

KING COUNTY HOUSING AUTHORITY - PARK ROYAL

PROJECT TEAM

OWNER: KING COUNTY HOUSING AUTHORITY 700 ANDOVER PARK W. SUITE C SEATTLE, WA 98188 (206) 574-1249 CARL FRANKEL <CarlF@KCHA.org>	ARCHITECT: LAWHEAD ARCHITECTS, P.S. 12342 NORTUP WAY BELLEVUE, WA 98005 (425) 556-1220 FRANK LAWHEAD <flawhead@lawhead.com>	STRUCTURAL: PCS STRUCTURAL SOLUTIONS, INC. 1011 WESTERN AVENUE SUITE 810 SEATTLE, WA 98104 (206) 292-5076 STEVE FARVOUR <sfarvour@pcs-structural.com>
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PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE FOLLOWING IMPROVEMENTS TO (2) EXISTING APARTMENT BUILDINGS CONSTRUCTED IN 1967, PROPERTY OF KING COUNTY HOUSING AUTHORITY: REPLACEMENT OF EXISTING ASPHALT SHINGLE ROOFING WITH NEW. REPLACEMENT OF PLYWOOD SHEATHING WHERE DAMAGED & PROVISION OF ADDITIONAL SUPPORT AT DETERIORATED RAFTERS WHERE INDICATED IN DOCUMENTS. PROVISION OF NEW & REFURBISHED HVAC ROOF JACKS & VENT STACKS, NEW PLUMBING VENT FLASHING, NEW FASCIA BOARDS, EDGE FLASHING, NEW SOFFITS, NEW GUTTERS & DOWNSPOUT OUTLETS WHERE TYING INTO EXISTING PVC DOWNSPOUTS. PROVISION OF NEW ROOF ACCESS LADDER. PROVISION OF NEW BIDDER-DESIGNED FALL PROTECTION SYSTEM WITH SUPPORTING STRUCTURE AS SHOWN. REPLACEMENT OF ELEVATED PEDESTRIAN WALKWAYS & STAIRS & ASSOCIATED RAILING. REPLACEMENT OF EXISTING SIDING & AIR WEATHER BARRIER SYSTEM WITH NEW SIDING. ADDITION OF FIRE-RATED GYPSUM SHEATHING TO EXTERIOR. REPLACEMENT OF ALL DOORS & WINDOWS. GRAVITY BLOCK WALL INSTALLATION IN PLACE OF EXISTING ROCKERY WALL. ALL DEMOLITION AND RESTORATION RELATED TO THE ABOVE SCOPE OF WORK.

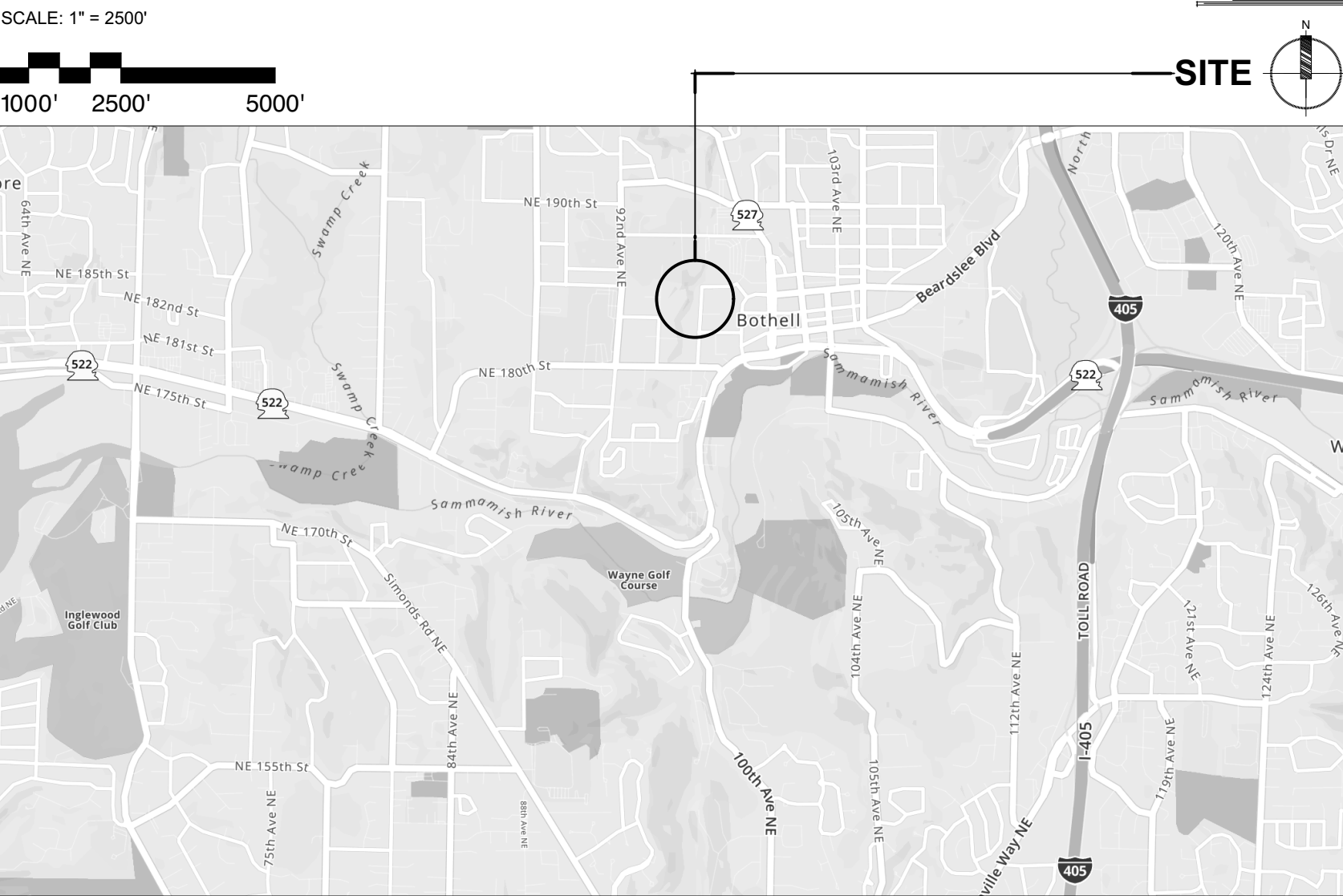
ARCHITECTURAL ABBREVIATIONS

A.C.T. A.F.F. APPROX. ARCH. BLDG. BLKG. BOT. C.I. C.J. C.O. C.T. CEIL. CL. CLR. COL. CONC. CONN. CONST. CONT. COORD. CSK. D.F. D.S. DBL. DEPT. DIA. DIM. E.J. E.A. ELECT. ELEV. ENL.	ACOUSTIC CEILING TILE ABOVE FINISH FLOOR APPROXIMATE ARCHITECTURAL BUILDING BLOCKING BOTTOM CAST IRON CONTROL JOINT; CONSTRUCTION JOINT CALL-OUT CERAMIC TILE CEILING CENTERLINE CLEAR COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COORDINATE COUNTERSINK DRAINING FOUNTAIN DOWNSPOUT DOUBLE DEPARTMENT DIAMETER DIMENSION ELASTOMERIC JOINT / EXPANSION JOINT EACH ELECTRICAL ELEVATION/ELEVATIONS ENLARGED	E.Q. EQUIP. EXIST. EXT. F.D. F.E.C. F.F. F.F.E. F.H.C. F.O. F.O.I.C. F.O.I.O. F.R.P. F.V. F.M. FIN. FT. FTG. GAL. GALLON GALV. GWB GYR. H.C. H.M. HORIZ. HR. HT.	EQUAL EQUIPMENT EXISTING EXPOSED EXTERIOR FLOOR DRAIN FIRE EXTINGUISHER CAST IRON FACTORY FINISH FINISH FLOOR ELEVATION FIRE HOSE CABINET FACE OF CEILING INSTALLED BY CONTRACTOR FURNISHED BY OWNER INSTALLED BY OWNER FIBER REINFORCED PLASTIC FIELD VERIFY FOUNDATION FINISH FOOT; FEET FOOTING GALLON GAUGE O.D. OCC. OCC.'S OPP. P-LAM P.E.M.B. P.L. PLUMB. PT.	INSIDE DIAMETER IN. INCHES INFORMATION INSUL. INSULATION INT. INTERIOR LAV. LAVATORY LB. POUND LIN. FT. LOC. LOCATE MANUF. MANUFACTURER; MANUFACTURED MATERIAL MAX. MAXIMUM MECH. MECHANICAL MEZZ. MEZZANINE MFR. MANUFACTURER MIN. MINIMUM MISC. METAL N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO. NUMBER O.C. ON CENTER O.D. OUTSIDE DIAMETER OCC. OCCUPANCY OCC.'S OCCUPANTS OPP. OPPOSITE P-LAM PLASTIC LAMINATE PRE-ENGINEERED WD WOOD PROPERTY LINE PL PLATE PLUMB. PLUMBING PT. POINT	R.O. R=	ROUGH OPENING RADIUS REFLECTED CEILING PLAN RCP REFER / REFERENCE REFR. REFRIGERATOR REINFORCING REQ. REQUIRED / REQUIREMENTS ROOM R.O. RADIUS SCWD SECTION SECT. SIM. SIMILAR SL. SEAL SPECIFICATIONS SQ. SQUARE STD. STANDARD STD. STEEL STRUCT. STRUCTURAL SV SHEET VINYL SYST. SYSTEM T.O. TOP OF... TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE V.B. VAPOR BARRIER VCT VINYL COMPOSITE TILE VERT. VERTICAL W.C. WATER CLOSET W/O WITHOUT WID WOOD W.D.W. WINDOW W.D. WOOD W.D.W. WINDOW W.D. WOOD W.D.W. WINDOW W.D. WOOD
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ARCHITECTURAL SYMBOLS

	DOOR C.O.		KEY NOTE		BUILDING SECTION PARTIAL SECTION
	WINDOW C.O.		CEILING OR HEADER HEIGHT		WALL SECTION
	WALL C.O. (X-X" = HEIGHT)		INTERIOR ELEVATIONS		DETAIL CALL-OUT
	FLAG NOTE		BUILDING GRIDS		
	REVISION NOTE		DETAIL & ENLARGED PLAN CALL-OUTS		

VICINITY MAP...



PROJECT DATA

SITE ADDRESS:	18309 96TH AVE NE BOTHELL, WA 98011
PARCEL:	#072605-9390
LOT AREA:	21,150 SQ. FT. (0.49 ACRES)
ZONING:	DT – DOWNTOWN TRANSITION AFFORDABLE HOUSING OVERLAY
BUILDING AREA: (UNCHANGED)	2ND PLAN = 6,792 SQ. FT. 7,920 SQ. FT. 1ST PLAN = 6,792 SQ. FT. 7,920 SQ. FT. BASEMENT PLAN = + 783 SQ. FT. + 990 SQ. FT. COMBINED AREA = 14,367 SQ. FT. 16,830 SQ. FT. "BUILDING AREA" GROSS FLOOR AREA PER IBC 202 INCL. COVERED DEFINITION. WALKWAYS
HEIGHT: (UNCHANGED)	± 29'-1" MAXIMUM HEIGHT (BMC 12.14.110). THREE-STORY BUILDING ≥ TWO-FLOORS & 20-FEET (BMC 12.64.103) ≤ THREE-FLOORS & 35-FEET (BMC 12.64.103)
CONSTRUCTION TYPE: (IBC 601)	V-A (ORIG. V 1-HOUR), *NON-SPRINKLERED. *REFERENCE BMC 20.10.040 FOR APPLICATION OF SPRINKLER REQUIREMENTS TO EXISTING BUILDINGS.

OCCUPANCY: (IBC 302)	R-2 – RESIDENTIAL CONGREGATE: 14,367 SF
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APPLICABLE CODES:
BOTHELL MUNICIPAL CODE (BMC)
2018 IBC, WAC 51-50
2018 IEBC, WAC 51-50
2018 WSEC, WAC 51-11R
2009 ICC/ANSI A117.1
2018 IFC, WAC 51-54A
2018 IMC, WAC 51-52
2018 UPC, WAC 51-56

LEGAL DESCRIPTION

POR OF N 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 BEG 30 FT W OF NE COR TH S TAP 235 FT N OF S
LN OF SUBD & TPOB TH S 235 FT TO SD S LN TH W 90 FT TH N PLT W LN 96TH AVE NE 235 FT
TH ELY 90 FT TO BEG

SOUTHEAST PERSPECTIVE VIEW...

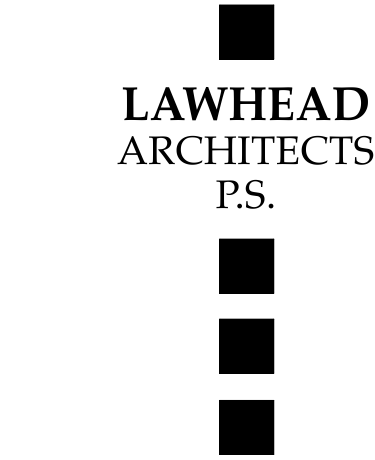


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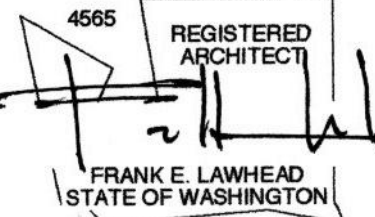
GENERAL NOTES

ORDER OF PREFERENCE: WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.



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BELLEVUE, WA 98005
(425) 596-1220

SIGNATURE...



OWNER...



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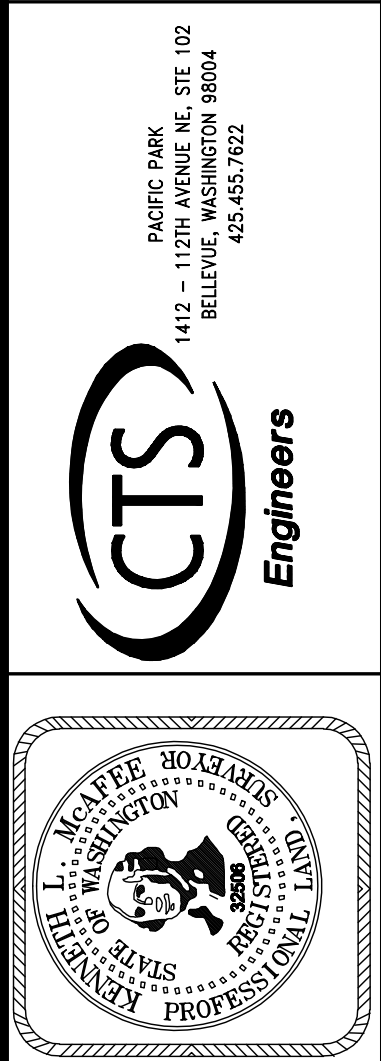
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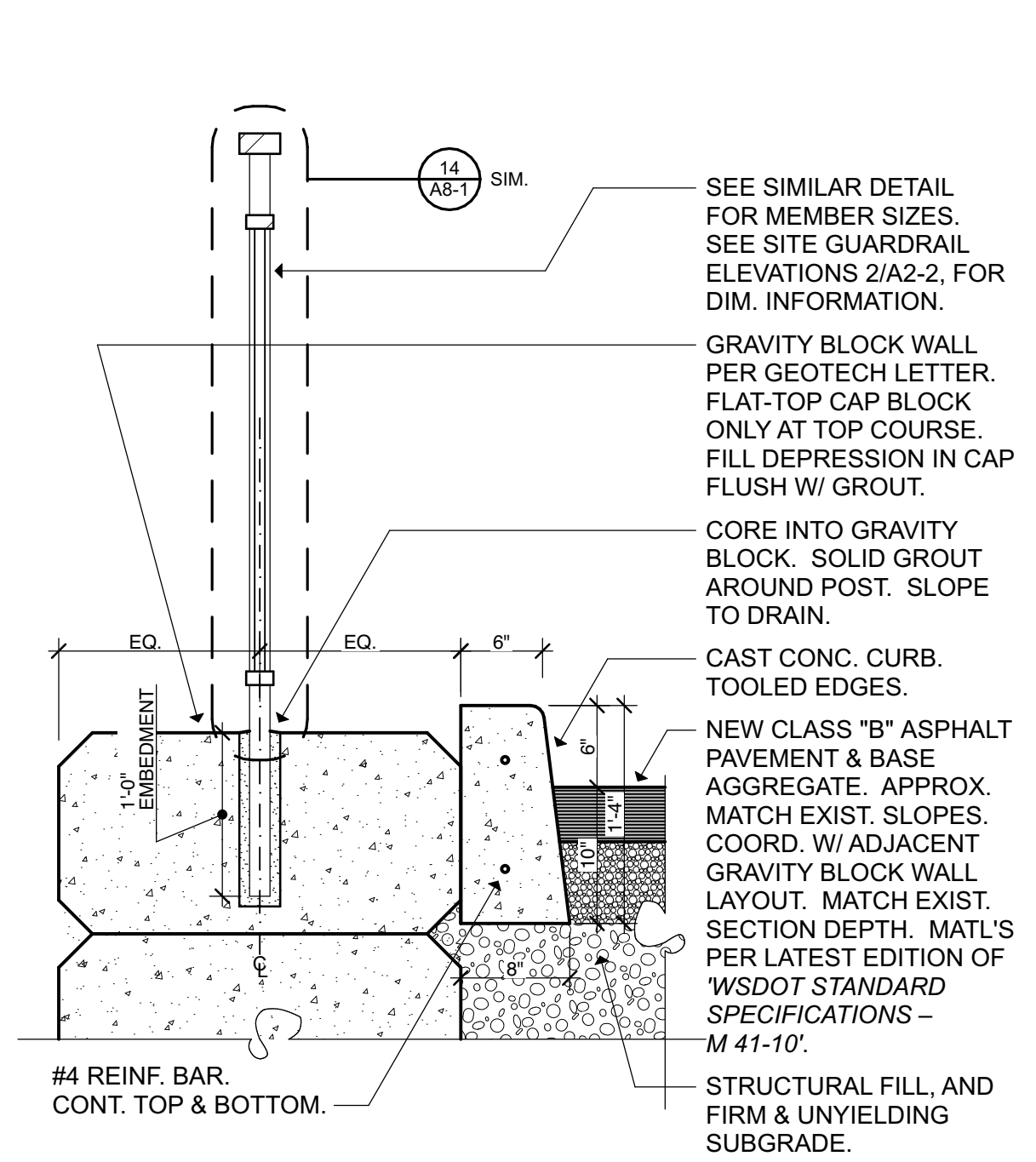
REVISIONS		
NO.	DESCRIPTION	DATE



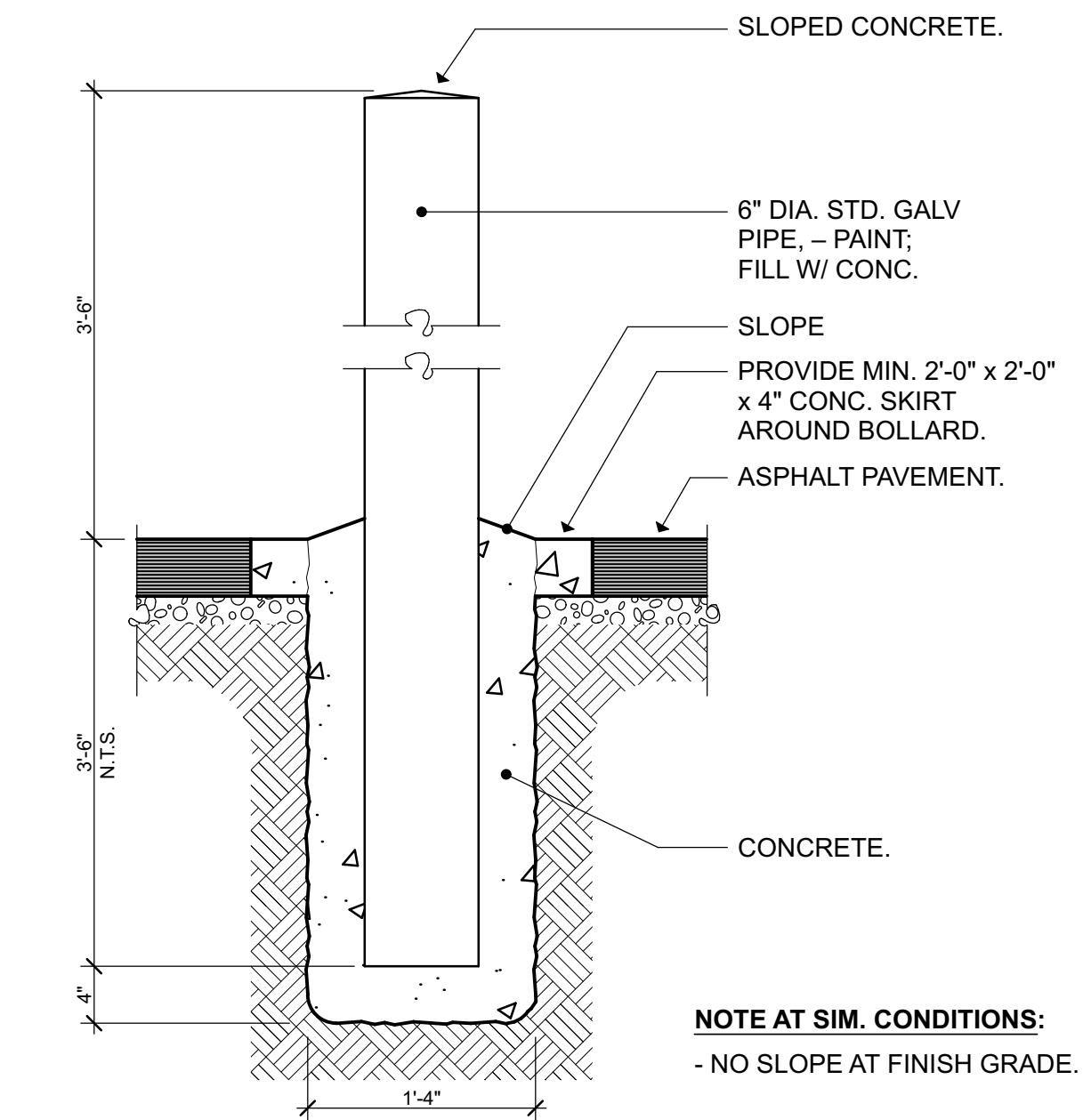
PARK ROYAL APARTMENT
18309 96TH AVENUE NE
BOTHELL, WA 98011

BOUNDARY AND TOPOGRAPHIC SURVEY

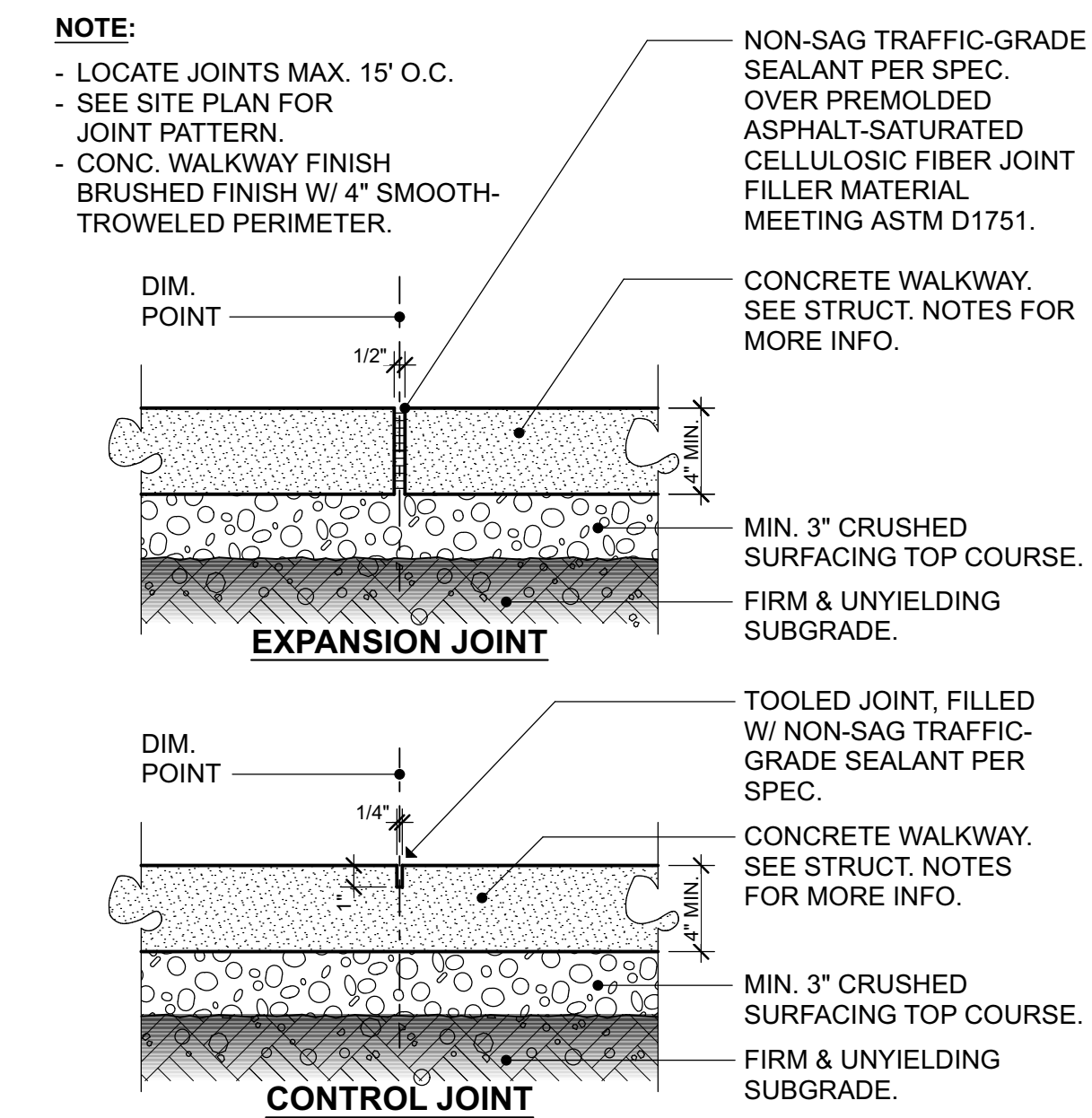
DATE	08.24.10
SCALE	1" = 20'
DESIGN	
DRAWN	LR
CHK'D	KM
JOB NO.	WA09.01.M43
SHEET NO.	



1 SITE GUARDRAIL



6 TYPICAL BOLLARD



11 TYP. SIDEWALK

R-9,600
RESIDENTIAL ZONE
9,600 SQ. FT.
MIN. LOT SIZE

DT
DOWNTOWN
TRANSITION
ZONE

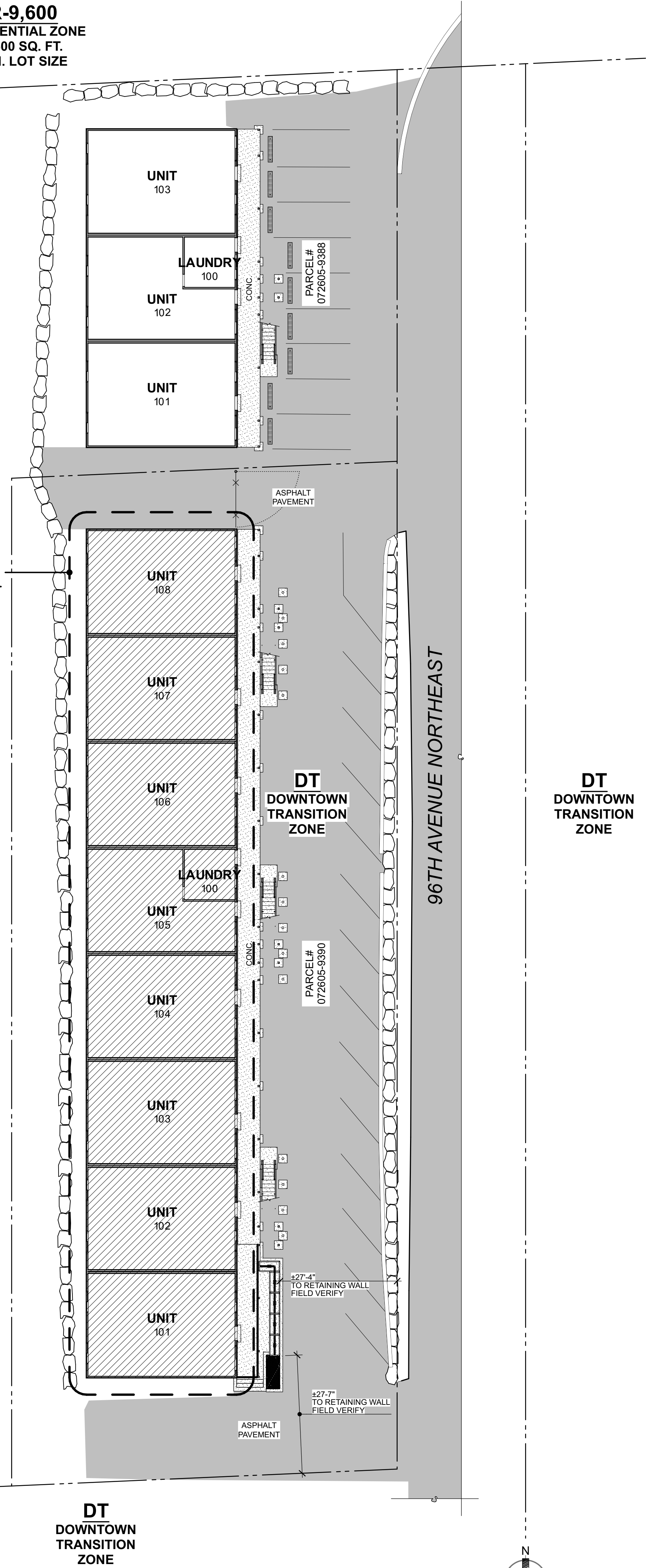
VEGETATION

R-9,600
RESIDENTIAL ZONE
9,600 SQ. FT.
MIN. LOT SIZE

VEGETATION

DT
DOWNTOWN
TRANSITION
ZONE

BUILDING #1



- GENERAL NOTES:**
1. PATCH & REPAIR EXISTING CONCRETE AND ASPHALT PAVEMENT AFTER NEW FOUNDATION INSTALLATION AND GRAVITY BLOCK WALL INSTALLATION. FOR CONCRETE PAVEMENT SEE DETAIL 11/A1-1 FOR MORE INFORMATION. FOR ASPHALT PAVEMENT PROVIDE CLASS "B" ASPHALT PAVEMENT & BASE AGGREGATE. APPROXIMATELY MATCH EXISTING SLOPES. COORDINATE WITH GRAVITY BLOCK WALL LAYOUT. MATCH EXISTING SECTION DEPTH. MATERIALS TO BE PER LATEST EDITION OF 'WSDOT STANDARD SPECIFICATIONS - M 41-10'. RESTRIPE PARKING STALLS IN ORIGINAL LOCATIONS WHERE DISTURBED.
 2. PROVIDE NEW BOLLARDS PER DETAIL 6/A1-1.

LAWHEAD
ARCHITECTS
P.S.

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FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...

King County
Housing
Authority

King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

PHASE...

Bid Set

JOB NO...

20-06

DATE...

1/17/22

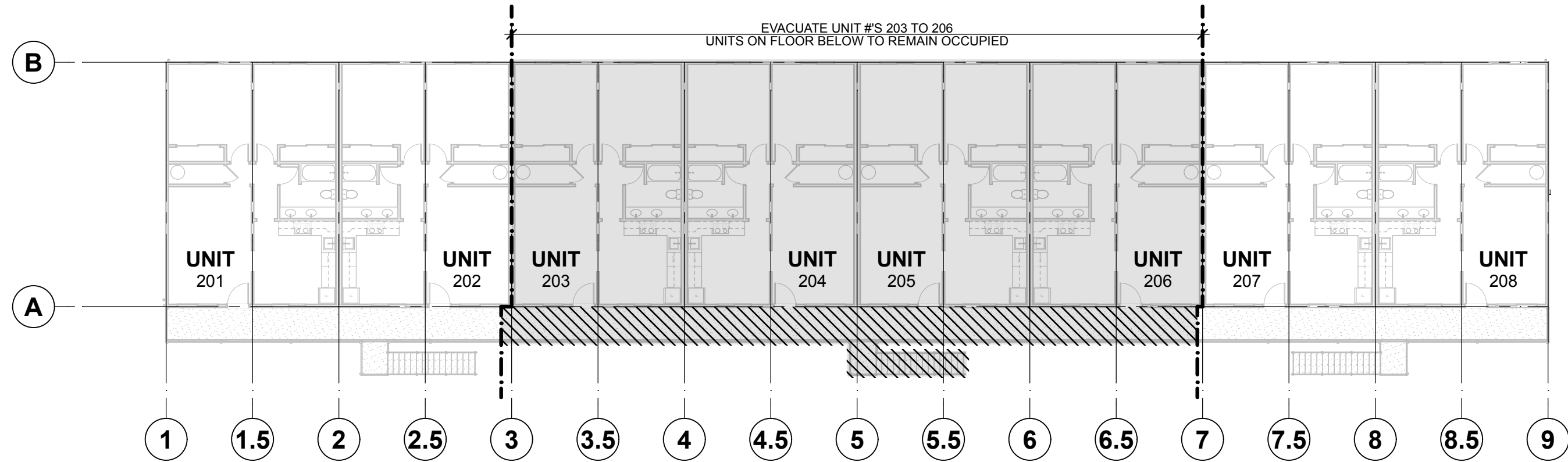
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Site Plan & Details

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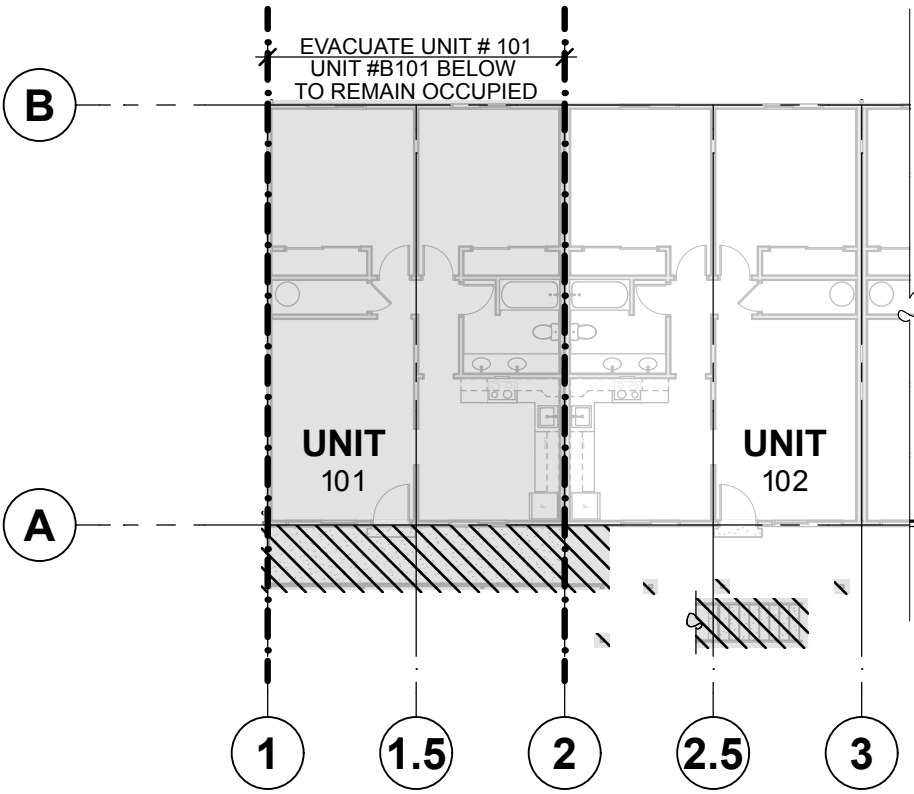
A1-1

2ND FLOOR DEMOLITION PLAN:



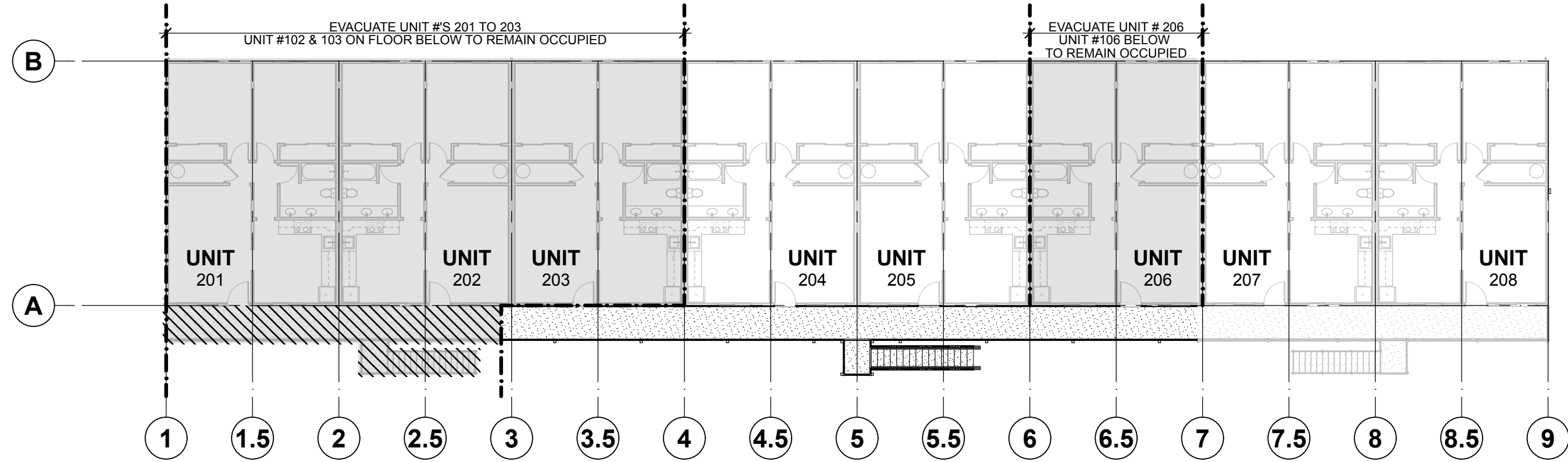
DEMO. PHASE-A

1ST FLOOR DEMOLITION PLAN:



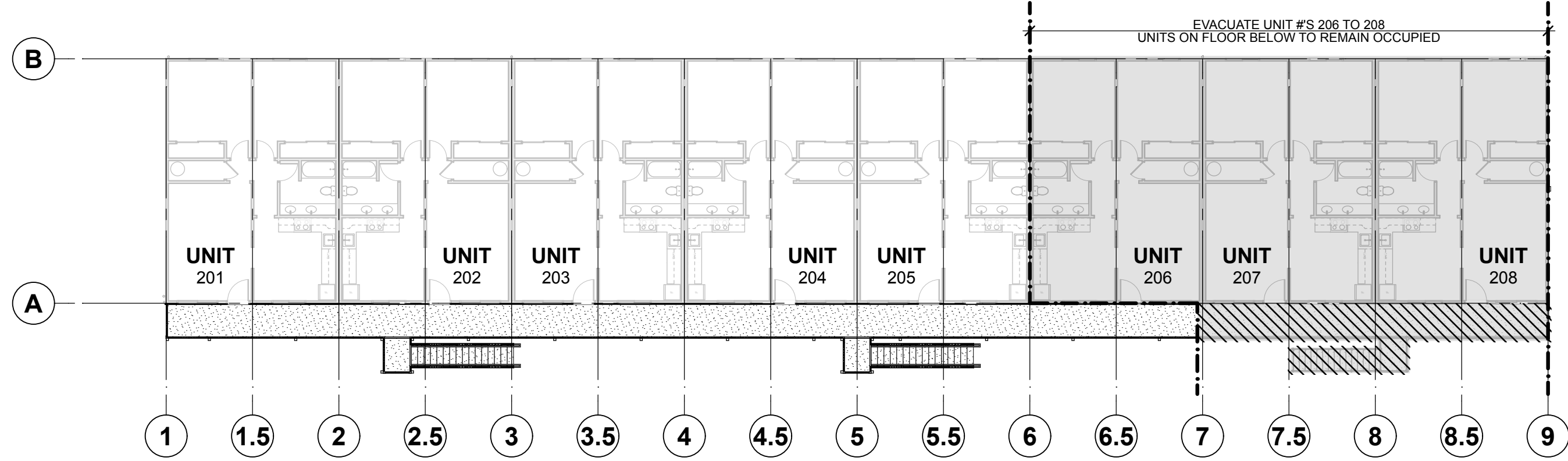
DEMO. PHASE-B

2ND FLOOR DEMOLITION PLAN:

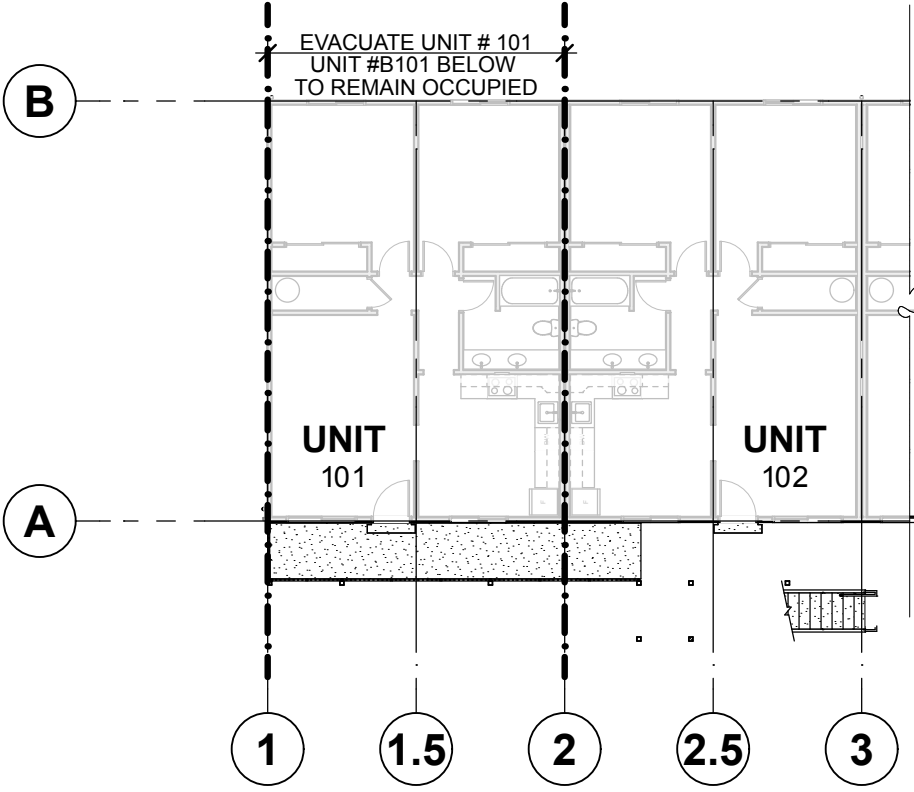


DEMO. PHASE-B

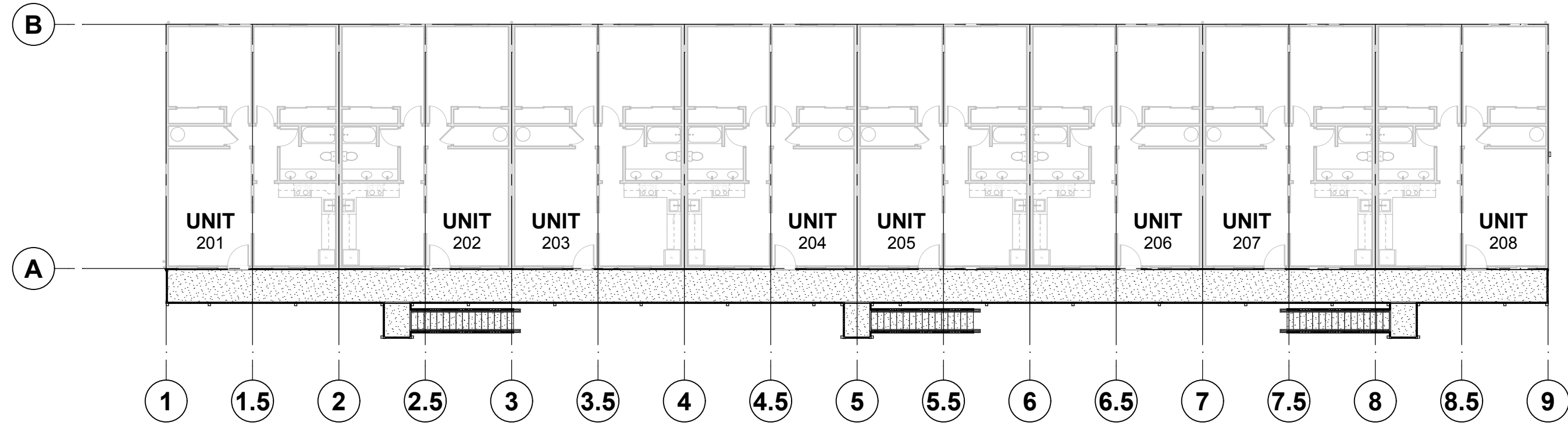
2ND FLOOR DEMOLITION PLAN:



DEMO. PHASE-C



COMPLETED WALKWAY



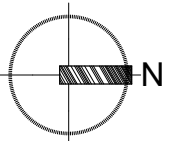
COMPLETED WALKWAY & STAIRS

— HATCHED FILL INDICATES EXISTING CONSTRUCTION TO BE DEMOLISHED.

1 DEMOLITION PLAN

0 5' 10' 20'

1/16" = 1'-0"



GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE & SECURE ACCESS TO TENANTS IN CONSTRUCTION AREAS AT ALL TIMES.
2. WHERE TEMPORARILY SUPPORTING PARTIALLY DEMOLISHED OR PARTIALLY CONSTRUCTED ELEVATED WALKWAYS SERVING OCCUPIED UNITS, CONTRACTOR TO PROVIDE BIDDER-DESIGNED SHORING. SUBMIT ENGINEERED, STAMPED, AND SIGNED SHORING DRAWINGS PRIOR TO CONSTRUCTION.
3. DEMOLISH PAVEMENT / EXCAVATE TO REMOVE EXISTING COLUMN FOOTINGS, ROCKERY WALL, & OTHER SITE FEATURES SLATED FOR REPLACEMENT, AND TO MAKE WAY FOR NEW FOUNDATIONS & GRAVITY BLOCK WALL INSTALLATION. NEATLY SAWCUT EDGES ABUTTING EXISTING CONSTRUCTION. USE CARE NOT TO UNDERMINE EXISTING BUILDING FOUNDATION.
4. REMOVE ALL EXISTING ASPHALT SHINGLE ROOFING & UNDERLAYMENT TO MAKE WAY FOR NEW. REMOVE ASSOCIATED FLASHING, GUTTERS, DOWNSPOUTS, FASCIA, & SOFFITS. REMOVE EXISTING PLYWOOD ROOF SHEATHING WHERE DETERIORATED & TO MAKE WAY FOR INSTALLATION OF SUPPORT FOR NEW BIDDER-DESIGNED FALL PROTECTION SYSTEM. COORDINATE WITH OWNER FOR EXTENT OF PLYWOOD REMOVAL. CUT ADDITIONAL OPENINGS FOR NEW STATIC ROOF VENTS.
5. REMOVE ALL EXISTING SIDING & AIR / WEATHER BARRIER TO MAKE WAY FOR NEW. USE CARE NOT TO DAMAGE UNDERLYING FIRE-RATED SHEATHING WHERE EXISTING. REMOVE EXISTING PLYWOOD SHEATHING TO MAKE WAY FOR INSTALLATION OF SUPPORT FOR NEW ROOF ACCESS LADDER.
6. REMOVE ALL EXISTING DOORS & WINDOWS TO MAKE WAY FOR NEW. COORDINATE WITH OWNER ON SEQUENCING OF REPLACEMENT. REMOVE EXISTING GABLE END VENTS.
7. REMOVE, SALVAGE, & SAFELY STORE ALL EXISTING FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN THE AREA OF WORK.
8. DEMO. EXISTING CEILING FINISHES AS REQUIRED FOR INSTALLATION OF NEW ELEVATED WALKWAY STRUCTURAL SUPPORT, & NEW ATTIC ACCESS HATCHES.

LAWHEAD ARCHITECTS P.S.

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BELLEVUE, WA 98005
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SIGNATURE...

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FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...



King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

PHASE...

Bid Set

JOB NO...

20-06

DATE...

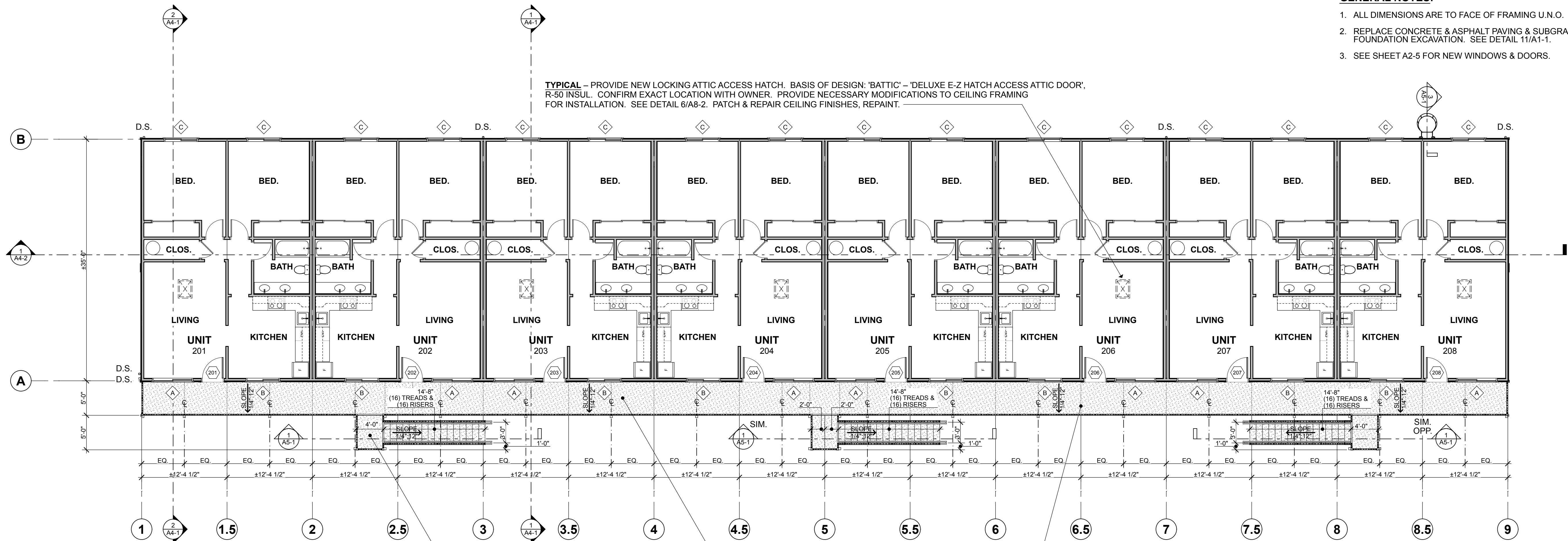
1/17/22

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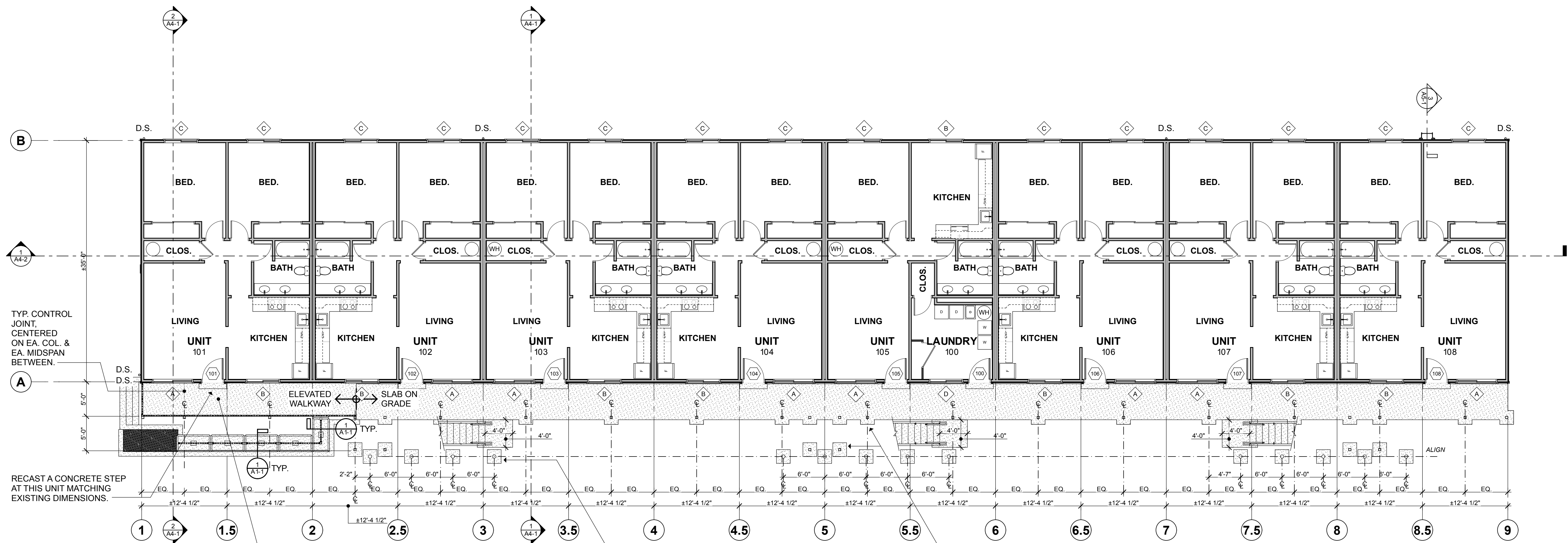
Demolition Plan

SHEET NO...

AD-1



2 2ND FLOOR PLAN



1 1ST FLOOR PLAN

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
 2. REPLACE CONCRETE & ASPHALT PAVING & SUBGRADE WHERE REMOVED FOR FOUNDATION EXCAVATION. SEE DETAIL 11/A1-1.
 3. SEE SHEET A2-5 FOR NEW WINDOWS & DOORS.

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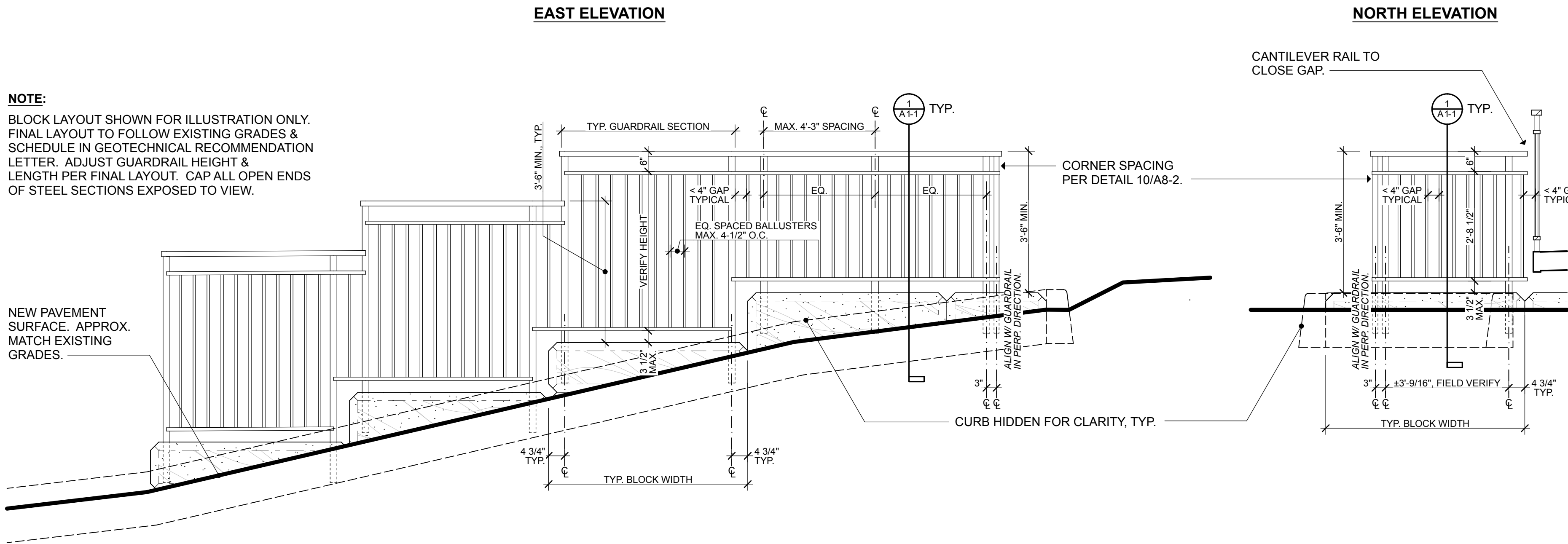
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Floor Plan

SHEET NO...

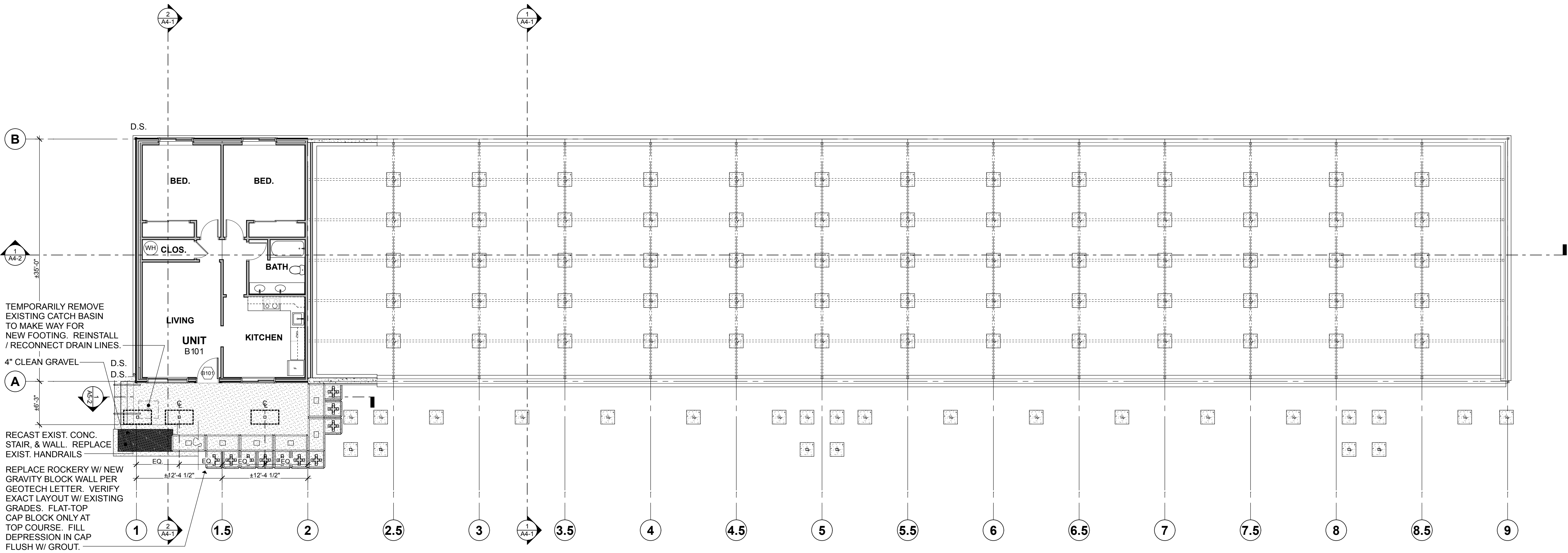
NOTE:
BLOCK LAYOUT SHOWN FOR ILLUSTRATION ONLY. FINAL LAYOUT TO FOLLOW EXISTING GRADES & SCHEDULE IN GEOTECHNICAL RECOMMENDATION LETTER. ADJUST GUARDRAIL HEIGHT & LENGTH PER FINAL LAYOUT. CAP ALL OPEN ENDS OF STEEL SECTIONS EXPOSED TO VIEW.

NEW PAVEMENT SURFACE. APPROX. MATCH EXISTING GRADES.



2 SITE GUARDRAIL ELEVATIONS

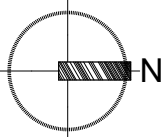
1/2" = 1'-0"



1 FOUNDATION PLAN

0 2' 5' 10'

1/8" = 1'-0"



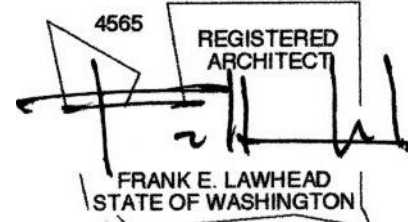
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
2. REPLACE CONCRETE & ASPHALT PAVING & SUBGRADE WHERE REMOVED FOR FOUNDATION EXCAVATION. MATCH EXISTING PAVEMENT MATERIAL & DEPTH.
3. SEE SHEET A2-5 FOR NEW WINDOWS & DOORS.

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SHEET TITLE...

Floor Plan, & Fdn.
Plan

SHEET NO...

A2-2

ROOF LEGEND



ASPHALT SHINGLE ROOF



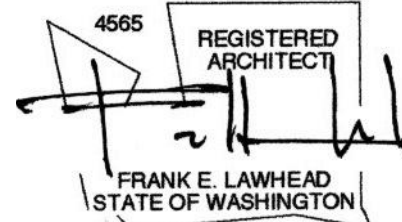
PROTECTIVE WALK-SURFACE

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- PROVIDE NEW BIDDER-DESIGNED FALL PROTECTION SYSTEM. BASIS-OF-DESIGN: 'GUARDIAN' - 'RIDGE-IT' STRAP TYPE ANCHORS. LOCATIONS SHOWN ARE DIAGRAMMATIC IN NATURE AND ARE PROVIDED EXCLUSIVELY FOR BIDDER TAKEOFF AND ESTABLISHING UNIT COST. ACTUAL NUMBER, SPACING, AND LOCATIONS OF FALL PROTECTION TO BE DETERMINED AS PART OF BIDDER-DESIGNED FALL PROTECTION LAYOUT MEETING OSHA & OTHER STATE ADMINISTRATIVE CODE SAFETY STANDARD REQUIREMENTS. SEE SPEC. FOR ADDITIONAL INFORMATION. SEE STRUCTURAL FOR SUPPORT DETAILS AT ANCHORS AND ADDITIONAL PARAMETERS RELATED TO SPACING AND LOCATIONS. REMOVE AND REPLACE EXISTING PLYWOOD ROOF SHEATHING IN ORDER TO ACCESS & INSTALL NEW SUPPORTS.

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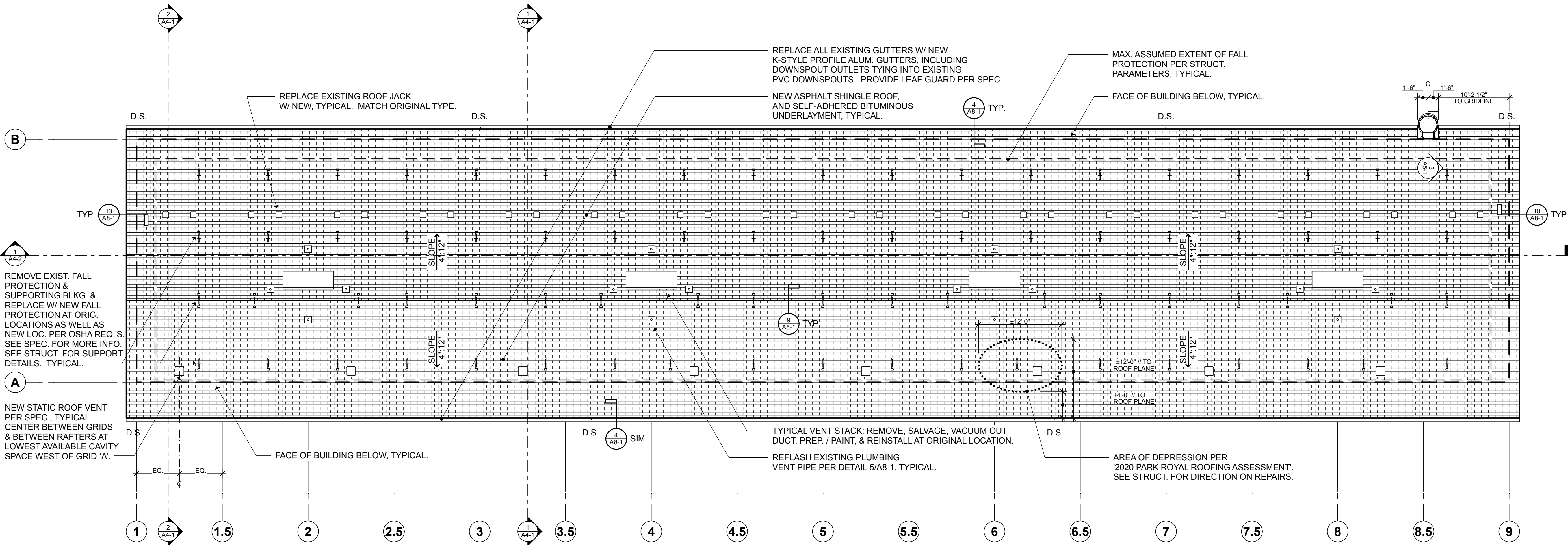


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King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

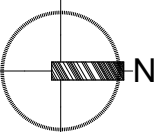
RESERVED FOR CITY OF BOTHELL USE.



1 ROOF PLAN

0 2' 5' 10'

1/8" = 1'-0"



PHASE...

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20-06

DATE...

1/17/22

SHEET TITLE...

Roof Plan

SHEET NO...

A2-3

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SHEET TITLE...

Exiting Plan

SHEET NO...

CODE INFORMATION:

OCCUPANT LOAD (IBC 1004):

- 2ND STORY = (40) OCC.'S

- 1ST STORY = (5) OCC.'S PER UNIT + (1) OCC. IN LAUNDRY. EACH WITH INDEPENDENT MEANS OF EGRESS AT THE LEVEL OF EXIT DISCHARGE.

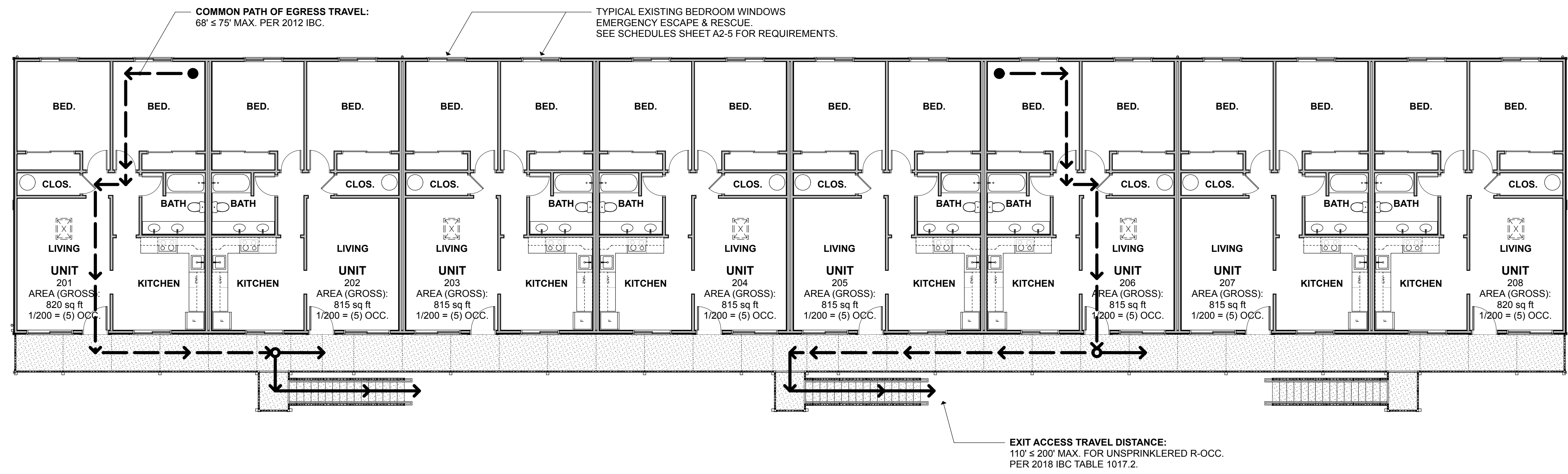
- BASEMENT (NOT PICTURED) = (5) OCC.'S WITH INDEPENDENT MEANS OF EGRESS AT THE LEVEL OF EXIT DISCHARGE.

COMMON PATH OF TRAVEL (TABLE IBC 1006.2.1):

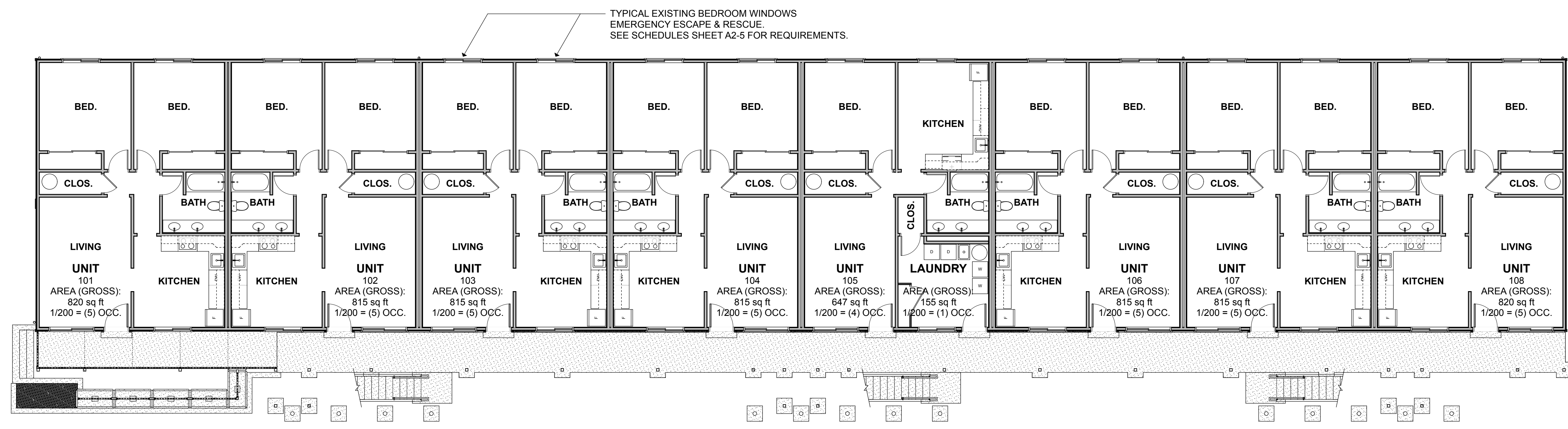
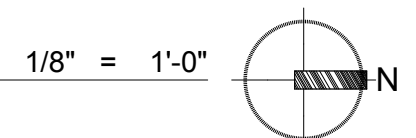
GROUP R-2 OCCUPANCY = NOT LISTED FOR UNSPRINKLERED BUILDING IN 2018 IBC. PREVIOUSLY 75-FOOT MAX. IN 2012 IBC FOR UNSPRINKLERED BUILDINGS WITH AN OCCUPANT LOAD ≤ (30) OCC.'S. REFERENCE BMC 20.10.040 FOR APPLICATION OF SPRINKLER REQUIREMENTS TO EXISTING BUILDINGS.

EXIT ACCESS TRAVEL DISTANCE LIMITATIONS (IBC TABLE 1017.2):

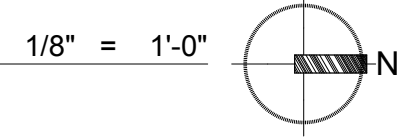
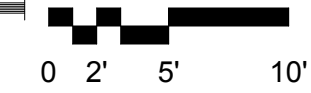
R OCCUPANCY GROUP = 200' MAX. WITHOUT AUTOMATIC SPRINKLER SYSTEM



2 2ND EXITING PLAN



1 1ST EXITING PLAN



RESERVED FOR CITY OF BOTHELL USE.

DOOR SCHEDULE

NO.	WIDTH x HT.	DOOR		FRAME MAT./FIN.	HEAD	DETAILS		HARDWARE ⁽¹⁾	REMARKS
		TYPE	MAT./FIN.			JAMB	THRESH.		
B101	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
100	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	2	
101	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
102	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
103	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
104	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
105	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
106	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
107	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
108	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
201	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
202	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
203	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
204	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
205	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
206	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
207	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	
208	3'-0" x 6'-8"	1	FRTC / PT	COMP / PT	4/A8-2	9/A8-2	14/A8-2	1	

NOTES:

- (1) ALL DOOR HARDWARE MUST MEET THE ICC / ANSI A117.1-2017 STANDARD.
(2) OVERALL SYSTEM MAXIMUM ALLOWABLE U-VALUE OF U-0.30 PER THE 2018 WSEC R402.1.1.

WINDOW / LOUVER SCHEDULE

NO.	SIZE	OPERATION	MAT./FIN.	HEAD	DETAILS		REMARKS
					JAMB	SILL	
A	5'-11"x 4'-0"	OPERABLE	VINYL	3/A8-2	8/A8-2	13/A8-2	
B	4'-11" x 4'-0"	OPERABLE	VINYL	3/A8-2	8/A8-2	13/A8-2	
C	4'-11" x 3'-4"	OPERABLE	VINYL	3/A8-2	8/A8-2	13/A8-2	EMERGENCY ESCAPE WDW., MIN. 5.7 SQ. FT. NET OPEN AREA IN OPEN POSITION. 44" MAX. A.F.F. F.V. EXIST. DIM. & MODIFY SILL HT. AS REQ.
D	4'-11" x 4'-0"	OPERABLE	VINYL	3/A8-2	8/A8-2	13/A8-2	

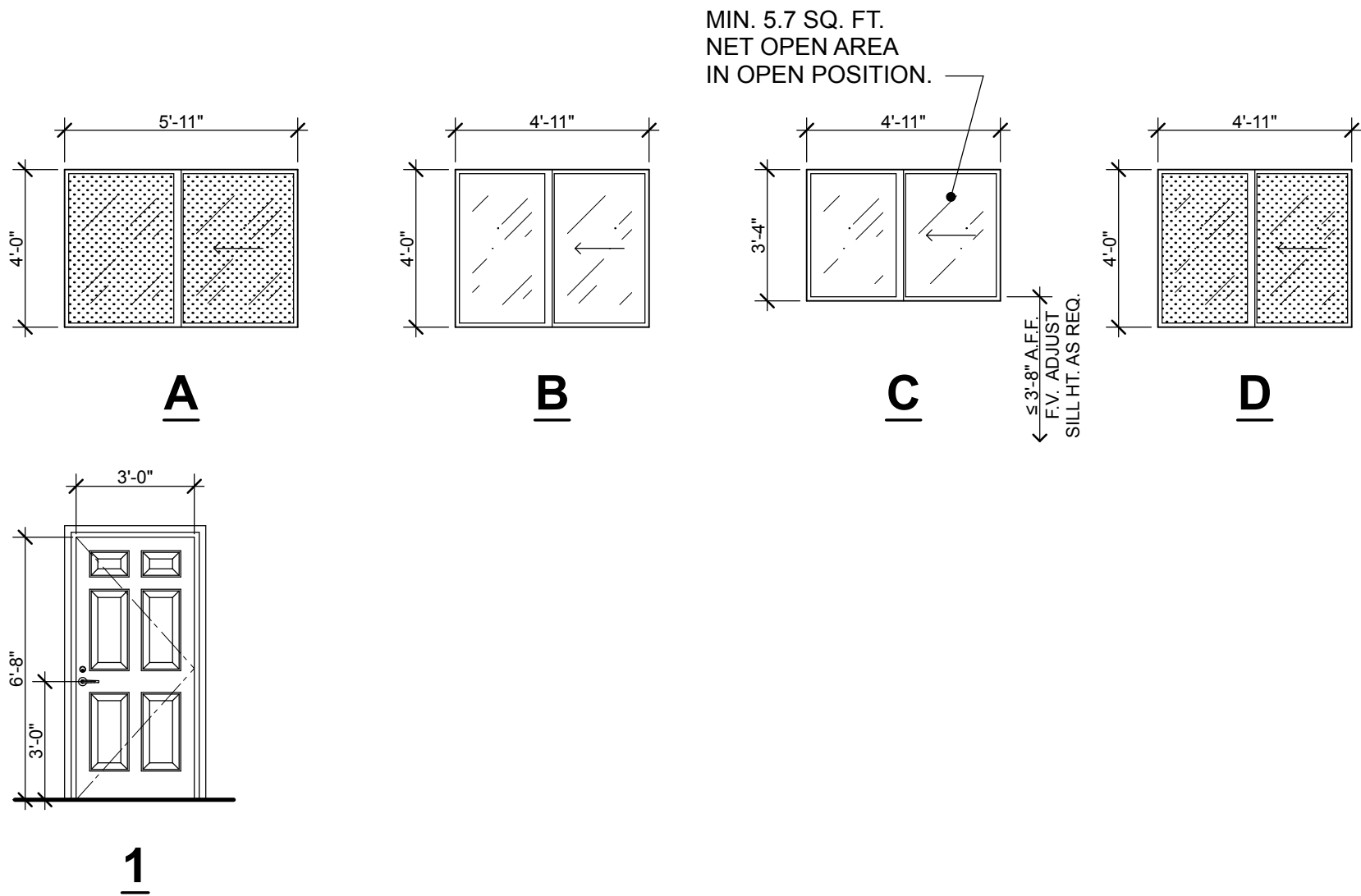
NOTES:

- (1) FIELD VERIFY EXISTING ROUGH OPENING DIMENSIONS PRIOR TO PLACING ORDER.
(2) WINDOWS SHALL BE NFRC CERTIFIED AND LABELED. OVERALL SYSTEM MAXIMUM ALLOWABLE U-VALUE OF U-0.30 PER THE 2018 WSEC R402.1.1, MAX. SHGC OF 0.38, & MIN. VT = 0.56.
(3) PROVIDE VENTILATORS ALL WINDOWS, MIN. 4 SQ. IN. NET FREE VENTILATION AREA.

LEGEND:

COMP	COMPOSITE	FRTC	FIBERGLASS-REINFORCED THERMOSET COMPOSITE	PT	PAINT
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 — TEMPERED SAFETY GLASS



1

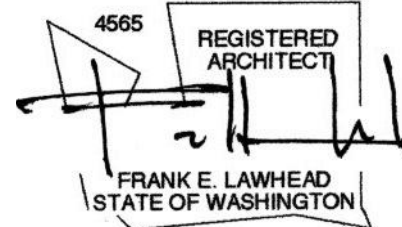
DOOR / WINDOW TYPES

1/4" = 1'-0"

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SIGNATURE...



OWNER...



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PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

RESERVED FOR CITY OF BOTHELL USE.

PHASE...

Bid Set

JOB NO...

20-06

DATE...

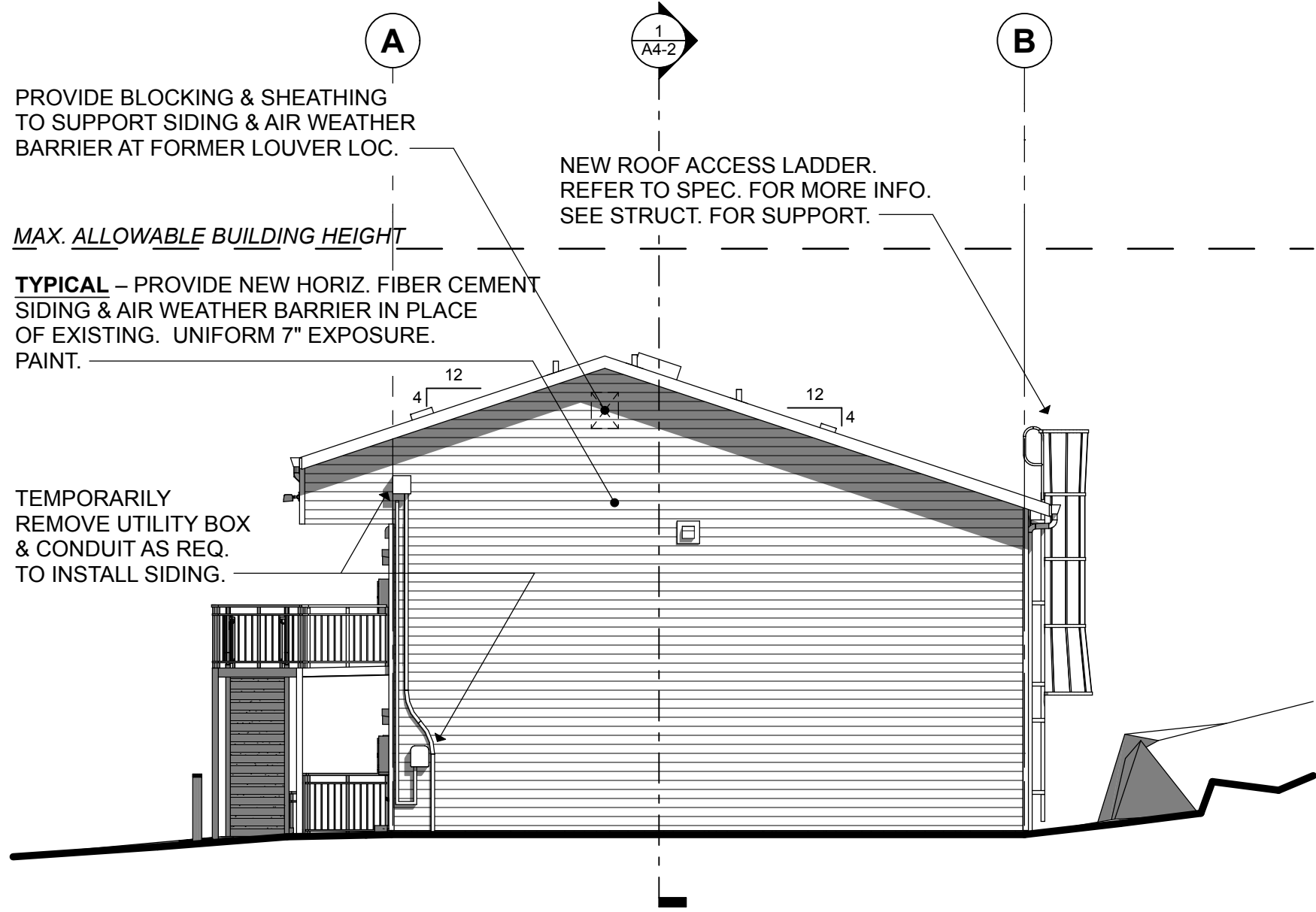
1/17/22

SHEET TITLE...

Schedules

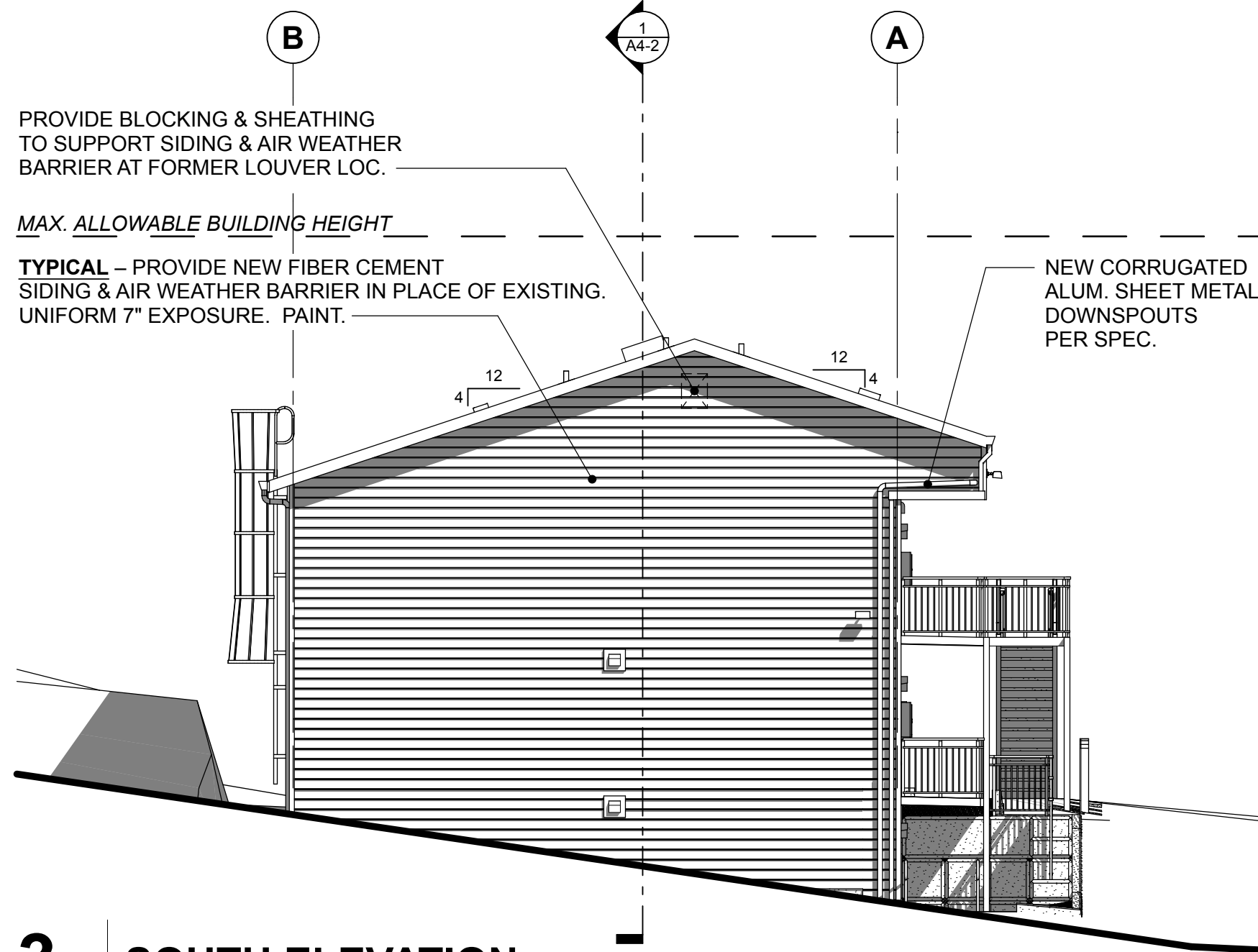
SHEET NO...

A2-5



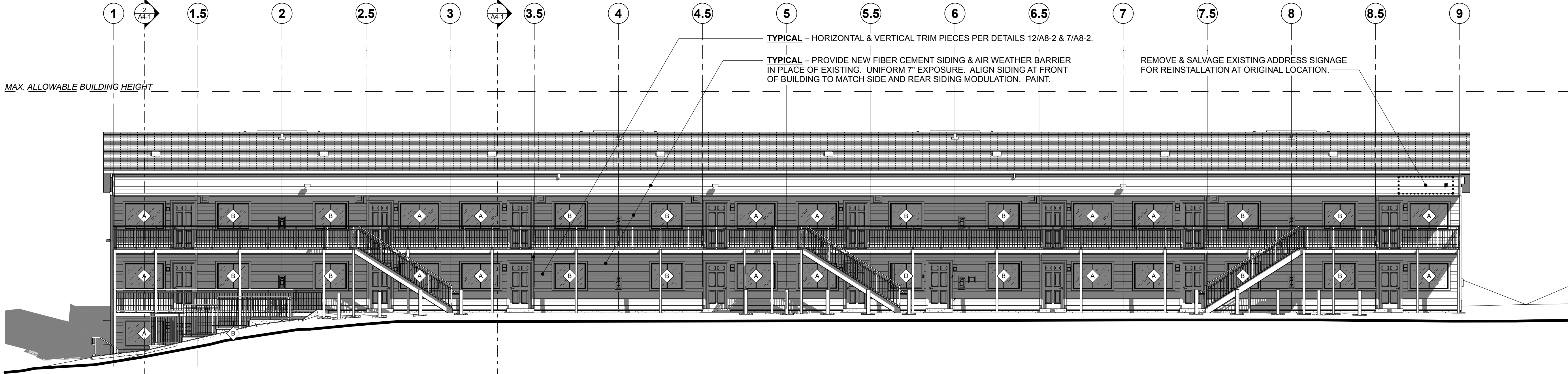
1 NORTH ELEVATION

1/8" = 1'-0"



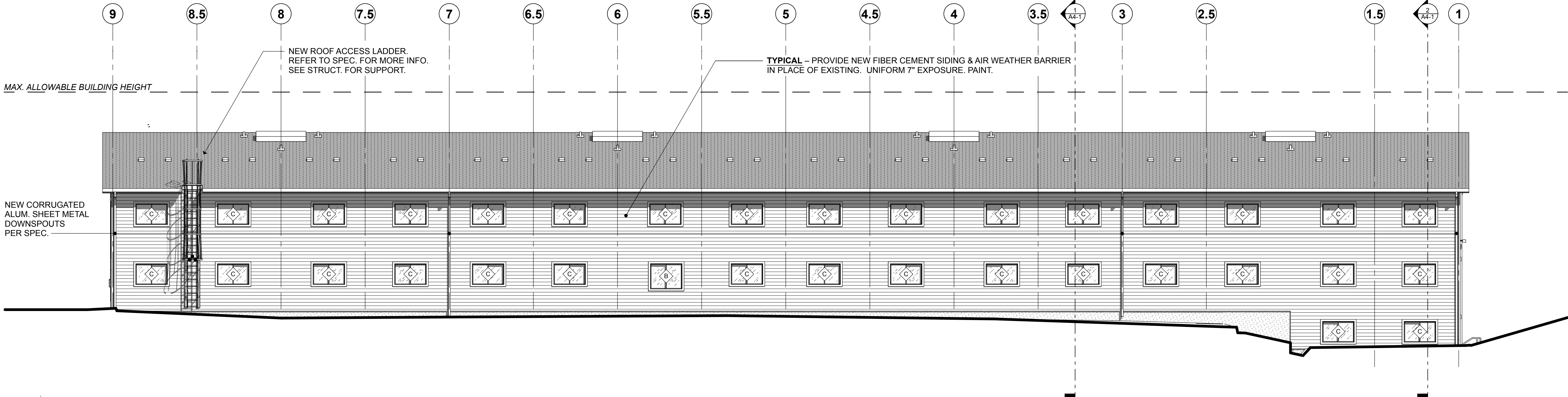
3 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

- GENERAL NOTES:**
- SEE SHEET A2-5 FOR NEW WINDOWS & DOORS.
 - NORTH, SOUTH, & WEST FACADES TO RECEIVE ADDITIONAL LAYER OF 5/8" TYPE-X EXTERIOR GYPSUM SHEATHING OVER EXISTING 1/2" PLYWOOD SHEATHING.
- SYMBOL LEGEND:**
- EXISTING FIRE ALARM HORN / STROBE. TEMPORARILY REMOVE AS REQ. FOR NEW SIDING INSTALLATION.
 - EXISTING WALL VENT CONNECTED TO ENERGY RECOVERY VENTILATOR (ERV). TO REMAIN IN PLACE DURING SIDING INSTALL. SEE DETAIL 2/A8-2 FOR SIDING BLOCKOUT.
 - EXISTING LIGHT FIXTURES. REMOVE AND REINSTALL AS REQ. FOR NEW SIDING INSTALL.
 - EXISTING SURFACE MOUNTED FIRE EXTINGUISHER CABINETS. TEMPORARILY REMOVE AS REQ. FOR NEW SIDING INSTALLATION. INSTALL IN ORIGINAL LOCATIONS.
 - EXISTING HOSE BIBB TO REMAIN. FIT SIDING TIGHTLY AROUND PIPE.
 - EXISTING FIRE ALARM REMOTE ANNUNCIATOR PANEL IN CABINET, FIRE DEPT. 'KNOX-BOX', & OTHER DEVICES AT LAUNDRY ROOM DOOR. TEMPORARILY REMOVE AS REQ. FOR NEW SIDING INSTALLATION. INSTALL IN ORIGINAL LOCATION.

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FRANK E. LAWHEAD
STATE OF WASHINGTON

OWNER...

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King County Housing Authority
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JOB NO...

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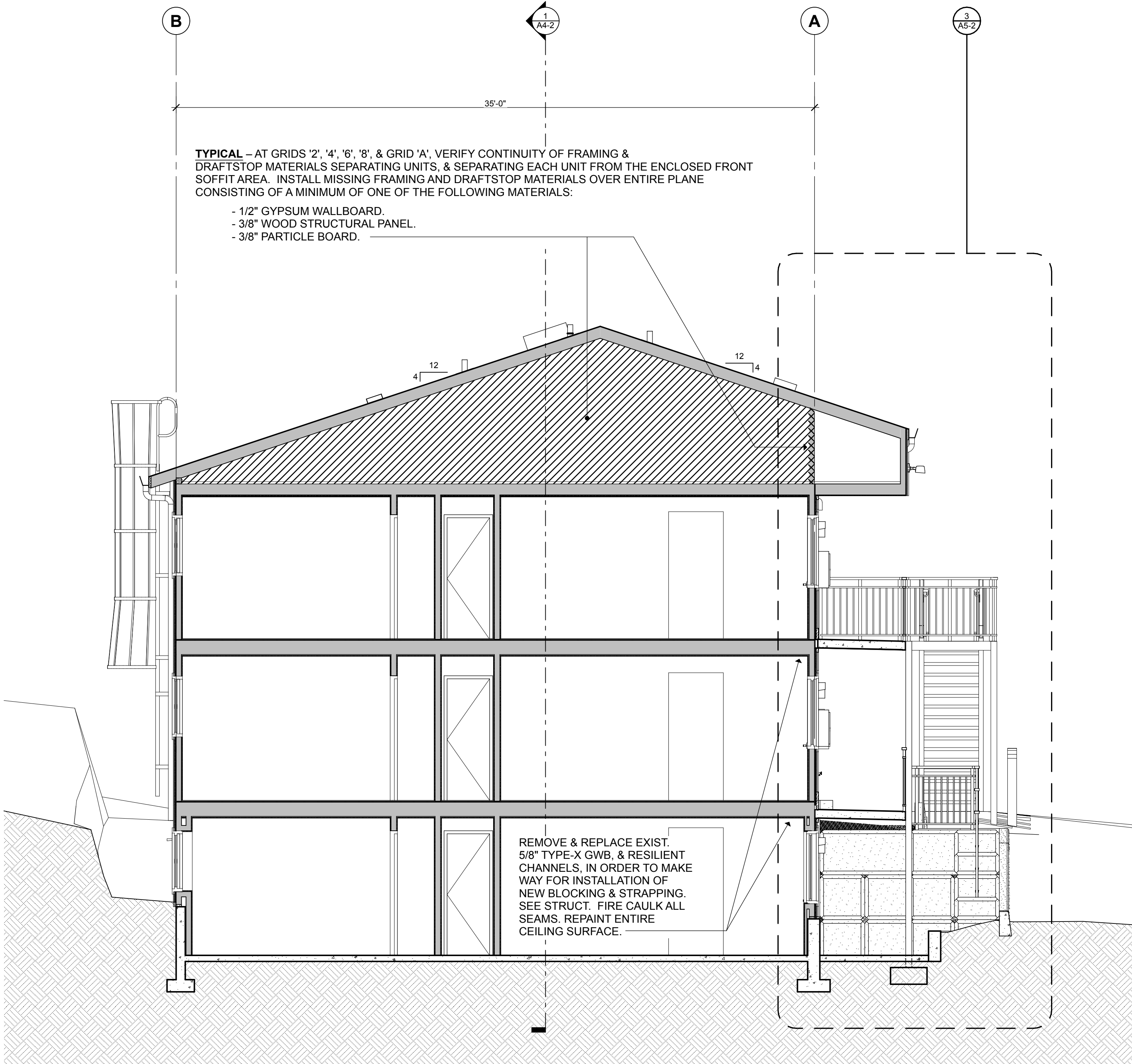
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1/17/22

SHEET TITLE...

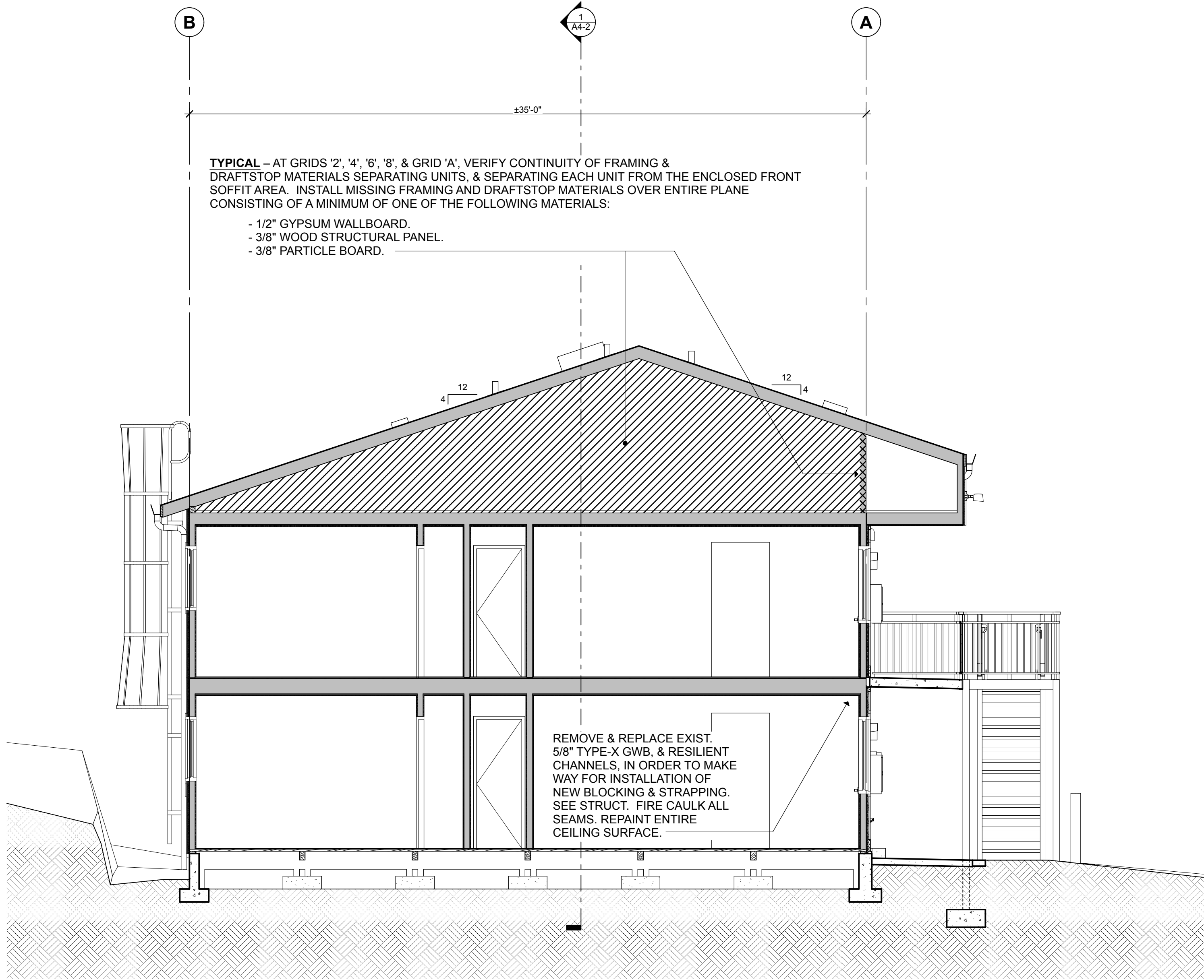
Elevations

SHEET NO...



2 BUILDING SECTION

1/4" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"

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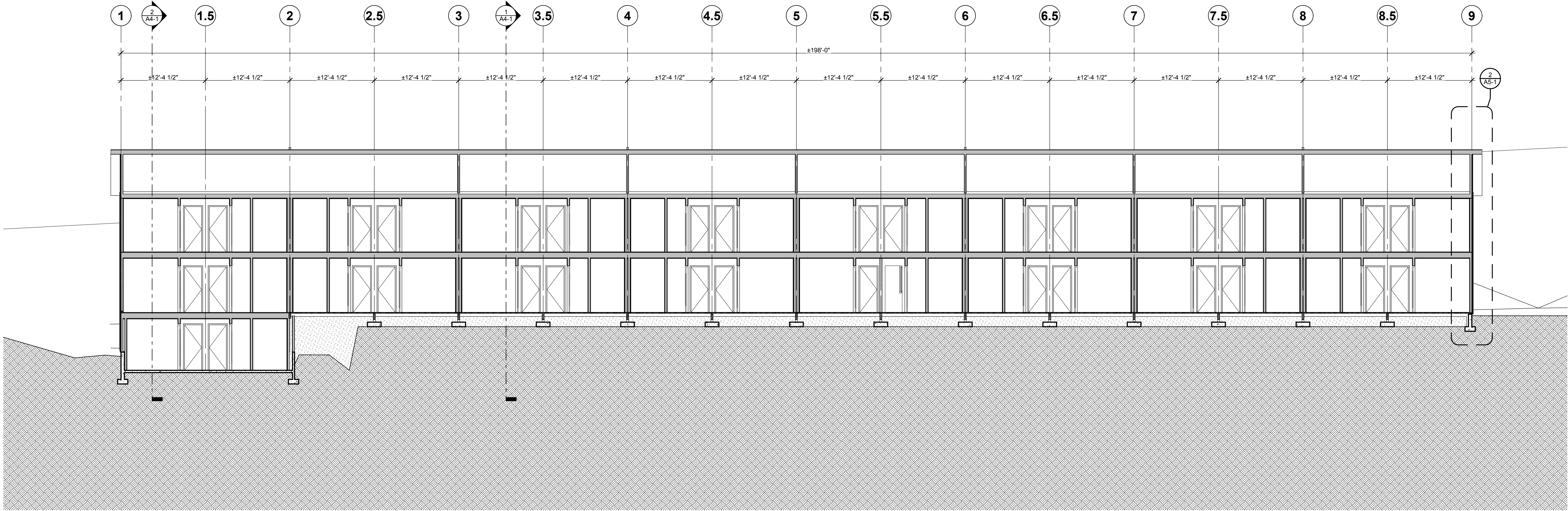
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SHEET TITLE...

Building Sections

SHEET NO...

A4-1



1 BUILDING SECTION

1/8" = 1'-0"

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1/17/22

SHEET TITLE...

Building Sections

SHEET NO...

A4-2

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GENERAL NOTES:

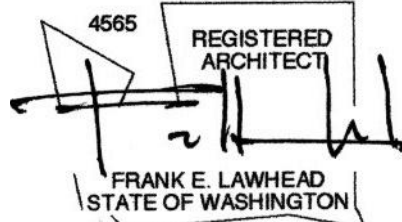
1. FIELD VERIFY ALL EXISTING MATERIALS, FINISHES, & DIMENSIONS. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE. WHERE PATCHING & REPAIRING MATERIALS WITHIN EXISTING ASSEMBLIES TO REMAIN, PROVIDE EQUIVALENT MATERIALS TO ORIGINAL. FIRE-CAULKING AT ALL SEAMS WITHIN FIRE-RATED MEMBRANES.

■ - SHADED FILL INDICATES EXISTING CONSTRUCTION TO REMAIN.

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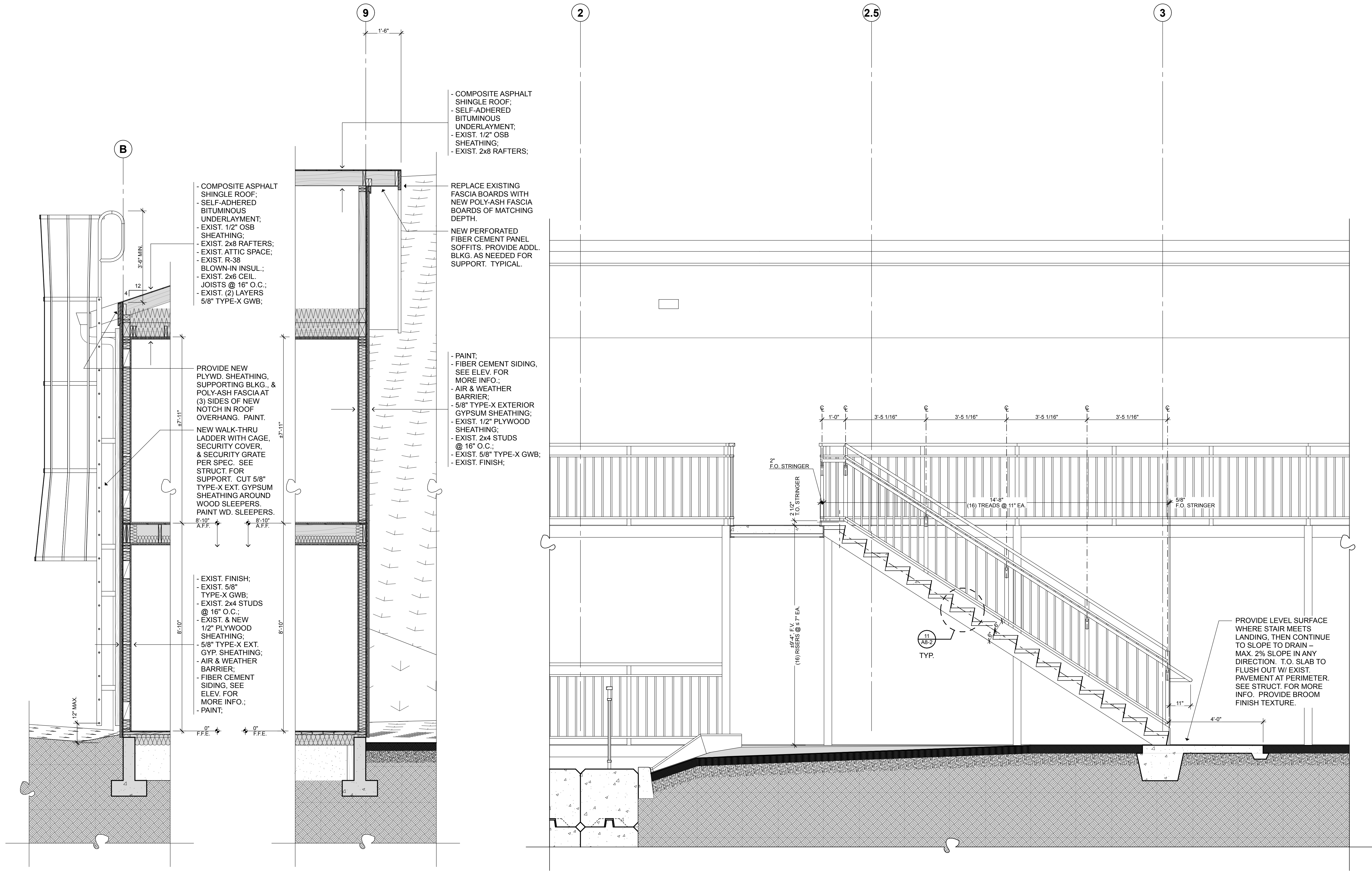
1/17/22

SHEET TITLE...

Wall Sections

SHEET NO...

A5-1



3 WALL SECTION

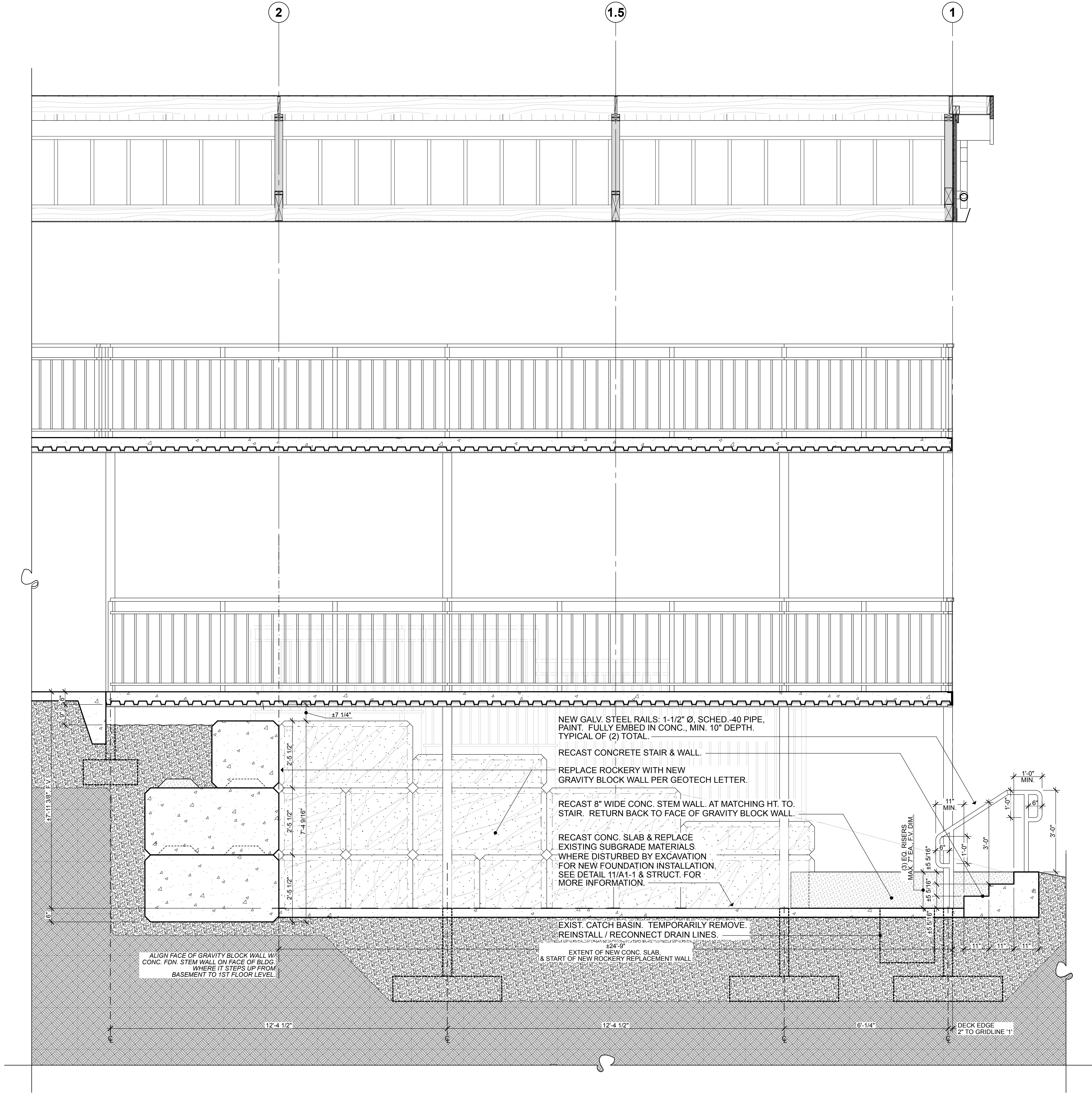
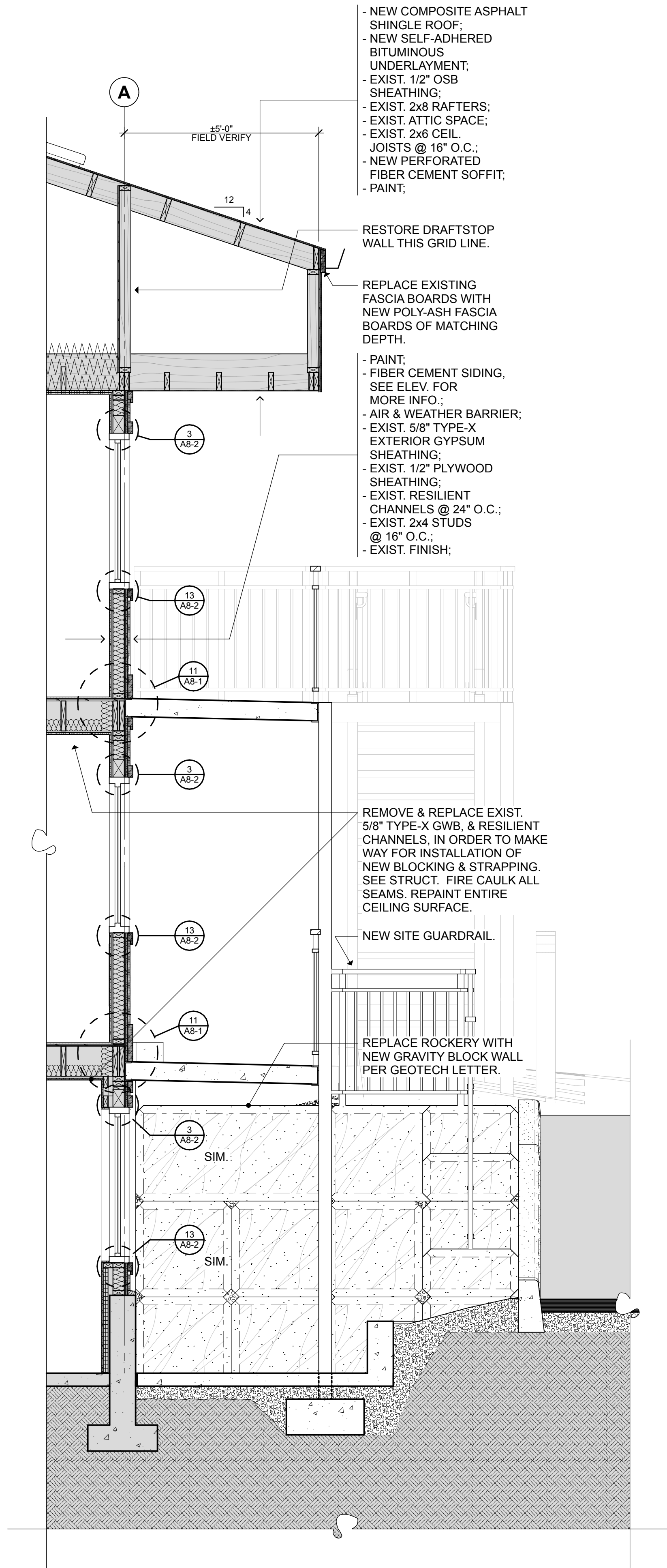
1/2" = 1'-0"

2 WALL SECTION

1/2" = 1'-0"

1 STAIR SECTION

1/2" = 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. FIRE-CAULKING AT ALL SEAMS WITHIN FIRE-RATED MEMBRANES.

— SHADED FILL INDICATES EXISTING CONSTRUCTION TO REMAIN.

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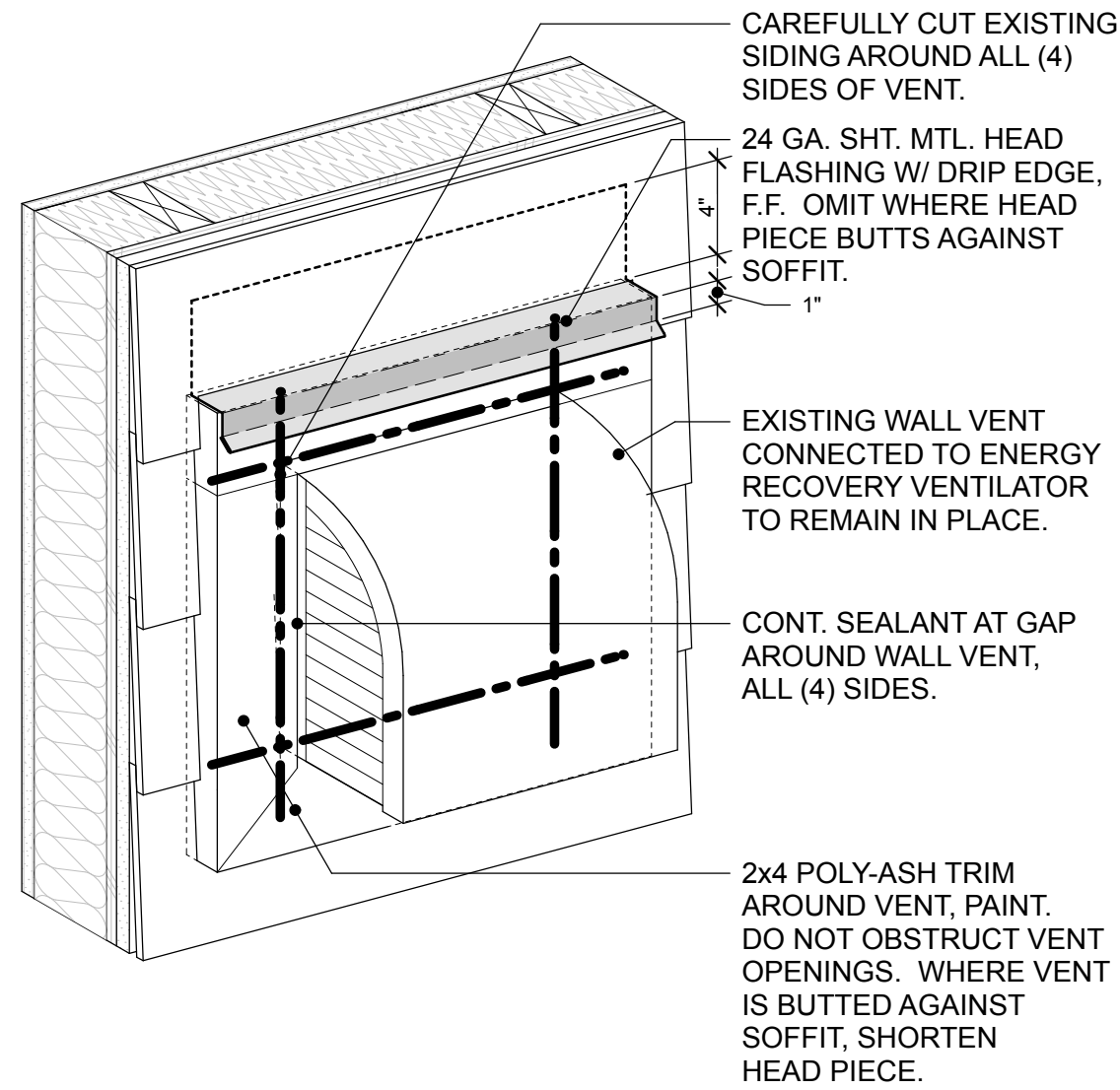
1/17/22

SHEET TITLE...

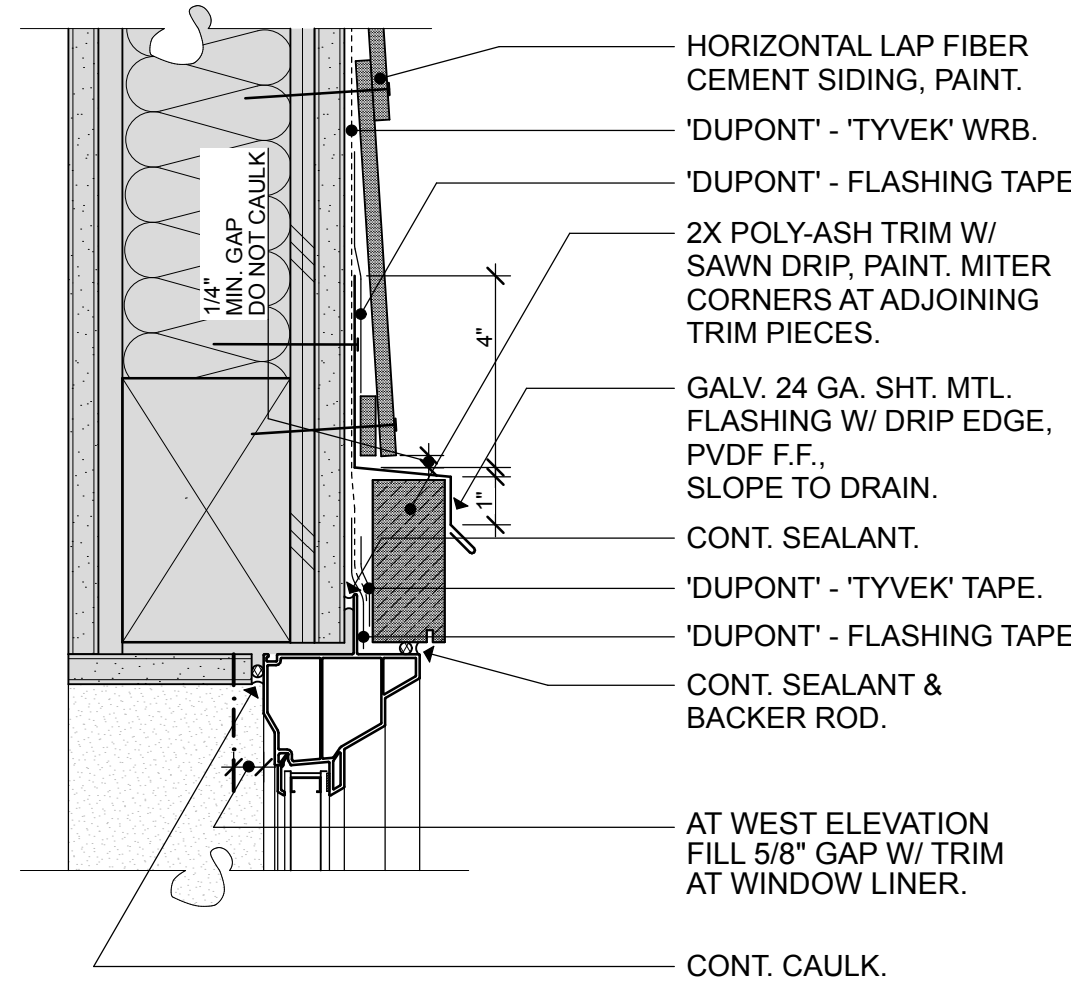
Wall Sections

SHEET NO...

■ - SHADED FILL INDICATES EXISTING CONSTRUCTION TO REMAIN.

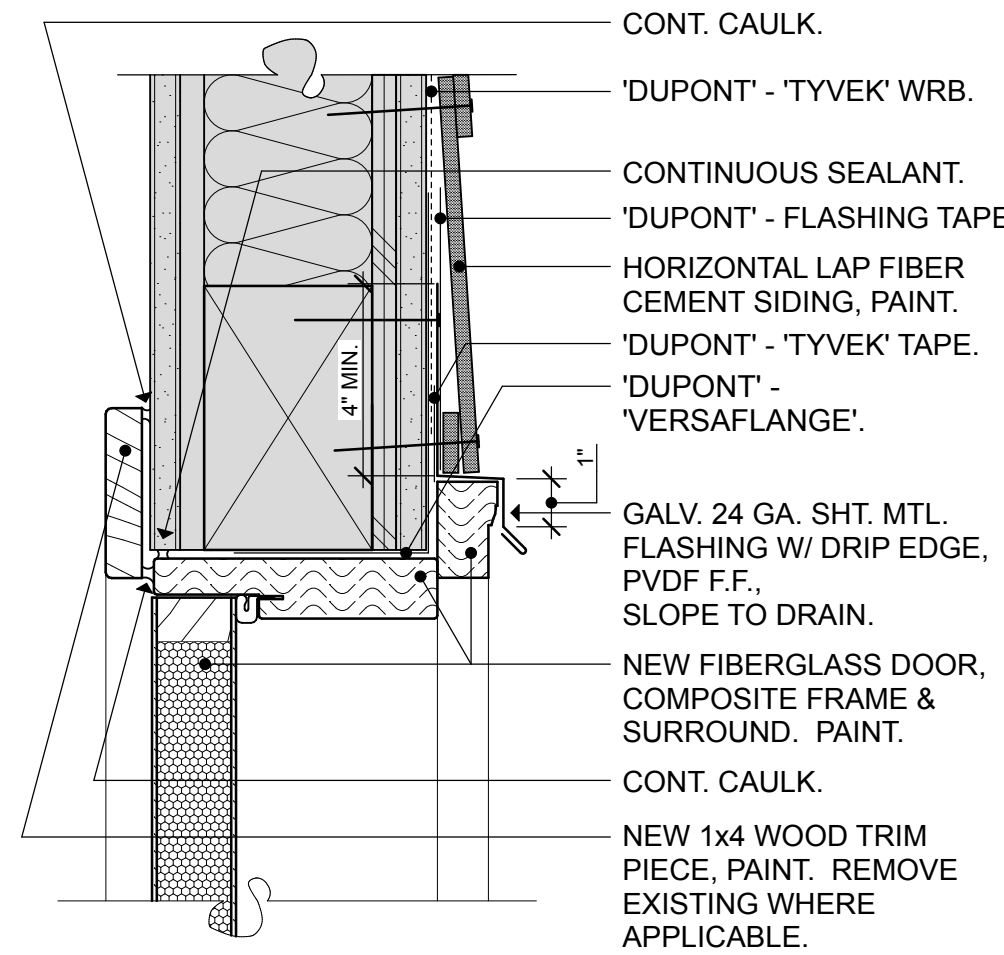


2 | ERV WALL VENT BLOCKOUT 1 1/2" = 1'-0"



NOTES:
- INSTALL PENETRATION FLASHING IN ACCORDANCE WITH SPECIFICATION.
- INSERT FOAM BACKER ROD IN VOID BETWEEN ROUGH OPENING AND WINDOW FRAME. TYP. ALL AROUND WINDOW.

3 | TYP. VINYL WINDOW HEAD 3" = 1'-0"

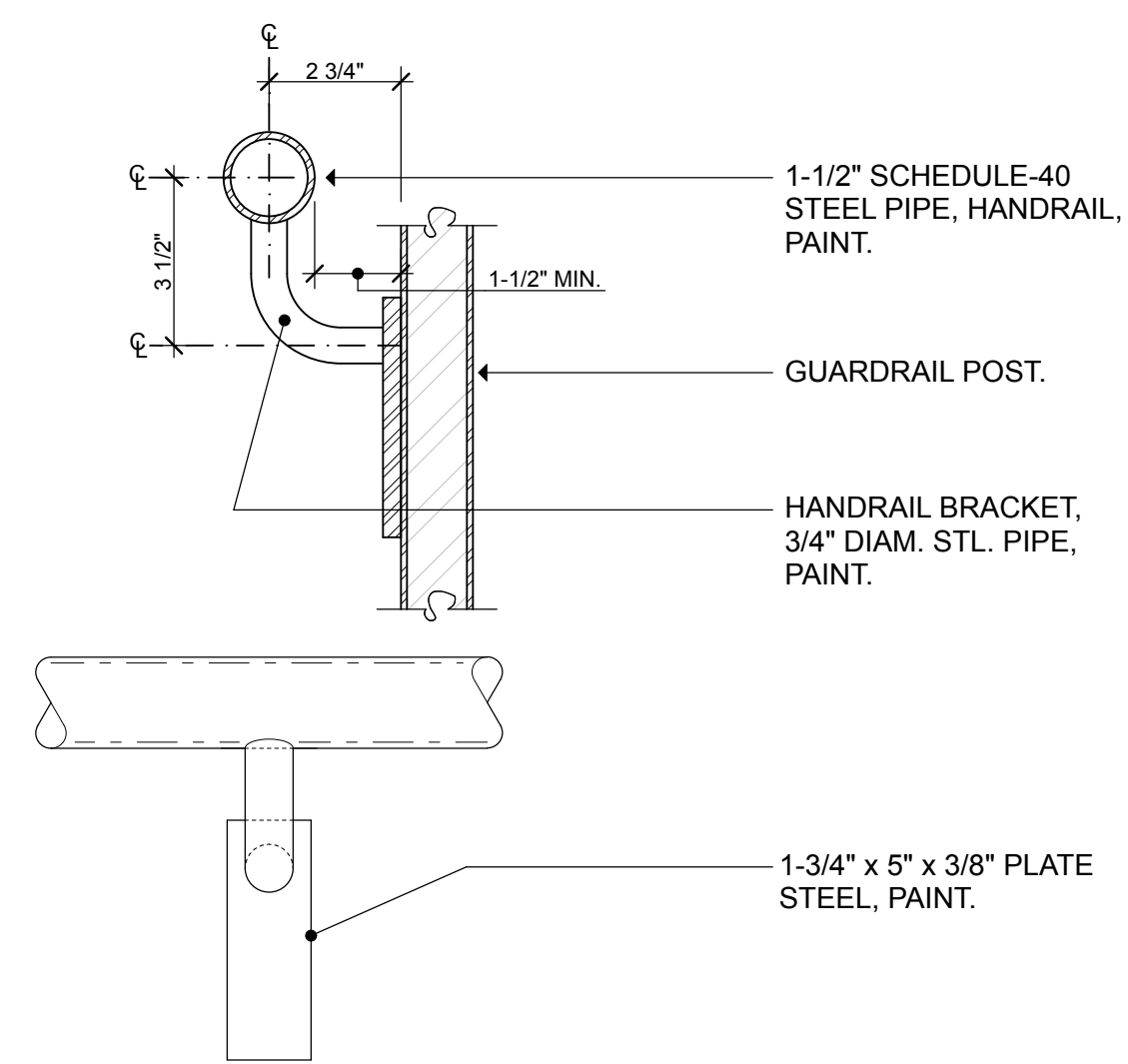


NOTE:
INSTALL PENETRATION FLASHING IN ACCORDANCE WITH SPECIFICATION.

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

NOTE:

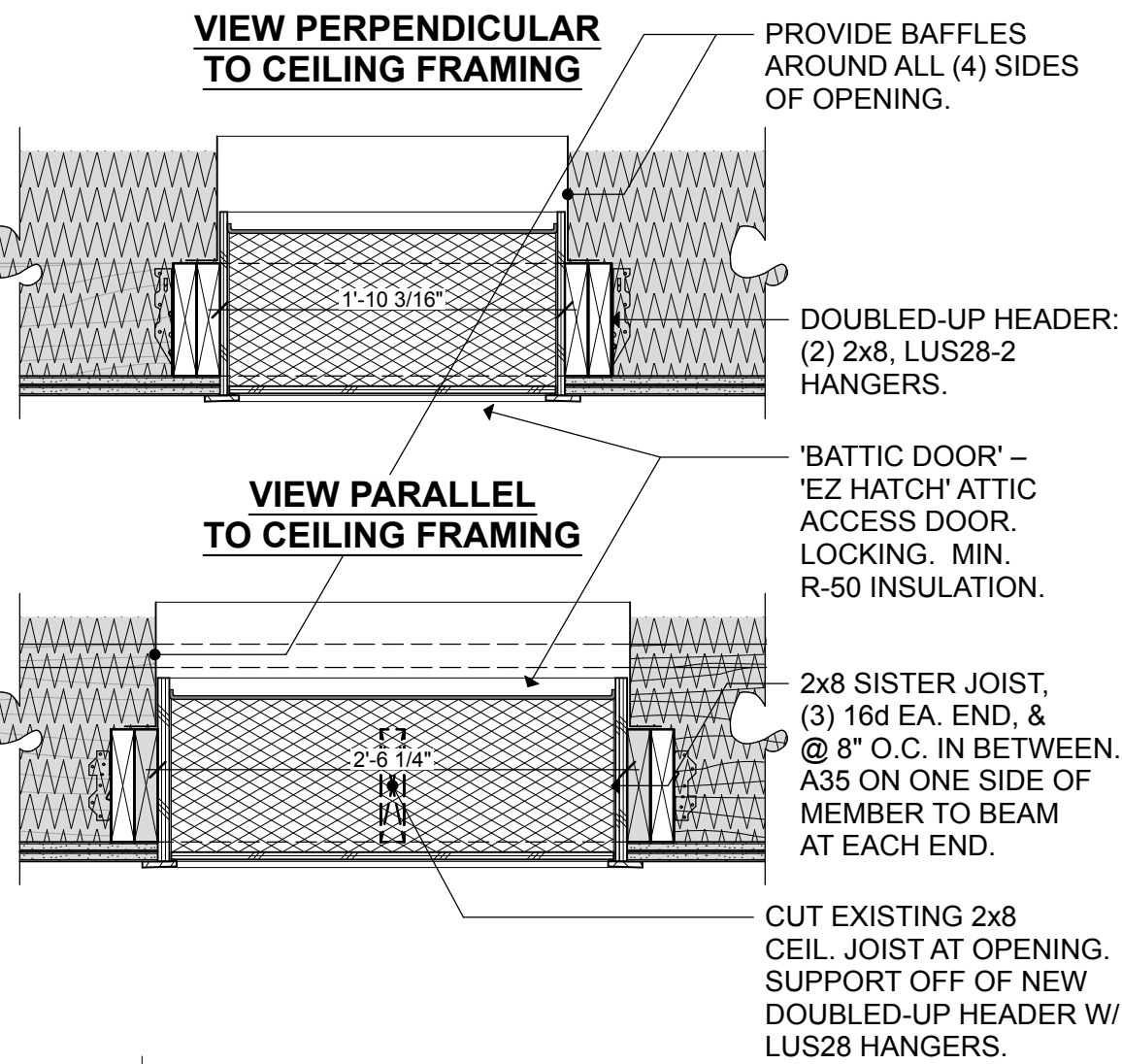
- GRIND ALL WELDS SMOOTH
- ALL EXPOSED STEEL TO BE PAINTED.



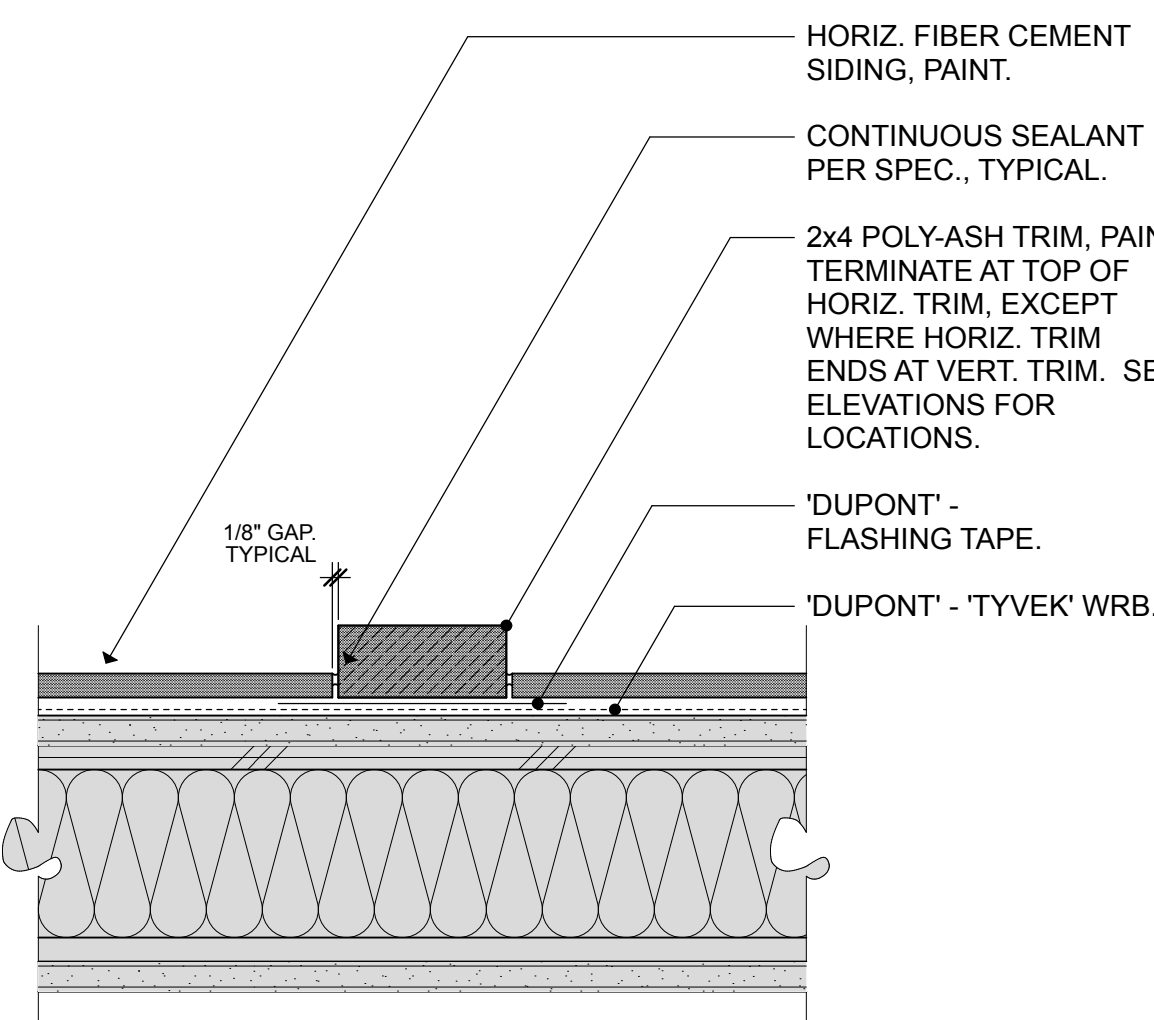
5 | TYP. HANDRAIL BRACKET 3" = 1'-0"

NOTE:

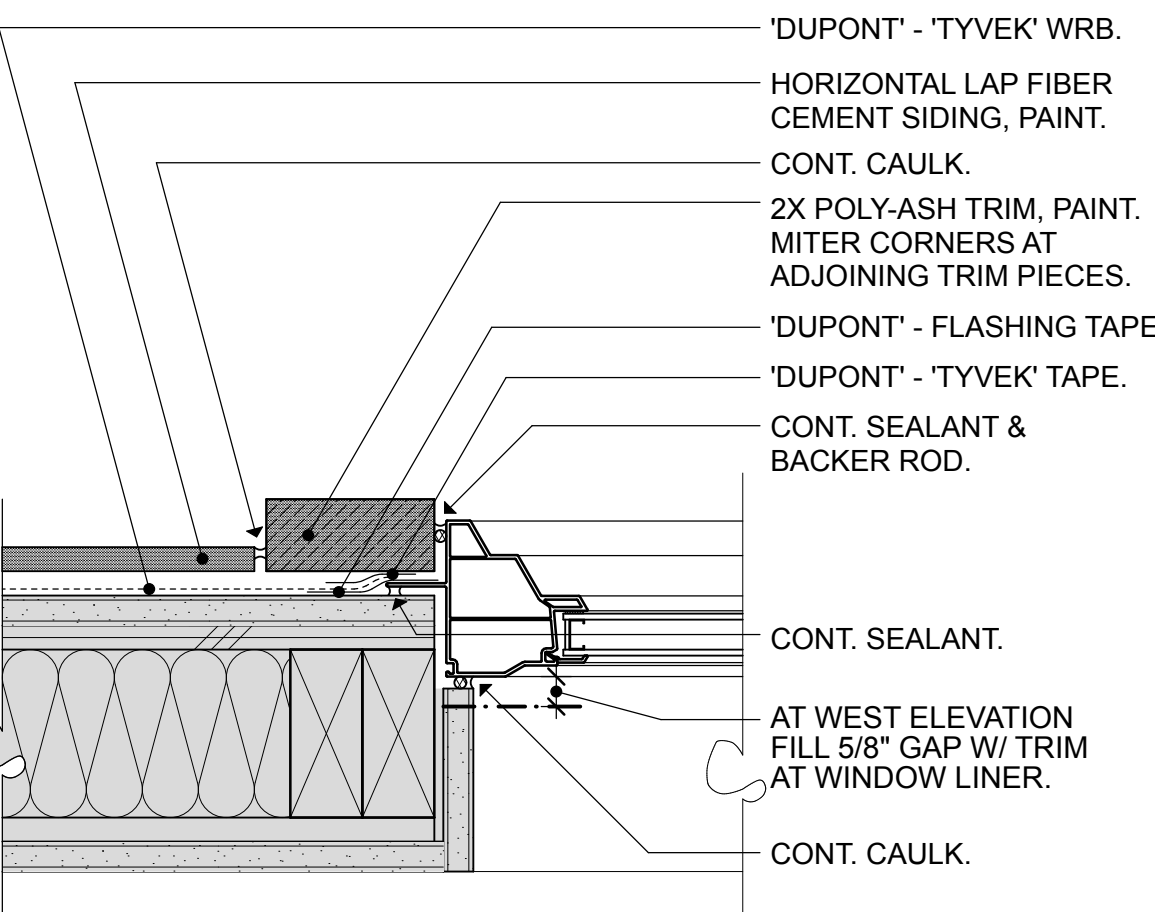
- PATCH & REPAIR CEIL. FINISHES AS REQ. REPAINT ENTIRE CEILING PLANE.
- TEMPORARILY REMOVE EXISTING BLOWN-IN INSUL. TO COMPLETE WORK. THEN RESTORE AT ORIGINAL DEPTH.



6 | ATTIC ACCESS HATCH 1" = 1'-0"

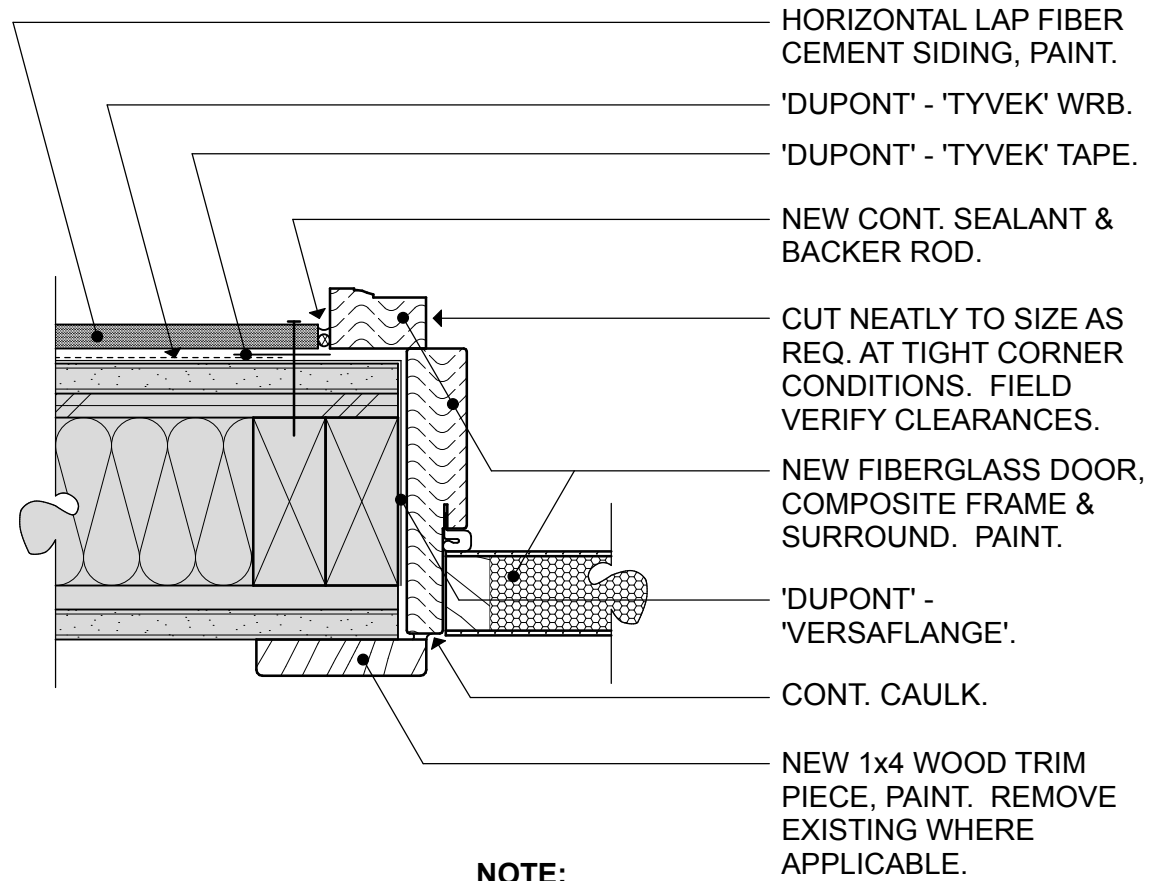


7 | TYP. VERT. TRIM 3" = 1'-0"



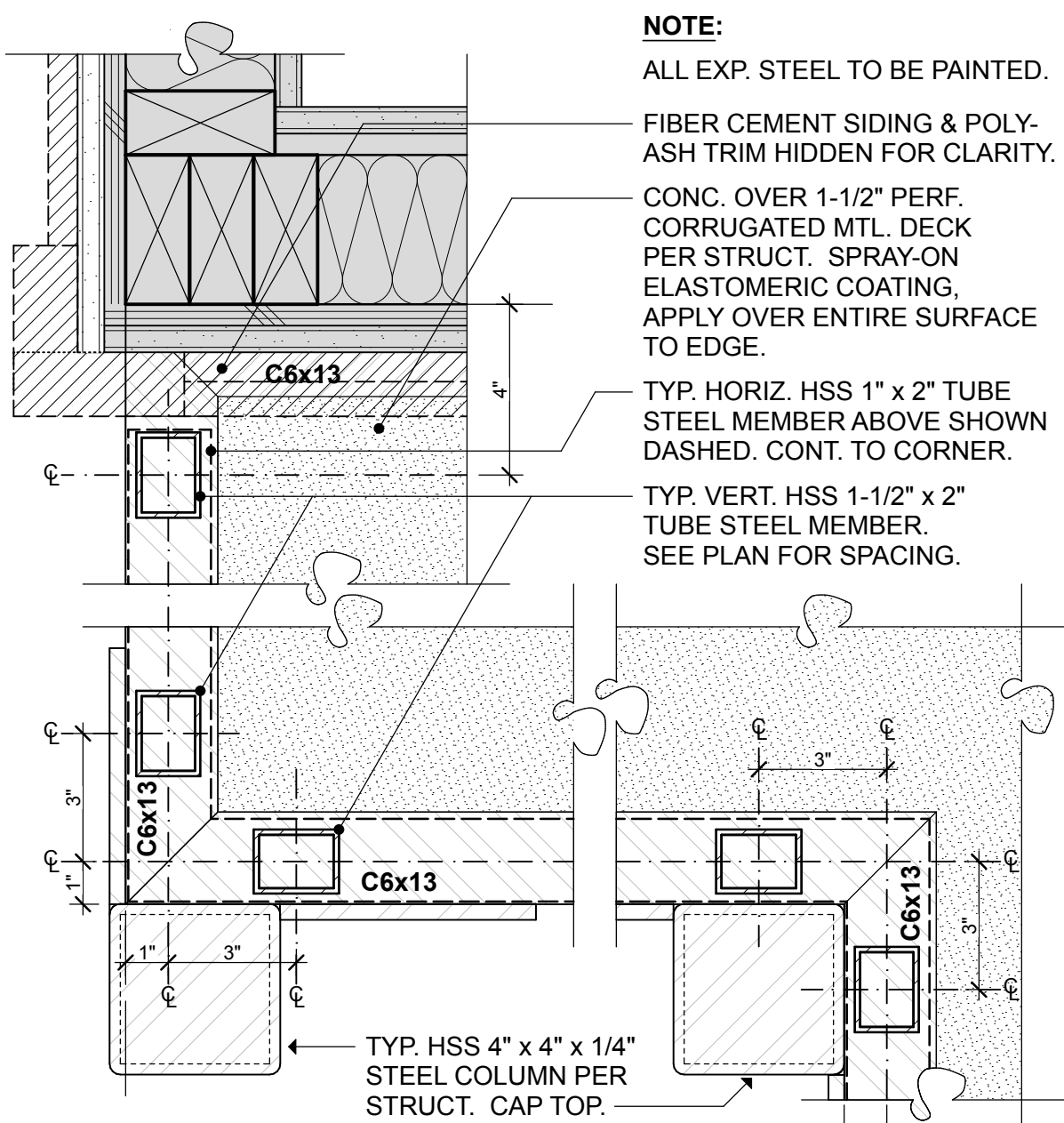
NOTES:
- INSTALL PENETRATION FLASHING IN ACCORDANCE WITH SPECIFICATION.
- INSERT FOAM BACKER ROD IN VOID BETWEEN ROUGH OPENING AND WINDOW FRAME. TYP. ALL AROUND WINDOW.

8 | TYP. VINYL WINDOW JAMB 3" = 1'-0"

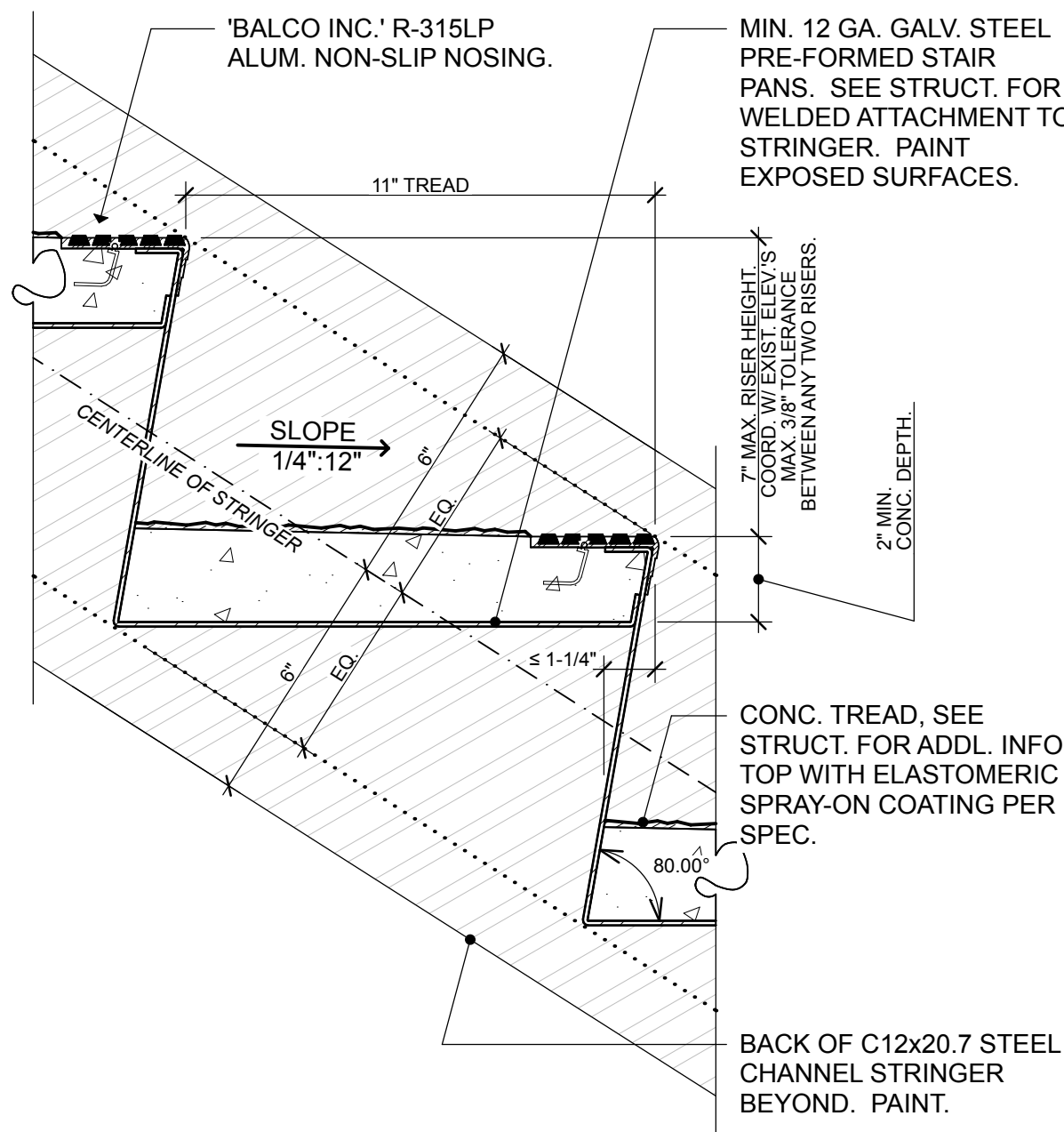


NOTE:
INSTALL PENETRATION FLASHING IN ACCORDANCE WITH SPECIFICATION.

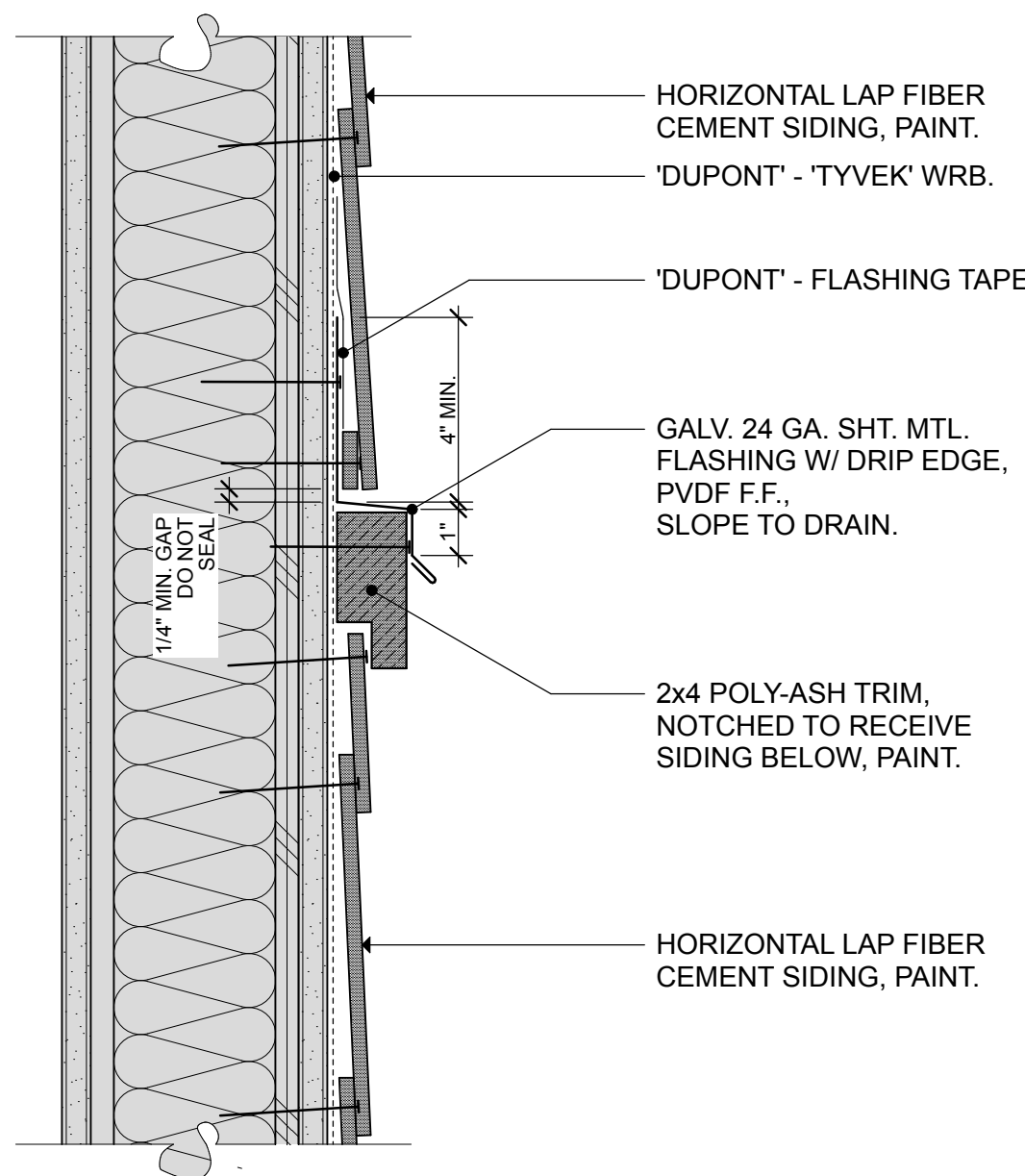
9 | TYP. DOOR JAMB 3" = 1'-0"



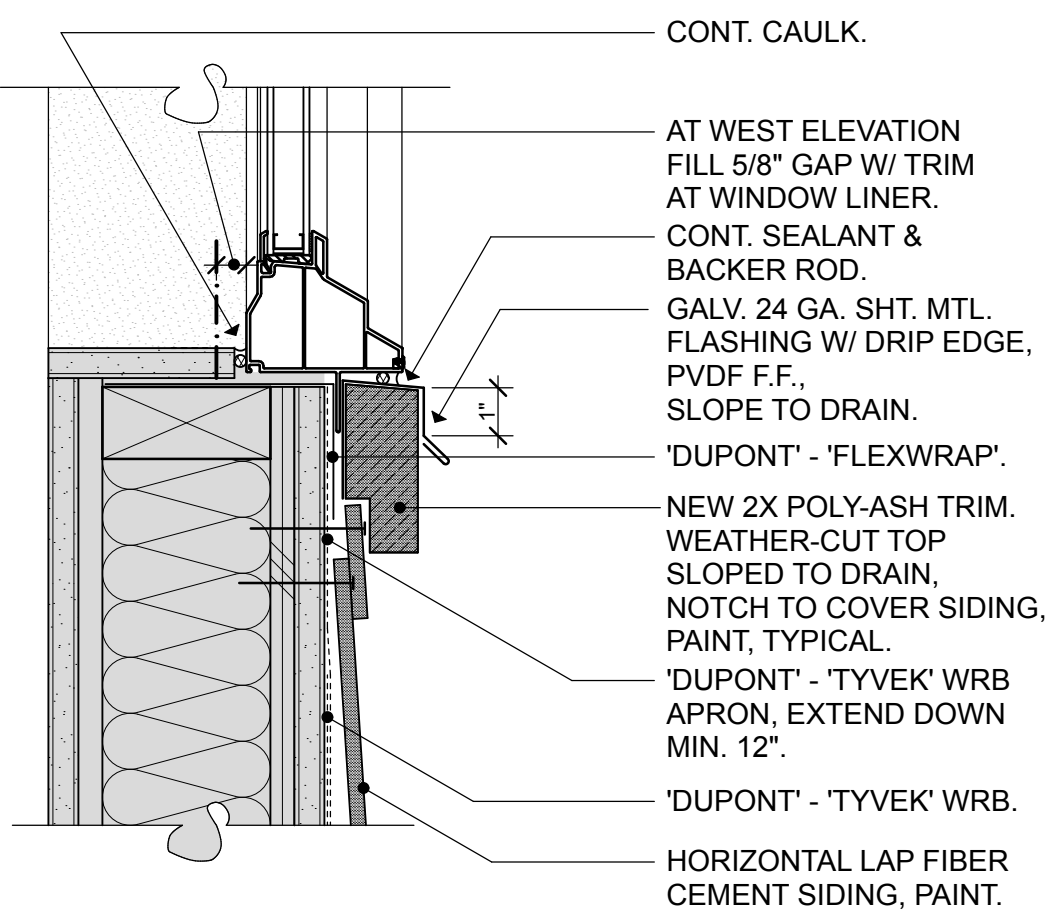
10 | GUARDRAIL POSTS AT INTERSECTIONS 3" = 1'-0"



11 | TYPICAL STAIR TREAD 3" = 1'-0"

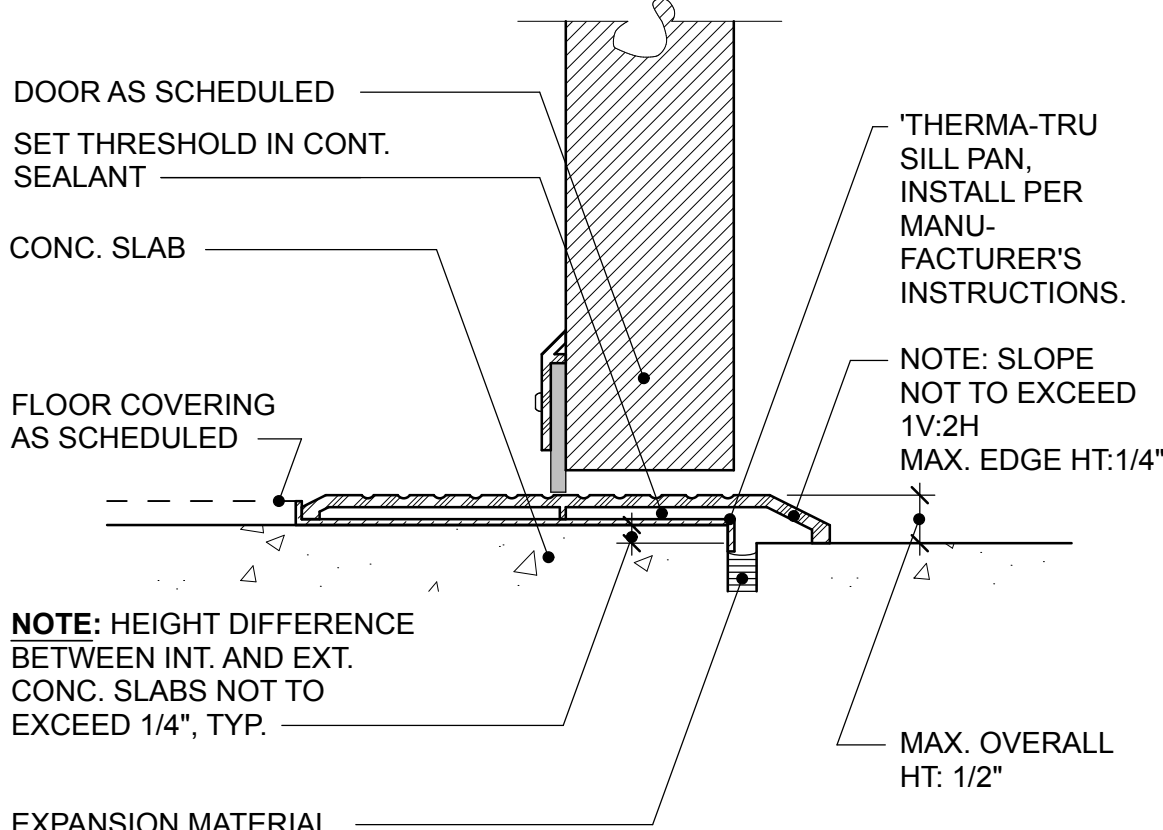


12 | TYP. HORIZ. TRIM 3" = 1'-0"



NOTES:
- INSTALL PENETRATION FLASHING IN ACCORDANCE WITH SPECIFICATION.
- INSERT FOAM BACKER ROD IN VOID BETWEEN ROUGH OPENING AND WINDOW FRAME. TYP. ALL AROUND WINDOW.

13 | TYP. VINYL WINDOW SILL 3" = 1'-0"



14 | TYP. THRESHOLD AT SLAB 6" = 1'-0"

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PHASE...

Bid Set

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DATE...

1/17/22

SHEET TITLE...

Exterior Details

SHEET NO...

A8-2

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

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.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPENDENT RISERS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY STRUCTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN **BOTH** ARCHITECTURAL AND STRUCTURAL DRAWINGS.

AREA	DESIGN DEAD LOAD	LIVE LOAD	PARTITION LOAD	CONCENTRATED LOADS
ROOF	15 PSF	25 PSF		300#
CORRIDORS (ABOVE 1ST FLR)	70 PSF	100 PSF		2,000#
CORRIDORS (1ST FLR)	70 PSF	100 PSF		2,000#
STAIRS	70 PSF	100 PSF		300#
LADDER	580 LB	600 LB		

THE BUILDING MEETS THE CRITERIA TO USE THE "ENCLOSED, PARTIALLY ENCLOSED, AND OPEN BUILDING OF ALL HEIGHTS PROCEDURE" PER ASCE 7-16.

- | ROOF SURFACES ¹ | | | | | | | |
|----------------------------|--------------------------|--------------------------|-------|-------|-------|-------|-------|
| EFFECTIVE WIND AREA | POSITIVE PRESSURES (PSF) | NEGATIVE PRESSURES (PSF) | | | | | |
| | | ZONE ³ | | | | | |
| | ALL ZONES | 1 | 2e | 2n | 2r | 3e | 3r |
| 10 SF | 16.0 | -40.2 | -40.2 | -58.6 | -58.6 | -58.6 | -69.7 |
| 20 SF | 16.0 | -40.2 | -40.2 | -50.7 | -50.7 | -50.7 | -59.7 |
| 50 SF | 16.0 | -24.4 | -24.4 | -40.2 | -40.2 | -40.2 | -46.5 |
| 100 SF | 16.0 | -16.0 | -16.0 | -32.2 | -32.2 | -32.2 | -36.5 |

WALL SURFACES AND ROOF OVERHANGS ¹				
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)		NEGATIVE PRESSURE (PSF)	
	ZONE ²			
	4	5	4	5
10 SF	21.7	21.7	-23.6	-29.1
20 SF	20.8	20.8	-22.6	-27.2
50 SF	19.5	19.5	-21.3	-24.6
100 SF	18.5	18.5	-20.3	-22.6
500 SF	16.2	16.2	-18.1	-18.1

ROOF OVERHANGS ¹						
EFFECTIVE WIND AREA	NEGATIVE PRESSURE (PSF)					
	ZONE ³					
	1	2e	2n	2r	3e ¹	3r
10 SF	-49.4	-49.4	-67.8	-67.8	-78.9	-89.9
20 SF	-49.4	-49.4	-61.9	-61.9	-68.6	-76.6
50 SF	-38.9	-38.9	-54.0	-54.0	-54.9	-59.0
100 SF	-31.0	-31.0	-48.0	-48.0	-44.6	-45.7
500 SF	-31.0	-31.0	-40.2	-40.2	-31.0	-45.7

- TOTAL CEMENTITIOUS MATERIAL:** THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTORS OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN REQUIRED BY THE CONCRETE MIX DESIGN TABLE. FOOTING MIXES SHALL CONTAIN NOT LESS THAN **5 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD, ALL OTHER MIXES SHALL CONTAIN NOT LESS THAN **5-1/2 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

ITEM	DESIGN f _c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO
SLAB ON GRADE	5000	0.40	100	57 OR 67
FOUNDATIONS	3000	0.50	--	57 OR 67
CONTROLLED DENSITY FILL (CDF)	200	--	--	SAND
ALL OTHER CONCRETE	4000	0.50	--	57 OR 67

FORMWORK CLASS OF SURFACE PER ACI 347 TABLE 3.1	
ITEM	CLASS OF FINISH
ALL SURFACES EXPOSED TO PUBLIC VIEW, U.N.O.	A
ALL SURFACES RECEIVING A COURSE TEXTURED COATING SUCH AS PLASTER OR STUCCO, UNLESS NOTED OTHERWISE	B
ALL OTHER SURFACES, UNLESS NOTED OTHERWISE	C

1. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE.
2. ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.
3. ALL EMBEDDED STEEL ITEMS EXPOSED TO EARTH SHALL BE GALVANIZED.
4. ALL EMBEDDED STEEL ITEMS EXPOSED TO WEATHER SHALL BE PAINTED UNLESS NOTED AS GALVANIZED. SEE DRAWINGS AND SPECIFICATIONS FOR PAINT, PRIMER, AND GALVANIZING REQUIREMENTS.

STRUCTURAL DRAWING INDEX	
SHEET NUMBER	SHEET DESCRIPTION
S0-1	GENERAL NOTES
S0-2	GENERAL NOTES
S0-3	GENERAL NOTES
S2-1	LEVEL 1 AND 2 FLOOR FRAMING PLANS
S2-2	LEVEL 1 FOUNDATION AND ROOF FRAMING PLANS
S3-1	STRUCTURAL DETAILS
S3-2	STRUCTURAL DETAILS
S3-3	STRUCTURAL DETAILS
Grand total: 8	



King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

S0-1

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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 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 X	MANUFACTURER TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 CHAPTER N5
	INSPECTION OF WELDING A. PLUG AND SLOT WELDS B. SINGLE-PASS FILLET WELDS ≤ 5/16" C. WELDING OF STAIRS AND RAILING SYSTEMS	X	X 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
STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL	INSPECTION OF WELDING A. REINFORCING STEEL: 1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706		X		AWS D1.3 AWS D1.4 ACI 318:26.6.4

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.

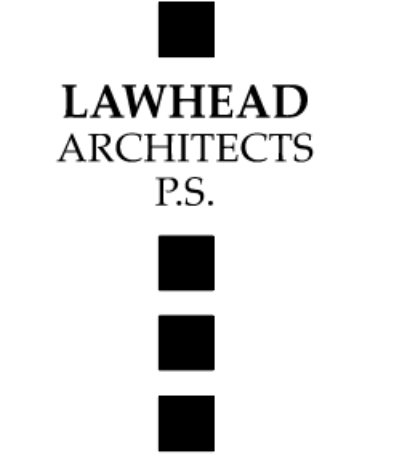
STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6.
STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

- » PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.
- » REVIEW OF TESTING AND INSPECTION REPORTS.
- » REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

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.

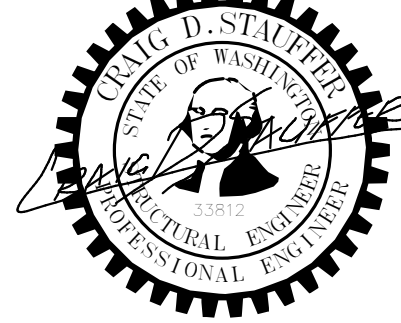
ABBREVIATION LIST			
@	AT	H&R	HANGER
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
ADD'L	ADDITIONAL	HSS	HOLLOW STRUCTURAL SECTION
A.F.F.	ABOVE FINISH FLOOR	HT	HEIGHT
ALT.	ALTERNATE	INT.	INTERIOR
ARCH.	ARCHITECTURAL	J&T	JOIST
BLD'G	BUILDING	JT	JOINT
BLK'G	BLOCKING	L	ANGLE
BM	BEAM	L.L.	LIVE LOAD
B.O.F.	BOTTOM OF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

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(425) 596-1239

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King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

PHASE...

BID SET

JOB NO.

20-06

DATE...

01-17-22

SHEET TITLE...

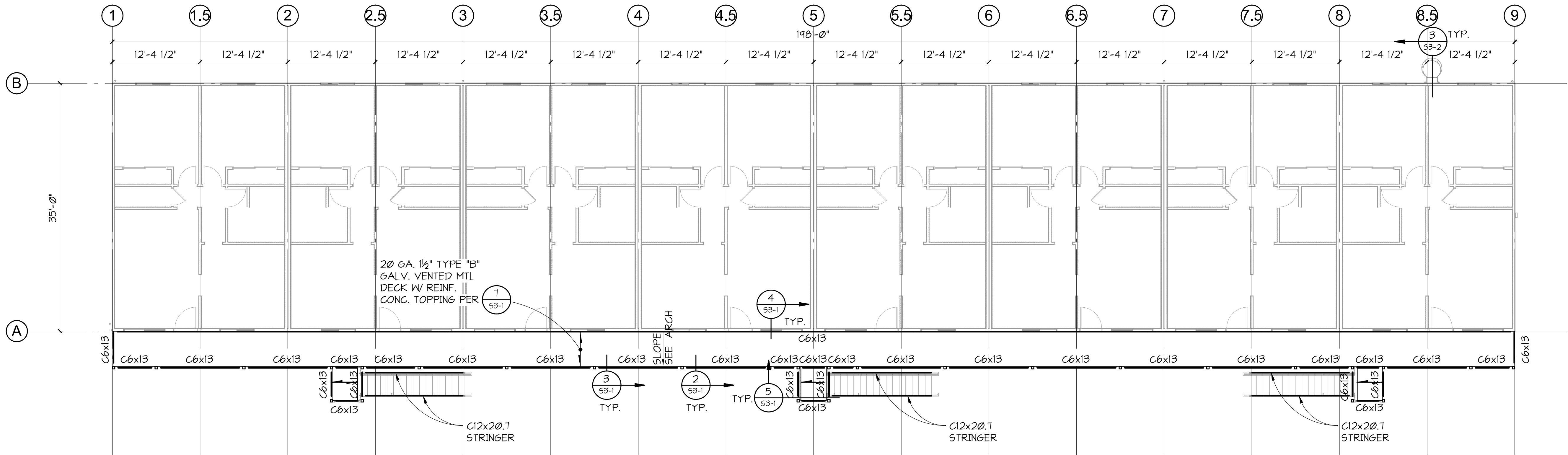
GENERAL NOTES

SHEET NO.

S0-3

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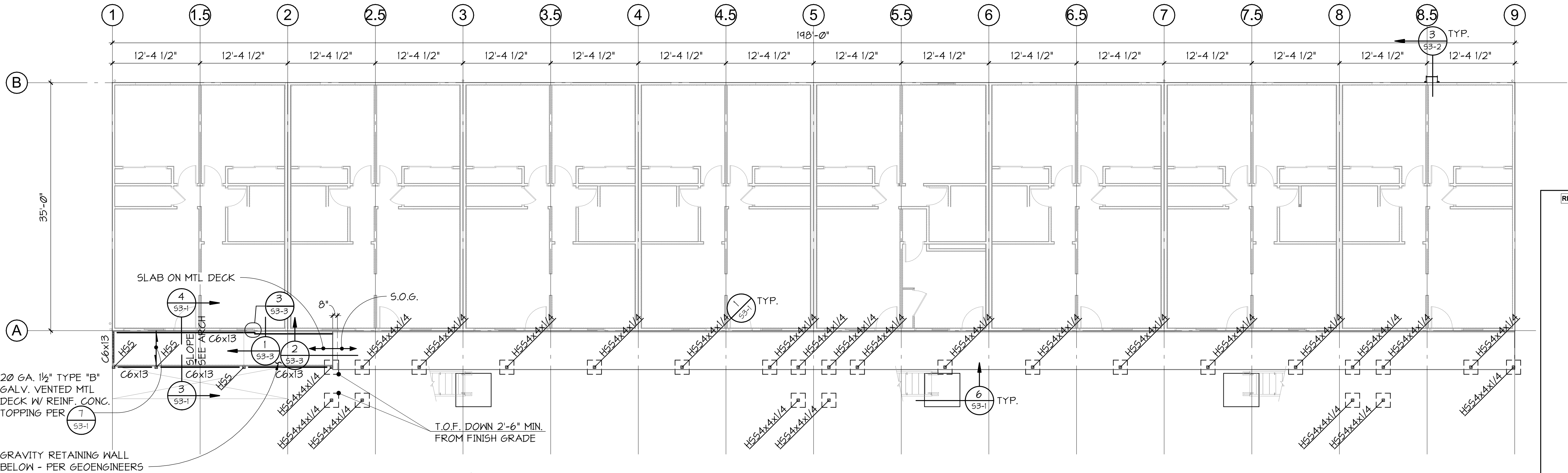
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LEVEL 2 FRAMING NOTES

- COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.
- COORDINATE TOP OF STEEL WITH SLAB SLOPE AND ARCHITECTURAL DRAWINGS. TOP OF CONCRETE AT TOP OF STEEL - SEE ARCHITECTURAL.

LEVEL 2 FRAMING PLAN
1/8" = 1'-0"

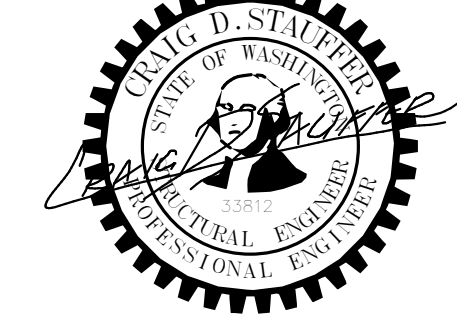


LEVEL 1 FOUNDATION NOTES

- COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS. FOR COLUMN LAYOUT - SEE ARCHITECTURAL DRAWINGS.

- INDICATES STEEL COLUMNS ORIGINATING AT LEVEL 1.
- INDICATES TYPE OF CONTINUOUS COLUMN FROM LEVEL BELOW AND CONTINUING ON TO LEVEL ABOVE.

LEVEL 1 FOUNDATION PLAN
1/8" = 1'-0"



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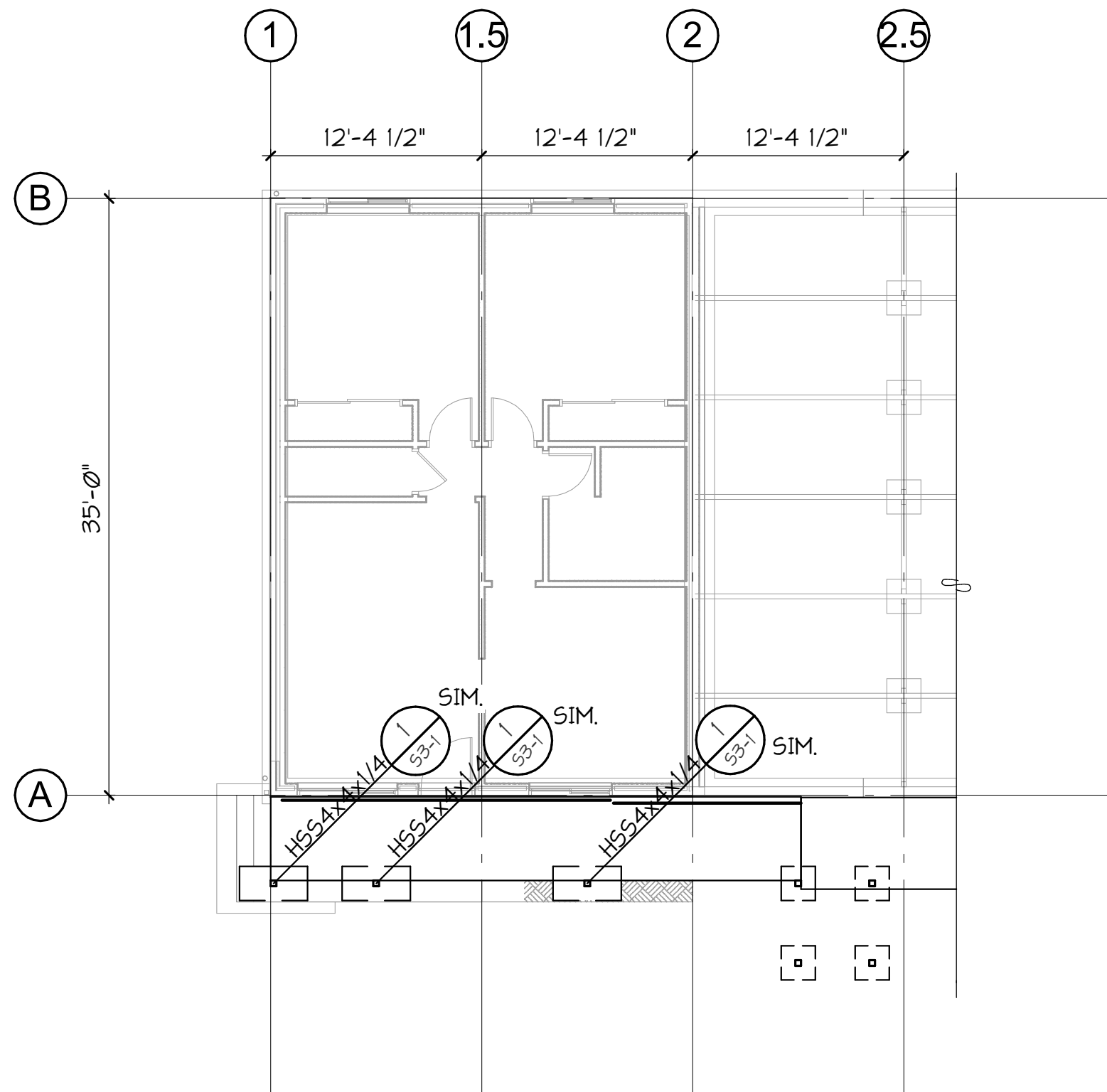
NORTH

2

S2-2

1/8" = 1'-0"

ROOF FRAMING PLAN



NORTH

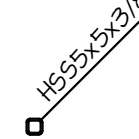
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S2-2

1/8" = 1'-0"

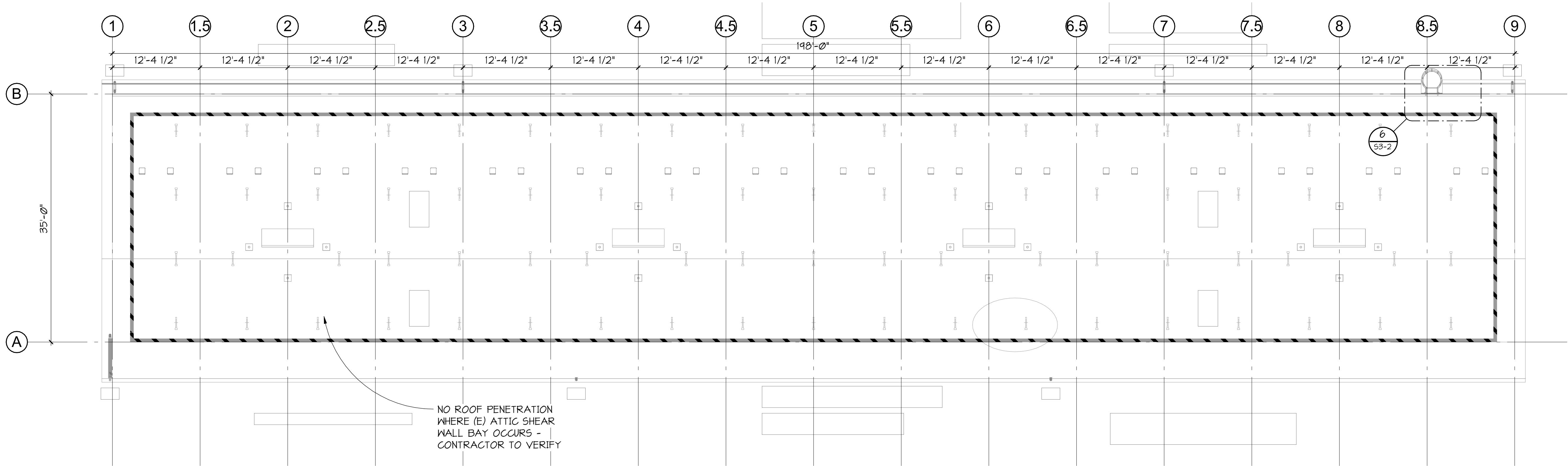
FOUNDATION PLAN

FOUNDATION NOTES

- COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS. FOR COLUMN LAYOUT - SEE ARCHITECTURAL DRAWINGS.
-  INDICATES STEEL COLUMNS ORIGINATING AT FOUNDATION LEVEL.

ROOF FRAMING NOTES

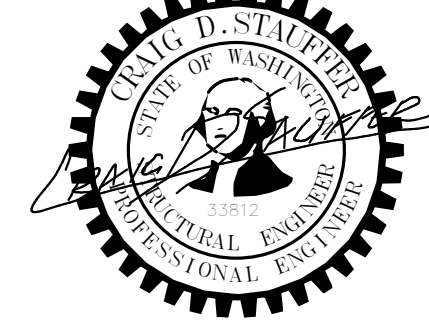
- COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.
- TYPICAL EXISTING ROOF RAFTERS ARE 2x8 AT 2'-0" ON CENTER. EXISTING JOISTS WITH SIGNS OF DETERIORATION SHALL BE STRENGTHENED WITH 2x8 SISTER JOIST. REMOVE ALL DETERIORATED WOOD DOWN TO SOUND MATERIAL AND SURFACE TREAT FOR REQUIREMENT - SEE ARCHITECTURAL DRAWINGS. FOR TYPICAL REPAIR OF DETERIORATED 2x8 ROOF RAFTER - SEE DETAILS 4/53.2 & 5/53.2. FULL EXTENT OF DETERIORATED ROOF JOIST IS UNKNOWN MAY OCCUR AS MUCH AT 5% OF THE ROOF AREA. PROVIDE UNIT COST PER SPECIFICATIONS.
- TYPICAL EXISTING ROOF SHEATHING IS 1/2" WOOD SHEATHING. EXISTING WOOD SHEATHING WITH SIGNS OF DETERIORATION SHALL BE REPLACED. REMOVE IN FULL 4'-0"x8'-0" SECTIONS. REPLACE WITH 1/2" PLYWOOD SHEATHING. LAYOUT SHEATHING IN SAME DIRECTION AND PATTERN AS EXISTING SHEATHING. 4'-0" EDGE OF PANEL SHALL SPLICE ON SAME EXISTING FRAMING MEMBER. FASTEN WITH 8d AT 6" ON CENTER EDGES AND 12" ON CENTER FIELD. PANEL EDGES BLOCKED. FOR TYPICAL REPLACEMENT OF DETERIORATED SHEATHING - SEE DETAIL 5/53.2. FULL EXTENT OF DETERIORATED SHEATHING IS UNKNOWN MAY OCCUR AS MUCH AT 40% OF THE ROOF AREA. PROVIDE UNIT COST PER SPECIFICATIONS.
- D-RING ANCHOR BY OTHERS. LOCATIONS NOT SHOWN IN PLAN. SEE ARCHITECTURAL DRAWINGS FOR ANCHOR LOCATIONS. FOR REQUIRED BLOCKING - SEE DETAIL 1/53-2 & 2/53-2 AS REQUIRED - TYPICAL.



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ARCHITECTS
P.S.

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King County Housing Authority
PARK ROYAL APARTMENTS
Exterior Improvements - Bldg. #1

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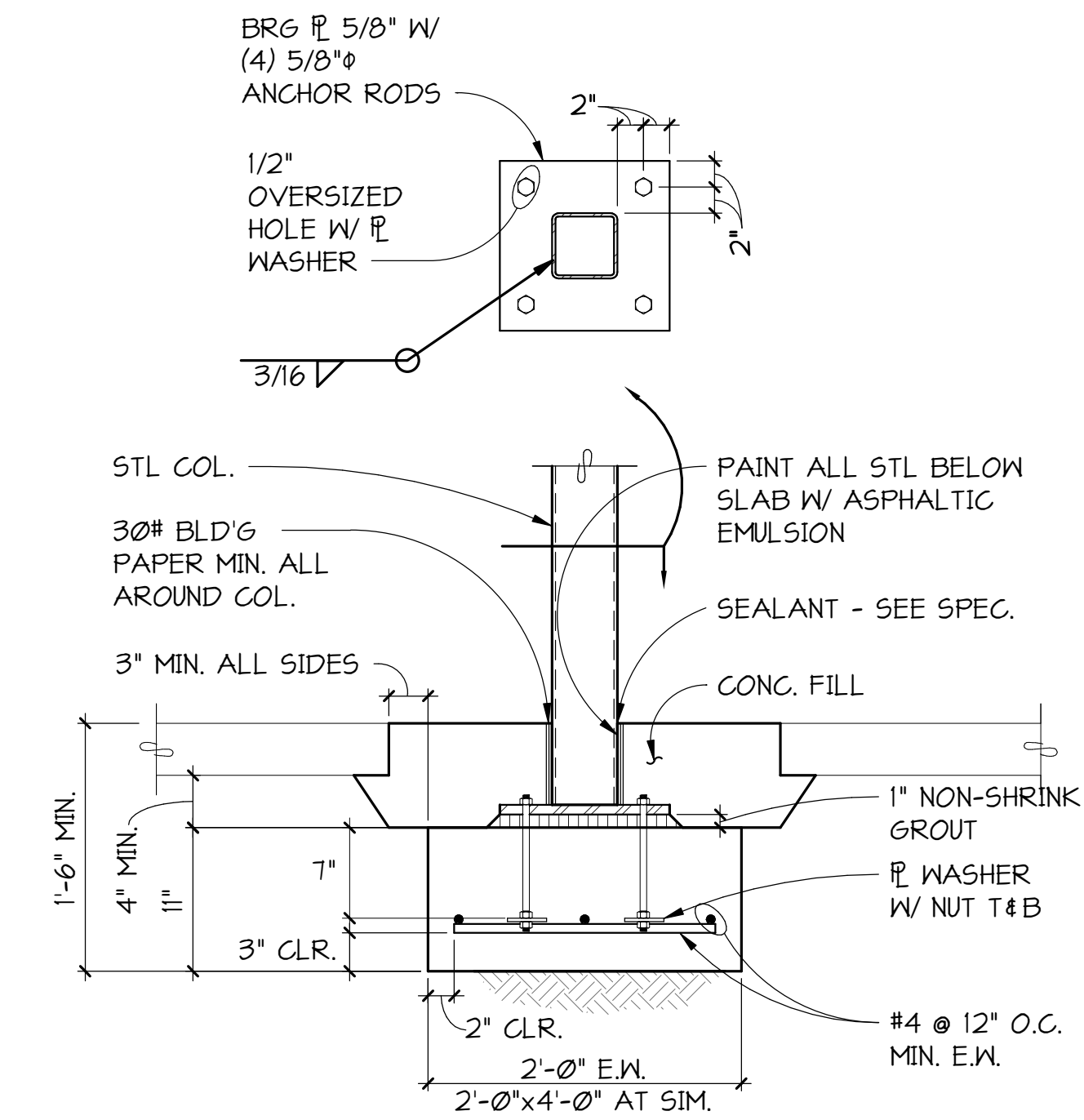
SHEET TITLE...

LEVEL 1
FOUNDATION AND
ROOF FRAMING
PLANS

S2-2

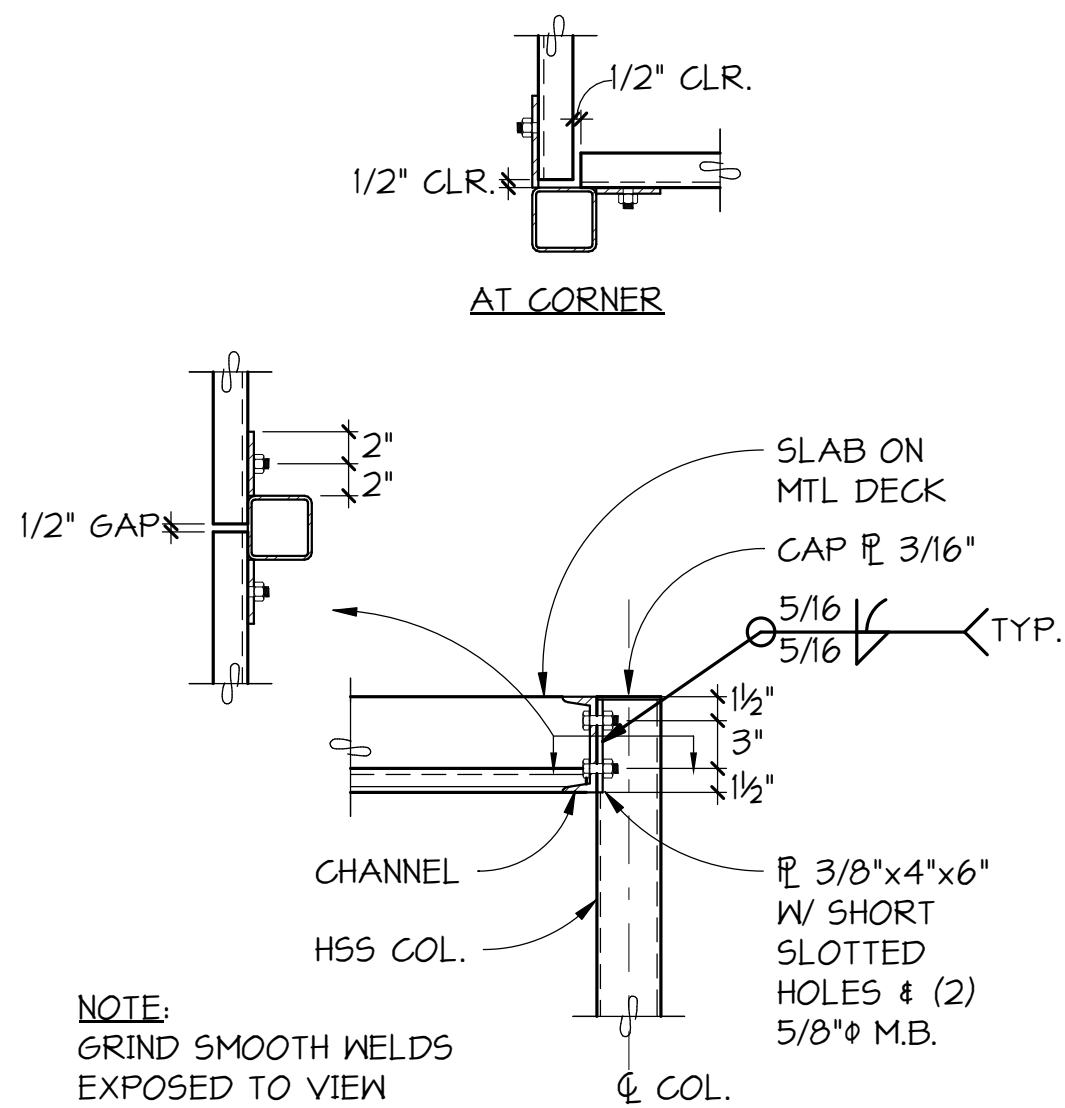
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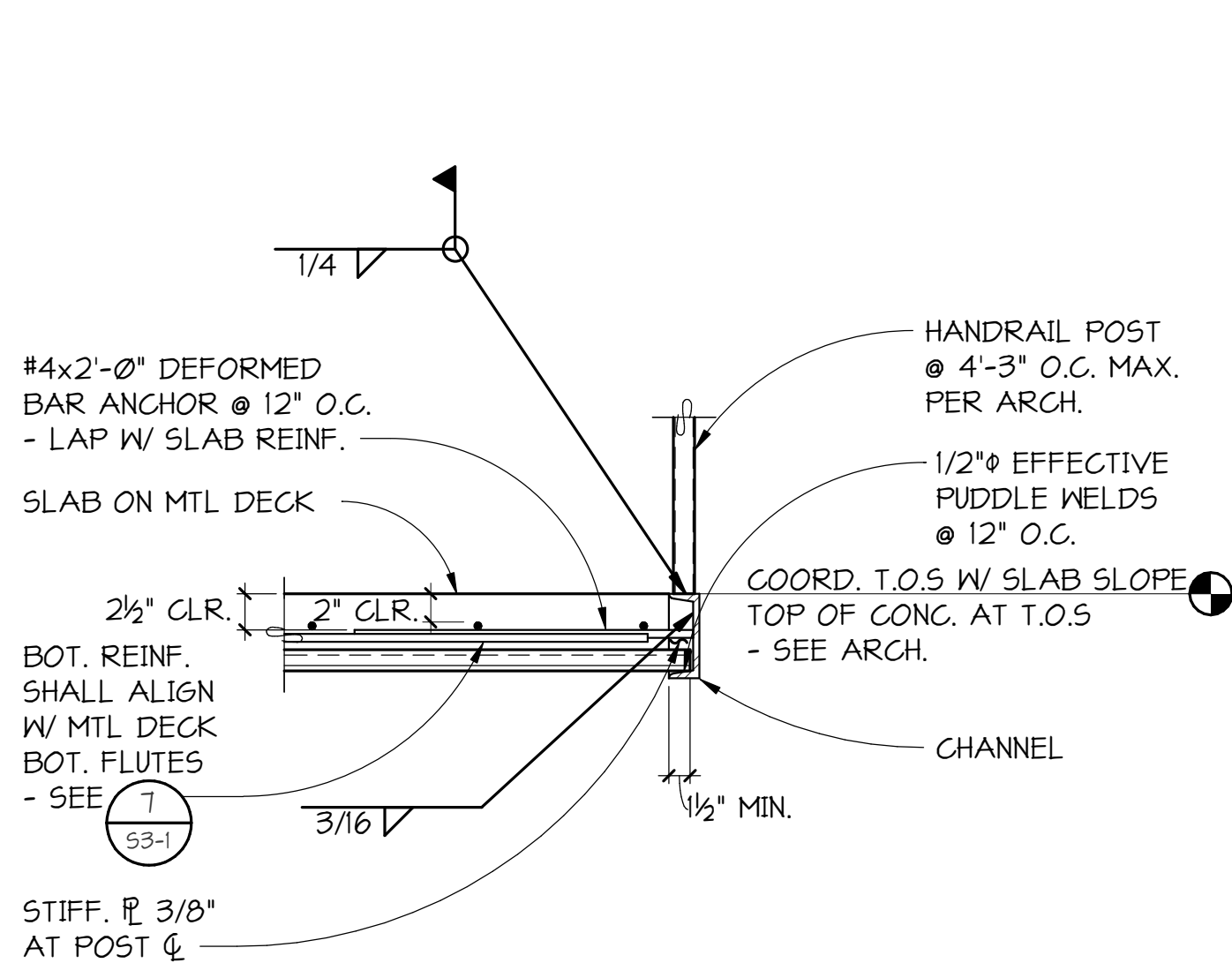
TYPICAL STEEL COLUMN AT SPREAD FOOTING

1 SECTION
53-1 NO SCALE

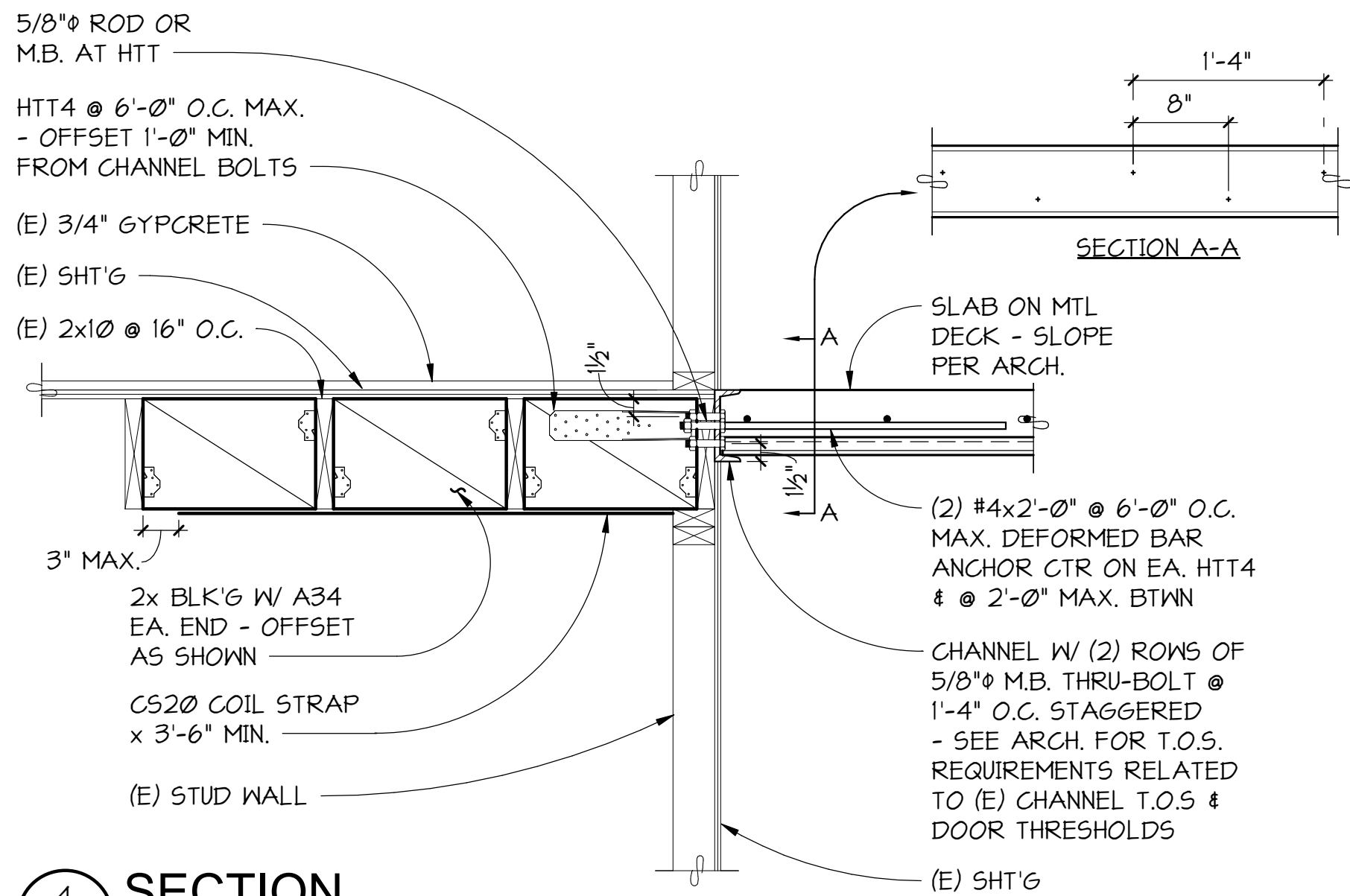


NOTE: GRIND SMOOTH WELDS EXPOSED TO VIEW

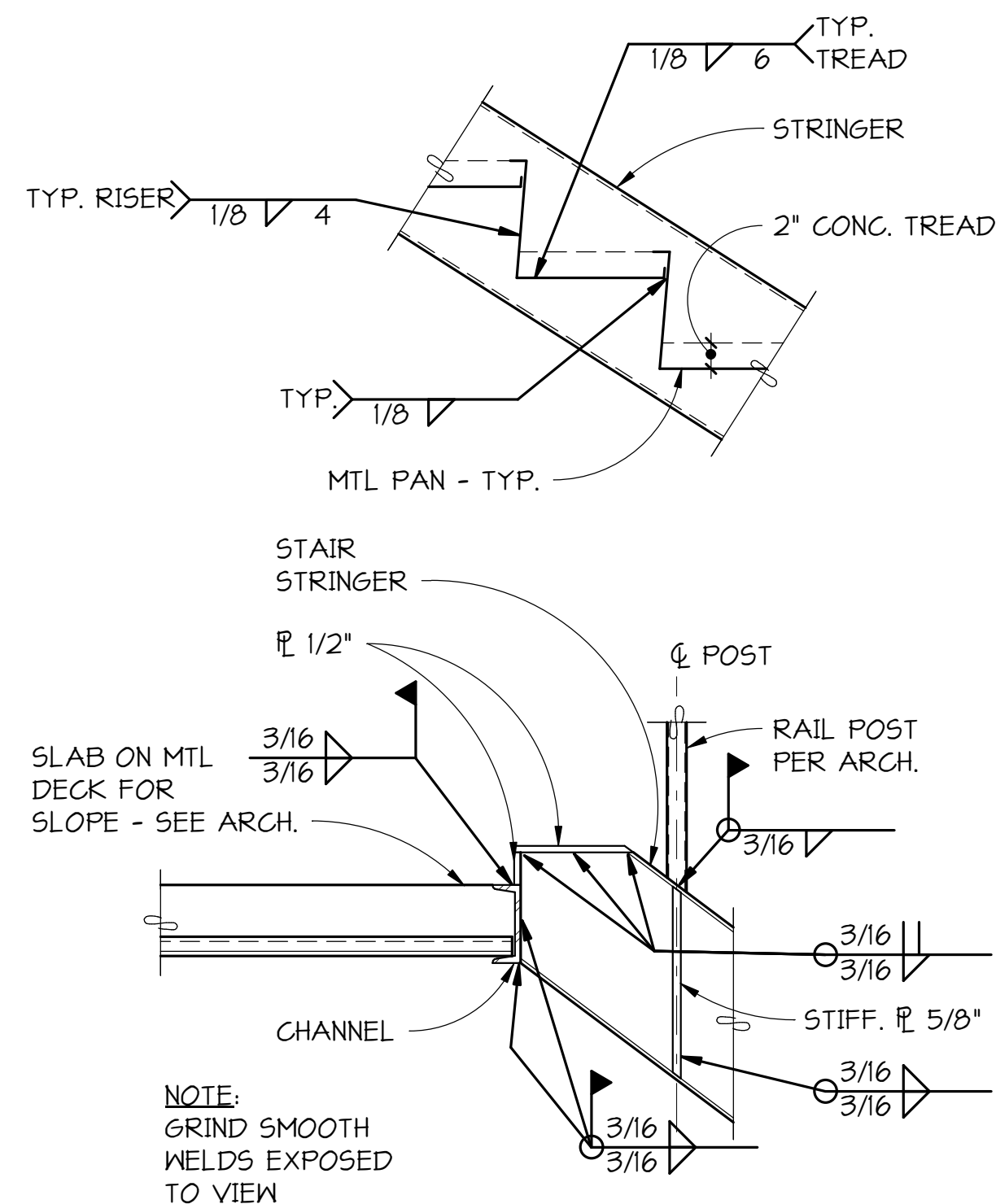
2 SECTION
53-1 NO SCALE



3 SECTION
53-1 NO SCALE

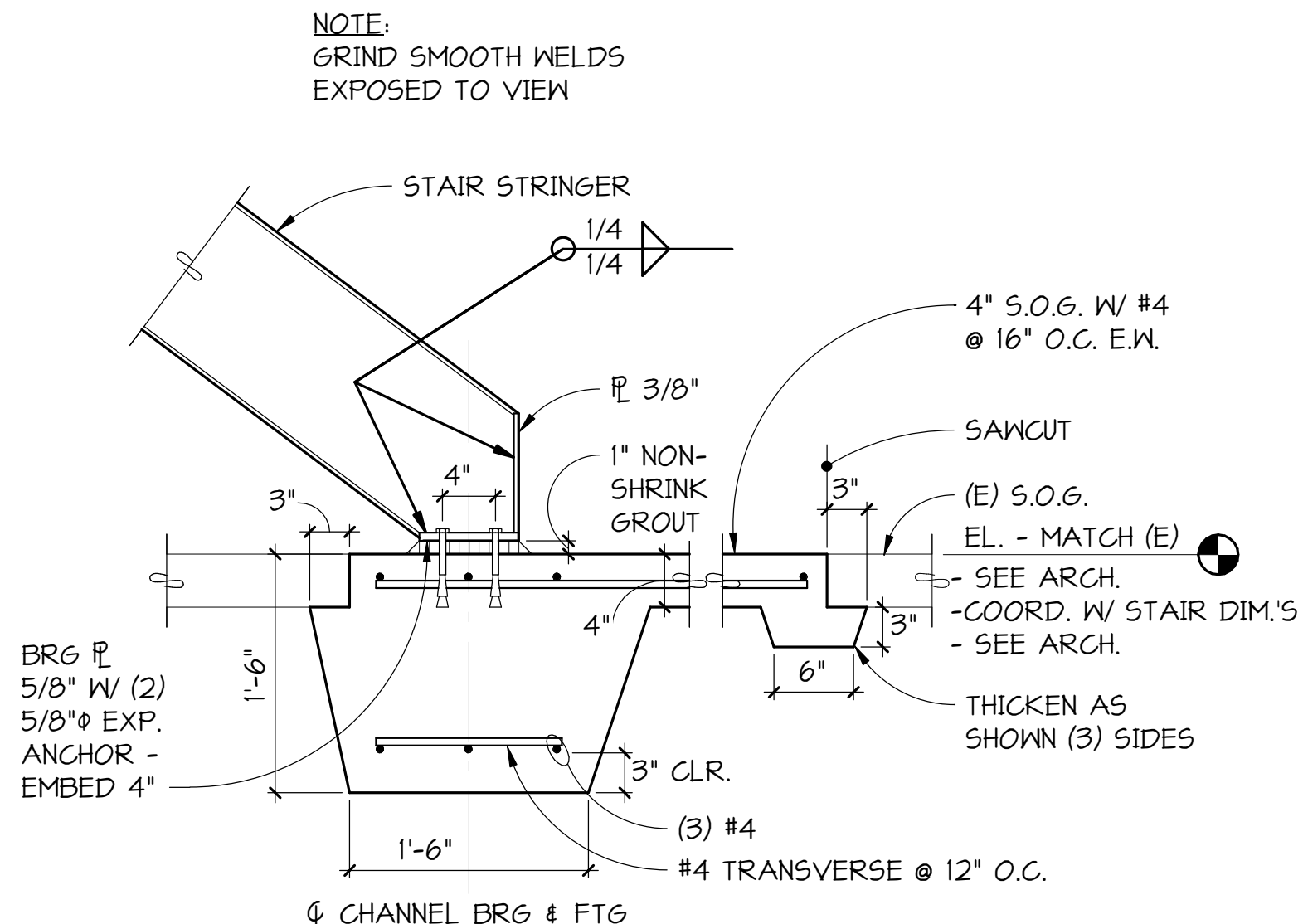


4 SECTION
53-1 NO SCALE



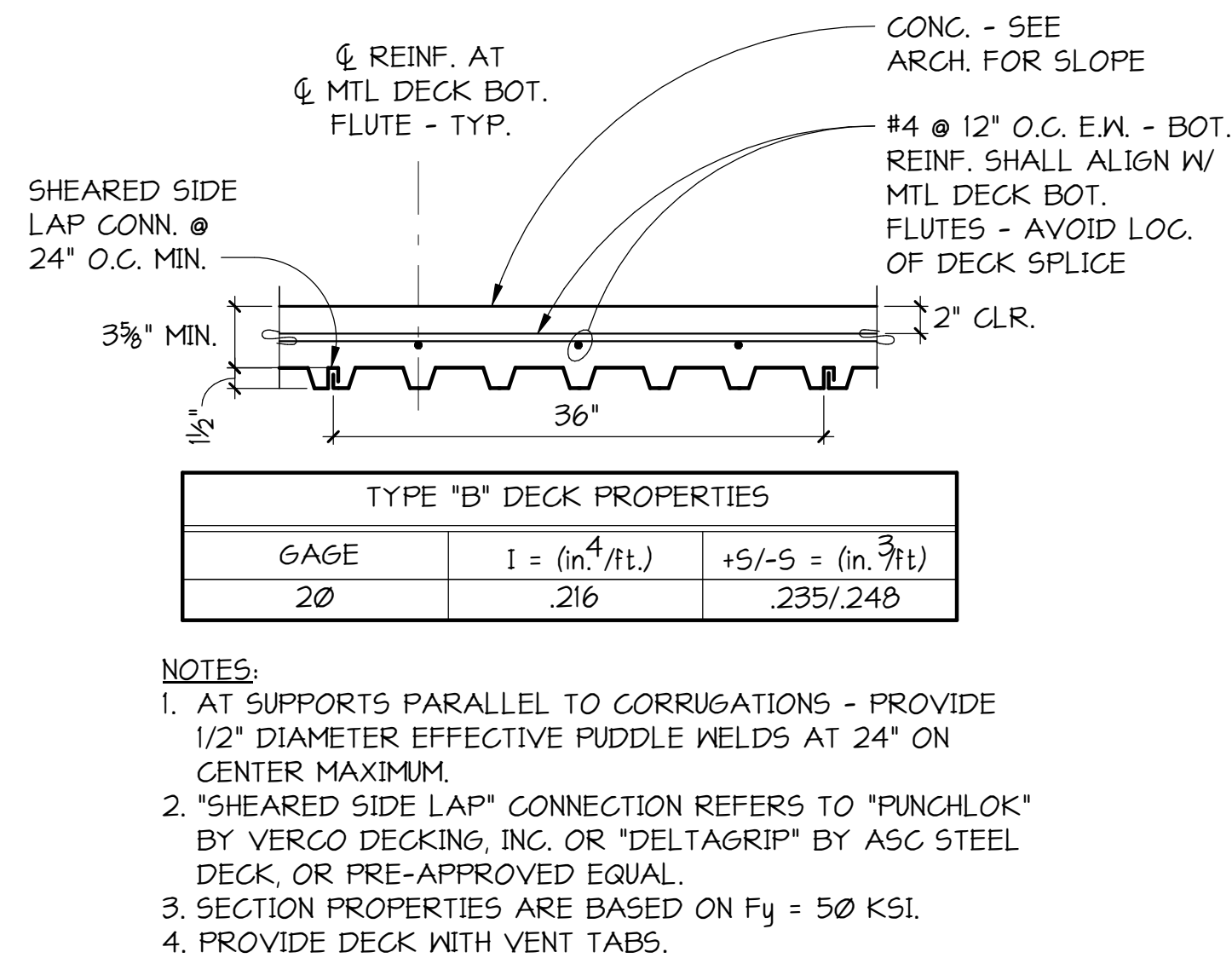
NOTE: GRIND SMOOTH WELDS EXPOSED TO VIEW

5 SECTION
53-1 NO SCALE



NOTE: GRIND SMOOTH WELDS EXPOSED TO VIEW

6 SECTION
53-1 NO SCALE

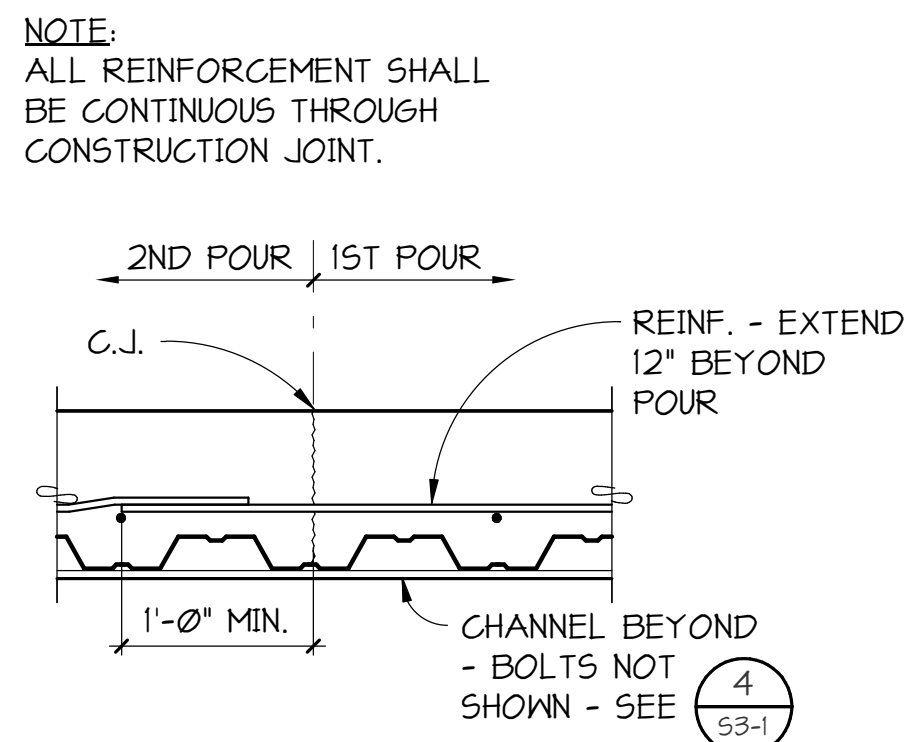


TYPE "B" DECK PROPERTIES			
GAGE	I = (in. ⁴ /ft.)	+5/-5 = (in. ³ /ft)	
20	.216	.235/.248	

- NOTES:
1. AT SUPPORTS PARALLEL TO CORRUGATIONS - PROVIDE 1/2" DIAMETER EFFECTIVE PUDDLE WELDS AT 24" ON CENTER MAXIMUM.
 2. "SHEARED SIDE LAP" CONNECTION REFERS TO "PUNCHLOK" BY VERCO DECKING, INC. OR "DELTA GRIP" BY ASC STEEL DECK, OR PRE-APPROVED EQUAL.
 3. SECTION PROPERTIES ARE BASED ON F_y = 50 KSI.
 4. PROVIDE DECK WITH VENT TABS.

TYPICAL METAL DECK

7 DETAIL
53-1 NO SCALE



TYPICAL COMPOSITE DECK CONSTRUCTION JOINT PARALLEL TO DECK FLUTES

8 SECTION
53-1 NO SCALE

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20-06

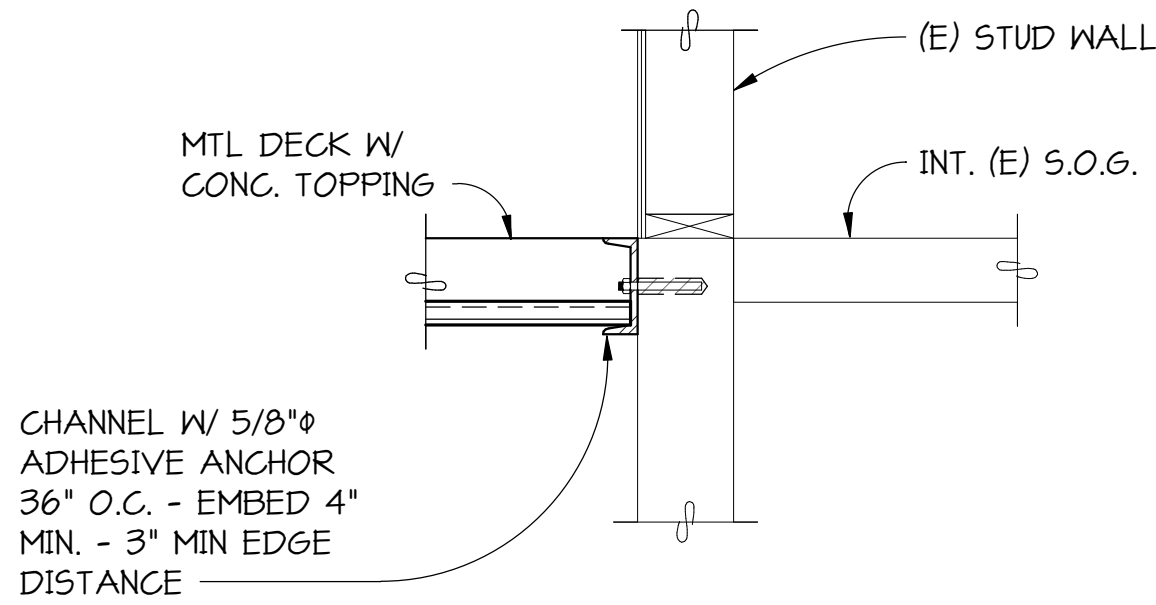
DATE...

01-17-22

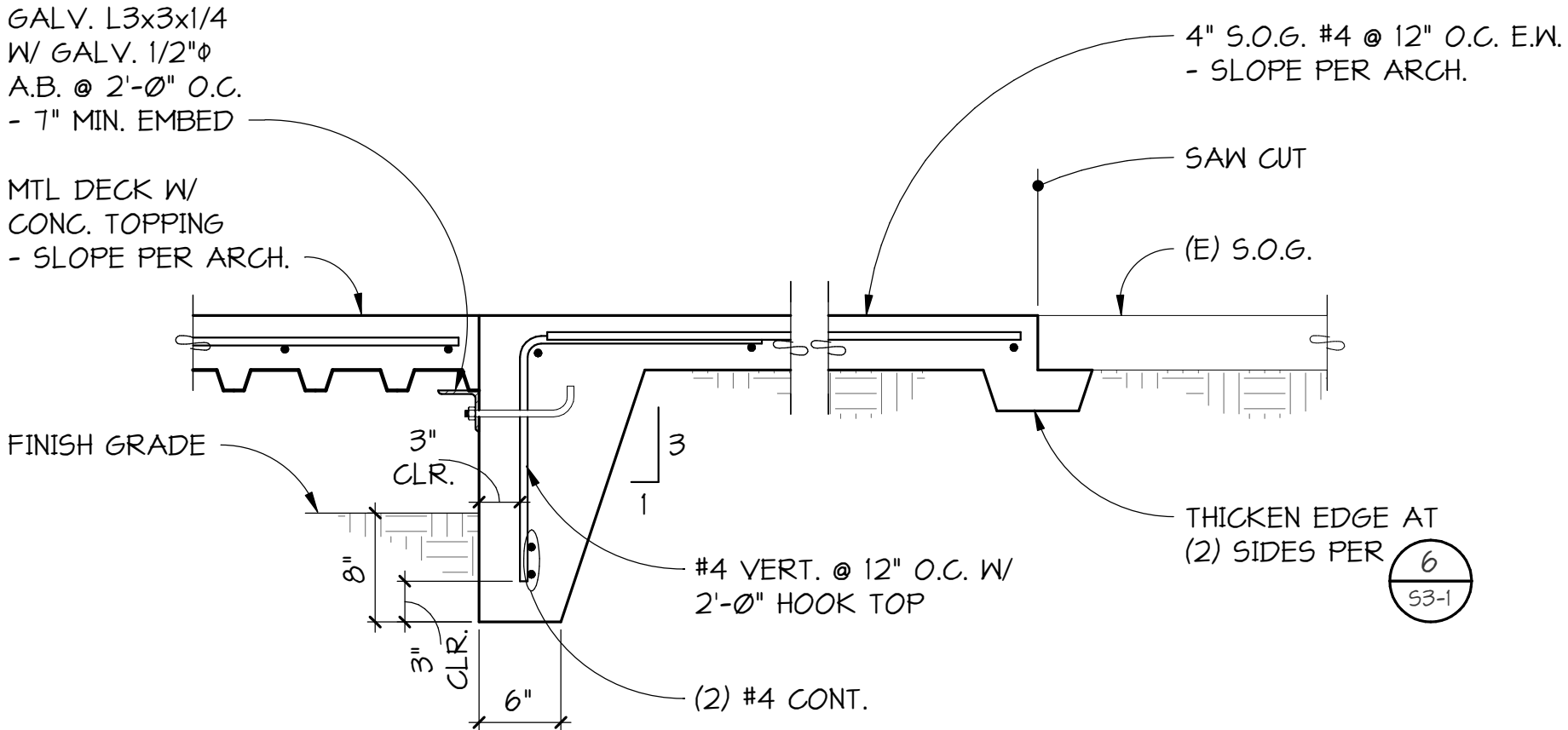
SHEET TITLE...

STRUCTURAL DETAILS

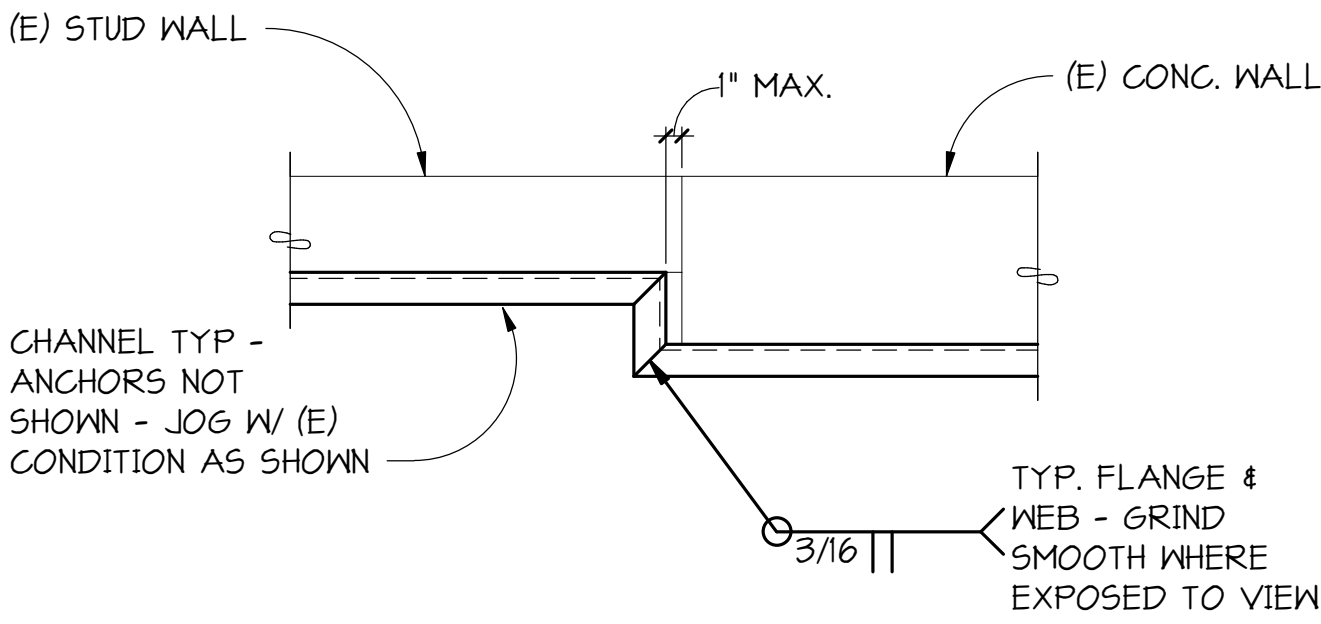
SHEET NO.



1 SECTION
S3-3 1" = 1'-0"



2 SECTION
S3-3 1" = 1'-0"



3 SECTION
S3-3 1" = 1'-0"

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