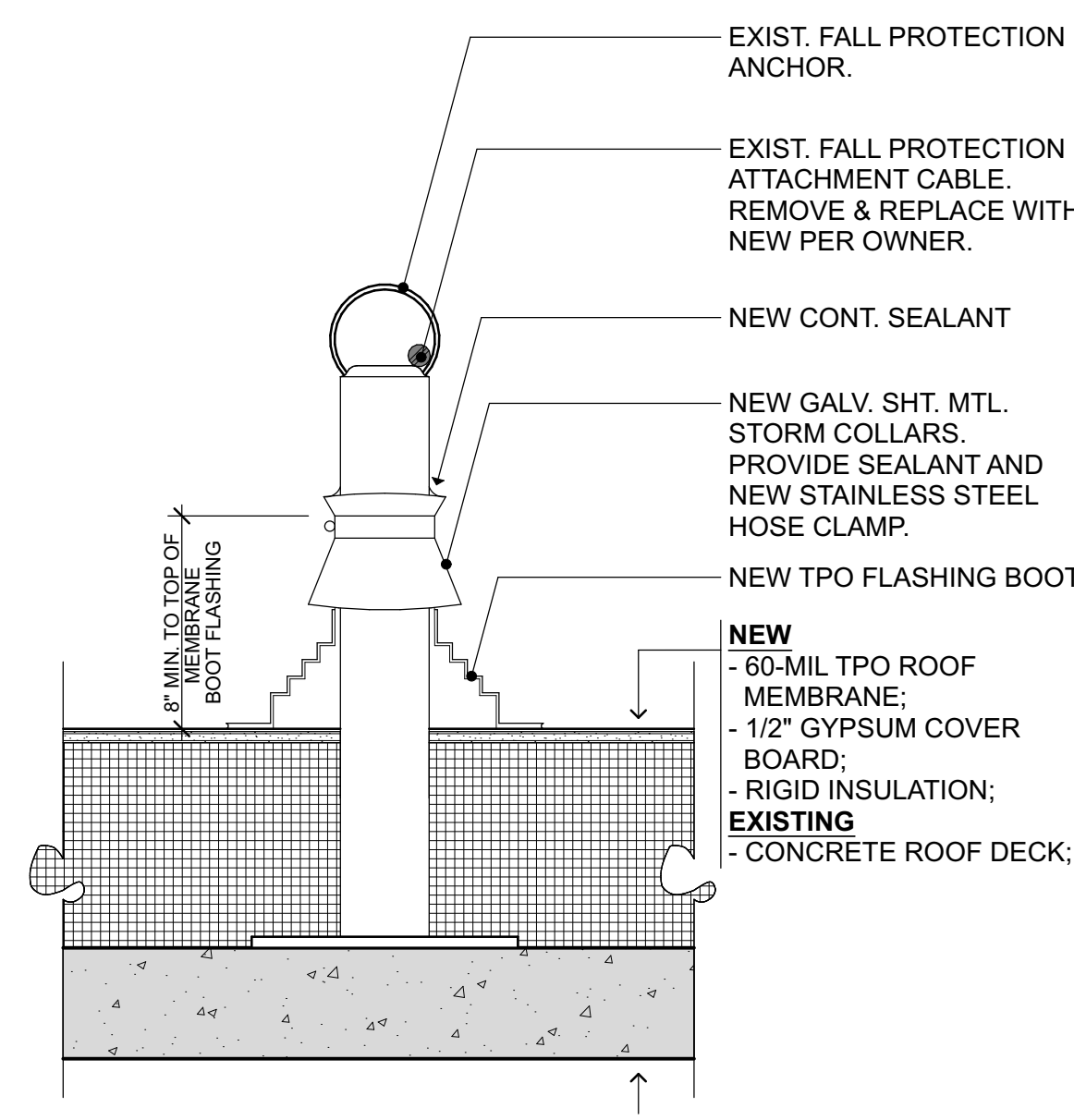
8 HEAT WELDED WALKWAY 1 1/2" = 1'-0"



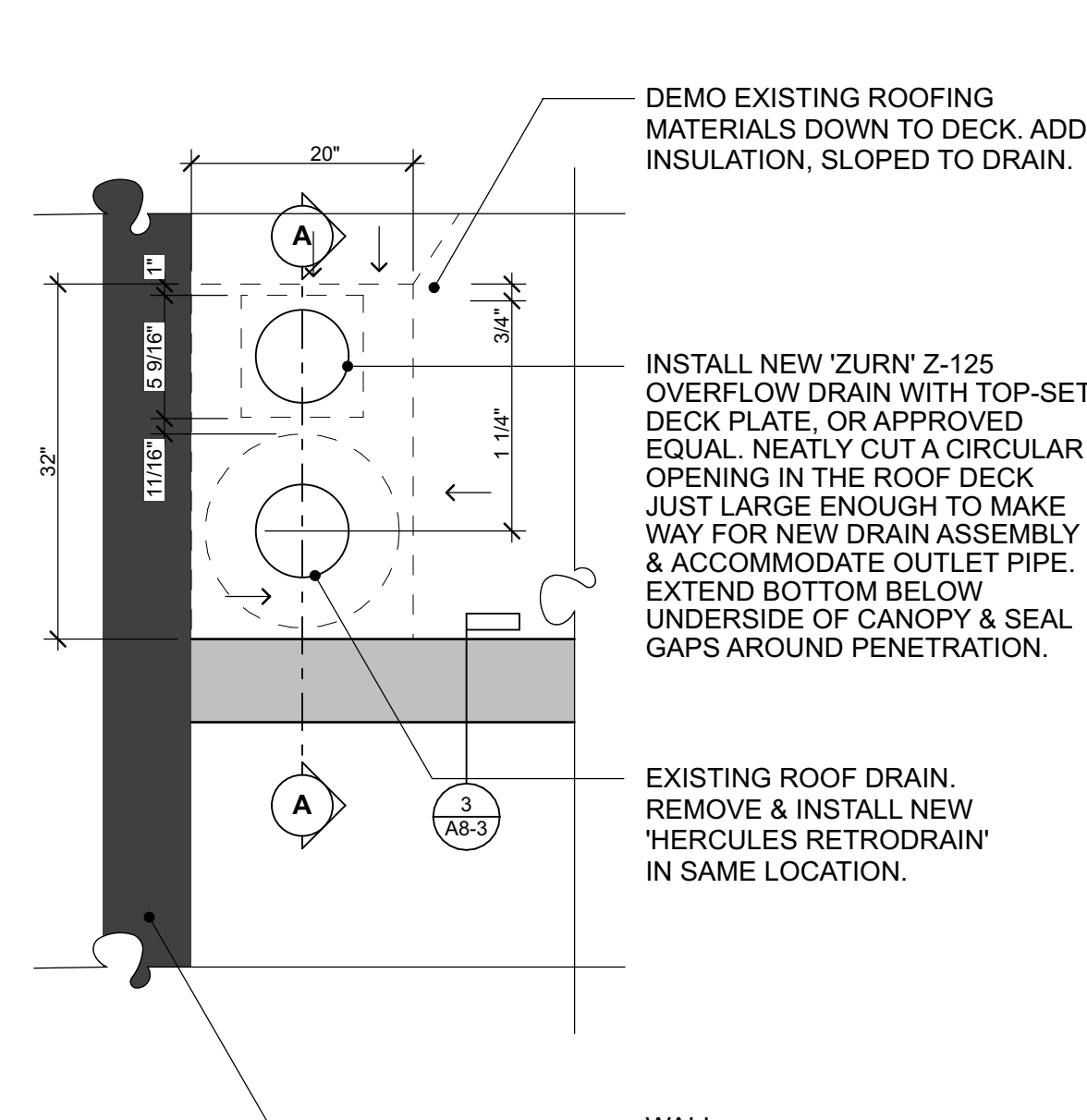
9 PARAPET SADDLE FLASHING 3" = 1'-0"



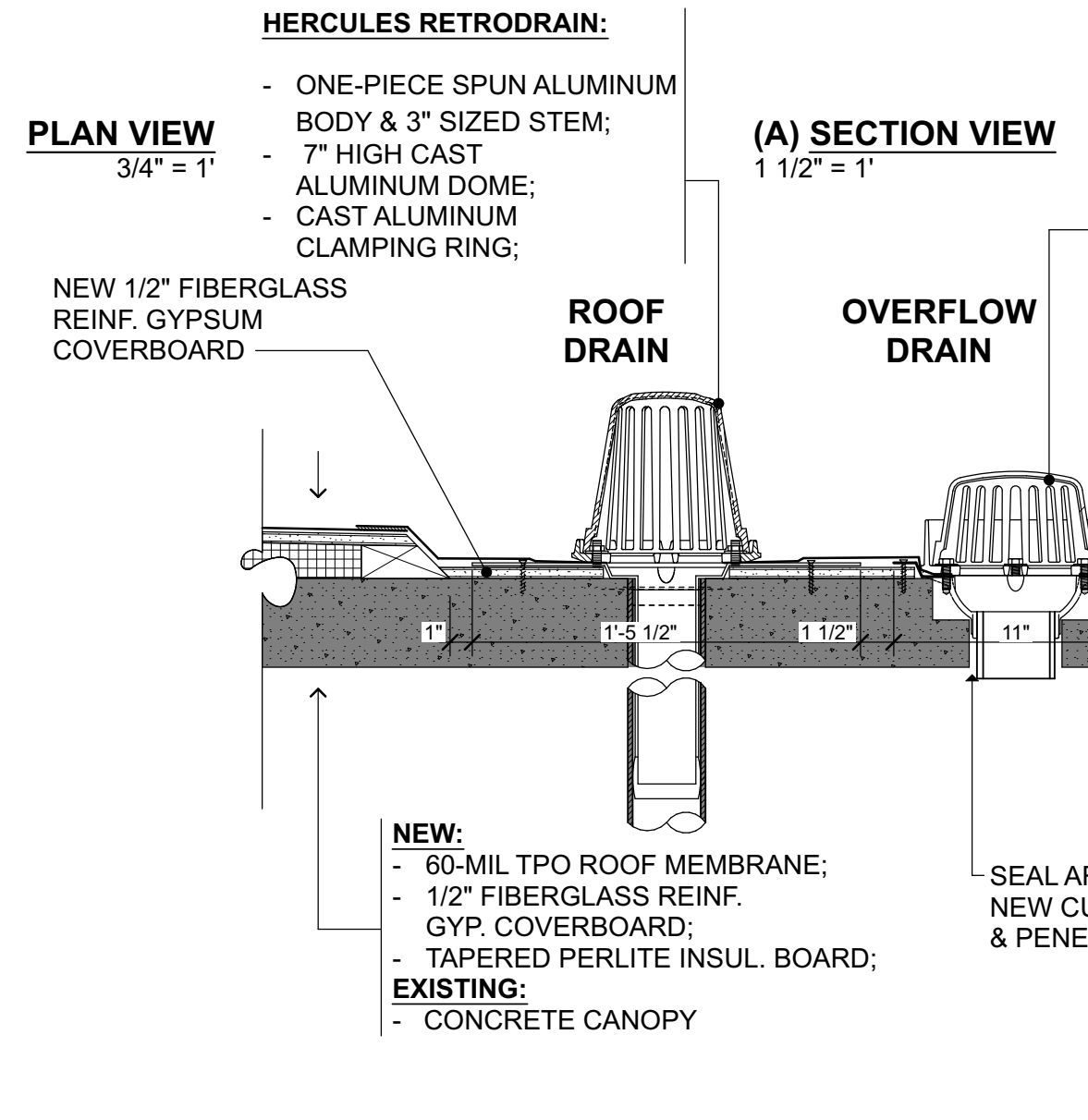
10 SCUPPER - SECTION 1" = 1'-0"



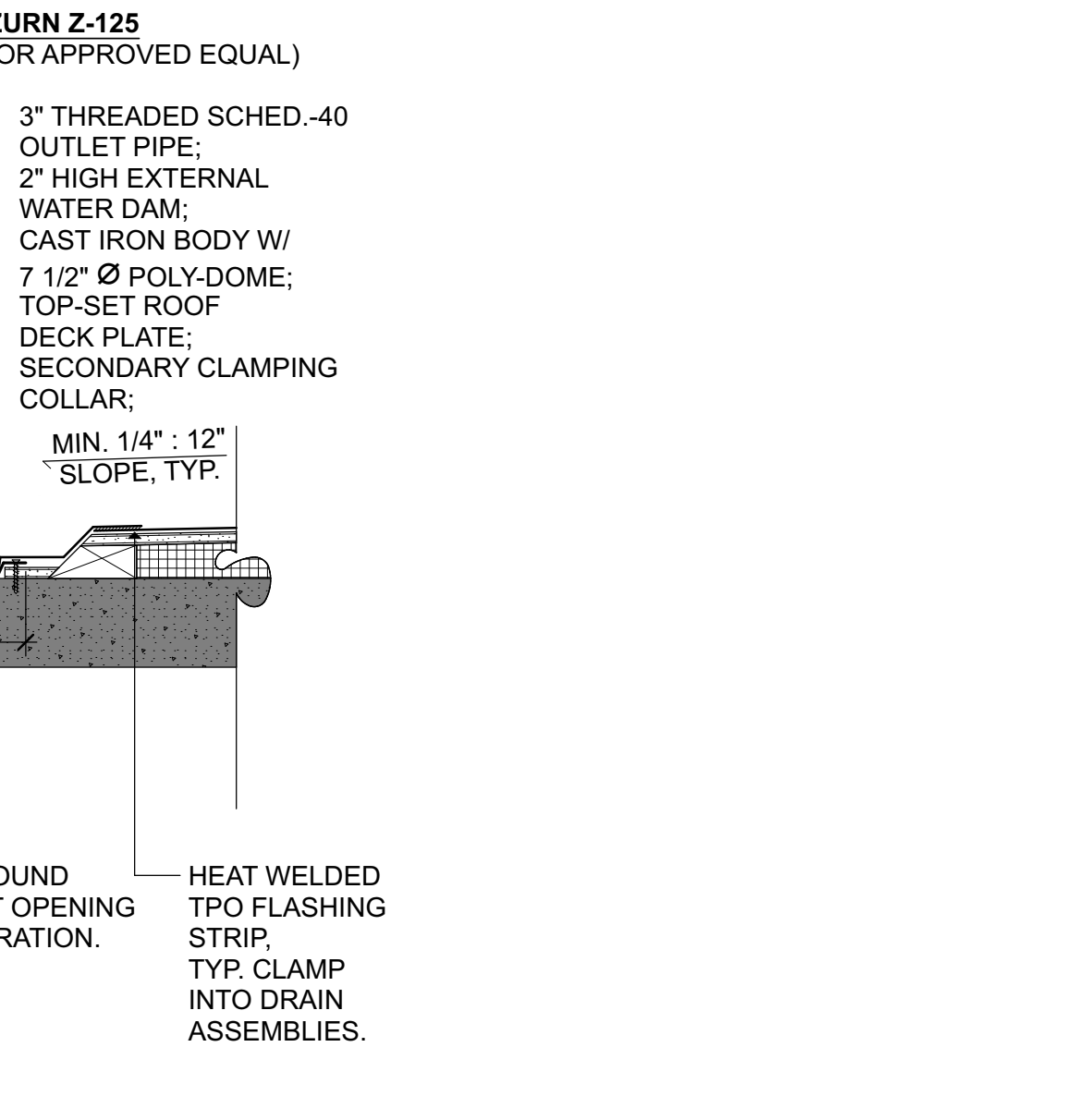
11 TYPICAL FALL PROTECTION STANCHION 1 1/2" = 1'-0"



12 CANOPY ROOF DRAIN 1 1/2" = 1'-0"



13 HERCULES RETRODRAIN 1 1/2" = 1'-0"



15 TYP. DOWNSPOUT BRACKET 3" = 1'-0"

GENERAL NOTES:

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NOTE:

FLASH ENDS OF PARAPETS WHERE PARAPET DEPTH CHANGES PROVIDE DRIP PROFILE MATCHING FRONT FASCIA.

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— EXISTING CONSTRUCTION TO REMAIN. TYPICAL ALL DETAILS.

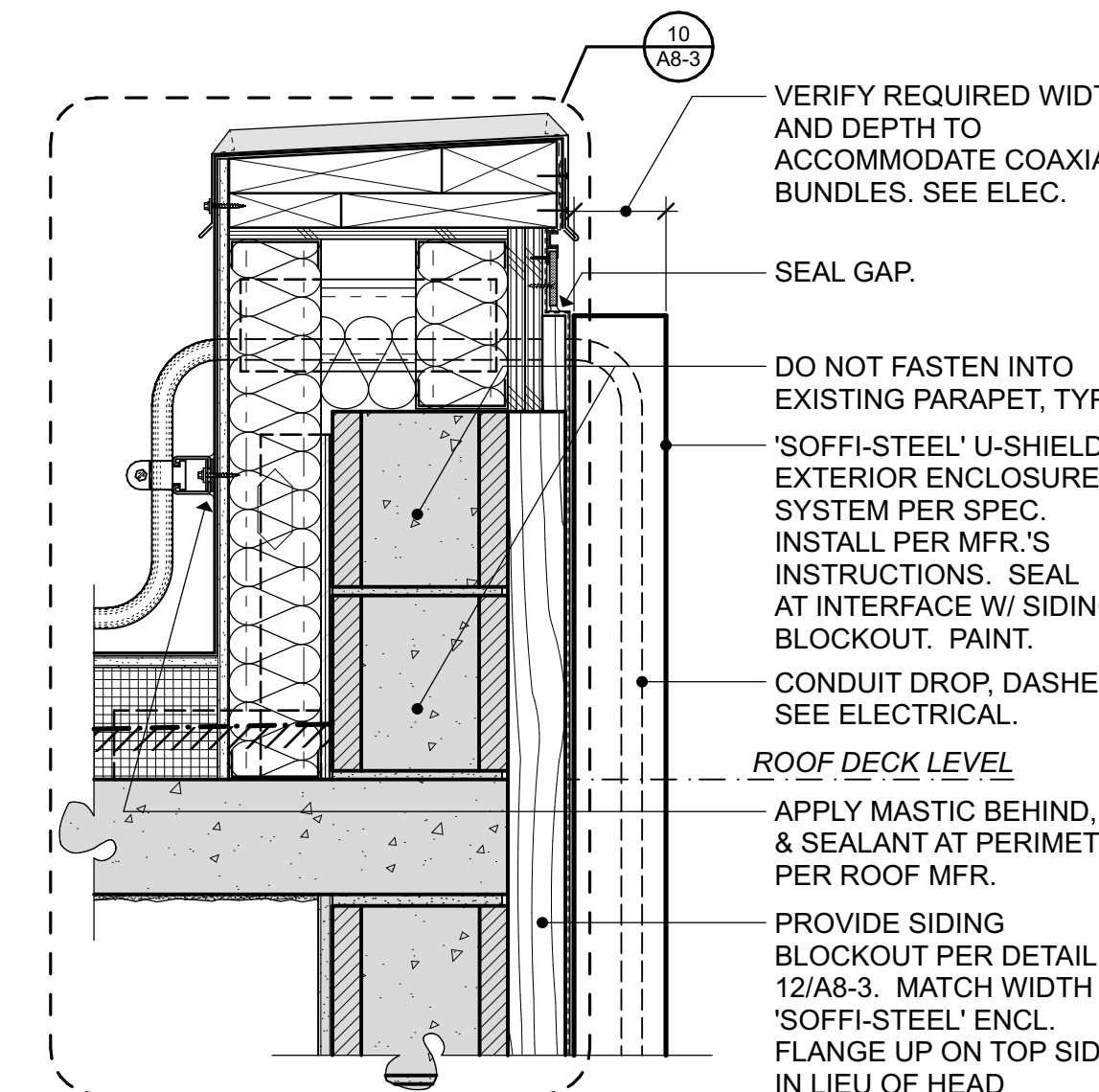
GENERAL NOTES:

1. FIELD VERIFY SUBSTRATE MATERIALS. USE APPROPRIATE FASTENERS & FASTENER SPACINGS FOR EACH SUBSTRATE PER STRUCT. & MFR.
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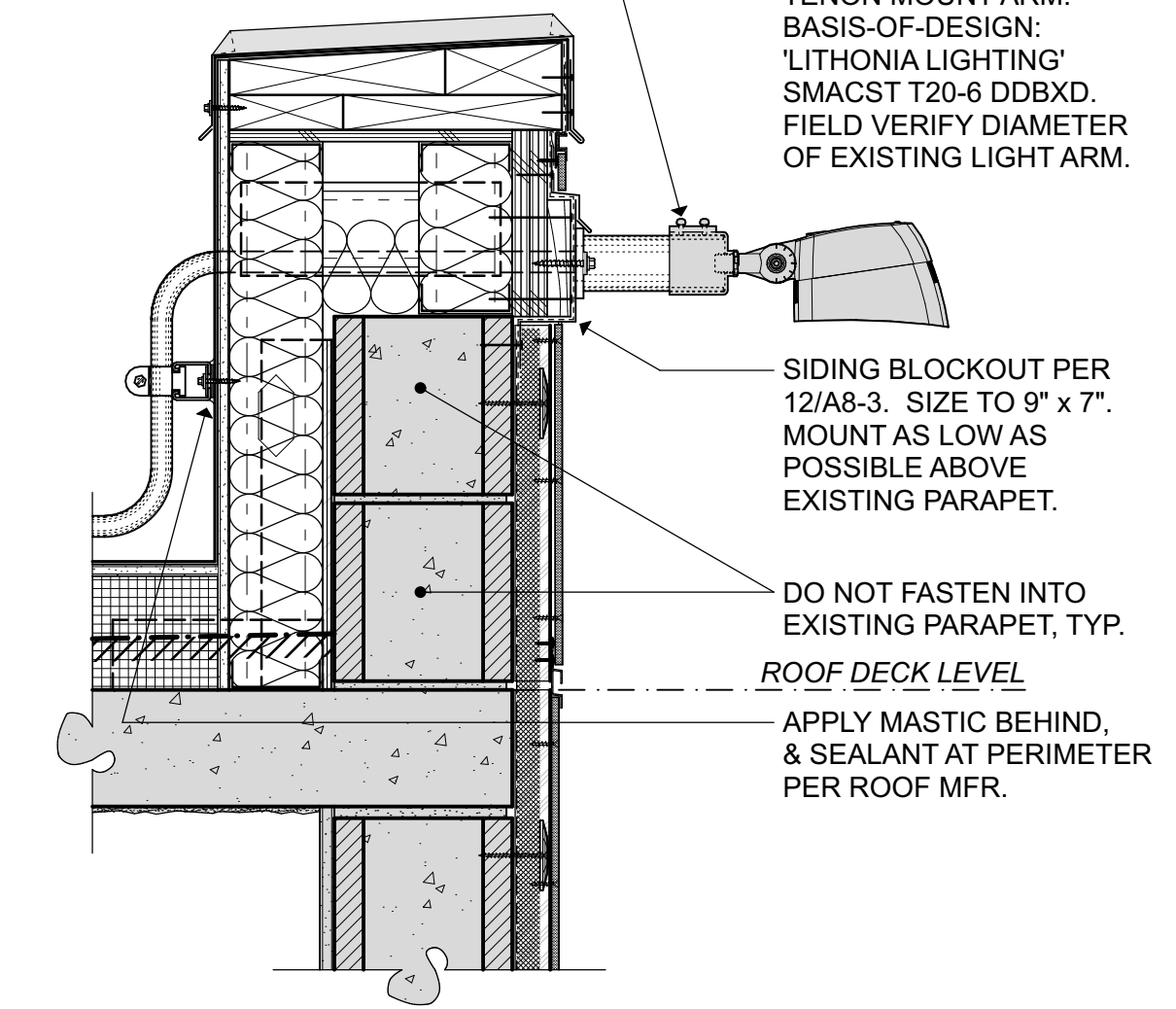
NOTE:

- 1) REFER TO ELEC. FOR MORE INFO.
- 2) LAP SIDING CONDITION SIM.

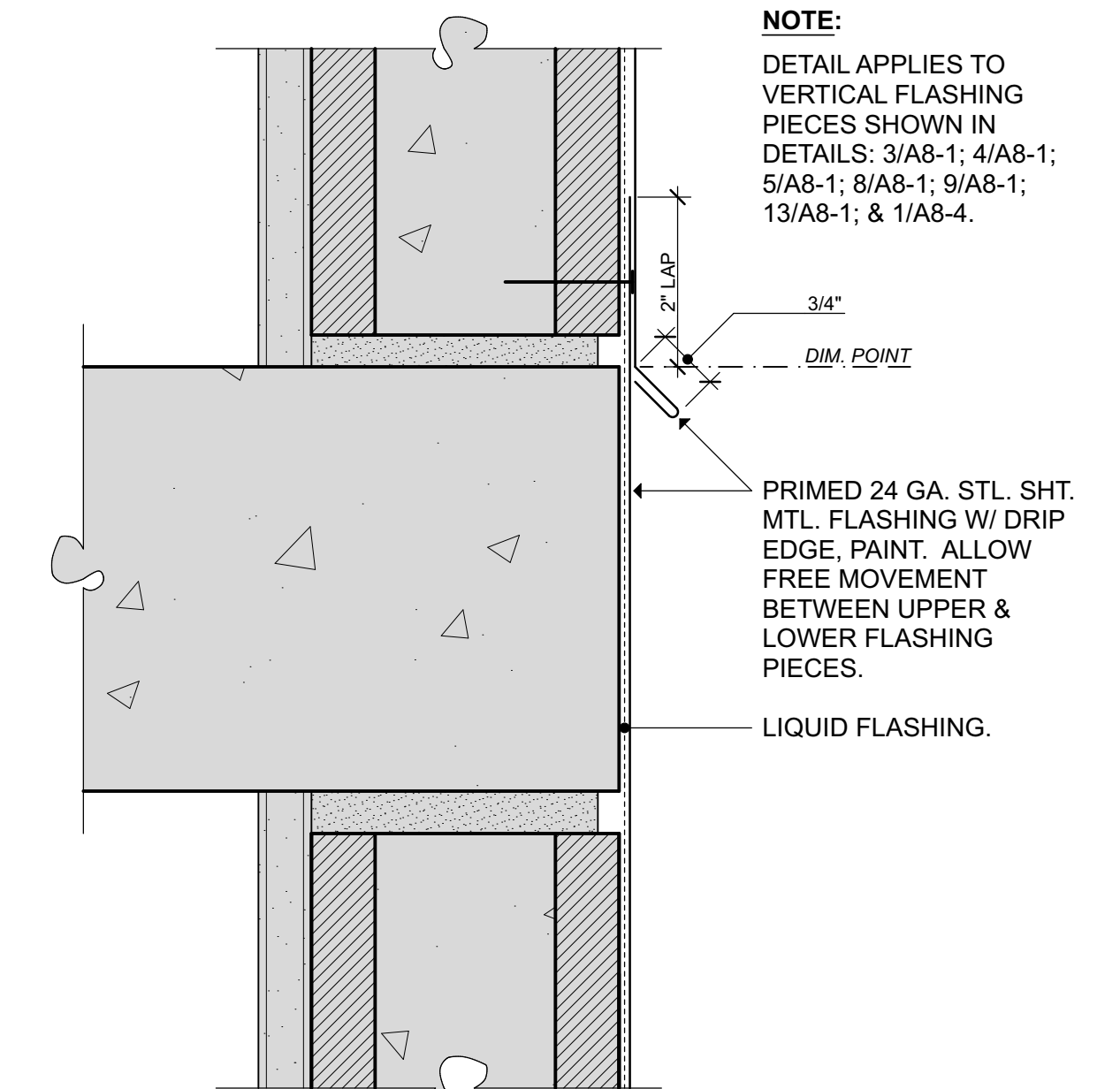
REMOVE EXISTING SLIP-FIT ADAPTER FOR REUSE ON NEW HORIZ. TENON MOUNT ARM. BASIS-OF-DESIGN: 'LITHONIA LIGHTING' SMACST T20-6 DDBXD. FIELD VERIFY DIAMETER OF EXISTING LIGHT ARM.



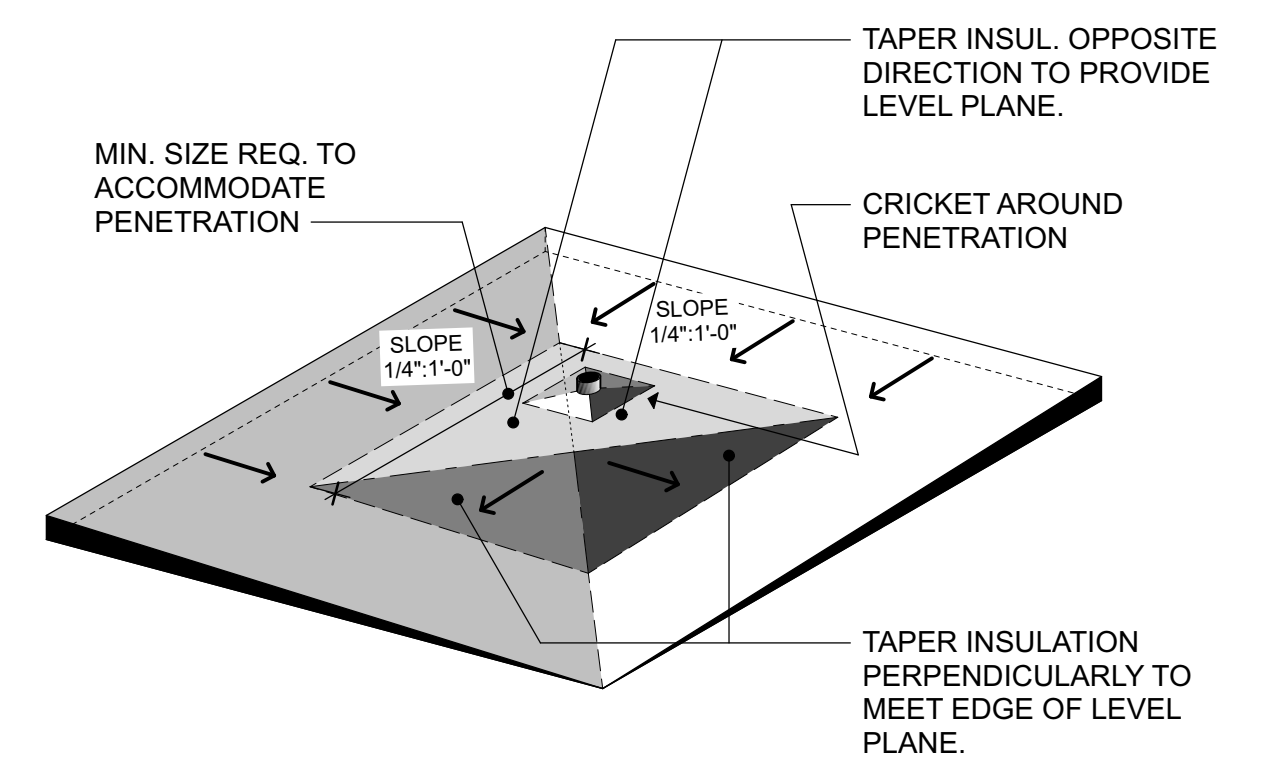
4 CONDUIT ENCLOSURE 1 1/2" = 1'-0"



5 AREA LIGHT AT PARAPET 1 1/2" = 1'-0"



10 TYP. FLASHING VERTICAL TRANSITION AT FLOORS 6" = 1'-0"

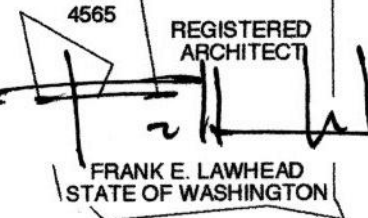


15 TYP. CRICKET AT VALLEY PENETRATIONS 3/4" = 1'-0"

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A8-5

GENERAL NOTES

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

DESIGN CRITERIA

WIND:

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V_{ULT} = 98 MPH; V_{ASD} = 76 MPH
- RISK CATEGORY PER IBC TABLE 1604.5 = II
- TOPOGRAPHIC FACTOR K_{ZT} = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

ROOF SURFACES ¹							
EFFECTIVE WIND AREA	POSITIVE PRESSURES (PSF)	NEGATIVE PRESSURES (PSF)					
		ZONE ³					
		ALL ZONES	1	2	2'	3	3'
10 SF	16.0	-20.0	-23.1	-27.8	-30.9	-43.3	N/A
20 SF	16.0	-20.0	-22.8	-27.4	-27.8	-38.7	N/A
50 SF	16.0	-20.0	-21.8	-27.0	-24.6	-32.4	N/A
100 SF	16.0	-20.0	-21.5	-26.2	-21.5	-27.8	N/A

WALL SURFACES AND ROOF OVERHANGS ¹					
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)		NEGATIVE PRESSURE (PSF)		
	ZONE ²				
	4	5	4	5	
10 SF	18.4	18.4	-20.0	-24.6	
20 SF	17.6	17.6	-19.1	-23.0	
50 SF	16.5	16.5	-18.0	-20.8	
100 SF	16.0	16.0	-17.2	-19.1	
500 SF	16.0	16.0	-16.0	-16.0	

1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
2. WALL ZONES ARE AS DEFINED BY FIGURE 30.3-1 FOR ASCE 7-16 IN LOW RISE BUILDINGS.

SEISMIC: (ASCE 7-16)

BRACE EXISTING UNREINFORCED MASONRY PARAPETS
SEISMIC IMPORTANCE FACTOR, I_e = II
RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II
DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS} = 1.024
ANALYSIS PROCEDURE USED = SEISMIC DEMANDS ON NONSTRUCTURAL COMPONENTS

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

CONCRETE ANCHORS:

- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC.

MASONRY ANCHORS:

- ADHESIVE ANCHORS: HILTI HIT-HY 270 WITH SCREEN TUBES AT HOLLOW CMU (ICC-ESR-4143) BY HILTI, INC.
- SCREW ANCHORS: HILTI KWIK CON II BY HILTI, INC.

STRUCTURAL STEEL

MATERIAL PROPERTIES

HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE C (Fy=50KSI)

SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP.

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY WABO CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	-----
PARTIAL PENETRATION	70 KSI	-----
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ 40 DEG F

ADHESIVE ANCHOR RODS: FULLY THREADED ASTM F1554, GRADE 36.

COLD-FORMED STEEL FRAMING CONSTRUCTION:

THE DESIGN, INSTALLATION AND CONSTRUCTION OF COLD-FORMED CARBON OR LOW-ALLOY STEEL, STRUCTURAL AND NON-STRUCTURAL STEEL FRAMING, SHALL BE IN ACCORDANCE WITH IBC SECTION 2211 AND AMERICAN IRON AND STEEL INSTITUTE (AISI) STANDARD S100-16 AND S240-15 AND SHALL BE MANUFACTURED BY A MEMBER OF THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA), CERTIFIED STEEL STUD ASSOCIATION (CSSA), STEEL FRAMING INDUSTRY ASSOCIATION (SFIA), OR PRE-APPROVED EQUAL, IN ACCORDANCE WITH CURRENT ICC EVALUATION SERVICE REPORT, AISI S202-15 AND S240-15. ALL 54 MIL AND HEAVIER GALVANIZED MEMBERS SHALL BE FORMED FROM STEEL THAT MEETS THE REQUIREMENTS OF ASTM A653, QUALITY SQ, GRADE 50, CLASS 1, FY=50 KSI. ALL 43 MIL AND LIGHTER GALVANIZED MEMBERS SHALL BE FORMED FROM STEEL THAT MEETS THE REQUIREMENTS OF ASTM A653, QUALITY SQ, GRADE 33, FY=33 KSI.

CARPENTRY:

WOOD SHEATHING (STRUCTURAL): SHEATHING SHALL BE PLYWOOD ONLY. WOOD SHEATHING SHALL BE CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS (48/24).

NAILS: CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d	0.131	2-1/2
10d	0.148	3
16d	0.148	3-1/2
20d	0.192	4

ALL NAILS AND STAPLES SHALL CONFORM TO ASTM F1667 INCLUDING SUPPLEMENT 1.

SHOP DRAWINGS/SUBMITTALS

THE FOLLOWING SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR DELIVERY.

	STRUCTURAL ENGR.	BLDG. DEPT.
1. STRUCTURAL STEEL	X	X
2. COLD-FORMED STEEL FRAMING	X	X
3. CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:

STATEMENT OF SPECIAL INSPECTIONS:

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED PER THE REQUIREMENTS OF IBC SECTION 1704 AND 1705 AND AS NOTED HEREIN.

STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
STEEL CONSTRUCTION	MATERIAL VERIFICATION OF STRUCTURAL STEEL A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360 B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		X	MANUFACTURER TO PROVIDE CERTIFIED MILL TEST REPORTS	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6
	MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		X	MANUFACTURER TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 CHAPTER N5
	INSPECTION OF WELDING A. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS B. MULTI-PASS FILLET WELDS C. SINGLE-PASS FILLET WELDS > 5/16" D. PLUG AND SLOT WELDS E. SINGLE-PASS FILLET WELDS ≤ 5/16" F. FIELD-INSTALLED WELDED STUDS G. WELDING OF STAIRS AND RAILING SYSTEMS	X		SPECIAL INSPECTIONS IN THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6 AWS D1.1
CONCRETE	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL ANCHORS INSTALLED IN ANY DIRECTION AND ADHESIVE ANCHORS INSTALLED DOWNWARD)		X	PERIODIC INSPECTION TO INCLUDE A QUANTITY OF 10% WITH A MINIMUM OF (5) ANCHORS INSPECTED PER INSTALLER ON A DAILY BASIS.	ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
MASONRY	POST INSTALLED ANCHORS INTO MASONRY	X			MFR EVAL REPORT
COLD-FORMED STEEL FRAMING	EXTERIOR WALLS		X		IBC 1705.11.3, 1705.12.5

TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

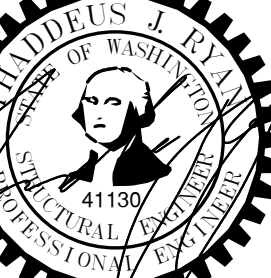
GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

ABBREVIATION LIST							
⊙	AT	D.F.	DOUGLAS FIR	HGR	HANGER	P.P.T.	PRESERVATIVE PRESSURE TREATED
A.B.	ANCHOR BOLT	DIA. OR ⌀	DIAMETER	HORIZ.	HORIZONTAL	P.S.F.	POUNDS PER SQUARE FOOT
ADD'L	ADDITIONAL	DIAG.	DIAGONAL	HSS	HOLLOW STRUCTURAL SECTION	PSL	PARALLAM
A.F.F.	ABOVE FINISH FLOOR	DIM.	DIMENSION	HT	HEIGHT	P.T.	POST TENSION
ALT.	ALTERNATE	D.L.	DEAD LOAD	INT.	INTERIOR	PW	PLYWOOD
ARCH.	ARCHITECTURAL	DWG	DRAWING	JST	JOIST	REINF.	REINFORCING
BLD'G	BUILDING	DWL	DOWEL	JT	JOINT	REQ'D	REQUIRED
BLK'G	BLOCKING	(E)	EXISTING	L	ANGLE	SCHED.	SCHEDULE
BM	BEAM	EA.	EACH	LL.	LIVE LOAD	S.C.L.SHT'G	STRUCTURAL COMPOSITE LUMBER
B.O.F.	BOTTOM OF FOOTING	E.F.	EACH FACE	LLH	LONG LEG HORIZONTAL	SHT'G	SHEATHING
BOT.	BOTTOM	EL.	ELEVATION	LLV	LONG LEG VERTICAL	SIM.	SIMILAR
BRG	BEARING	ELEV.	ELEVATOR	LOC.	LOCATION	S.O.G.	SLAB ON GRADE
BTWN	BETWEEN	ENGR.	ENGINEER	LSL	LAMINATED STRAND LUMBER	SQ.	SQUARE
B.U.	BUILT UP	EQ.	EQUAL	LVL	LAMINATED VENEER LUMBER	STD	STANDARD
(C=)	CAMBER	E.W.	EACH WAY	MAX.	MAXIMUM	STIFF.	STIFFENER
CANT.	CANTILEVER	EXP.	EXPANSION	M.B.	MACHINE BOLT	STL	STEEL
C.F.S.	COLD-FORMED STEEL	EXT.	EXTERIOR	MECH.	MECHANICAL	STRUCT.	STRUCTURAL
C.J.	CONTROL/CONSTRUCTION JOINT	FDN	FOUNDATION	MEZZ.	MEZZANINE	T&B	TOP & BOTTOM
CL	CENTERLINE	F.F.	FAR FACE	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
CLR.	CLEARANCE	FLR	FLOOR	MIN.	MINIMUM	THR'D	THREADED
CMU	CONCRETE MASONRY UNIT	F.O.M.	FACE OF MASONRY	MISC.	MISCELLANEOUS	T.O.F.	TOP OF FOOTING
COL.	COLUMN	F.O.S.	FACE OF STUD	MTL	METAL	T.O.S.	TOP OF STEEL
CONC.	CONCRETE	FRM'G	FRAMING	N.F.	NEAR FACE	TRT'D	TREATED
CONN.	CONNECTION	F.R.T.	FIRE RETARDANT TREATED	N.S.	NEAR SIDE	TYP.	TYPICAL
CONST.	CONSTRUCTION	F.S.	FAR SIDE	NTS	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	FTG	FOOTING	O.C.	ON CENTER	U.T.	ULTRASONIC TESTED
CONTR.	CONTRACTOR	GA.	GAGE/GAUGE	OPNG	OPENING	VERT.	VERTICAL
COORD.	COORDINATE	GALV.	GALVANIZED	OPP.	OPPOSITE	W/	WITH
C.P.	COMPLETE PENETRATION	GL.	GLULAM	P.A.F.	POWDER ACTUATED FASTENER	W.P.	WORK POINT
CTR'D	CENTERED	GR.	GRADE	PERP.	PERPENDICULAR	WT	WEIGHT
C.Y.	CUBIC YARD	GWB	GYP SUM WALL BOARD	PL	PLATE	WWR.	WELDED WIRE REINFORCING
DBL.	DOUBLE	HDR	HEADER	P.P.	PARTIAL PENETRATION		



1229 120TH AVE. N.E., STE. D
BELLEVUE, WA 98005
(425) 596-1230

SIGNATURE



OWNER



King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

PHASE...

Bid Set

JOB NO.

23-10

DATE...

8/13/24

SHEET TITLE...

General Notes

SHEET NO.

S1-1

STRUCTURAL DRAWING INDEX	
SHEET NUMBER	SHEET DESCRIPTION
S1-1	General Notes
S1-2	Details
Grand total: 2	

1/2" PW. SHT'G - FACE
GRAIN PERP. TO
WALLS - W/ (2) ROWS #8
@ 16" - OFFSET SCREWS
BTWN ROWS 8"

400S131-33 @
16" O.C. MAX.

L3x3x3/16 AT CL STUD

3"x3" PL WASHER AT ADHESIVE
ANCHOR - x1/8" TYP U.N.O. x1
3/8" WHERE FACE OF FAR
STUD OFFSET 1/2" FROM
OUTSIDE FACE OF (E) CMU

(E) 4" CMU
(MASONRY) HOLLOW

12" AT 8" CMU
6" AT 4" CMU

3/8" ADHESIVE
ANCHOR - EMBED 2"
W/ SCREEN TUBE

GAP - 1/8" TYP. U.N.O. 1
3/8" WHERE FACE OF
FAR STUD OFFSET 1/2"
FROM OUTSIDE FACE
OF (E) CMU

FACE OF STUD FLUSH W/
OUTSIDE OF (E) CMU TYP.
U.N.O. 1/2" OFFSET WHERE
OCCURS - SEE ARCH.

CONT. 400T125-33 TOP
TRACK W/ #8 SCREW EA.
LEG TO EA. STUD
- SPLICE SHALL OCCURE
AS SPECIFIED THIS DETAIL

CONT. 400T125-33 W/
#8 EA. LEG TO EA. STUD

7/8" GAP TYP. U.N.O. 1 3/8" GAP
WHERE FACE OF FAR STUD
OFFSET 1/2" FROM (E) CMU

CONT. 400T125-33 W/ P.A.F. @ 16" O.C. TO
(E) STRUCT. SLAB W/ #8 SCREW EA. LEG
TO STUD - PROVIDE 3/8" LONG SCREW AT
TRACK LEG NEAREST (E) CMU

AT TOP TRACK SPLICE CUT
FLANGES AT TRACK (1)
SIDE OF SPLICE -
OVERLAP WEB 3" -
PROVIDE (2) #8 BTWN WEBS

STUD BTWN PARAPET
WALLS AT STUD
FASTENED TO ANGLE
AS NOTED

TYP. PARAPET
STUD AT EA.
ANGLE FRAME

L3x3x3/16
(E) STRUCT. SLAB

HILTI KWIK HUSEZ CONC.
SCREW ANCHOR 3/8" @
W/ 2 1/2" EMBEDMENT

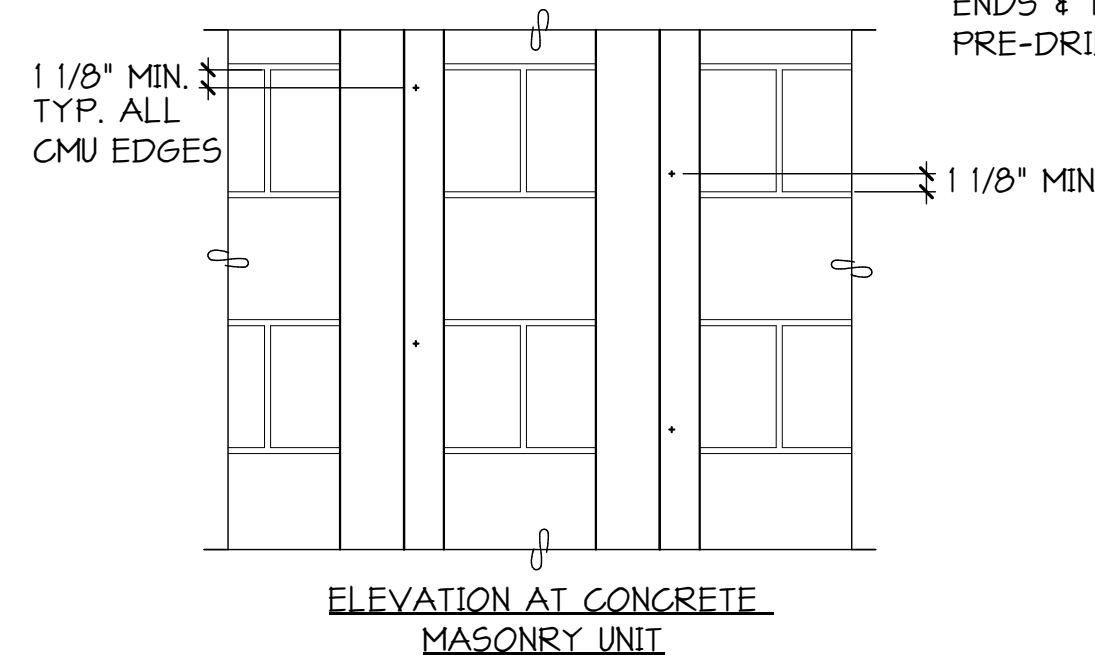
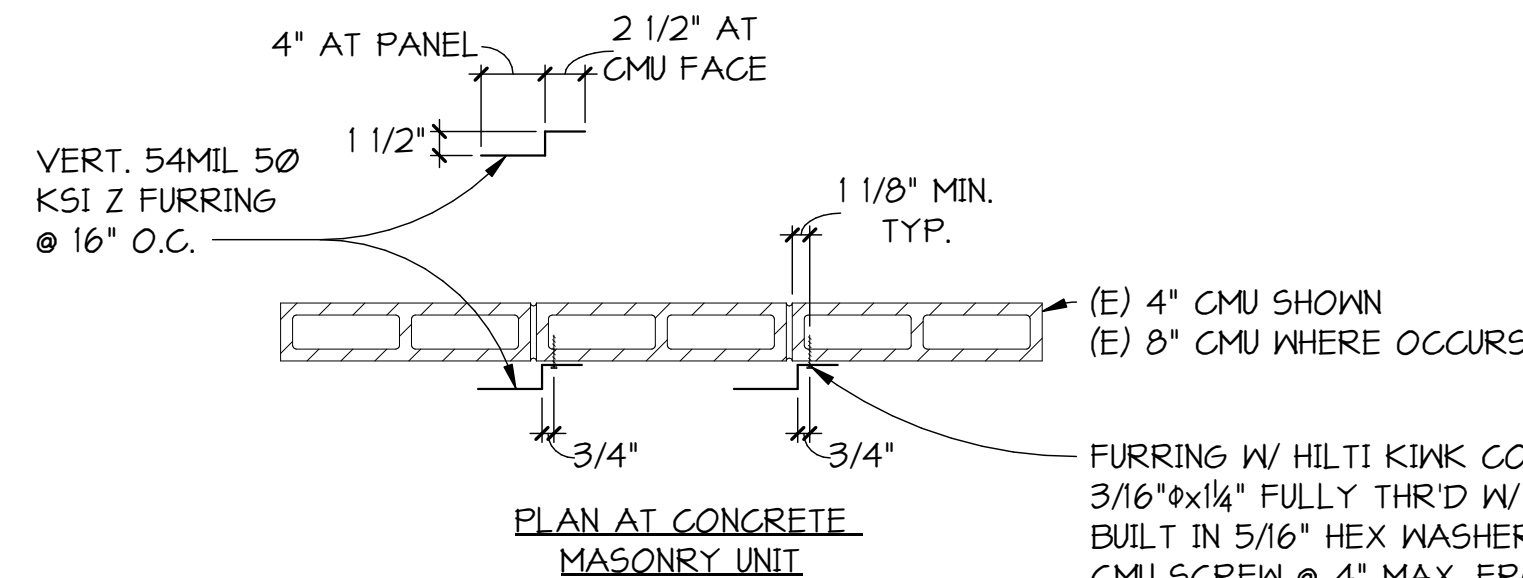
NOTE:
ANGLE FRAME 1'-4"
FROM PARAPET
WALL ENDS AND AT
6'-0" ON CENTER
MAXIMUM BETWEEN

TYPICAL PARAPET - FOR LOCATION SEE ARCHITECT

1
51-2 1" = 1'-0"

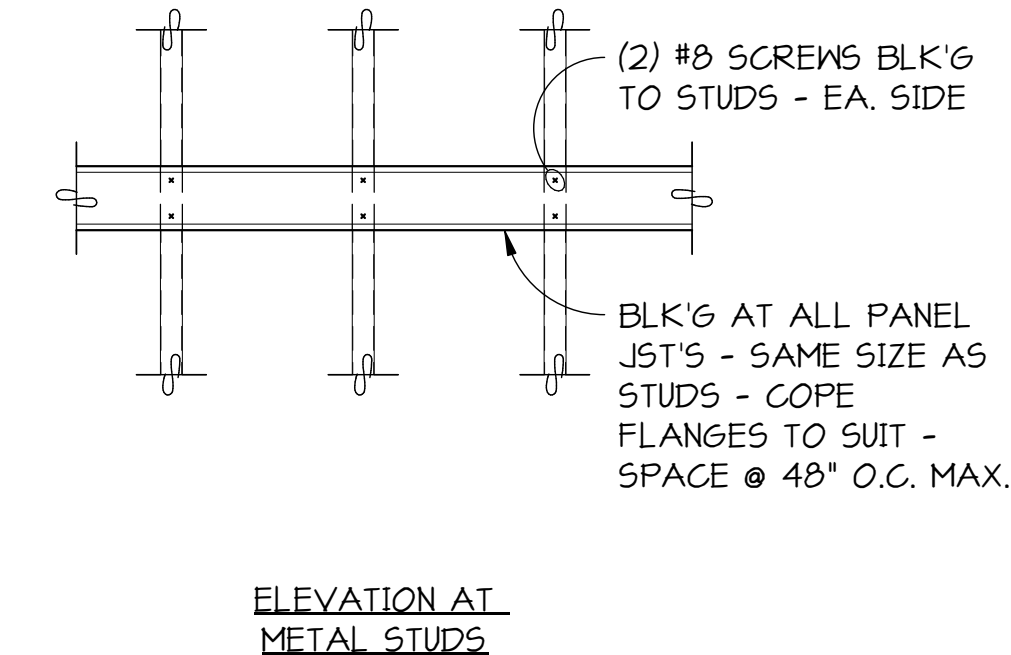
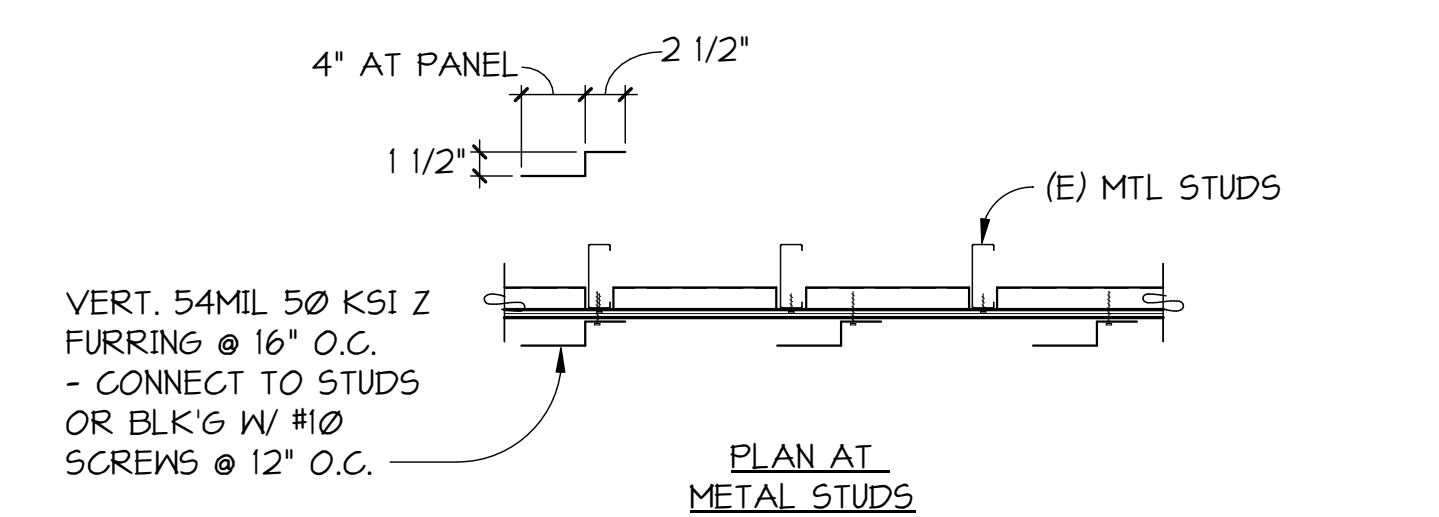
NOTES:

- 1/8" MINIMUM IS FROM FASTENER TO ALL EDGES OF CONCRETE MASONRY UNIT BLOCK.
- EXISTING 4" CONCRETE MASONRY UNIT (MASONRY) HOLLOW TYPICAL EXISTING 8" CONCRETE MASONRY UNIT (MASONRY) SOLID GROUTED TYPICAL.
- FURRING DISCONTINUOUS ACROSS FLOORS. FOR ELEVATION - SEE ARCHITECT. FOR DETAIL - SEE 3/SI-2.
- AT EXISTING WOOD STUD WALL FRAMING PROVIDE 2x4 HORIZONTAL BLOCKING AT 16" ON CENTER MAXIMUM VERTICALLY BETWEEN ALL EXISTING STUDS WITH (3) 16D TOE NAIL EACH END TO EXISTING STUD. ATTACH VERTICAL 54MIL 50 KSI Z FURRING @ 16" ON CENTER TO STUDS WITH #10 SCREWS @ 12" O.C.

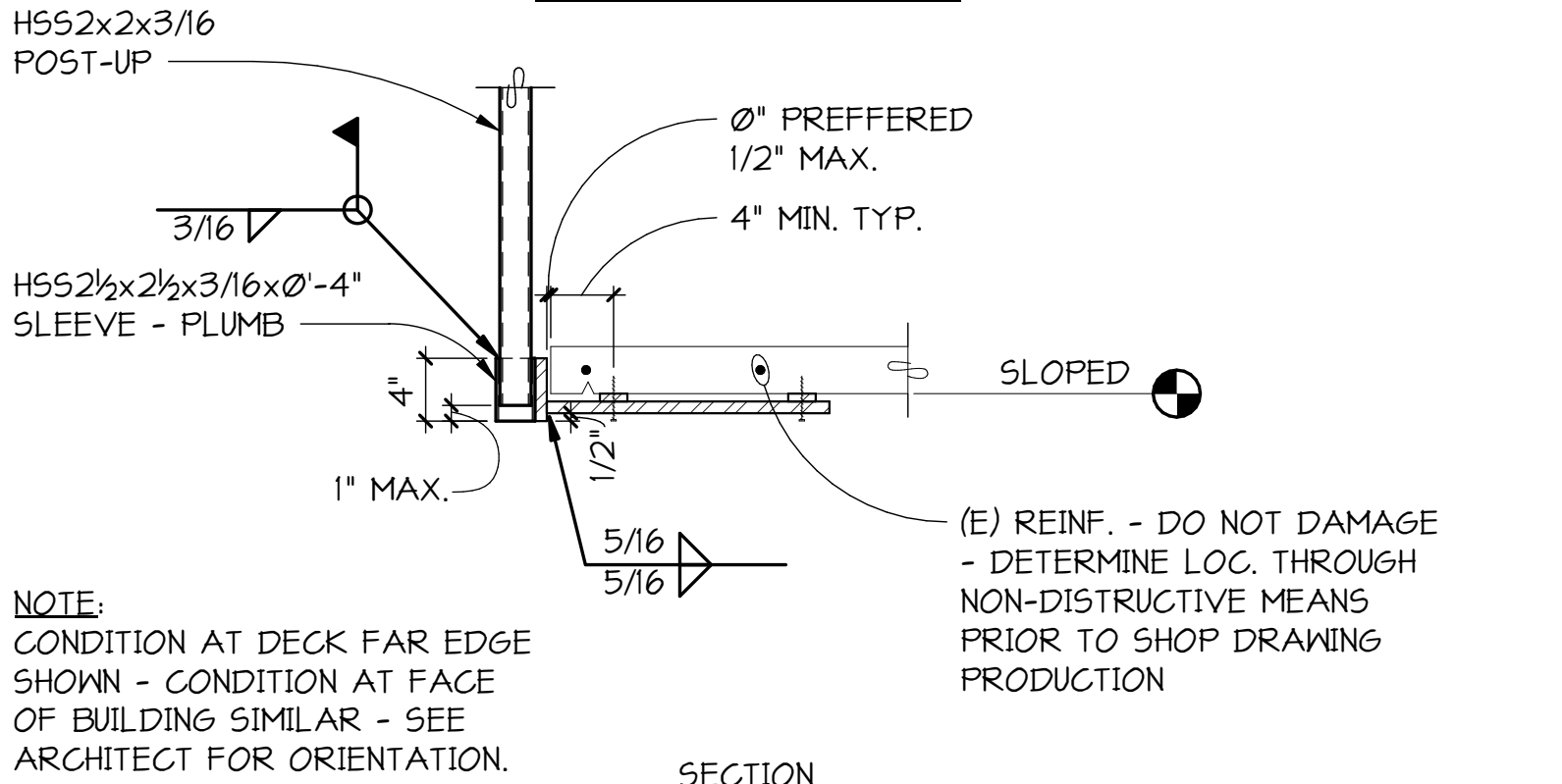
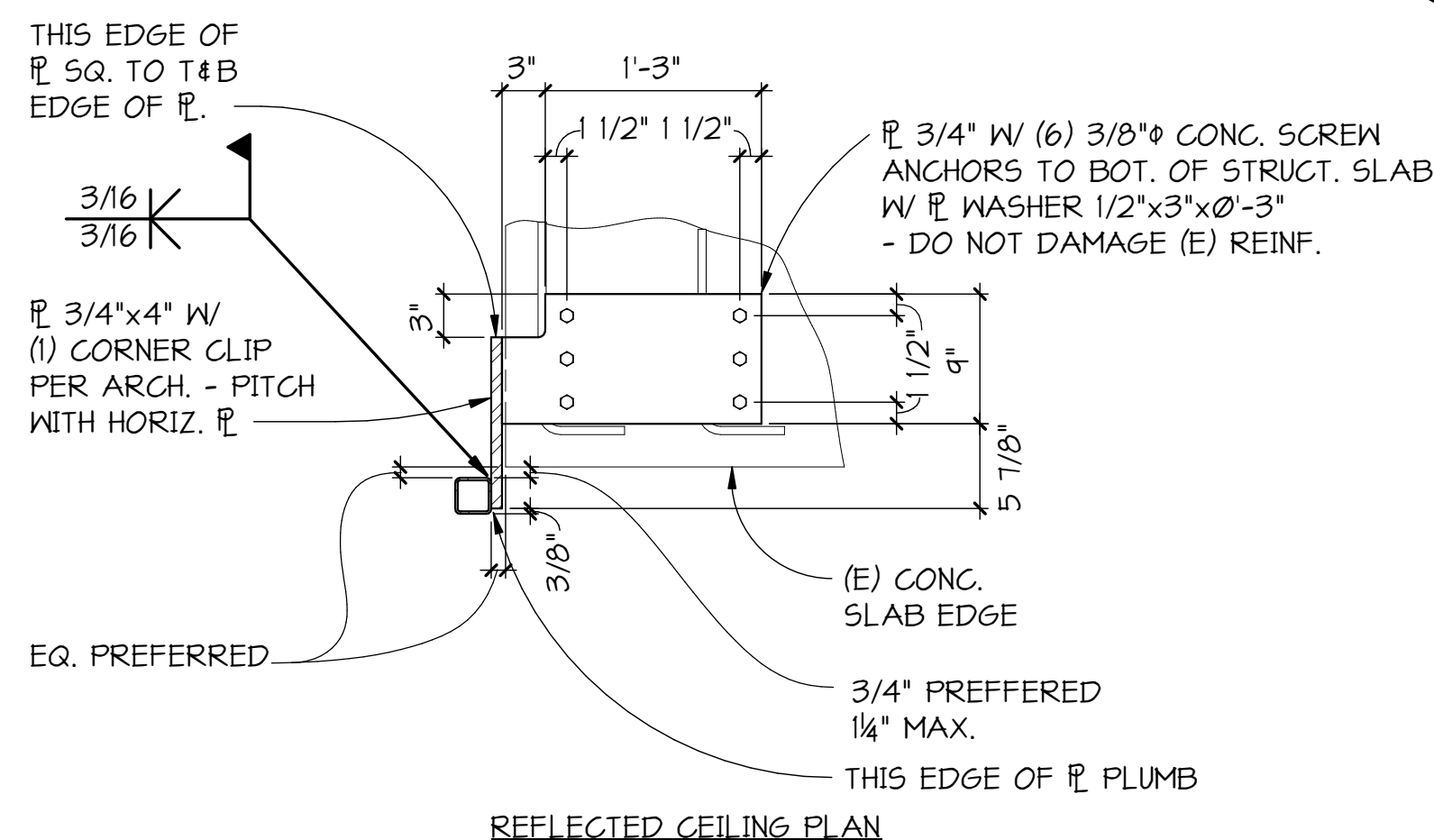


TYPICAL 1/2" Z FURRING - FOR LOCATION SEE ARCHITECT

2
51-2 1" = 1'-0"

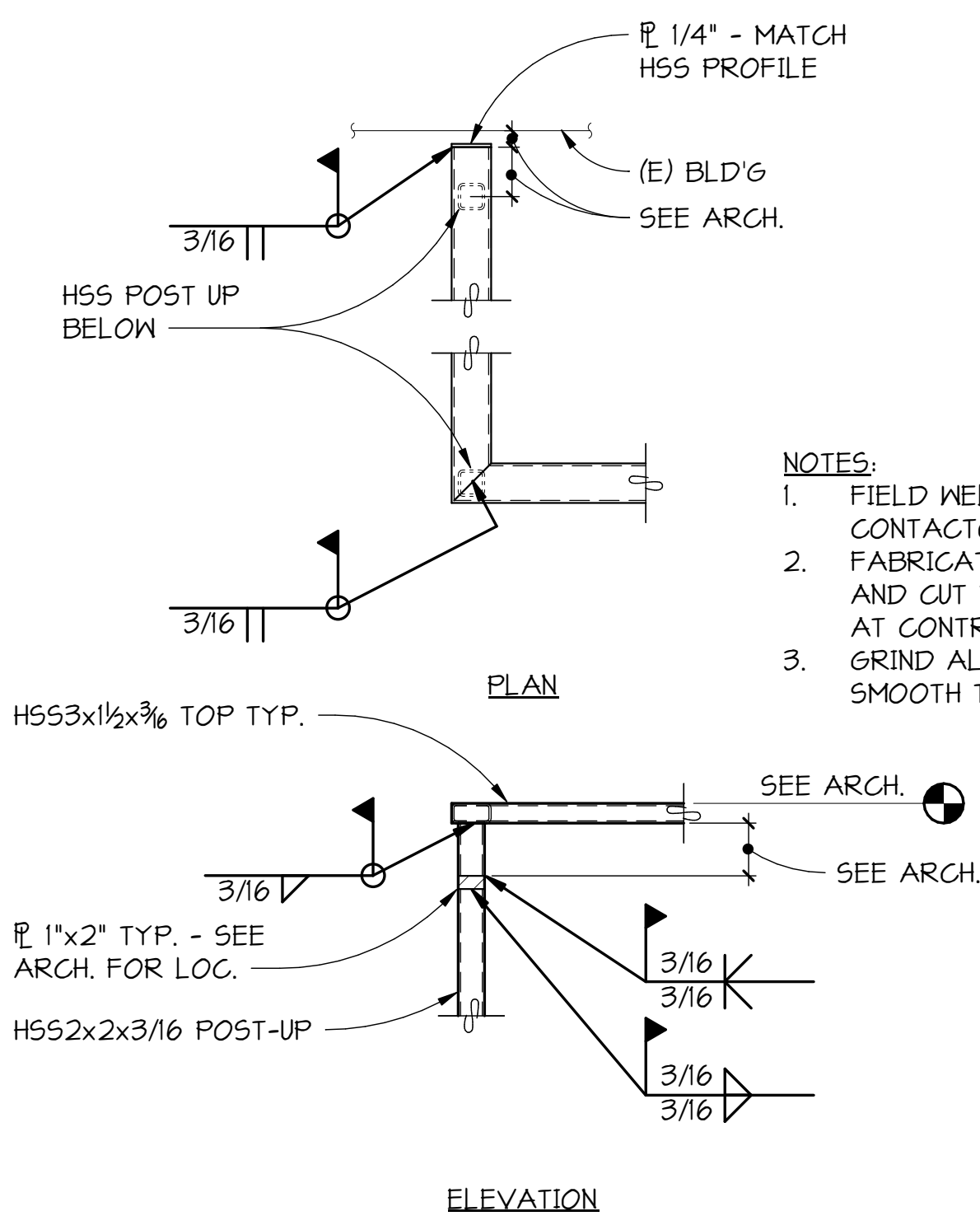


ELEVATION AT METAL STUDS



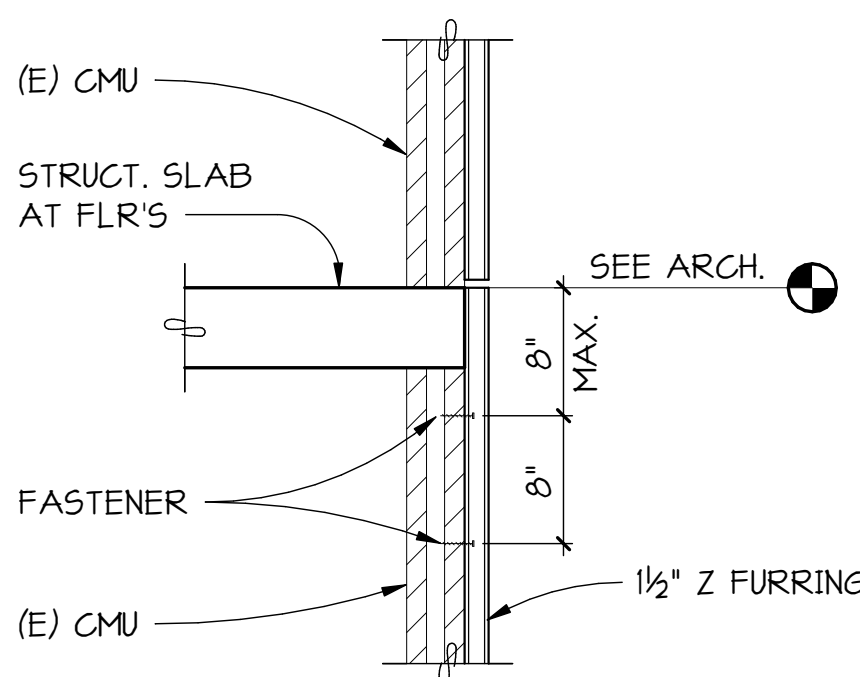
TYPICAL DECK POST TO EXISTING CONCRETE DECK

4
51-2 1" = 1'-0"



- NOTES:
- FIELD WELDS SHOWN ARE AT CONTRACTOR'S OPTION.
 - FABRICATE MEMBERS LONG AND CUT TO LENGTH IN FIELD AT CONTRACTOR'S OPTION.
 - GRIND ALL EDGES AND WELDS SMOOTH TYPICAL.

5
51-2 1" = 1'-0"



3
51-2 1" = 1'-0"

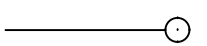
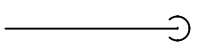
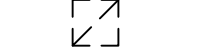




MECHANICAL GENERAL NOTES

- CONTRACTOR SHALL CAREFULLY COORDINATE WORK W/ ALL OTHER TRADES. SEE ELECTRICAL DRAWINGS FOR DISCONNECTING POWER TO ITEMS. SEE ARCHITECTURAL DRAWINGS FOR ALL ROOF FLASHING & DETAILS.
- DRAWINGS SCALES APPLY TO FULL SIZE SHEET ONLY. USE CAUTION IN OBTAINING DIMENSIONS AND QUANTITIES FROM DRAWINGS THAT ARE NOT FULL SIZE. USE DIMENSIONS CALCULATED FROM DIMENSIONS ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS OVER OTHER METHODS OF OBTAINING DIMENSIONS.
- FURNISH AND INSTALL ALL MATERIALS, APPURTENANCES, DEVICES, AND MISCELLANEOUS ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR NOTED ON THE DRAWINGS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF ALL MECHANICAL SYSTEMS. NOT ALL ACCESSORIES OR DEVICES ARE SHOWN OR SPECIFIED THAT ARE NECESSARY TO FORM COMPLETE AND FUNCTIONAL SYSTEMS.
- THE LEVEL OF DESIGN AND INFORMATION PRESENTED IN THE DOCUMENTS REPRESENTS THE EXTENT OF THE DESIGN BEING FURNISHED TO THE CONTRACTOR. ALL ADDITIONAL DESIGN NEEDED SHALL BE PROVIDED BY THE CONTRACTOR. ALL DESIGN BY THE CONTRACTOR SHALL BE PERFORMED BY INDIVIDUALS SKILLED AND EXPERIENCED IN SUCH WORK, AND WHERE REQUIRED BY LOCAL CODE (OR ELSEWHERE IN THE DOCUMENTS) SHALL BE PERFORMED BY ENGINEERS LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. INCLUDE IN BID THE COSTS OF ALL SUCH PROJECT DESIGN, INCLUDING ENGINEERING, DRAFTING, FIELD INVESTIGATION, COORDINATION, AND ALL RELATED ACTIVITIES AND WORK.
- VISIT THE SITE PRIOR TO BIDDING OR STARTING CONSTRUCTION TO VERIFY EXISTING CONDITIONS, EXISTING MATERIALS OF CONSTRUCTION, & ITEMS RELATED TO THE WORK.
- ALL WORK SHALL COMPLY WITH CODE & BEST CONSTRUCTION PRACTICES.
- PROVIDE SUBMITTALS ON PROPOSED NEW MATERIALS. ALL ITEMS ARE NEW UNLESS NOTED AS EXISTING.
- PROVIDE ALL PRESSURE TESTS OF SYSTEMS WHERE ITEMS HAVE BEEN DISCONNECTED/RECONNECTED. PROVIDE SUCH TESTS AS REQ'D BY THE AHJ.
- SEAL ALL BLDG PENETRATIONS AT AREAS OF WORK TO PREVENT ENTRY OF WATER.
- COORDINATE DOWNTIME OF ALL SYSTEMS WITH OWNER. SEE DOCUMENTS FOR RESTRICTIONS & NOTIFICATIONS. PROVIDE TEMPORARY CAP-OFFS TO MINIMIZE DOWNTIME AND TO ALLOW SYSTEMS TO BE PLACED BACK IN SERVICE AS SOON AS POSSIBLE WHILE GENERAL BUILDING WORK IS BEING PERFORMED.
- PROVIDE ALL CUTTING & PATCHING AS REQ'D TO PERFORM THE WORK.
- ANCHORING DESIGN & ATTACHMENT OF FLUE BRACING TO ROOF IS CONTRACTOR DESIGN/BUILD. RETAIN PROFESSIONAL ENGINEER TO DESIGN ANCHORS & SELECT FASTENERS. SEE NOTES ON DETAIL 1/M0-1.

GENERAL DEMOLITION NOTES

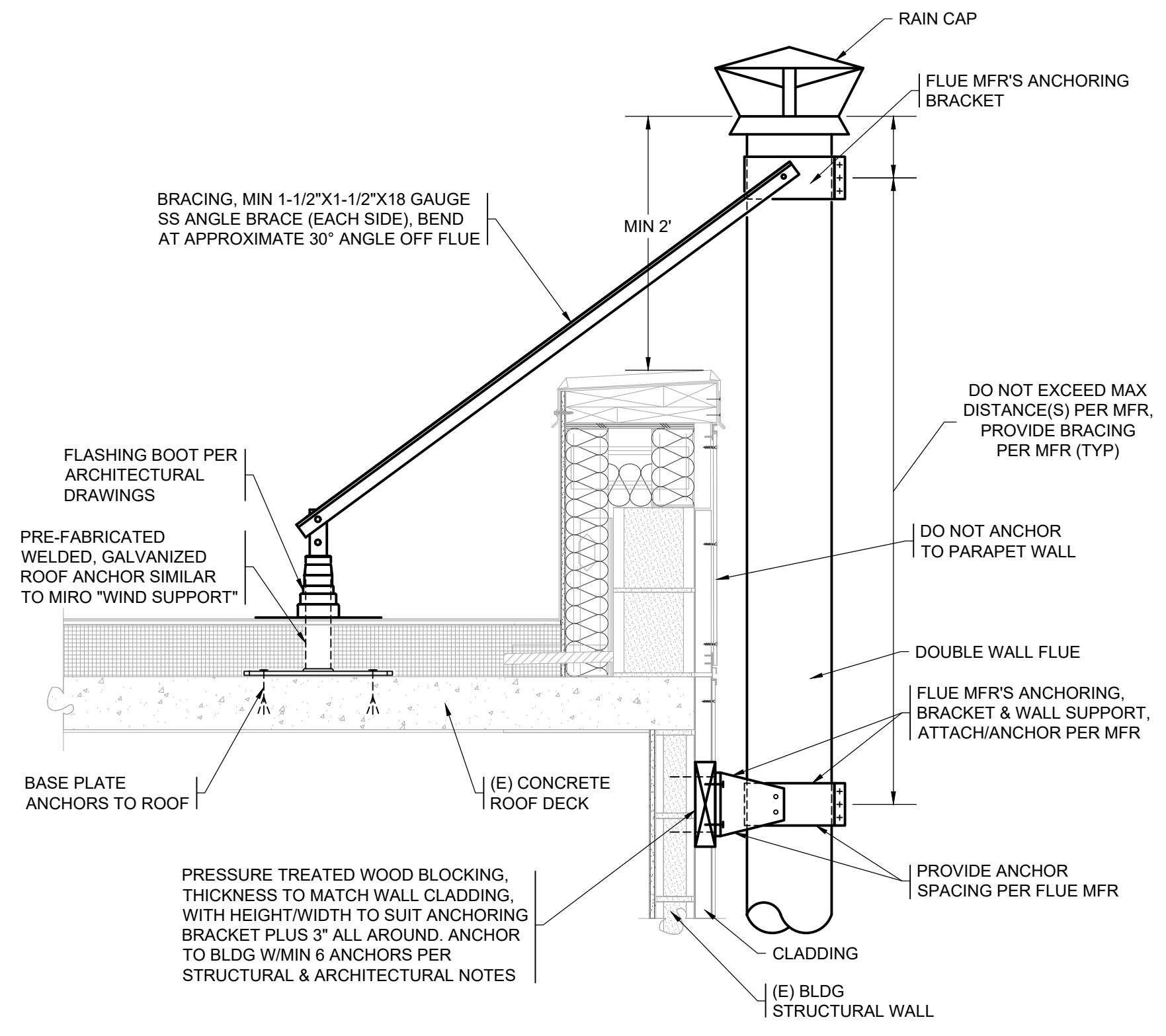
- DEMOLITION DRAWINGS ARE INTENDED TO ONLY GIVE A GENERAL REPRESENTATION OF THE DEMOLITION INVOLVED, AND DO NOT CONSTITUTE A FULL LISTING OF ALL ITEMS REQUIRING REMOVAL. VERIFY W/ OWNER EXTENT OF UNUSED ITEMS IN ATTIC TO BE DEMO'D.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW SITE CONDITIONS AND TO IDENTIFY ALL DEMOLITION WORK, AND INCLUDE IN HIS BID ALL COSTS FOR DEMOLITION & DISPOSAL.
- PROVIDE TEMPORARY CAP-OFF OF ALL EXIST. SYSTEMS TO ALLOW CONTINUED BUILDING OCCUPANCY AND PROTECT FROM ENTRY OF DEBRIS UNTIL THE FINAL SYSTEM COMPONENTS ARE INSTALLED AND CONNECTED (I.E. ROOFTOP DUCTS, VENTS, ETC.).
- VERIFY SIZE & LOCATION OF ALL EXISTING ITEMS SHOWN TO BE DEMO'D. LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON MODEST FIELD OBSERVATION.
- THE MAJORITY OF (E) MECHANICAL ITEMS ARE TO BE SALVAGED. CAREFULLY REMOVE & PROPERLY STORE ITEMS UNTIL TIME FOR REINSTALLATION.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PIPE UP	AHJ	AUTHORITY HAVING JURISDICTION
	PIPE DOWN	APPROX	APPROXIMATELY
	DUCTWORK DOWN	ARCH	ARCHITECTURAL
	DUCTWORK UP	BLDG	BUILDING
	ROOFTOP FAN	DIA, Ø	DIAMETER
	PLUMBING VENT	DN	DOWN
	PHOTOGRAPH IDENTIFIER	DWG	DRAWING
		EA	EACH
		ELEC	ELECTRICAL, ELECTRIC
		(E), EXIST	EXISTING
		(ETR)	EXISTING TO REMAIN
		EXH	EXHAUST
		GC	GENERAL CONTRACTOR
		IMC	INTERNATIONAL MECHANICAL CODE
		MFR	MANUFACTURER
		MAX	MAXIMUM
		MECH	MECHANICAL
		MIN	MINIMUM
		NO.	NUMBER
		NTS	NOT TO SCALE
		REF	REFERENCE
		REQ'D	REQUIRED
		SS	STAINLESS STEEL
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		UPC	UNIFORM PLUMBING CODE
		V	VOLTS, VOLTAGE
		W/	WITH
		WA	WASHINGTON

MATERIAL NOTES

- ALL MATERIALS AND WORK SHALL COMPLY W/ CODE & BEST CONSTRUCTION PRACTICES. MATERIALS SHALL MATCH & BE CONSISTENT WITH EXISTING & NEW WORK.
- ALL FASTENERS, GUIDES, SUPPORTS, ANCHORS, ETC. EXPOSED TO THE OUTDOORS SHALL BE CORROSION RESISTANT (I.E. GALVANIZED, CADMIUM PLATED, OR STAINLESS STEEL).
- PLUMBING VENT PIPING SHALL BE NO-HUB CAST IRON; COMPLYING WITH UPC.
- DUCTWORK SHALL BE GALVANIZED STEEL, G90 LOCK-FORMING GRADE, CONSTRUCTED PER IMC AND SMACNA STANDARDS.
- FLUE SHALL BE DOUBLE WALL STAINLESS STEEL TYPE, SUITABLE FOR CONDENSING BOILERS. PROVIDE W/ BOTTOM DRAIN. UL 1738 LISTED, CATEGORY IV. INNER PIPE CONSTRUCTED OF AL29-4C SS, OUTER PIPE OF TYPE 430 SS. PROVIDE WITH ALL FITTINGS, CAPS, EXPANSION JOINTS, SUPPORTS, SEALANTS, APPLIANCE CONNECTOR & ACCESSORIES. METAL FAB "CORR/GUARD II" (OR EQUAL).
- NEW HOSE BIBB TO BE: MANUFACTURER: PRIER; MODEL: P-164/264 SERIES FREEZELESS WALL HYDRANT.
- GAS PIPING TO BE SCHEDULE 40 BLACK STEEL W/ 150 LB MALLEABLE FITTINGS, THREADED OR WELDED.
- FIRE SPRINKLER PIPING TO BE STEEL, PER NFPA 13 & LOCAL AHJ REQUIREMENTS. SPRINKLER HEADS TO MATCH EXISTING.
- FLUE DRAIN PIPE SHALL BE SCHEDULE 40 CPVC WITH SOLVENT JOINTS.

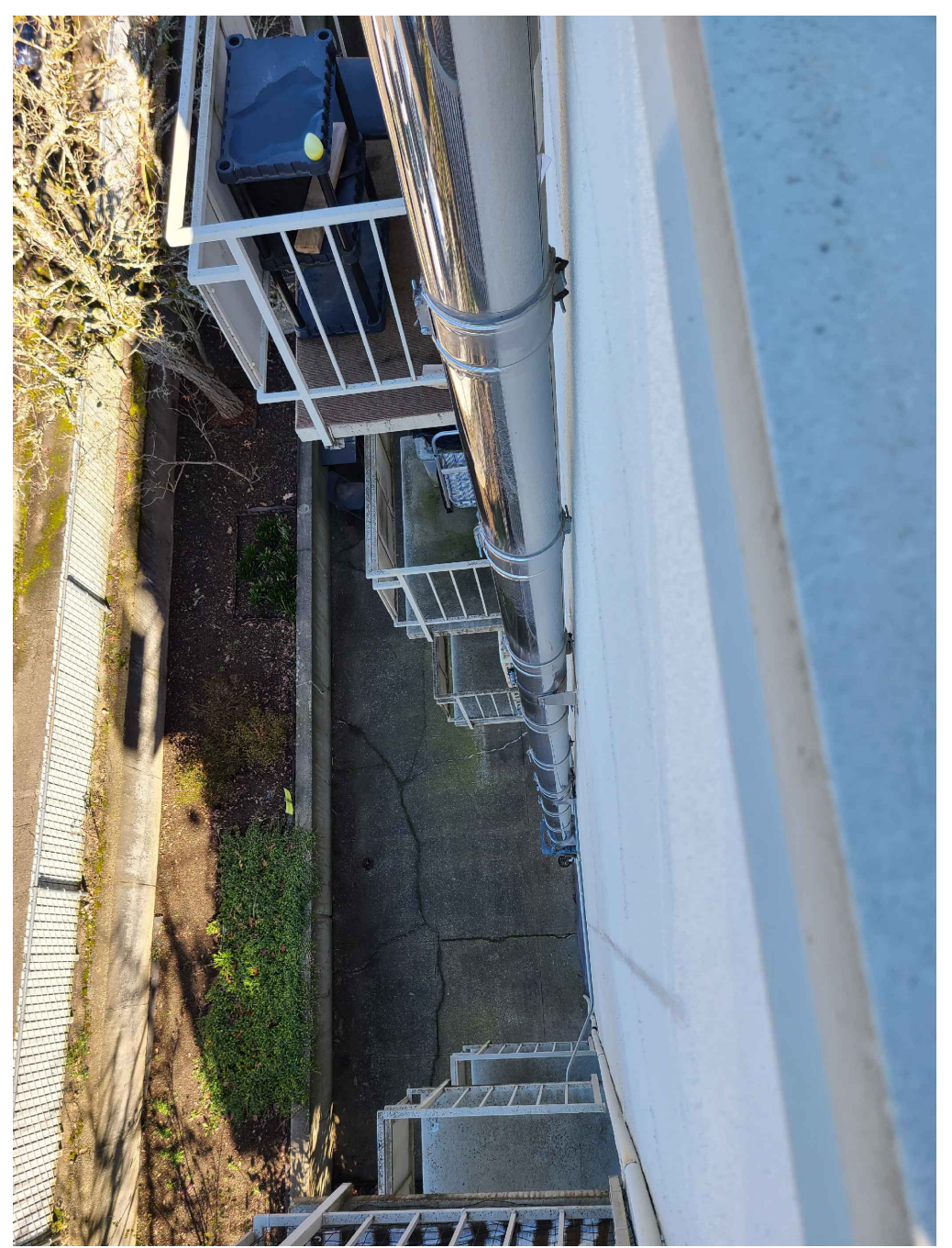


- NOTES:
- ROOF ANCHOR, WALL ANCHOR & GUY BRACING TO BE CONTRACTOR DESIGNED TO WITHSTAND EXPECTED FORCES ON FLUE PER CODE. DESIGN SHOWN IS CONCEPTUAL ONLY.
 - SUBMIT SHOP DRAWINGS W/ WA STATE ENGINEERS STAMP W/ PRODUCT INFORMATION, ANCHOR DETAILS, & BRACING DETAILS.
 - VERIFY (E) ROOF DECK THICKNESS & ANY (E) REINFORCEMENT.

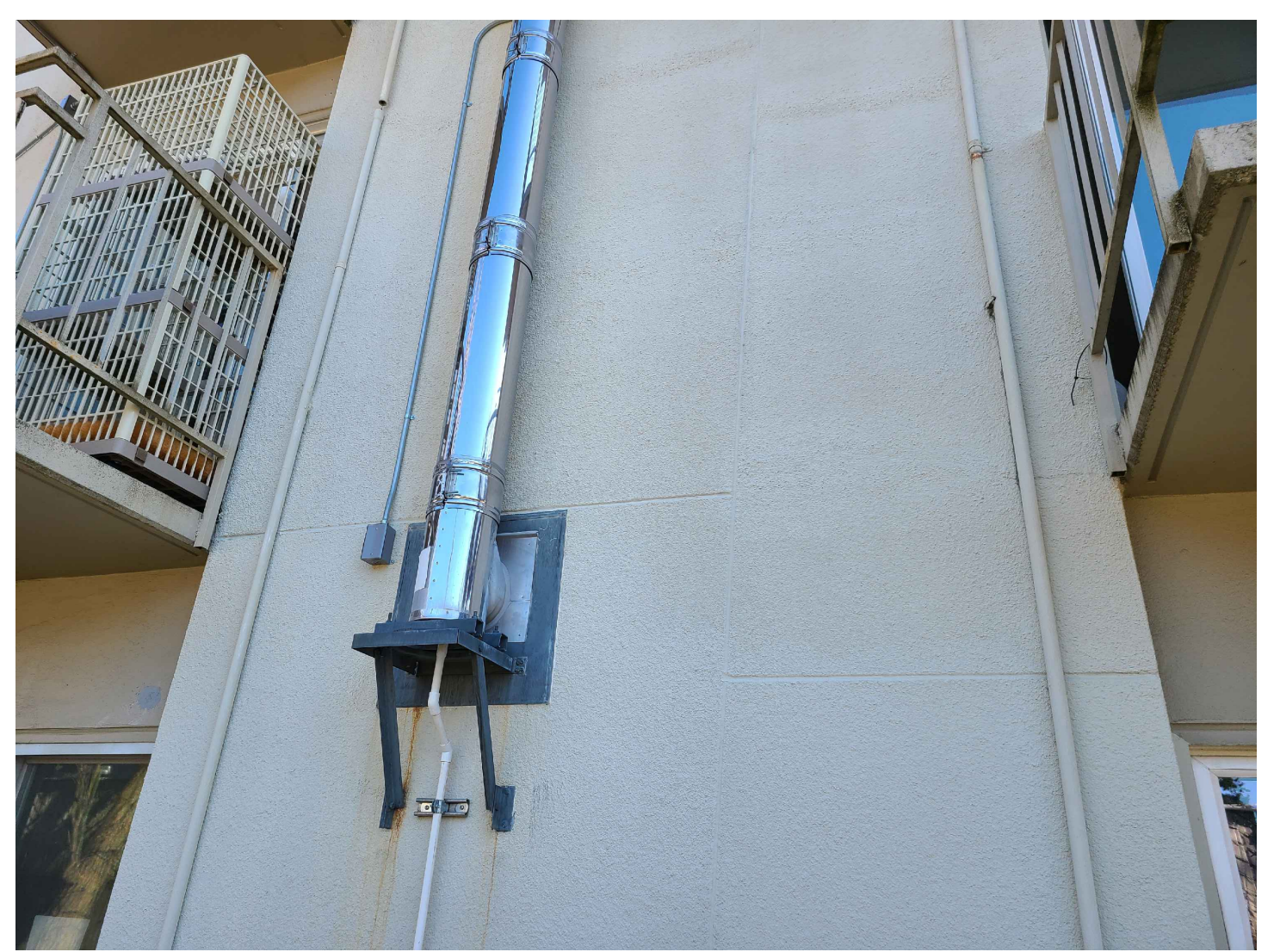
FLUE DETAIL 1
 NTS M0-1



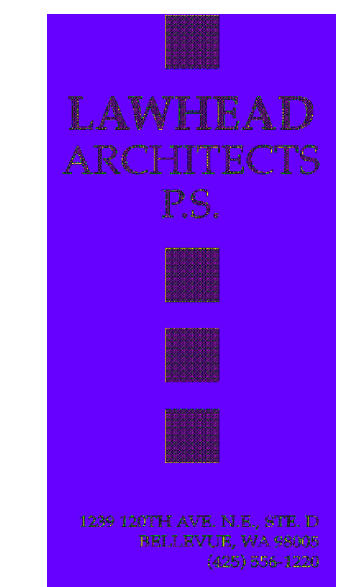
EXISTING AC CONDENSER C
 NTS M0-1



EXISTING FLUE B
 NTS M0-1



EXISTING FLUE A
 NTS M0-1



GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES & DEMOLITION NOTES SHEET M0-1.
2. AS-BUILTS ARE NOT AVAILABLE; CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & SIZES/ LOCATIONS OF ALL ITEMS.

KEYED NOTES:

- 1 REMOVE EXISTING ITEM TO ALLOW FOR WALL DEMO/ CONSTRUCTION. REVISE EXISTING PIPING (OR DUCTWORK) & CONNECTING ACCESSORIES TO SUIT NEW WALL THICKNESS AND REINSTALL ITEM (UNO). PROVIDE TEMPORARY CAP OFF AS REQUIRED TO ALLOW OTHER PORTIONS OF SYSTEM TO REMAIN IN OPERATION.
- 2 REMOVE EXISTING HOSE BIBB AND PROVIDE TEMPORARY CAP. REVISE CW ROUGH-IN AND INSTALL NEW FREEZE-PROOF HOSE BIBB.
- 3 REMOVE EXISTING FLUE TO ALLOW FOR WALL DEMO/ CONSTRUCTION. INSTALL NEW FLUE ONCE WALL WORK IS COMPLETE. WORK REQUIRES TALLER FLUE & REVISED LOCATION OFF-WALL DUE TO NEW WALL CLADDING. ANCHOR IN SIMILAR FASHION AS EXISTING W/ PRESSURE TREATED WOOD BLOCKING AT WALL ANCHORAGE TO ACCOUNT FOR THICKER EXTERIOR WALL SYSTEM. PROVIDE 3/4" DRAIN PIPE & ANCHORS, ROUTE DOWN TO EXISTING DRAIN AT GRADE. MINIMIZE SYSTEM DOWNTIME.
- 4 PROVIDE TEMPORARY FLUE EXTENSION HORIZONTALLY 10' ABOVE GRADE. PROVIDE BIDDER DESIGNED WELDED STEEL SUPPORTS. FLUE SERVES GAS FIRED BOILER FOR BUILDING HOT WATER. PROVIDE BOILER REPRESENTATIVE TO ADJUST BOILER OPERATION W/ TEMPORARY FLUE & AGAIN ONCE FINAL FLUE IS INSTALLED. PROVIDE WRITTEN REPORT. EXISTING BOILER IS AERCO INNOVATION 600. EXISTING FLUE IS 8"Ø (FIELD VERIFY SIZE) DOUBLE WALL SS TYPE.
- 5 PROVIDE NEW DRYER VENT WALL CAPS.
- 6 REMOVE (E) WALL BRACKET & CLOSURE PANEL AT BASE OF FLUE (& FLUE PER KEYED NOTE 3). EXTEND BRACKET/OFF WALL TO ACCOUNT FOR REVISED WALL THICKNESS. PROVIDE PT WOOD BACKING AT LOWER WALL SUPPORT SIMILAR TO DETAIL 'M0-1. PROVIDE NEW BRACKETS SIMILAR TO EXISTING TYPE (SEE PHOTO A/M0-1). FOR USE W/ NEW FLUE.

SIGNATURE
WILLIAM J. HULTZ
REGISTERED PROFESSIONAL ENGINEER
08/09/2022

OWNER

PHASE...

Bid Set

JOB NO...

23-10

DATE...

8/13/24

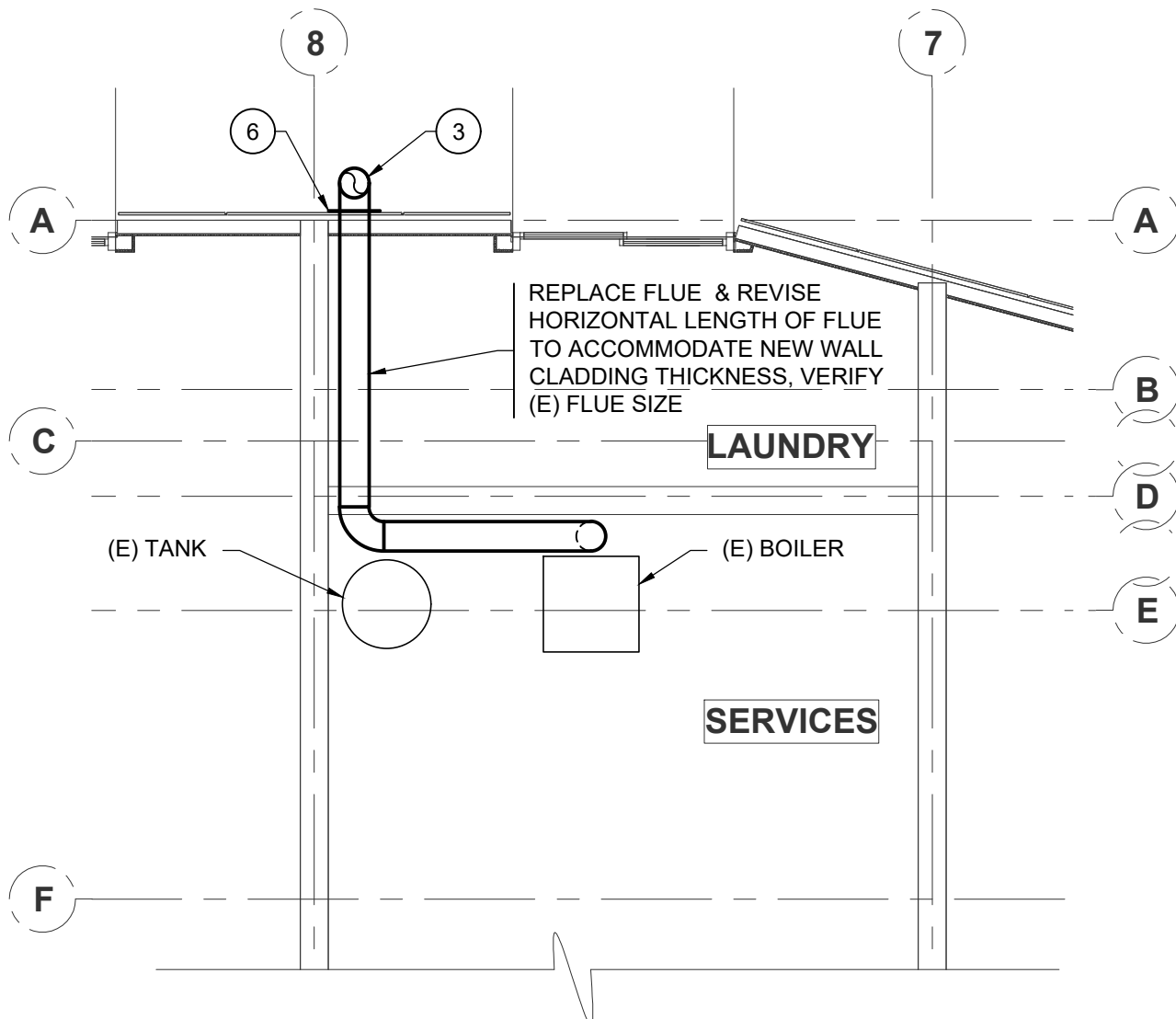
SHEET TITLE...

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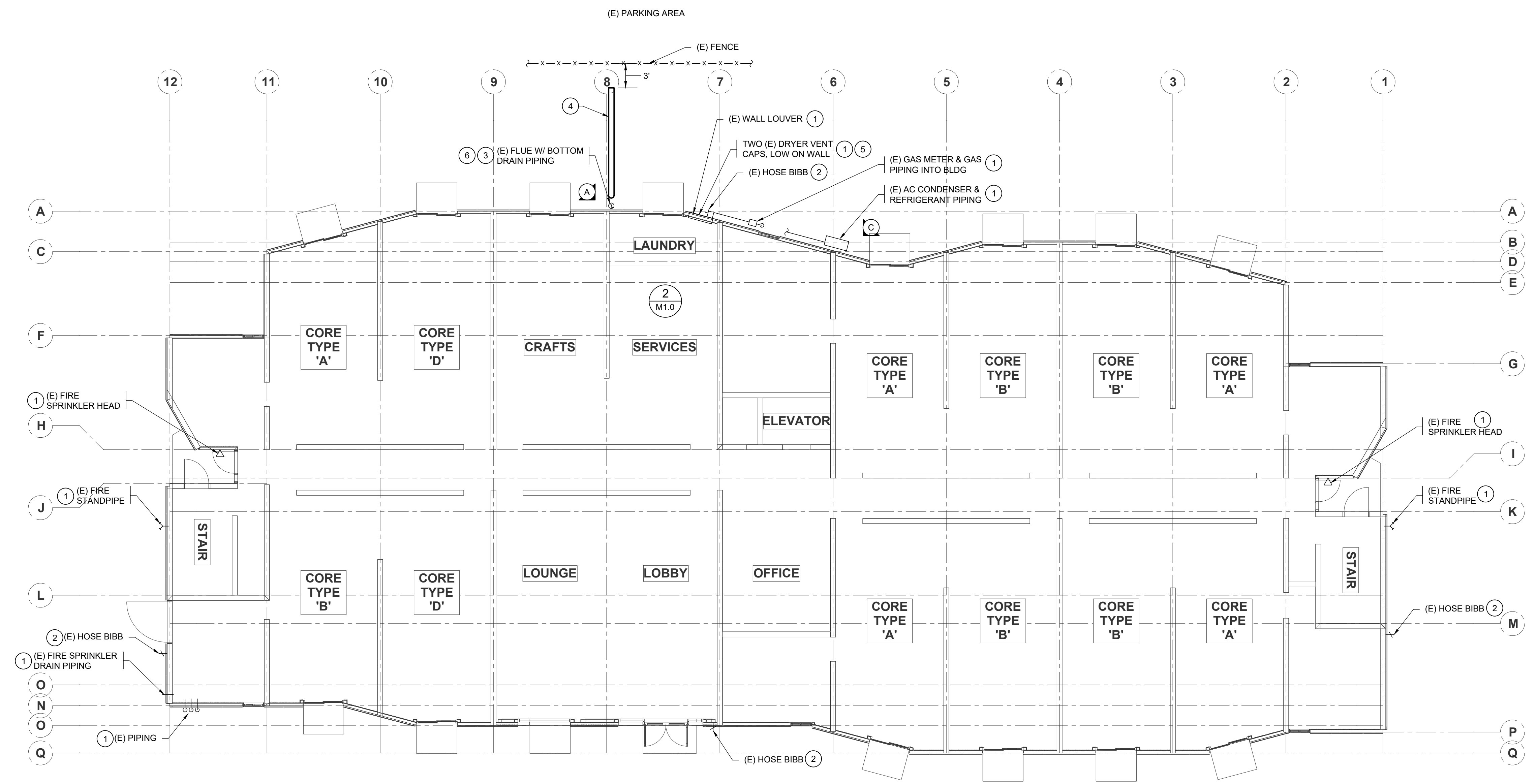
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M1-0

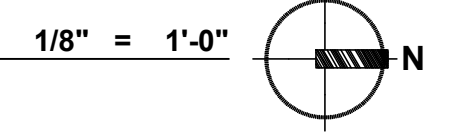
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SERVICES PLAN
1/4" = 1'-0"
2
M1-0



1 FLOOR PLAN - MECHANICAL

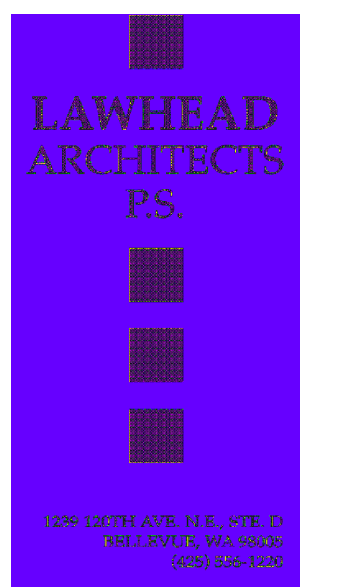


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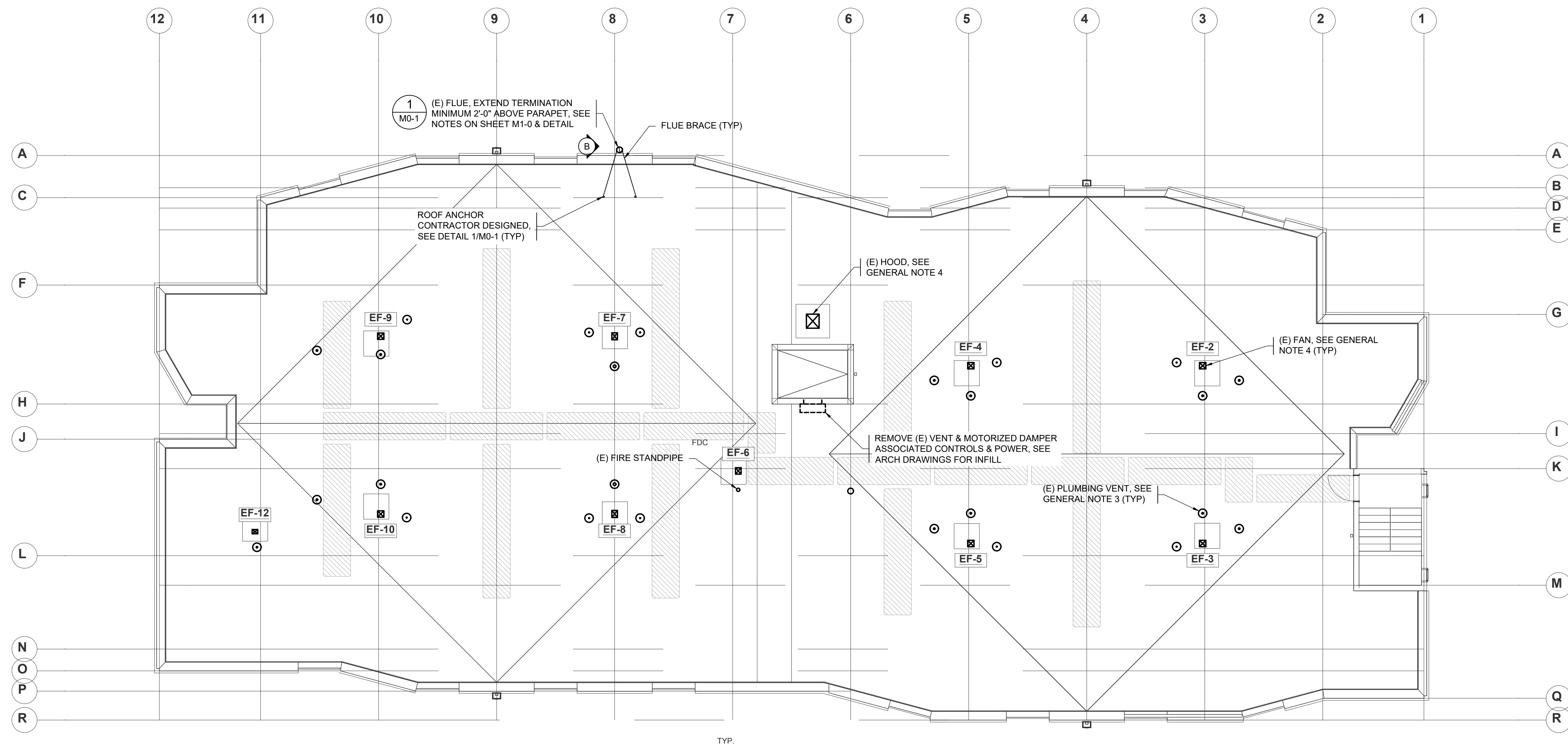
GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES & DEMOLITION NOTES SHEET M0-1.
2. AS-BUILTS ARE NOT AVAILABLE; CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
3. EXTEND (E) PLUMBING VENTS TO TERMINATE MIN 8" ABOVE ROOF. FIELD VERIFY SIZE & LOCATION; ASSUME ALL ARE 4" VENTS (UNO) FOR BIDDING.
4. REMOVE ALL EXISTING ROOF FANS, ROOF HOODS, AND CURB ADAPTERS TO ALLOW FOR ROOF WORK. REINSTALL ITEMS ON NEW CURBS AT REVISED HEIGHT. DISCONNECT/RECONNECT CONTROLS. EXTEND (E) DUCTWORK AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR POWER DISCONNECT/RECONNECT.



SIGNATURE

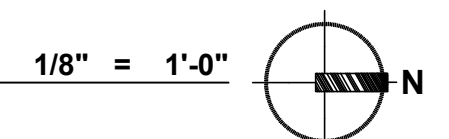
 SIGNED
 08/09/2022
 OWNER



King County Housing Authority
WESTMINSTER MANOR
 Envelope & Roof Project

PHASE...
 Bid Set
 JOB NO...
 23-10
 DATE...
 8/13/24
 SHEET TITLE...
Roof Plan - Mechanical
 SHEET NO...

1 ROOF PLAN - MECHANICAL



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M2-0

GENERAL ELECTRICAL NOTES:

- SEE ARCHITECTURAL PLANS FOR LOCATION OF FIRE RATED CONSTRUCTION.
- BRANCH CIRCUIT NOTES:
 - VERIFY BRANCH CIRCUIT WIRE COUNT BEFORE PULLING CONDUCTORS. PROVIDE REQUIRED CONDUCTORS TO EACH OUTLET AND DEVICE FOR PHASE, NEUTRAL AND EQUIPMENT GROUND BASED ON CIRCUIT DESIGNATIONS SHOWN AND AS OTHERWISE INDICATED ON PLANS OR NOTE BELOW.
 - FOR SWITCHED OUTLETS, PROVIDE ADDITIONAL CONDUCTOR COUNT REQUIRED FOR SWITCH LEGS TO ACCOMMODATE SWITCH CONTROL INDICATED. MAINTAIN UNSWITCHED LEG IN LIGHTING BRANCH CIRCUITS TO EXIT, EMERGENCY, AND NIGHT LIGHTING SHOWN.
 - MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE FOR OUTDOOR AND EXTERIOR BUILDING LIGHTING SHALL BE #10 AWG.
 - PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR BRANCH CIRCUITS SERVING RECEPTACLE OUTLETS UNLESS OTHERWISE INDICATED.
- MINIMUM CONDUIT SIZE FOR HOMERUNS AND FOR CONDUIT INSTALLED BELOW GRADE OUTDOORS SHALL BE 3/4 INCH.
- REFER TO ARCHITECTURAL PLANS FOR LIGHT FIXTURE LOCATIONS AND FOR MOUNTING HEIGHT OF SUSPENDED AND WALL MOUNTED LIGHT FIXTURES. REFER TO REFLECTED CEILING PLANS, INTERIOR ELEVATIONS, EXTERIOR ELEVATIONS, ROOM SECTIONS, AND DETAILS SHOWN ON ARCHITECTURAL CONTRACT DOCUMENTS PRIOR TO ROUGH-IN. REPORT CONFLICTS TO ARCHITECT/ENGINEER FOR RESOLUTION.
- REFER TO ARCHITECTURAL ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT OF WIRING DEVICES. REPORT CONFLICTS TO ARCHITECT/ENGINEER FOR RESOLUTION.
- VERIFY EXACT LOCATION OF FLOOR BOXES AND OUTLETS LOCATED IN KNEE SPACES AND CASEWORK. OBTAIN ARCHITECT APPROVAL PRIOR TO ROUGH-IN.
- VERIFY BACK BOX REQUIREMENTS OF EQUIPMENT FURNISHED UNDER OTHER THAN DIVISION 26, 27 OR 28 SECTIONS AND EQUIPMENT FURNISHED BY OWNER.
- SEE MECHANICAL PLANS FOR QUANTITY AND LOCATION OF FIRE / SMOKE DAMPERS. PROVIDE 120 VOLT CONNECTION TO EACH DAMPER.

ENERGY CODE COMPLIANCE NOTES

- MANUAL LIGHTING CONTROL: PROVIDE EACH ROOM WITH MANUAL LIGHTING CONTROL AS INDICATED. REMOTE LIGHTING CONTROLS SHALL IDENTIFY WHERE LIGHTS ARE CONTROLLED AND ON/OFF STATUS. MANUAL CONTROLS FOR SPACES NOT COVERED IN C405.2.1.2 LISTED EXCEPTIONS SHALL INCLUDE PROVISION FOR 50% LIGHT REDUCTION.
- AUTOMATIC TIME SWITCH CONTROL: PROVIDE PROGRAMMABLE TIME SWITCH WITH MANUAL OVERRIDE FOR AUTOMATIC CONTROL OF LIGHTING IN ALL AREAS OF THE BUILDING NOT CONTROLLED BY OCCUPANCY SENSORS. TIME SWITCH AND OVERRIDE CONTROL SHALL COMPLY WITH MINIMUM REQUIREMENTS OF C405.2.2.1.
- OCCUPANCY SENSORS: PROVIDE OCCUPANCY SENSORS IN ALL CLASSROOMS, CONFERENCE/MEETING ROOMS, LUNCH AND BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, WAREHOUSE AND STORAGE SPACES, JANITORIAL CLOSETS, AND OTHER SPACES 300 SQUARE FEET OR LESS.
- DAYLIGHT ZONES: PROVIDE AUTOMATIC CONTROL OF PRIMARY (DZ1) AND SECONDARY (DZ2) DAYLIGHT ZONES INDICATED ON PLANS INDEPENDENT OF MANUAL LIGHTING CONTROL ZONES INDICATED.
- DAYLIGHT ZONE CONTROL: PROVIDE AUTOMATIC CONTINUOUS DIMMING CONTROL OF LIGHTS LOCATED WITHIN PRIMARY AND SECONDARY DAYLIGHT ZONES.
- SPECIFIC APPLICATION CONTROLS: PROVIDE DEDICATED CONTROL INDEPENDENT OF OTHER LIGHTING FOR THE FOLLOWING:
 - MEANS OF EGRESS: PROVIDE AUTOMATIC CONTROL OF EGRESS LIGHTING BY MEANS OF OCCUPANCY SENSORS OR TIME CLOCK AS INDICATED. EMERGENCY LIGHTS TO HAVE UL924 RELAYS TO OVERRIDE CONTROL STATE UPON LOSS OF POWER.
 - DISPLAY AND ACCENT LIGHTS: PROVIDE MANUAL CONTROL AS INDICATED.
 - FIXED MOUNTED TASK LIGHTING: PROVIDE LIGHTS WITH INTEGRAL ON/OFF CONTROL AND CONTROL BY OCCUPANCY SENSOR IN SPACE.
- EXTERIOR LIGHTING CONTROL: PROVIDE AUTOMATIC CONTROL OF EXTERIOR LIGHTING USING COMBINATION OF PHOTOCELL AND ENERGY MANAGEMENT SYSTEM, SEE SERVICE PLAN FOR ADDITIONAL INFORMATION.
- ELECTRIC ENERGY METERING: PROVIDE END-USE METERING FOR HVAC AND WATER HEATING PER SECTION C409.
- TRANSFORMERS: DRY TYPE DISTRIBUTION TRANSFORMERS RATED 600 VOLTS OR LESS SHALL COMPLY WITH MINIMUM EFFICIENCY REQUIREMENTS OF NEMA TP-1, TABLE 4-2.
- COMMISSIONING: PROVIDE PROGRAMMING, CALIBRATION, AND FUNCTIONAL PERFORMANCE TESTING OF AUTOMATIC LIGHTING CONTROL SYSTEMS TO INCLUDE OCCUPANCY SENSORS, DAYLIGHT CONTROLS, AND TIME SWITCHES PER APPROVED COMMISSIONING PLAN. SUBMIT COMPLETED COMMISSIONING COMPLIANCE CHECKLIST (C408.1.2.1) FOR SIGNATURE PRIOR TO FINAL INSPECTIONS BY MECHANICAL AND ELECTRICAL INSPECTION AUTHORITIES.

ELECTRICAL LEGEND

(SOME SYMBOLS MAY NOT BE USED ON DRAWINGS)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
<u>DISTRIBUTION</u>		<u>POWER</u>	
	PANELBOARD - SURFACE		DUPLEX RECEPTACLE (NEMA 5-20R)
	PANELBOARD - EXISTING (SURFACE PANEL SHOWN)	IG	ISOLATED GROUND
	SWITCHBOARD OR MCC (DRAWN TO SCALE)	DF	CHILLED WATER FOUNTAIN
	DISCONNECT SWITCH	REF	REFRIGERATOR
	FUSED DISCONNECT SWITCH	COP	COPIER
	MAGNETIC MOTOR STARTER OR OTHER MOTOR CONTROL DEVICE AS SCHEDULED	P	PEDESTAL
	DRY TYPE TRANSFORMER	WP	WEATHERPROOF
	WIRING CONCEALED IN CEILING OR WALL	C	CEILING
	WIRING CONCEALED UNDERGROUND OR BELOW FLOOR	DW	DISHWASHER
	WIRING EXPOSED	P	WALL MOUNT PROJECTOR
	WIRING HOMERUN	TV	VIDEO DISPLAY OUTLET. REFER TO ARCHITECTURAL DETAILS FOR MOUNTING HEIGHT
	CONDUIT UP, DOWN	ALL RECEPTACLES ARE TAMPER RESISTANT	
	FLEXIBLE WIRING CONNECTION	FOURPLEX RECEPTACLE (NEMA 5-20R)	
	SURGE PROTECTIVE DEVICE	DUPLEX RECEPTACLE CONTROLLED BY OCCUPANCY SENSOR OR TIME SWITCH	
<u>GENERAL</u>			
#	BUBBLE NOTE TAG SYMBOL: # - IDENTIFYING NUMBER	GFCI DUPLEX RECEPTACLE (NEMA 5-20R)	
	SCHEDULED EQUIPMENT CONNECTION (INCLUDE ALL WIRING, DISCONNECTING MEANS, CONTROL AND OTHER REQUIREMENTS SCHEDULED)	ASTERISK INDICATES COUNTER HEIGHT OUTLET (DUPLEX RECEPTACLE SHOWN)	
	INGROUND HANDHOLE OR VAULT	RANGE RECEPTACLE (NEMA 14-50R)	
#	DETAIL SYMBOL: # - IDENTIFYING NUMBER	DRYER RECEPTACLE (NEMA 14-30R)	
A	A - SHEET WHERE DETAIL SHOWN	SPECIAL PURPOSE OUTLET (AS NOTED)	
#	REVISION CALLOUT	RECESSED FLOOR BOX FOR POWER & SIGNAL	
#	FLAG NOTE	DISCONNECT SWITCH	
#	SCHEDULED CONDUIT CALLOUT	FUSED DISCONNECT SWITCH	
<u>LIGHTING</u>			
	LUMINAIRE (TO SCALE ON DRAWINGS)	JUNCTION BOX	
	EMERGENCY FIXTURE - TWIN HEAD	MOTOR CONNECTION	
	COMBINATION CEILING MOUNT EXIT SIGN AND TWIN HEAD EMERGENCY LIGHTING UNIT	EQUIPMENT CONNECTION	
	EXIT FIXTURE - WALL	SUBSCRIPT: WH WATER HEATER HD HAND DRYER WC WATER COOLER	
	LIGHT FIXTURE ON EMERGENCY LIGHTING CIRCUIT OR WITH INTEGRAL BATTERY		
	INDICATES CONTROL ZONE	FLUSH LARGE CAPACITY POWER & SIGNAL FLOOR BOX (4-PLEX RECEPTACLE SHOWN WITH 6-DATA DROPS)	
	POLE MOUNTED LIGHT	MOTORIZED SHADE CONTROL STATION	
	INDICATES LUMINAIRE TYPE	<u>COMMUNICATIONS</u>	
<u>LIGHT FIXTURE CALLOUTS</u>			
	EMERGENCY EGRESS FIXTURE (HATCH & CALLOUT SHOWN)	(2) CAT 6 OUTLETS WITH 1.25°C TO ACCESSIBLE SPACE AND (2) CAT 6 CABLES TO DISTRIBUTION FRAME	
	(N)-NIGHT LIGHT CIRCUIT (CONTINUOUSLY ON) FIXTURE SYMBOL (2X2 SHOWN)	QTY OF CAT 6 OUTLETS INDICATED W/ CAT 6 CABLE FOR EACH IF MORE THAN 2 OUTLET TO DISTRIBUTION FRAME, MIN 1.25°C TO ACCESSIBLE SPACE	
	PANELBOARD AND CIRCUIT NUMBER		
	CONTROL ZONE ID	WIRELESS ACCESS POINT STATION WITH (1) CAT 6A CABLE TERMINATED IN A BISCUIT STYLE ENCLOSURE WITH (1) CAT 6A OUTLET, INSTALL WAP FURNISHED BY OWNER	
	DAYLIGHT ZONE ID	<u>AUDIO VISUAL</u>	
	FIXTURE TYPE	AV SYSTEM INPUT STATION - HDMI	
<u>LIGHTING CONTROL</u>		AV FLOOR BOX - HDMI	
	PHOTOCELL, EXTERIOR	<u>INTRUSION / ACCESS CONTROL</u>	
	SINGLE POLE TOGGLE SWITCH	CARD READER	
	DIGITAL SWITCH STATION	KEY SWITCH	
SWITCH SUBSCRIPTS:		KEY PAD	
2	DOUBLE POLE	DOOR CONTACT	
3	THREE WAY	INTRUSION ALARM MOTION SENSOR	
4	FOUR WAY	CLOSED CIRCUIT TELEVISION CAMERA	
D	DIMMER	<u>FIRE ALARM</u>	
EP	EXPLOSION PROOF	FIRE ALARM CONTROL PANEL	
K	KEY OPERATED	FIRE ALARM ANNUNCIATOR	
LV	LOW VOLTAGE	MANUAL STATION	
LVM	LOW VOLTAGE MASTER	FIRE ALARM VISUAL AND AUDIBLE DEVICE	
M	MANUAL MOTOR STARTER W/OVERLOADS	CEILING MOUNT FIRE ALARM VISUAL AND AUDIBLE DEVICE	
MC	MOMENTARY CONTACT SWITCH W/PILOT LIGHT	HEAT DETECTOR	
P	SWITCH W/PILOT LIGHT	SMOKE DETECTOR	
T	TIMER	RELAY	
WP	WEATHERPROOF	FIRE ALARM SPRINKLER ALARM BELL	
a, b, c	MULTIGANG SWITCH STATION		
<u>LINE TYPES</u>			
	DAYLIGHT SENSOR - DUAL ZONE		
	OCCUPANCY SENSOR		
	UL924 EMERGENCY TRANSFER RELAY		
<u>EXISTING CONDITIONS</u>			
<u>NEW WORK</u>			

ABBREVIATIONS

(SOME ABBREVIATIONS MAY NOT BE USED ON DRAWINGS)

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
A or AMP	AMPERES	MAX	MAXIMUM
AC	ALTERNATING CURRENT	MCA	MINIMUM CIRCUIT AMPS
A/C	AIR CONDITIONING	MCB	MAIN CIRCUIT BREAKER
AIC	AMPERE INTERRUPTING CAPACITY	MCC	MOTOR CONTROL CENTER
AL	ALUMINUM	MCM, KCM	THOUSAND CIRCULAR MILS
ARCH	ARCHITECTURAL	MDF	MAIN DISTRIBUTION FRAME
ATS	AUTOMATIC TRANSFER SWITCH	MECH	MECHANICAL
AWG	AMERICAN WIRE GAUGE	MIN	MINIMUM
BKR	BREAKER	MLO	MAIN LUGS ONLY
BLDG	BUILDING	MOP, MOCP	MAXIMUM OVERCURRENT PROTECTION
C	CONDUIT	NIC	NOT IN CONTRACT
C.O.	CONDUIT ONLY	NTS	NOT TO SCALE
CB	CIRCUIT BREAKER	OC	ON CENTER
CCTV	CLOSED CIRCUIT TELEVISION	PA	PUBLIC ADDRESS
CFM	CUBIC FEET PER MINUTE	PB	PULLBOX
CKT	CIRCUIT	Ø or PH	PHASE
CL	CENTER LINE	PNL	PANEL
CLG	CEILING	PR	PAIR
CONC	CONCRETE	PRI	PRIMARY
CT	CURRENT TRANSFORMER	PVC	POLYVINYL CHLORIDE
CU	COPPER	RECP	RECEPTACLE
CW	COLD WATER	REQ	REQUIRED
DC	DIRECT CURRENT	RM	ROOM
DIA	DIAMETER	SHT	SHEET
DIV	DIVISION	SP	SINGLE POLE
DPDT	DOUBLE POLE, DOUBLE THROW	SPD	SURGE PROTECTIVE DEVICE
DPST	DOUBLE POLE, SINGLE THROW	SPDT	SINGLE POLE, DOUBLE THROW
DWG	DRAWING	SPST	SINGLE POLE, SINGLE THROW
EGC	EQUIPMENT GROUND CONDUCTOR	SW	SWITCH
ELEC	ELECTRIC	SWBD	SWITCHBOARD
EMT	ELECTRICAL METALLIC TUBING	TEL	TELEPHONE
E.T.R.	EXISTING TO REMAIN	TV	TELEVISION
EXST, (E)	EXISTING	TTB	TELECOMMUNICATIONS TERMINAL BOARD
EV	ELECTRIC VEHICLE	TYP	TYPICAL
FA	FIRE ALARM	UL	UNDERWRITERS LABORATORY
FC	FOOTCANDLE	UF	UNDERFLOOR
FLA	FULL LOAD AMPS	UG	UNDERGROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLTS
GND	GROUND	VA	VOLT AMPERES
HP	HORSEPOWER	VAC	VOLTS ALTERNATING CURRENT
IDF	INTERMEDIATE DISTRIBUTION FRAME	VAR	REACTIVE VOLT AMPERES
J-BOX	JUNCTION BOX	W	WATTS
KV	KILOVOLTS	WP	WEATHERPROOF
KVA	KILOVOLT AMPERES	/W	WITH
KW	KILOWATTS	/WO	WITHOUT
LT	LIGHT	XFER	TRANSFER
LTG	LIGHTING	XFMR	TRANSFORMER

OUTLET MOUNTING HEIGHTS

(MEASURE TO CENTER OF BOX, UNLESS OTHERWISE INDICATED)

COUNTER HEIGHT (*)	+3 INCHES ABOVE SPLASH	FIRE ALARM	
CASEWORK OUTLETS	AS DIRECTED	MANUAL STATIONS	48 INCHES TO TOP
SWITCHES AND DIMMERS	48 INCHES	SIGNALING DEVICES	80 INCHES TO BOTTOM
RECEPTACLES	18 INCHES	REMOTE ALARM LIGHTS	80 INCHES TO BOTTOM
THERMOSTATS	48 INCHES	REMOTE ANNUNCIATOR	60 INCHES TO BOTTOM
OCCUPANCY SENSORS	12 FEET MAXIMUM	GRAPHIC PLAQUES	60 INCHES TO BOTTOM
DATA (COMPUTER)	18 INCHES	SECURITY	
WALL PHONE	48 INCHES	KEY PAD	48 INCHES TO TOP
TV (TELEVISION)	18 INCHES	CARD READER	48 INCHES
TV WALL MOUNTED	CENTER OF TV BRACKET	CCTV	WITHIN 6 INCHES OF CAMERA MOUNT
SPEAKERS	90 INCHES	CCTV POLE MOUNTED	16 FEET
CLOCKS	90 INCHES		
CLOCK/SPEAKER	90 INCHES, GYM OR COMMONS - 120"		
PROJECTOR	ABOVE WHITEBOARD, TO BE COORDINATED		

ELECTRICAL SPECIFICATIONS

1. SCOPE

A. PROVIDE ALL LABOR, EQUIPMENT, MATERIAL, ACCESSORIES, AND TESTING FOR LIGHTING, POWER, AND SIGNAL SERVICE AND DISTRIBUTION, COMPLETE AND OPERATING, AS INDICATED AND SPECIFIED. ALL INDOOR WIRING AND CONDUIT PATHWAY FOR POWER, LIGHTING, AND SIGNAL SYSTEMS SHALL BE CONCEALED WITHIN BUILDING CONSTRUCTION (BELOW FLOOR SLAB OR IN ATTICS, CEILING SPACES, CRAWL SPACES, AND WITHIN WALL CONSTRUCTION) UNLESS OTHERWISE APPROVED BY ARCHITECT.

B. OBTAIN AND REVIEW ALL PROJECT DOCUMENTS. PROVIDE POWER WIRING, DISCONNECT SWITCHES, AND ELECTRICAL CONNECTION OF EQUIPMENT IDENTIFIED IN THE PROJECT DOCUMENTS TO BE FURNISHED BY OTHER TRADES OR BY OWNER.

C. CONTRACTORS BIDDING ELECTRICAL WORK SHALL VISIT THE BUILDING SITE PRIOR TO BIDDING AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THE WORK. INCLUDE ALL COSTS RELATED TO EXISTING SITE CONDITIONS IN THE BID PROPOSAL.

D. MAINTAIN AT PROJECT SITE ONE SET OF CLEAN, DRY, AND LEGIBLE RED LINED RECORD DRAWINGS FOR SUBMITTAL AT CONTRACT CLOSE OUT. INDICATE ELECTRICAL CHANGES AND ELECTRICAL WORK ADDED OR OTHERWISE INSTALLED AND NOT SHOWN ON THE BID DOCUMENTS.

2. SUBMITTALS

A. OBTAIN WRITTEN APPROVAL FROM ARCHITECT/ENGINEER PRIOR TO ORDERING MATERIALS AND COMMENCING WORK.

B. LIGHTING SYSTEMS: PROVIDE PRODUCT SUBMITTALS ON LIGHT FIXTURES, LAMPS, AND AUTOMATIC CONTROLS.

C. POWER SYSTEMS: PROVIDE PRODUCT SUBMITTALS ON WIRING DEVICES.

D. SIGNAL SYSTEMS: PROVIDE PRODUCT SUBMITTALS ON WIRE AND CABLE AND ALL EQUIPMENT, COMPONENTS, AND DEVICES BEING FURNISHED FOR EACH SIGNAL SYSTEM. SUBMIT FIRE ALARM SHOP DRAWINGS.

3. DEFINITIONS

A. FURNISH: OBTAIN AND/OR PREPARE AND DELIVER TO THE PROJECT.

B. INDICATED: SHOWN, SCHEDULED, NOTED, OR OTHERWISE CALLED OUT ON THE DRAWINGS.

C. INSTALL: ENTER PERMANENTLY INTO THE PROJECT COMPLETE AND READY FOR SERVICE.

D. PROVIDE: FURNISH AND INSTALL COMPLETE AND READY FOR SERVICE.

E. EQUIPMENT CONNECTION: MAKE BRANCH CIRCUIT CONNECTION, MOUNT AND CONNECT CONTROL DEVICES AS REQUIRED. PROVIDE DISCONNECT AND OVERCURRENT PROTECTION WHEN REQUIRED BY NEC AND UMC, IF NOT OTHERWISE INDICATED OR FURNISHED WITH EQUIPMENT.

F. WIRING: CONDUCTORS IN RACEWAY OR AN APPROVED CABLE ASSEMBLY.

G. PANEL: DISTRIBUTION PANELBOARD, LIGHTING & APPLIANCE PANELBOARD, OR LOADCENTER.

4. EXISTING CONDITIONS

A. CUTTING AND PATCHING: PROVIDE CUTTING AND PATCHING REQUIRED FOR ELECTRICAL WORK AND TO PROVIDE OPENINGS IN FOR ELECTRICAL PENETRATIONS. LOCATE AND EXECUTE CUTS SO AS NOT TO DAMAGE OTHER WORK OR WEAKEN STRUCTURAL COMPONENTS. CORE DRILL OR SAW CUT RIGID MATERIALS. PATCH AND RESTORE TO ORIGINAL CONDITION. SEAL ALL CONDUIT PENETRATIONS WEATHER TIGHT WITH ACRYLIC WEATHERPROOF CAULKING SUITABLE FOR PAINTING. SEAL ALL OPENINGS AND CONDUIT PENETRATIONS TO MAINTAIN RATING OF FIRE RATED CONSTRUCTION. PROVIDE FLASHING AROUND CONDUITS AT ALL REQUIRED ROOF PENETRATIONS. ROOF FLASHING SHALL CONFORM TO STANDARD RECOMMENDED INSTALLATION DETAILS OF THE ROOF SYSTEM MANUFACTURER WHICH MAY BE OBTAINED FROM

B. POWER OUTAGES: SCHEDULE POWER OUTAGES FOR EVENINGS, WEEKENDS, OR HOLIDAYS UNLESS OTHERWISE APPROVED. INCLUDE COSTS FOR OVERTIME AND WORK OUTSIDE REGULAR HOURS.

C. FIELD VERIFICATION: FIELD VERIFY EXISTING POWER AND SIGNAL CIRCUIT WIRING AND SOURCE OF SUPPLY AS REQUIRED TO PERFORM WORK.

D. ACCESS: CAREFULLY REMOVE, STORE, AND REINSTALL REMOVABLE PANELS AND CEILING TILES WHERE ACCESS TO PERFORM WORK IN CRAWL SPACES AND CEILING SPACES IS REQUIRED. ACCESS TO CRAWL SPACES SHALL BE SECURED AT ALL TIMES EXCEPT WHEN CONTRACTOR IS PRESENT AND PERFORMING WORK IN THE ACCESSED SPACE.

E. CIRCUIT DIRECTORIES: UPDATE CIRCUIT DIRECTORIES IN EXISTING PANELS TO INDICATE CHANGES AND ADDITIONS TO EACH CIRCUIT. PROVIDE TYPEWRITTEN INDEX OF CIRCUITS LOCATED ON INSIDE FOOR OF EACH PANEL. IDENTIFY LOAD TYPE AND LOCATION USING FINAL ROOM NAMES OR NUMBERS VERIFIED BY OWNER.

5. DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

A. REMOVE, RELOCATE AND EXTEND EXISTING SYSTEMS TO ACCOMMODATE NEW CONSTRUCTION. FOR SELECTIVE DEMOLITION, REFER TO ARCHITECTURAL AND MECHANICAL PLANS AND INCLUDE ELECTRICAL DEMOLITION TO SUPPORT REMOVAL AND REPLACEMENT WORK NOT OTHERWISE INDICATED IN ELECTRICAL DRAWINGS.

B. ELECTRICAL DEMOLITION INCLUDES THE DISCONNECTING, REMOVAL, AND DISPOSAL OF FIXTURES, DEVICES AND EQUIPMENT WHERE INDICATED, ALONG WITH ASSOCIATED WIRING.

C. THE FOLLOWING SHALL BE CONSIDERED AS ABANDONED UNLESS OTHERWISE INDICATED:

- 1. WIRING TO FIXTURES, DEVICES, AND EQUIPMENT BEING REMOVED OR DISCONNECTED.
2. CONDUIT CONTAINING CONDUCTORS OR CABLE THAT HAVE BEEN DISCONNECTED FROM A SOURCE OF SUPPLY OR LEFT EMPTY BY THE REMOVAL OF CONDUCTORS.
3. OPEN CONDUCTORS OR CABLE THAT HAVE BEEN DISCONNECTED FROM A SOURCE OF SUPPLY.
4. FIXTURES, DEVICES, EQUIPMENT, AND OUTLETS LOCATED IN WALLS, CEILINGS, AND FLOORS INDICATED TO BE REMOVED.
5. FIXTURES, DEVICES, AND EQUIPMENT IDENTIFIED AS BEING REPLACED.

D. REMOVE ABANDONED WIRE AND CABLE FOR POWER AND SIGNAL SYSTEMS TO SOURCE OF SUPPLY.

E. REMOVE ABANDONED CONDUIT, CABLE, AND OUTLETS WHERE EXPOSED AND WITHIN ACCESSIBLE CEILING, PLENUM, AND OPENED WALL SPACES.

F. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES.

G. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.

H. CUT-IN FLUSH OUTLET BOXES AND FISH CONDUIT IN EXISTING CONSTRUCTION OF REMODELED AREAS WHERE CONDITIONS PERMIT. FLEXIBLE CONDUIT IS APPROVED WHERE FISHING OF CONDUIT IS REQUIRED.

I. EXTEND EXISTING OUTLET BOXES AS REQUIRED TO ACCOMMODATE NEW SURFACE TREATMENTS.

J. MAINTAIN ACCESS TO EXISTING ELECTRICAL SYSTEMS TO REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANELS AS APPROPRIATE.

K. REPLACE, MODIFY OR EXTEND EXISTING OUTLET BOXES TO MEET VOLUME REQUIREMENTS. CUT SURFACES AS REQUIRED TO REPLACE (OR MODIFY) EXISTING OUTLET BOXES AND TO INSTALL SUPPORTS FOR NEW BOXES AND FIXTURES AND PATCH TO MATCH ADJACENT SURFACE.

L. PROVIDE NEW SUPPORTS FOR EXISTING CONDUIT AND OPEN CABLE ACCESS DURING CONSTRUCTION AND WHICH IS TO REMAIN OR BE REUSED, AS REQUIRED TO COMPLY WITH CURRENT CODE. COMPLY WITH REQUIREMENTS OF APPLICABLE SIGNAL SYSTEM SPECIFICATIONS FOR SUPPORT OF SIGNAL CABLES.

6. DISPOSITION OF MATERIALS

A. PRIOR TO START OF DEMOLITION, COORDINATE WITH OWNER TO IDENTIFY MATERIALS AND EQUIPMENT FOR SALVAGE. DISCONNECT AND REMOVE ITEMS TO BE SALVAGED AND DELIVER TO AN AREA ON SITE DESIGNATED BY THE OWNER. DISCONNECT, REMOVE, AND HANDLE SALVAGE MATERIAL AND EQUIPMENT IN A MANNER SO AS NOT TO DAMAGE OR OTHERWISE RENDER UNUSABLE.

B. MATERIALS AND EQUIPMENT REMOVED AND NOT REUSED OR SALVAGED TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED. REMOVE SUCH MATERIAL AND EQUIPMENT FROM THE OWNER'S PROPERTY AND DISPOSE LEGALLY OFF SITE.

C. TRANSFORMERS, BALLASTS, FLUORESCENT LAMPS, AND OTHER REMOVED MATERIALS AND EQUIPMENT WHICH MAY CONTAIN POLYCHLORINATED BIPHENYLS (PCB'S) OR MERCURY SHALL BE CONSIDERED HAZARDOUS WASTE. HANDLE, TRANSPORT, AND DISPOSE OF THESE MATERIALS AND EQUIPMENT IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAWS. PROVIDE TO THE OWNER A CERTIFICATE OF DISPOSAL WITHIN THE ONE YEAR CONTRACT WARRANTY PERIOD.

7. REGULATORY REQUIREMENTS

NATIONAL ELECTRICAL CODE, STATE AND LOCAL ELECTRICAL, FIRE, AND BUILDING CODES; LOCAL UTILITY COMPANY REQUIREMENTS. OBTAIN AND PAY FOR REQUIRED PERMITS.

8. FIRE RATED CONSTRUCTION

VERIFY LOCATION OF FIRE RATED WALLS AND CEILINGS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN. INSTALLATION OF BOXES, ROUGH-IN CANS, AND CONDUITS THAT RESULT IN MEMBRANE OR THROUGH PENETRATIONS SHALL COMPLY WITH IBC 712.1 THROUGH 712.4 TO MAINTAIN FIRE RATING OF CONSTRUCTION ASSEMBLY. COORDINATE LOCATIONS AND CONSTRUCTION REQUIREMENTS WITH GENERAL CONTRACTOR.

9. MOUNTING HEIGHTS

A. HEIGHT OF OUTLETS MEASURED TO CENTER OF BOX, UNLESS OTHERWISE INDICATED:

Table with 2 columns: Item, Height. Includes WALL SWITCHES AND DIMMERS (48 INCHES), WALL RECEPTACLES (18 INCHES), WATER COOLERS (MANUF. RECOMMENDATION), COUNTER HEIGHT (+3 INCHES ABOVE SPLASH), VOICE/DATA (18 INCHES), TV (18 INCHES), CASEWORK AND OTHER OUTLETS (AS DIRECTED).

B. MOUNTING HEIGHT FOR WALL MOUNTED LIGHT FIXTURES AND FOR HANGING FIXTURES SUPPORTED BY PENDANTS, CABLE, CHAIN, CONDUIT, RODS, OR OTHER MEANS SHALL BE DETERMINED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS.

10. GROUNDING

A. GROUND NEW ELECTRICAL SERVICES AND SEPARATELY DERIVED SYSTEMS PER CODE. A MINIMUM OF TWO (2) NEC 250.52 PERMITTED GROUNDING ELECTRODES MUST BE INSTALLED AND LOCATED AT LEAST 10 FEET APART AND SHALL INCLUDE A CONCRETE ENCASED OR A DRIVEN ELECTRODE.

B. PROVIDE EQUIPMENT GROUNDING PER CODE EXCEPT INCLUDE A SEPARATE INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND IN BRANCH CIRCUITS.

C. ISOLATED GROUND RECEPTACLE OUTLETS: PROVIDE A SEPARATE INSULATED GROUNDING CONDUCTOR, GREEN WITH YELLOW STRIPE, AND CONNECTED TO GROUND ONLY AT SERVICE OR SEPARATELY DERIVED POWER SOURCE. PROVIDE SEPARATE EQUIPMENT GROUNDING AND ISOLATED GROUNDING CONDUCTORS IN CONDUITS WHICH SERVE BOTH ISOLATED AND NON-ISOLATED PLUG-IN OUTLETS.

11. RACEWAYS

A. GENERAL: EMT INDOORS; RIGID GALVANIZED STEEL OUTDOORS ABOVE GRADE; SCHEDULE 40 PVC BELOW GRADE; FLEXIBLE CONDUIT FOR FIXTURE AND EQUIPMENT CONNECTIONS, LIQUID TIGHT IN DAMP AND WET LOCATIONS, 72 INCH MAXIMUM LENGTH. FLEXIBLE CONDUIT MAY BE USED BRANCH CIRCUIT WIRING WHERE CONCEALED IN WALLS AND CASEWORK. CONCEAL RACEWAYS WITHIN BUILDING CONSTRUCTION UNLESS OTHERWISE NOTED OR SPECIFICALLY AUTHORIZED BY THE ARCHITECT/ENGINEER. MINIMUM SIZE CONDUIT FOR HOMERUNS SHALL BE 3/4 INCH DIAMETER.

12. CONDUCTORS

COPPER BUILDING WIRE INSTALLED IN RACEWAY, TYPE THWN, UNLESS OTHERWISE INDICATED. MINIMUM CONDUCTOR SIZE FOR LIGHTING AND POWER BRANCH CIRCUITS SHALL BE #12 AWG.

13. WIRING DEVICES

A. GENERAL: PROVIDE COMMERCIAL SPECIFICATION GRADE WITH MATCHING COVER PLATE. RECEPTACLE OUTLETS SHALL BE DUPLEX NEMA 5-20R UNLESS OTHERWISE INDICATED, EXCEPT NEMA 5-15R MAY BE SUBSTITUTED FOR MULTI-OUTLET GENERAL PURPOSE CIRCUITS. DEVICE AND PLATE COLOR AS SELECTED BY ARCHITECT/OWNER.

B. GFCI: PROVIDE GFCI PROTECTION FOR OUTLETS LOCATED WITHIN 6 FEET OF SINKS AND AS OTHERWISE INDICATED.

C. COMPUTER PURPOSE OUTLETS: STANDARD CONVENIENCE OUTLETS ON SEPARATE BRANCH CIRCUITS.

[C. COMPUTER PURPOSE OUTLETS: SAME MANUFACTURE, DESIGN, AND COLOR AS DUPLEX GENERAL PURPOSE OUTLETS EXCEPT DEVICE GROUND TERMINAL SHALL BE ISOLATED FROM DEVICE MOUNTING STRAP AND PERMANENT SPECIAL PURPOSE IDENTIFICATION SHALL BE VISIBLE ON THE WIRING DEVICE.]

14. LIGHTING

A. GENERAL: PROVIDING LIGHTING FIXTURES COMPLETE WITH LAMPS, BALLASTS, MOUNTING HARDWARE, AND SUPPORTS. SEE FIXTURE SCHEDULE.

B. MOUNTING: PROVIDE NECESSARY HANGERS, BRACKETS, PLATES, ANCHORS, AND OTHER MOUNTING ACCESSORIES REQUIRED BY CONSTRUCTION FEATURES AND CEILING CONDITIONS. SECURE FIXTURES TO COMPLY WITH SEISMIC REQUIREMENTS PER CODE.

C. EXIT, SELF-CONTAINED EMERGENCY, NIGHT LIGHTS: CONNECT AHEAD OF SWITCH CONTROL ON LOCAL LIGHTING CIRCUIT.

15. SIGNAL PATHWAY

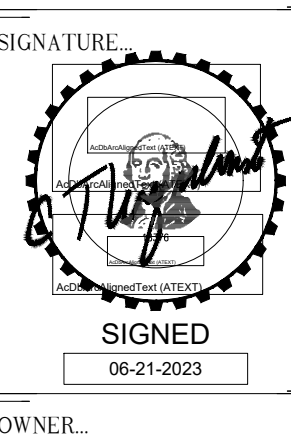
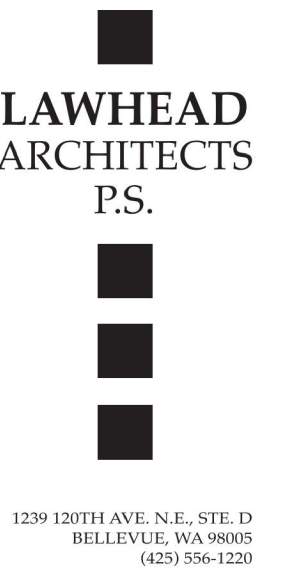
A. SINGLE PURPOSE OUTLETS (VOICE, DATA, TV): 4-INCH SQUARE X 2-1/8-INCH DEEP OUTLET BOX WITH SINGLE GANG PLASTER RING. PROVIDE BLANK DEVICE PLATE ON UNUSED OUTLETS.

B. TELECOMMUNICATIONS OUTLETS (COMBINATION VOICE/DATA): 4-INCH SQUARE X 2-1/8-INCH DEEP OUTLET BOX WITH SINGLE GANG PLASTER RING. PROVIDE BLANK DEVICE PLATE ON UNUSED OUTLETS.

C. OUTLET RACEWAY: UNLESS OTHERWISE INDICATED, PROVIDE 3/4 INCH DIAMETER CONDUIT CONCEALED INSIDE WALL OR CASEWORK FROM EACH OUTLET UP TO NEAREST ACCESSIBLE CEILING SPACE OF SAME FLOOR [CRAWL SPACE]; TERMINATE CONDUIT WITH PLASTIC BUSHING. INSTALL MAXIMUM TWO 90 DEGREE EQUIVALENT BENDS BETWEEN RACEWAY TERMINATIONS.

D. CONDUIT SLEEVES: PROVIDE CONDUIT SLEEVES FOR INSTALLING OPEN SIGNAL CABLES THRU FIRE RATED CONSTRUCTION AND THRU PARTITION WALLS ABOVE ACCESSIBLE CEILINGS. LOCATE AND SIZE SLEEVES PER APPROVED SHOP DRAWINGS PROVIDED UNDER RELATED SECTIONS AND AS OTHERWISE INDICATED.

16.

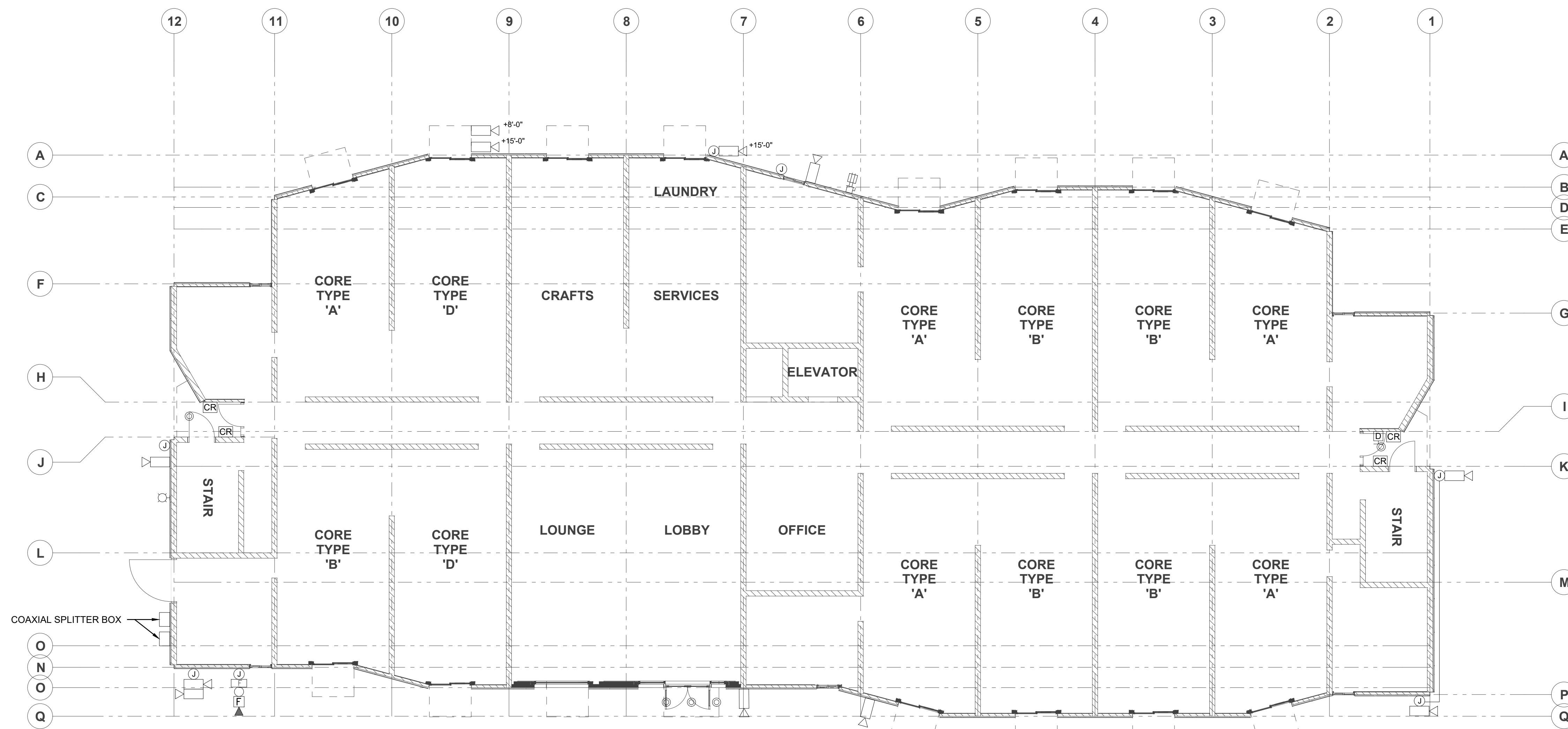
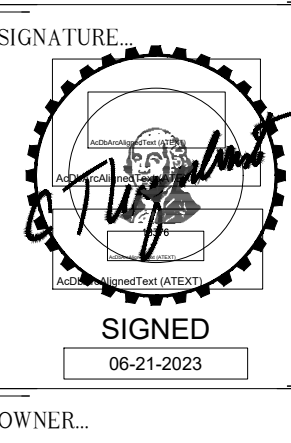
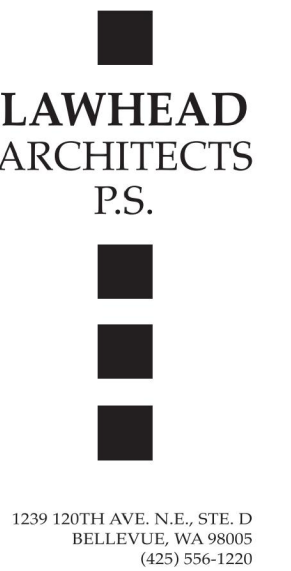


King County Housing Authority
WESTMINSTER MANOR
Envelope & Roof Project

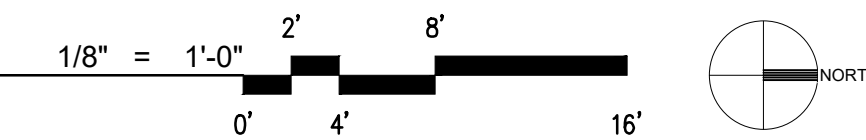
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GENERAL NOTES:

1. ALL EQUIPMENT IS EXISTING AND TO BE RE-USED UNLESS NOTED OTHERWISE.
2. DISCONNECT ALL ELECTRICAL DEVICES, REMOVE DEVICES AND CONDUIT ON EXTERIOR OF BUILDING. RE-INSTALL DEVICES AS CLOSE TO ORIGINAL LOCATION AS POSSIBLE. CONCEAL CONDUIT WITHIN NEW SIDING WHERE POSSIBLE.



1 1ST FLOOR PLAN



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 23-10
 DATE...
 8/13/24
 SHEET TITLE...
 1ST FLOOR PLAN
 SHEET NO...

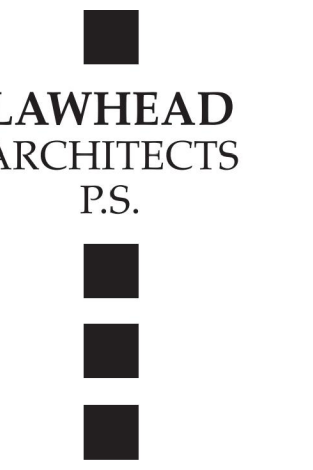
HULTZ BHU
 engineers inc
 1111 Fawcett Ave, Suite 100 Tacoma, WA 98402
 Phone: (253) 383-3257 Fax: (253) 383-3283
 general@hultzbhu.com Job Number: 22-043

E3-1

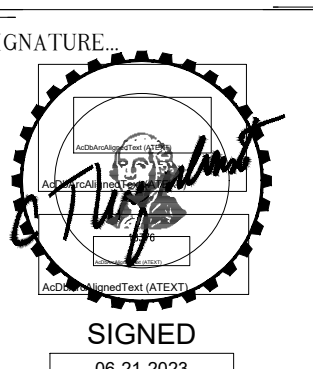
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GENERAL NOTES:

1. ALL EQUIPMENT IS EXISTING AND TO BE RE-USED UNLESS NOTED OTHERWISE.



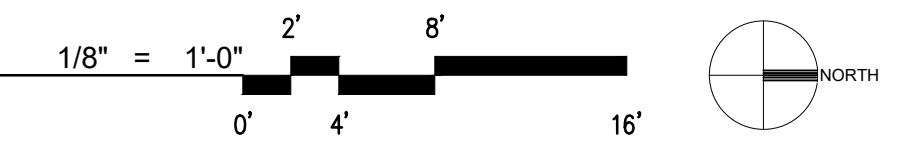
1239 120TH AVE. N.E., STE. D
BELLEVUE, WA 98005
(425) 556-1220



OWNER:



1 | 4TH FLOOR PLAN



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23-10

DATE:

8/13/24

SHEET TITLE:

4TH FLOOR PLAN

SHEET NO.

HULTZ BHU
engineers inc

1111 Fawcett Ave, Suite 100 Tacoma, WA 98402
 Phone: (253) 383-3257 Fax: (253) 383-3283
 general@hultzbhu.com Job Number: 22-043

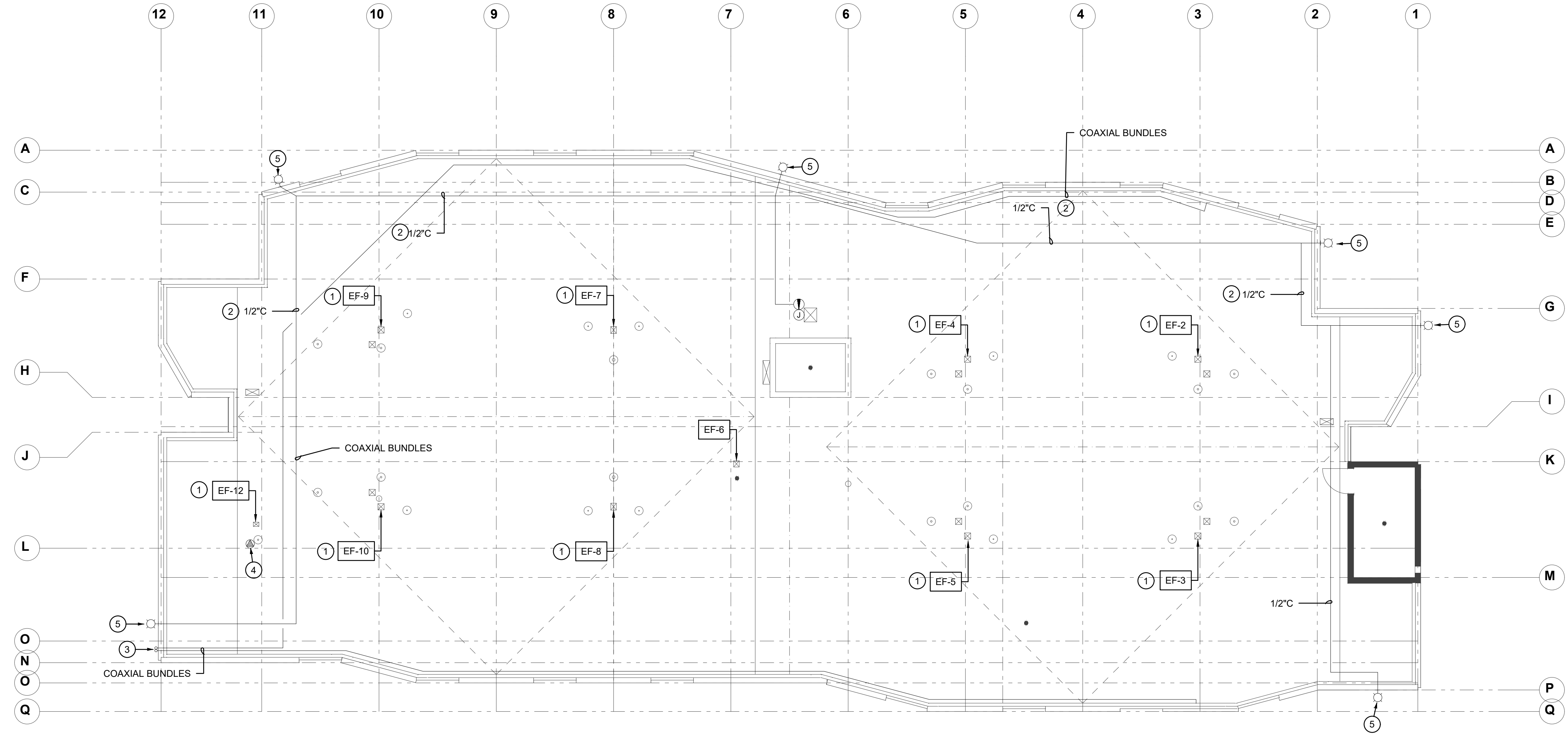
E3-4

GENERAL NOTES:

1. ALL EQUIPMENT IS EXISTING AND TO BE RE-USED UNLESS NOTED OTHERWISE.
2. ROOFTOP EQUIPMENT FED FROM PANEL 'MC' ON 4TH FLOOR. SEE SHEET E3-4.

PLAN NOTES:

1. DISCONNECT POWER FROM EXHAUST FANS TO ALLOW FOR REMOVAL AND RE-ROOFING. RECONNECT WHEN FANS ARE REINSTALLED.
2. REMOVE CONDUIT AND CONDUCTORS FROM ROOF SURFACE. RECONNECT AND RE-FEED ALL EQUIPMENT WHEN ROOFING IS COMPLETE. ROUTE CONDUIT AWAY FROM ROOF ACCESS DOOR.
3. REMOVE COAXIAL CABLES TO JUNCTION BOX ON SIDE OF BUILDING. WHEN RE-FEEDING COAXIAL CABLE TO EACH UNIT. CONCEAL WITHIN NEW SIDING.
4. VERIFY ANY ELECTRICAL CONNECTIONS TO LARGE EXHAUST HOOD NEXT TO EF-12. DISCONNECT AND REMOVE CONDUCTORS IF PRESENT.
5. REMOVE EXISTING AREA LIGHTS TO ALLOW FOR RE-ROOFING. REINSTALL AREA LIGHTS ONCE RE-ROOFING IS COMPLETE.



1 ROOF PLAN
 1/8" = 1'-0"
 0' 4' 8' 16'
 NORTH

PHASE
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 23-10
 DATE
 8/13/24
 SHEET TITLE
 ROOF PLAN
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