

KCHA GUSTAVES MANOR ENVELOPE UPGRADE

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
CL	CENTERLINE
PL	PROPERTY LINE
A.B.	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACP	ACOUSTIC CEILING PANEL
ACU	AIR CONDITION UNIT
ADJ	ADJUSTABLE
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BLDG	BUILDING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BRS	BACKER ROD & SEALANT
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CEM	CEMENT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
ECS	EXTERIOR COMPOSITE SIDING
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
FBP	FIBER BOARD PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
F.O.	FACE OF
FOIC	FURNISHED BY OWNER, INSTALL BY CONTRACTOR
FOIO	FURNISHED BY OWNER, INSTALL BY OWNER
FR	FIRE RESISTANT
FS	FLOOR SINK
FT	FEET

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRT'D	GROUTED
GWB	GYPSPUM WALL BOARD
HB	HOSE BIBB
HC	HANDICAP
HCMU	HOLLOW CLAY MASONRY UNIT
HOWD	HARDWOOD
HOWE	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOC	LOCATE
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
M	MEN'S
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NOT RATED
OA	OVERALL
OBS	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PC	PRECAST CONCRETE
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
P.LAM	PLASTIC LAMINATE
PNT	PAINT
POC	POINT OF CONNECTION
PR	PAIR
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTN	PARTITION
QT	QUARRY TILE

R or RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
RELOC	RELOCATE
REQ'D	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RV	RAIN VENT
RL	RAIN WATER LEADER
S	SOUTH
SA	SMOKE ALARM
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SG	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURE
SOG	SLAB ON GRADE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T, TMP	TEMPERED
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
T.O.	TOP OF
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WIN	WINDOW
W/O	WITHOUT
WOM	WALK OFF MAT
WM	WOMEN'S
WP	WATERPROOFING
WR	WATER RESISTANT
WRB	WATER-RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT

DRAFTING SYMBOLS



WALL SECTION



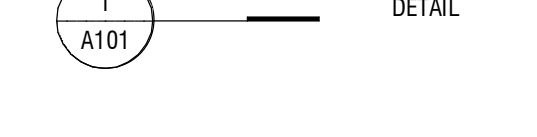
BLDG SECTION



EXTERIOR ELEVATION



INTERIOR ELEVATION



DETAIL



NORTH ARROW



GRID HEAD



ROOM TAG



WINDOW & STOREFRONT TAG



FLOOR, WALL, CEILING OR ROOF TAG



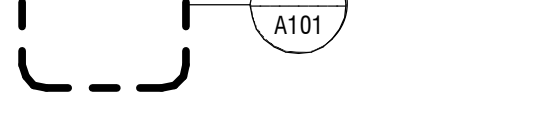
CASEWORK TAG



DOOR TAG



KEY NOTE



ELEVATION NOTE



SPOT ELEVATION



CENTERLINE



PROPERTY LINE

FLOOR TRANSITION

REVISION

BREAKLINE

DIMENSION POINT

ENLARGED DETAIL CALLOUT

GENERAL NOTES

- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.
- REVIEW GUSTAVES ENVELOPE & ROOF INVESTIGATIVE REPORT DATED 4/8/20.
- MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE OWNER OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.
- DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.

- CODE:**
- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
 - PER IBCO 503.1, ALL WORK IS CLASSIFIED AS AN ALTERATION LEVEL 1 - REMOVAL OR REPLACEMENT OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. PER IBCO 701.2, AN EXISTING BUILDING SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.
 - PER WSEC R503.1.1 EXCEPTION 3, THE BUILDING ENVELOPE ALTERATION IS NOT REQUIRED TO MEET NEW CONSTRUCTION BECAUSE THE WALL AND ROOF CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION. PER WSEC R503.1.1.1, REPLACEMENT PENETRATION WILL MEET U-FACTORS AND SHGC PER TABLE R402.1.2.
 - REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND TYPES. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
 - ELECTRICAL PERMITS TO BE APPLIED FOR UNDER SEPARATE APPLICATION BY CONTRACTOR.
 - EXISTING FIRE EXTINGUISHERS AND CABINETS ARE NOT SHOWN ON PLANS. PROTECT EXISTING FIRE EXTINGUISHERS AND CABINETS (RECESSED OR SURFACE MOUNTED) FROM DAMAGE.

- HAZMAT:**
- THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

- DEMOLITION:**
- WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

- DIMENSIONS:**
- DO NOT SCALE DRAWINGS.
 - VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY OWNER OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
 - DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
 - FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.

- COORDINATION:**
- COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
 - REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
 - VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
 - PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED. DO NOT CONCEAL PIPING, CONDUITS, DUCTS, ETC. IN ELECTRICAL, MECHANICAL, AND COMMUNICATION ROOMS.
 - COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.



PROJECT INFORMATION

PROJECT OWNER
KING COUNTY HOUSING AUTHORITY

PROJECT MANAGER
AMY KURTZ
TEL: (206) 574-1283
EMAIL: amyk@kcha.org

PROJECT ADDRESS
107 W MAIN ST
AUBURN, WA 98001

SCOPE DESCRIPTION
EXTERIOR ENVELOPE UPGRADES INCLUDING REPLACEMENT OF EXTERIOR SIDING, SHEATHING, TRIM, WEATHER PROOFING, WINDOWS, DOORS, ROOFING, AND LIGHTING.

ZONING ANALYSIS

PARCEL NUMBER
781620-0130

LEGAL DESCRIPTION
SLAUGHTER 1ST ADD TO TOWN OF

LOT AREA
10,200 SF / .23 ACRES

ZONE
DUC

CURRENT USE
APARTMENT

YEAR BUILT
1982

(E) BLDG AREA
39,732 SF +/- (GROSS)

(E) LOT COVERAGE
9,958 SF +/-, NO CHANGE

HT LIMIT
51'-10" +/- ABOVE GRADE, NO CHANGE

PARKING QUANTITY
NO CHANGE

REQUIRED SETBACKS
NO CHANGE

APPLICABLE CODES

- AUBURN MUNICIPAL CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2009 ICC A117.1 ACCESSIBILITY REQUIREMENTS
- 2018 WASHINGTON STATE ENERGY CODE
- ALL CODES ADOPTED AND AMENDED BY THE STATE BUILDING CODE COUNCIL IN CHAPTER 51 WAC

DESIGN TEAM

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1050 NORTH 38TH ST
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STRUCTURAL ENGINEER
PCS STRUCTURAL SOLUTIONS
1011 WESTERN AVENUE, SUITE 810
SEATTLE WA 98104
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1050 N. 38th St.
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KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

107 W MAIN ST
AUBURN, WA 98001

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No. Date Remarks

COVER SHEET

A0.0

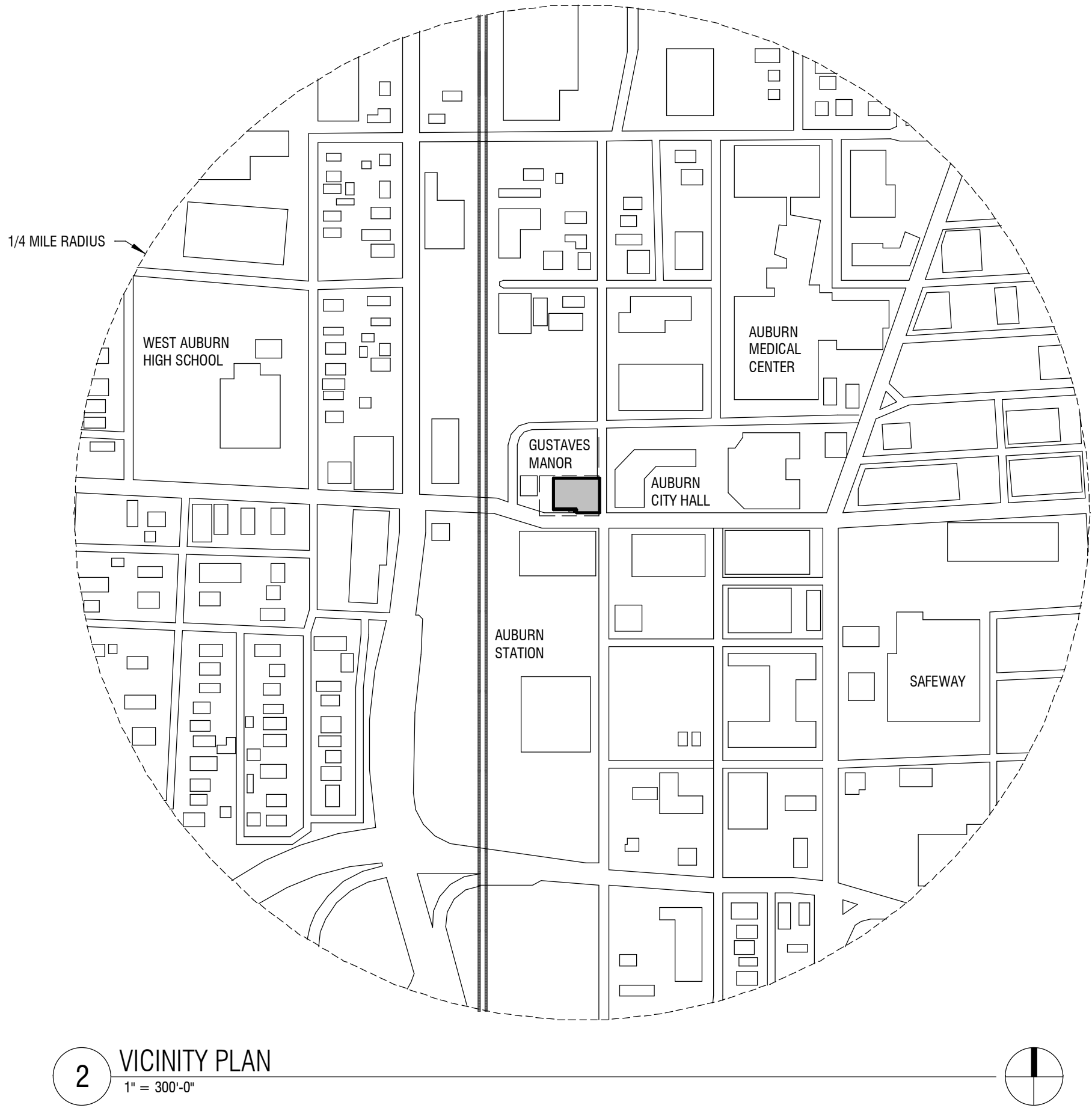


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SITE PLAN
A1.0



2 VICINITY PLAN
1" = 300'-0"

ADDRESS:
GUSTAVES MANOR
107 WEST MAIN STREET
AUBURN, WA 98002

PARCEL:
781620-0130

OWNER:
KING COUNTY HOUSING AUTHORITY

LEGAL DESCRIPTION:
SLAUGHTER 1ST ADD TO TOWN OF
Plat Block 2
Plat Lot: 5 & 6

SCOPE OF WORK:
MISCELLANEOUS FINISH REPLACEMENT AND EXTERIOR ENVELOPE UPGRADES INCLUDING REPLACEMENT OF EXISTING STUCCO, TRIM, AND WEATHER BARRIER. NEW METAL BAR GRATING PATIOS ATTACHED TO (E) CONC PATIOS

GENERAL NOTES
1. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS TO AVOID DAMAGE AND/OR DISTURBANCE TO SUCH UTILITIES, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

TREE PROTECTION & VEGETATION REMOVAL
1. THE CONTRACTOR SHALL PRESERVE ONSITE VEGETATION TO THE MAXIMUM EXTENT POSSIBLE.
2. NOT ALL MINOR LANDSCAPING AND HEDGES ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING AND MUST PROTECT THOSE CONDITIONS DURING CONSTRUCTION.
3. ALL LANDSCAPE / UNIMPROVED AREAS TO BE DISTURBED SHALL BE RESTORED TO THEIR EXISTING CONDITIONS.
4. OWNER WILL PROVIDE TREE PRUNING AS NECESSARY.

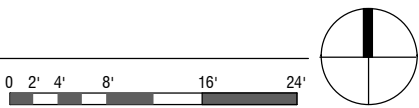
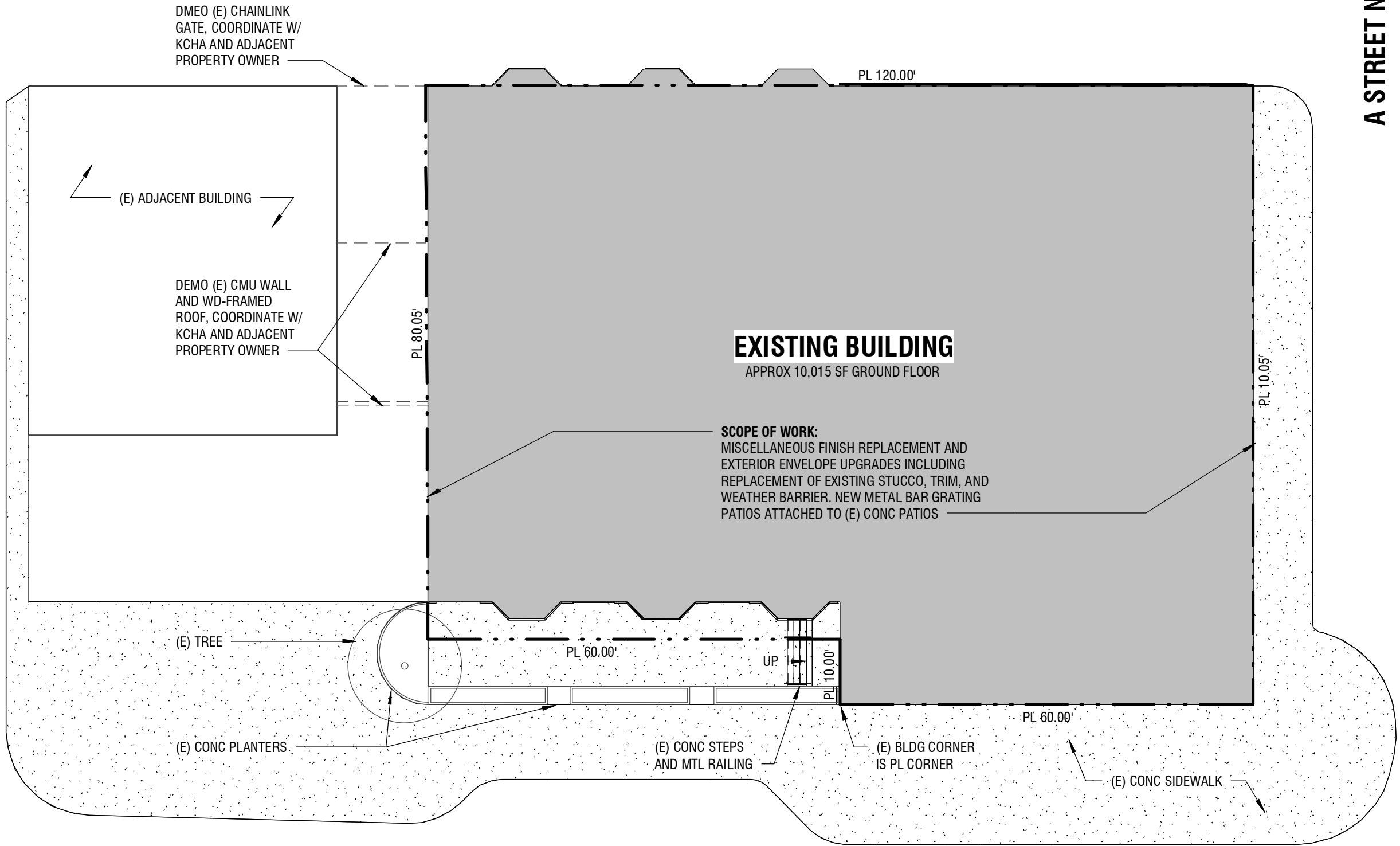
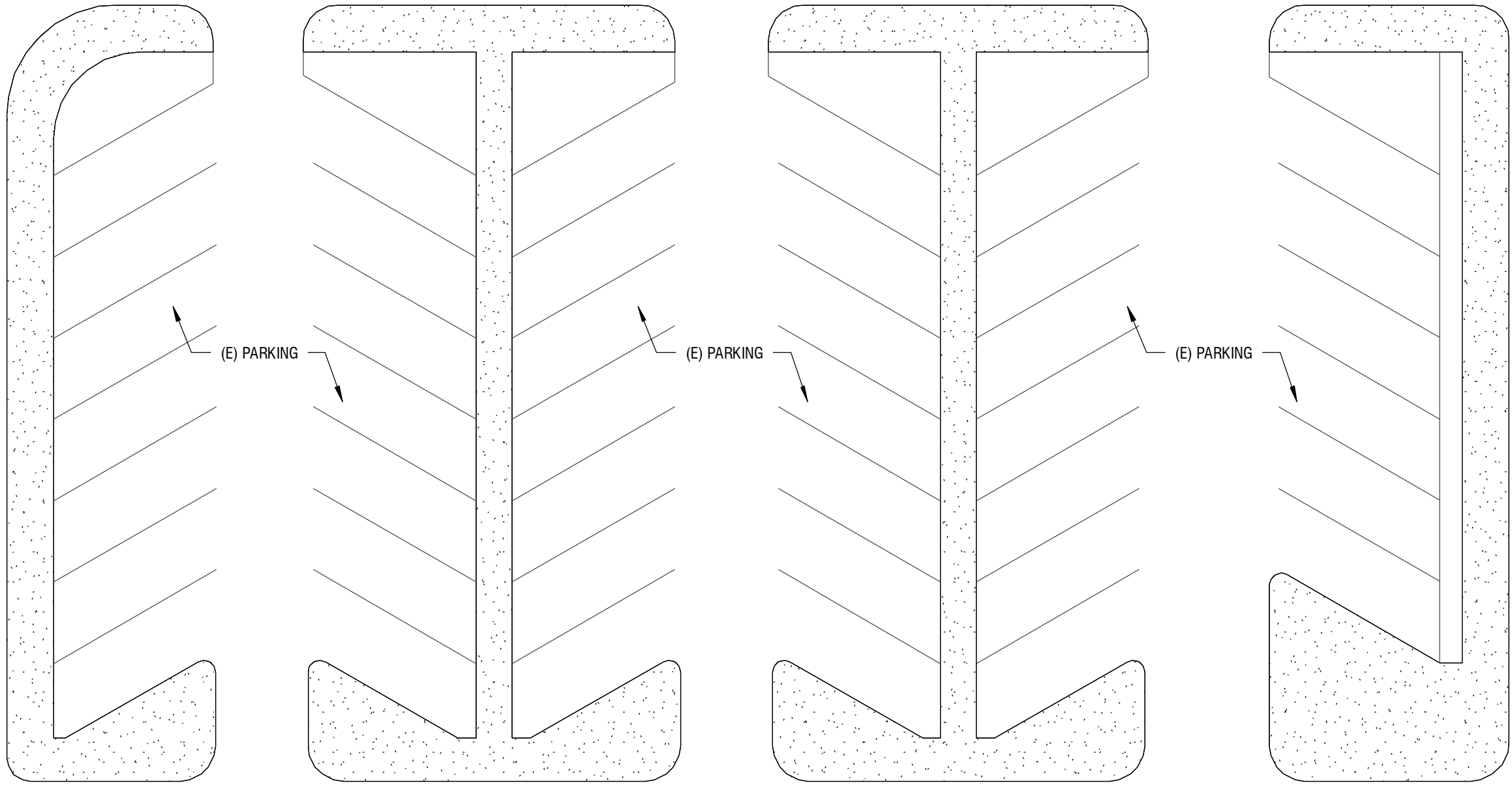
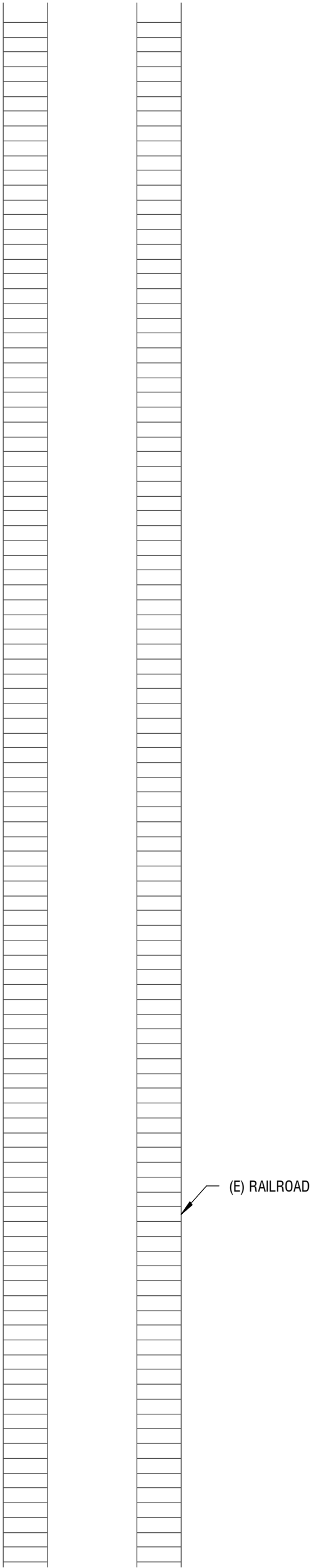
TEMPORARY EROSION AND SEDIMENT CONTROL
1. THE CONTRACTOR SHALL CONDUCT WORK AND TAKE PREVENTATIVE MEASURES SUCH THAT DUST OR OTHER PARTICULATE MATTER IN THE PROJECT AREA SHALL NOT BECOME OBJECTIONABLE TO THE OWNER AND THAT THE CONSTRUCTION SITE MEETS THE REQUIREMENTS OF REGULATIONS 1 AND 2 OF THE PUGET SOUND AIR POLLUTION CONTROL AUTHORITY.
2. PROPER EROSION AND SEDIMENT CONTROL PRACTICES MUST BE USED ON THE CONSTRUCTION SITE AND ADJACENT AREAS TO PREVENT UPLAND SEDIMENTS FROM ENTERING THE NATURAL STORM WATER DRAINAGE SYSTEM. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION
3. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS BEYOND THE SCOPE OF WORK TO THEIR EXISTING CONDITION OR BETTER.

1ST STREET NW

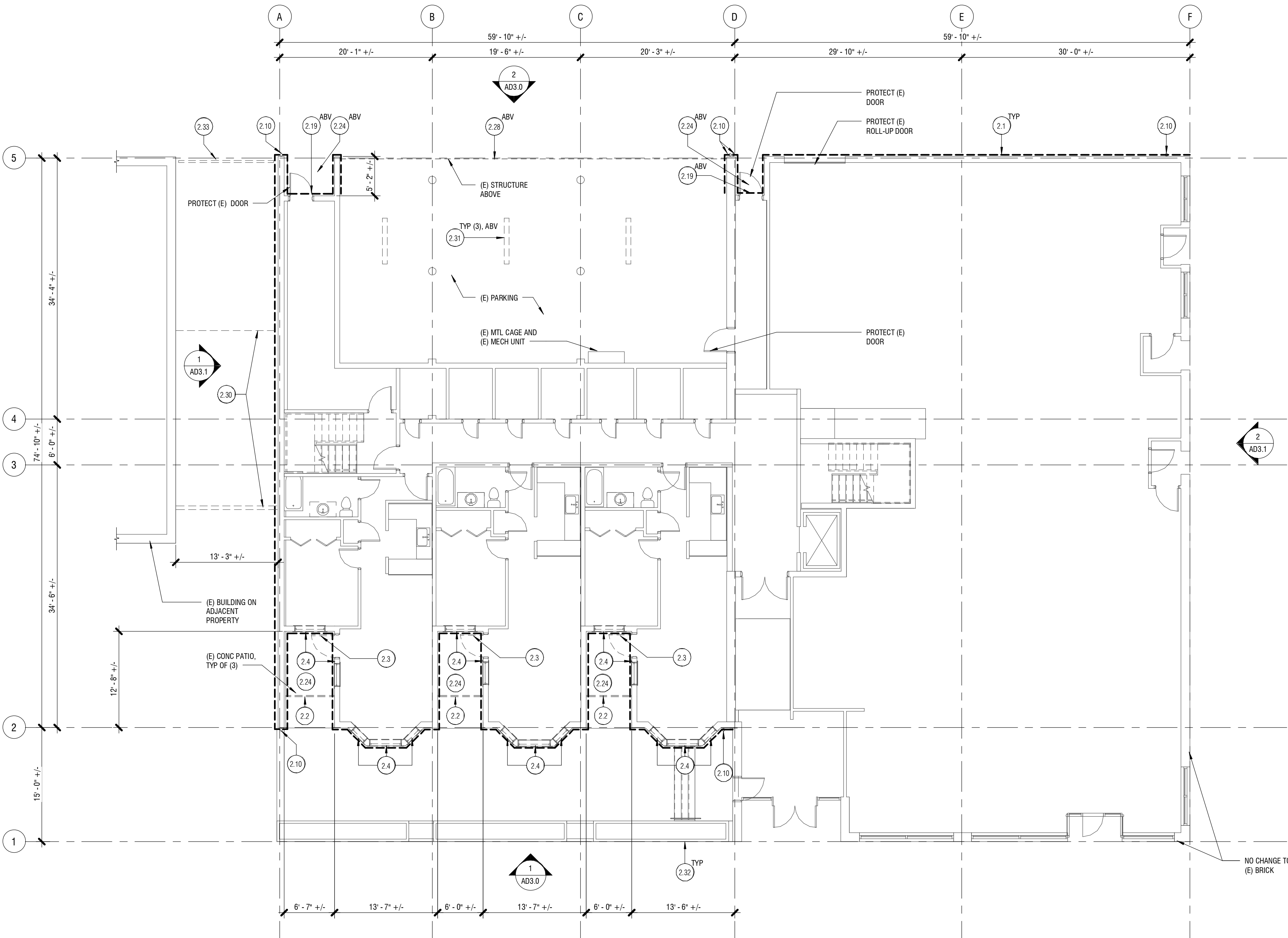
B STREET NW

A STREET NW

WEST MAIN STREET



1 SITE PLAN
1/16" = 1'-0"



DEMO LEGEND:

- DEMOLISH
- (E) WALL
- DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM.

(E) SHEATHING, (E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN, PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS TO BE REPLACED

GENERAL NOTES:

- COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- PROTECT EXISTING LANDSCAPE.
- IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT, NOTIFY OWNER IMMEDIATELY.
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.1	DEMO (E) STUCCO SIDING, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED SHEATHING TO BE REPLACED
2.2	SALVAGE (E) GLASRAIL RAILING. COORDINATE DECK ACCESS AND REQUIREMENTS FOR TEMPORARY RAILINGS WITH KCHA
2.3	REMOVE (E) DOOR, (E) DOOR FRAME, (E) DOOR HARDWARE, (E) DOOR THRESHOLD, AND (E) INTERIOR TRIM
2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.10	REMOVE (E) DOWNSPOUT
2.19	SALVAGE (E) SPRINKLER HEAD TO BE REINSTALLED
2.24	REMOVE (E) LIGHT FIXTURE
2.28	SALVAGE (E) SECURITY DEVICE
2.30	DEMO (E) CMU WALL AND WD-FRAMED ROOF. COORDINATE W/ KCHA AND ADJACENT PROPERTY OWNER
2.31	DEMO (E) CLG-MOUNTED LIGHT FIXTURES
2.32	REMOVE (E) STUCCO FROM EXTERIOR OF PLANTER
2.33	SALVAGE (E) MTL FENCE FOR ADJACENT PROPERTY OWNER. COORDINATE W/ KCHA

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FIRST FLOOR
DEMO PLAN

AD2.1



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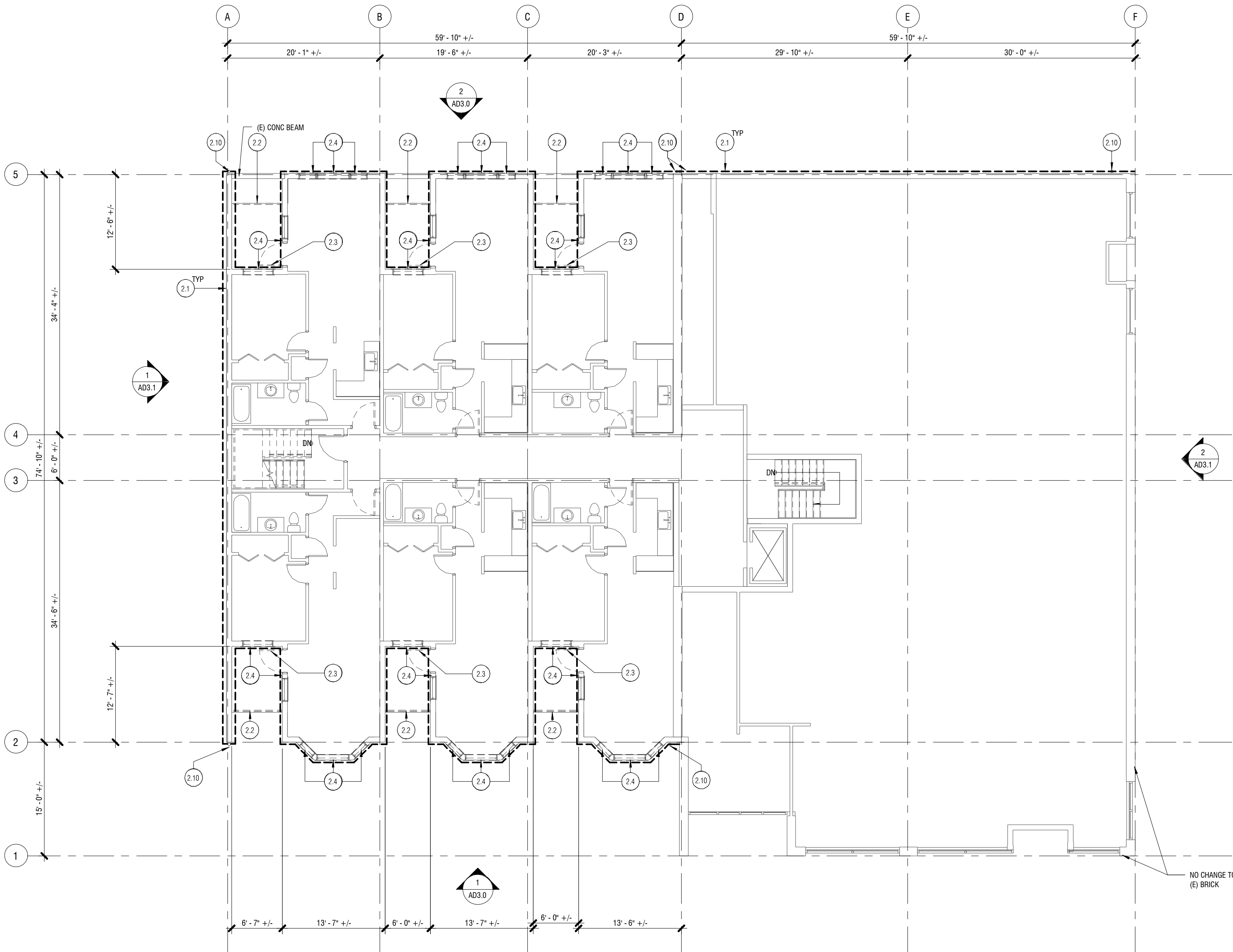
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SECOND FLOOR
DEMO PLAN

AD2.2



DEMO LEGEND:

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2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.10	REMOVE (E) DOWNSPOUT

1 SECOND FLOOR DEMO PLAN
1/8" = 1'-0"



KCHA
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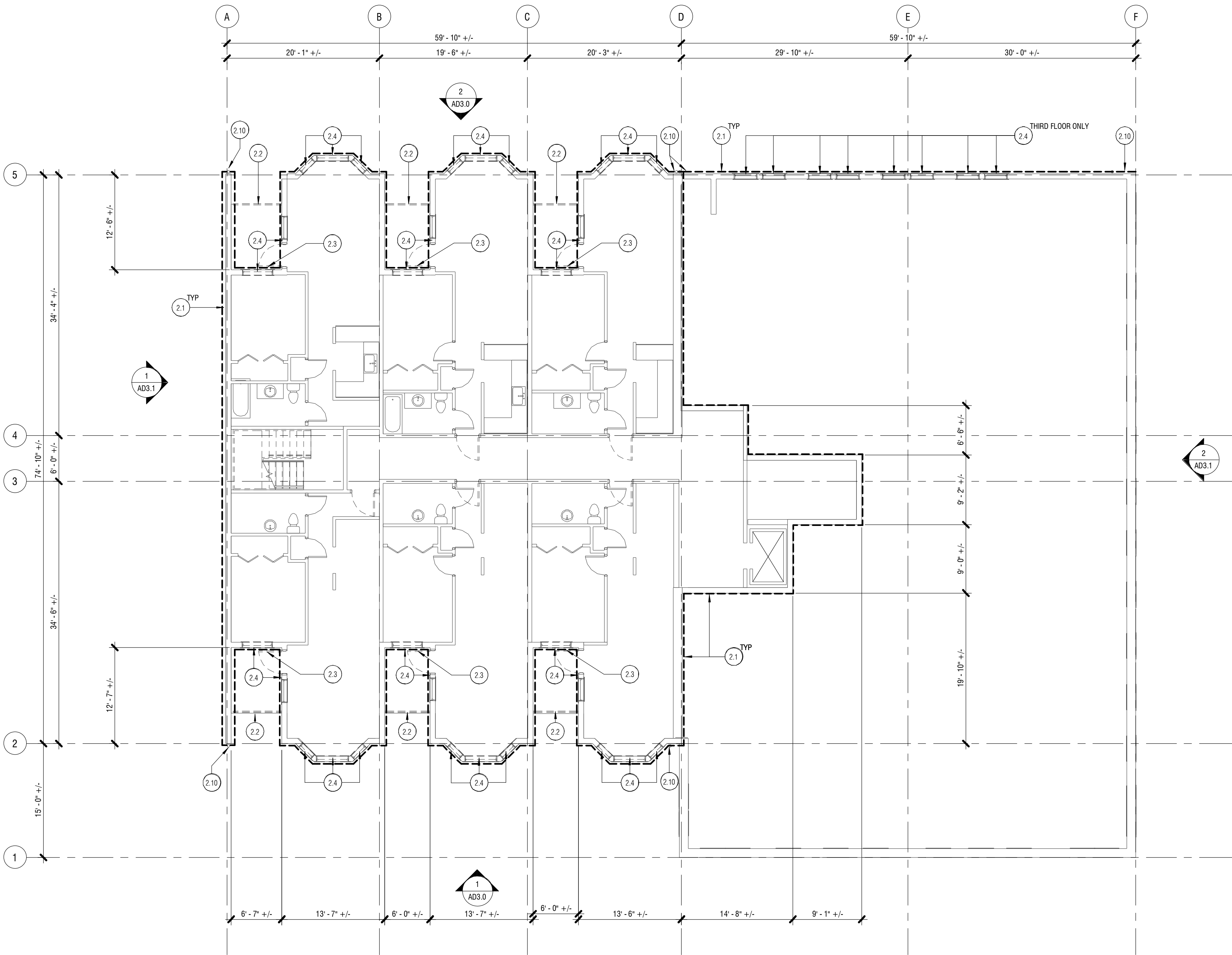
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THIRD-FIFTH
FLOOR DEMO
PLAN

AD2.3



DEMO LEGEND:

- DEMOLISH
- (E) WALL
- DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM.

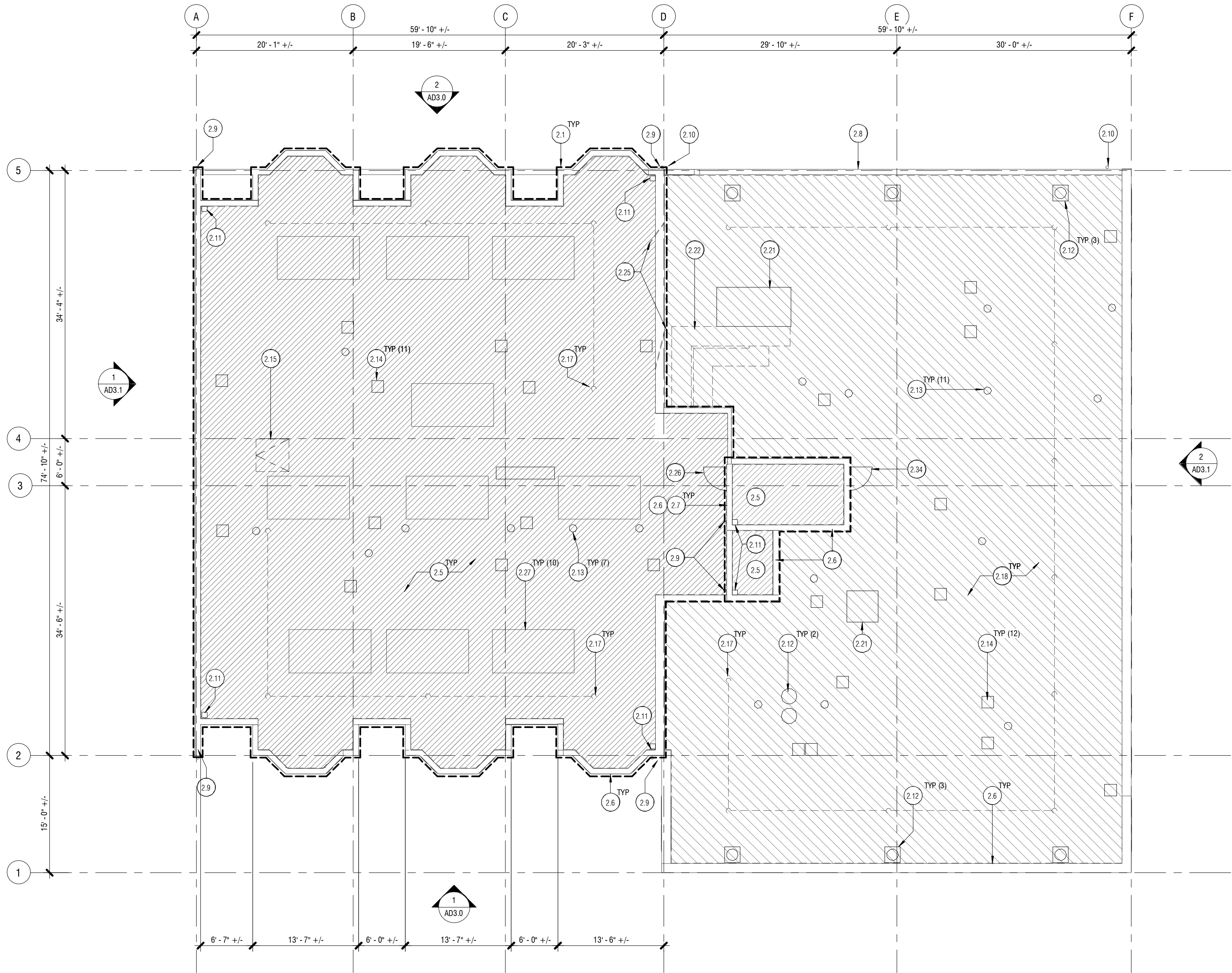
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2.10	REMOVE (E) DOWNSPOUT



- DEMO LEGEND:**
- DEMOLISH
 - (E) WALL
 - ▨ DEMO (E) ROOF MEMBRANE AND FLASHING
 - ▩ DEMO (E) ROOF MEMBRANE, INSULATION, AND FLASHING
 - - - DEMO (E) WEATHER BARRIER, (E) STUCCO, AND (E) TRIM.
 - () (E) SHEATHING, (E) STRUCTURE, INSULATION, AND INTERIOR FINISHES TO REMAIN, PROTECT AND COORDINATE REPAIR W/ OWNER

- GENERAL NOTES:**
- COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
 - PROTECT EXISTING LANDSCAPE.
 - IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT, NOTIFY OWNER IMMEDIATELY.
 - ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.

KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
2.1	DEMO (E) STUCCO SIDING, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED SHEATHING TO BE REPLACED
2.5	REMOVE (E) ROOFING, (E) RIGID INSULATION, AND (E) FLASHING
2.6	REMOVE (E) METAL COPING AT ROOF PARAPET
2.7	REMOVE (E) FLASHING AT PENTHOUSE BASE
2.8	REMOVE (E) GUTTER
2.9	SALVAGE (E) DOWNSPOUT
2.10	REMOVE (E) DOWNSPOUT
2.11	REMOVE (E) SCUPPER
2.12	SALVAGE (E) MTL CAPS FOR ROOF VENTILATION
2.13	REMOVE (E) PIPE BOOT AND FLASHING
2.14	REMOVE (E) ROOF VENT
2.15	SALVAGE(E) ROOF ACCESS HATCH AND CURB FOR REINSTALLATION
2.17	REMOVE (E) FALL ARREST SYSTEM CABLE AND ANCHORS
2.18	REMOVE (E) ROOFING AND FLASHING. NOTIFY OWNER OF ANY MOISTURE DAMAGE FOUND AT (E) SHEATHING
2.21	SALVAGE (E) MECH UNIT, CONDUIT, AND WIRING FOR REINSTALLATION
2.22	REMOVE (E) ROOFTOP DUCTWORK
2.25	REMOVE (E) ANTENNA AND ASSOCIATED CABLE
2.26	REMOVE (E) DOOR SLAB, THRESHOLD, AND HARDWARE. (E) DOOR FRAME TO REMAIN
2.27	WORK PERFORMED BY OTHERS: SALVAGE (E) PHOTOVOLTAIC PANELS, ASSOCIATED ELECTRICAL PANELS, CONDUIT, AND WIRING FOR REINSTALLATION,
2.34	SALVAGE (E) MTL DOOR, REMOVE (E) THRESHOLD AND HARDWARE. (E) DOOR FRAME TO REMAIN

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

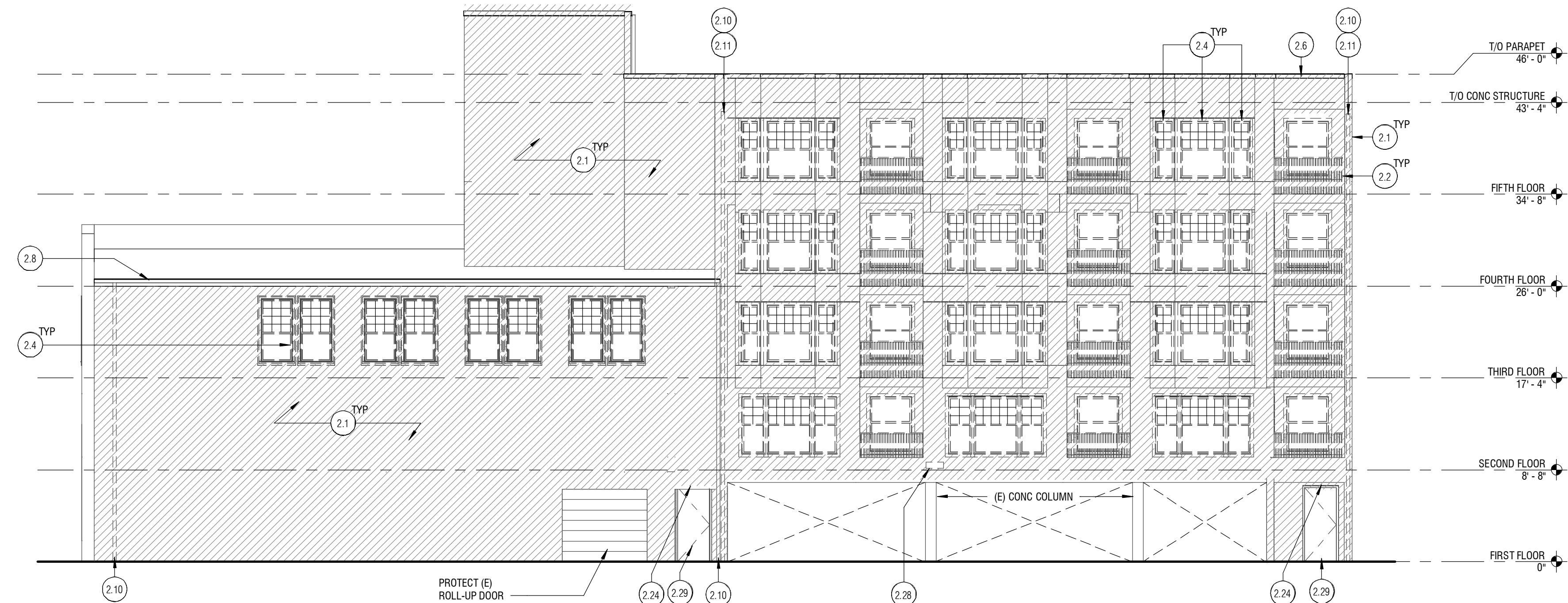
BID SET
107 W MAIN ST
AUBURN, WA 98001

Drawn by: JL
Checked: LJ
Date: 03/08/2022
Scale: As indicated
Revisions: No. Date Remarks

ROOF DEMO
PLAN
AD2.4



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



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



DEMO LEGEND:

--- DEMOLISH



DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED SHEATHING TO BE REPLACED.
(E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN. PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS EXT SHEATHING TO BE REPLACED IN TOTAL.

GENERAL NOTES:

- COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- PROTECT EXISTING LANDSCAPE.
- IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT, NOTIFY OWNER IMMEDIATELY.
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.1	DEMO (E) STUCCO SIDING, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED SHEATHING TO BE REPLACED
2.2	SALVAGE (E) GLASRAIL RAILING. COORDINATE DECK ACCESS AND REQUIREMENTS FOR TEMPORARY RAILINGS WITH KCHA
2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.6	REMOVE (E) METAL COPING AT ROOF PARAPET
2.8	REMOVE (E) GUTTER
2.10	REMOVE (E) DOWNSPOUT
2.11	REMOVE (E) SCUPPER
2.19	SALVAGE (E) SPRINKLER HEAD TO BE REINSTALLED
2.24	REMOVE (E) LIGHT FIXTURE
2.28	SALVAGE (E) SECURITY DEVICE
2.29	SALVAGE (E) DOOR, (E) DOOR FRAME, (E) DOOR HARDWARE. REMOVE (E) INTERIOR TRIM

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DEMO
ELEVATIONS

AD3.0



— — — DEMOLISH

DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM. (E) SHEATHING, (E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN, PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS EXT SHEATHING TO BE REPLACED IN TOTAL

GENERAL NOTES:

1. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
2. PROTECT EXISTING LANDSCAPE.
3. IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT, NOTIFY OWNER IMMEDIATELY.
4. ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.

MARK	KEYNOTE TEXT
2.1	DEMO (E) STUCCO SIDING, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED EXPOSED SHEATHING TO BE RE-FLACED
2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.6	REMOVE (E) METAL COPING AT ROOF PARAPET
2.10	REMOVE (E) DOWNSPOUT
2.11	REMOVE (E) SCUPPER
2.25	REMOVE (E) ANTENNA AND ASSOCIATED CABLE
2.34	SAL VAGE (E) MTL DOOR, REMOVE (E) THRESHOLD AND HARDWARE. (E) DOOR TO REMAIN

- KCHA
- GUSTAVES MANOR
- ENVELOPE
- UPGRADE

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— DEMO
— ELEVATIONS

AD3.1



- BID SET

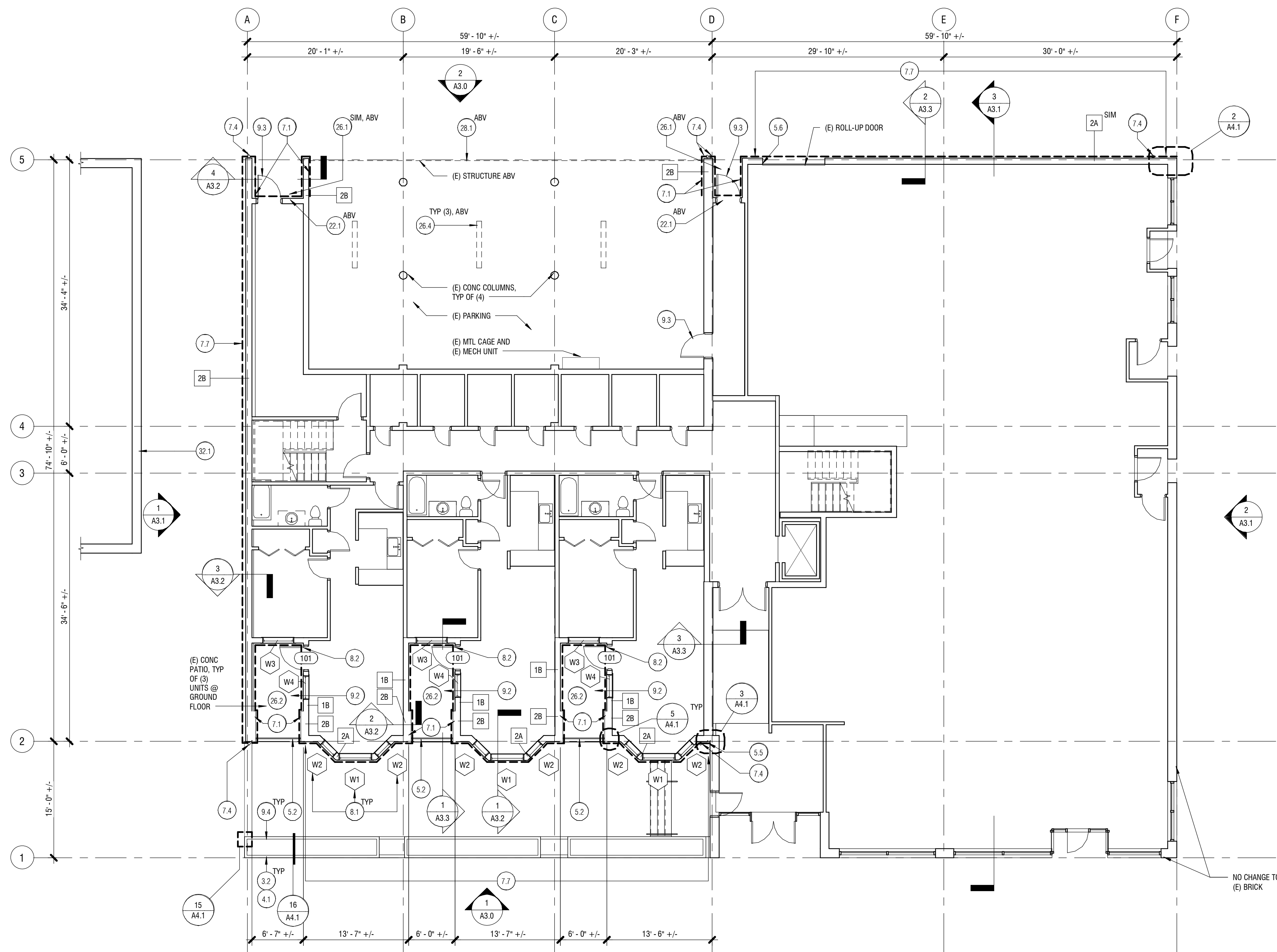
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No.	Date	Remarks
1	2.23.22	ASI-01

FIRST FLOOR
PLAN

A2.1



1 FIRST FLOOR PLAN
1/8" = 1'-0"

— — — — — (E) WALL
— — — — — WEATHER
— — — — — SIDING AS

GENERAL NOTES.
1. PATCH, REPAIR, AND PAINT INTERIOR GWB DAMAGED DURING CONSTRUCTION.

MARK	KEYNOTE TEXT
3.2	PRECAST CONCRETE CAP AT TOP OF (E) CONCRETE PLANTER, REF 16 / A4.1
4.1	BRICK VENEER AT (E) PLANTER EAST, SOUTH, AND WEST FACES, REF 16 / A4.1
5.2	MODIFY & REINSTALL SALVAGED GLASRAIL RAILING IN EXISTING LOCATION AT (E) CONC DECK
5.5	METAL ALUM TRIM CAP AT SIDING TERMINATION ADJACENT (E) BRICK BUILDING, WELDED AND PAINTED, REF 3/A4.1 AT FIRST FLOOR AND 4/A4.1 AT OTHER FLOORS
5.6	METAL ALUM TRIM AT DOOR JAMB AND HEADER OF (E) ROLL-UP DOOR OPENING, WELDED AND PAINTED TO MATCH WINDOW TRIM
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.7	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND BRICK VENEER WITH A PRECAST CONC CAP, TYP AT MAIN GROUND FLOOR FACADE, REF WALL ASSEMBLIES 1 / A4.0
8.1	VINYL WINDOW IN (E) OPENING, REF WINDOW SCHEDULE A4.5
8.2	UNIT BALCONY DOOR IN (E) OPENING, REF DOOR SCHEDULE A4.5
9.2	FLUID APPLIED DECK COATING AT BALCONY, BUILD UP DECK TO SLOPE TO DRAIN AT EXTERIOR EDGE, MIN 1% SLOPE, CONFIRM THRESHOLD ELEVATION CAN ACCOMMODATE INCREASED THICKNESS OF DECK, REF 7 / A4.4
9.3	PAINT (E) METAL DOORS AND DOOR FRAMES
9.4	PAINT NORTH FACE OF (E) CONCRETE PLANTER, NO PAINT AT OTHER FACES
9.21	REINSTALL SALVAGED SPRINKLER HEAD, REF 7/A4.1
26.1	BUILDING ENTRY LIGHT FIXTURE AT CLG ABV, REF ELEC
26.2	UNIT LIGHT FIXTURE AT UNDERSIDE OF CONC SLAB ABV, REF ELEC
26.4	LINEAR LIGHT FIXTURE INSTALLED AT (E) LOCATIONS, REF ELEC
28.1	INSTALL SALVAGED SECURITY DEVICE
32.1	MINOR IMPROVEMENTS TO ADJACENT BUILDING WHERE AFFECTED BY SITE DEMOLITION: REPAIR CMU GROUTING, REATTACH ELECTRICAL EQUIPMENT IN (E) LOCATION, PAINT (E) WALL, FOUR FEET PAST AFFECTED WALL AREA TO MATCH (E). COORDINATE REPAIRS W/ KCHA

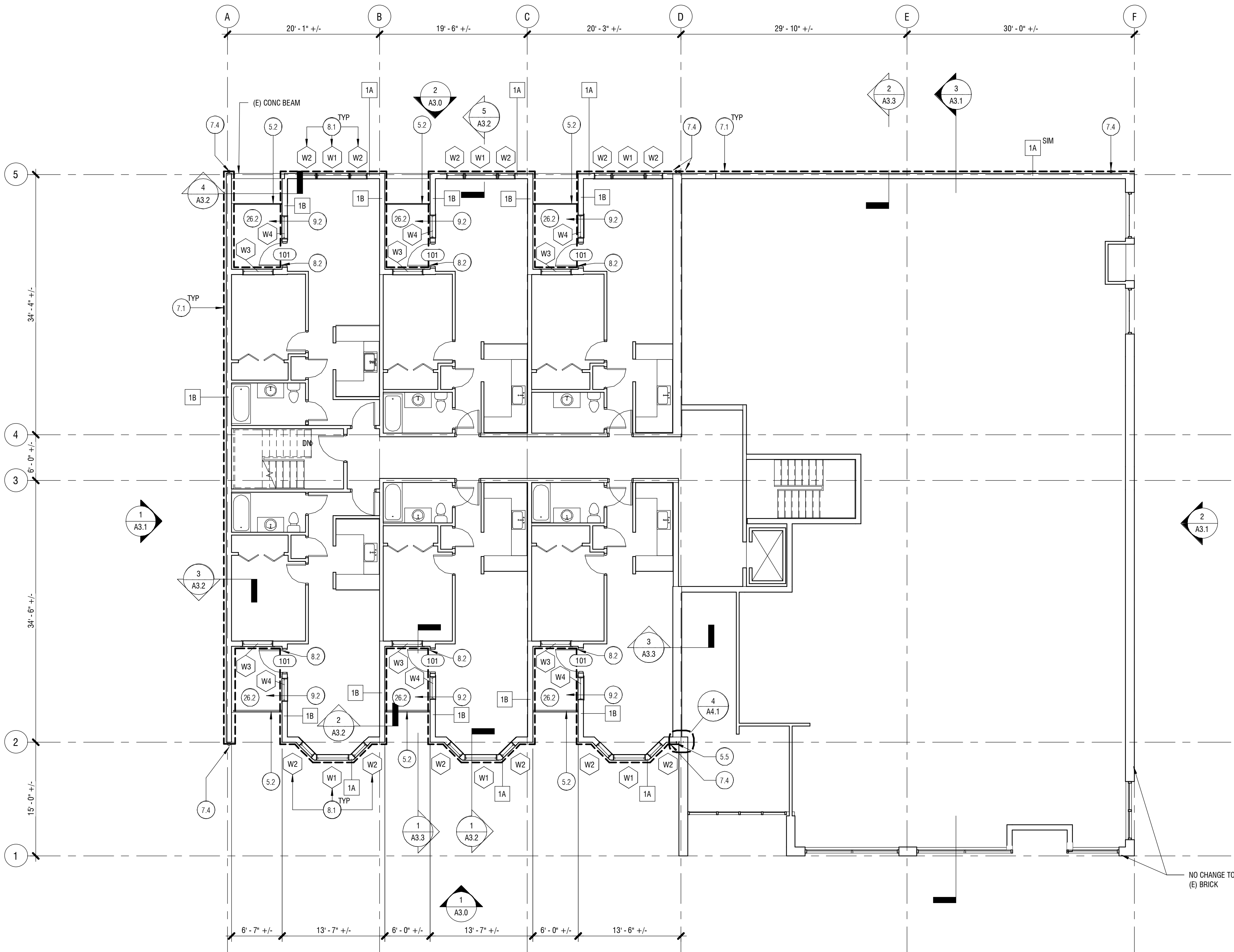


KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

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SECOND FLOOR
PLAN
A2.2

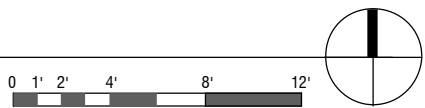


PLAN LEGEND
— (E) WALL
--- WEATHER RESISTANT BARRIER, SIDING AND TRIM PER SIDING ASSEMBLIES

GENERAL NOTES:
1. PATCH, REPAIR, AND PAINT INTERIOR GWB DAMAGED DURING CONSTRUCTION.

KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
5.2	MODIFY & REINSTALL SALVAGED GLASRAIL RAILING IN EXISTING LOCATION AT (E) CONC DECK
5.5	METAL ANGLE TRIM CAP AT SIDING TERMINATION ADJACENT (E) BRICK BUILDING, WELDED AND PAINTED, REF 3/A4.1 AT FIRST FLOOR AND 4/A4.1 AT OTHER FLOORS
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
8.1	VINYL WINDOW IN (E) OPENING, REF WINDOW SCHEDULE A4.5
9.2	UNIT BALCONY DOOR IN (E) OPENING, REF DOOR SCHEDULE A4.5
9.2	FLUID APPLIED DECK COATING AT BALCONY, BUILD UP DECK TO SLOPE TO DRAIN AT EXTERIOR EDGE, MIN 1% SLOPE, CONFIRM THRESHOLD ELEVATION CAN ACCOMMODATE INCREASED THICKNESS OF DECK, REF 7 / A4.4
26.2	UNIT LIGHT FIXTURE AT UNDERSIDE OF CONC SLAB ABV, REF ELEC

1 SECOND FLOOR PLAN
1/8" = 1'-0"





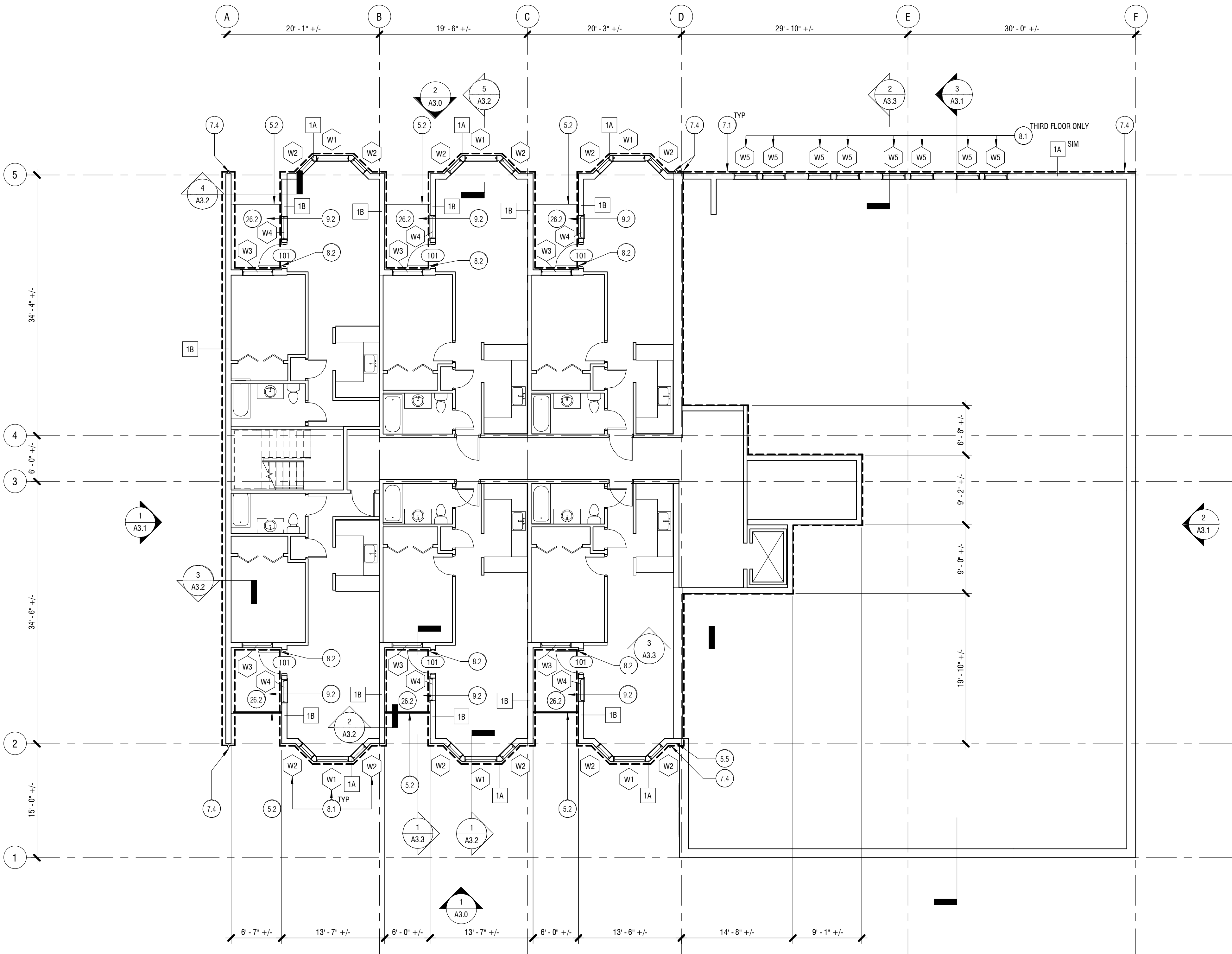
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ENVELOPE
UPGRADE

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AUBURN, WA 98001

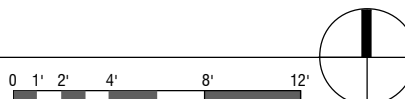
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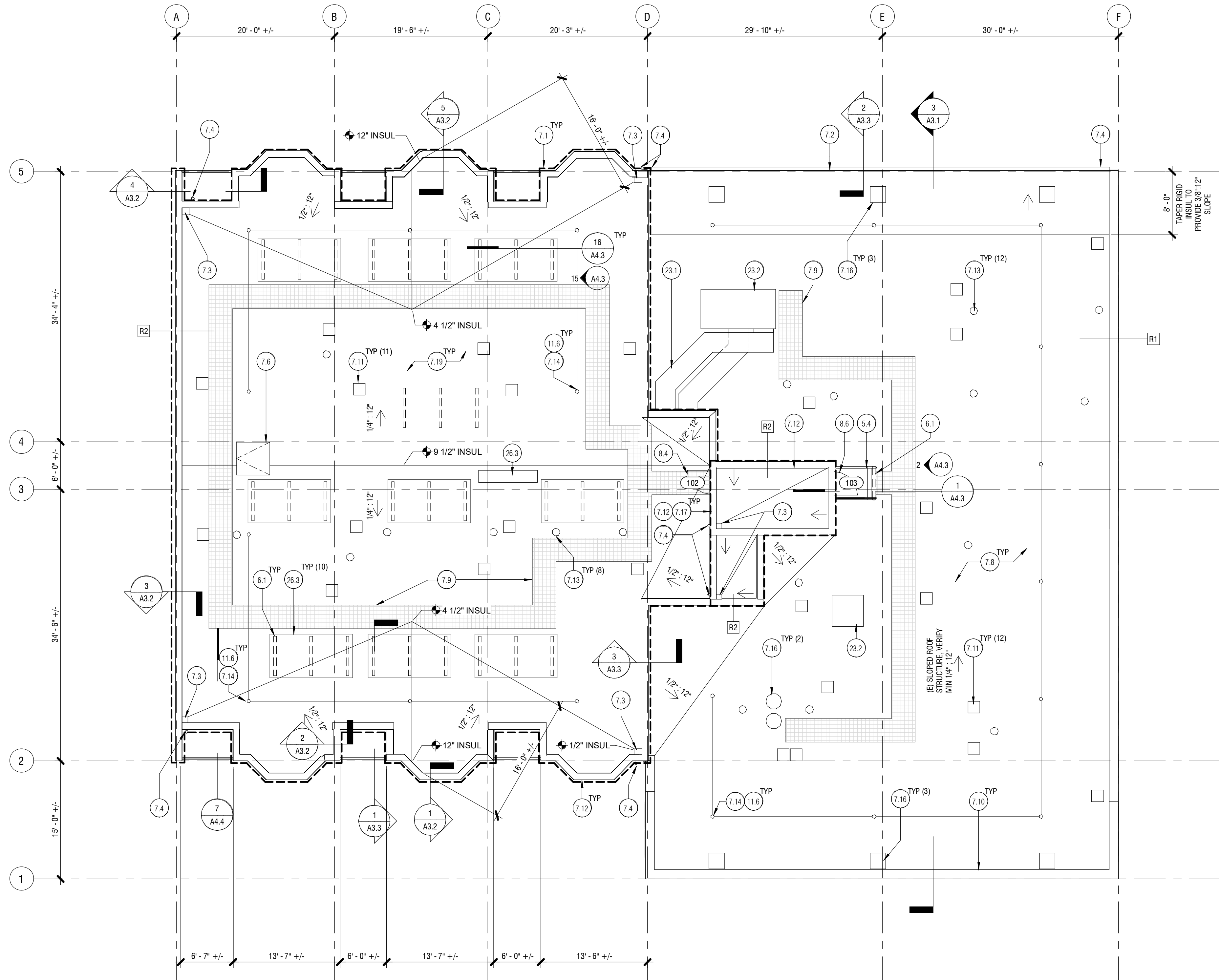
Revisions:
No. Date Remarks
1 2.23.22 ASI-01

THIRD-FIFTH
FLOOR PLAN
A2.3



1 THIRD THRU FIFTH FLOOR PLAN
1/8" = 1'-0"





PLAN LEGEND

- (E) WALL
- WEATHER RESISTANT BARRIER, SIDING AND TRIM PER SIDING ASSEMBLIES

GENERAL NOTES:

1. PATCH, REPAIR, AND PAINT INTERIOR GWB DAMAGED DURING CONSTRUCTION.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
5.4	PRE-FABRICATED METAL STAIR ASSEMBLY TO COMPLY WITH OSHA STANDARDS, REF 1 & 2 & 3 & 4 / A4.3
6.1	PT WOOD CURB FASTENED TO (E) ROOF STRUCTURE. WRAP ROOF MEMBRANE OVER CURB, COVER W/ MTL COPING, SET ALL FASTENERS TO CURB IN SEALANT
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.2	METAL GUTTER, REF 15 / A4.2
7.3	THROUGH-WALL SCUPPER AND CONDUCTOR IN (E) LOCATION, REF 12 / A4.2
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.6	REINSTALL (E) ROOF HATCH, ADD PT WOOD BLOCKING AT (E) OPENING AS NEEDED TO MAINTAIN MINIMUM 8" CLEARANCE FROM TOP OF ROOF TO TOP OF ROOF HATCH CURB
7.8	LOWER ROOF ASSEMBLY R1, REF 1 / A4.2
7.9	TPO WALKWAY, INSTALL PER MANUFACTURER'S INSTRUCTIONS
7.10	METAL COPING W/ DRIP EDGE @ R1 LOWER ROOF, REF 11 / A4.2
7.11	METAL VENT CAP
7.12	METAL COPING W/ DRIP EDGE @ R2 UPPER ROOF, REF 12 / A4.2
7.13	TPO FLASHING AT (E) PLUMBING VENT, REF 8 / A4.2
7.14	TPO FLASHING AT FALL PROTECTION ANCHOR, REF 4 / A4.2
7.16	INSTALL SALVAGED VENT CAP, REF 7 / A4.2
7.17	METAL FLASHING AT (E) WALL-TO-ROOF BASE, REF 14 / A4.2
7.19	UPPER ROOF ASSEMBLY R2, REF 1 / A4.2
8.4	INSTALL METAL THRESHOLD AND METAL DOOR WITH HARDWARE IN (E) DOOR FRAME
8.6	INSTALL METAL THRESHOLD, CUT SALVAGED METAL DOOR TO FIT REVISED OPENING AND INSTALL W/ HARDWARE IN (E) DOOR FRAME
11.6	FALL ARREST SYSTEM INSTALLED PER MANUFACTURER, REF 4 / A4.2
23.1	BIDDER-DESIGNED INSULATED DUCTWORK FROM SALVAGED UNIT TO (E) DUCT PENETRATIONS. PROVIDE ADEQUATE CLEARANCE AROUND (E) PLUMBING VENTS AND (E) ROOF PENETRATIONS
23.2	INSTALL SALVAGED MECH UNIT, CONDUIT, AND WIRING
26.3	WORK PERFORMED BY OTHERS. INSTALL SALVAGED PHOTOVOLTAIC PANELS, ASSOCIATED ELECTRICAL PANELS, CONDUIT AND WIRING, REF 13 / A4.3

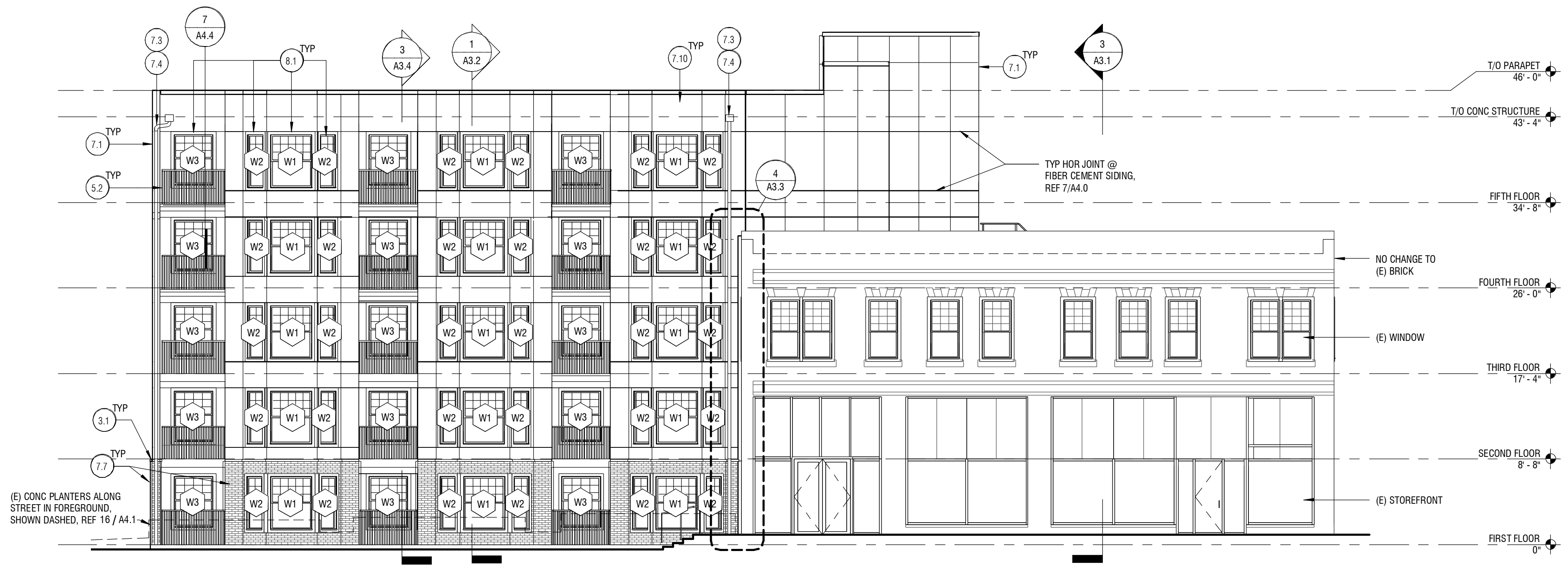
KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

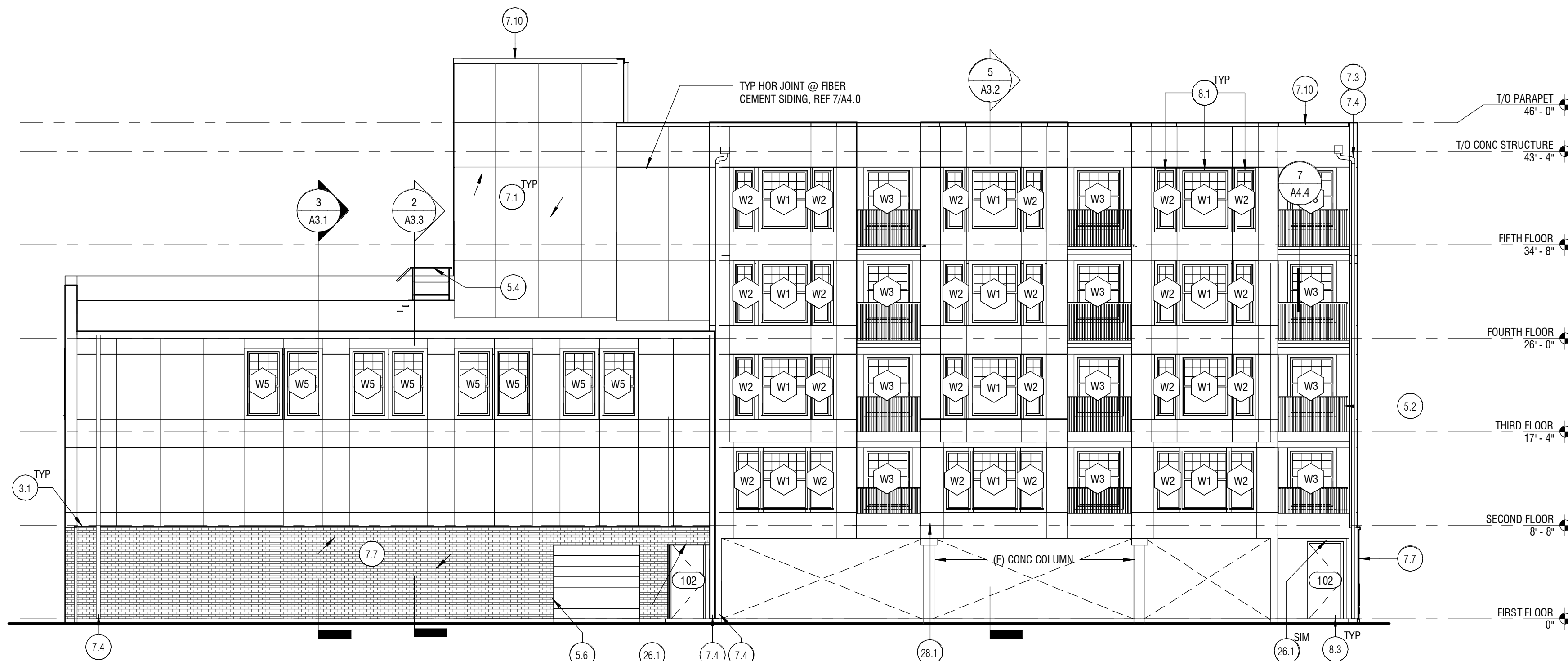
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ROOF PLAN
A2.4



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



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

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
3.1	PRECAST CONCRETE SILL AT TRANSITION BETWEEN FIBER CEMENT PANEL AND BRICK VENEER, REF 11 / A4.0
5.2	MODIFY & REINSTALL SALVAGED GLASRAIL RAILING IN EXISTING LOCATION AT (E) CONG DECK
5.4	PRE-FABRICATED METAL STAIR ASSEMBLY TO COMPLY WITH OSHA STANDARDS, REF 1 & 2 & 3 & 4 / A4.3
5.6	METAL ANGLE TRIM AT DOOR JAMB AND HEADER OF (E) ROLL-UP DOOR OPENING, WELDED AND PAINTED TO MATCH WINDOW TRIM
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.3	THROUGH-WALL SCUPPER AND CONDUCTOR IN (E) LOCATION, REF 12 / A4.2
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.7	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND BRICK VENEER WITH A PRECAST CONG CAP, TYP AT MAIN GROUND FLOOR FACADE, REF WALL ASSEMBLIES 1 / A4.0
7.10	METAL COPING W/ DRIP EDGE @ R1 LOWER ROOF, REF 11 / A4.2
8.1	VINYL WINDOW IN (E) OPENING, REF WINDOW SCHEDULE A4.5
8.3	PAINT (E) DOOR AND REINSTALL IN (E) LOCATION WITH (E) HARDWARE
22.1	REINSTALL SALVAGED SPRINKLER HEAD, REF 7/A4.1
26.1	BUILDING ENTRY LIGHT FIXTURE AT CLG ABV, REF ELEC
28.1	INSTALL SALVAGED SECURITY DEVICE

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

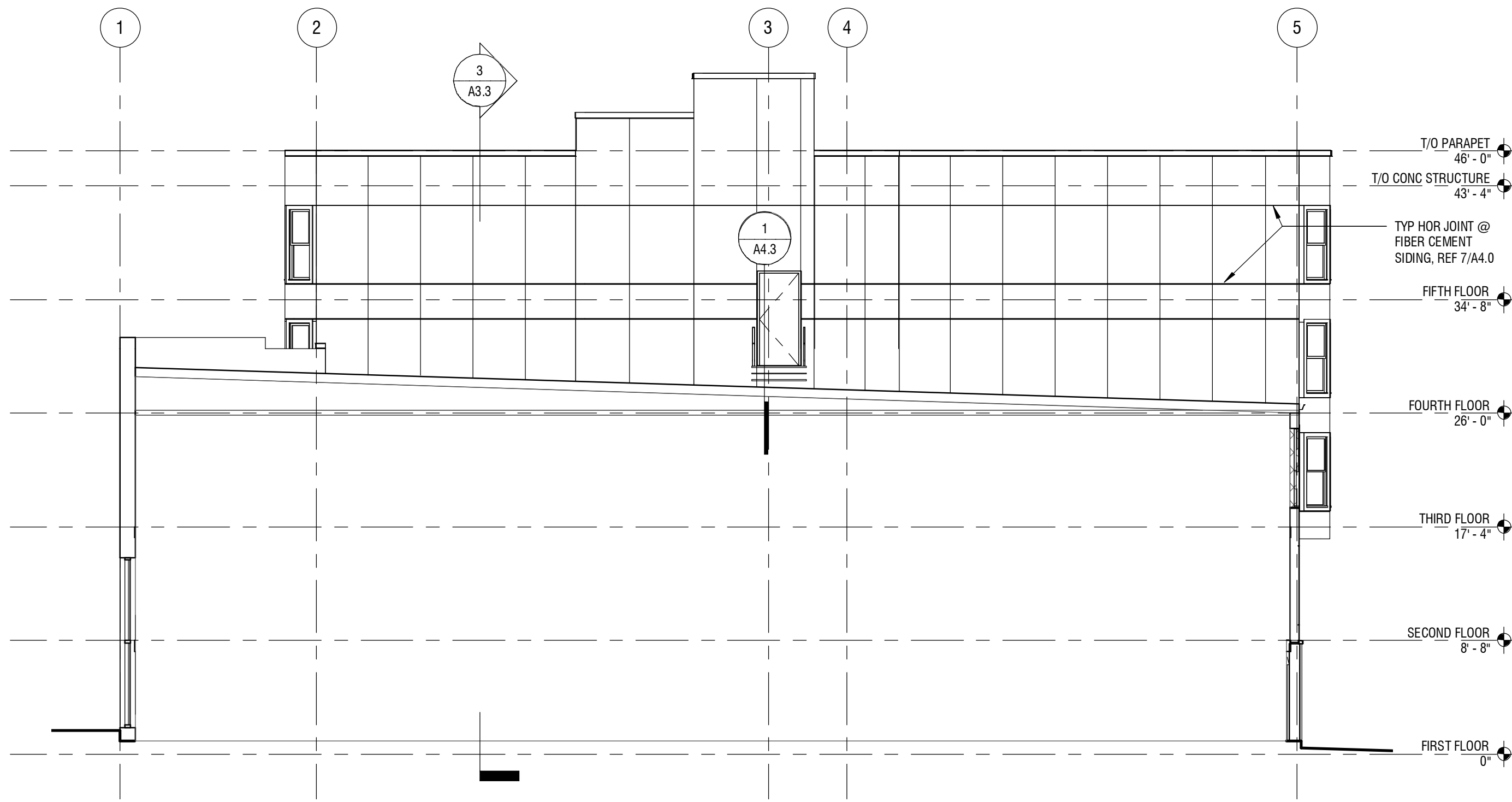
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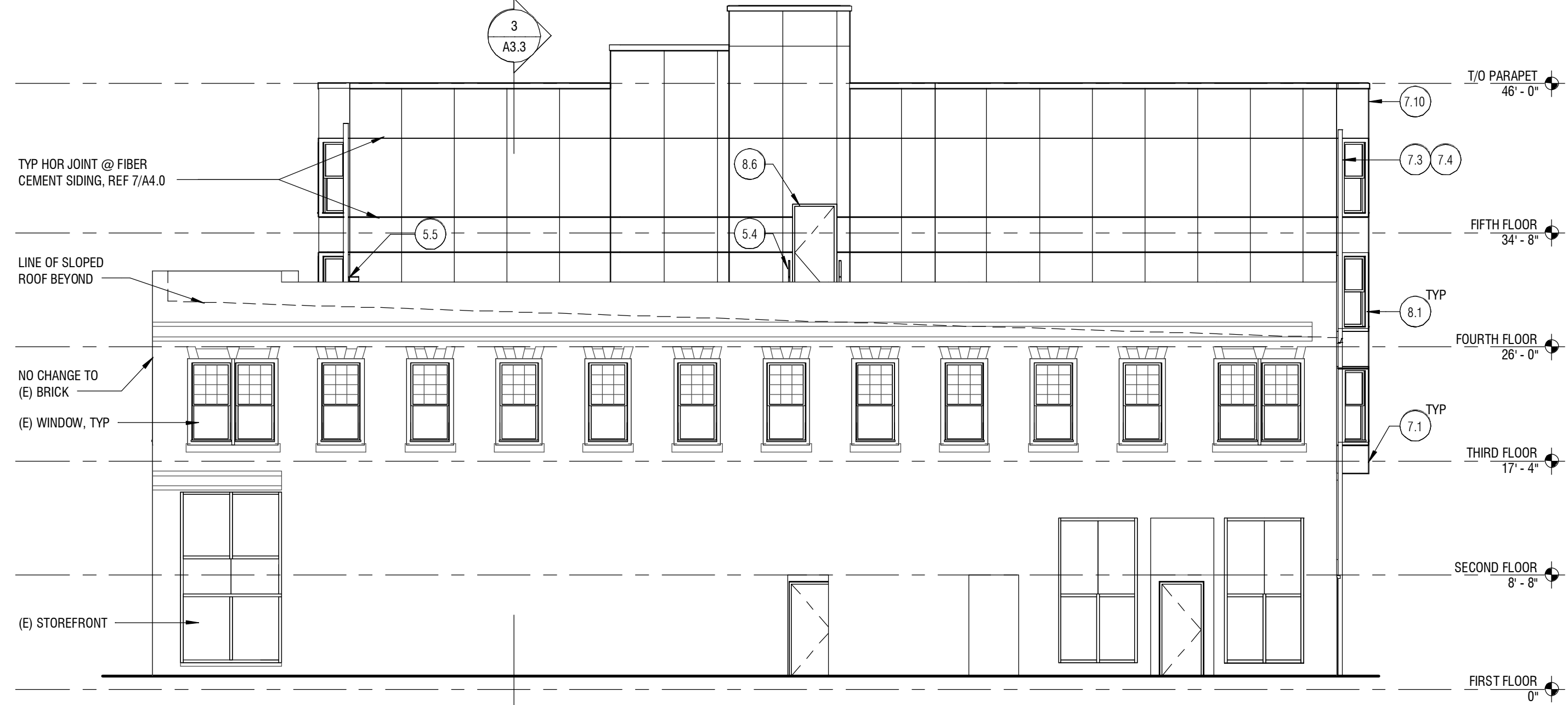
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EXTERIOR
ELEVATIONS

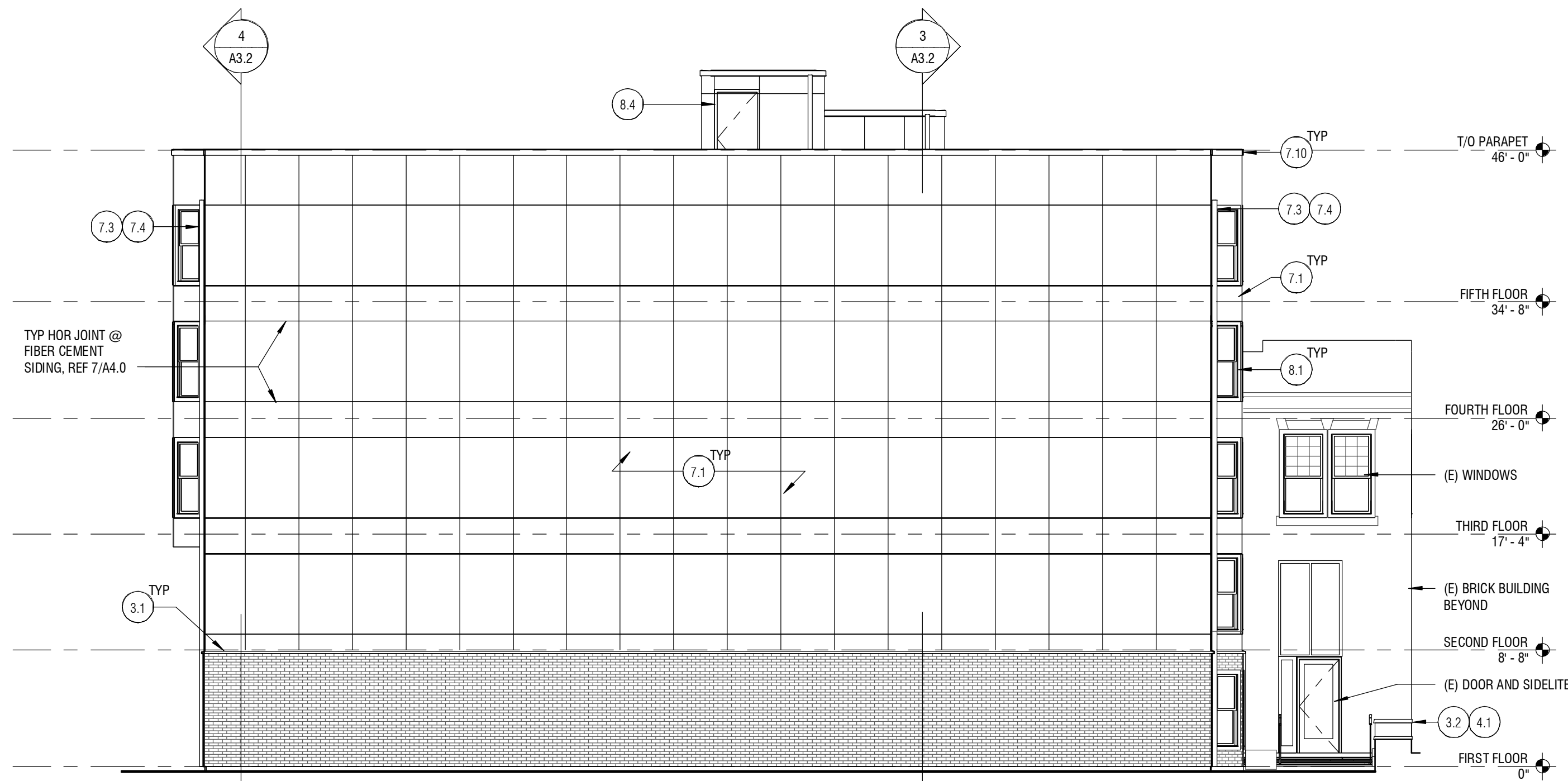
A3.0



3 SECTION THRU NEW LOWER ROOF
1/8" = 1'-0"



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



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



KEYNOTE LEGEND

MARK	KEYNOTE TEXT
3.1	PRECAST CONCRETE SILL AT TRANSITION BETWEEN FIBER CEMENT PANEL AND BRICK VENEER, REF 11 / A4.0
3.2	PRECAST CONCRETE CAP AT TOP OF (E) CONCRETE PLANTER, REF 16 / A4.1
4.1	BRICK VENEER AT (E) PLANTER EAST, SOUTH, AND WEST FACES. REF 16 / A4.1
5.4	PRE-FABRICATED METAL STAIR ASSEMBLY TO COMPLY WITH OSHA STANDARDS, REF 1 & 2 & 3 & 4 / A4.3
5.5	METAL ANGLE TRIM CAP AT SIDING TERMINATION ADJACENT (E) BRICK BUILDING, WELDED AND PAINTED, REF 3/A4.1 AT FIRST FLOOR AND 4/A4.1 AT OTHER FLOORS
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.3	THROUGH-WALL SCUPPER AND CONDUCTOR IN (E) LOCATION, REF 12 / A4.2
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.10	METAL COPING W/ DRIP EDGE @ R1 LOWER ROOF, REF 11 / A4.2
8.1	VINYL WINDOW IN (E) OPENING, REF WINDOW SCHEDULE A4.5
8.4	INSTALL METAL THRESHOLD AND METAL DOOR WITH HARDWARE IN (E) DOOR FRAME
8.6	INSTALL METAL THRESHOLD, CUT SALVAGED METAL DOOR TO FIT REVISED OPENING AND INSTALL W/ HARDWARE IN (E) DOOR FRAME



KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

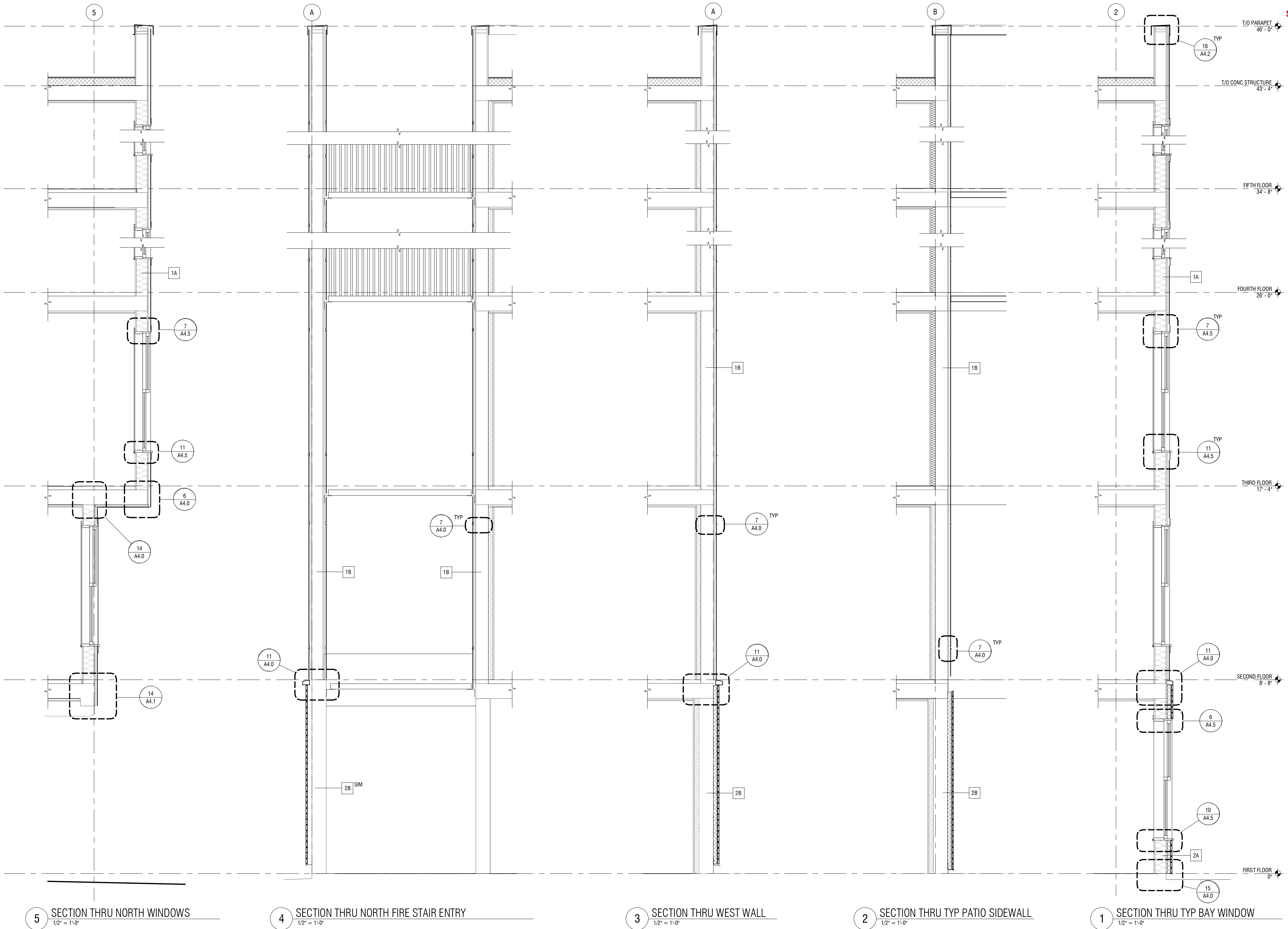
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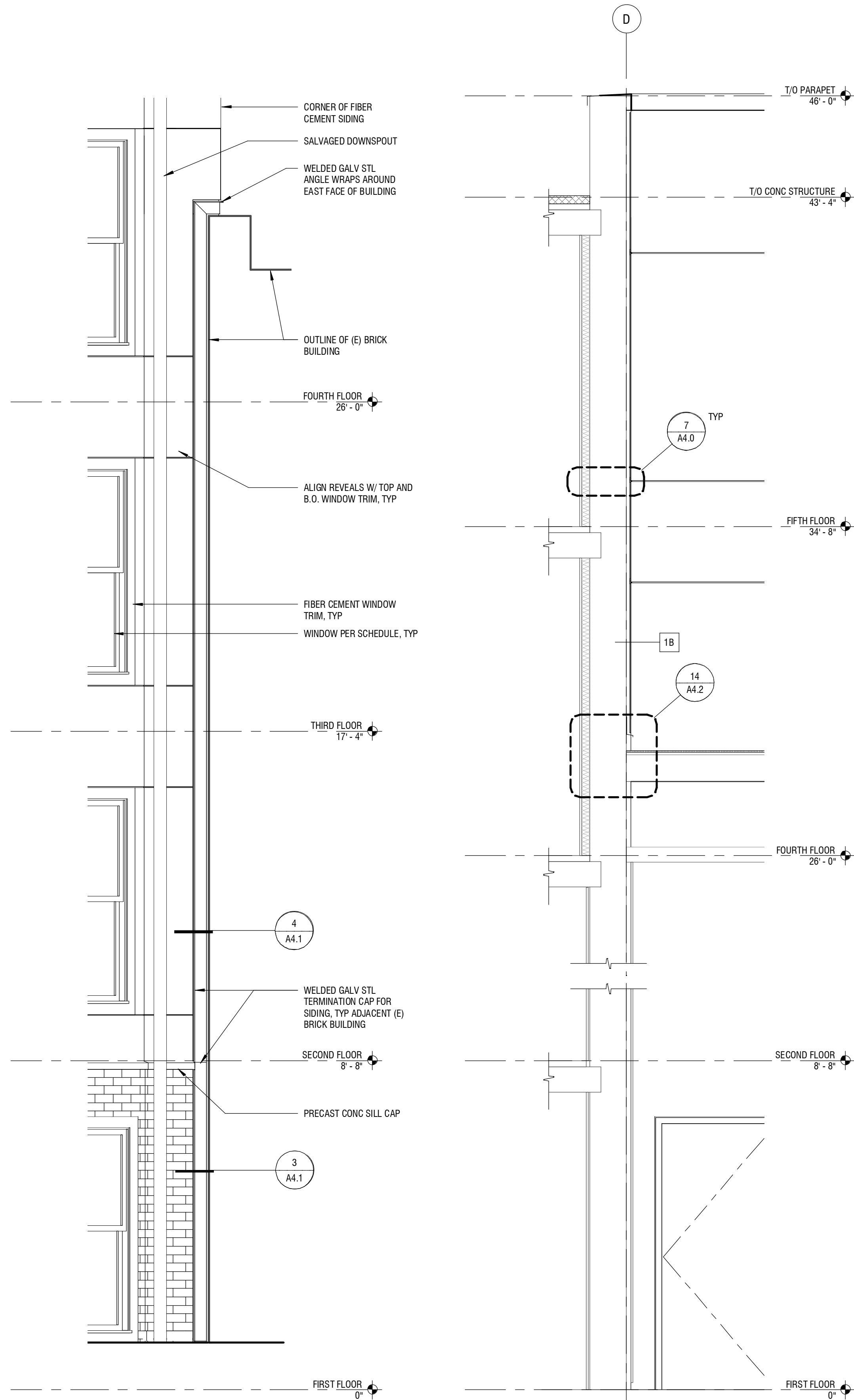
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No. Date Remarks

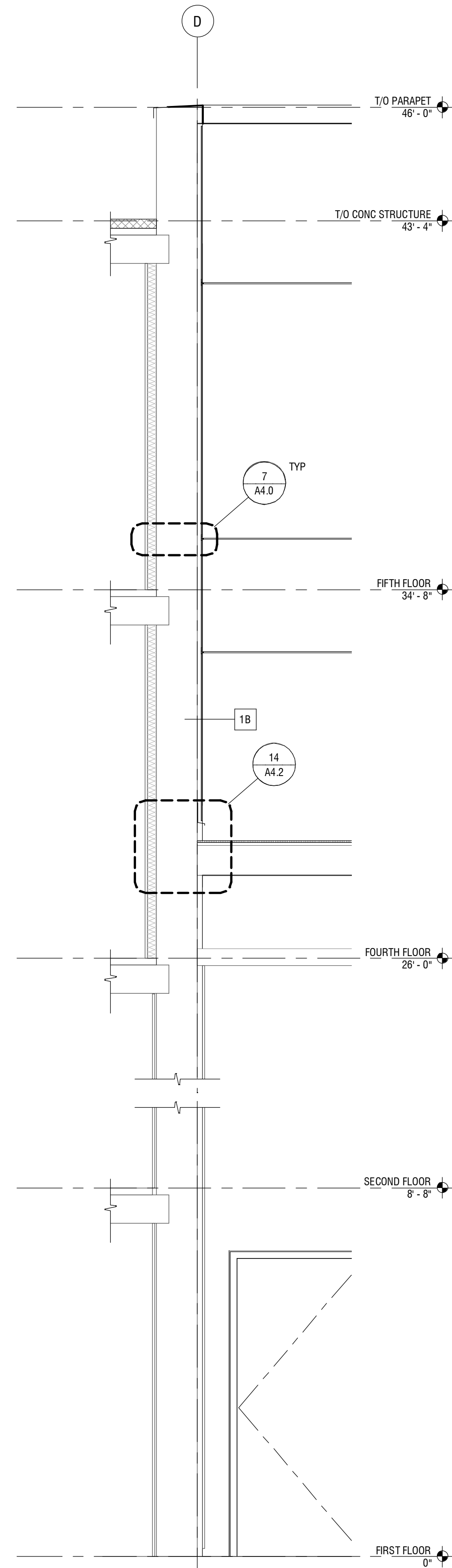
WALL SECTIONS
A3.2



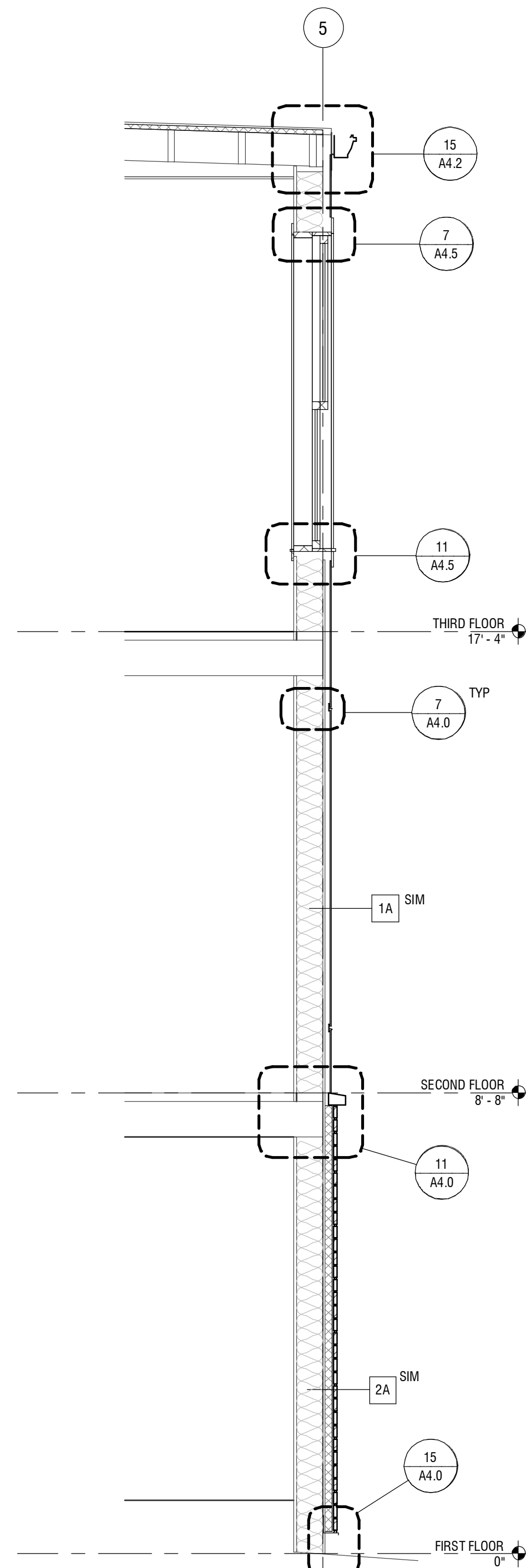
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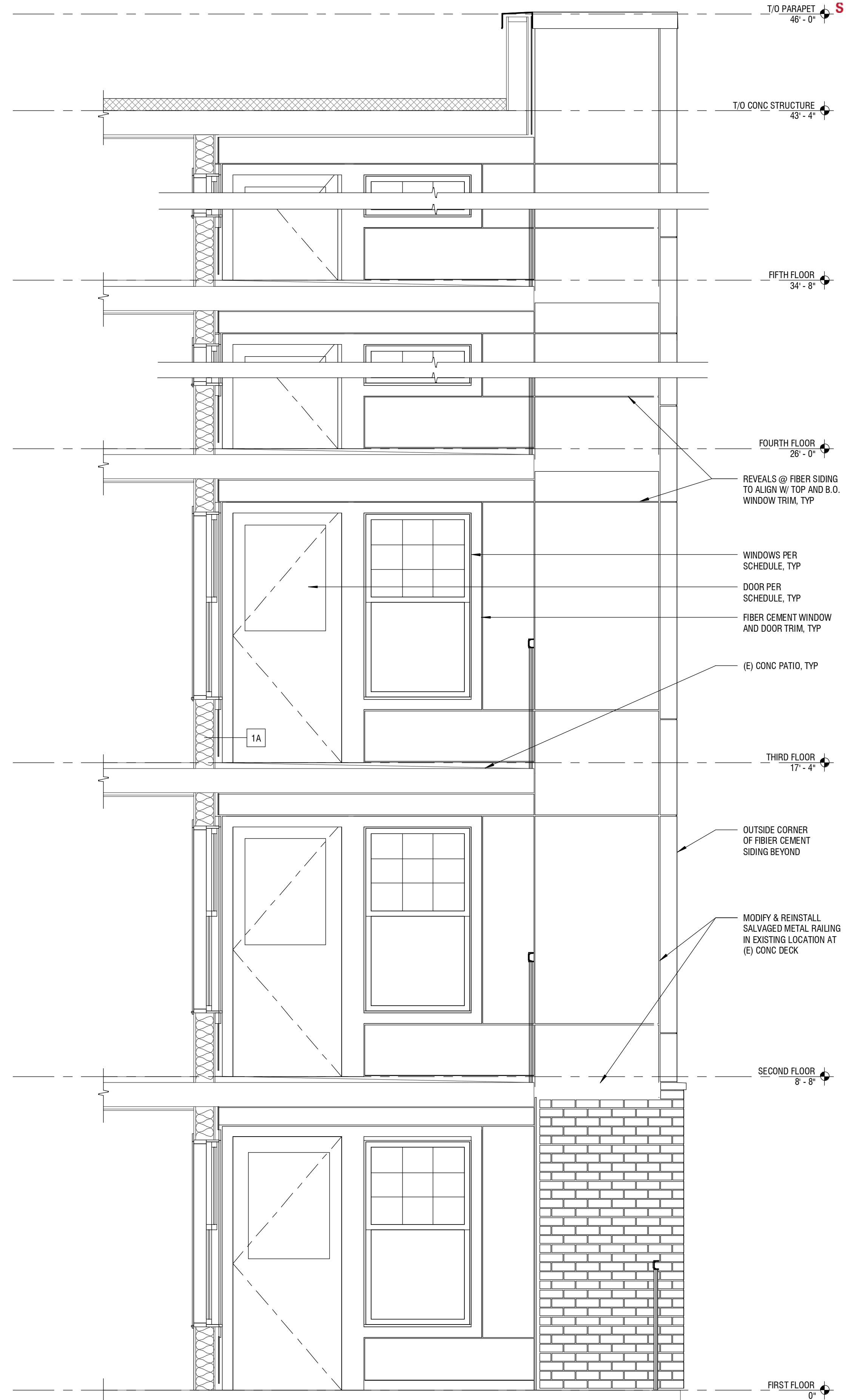
4 SIDING TERMINATION @ (E) BRICK BUILDING
1/2" = 1'-0"



3 SECTION THRU CMU FIRE WALL
1/2" = 1'-0"



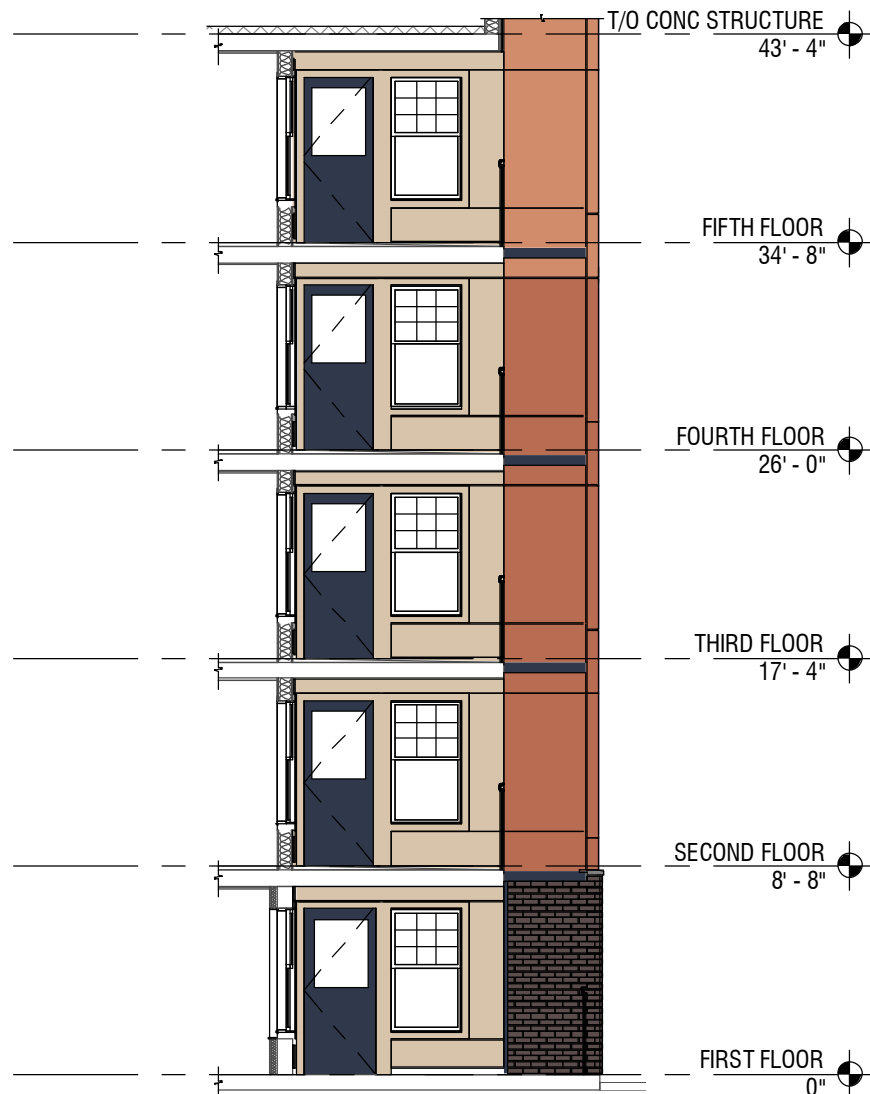
2 SECTION THRU SHORT NORTH WALL
1/2" = 1'-0"



1 SECTION THRU TYP UNIT DECK
1/2" = 1'-0"



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



3 FINISH ELEVATION @ PATIOS
1/8" = 1'-0"



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



FINISH LEGEND

- BENJAMIN MOORE 055 "PUMPKIN PATCH"
- BENJAMIN MOORE 056 "MONTANA AGATE"
- BENJAMIN MOORE 1128 "ADOBE BEIGE"
- BENJAMIN MOORE 2061-10 "DEEP ROYAL"
- BRICK VENEER,
BASIS OF DESIGN: MUTUAL MATERIALS FACE BRICK
"COAL CREEK"

GENERAL NOTES:

- PAINT EXHAUST VENTS, PIPES, EXPOSED CONDUIT, AND EXPOSED ELECTRICAL BOXES TO MATCH ADJACENT WALL COLOR.
- PAINT FLASHING OVER TRIM TO MATCH ADJACENT TRIM COLOR. PAINT FLASHING OVER PANELS TO MATCH ADJACENT PANEL COLOR.
- PAINT INTERIOR WALLS AND TRIM AFFECTED BY WORK OF THIS CONTRACT TO MATCH EXISTING INTERIOR PAINT COLOR.
- HOSEBIBS AND LIGHT FIXTURES TO REMAIN UNPAINTED.

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107 W MAIN ST
AUBURN, WA 98001

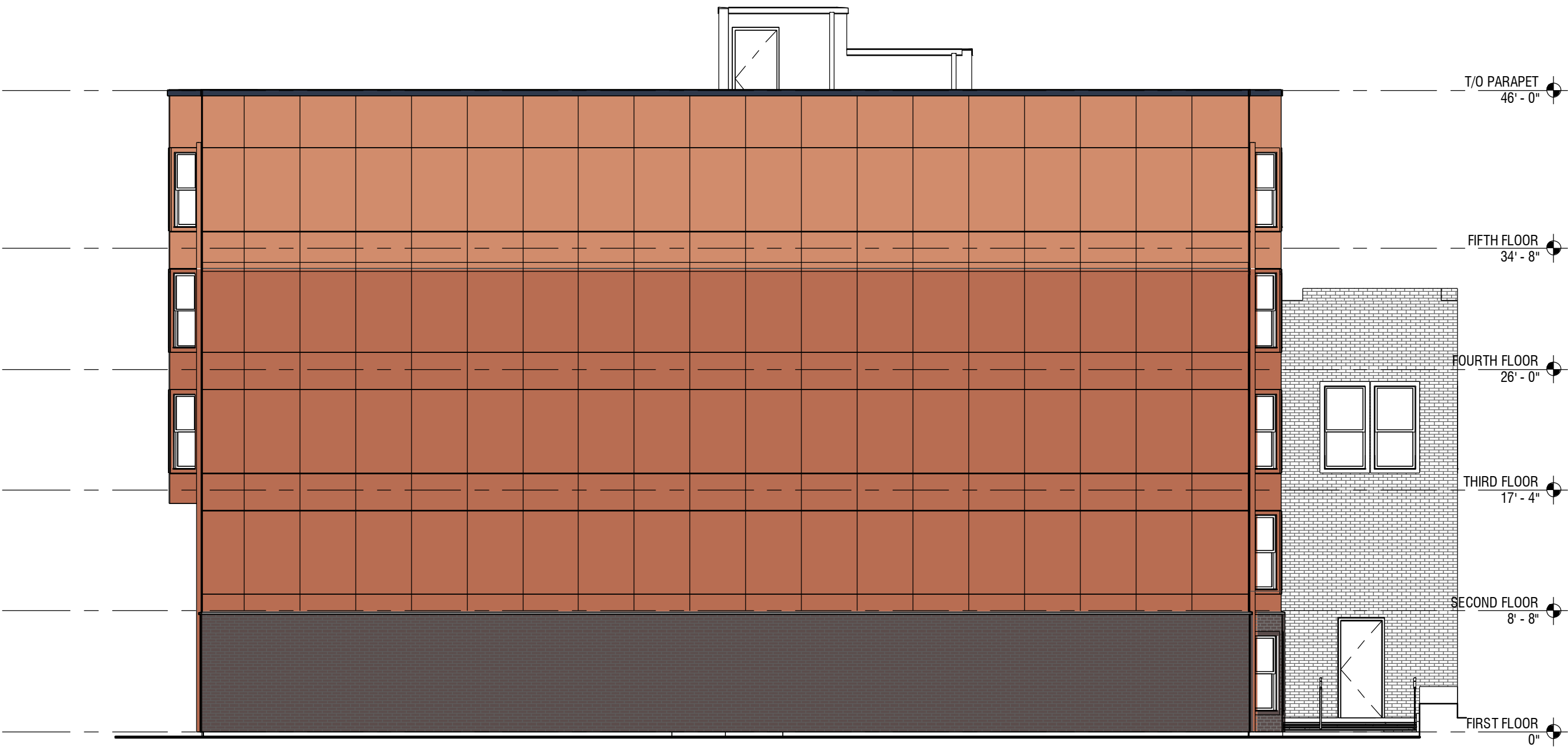
Drawn by: JH
Checked: LJ
Date: 03/08/2022
Scale: As indicated
Revisions:
No. Date Remarks

EXTERIOR FINISH
ELEVATIONS

A3.4



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



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

FINISH LEGEND

- BENJAMIN MOORE 055 "PUMPKIN PATCH"
- BENJAMIN MOORE 056 "MONTANA AGATE"
- BENJAMIN MOORE 1128 "ADOBE BEIGE"
- BENJAMIN MOORE 2061-10 "DEEP ROYAL"
- BRICK VENEER,
BASIS OF DESIGN: MUTUAL MATERIALS FACE BRICK
"COAL CREEK"

GENERAL NOTES:

- PAINT EXHAUST VENTS, PIPES, EXPOSED CONDUIT, AND EXPOSED ELECTRICAL BOXES TO MATCH ADJACENT WALL COLOR.
- PAINT FLASHING OVER TRIM TO MATCH ADJACENT TRIM COLOR. PAINT FLASHING OVER PANELS TO MATCH ADJACENT PANEL COLOR.
- PAINT INTERIOR WALLS AND TRIM AFFECTED BY WORK OF THIS CONTRACT TO MATCH EXISTING INTERIOR PAINT COLOR.
- HOSEBIBS AND LIGHT FIXTURES TO REMAIN UNPAINTED.

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

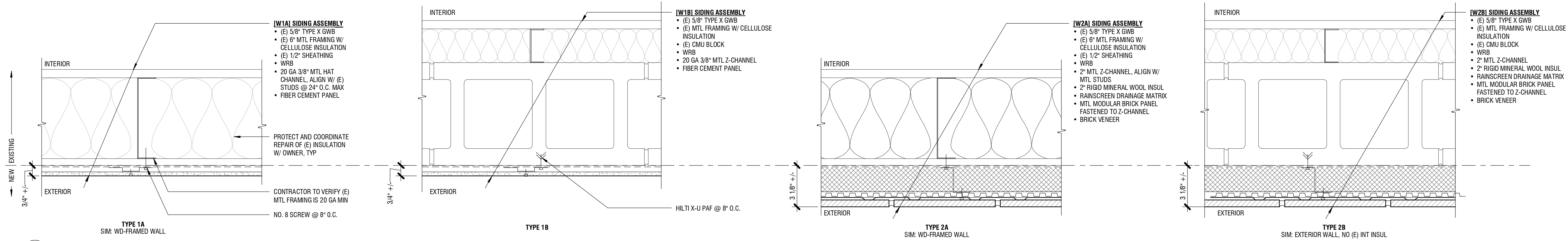
BID SET

107 W MAIN ST
AUBURN, WA 98001

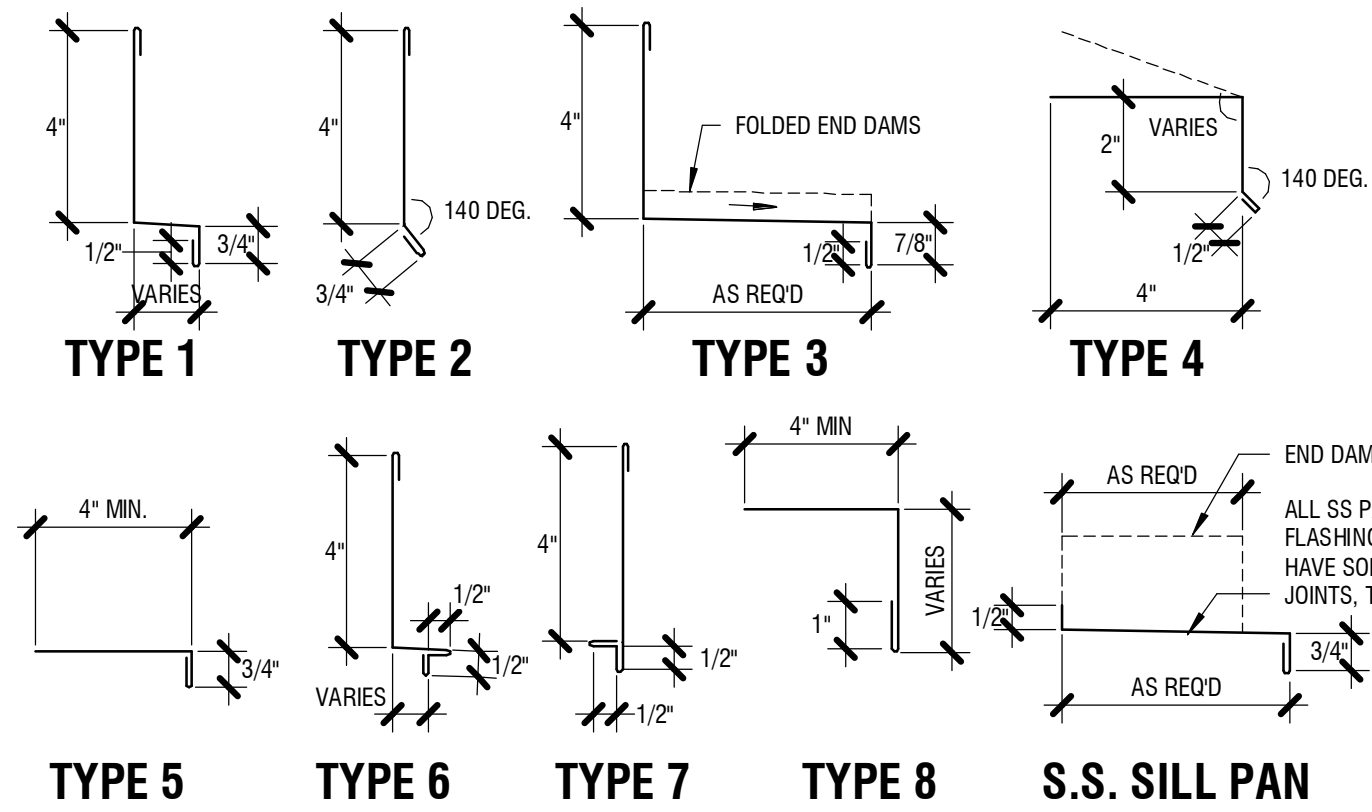
Drawn by:	<u> </u>	
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EXTERIOR FINISH
ELEVATIONS

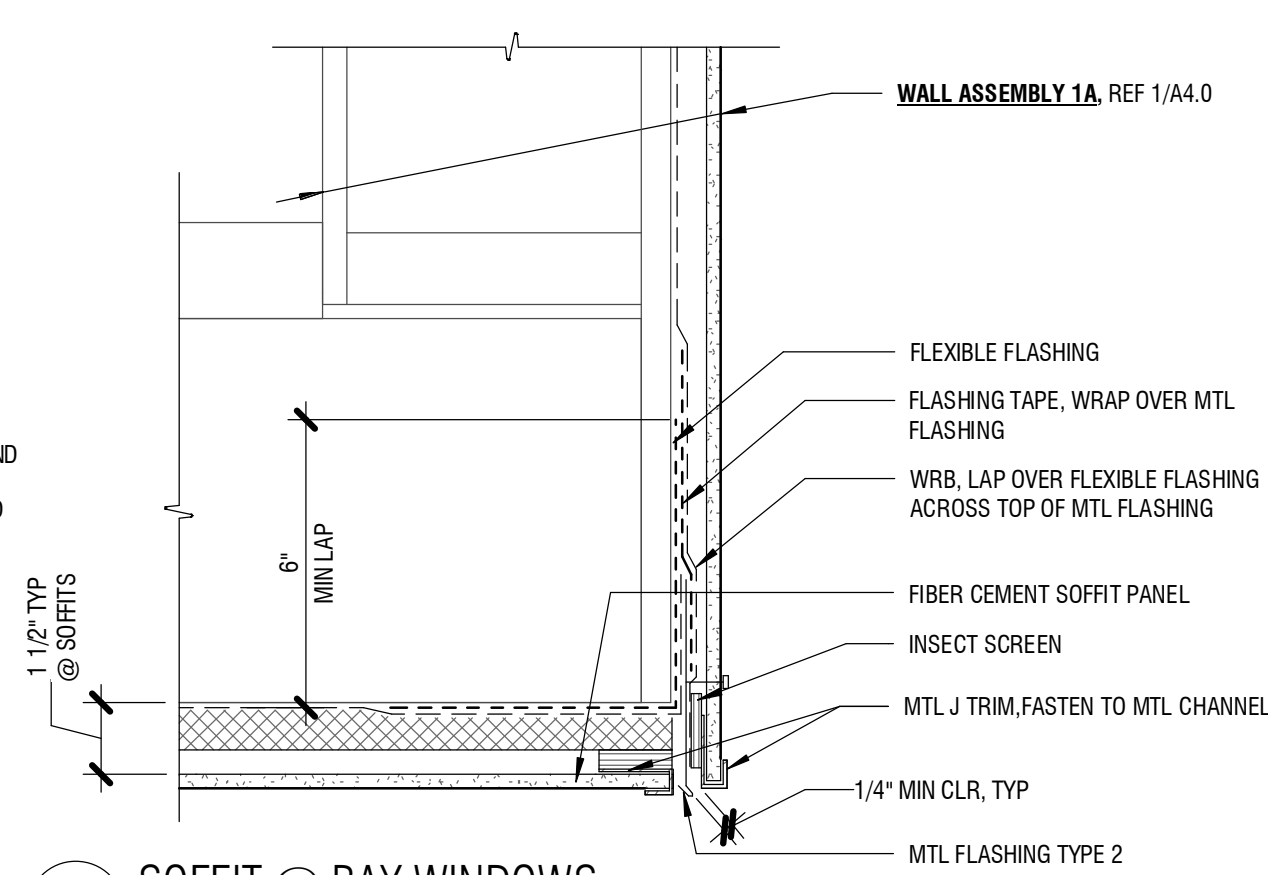
A3.5



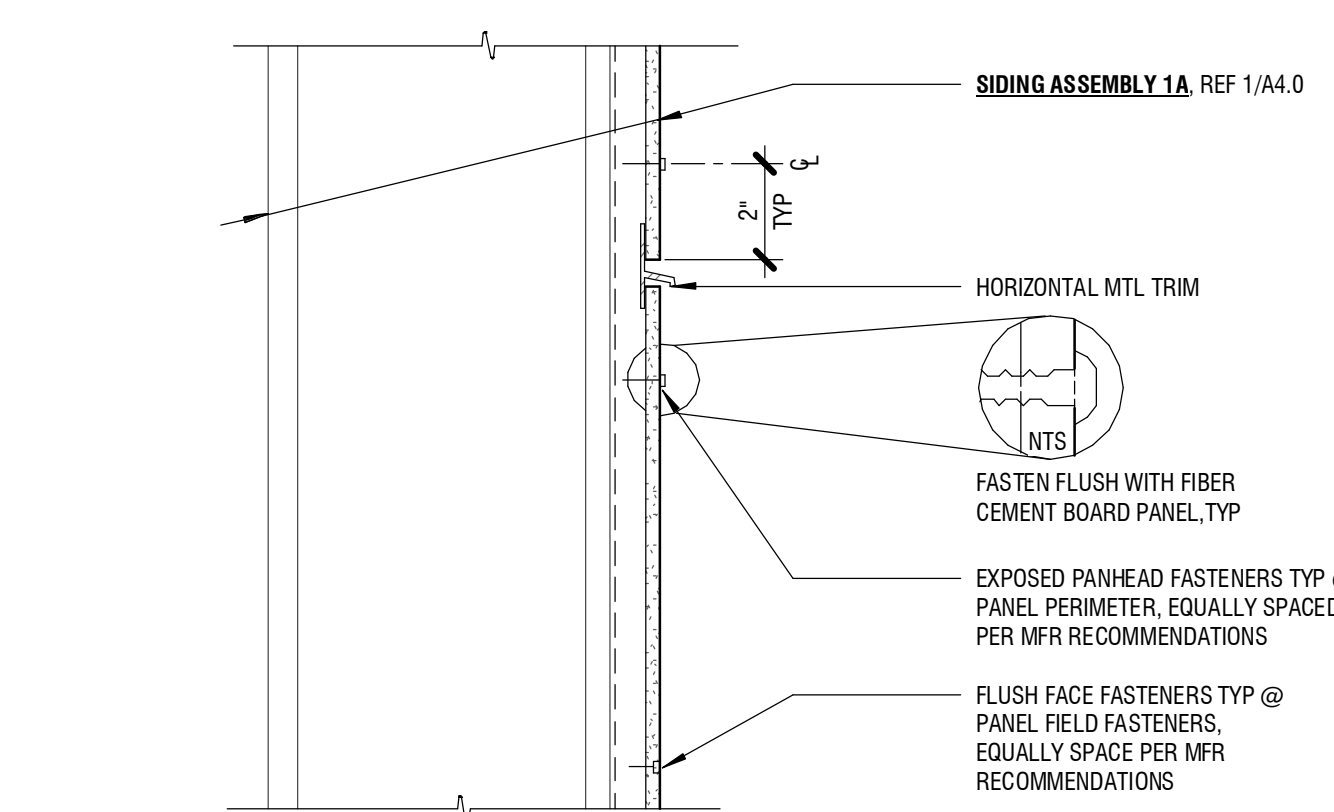
1 SIDING ASSEMBLIES
3" = 1'-0"



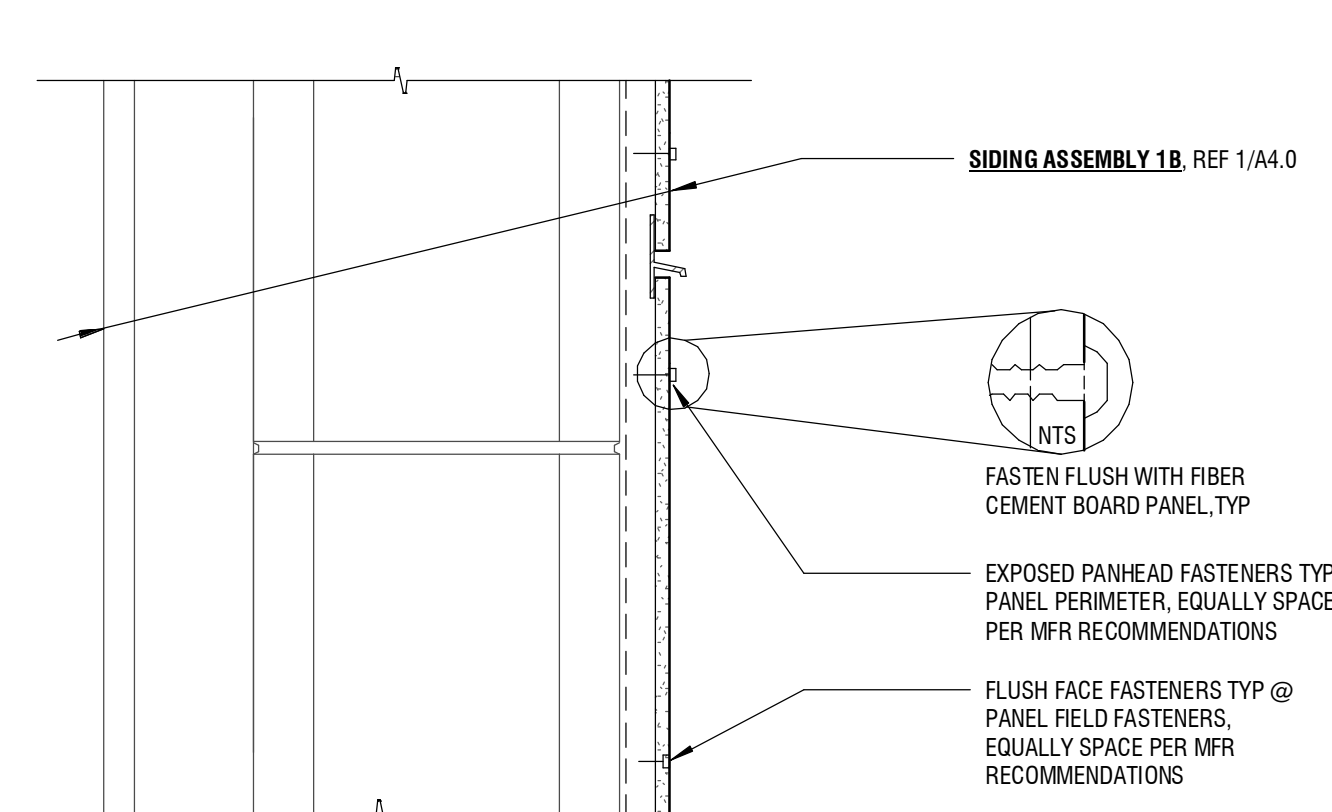
5 FLASHING TYPES
3" = 1'-0"



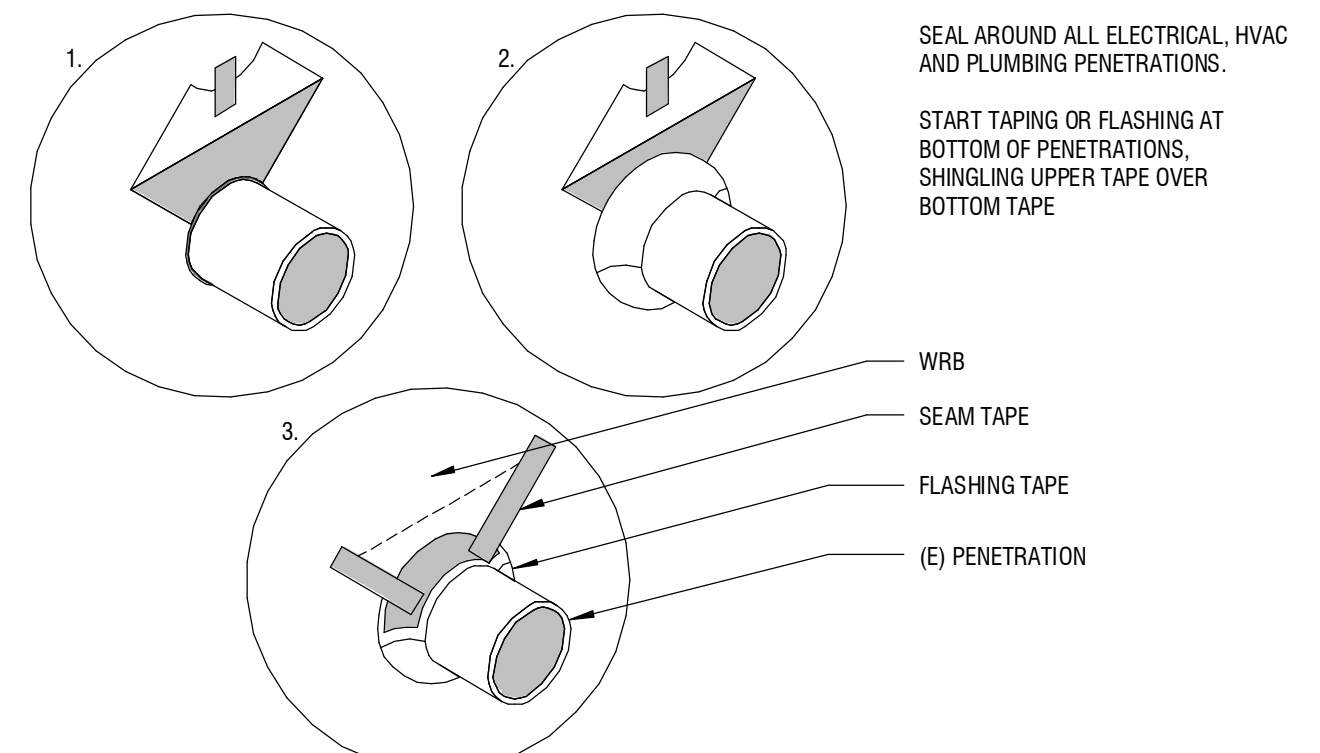
6 SOFFIT @ BAY WINDOWS
3" = 1'-0"



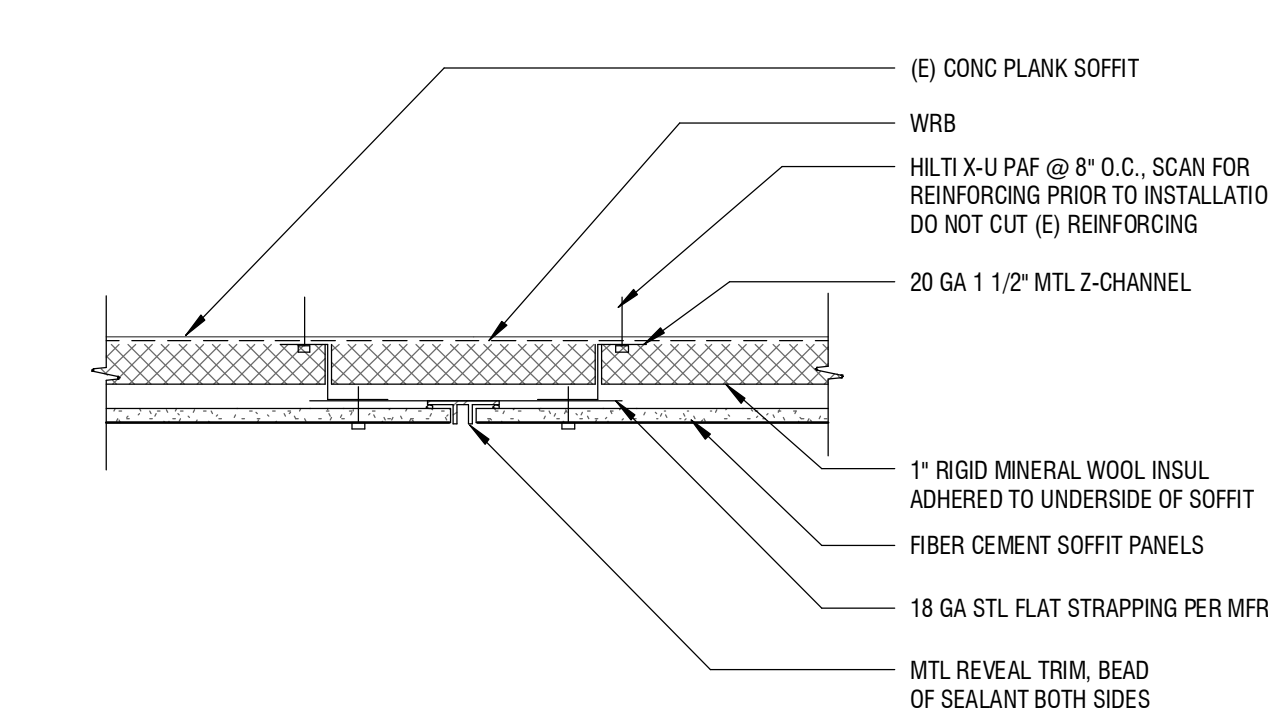
7 TYP HORIZ JOINT @ FIBER CEMENT SIDING
3" = 1'-0"



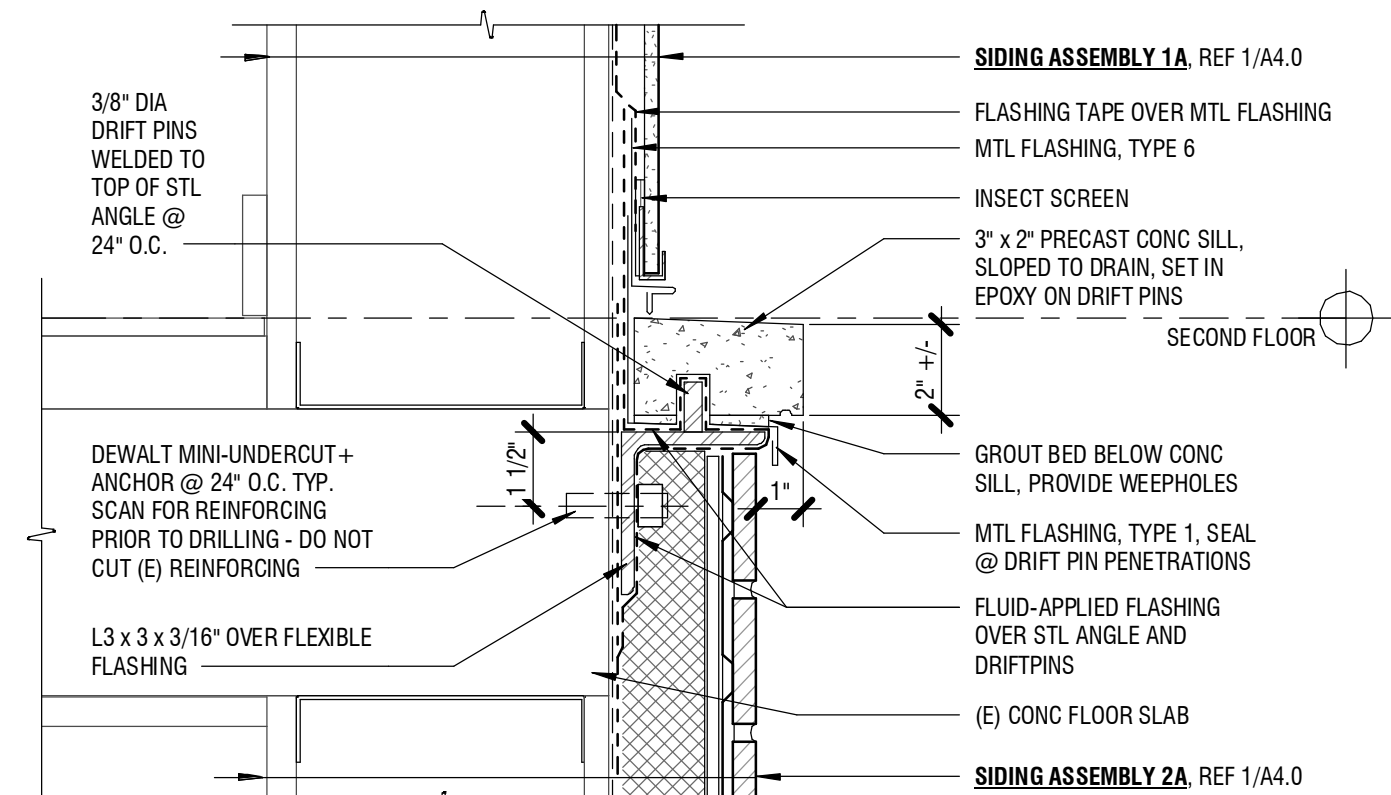
8 TYP FIBER CEMENT SIDING @ CMU WALL
3" = 1'-0"



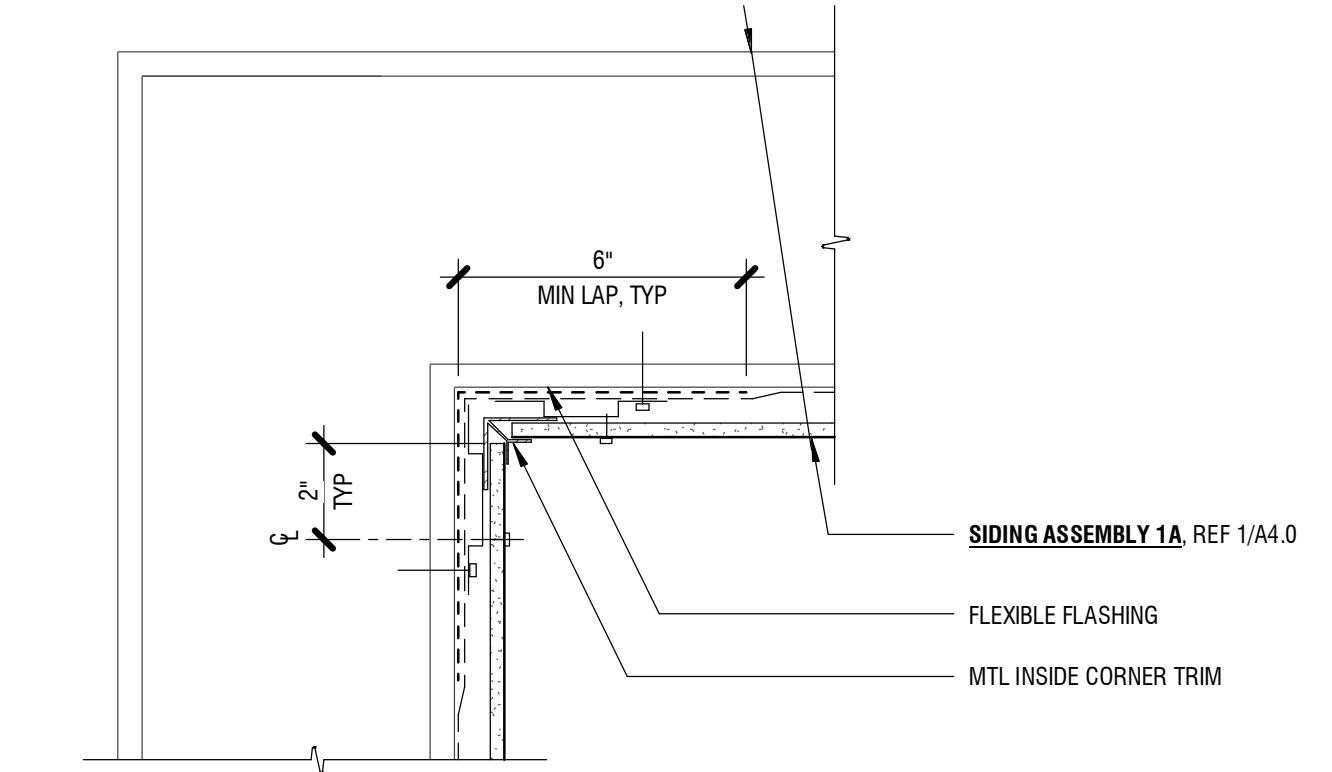
9 TYP FLASHING PENETRATION
3" = 1'-0"



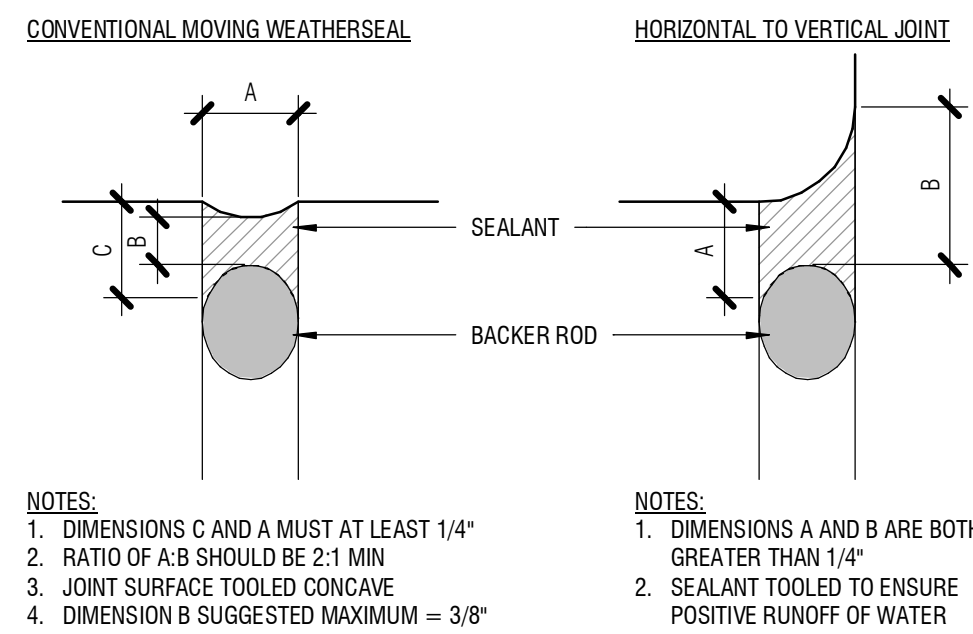
10 SOFFIT PANEL JOINT
3" = 1'-0"



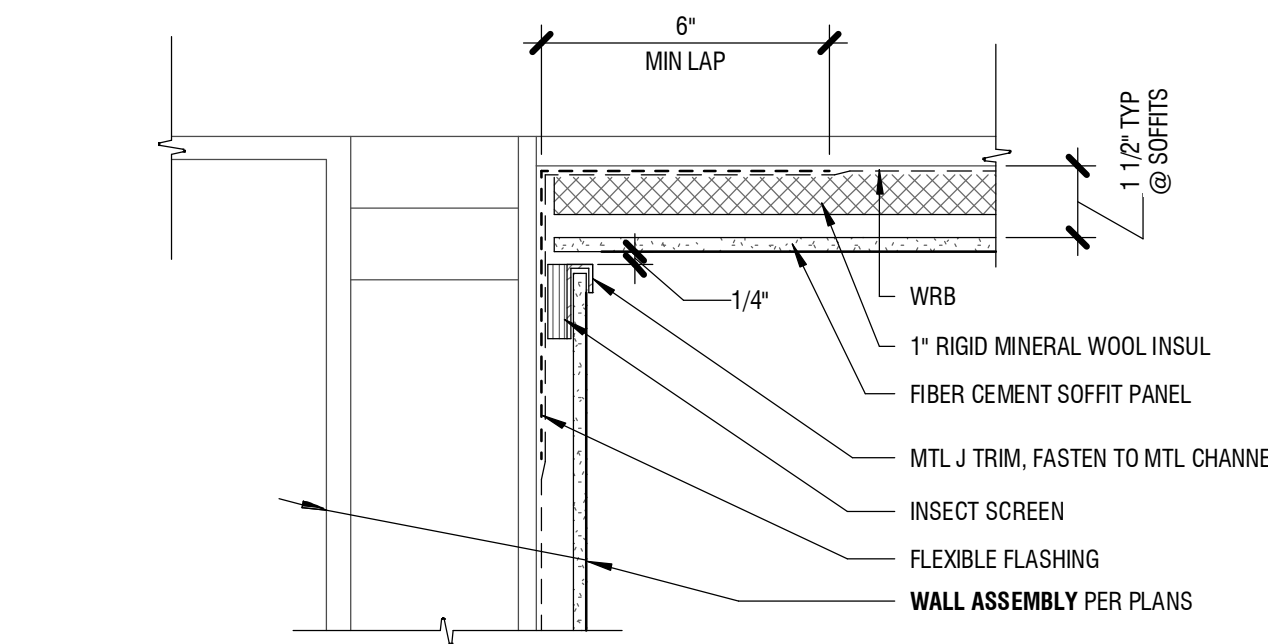
11 TYP FIBER CEMENT TRANSITION TO BRICK VENEER
3" = 1'-0"



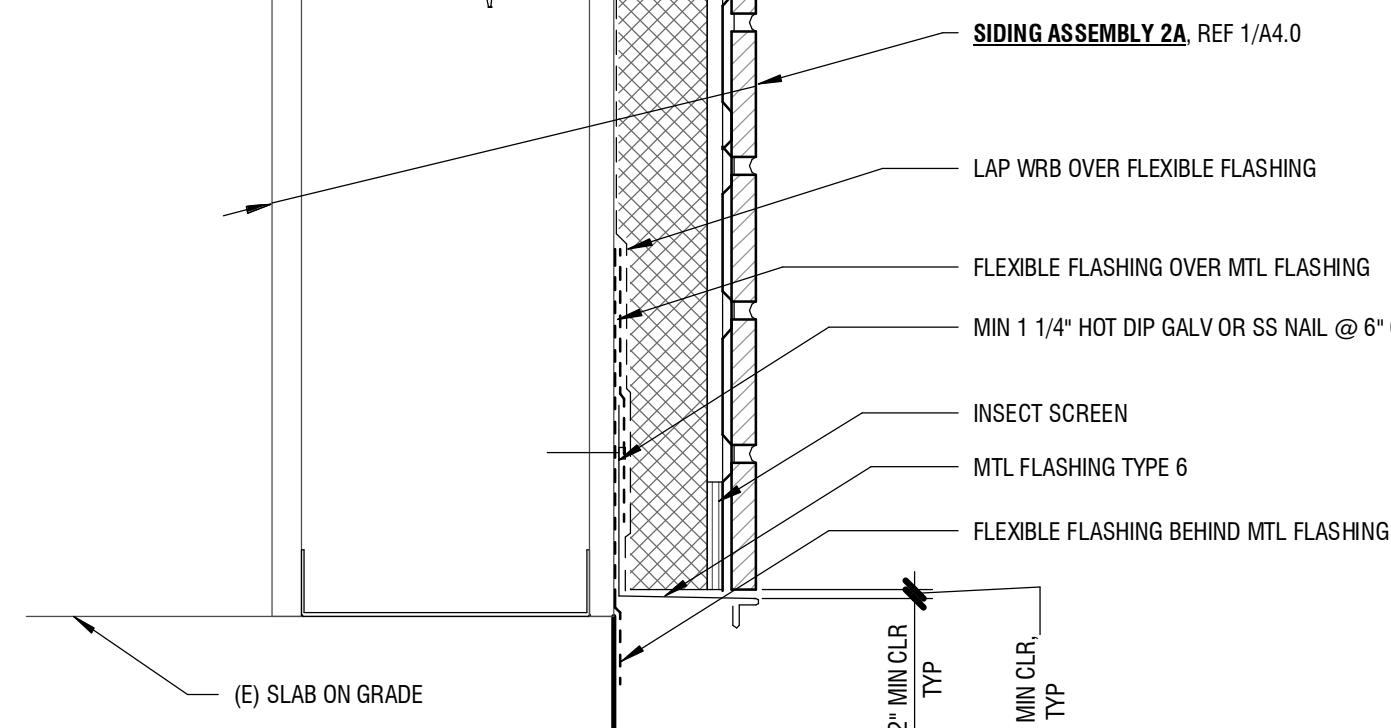
12 TYP FIBER CEMENT INSIDE CORNER PLAN
3" = 1'-0"



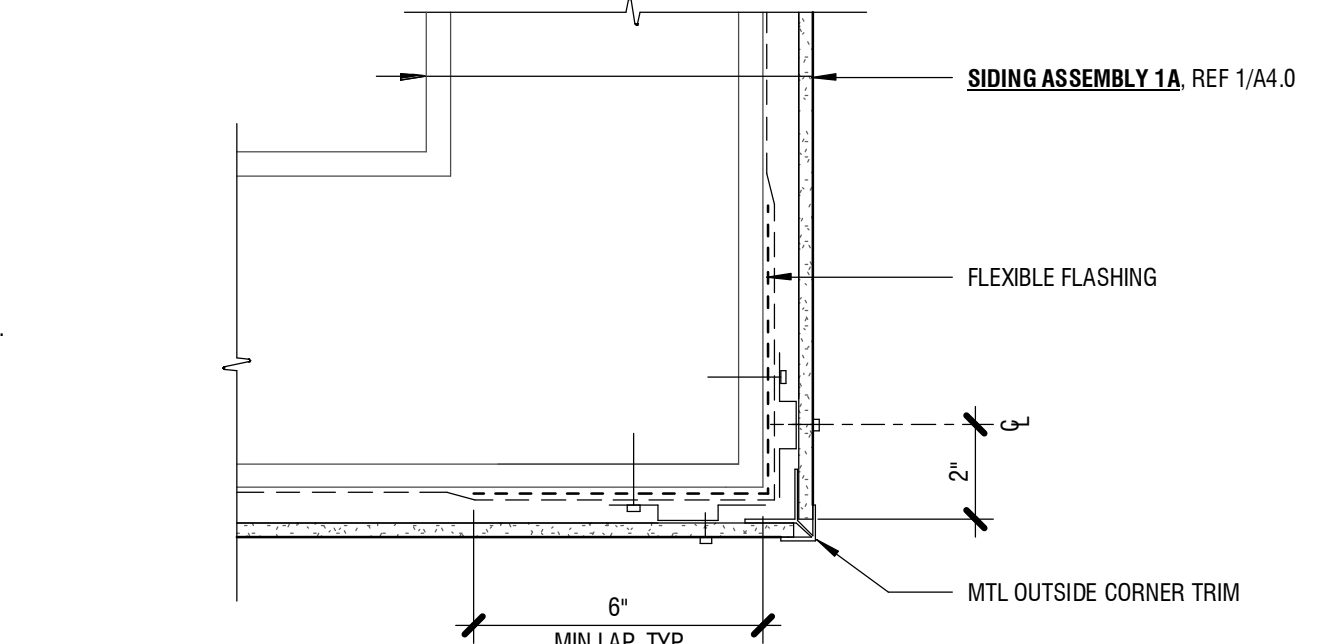
13 TYP SEALANT JOINT & BACKER ROD
3" = 1'-0"



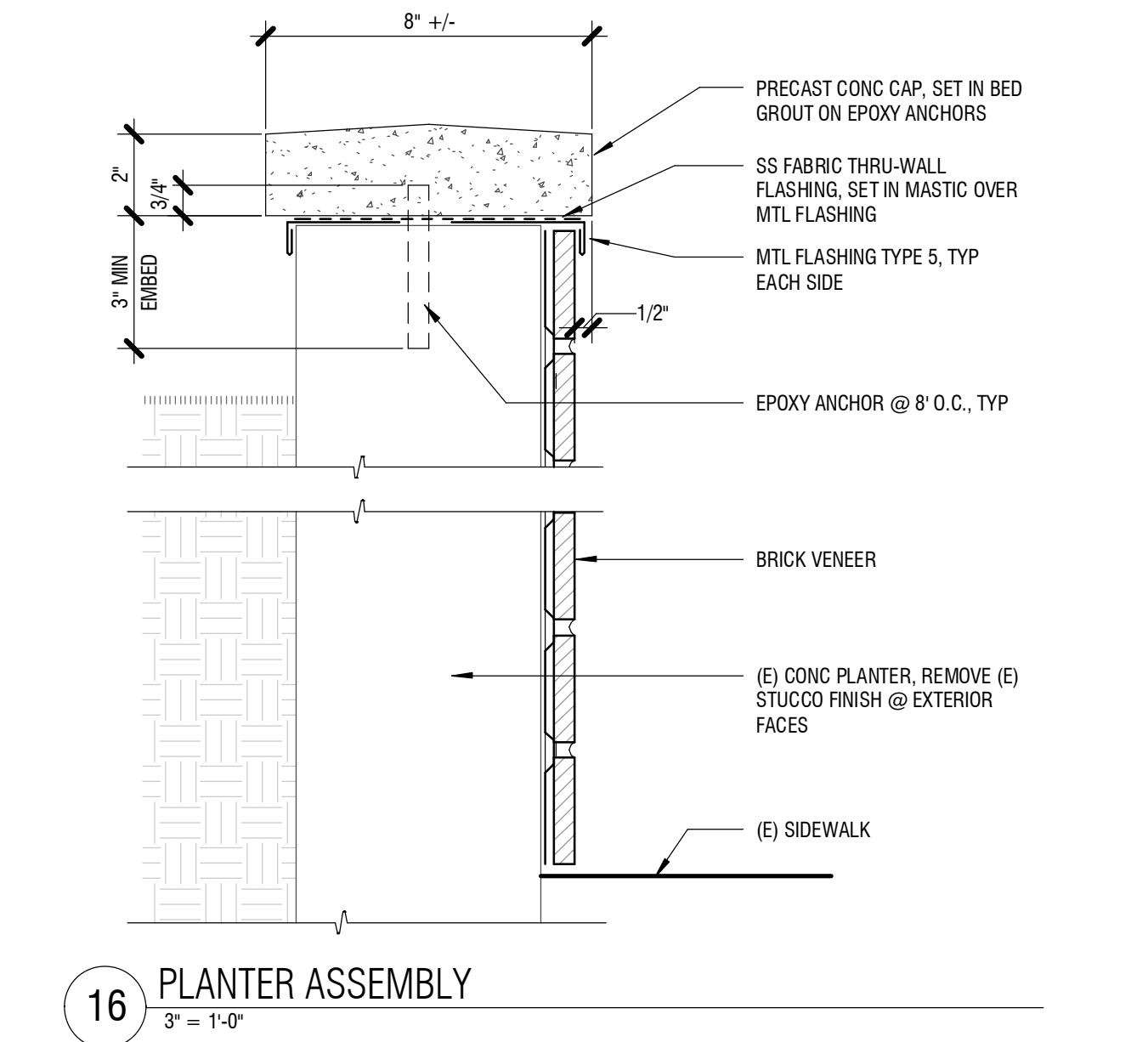
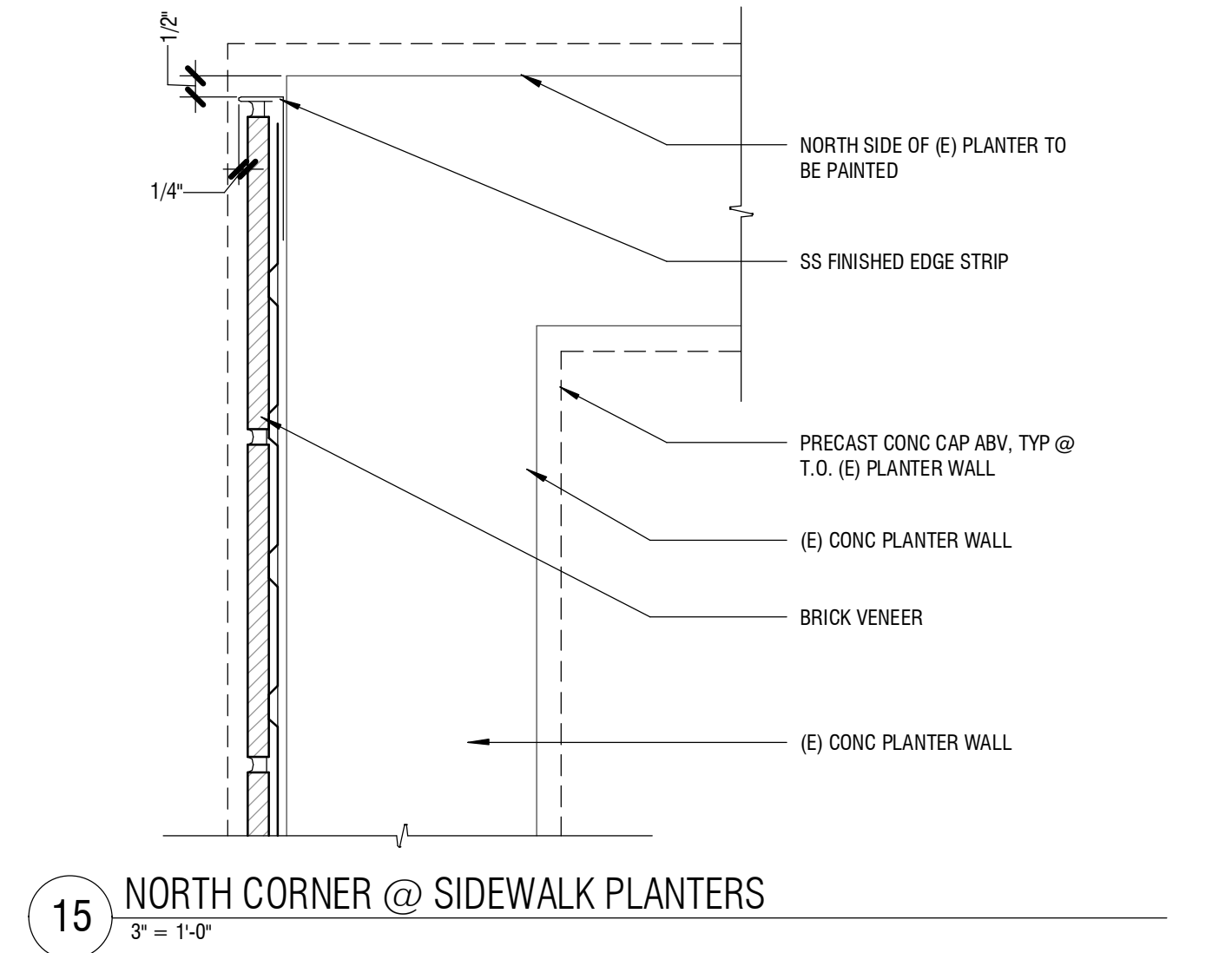
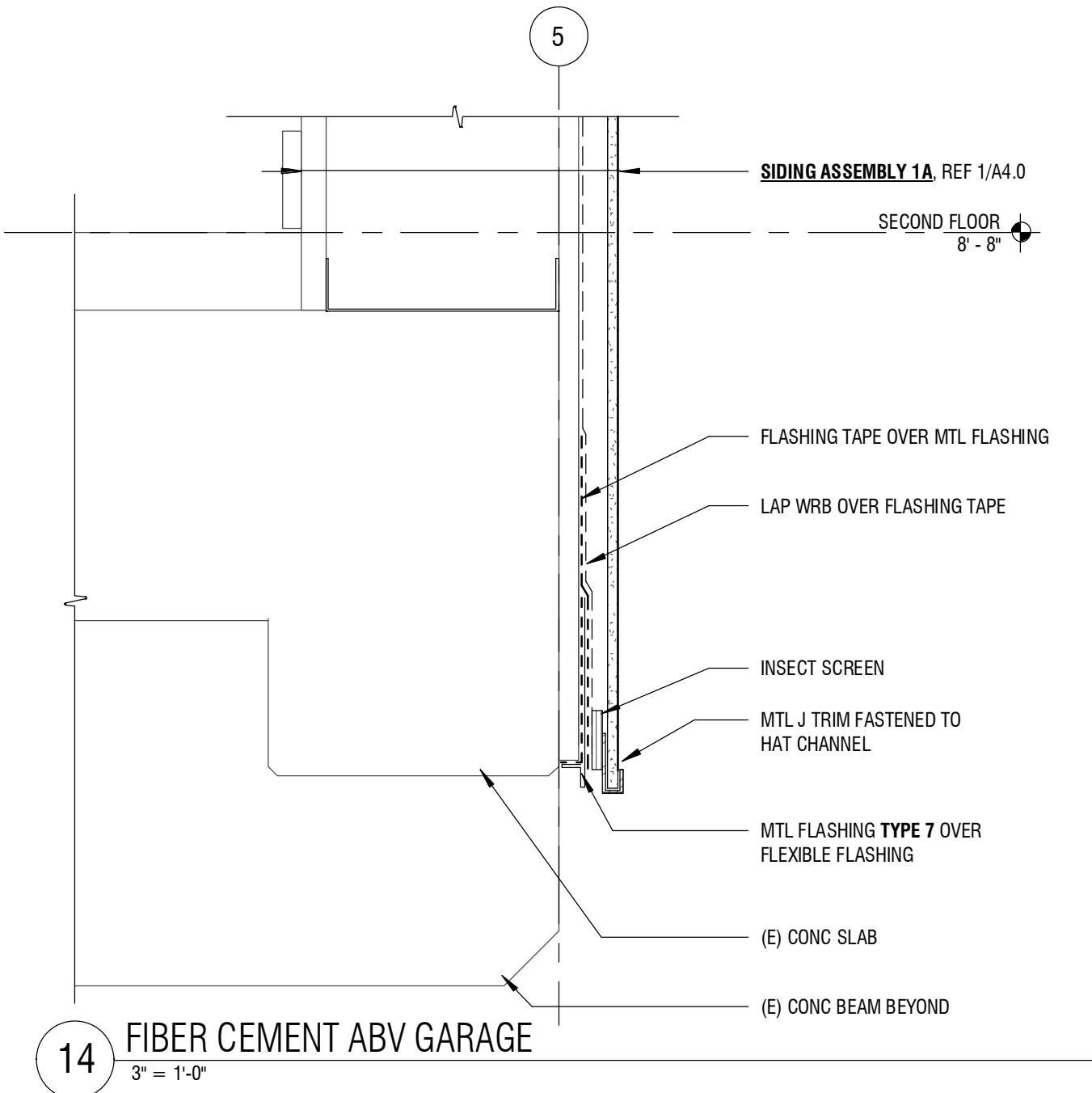
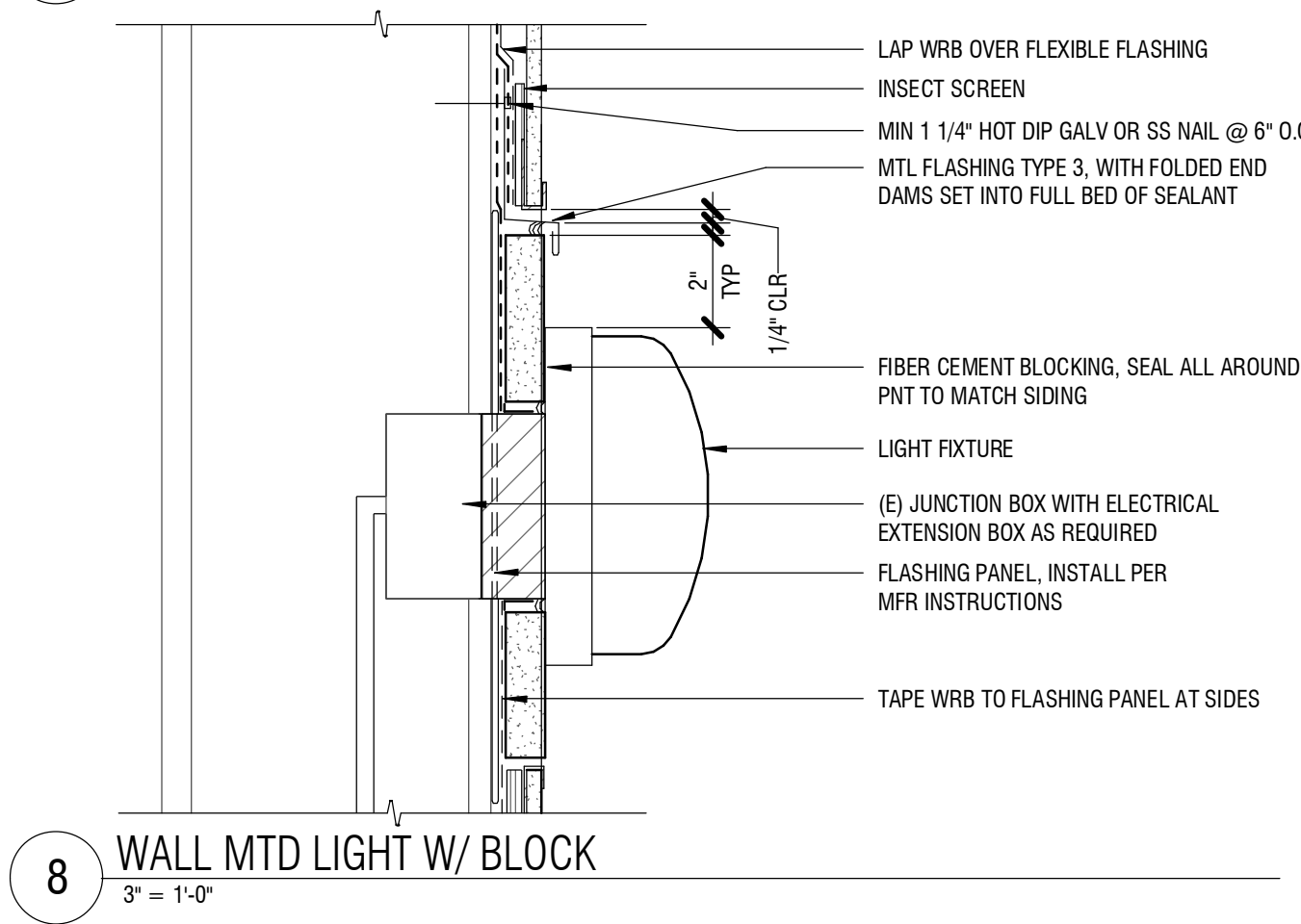
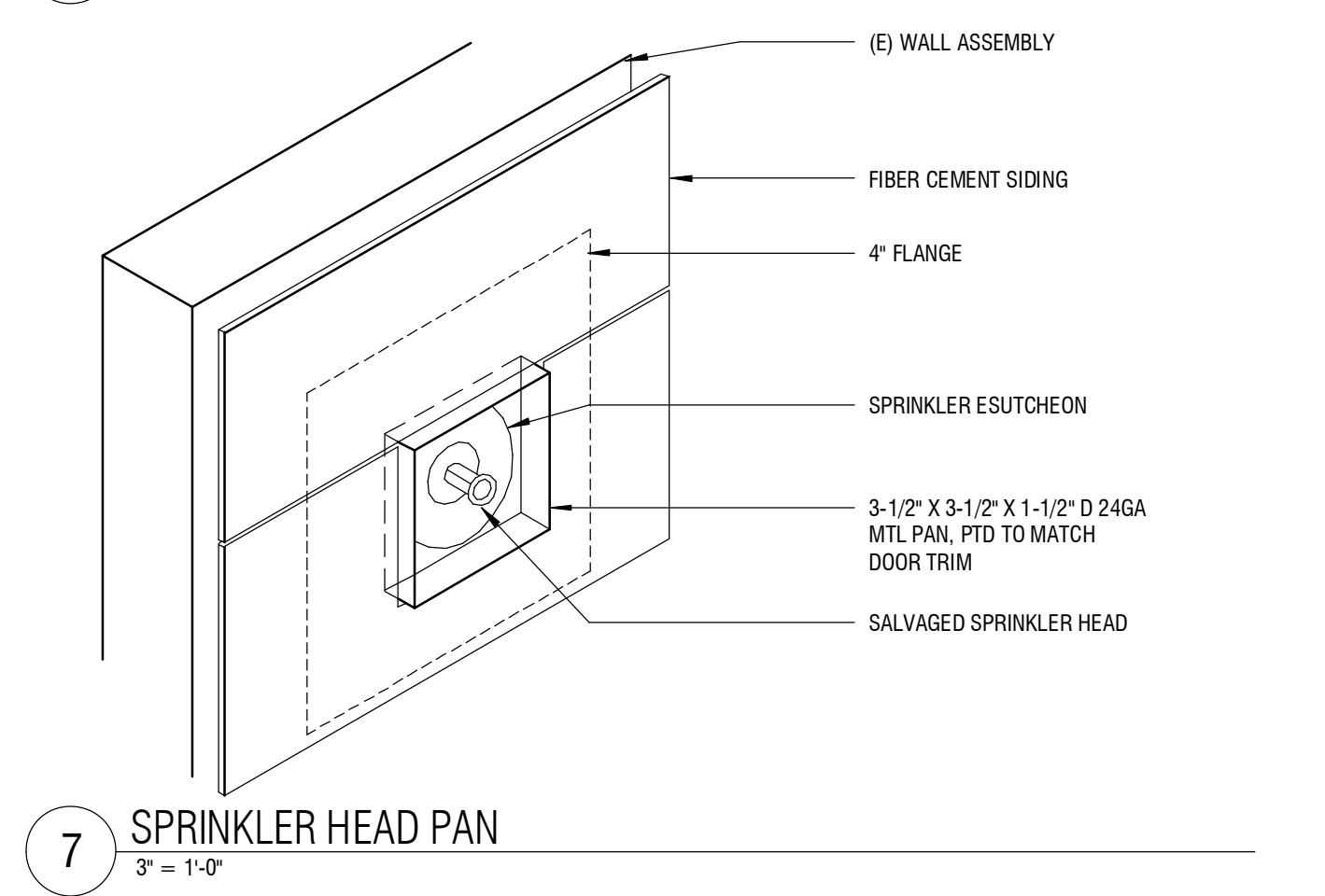
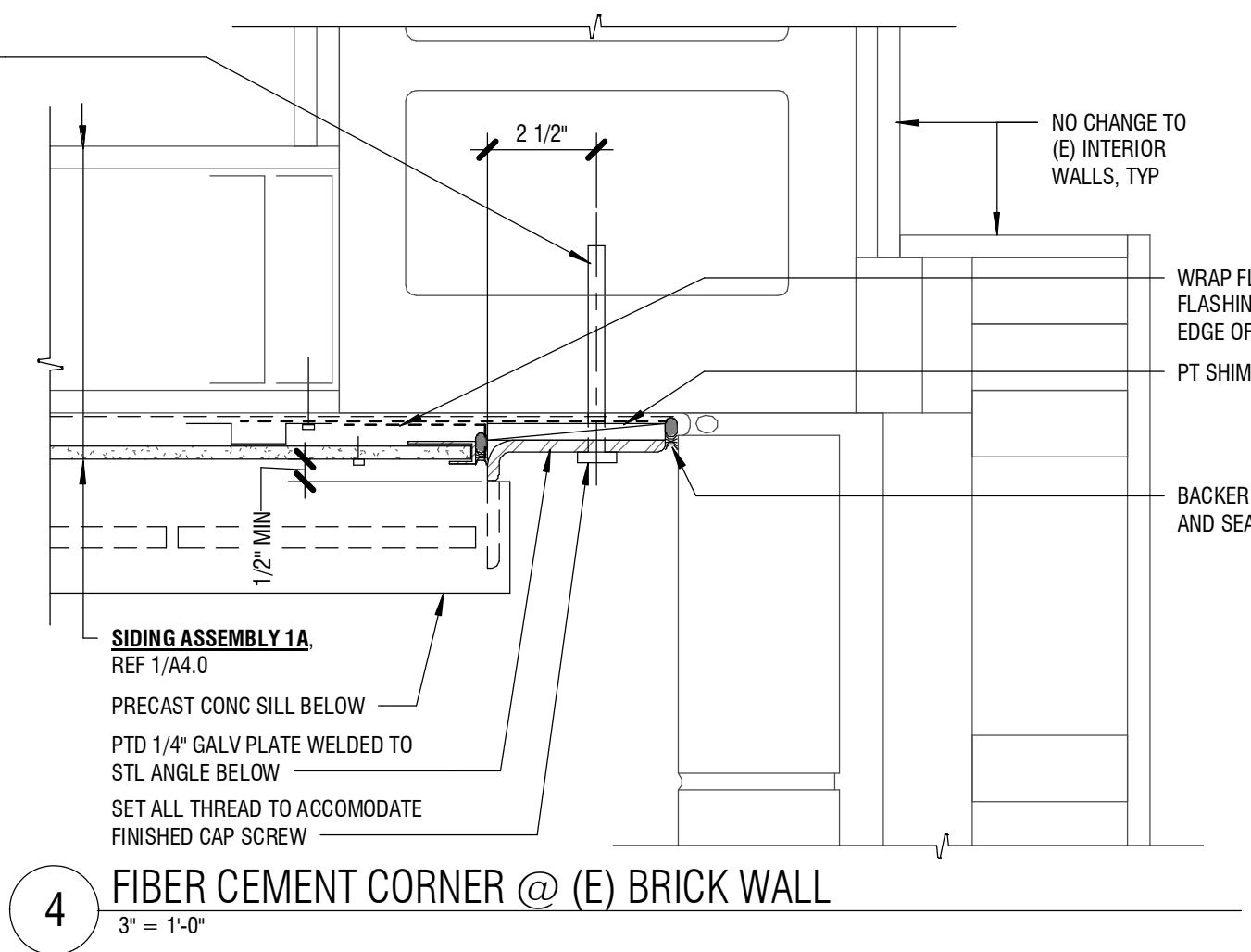
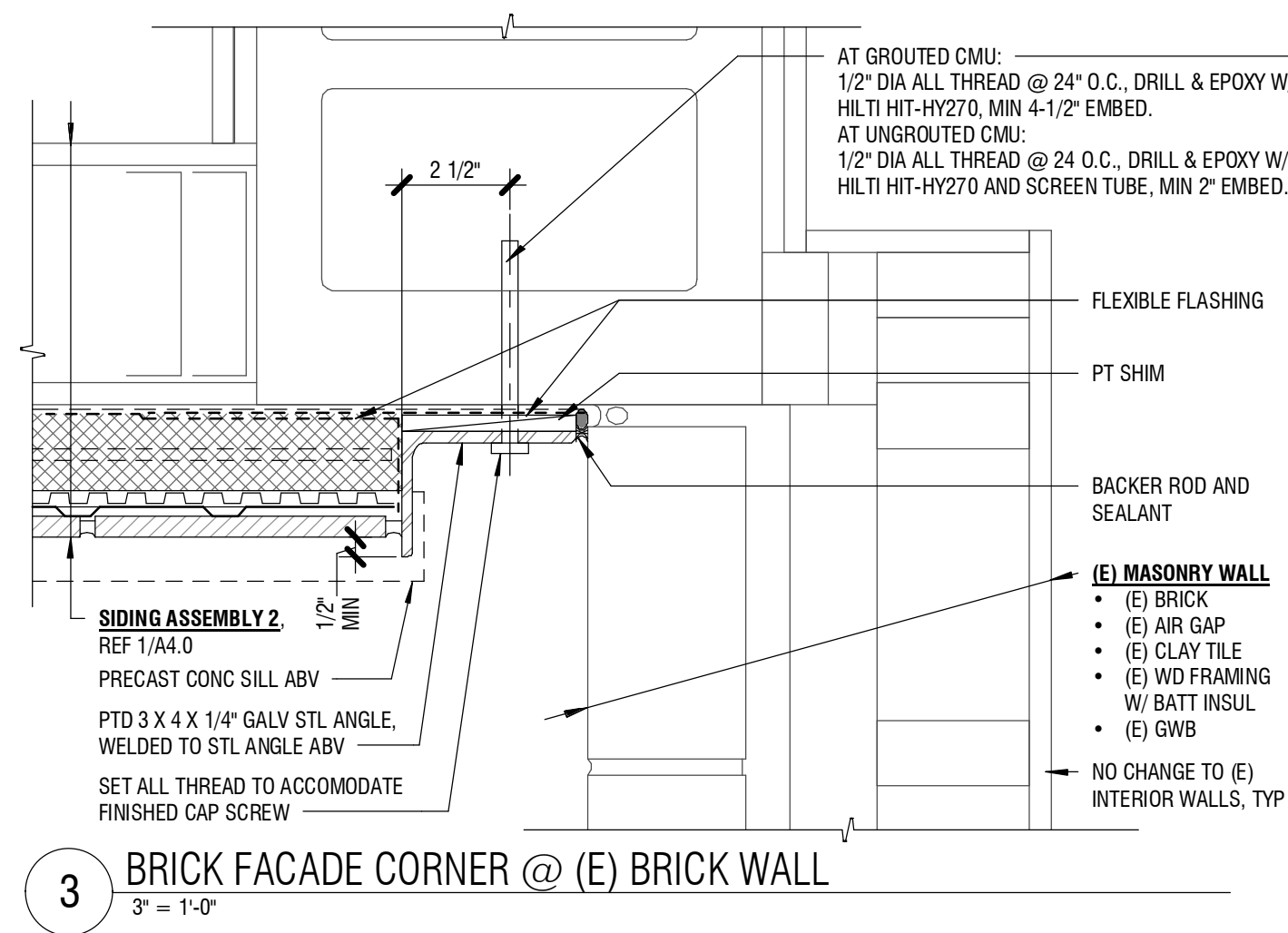
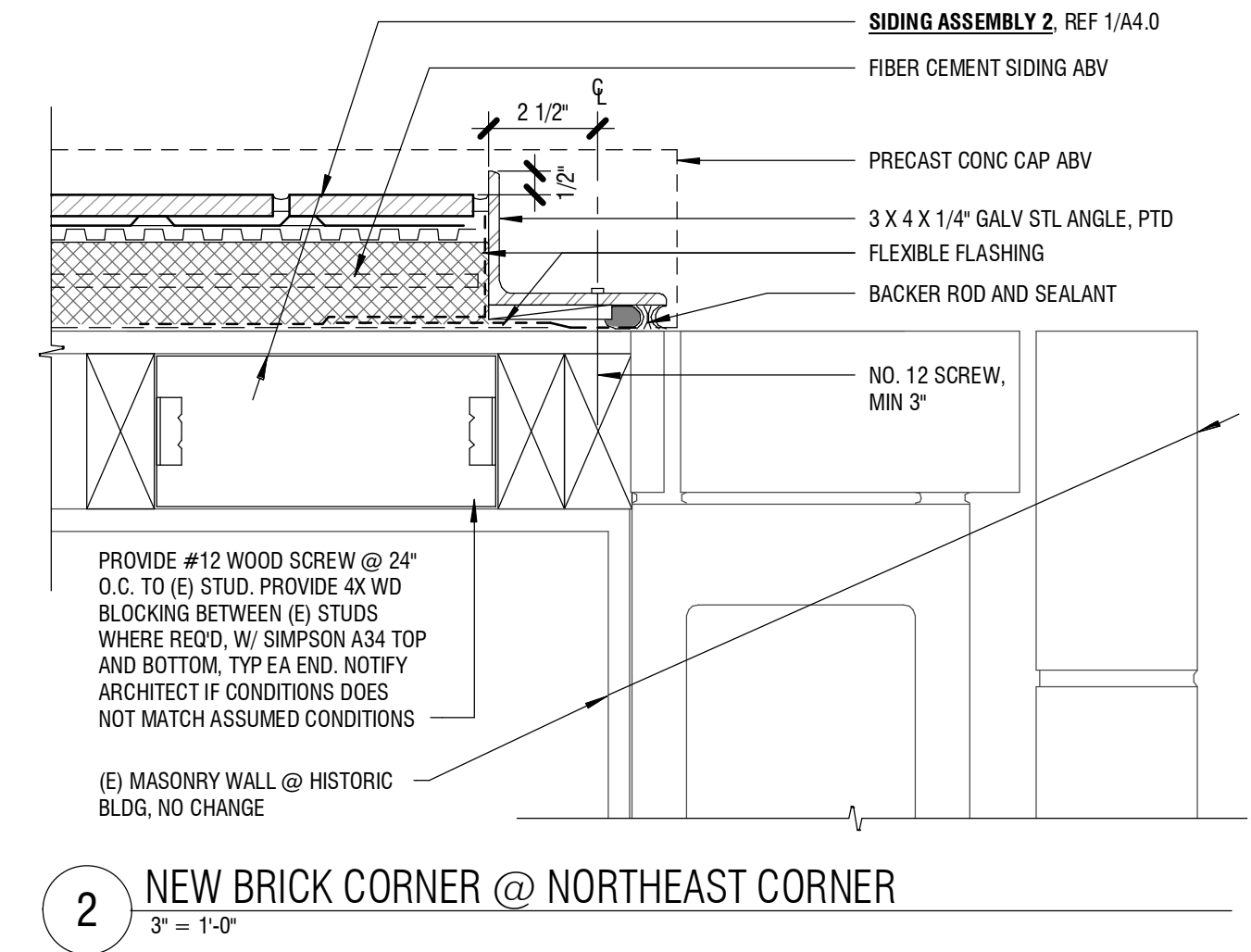
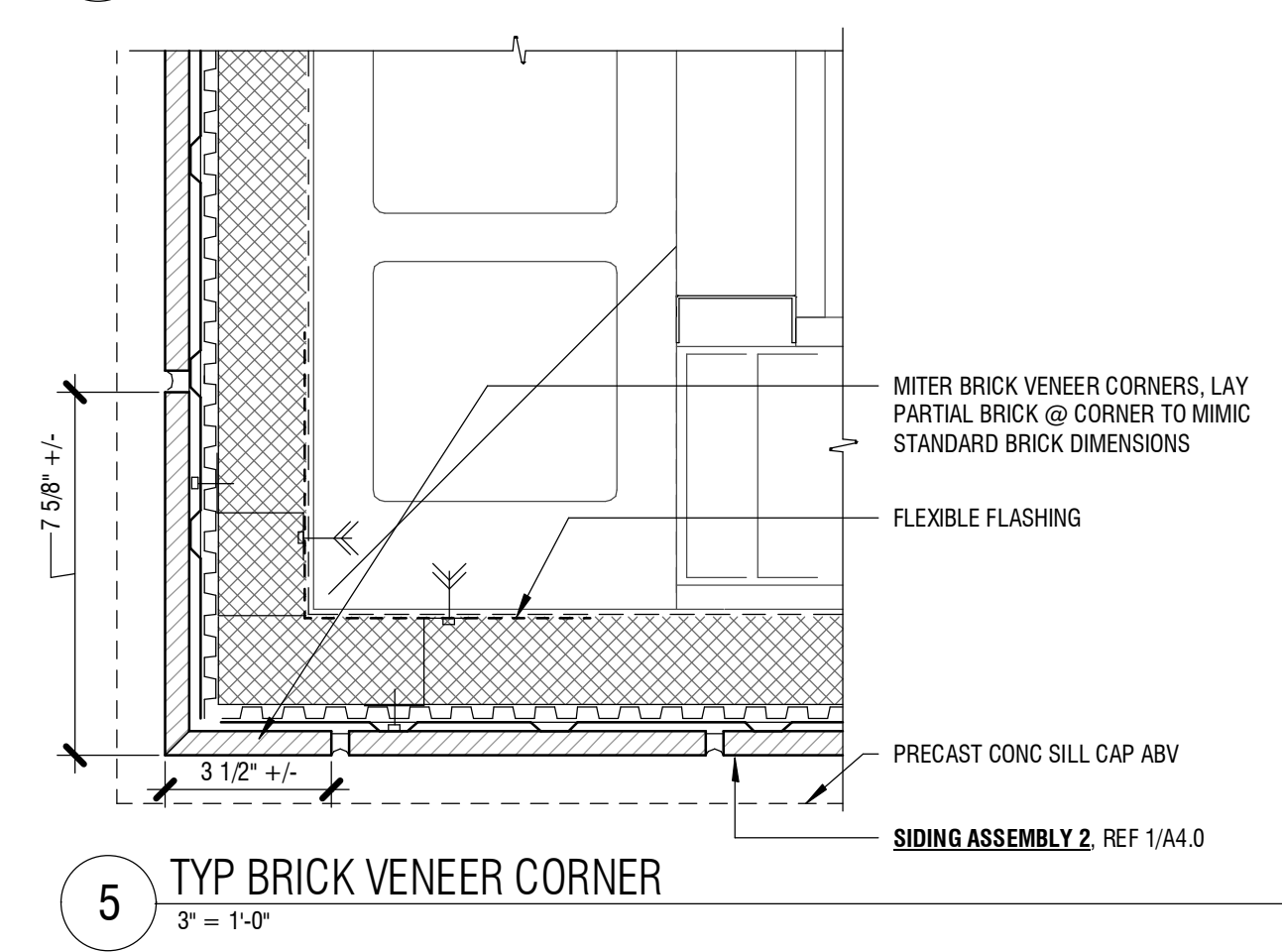
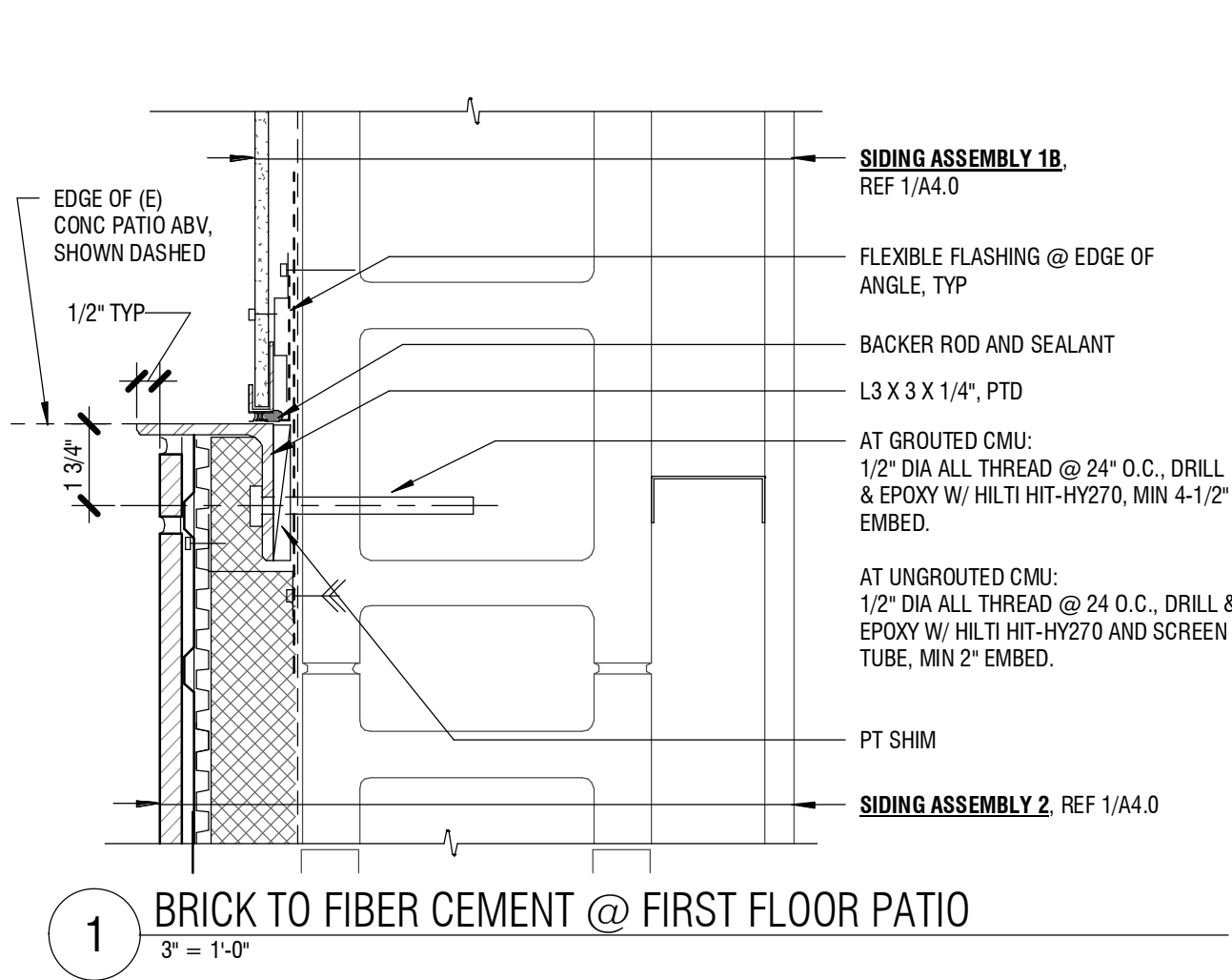
14 SOFFIT TO WALL
3" = 1'-0"



15 BASE OF BRICK VENEER WALL
3" = 1'-0"



16 TYP FIBER CEMENT OUTSIDE CORNER PLAN
3" = 1'-0"

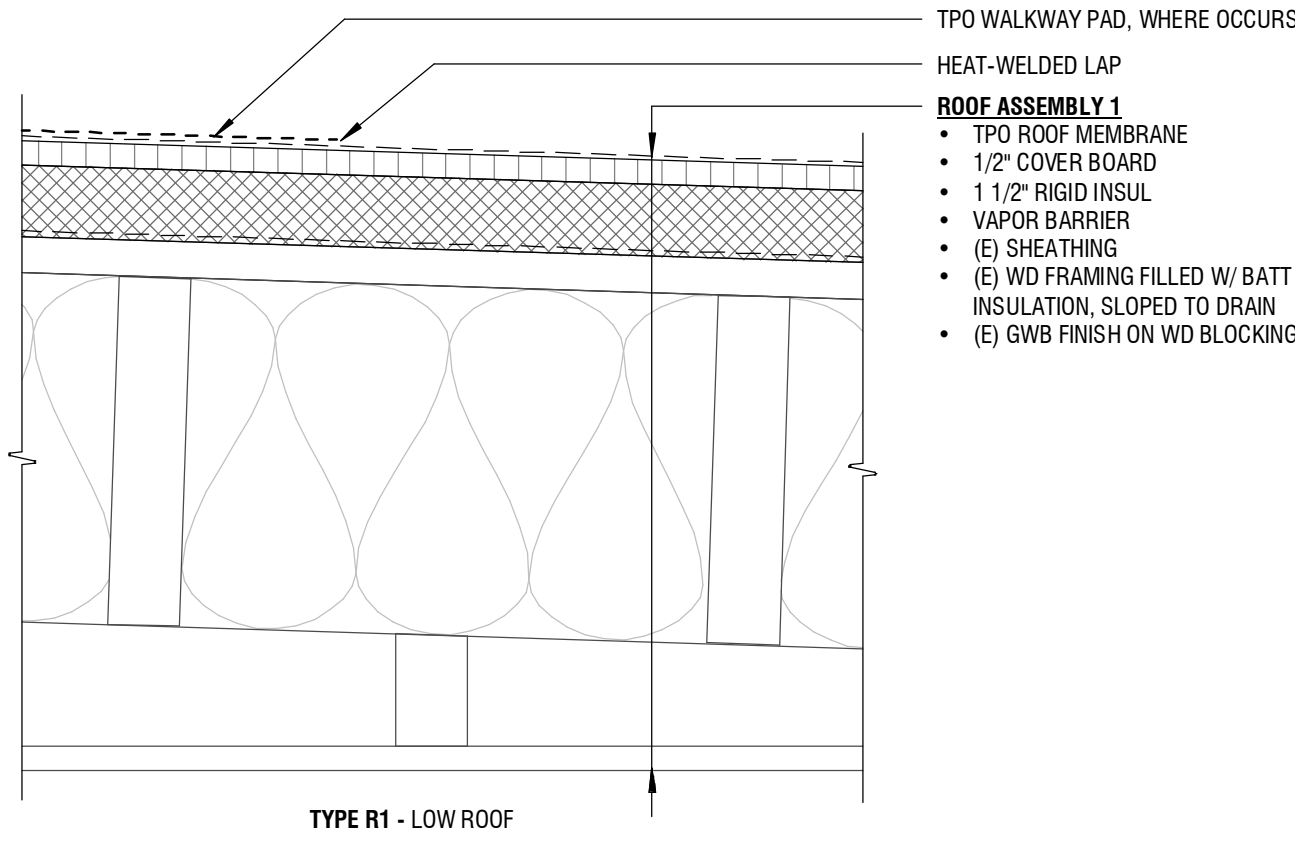


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GUSTAVES MANOR
ENVELOPE
UPGRADE

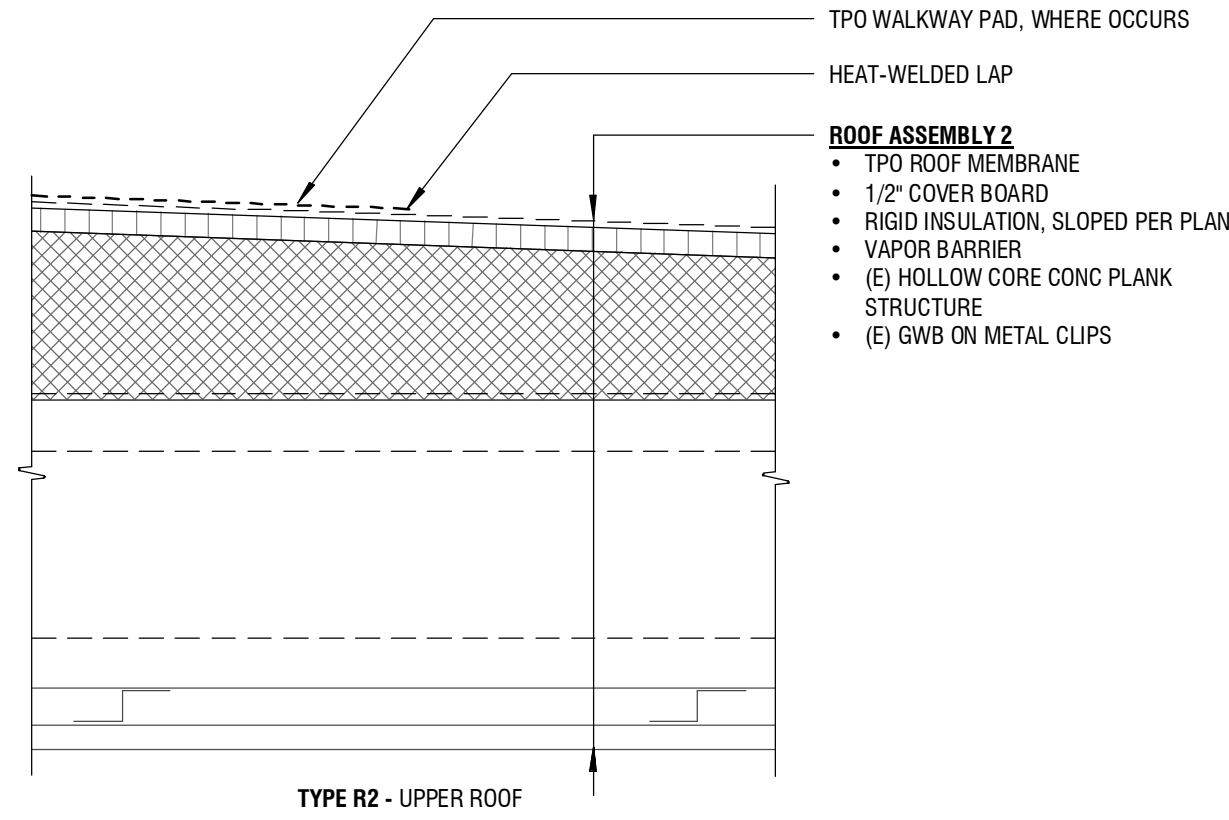
BID SET
107 W MAIN ST
AUBURN, WA 98001

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Checked: LJ
Date: 03/08/2022
Scale: 3\"/>

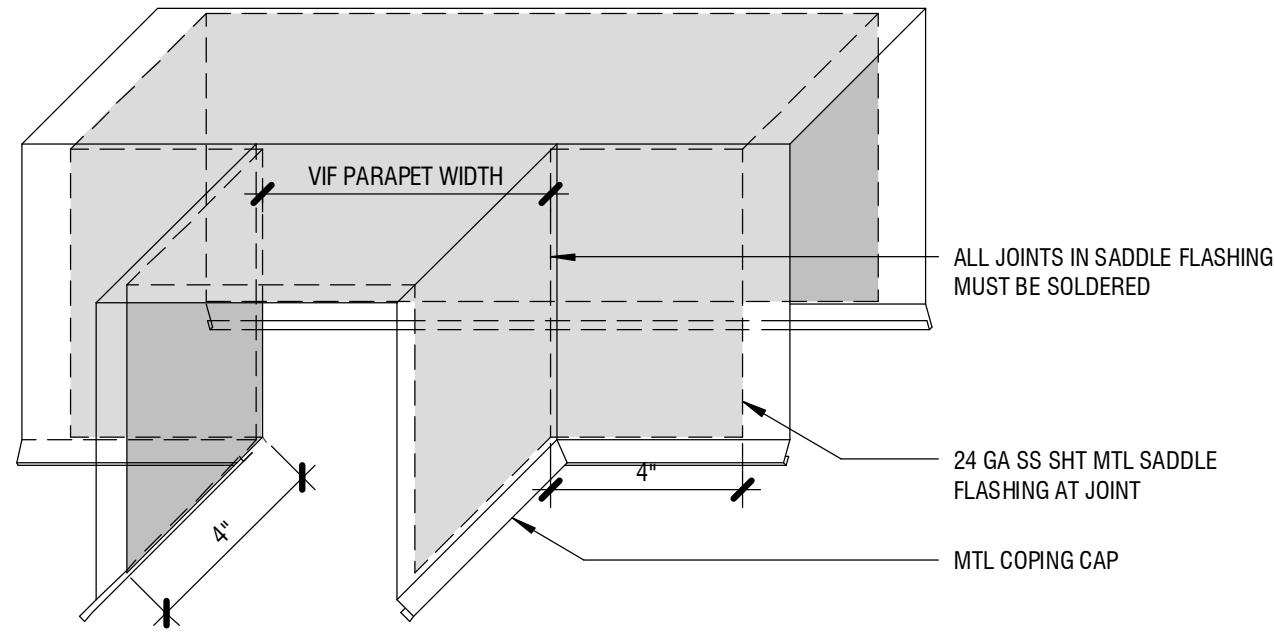
Revisions:	No.	Date	Remarks
	1	2.23.22	ASI-01



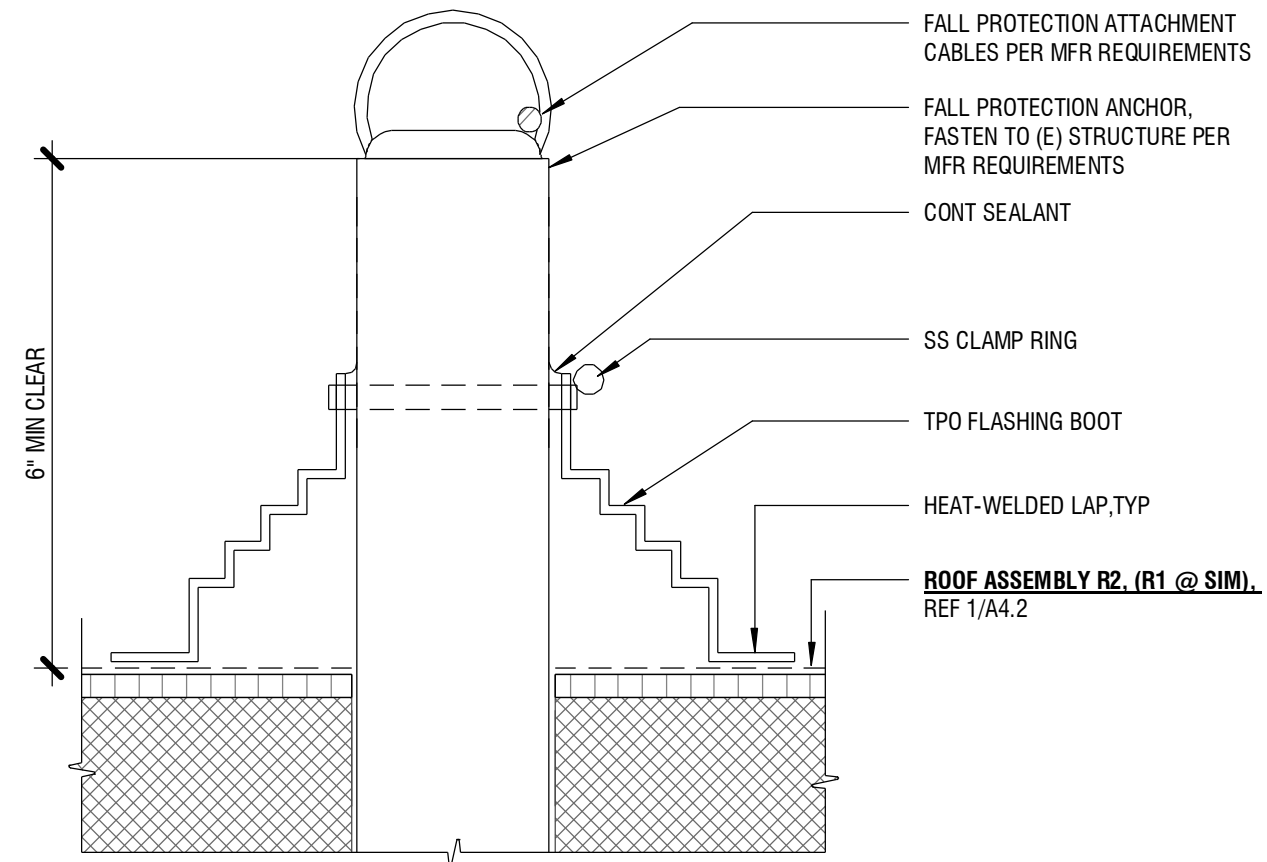
1 TYP ROOF ASSEMBLY
3" = 1'-0"



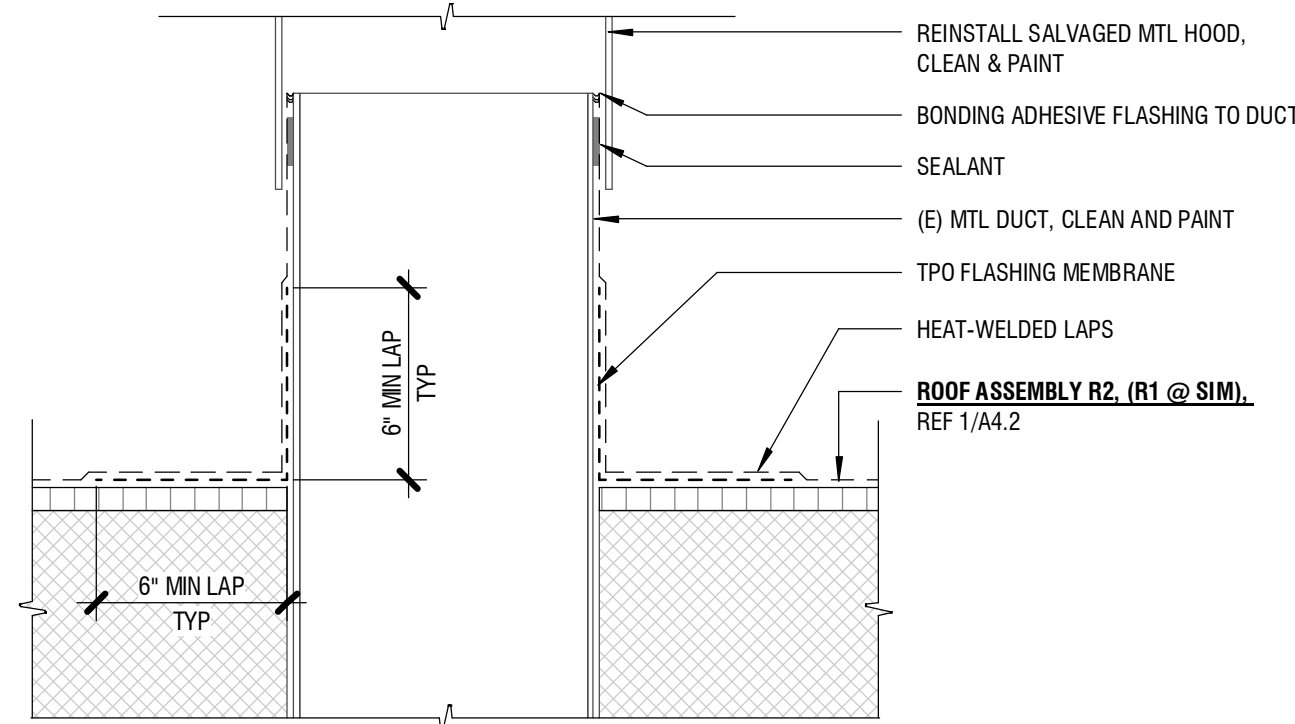
TYPE R2 - UPPER ROOF



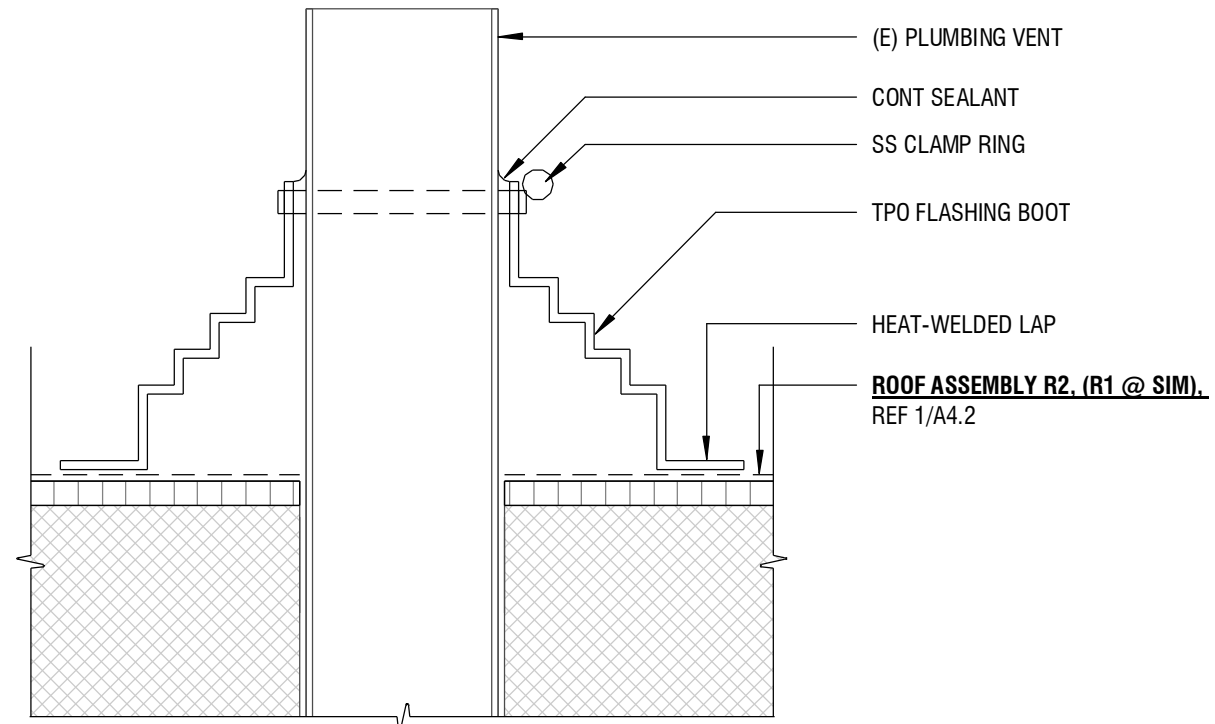
3 COPING INTERSECTION
3" = 1'-0"



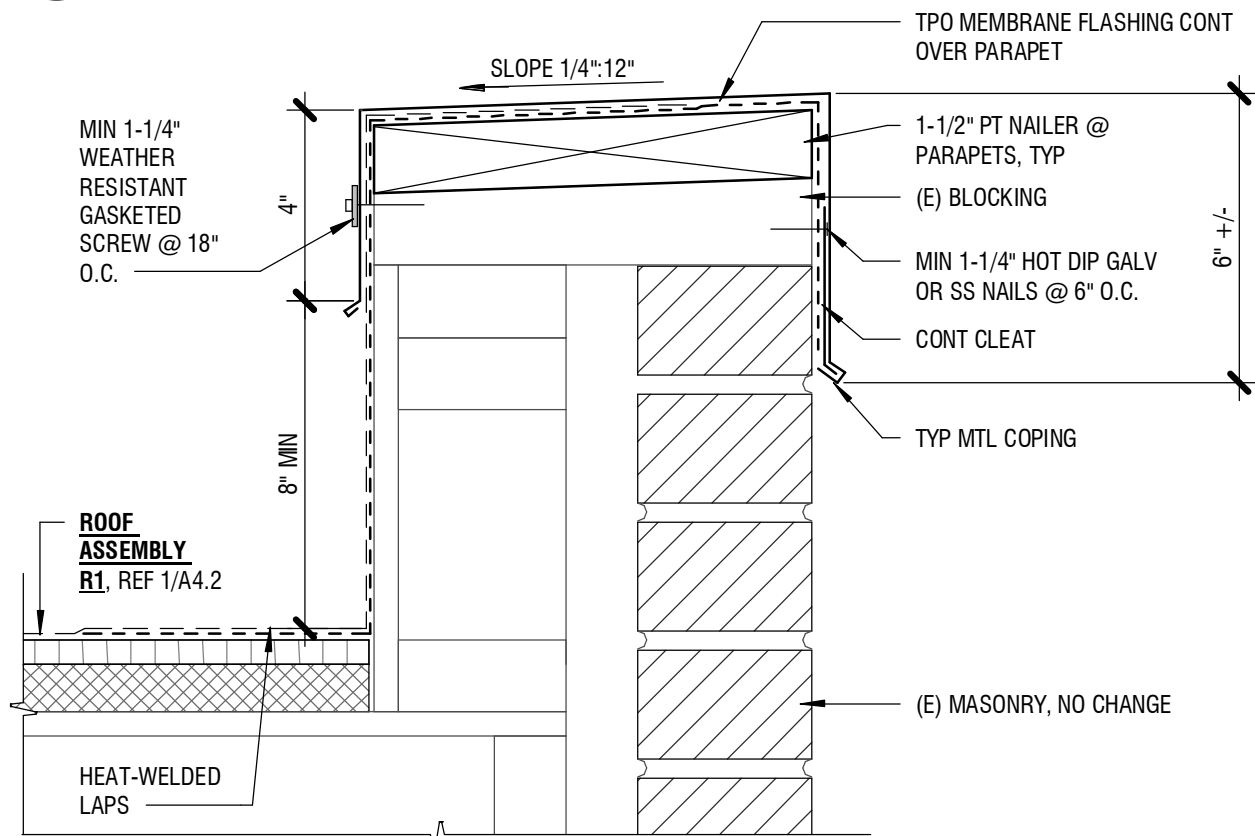
4 FALL PROTECTION SYSTEM
3" = 1'-0"



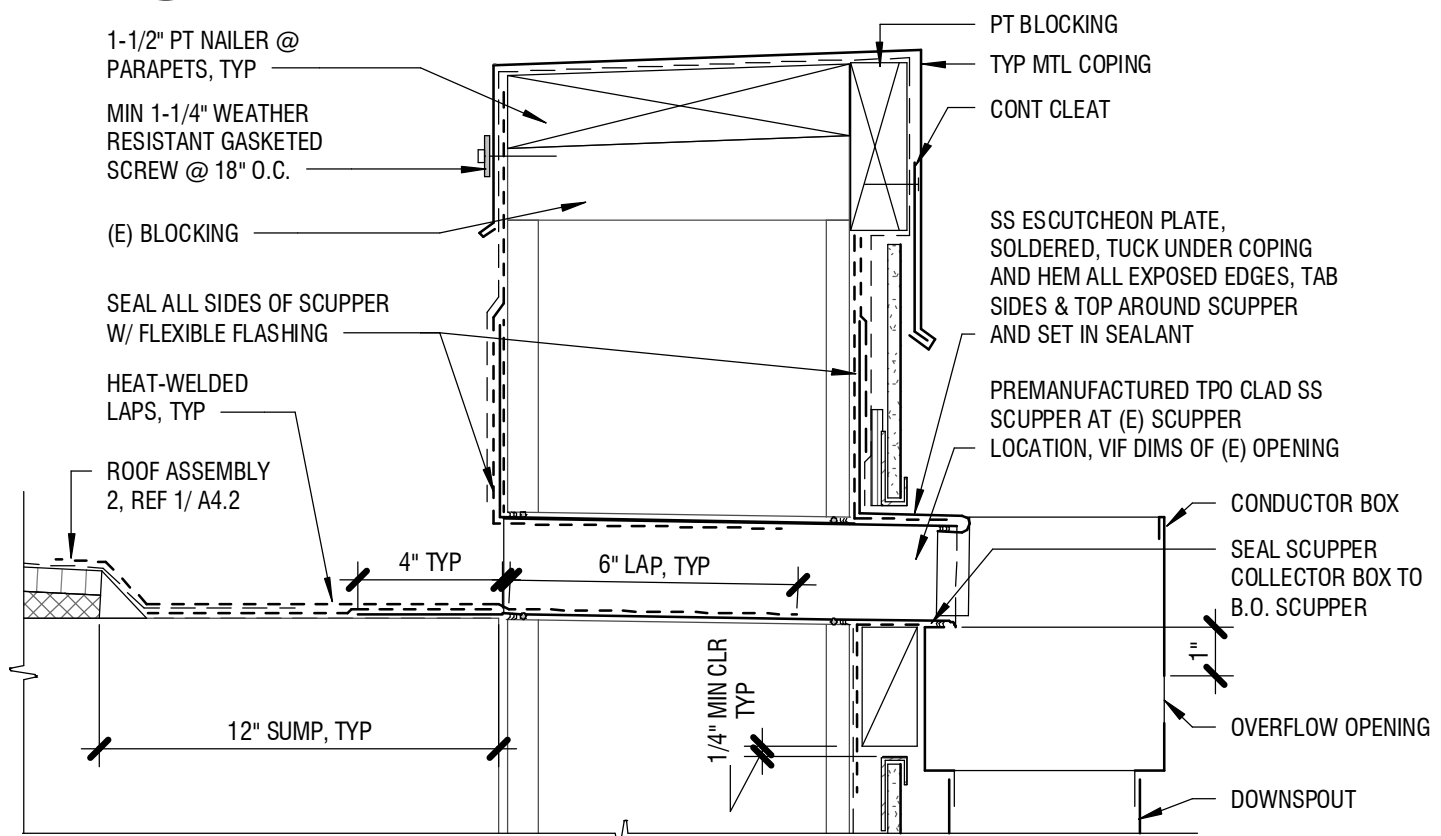
7 TYP EXHAUST / FLUE VENT
3" = 1'-0"



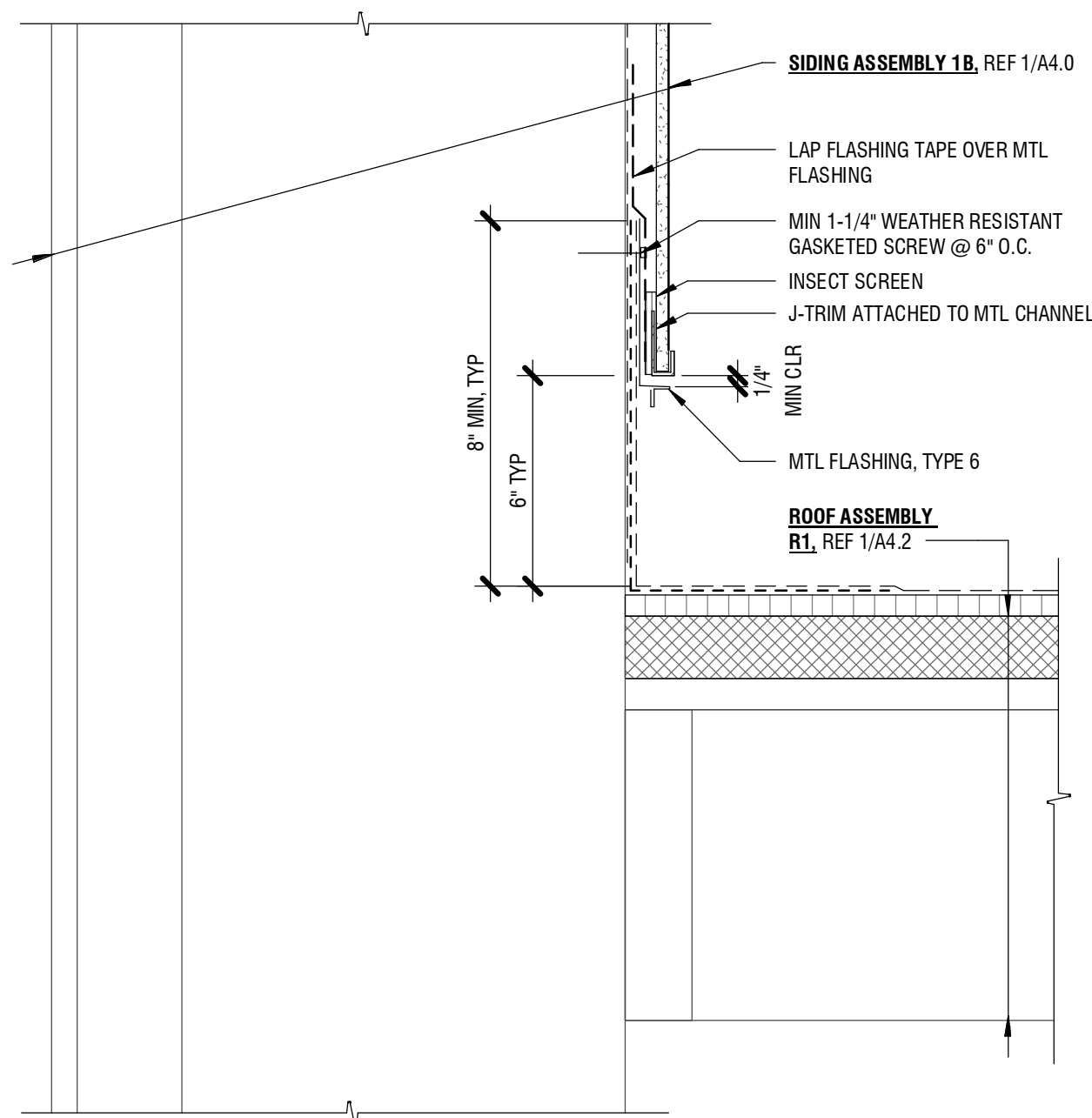
8 TYP PIPE PENETRATION @ ROOF
3" = 1'-0"



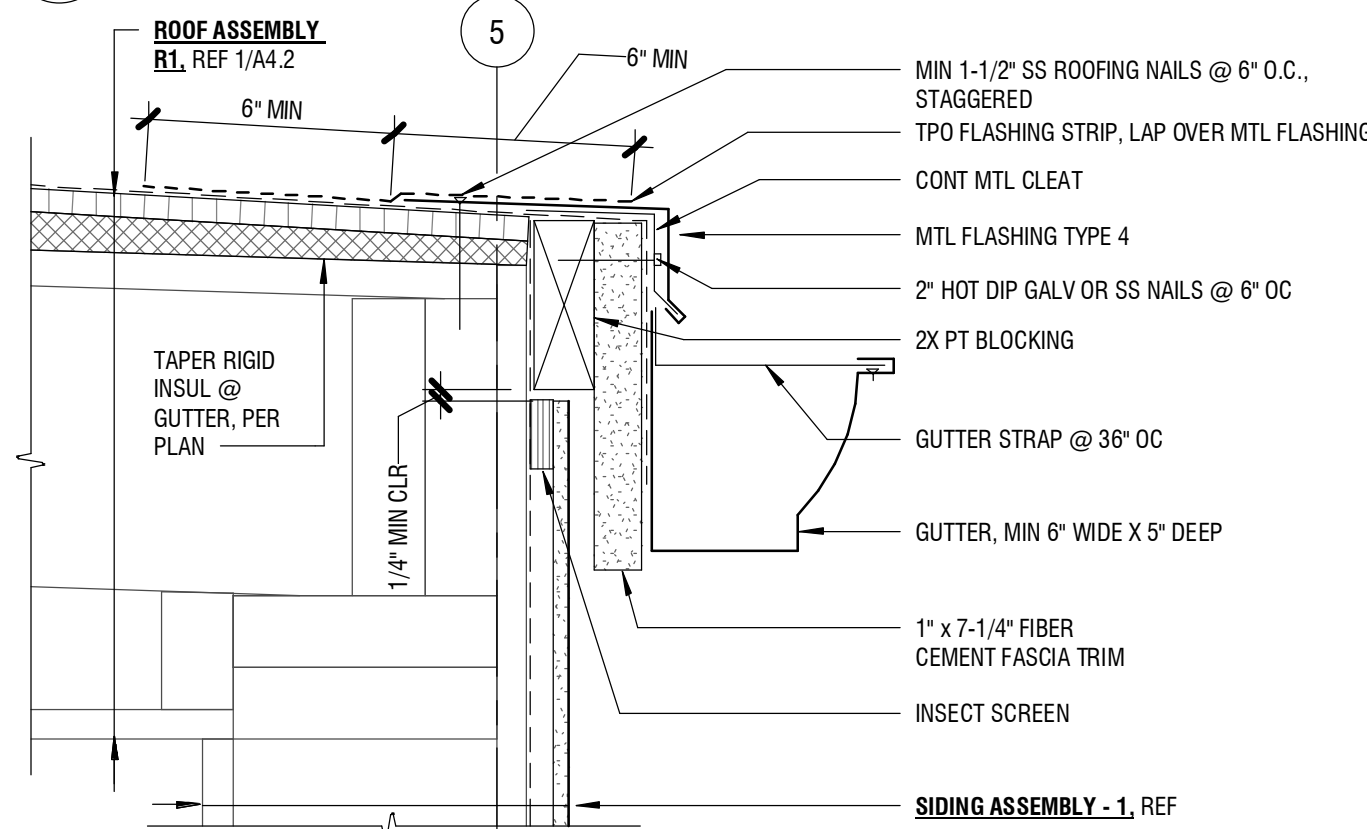
11 TYP COPING @ (E) MASONRY WALL PARAPET
3" = 1'-0"



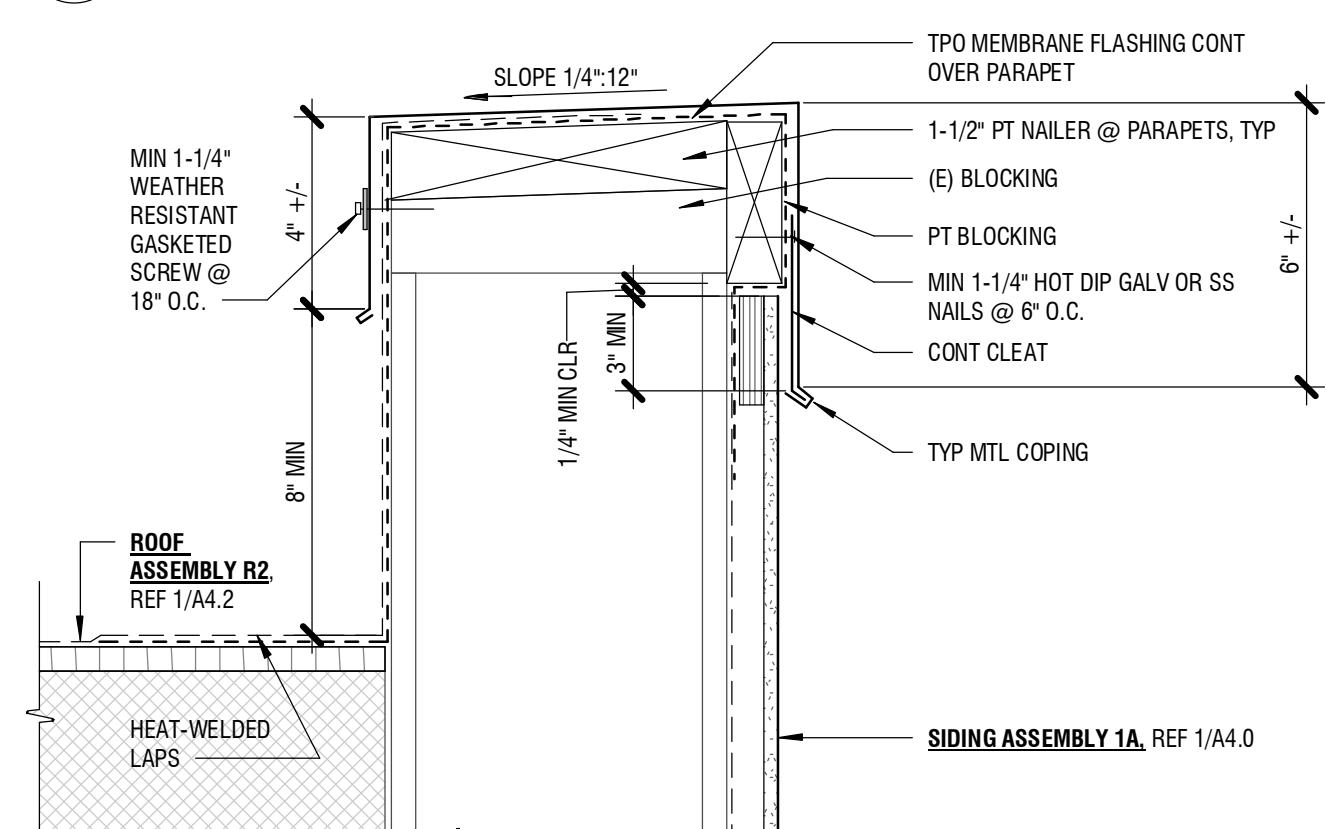
12 TYP UPPER ROOF SCUPPER
3" = 1'-0"



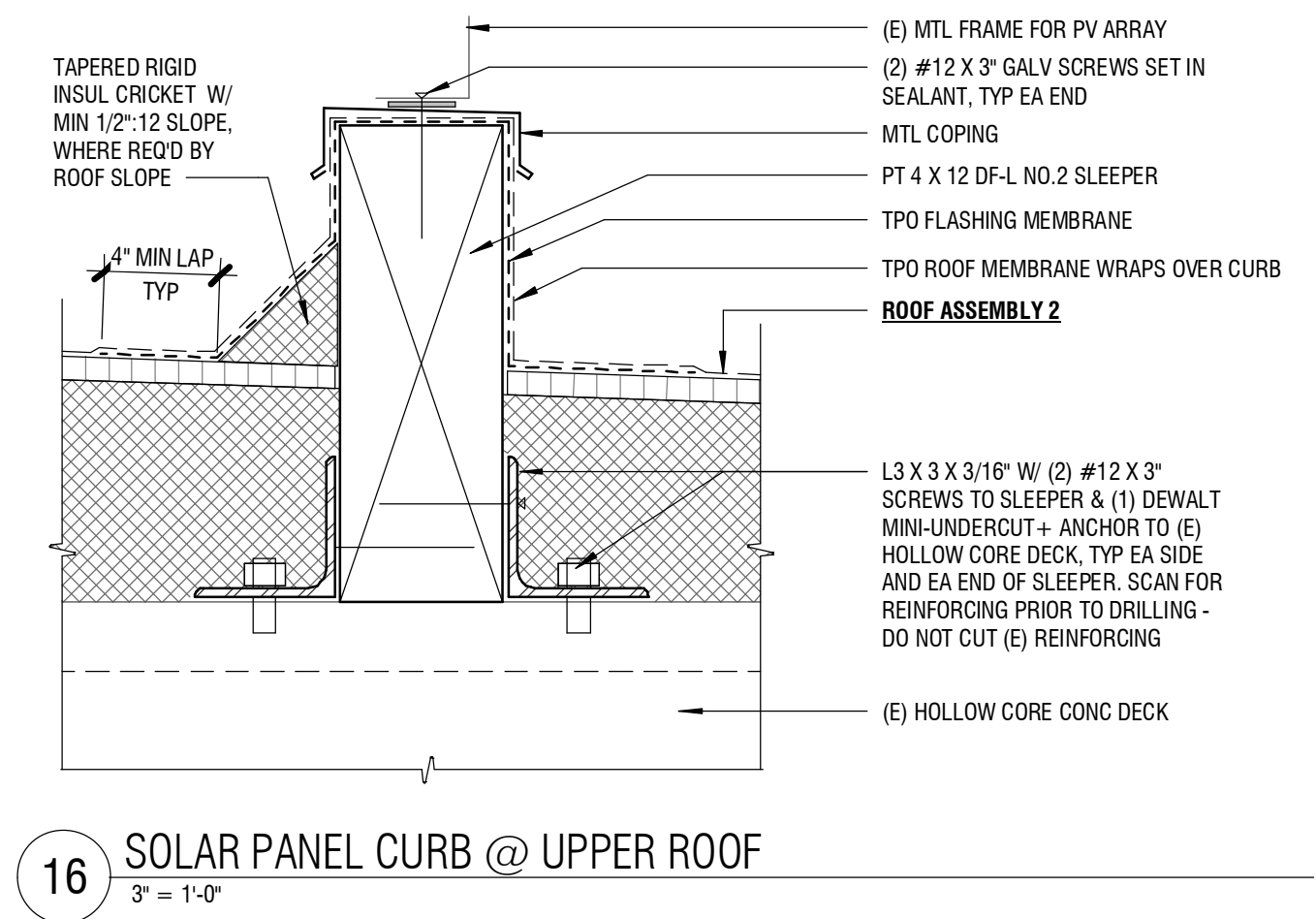
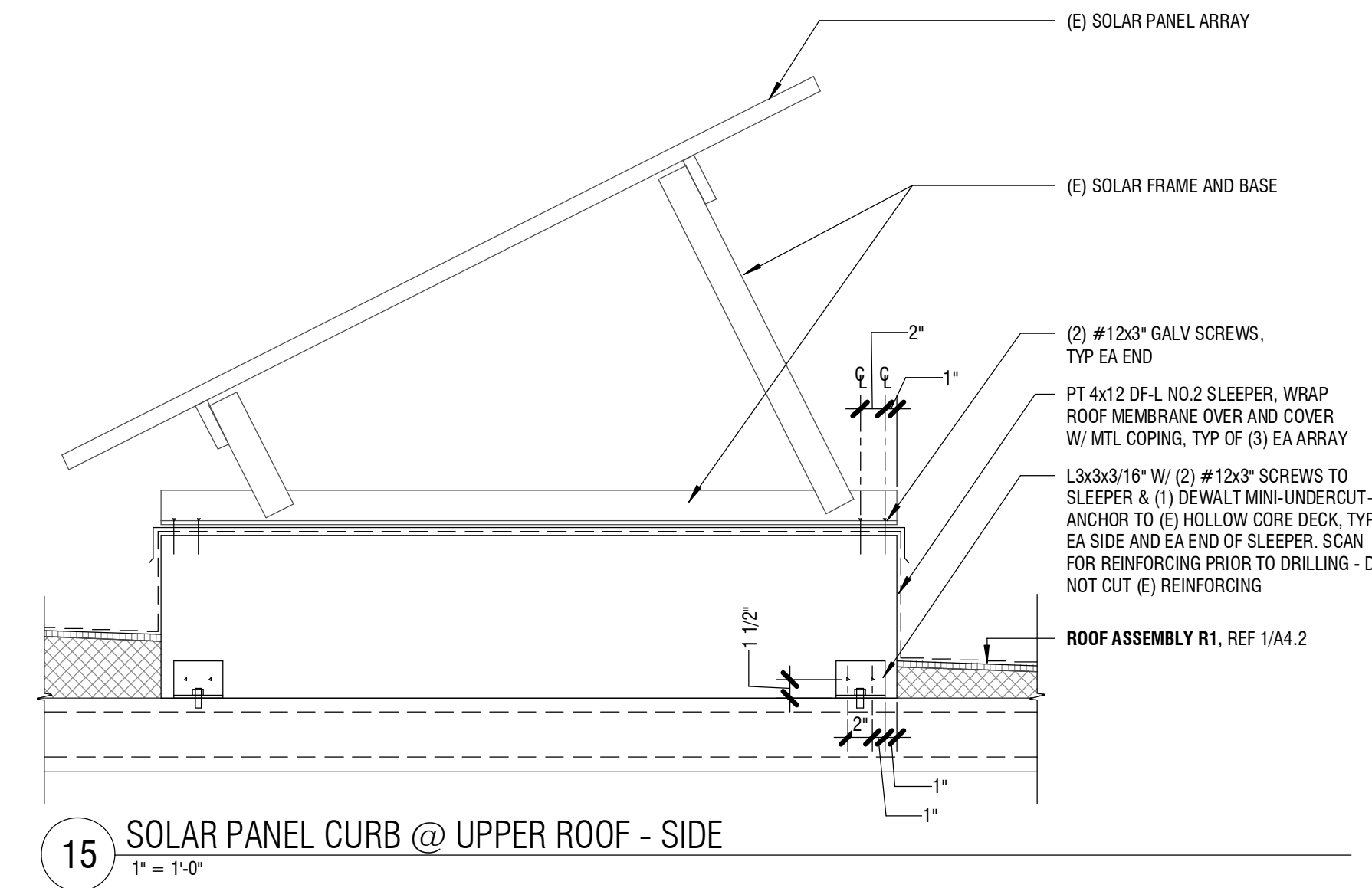
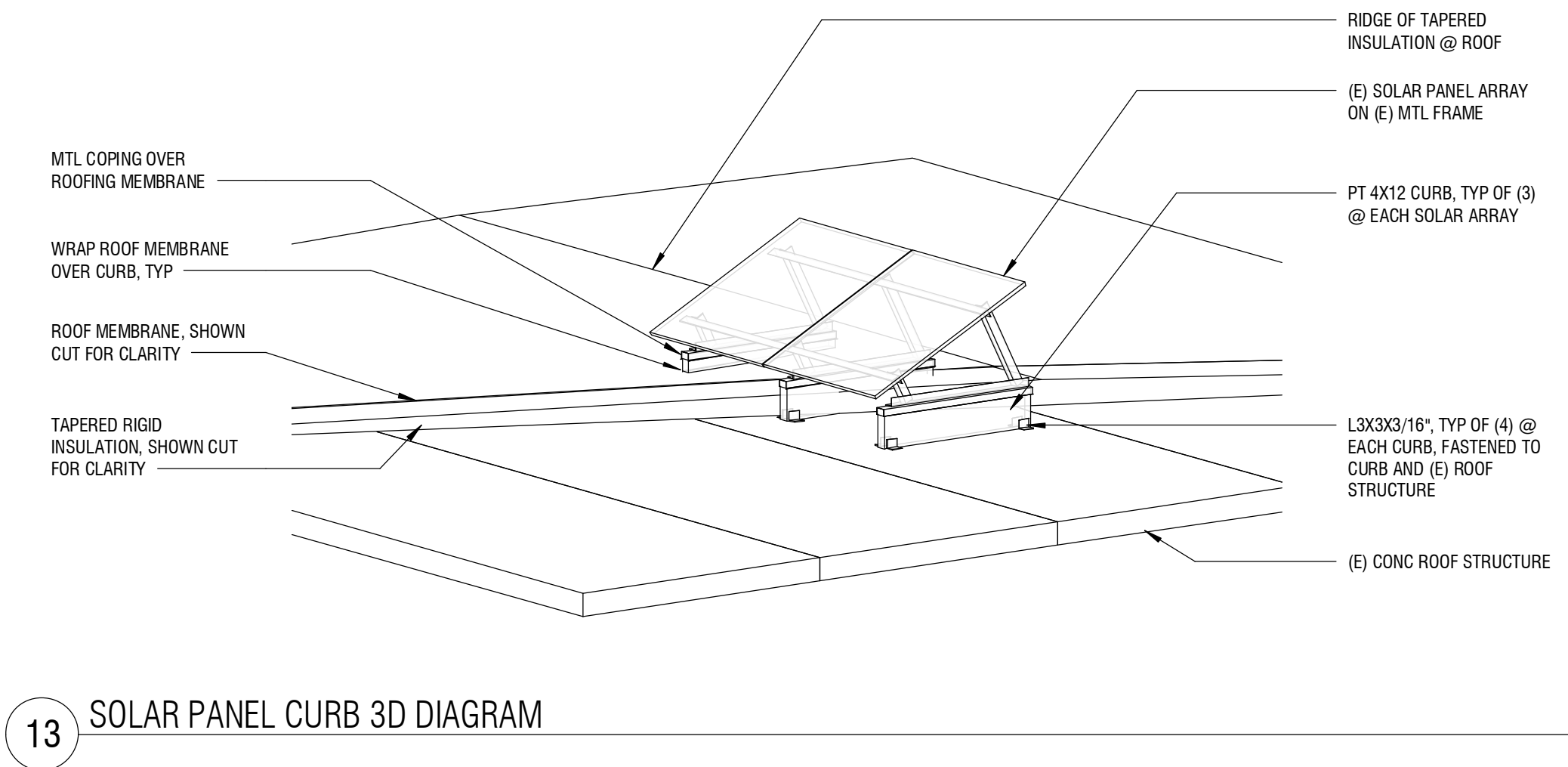
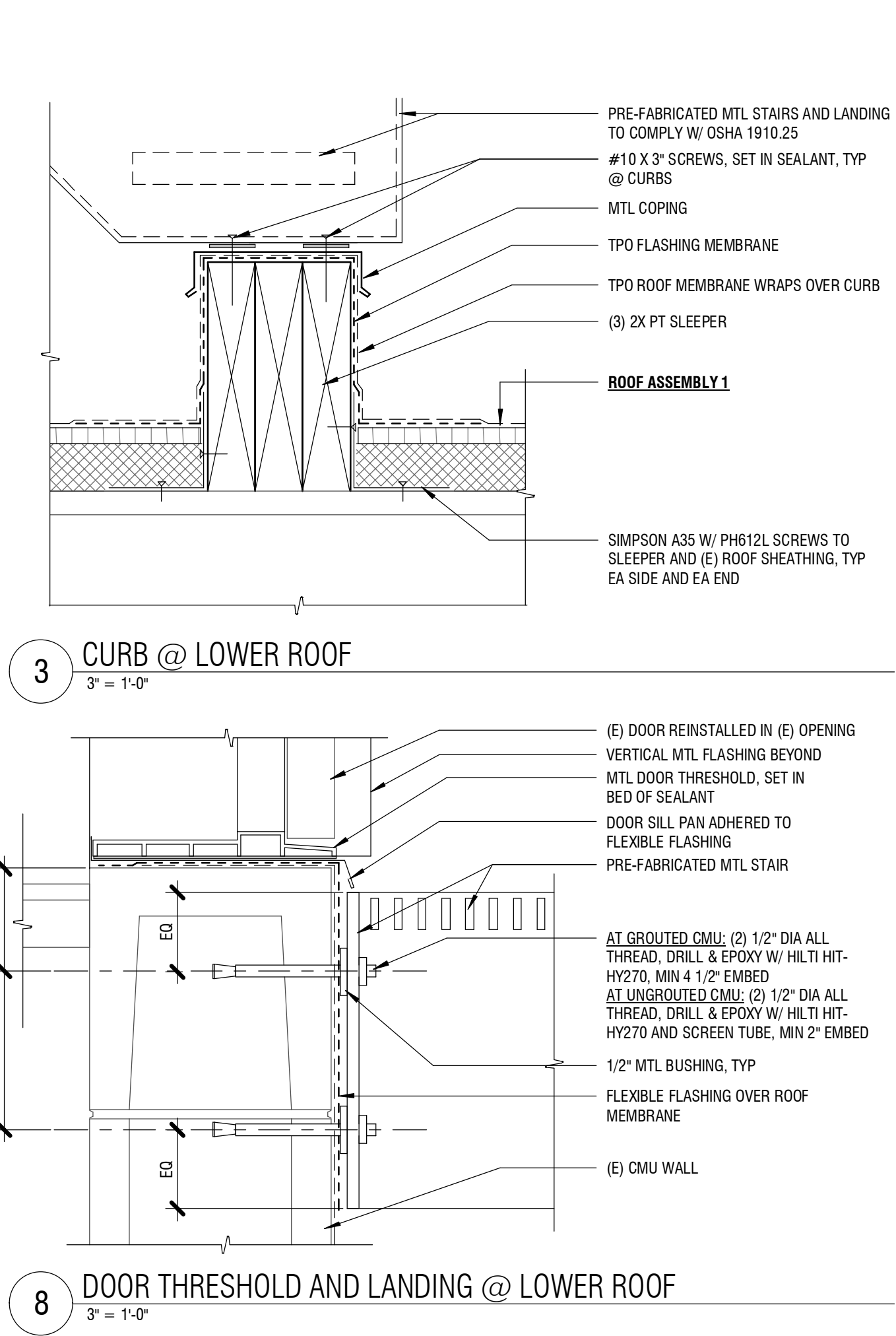
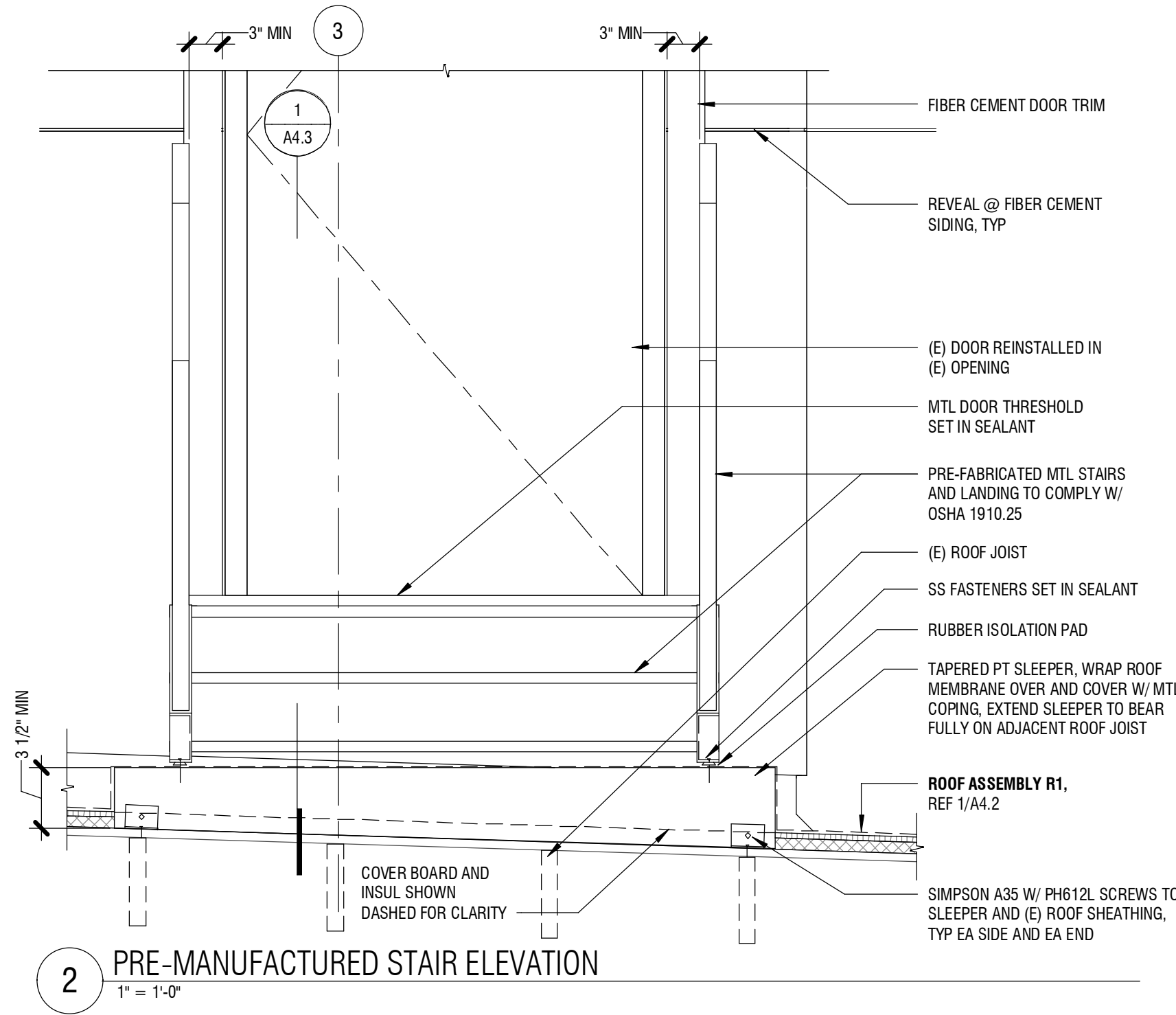
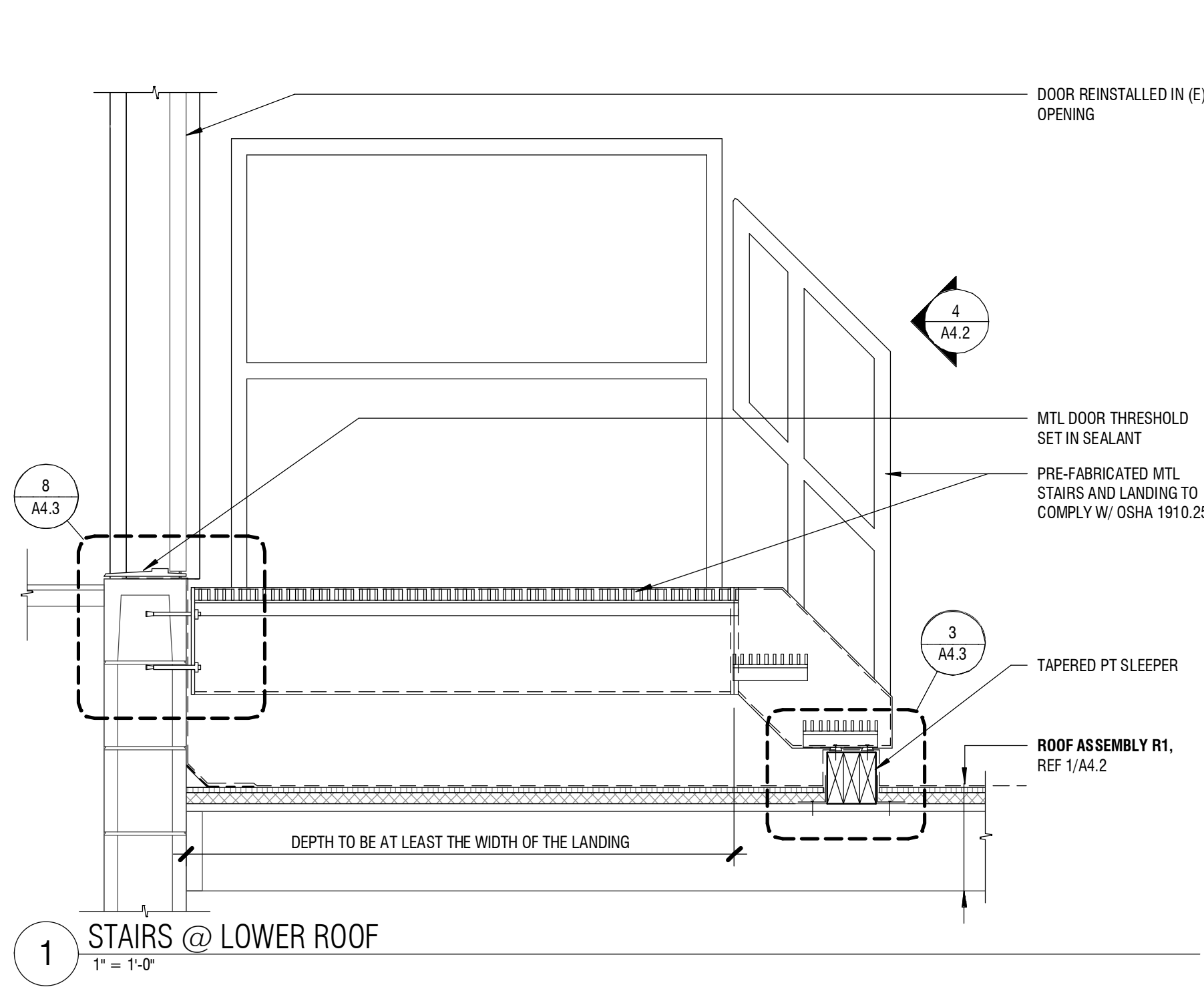
14 WALL TO LOWER ROOF
3" = 1'-0"

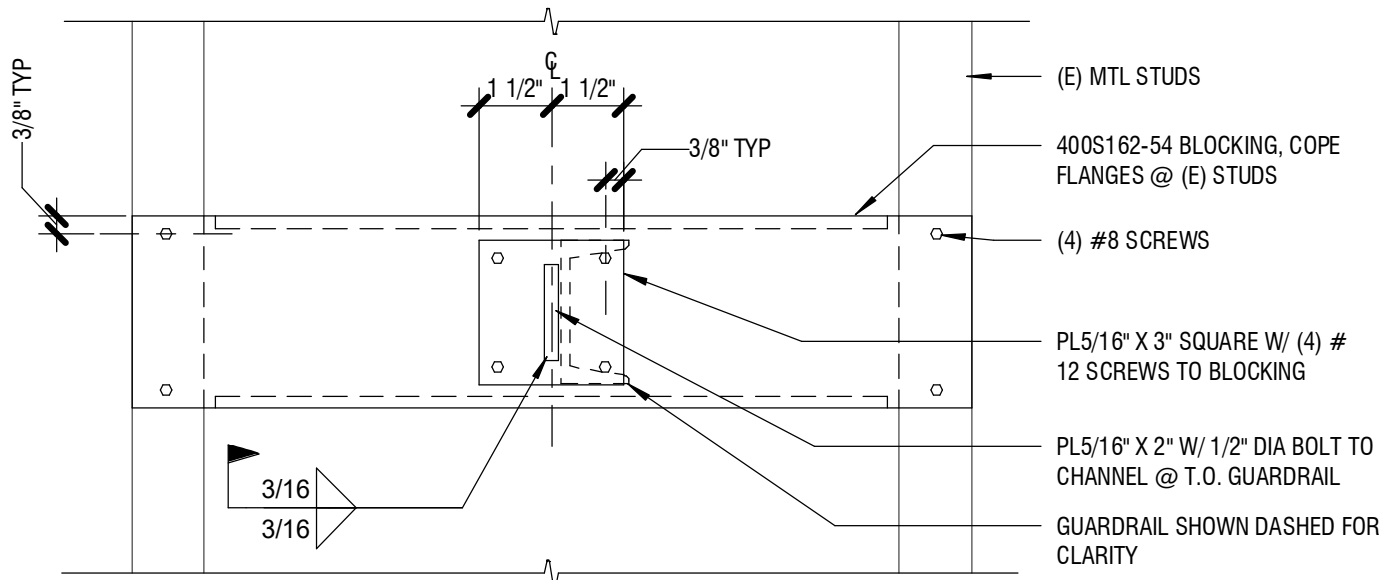


15 GUTTER @ NORTH WALL
3" = 1'-0"

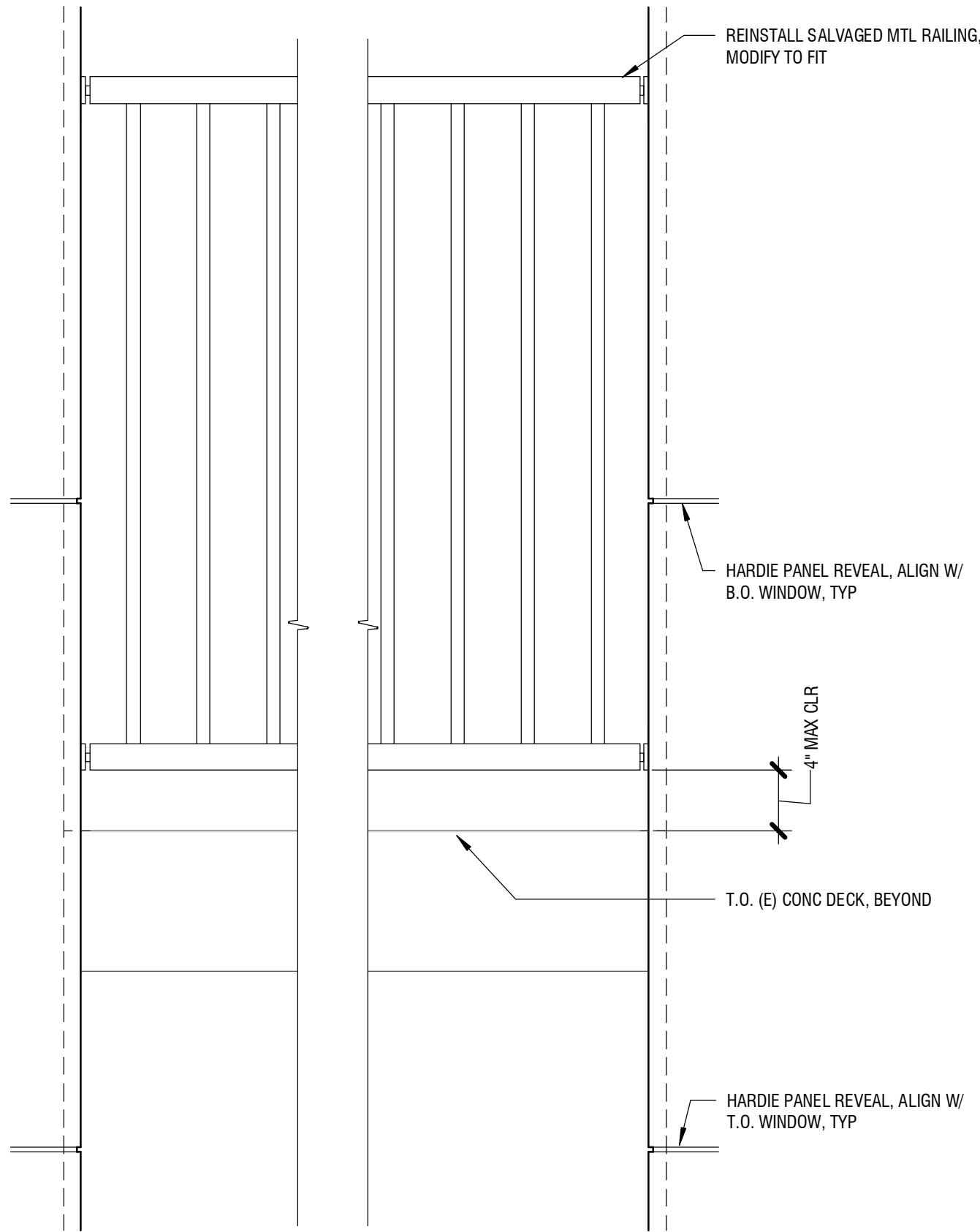


16 TYP COPING @ FIBER CEMENT SIDING
3" = 1'-0"

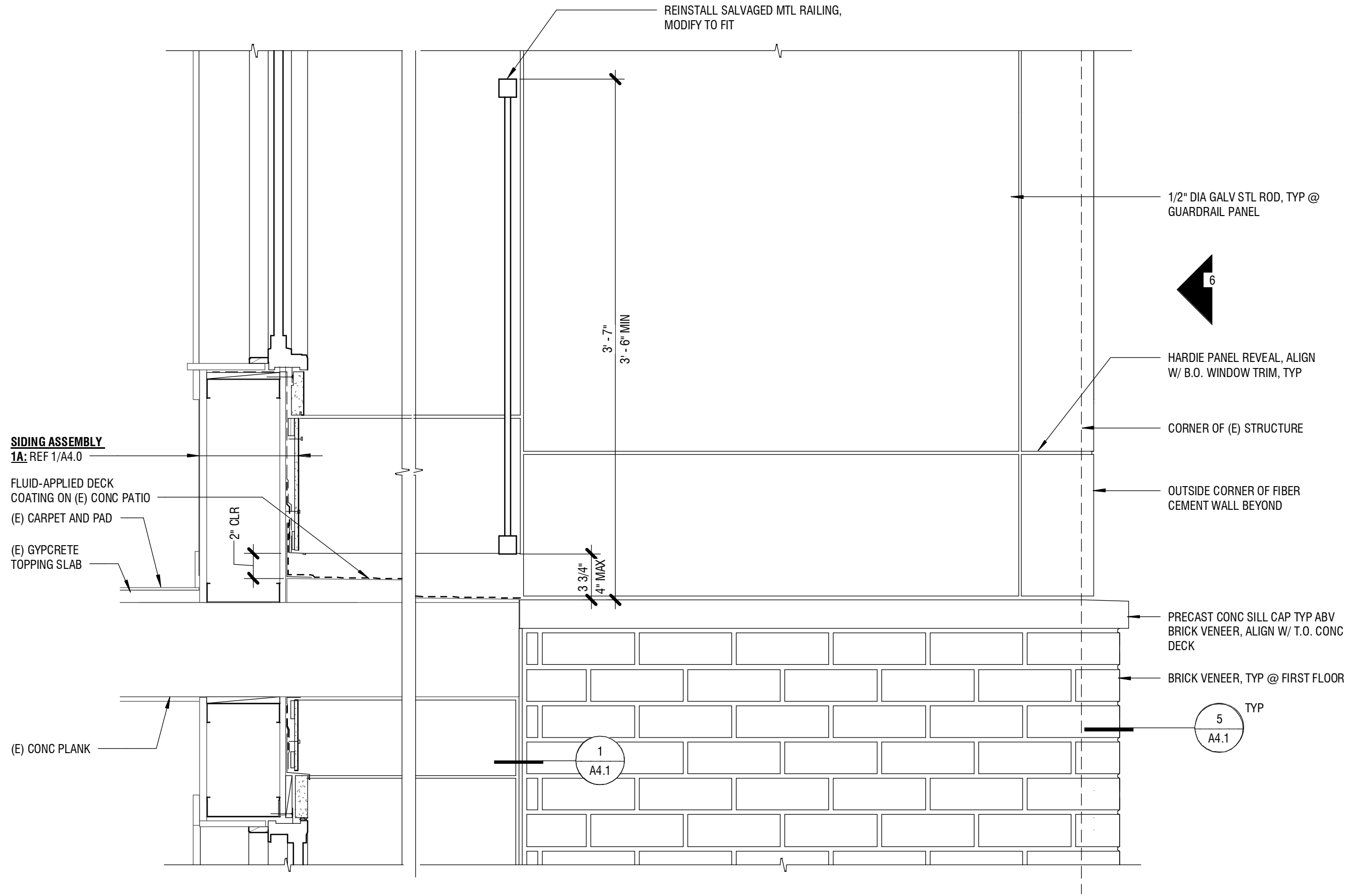




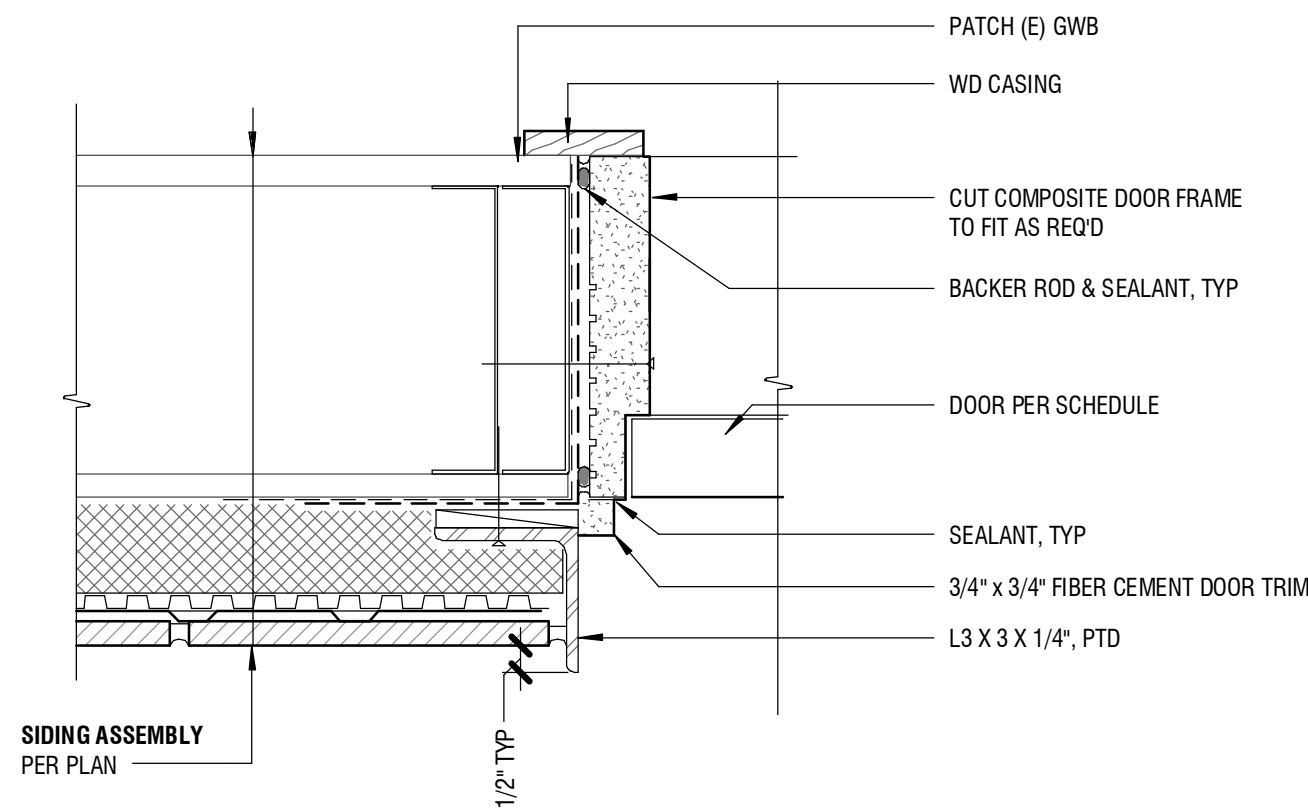
5 BLOCKING @ DECK GUARDRAIL
3\"/>



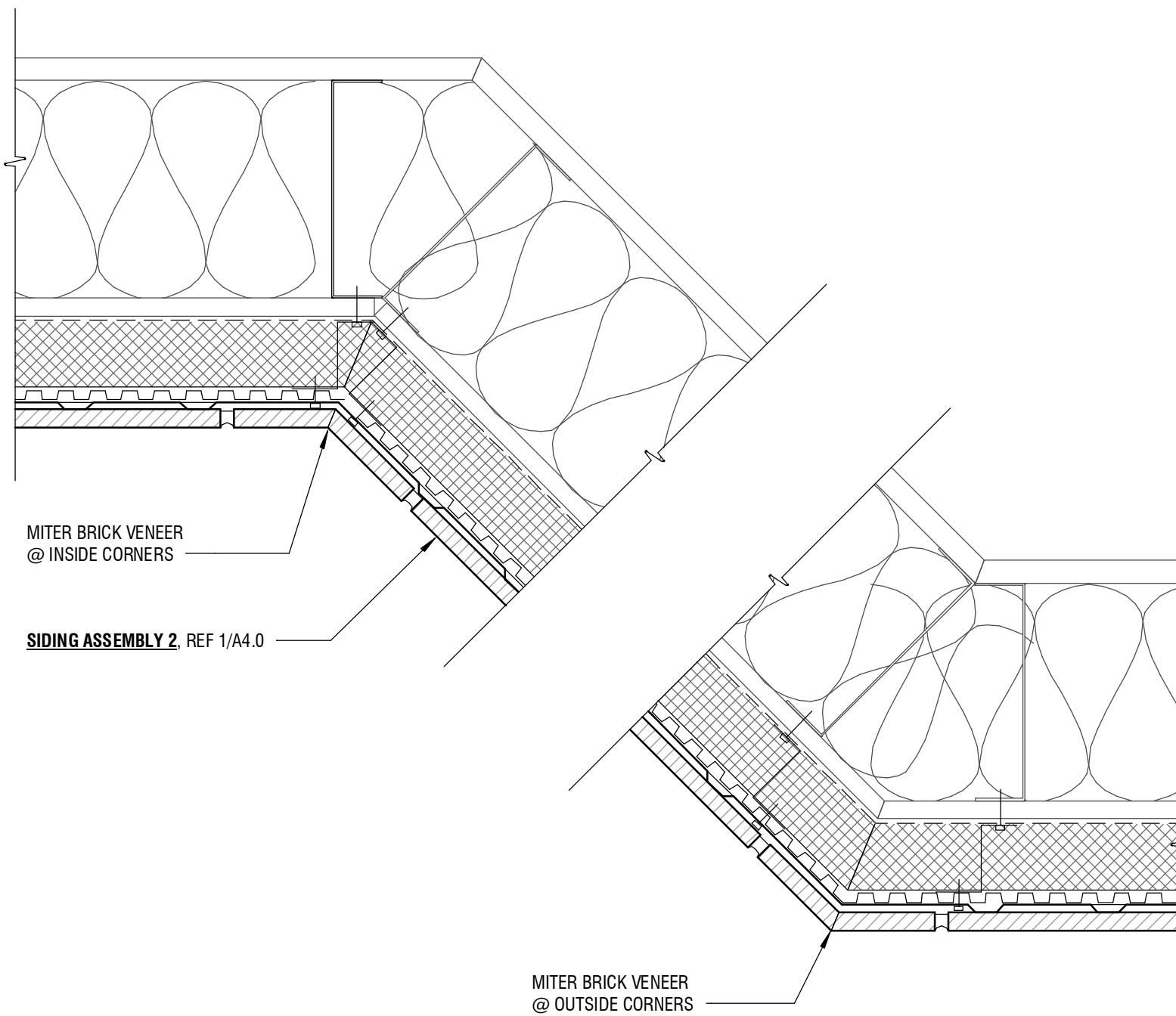
6 GLASRAIL RAILING @ EXISTING CONC DECK
1 1/2\"/>



7 SECTION AT EXISTING CONC DECK
1 1/2\"/>



8 DOOR JAMB @ BRICK FACADE
3\"/>



9 TYP BRICK VENEER ANGLE CORNER
3\"/>

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ENVELOPE
UPGRADE

BID SET

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AUBURN, WA 98001

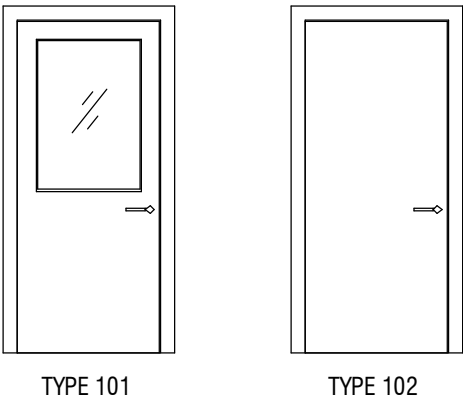
Drawn by: JH
Checked: LJ
Date: 03/08/2022
Scale: As indicated

Revisions:	No.	Date	Remarks
1	2.23.22		ASI-01

DOOR SCHEDULE

MARK	WIDTH	HIEGHT	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	COMMENTS
101	2'-10"	7'-0"	FIBERGLASS	PNT	FIBER CEMENT	PNT	HALF-LITE, TYP UNIT DOOR @ PATIOS
102	3'-0"	7'-0"	HM	PNT	(E)	PNT	
103	3'-0"	7'-0"	(E)	PNT	(E)	PNT	REPLACE THRESHOLD AND HARDWARE ONLY, CUT (E) DOOR TO FIT

DOOR LEGEND



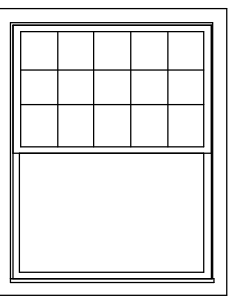
DOOR NOTES:

1. VERIFY EXISTING OPERABLE DIRECTIONS AND PROVIDE NEW DOORS TO MATCH.
2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL EXISTING OPENING DIMENSIONS AFTER OPENING MODIFICATIONS.
3. GLAZING SHALL BE LABELED & NFRC CERTIFIED PER MFR, AND HAVE A U-VALUE OF 0.30 OR BETTER, PER MFR, TYP. DOORS TO BE R-5 OR BETTER.
4. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE SAFETY/TEMPERED GLASS.
5. SIGNAGE AT ENTRY DOOR(S) TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR (FOIC).
6. COORDINATE HARDWARE GROUPS WITH OWNER. REPLACE NECESSARY EGRESS HARDWARE.
7. PROVIDE CONTINUOUS AIR SEAL AT ALL WINDOWS, DOORS, WALL AND ROOF PENETRATIONS.
8. SALVAGE EXISTING DOOR LOCKSET CORES, RETURN TO OWNER.

WINDOW SCHEDULE

MARK	OPERATION	WIDTH	HEIGHT	U-VALUE (MIN)	COMMENTS	MARK
W1	SINGLE HUNG	5'-3"	5'-6"	0.30	NEW WINDOW TO FIT WITHIN (E) OPENING	W1
W2	SINGLE HUNG	2'-3"	5'-6"	0.30	NEW WINDOW TO FIT WITHIN (E) OPENING	W2
W3	SINGLE HUNG	4'-0"	5'-2"	0.30	SAFETY GLAZING, NEW WINDOW TO FIT WITHIN (E) OPENING	W3
W4	SINGLE HUNG	3'-0"	5'-2"	0.30	SAFETY GLAZING, NEW WINDOW TO FIT WITHIN (E) OPENING	W4
W5	SINGLE HUNG	3'-0"	6'-0"	0.30	NEW WINDOW TO FIT WITHIN (E) OPENING	W5

WINDOW LEGEND

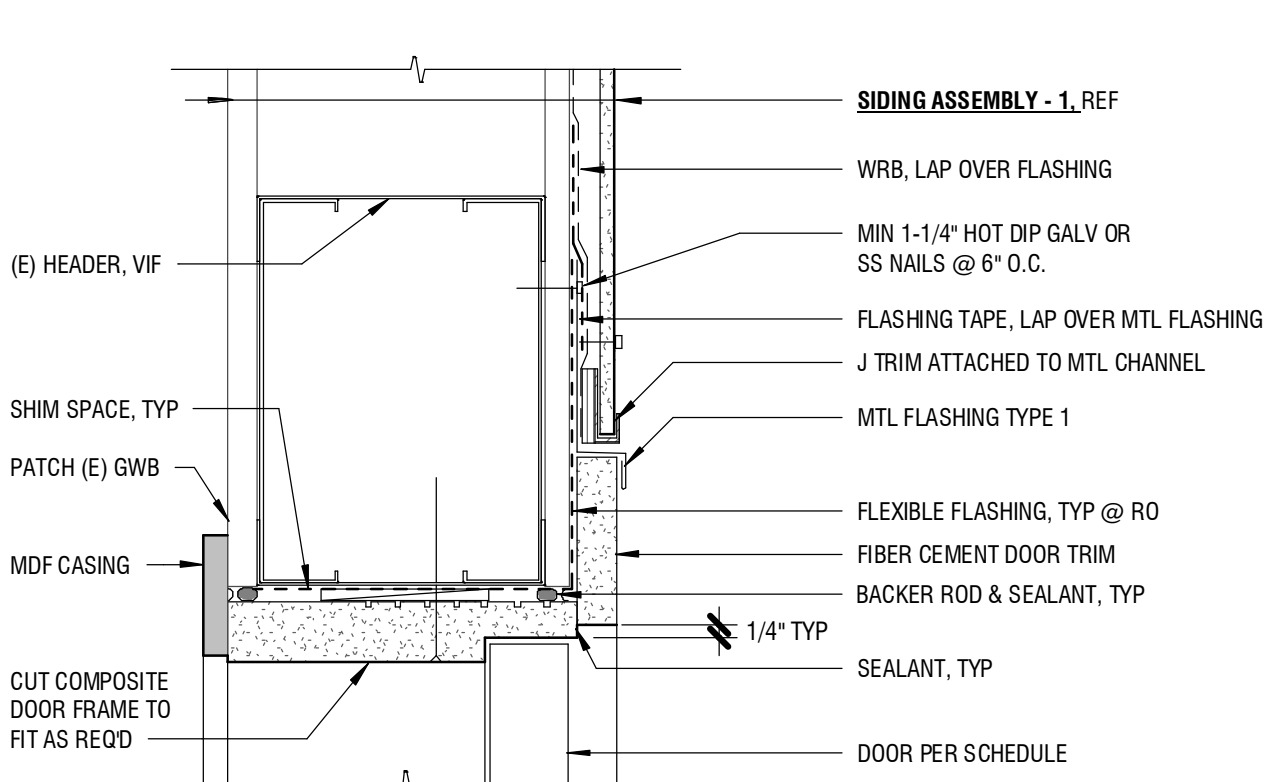


WINDOW NOTES:

1. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS.
2. ALL SINGLE-HUNG WINDOWS TO HAVE SIMULATED DIVIDED LITES AT UPPER SASH. MATCH GRID STYLE OF EXISTING WINDOWS TO REMAIN AT MASONRY BUILDING.
3. AT OPERABLE WINDOWS, OPERABLE SASH TO MATCH EXISTING WINDOWS.
4. ALL GLAZING SHALL BE LABELED & NFRC CERTIFIED PER MFR. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR/ EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED.
5. ALL GLAZING SHALL HAVE A U-VALUE OF 0.30 OR BETTER, PER MFR, TYP.
6. PROVIDE CONTINUOUS AIR SEAL AT ALL WINDOWS, DOORS, WALL AND ROOF PENETRATIONS.
7. SCREENS TO BE PROVIDED WITH ALL OPERABLE WINDOWS.
8. PROVIDE PASSIVE FRESH AIR VENTILATION SYSTEM AT ALL WINDOWS MEETING WASHINGTON STATE ENERGY CODE FOR FRESH AIR VENTILATION.
9. HORIZONTAL BLINDS TO BE PROVIDED AT ALL WINDOWS.

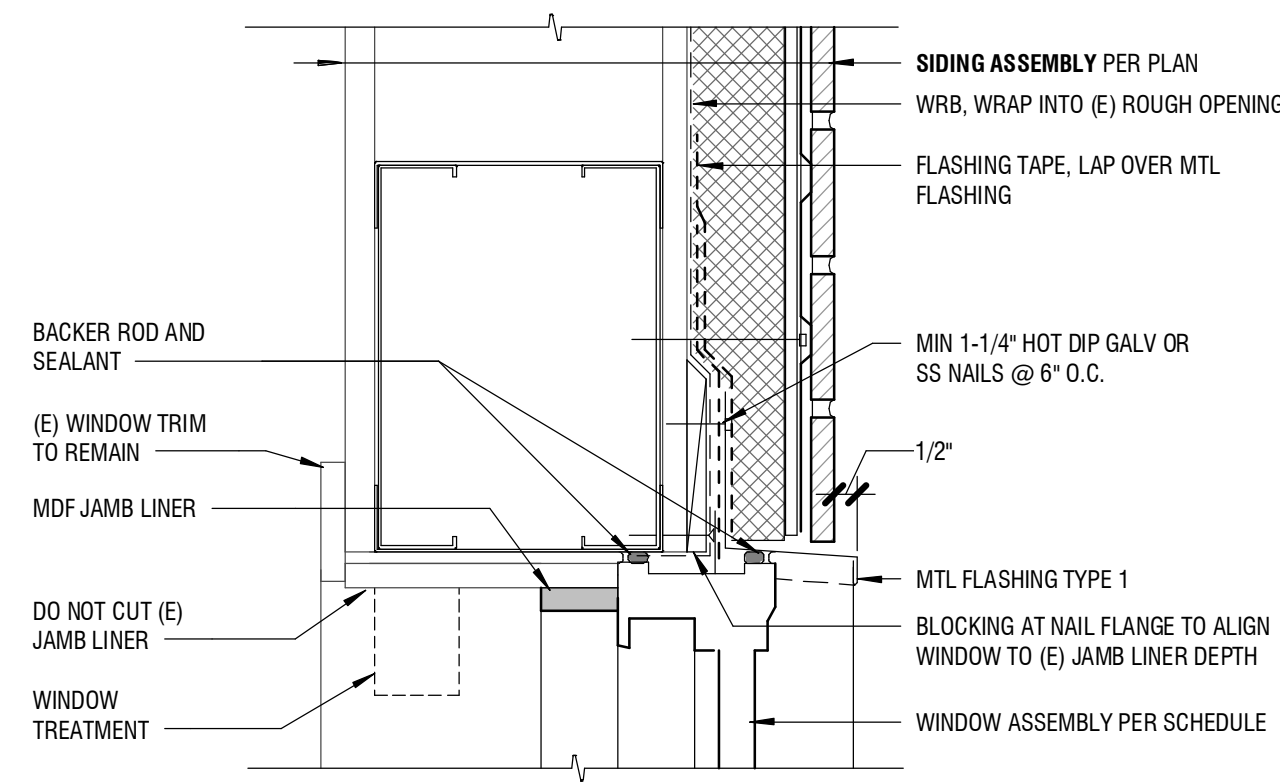
EGRESS NOTE:

ORIGINAL WINDOW INSTALLATIONS COMPLIED WITH APPLICABLE EGRESS CODES UPON COMPLETION. AS SUCH, REPLACEMENT WINDOWS WILL BE SET AS LOW AS POSSIBLE IN EXISTING OPENINGS, WHICH ARE NOT REQUIRED TO BE RE-FRAMED TO MEET CURRENT EGRESS HEIGHT.



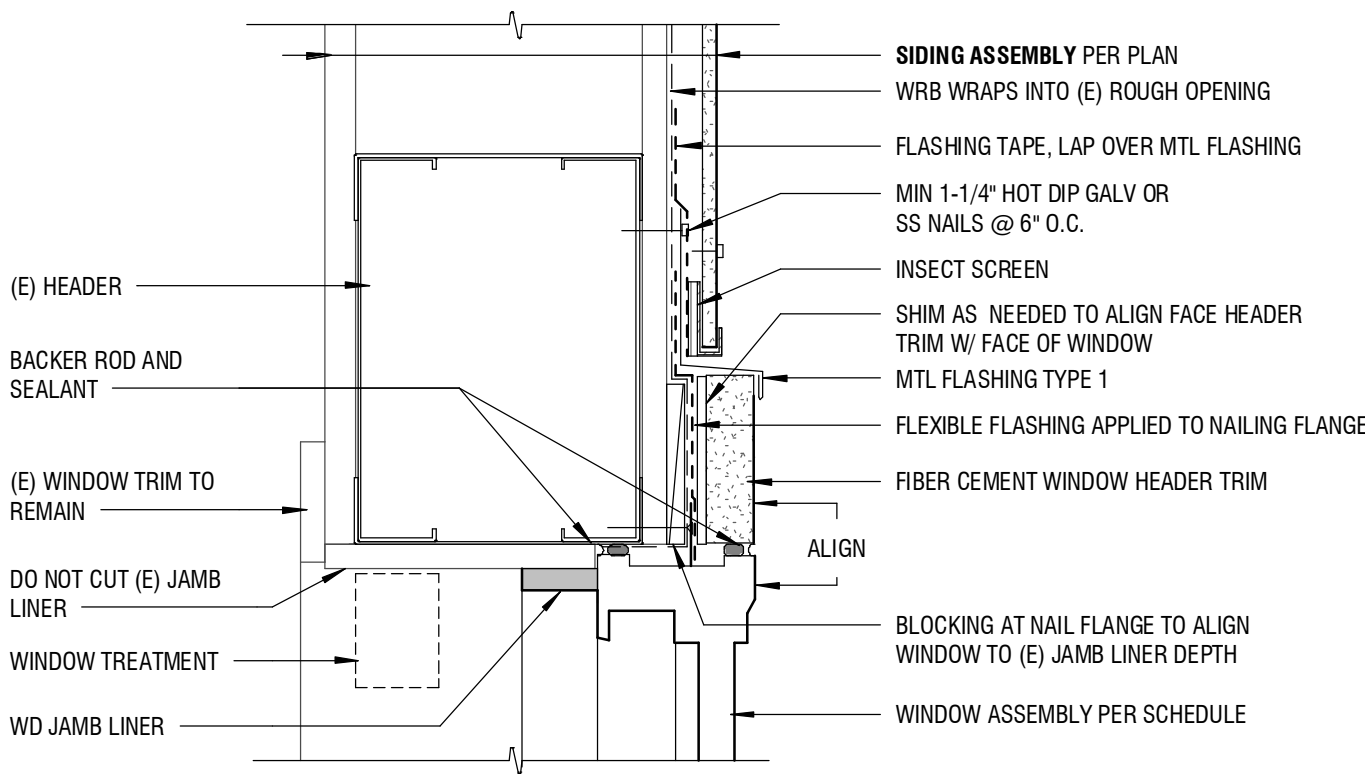
5 DOOR HEAD DETAIL

3\"/>



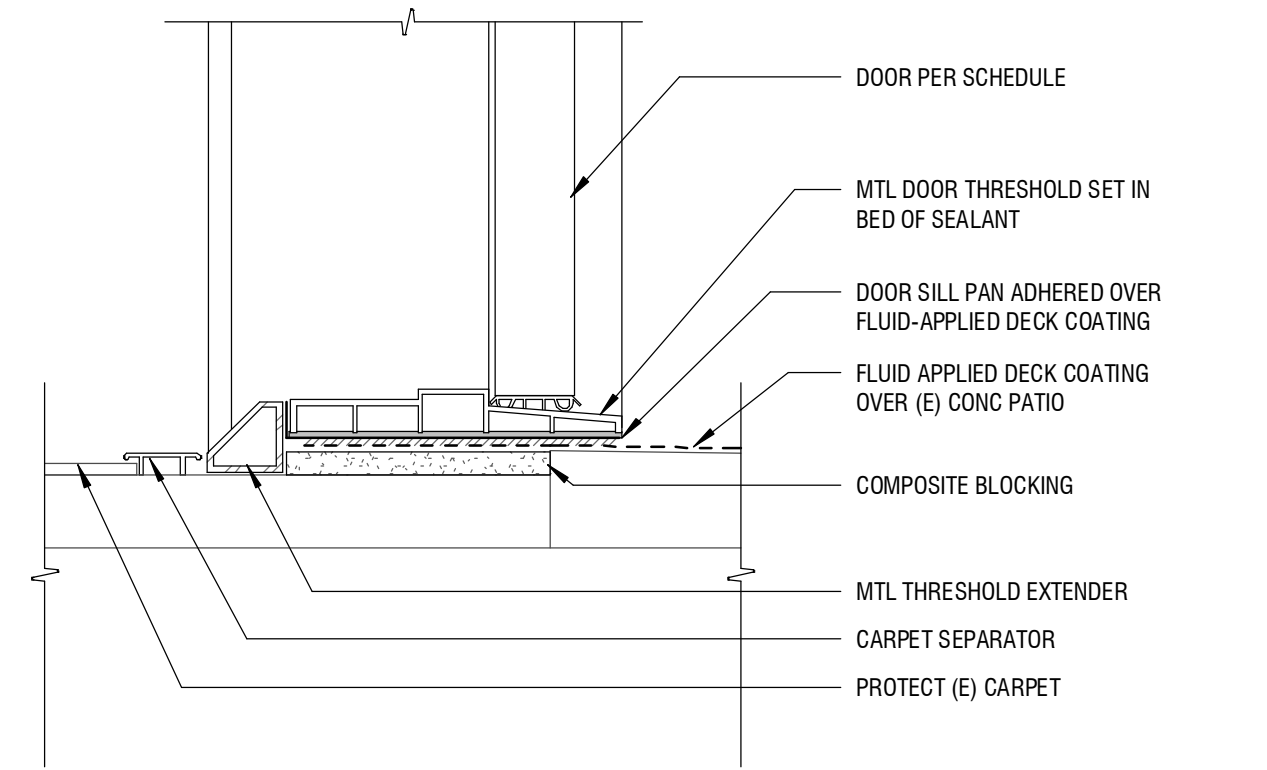
6 WINDOW HEAD @ BRICK FACADE

3\"/>



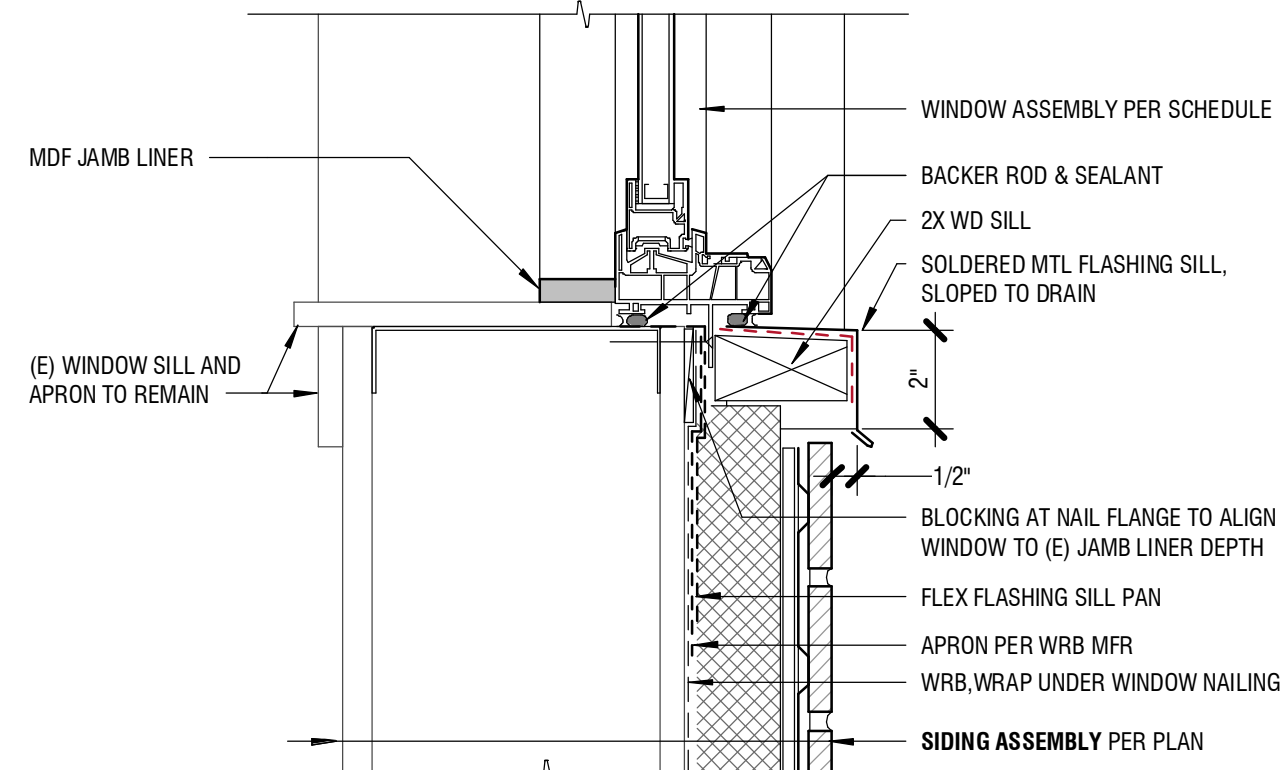
7 WINDOW HEAD

3\"/>



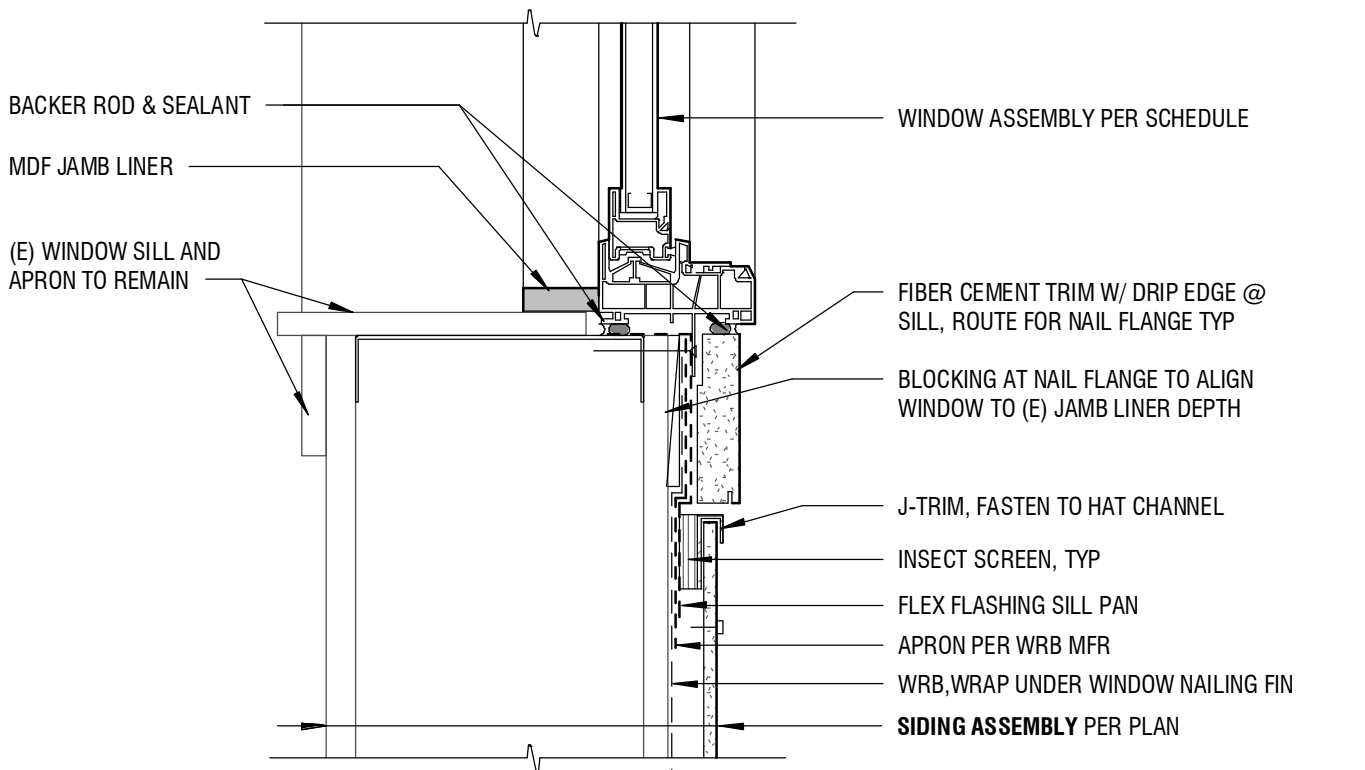
9 DOOR SILL THRESHOLD @ PATIO

3\"/>



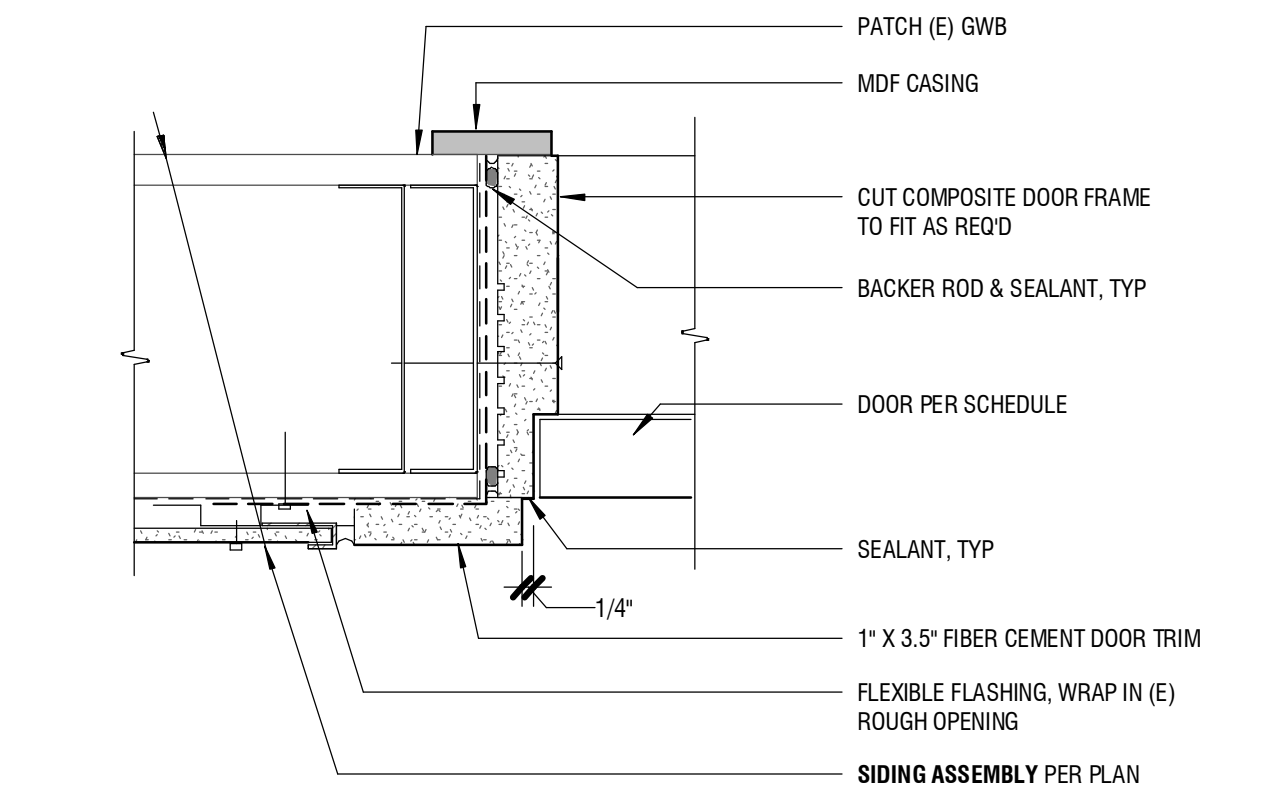
10 WINDOW SILL @ BRICK FACADE

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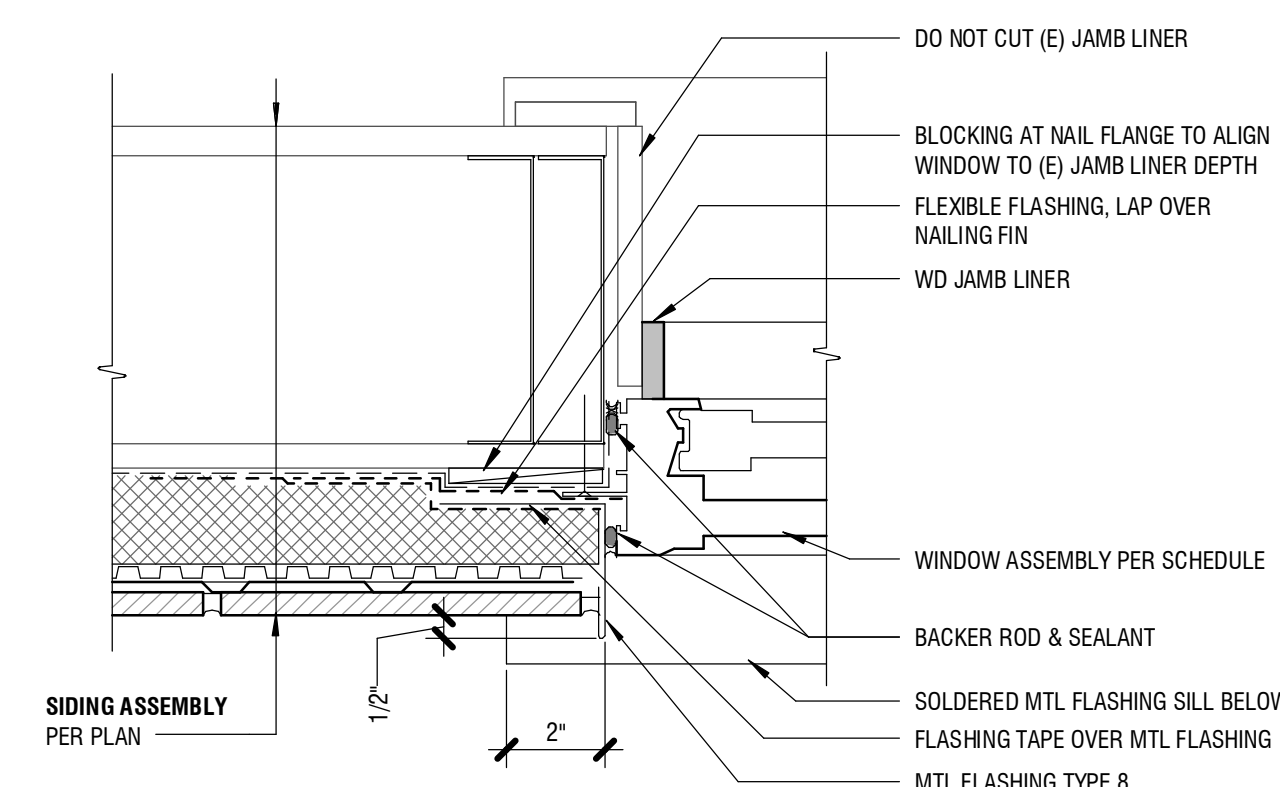
11 WINDOW SILL

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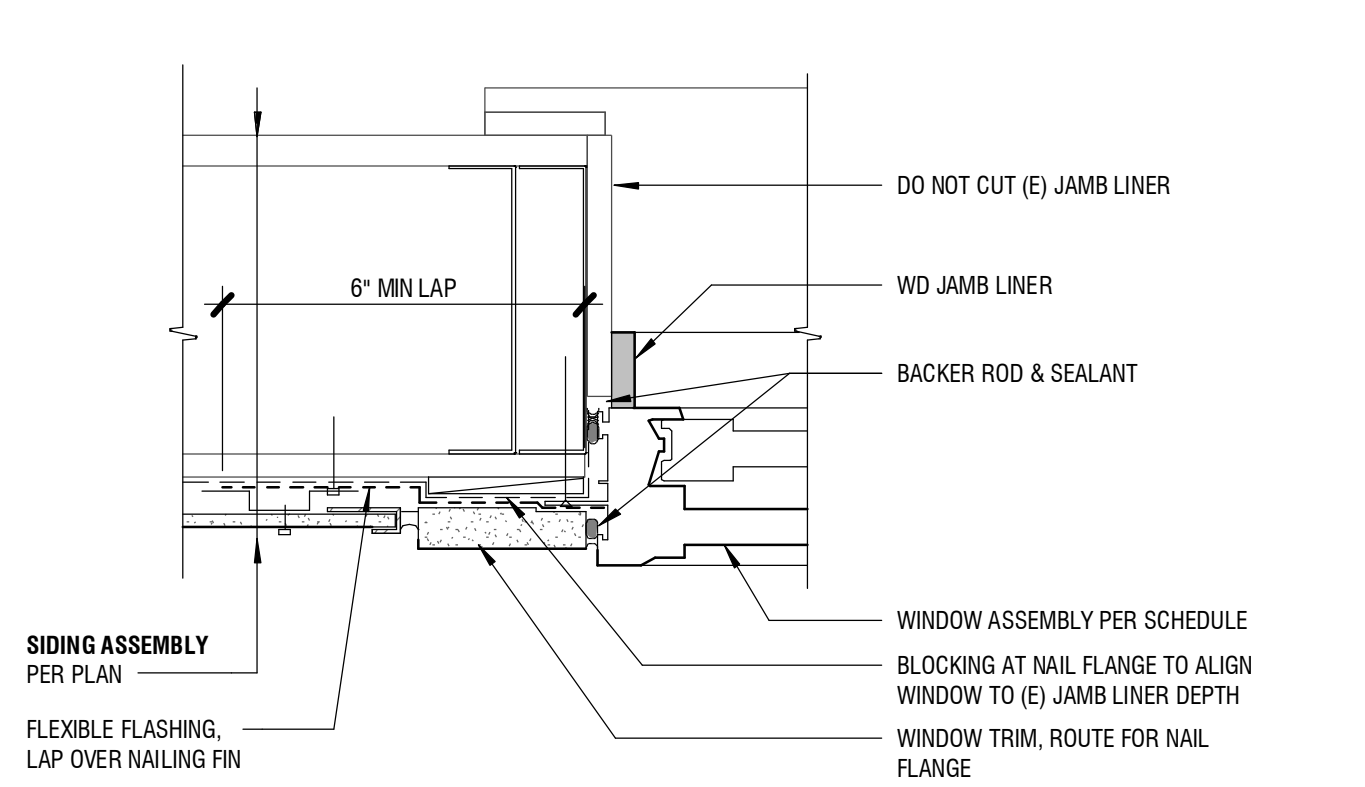
13 OUTSWING DOOR JAMB

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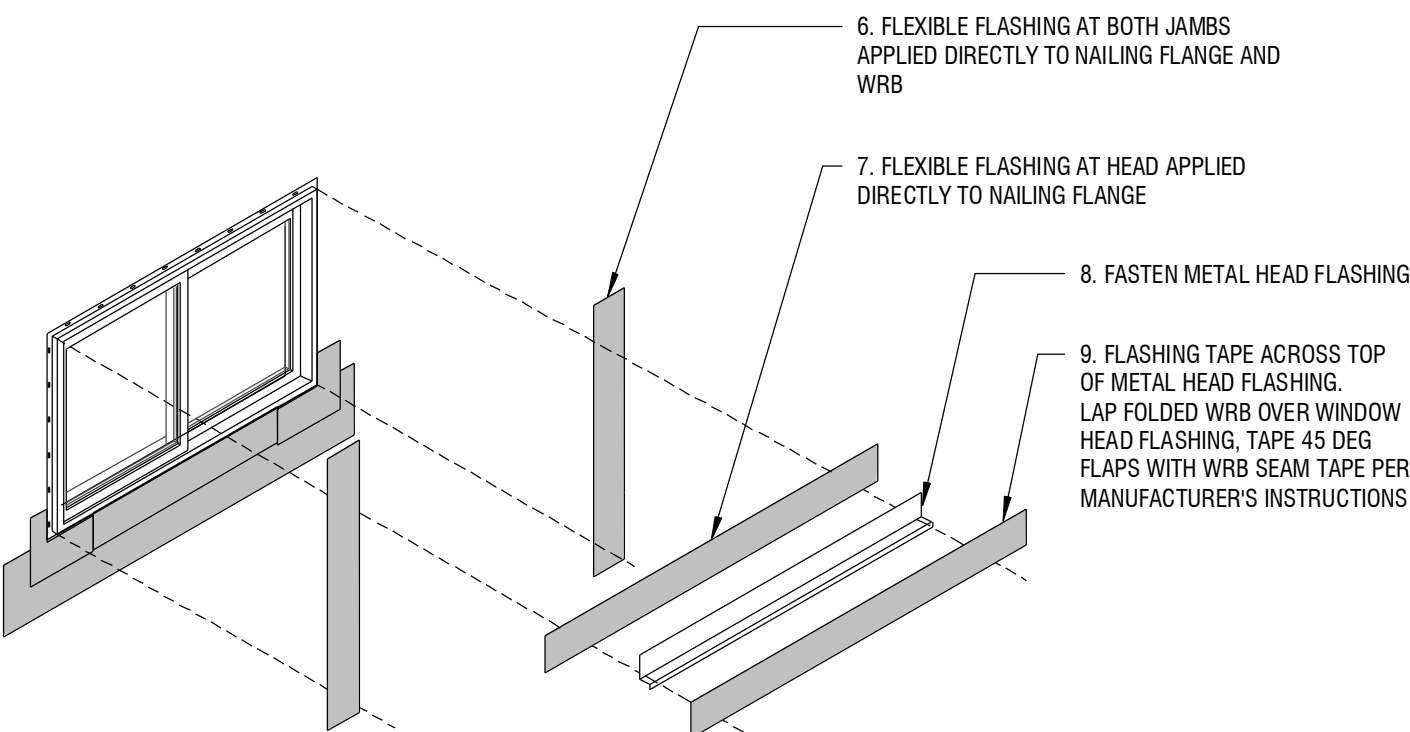
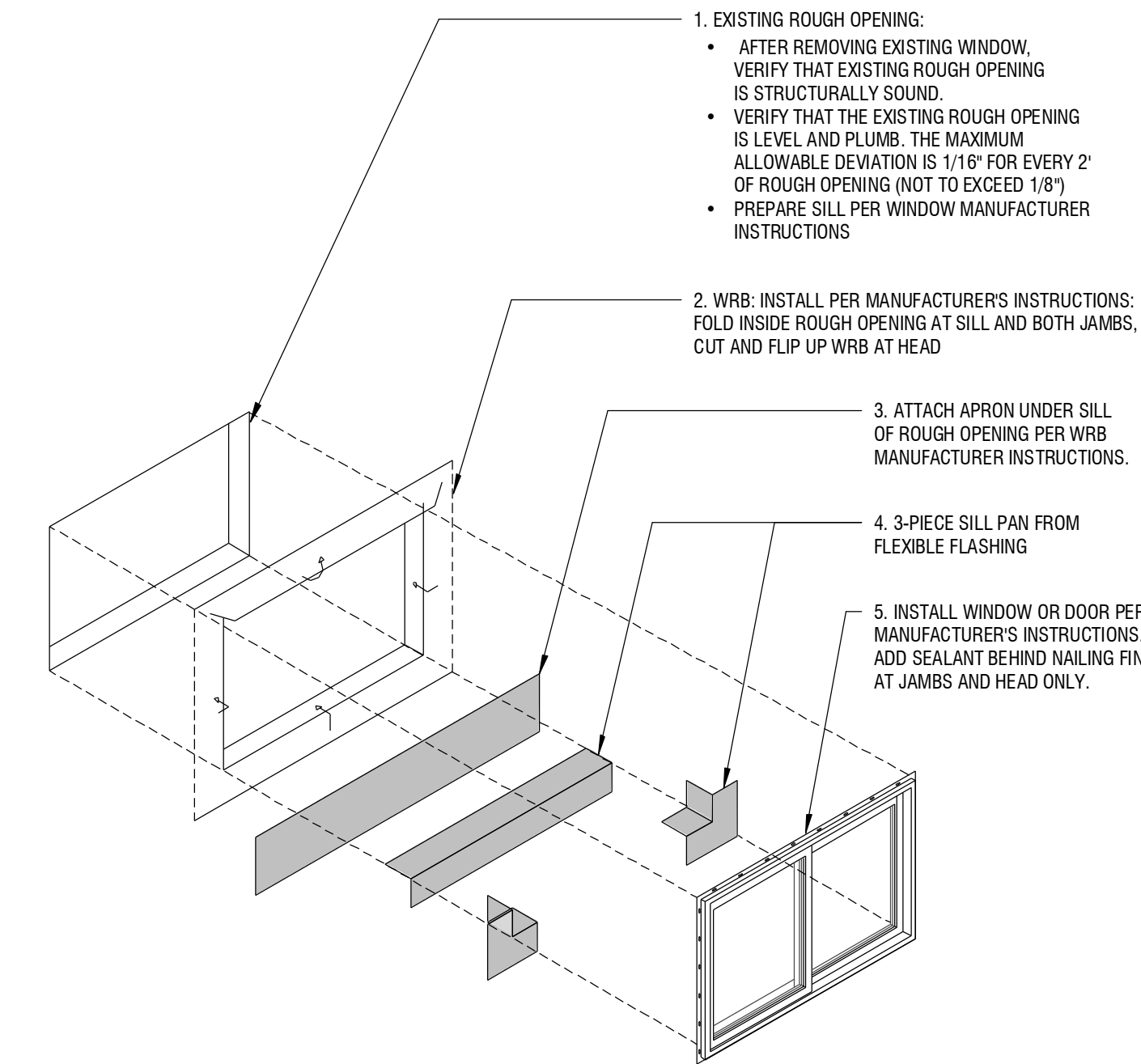
14 WINDOW JAMB @ BRICK FACADE

3\"/>



15 WINDOW JAMB

3\"/>



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PH: 206.675.9151
www.shksarchitects.com



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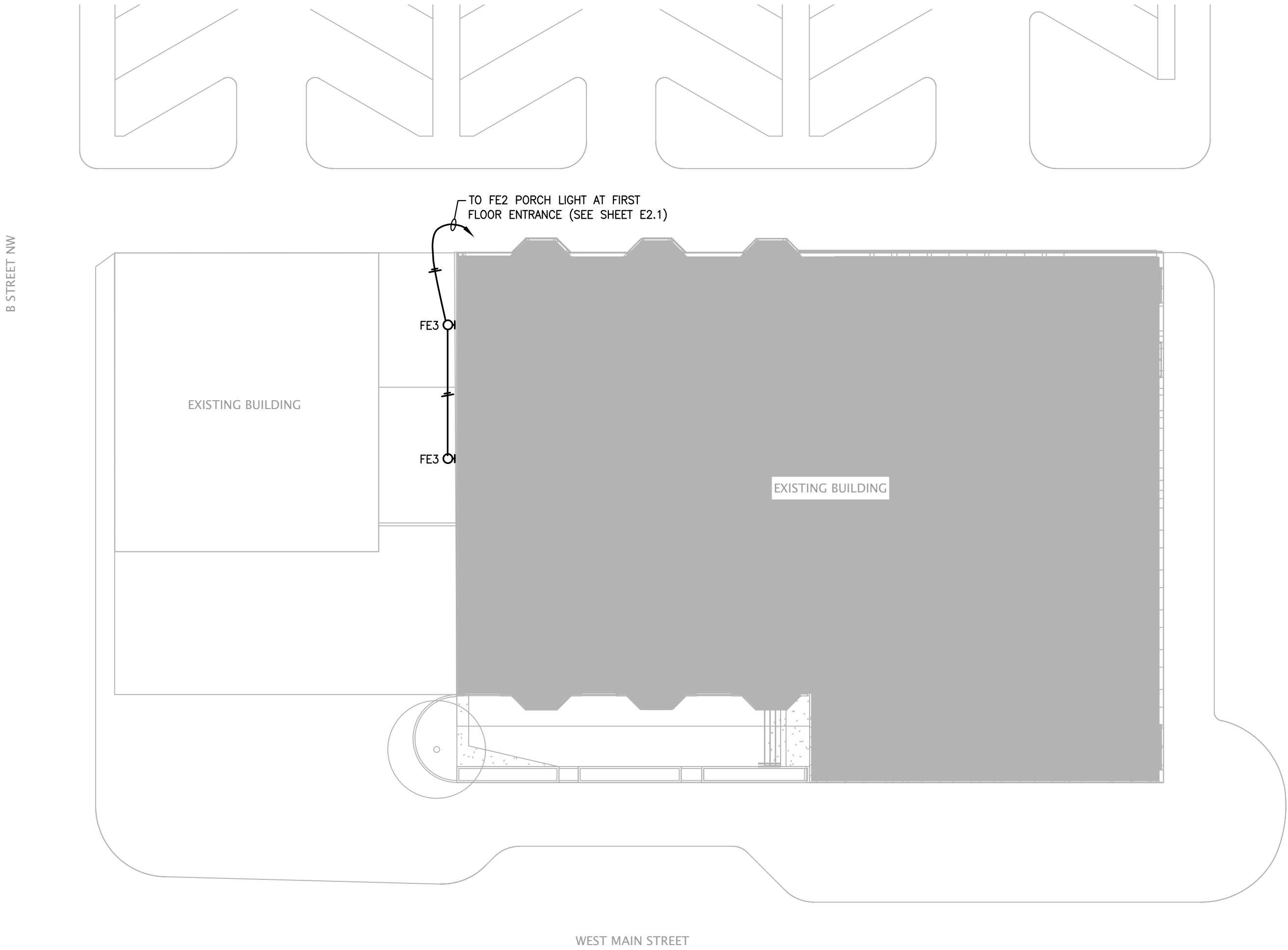
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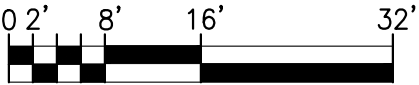
WINDOW & DOOR
DETAILS,
SCHEDULES

A4.5



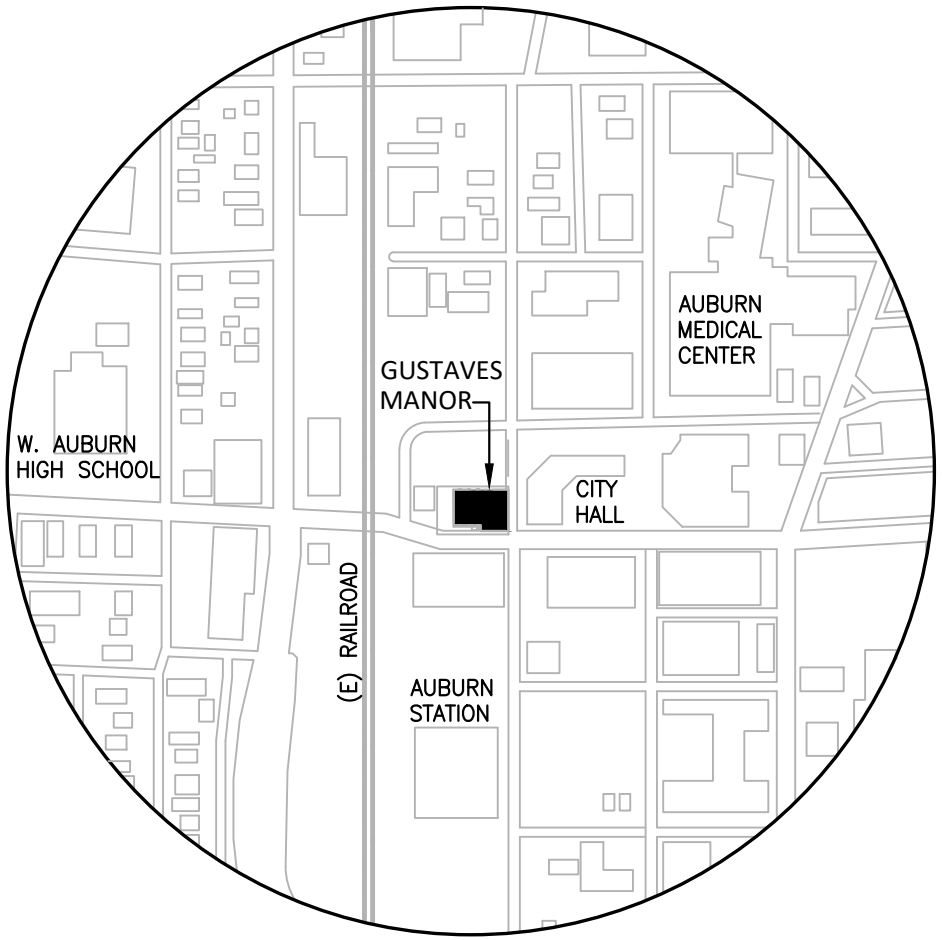
ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"



ROOFTOP PV SYSTEM REMOVAL & INSTALLATION

DE-ENERGIZE, SALVAGE AND DE-CONSTRUCT EXISTING ROOFTOP SOLAR ARRAY, RACKS AND ELECTRICAL CONNECTIONS BY QUALIFIED PERSONS. PROTECT AND STAGE MATERIAL FOR RE-INSTALLATION AFTER NEW ROOF INSTALLATION. CONTRACTOR TO RESTORE SOLAR ARRAY TO EXISTING OPERABLE CONDITION. CONTRACTOR TO PROVIDE PARTS AND PROVISIONS NEEDED FOR RESTORATION. CONTRACTOR TO PROVIDE REQUIRED PERMITTING BY AREA HAVING JURISDICTION AND FOR ELECTRICAL UTILITY INTERCONNECTION STANDARDS.



VICINITY PLAN

NTS

LIGHTING FIXTURE SCHEDULE			
TYPE	DESCRIPTION	LAMP	WATTS/ FIXT
EXTERIOR			
FE1	CEILING SURFACE MOUNTED PORCH LIGHT, RECTANGULAR, NOMINALLY 11" x 7" x 4" DEEP, WITH OPAL LENS, 596 LUMENS, 3500K, 80 CRI WITH BACKBOX SUITABLE FOR SIDE CONDUIT ENTRY. LUMINAIRE LED SWP610 CAB	LED	8
FE2	WALL MOUNTED MAN DOOR LIGHT, SIMILAR TO FE1 EXCEPT WITH EYELID VISOR AND EMERGENCY BACK UP. OPAL LENS, 506 LUMENS, 3500K, 80 CRI LUMINAIRE LED YWP610	LED	14
FE3	WALL MOUNTED SECURITY LIGHT, TYPE II DISTRIBUTION, 4759 LUMENS, 4000K 80 CRI, WITH INTEGRAL MOTION SENSOR AND DIMMING DRIVER. MOTION SENSOR TO DIM TO 50 PERCENT WHEN NOT SENSING MOTION. COOPER MCGRAW EDISON GWC SA1 B800mA 740 T2 MS/DIM	LED	44
FE4	WALL MOUNTED MAN DOOR LIGHT, SIMILAR TO FE1 EXCEPT WITH EYELID VISOR AND EMERGENCY BACK UP. OPAL LENS, 506 LUMENS, 3500K, 80 CRI WITH EMERGENCY BATTERY BACK UP. LUMINAIRE LED YWP610	LED	14
FE5	SURFACE MOUNTED VAPORTIGHT LINEAR LED, OPAL LENS, 2971 LUMENS PER 4' LINEAR LENGTH, 3500K, 80 CRI WITH HOUSING FINISH AS SELECTED BY ARCHITECT. LUMINAIRE VPF8L16 SERIES	LED PER 8'	50
NOTE: ALL EXTERIOR LIGHTING VIA EXISITNG TIMECLOCK			

ELECTRICAL LEGEND

POWER DEVICES AND EQUIPMENT

DUPLEX GFCI RECEPTACLE

DOUBLE DUPLEX GFCI RECEPTACLE

GFCI WEATHER-RESISTANT RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER

JUNCTION BOX WITH BLANK COVER

LIGHT FIXTURES & CONTROLS

SURFACE CEILING MOUNTED DOWNLIGHT

SINGLE POINT SOURCE WALL MOUNTED FIXTURE

SINGLE POLE LIGHT SWITCH

CONDUITS AND CIRCUITING

WIRING CONCEALED IN CEILING OR WALL

WIRING CONCEALED UNDER FLOOR OR UNDERGROUND

CONDUIT HOME-RUN

CONDUCTORS IN CONDUIT

PHASE CONDUCTOR(S)

NEUTRAL CONDUCTOR

GROUND CONDUCTOR

GROUND WIRE

CONDUIT BENDS TO CHANGE ELEVATION AT THIS POINT

CONDUIT STUB-UP

CONDUIT CONTINUES ELSEWHERE (NOTED ON PLAN)

SECURITY SYSTEM EQUIPMENT

SECURITY CAMERA

NOTES AND MISCELLANEOUS SYMBOLS

FLAGNOTE – IDENTIFIES A SPECIFIC ITEM ON A DRAWING. COORESPONDS TO A SCHEDULE IN THE ELECTRICAL SET THAT EXPLAINS DETAILS OR FEATURES OF THAT ITEM.

DETAIL NUMBER – APPEARS IN FRONT OF A TITLE ON DRAWINGS WITH MORE THAN ONE ILLUSTRATION.

REVISION CLOUD & FLAG – CLOUD SURROUNDS INFORMATION THAT HAS BEEN REVISED. FLAG NOTES THE REVISION IN WHICH THE CHANGES WERE MADE.

ABBREVIATIONS

A (200A) (AFTER A NUMBER) = AMPS

AF(200AF) (AFTER A NUMBER) = FUSE SIZE IN AMPS

AHJ AUTHORITY HAVING JURISDICTION

AL ALUMINUM

BKR BREAKER

C CONDUIT

CKT CIRCUIT

CU COPPER

DISC DISCONNECT

E.C. ELECTRICAL CONTRACTOR

(E) EXISTING (USED AS SYMBOL DESIGNATION)

EMT ELECTRICAL METALLIC TUBING

EXTG EXISTING (USED AS ABBREVIATION IN TEXT)

F.O.I.C. FURNISHED BY OTHERS, INSTALLED BY ELECTRICAL CONTRACTOR

GFCI GROUND FAULT CIRCUIT INTERRUPTER

GND GROUND

KCMIL THOUSANDS OF CIRCULAR MILS

KVA 1000 VOLT AMPERES

KW 1000 WATTS

MCB MAIN CIRCUIT BREAKER

MLO MAIN LUGS ONLY

NIC NOT IN CONTRACT

NREC NON-RESIDENTIAL ENERGY CODE

PNL PANELBOARD

REC RECEPTACLE(S)

SW SWITCH

TBD TO BE DETERMINED

TYP TYPICAL

U.O.N. UNLESS OTHERWISE NOTED

VA VOLT AMPERES

W WATTS

WP WEATHERPROOF

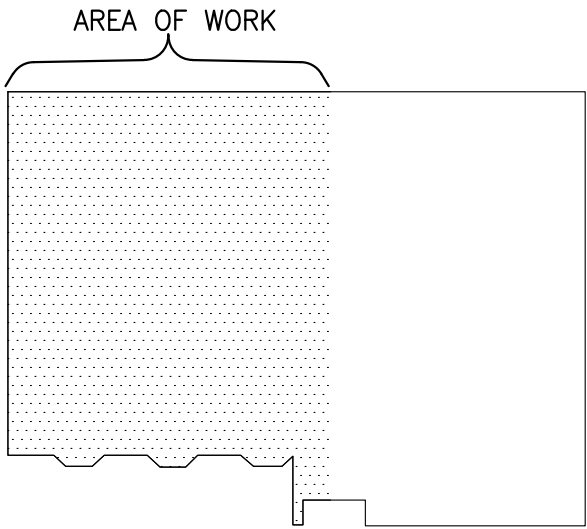
XFMR TRANSFORMER

DRAWING INDEX

E1.1 LEGEND, ELECTRICAL SITE PLAN, LTG FIXTURE SCHEDULE

E2.1 1ST & 2ND FLOOR LIGHTING PLANS

E2.2 3RD THRU 5TH FLOOR TYPICAL LIGHTING PLAN



BUILDING KEY PLAN
NTS

FLAG NOTES

- 1 SURFACE MOUNT CONDUIT TO CONCRETE DECK ABOVE. ROUTE CONDUIT PARALLEL TO BUILDING LINES.
- 2 CONNECT SWITCH AND LIGHTING FIXTURE TO THE NEAREST EXISTING RECEPTACLE CIRCUIT.
- 3 REMOVE AND REINSTALL EXISTING SECURITY CAMERA. COORDINATE MOUNTING WITH SIDING VENDOR AND CONCEAL VERTICAL RACEWAY.
- 4 REPLACE EXISTING SURFACE MOUNTED LIGHTING FIXTURE WITH NEW FE4 FIXTURE INDICATED. CONNECT NEW FIXTURE TO EXISTING CIRCUIT. NET DECREASE IN LOAD.
- 5 REPLACE EXISTING SURFACE MOUNTED LIGHTING WITH NEW FE2 FIXTURE INDICATED. CONNECT NEW FIXTURE TO EXISTING CIRCUIT. NET DECREASE IN LOAD.
- 6 REPLACE EXISTING SURFACE MOUNTED LIGHTING WITH NEW FE5 FIXTURE INDICATED. CONNECT NEW FIXTURE TO EXISTING CIRCUIT. NET DECREASE IN LOAD.

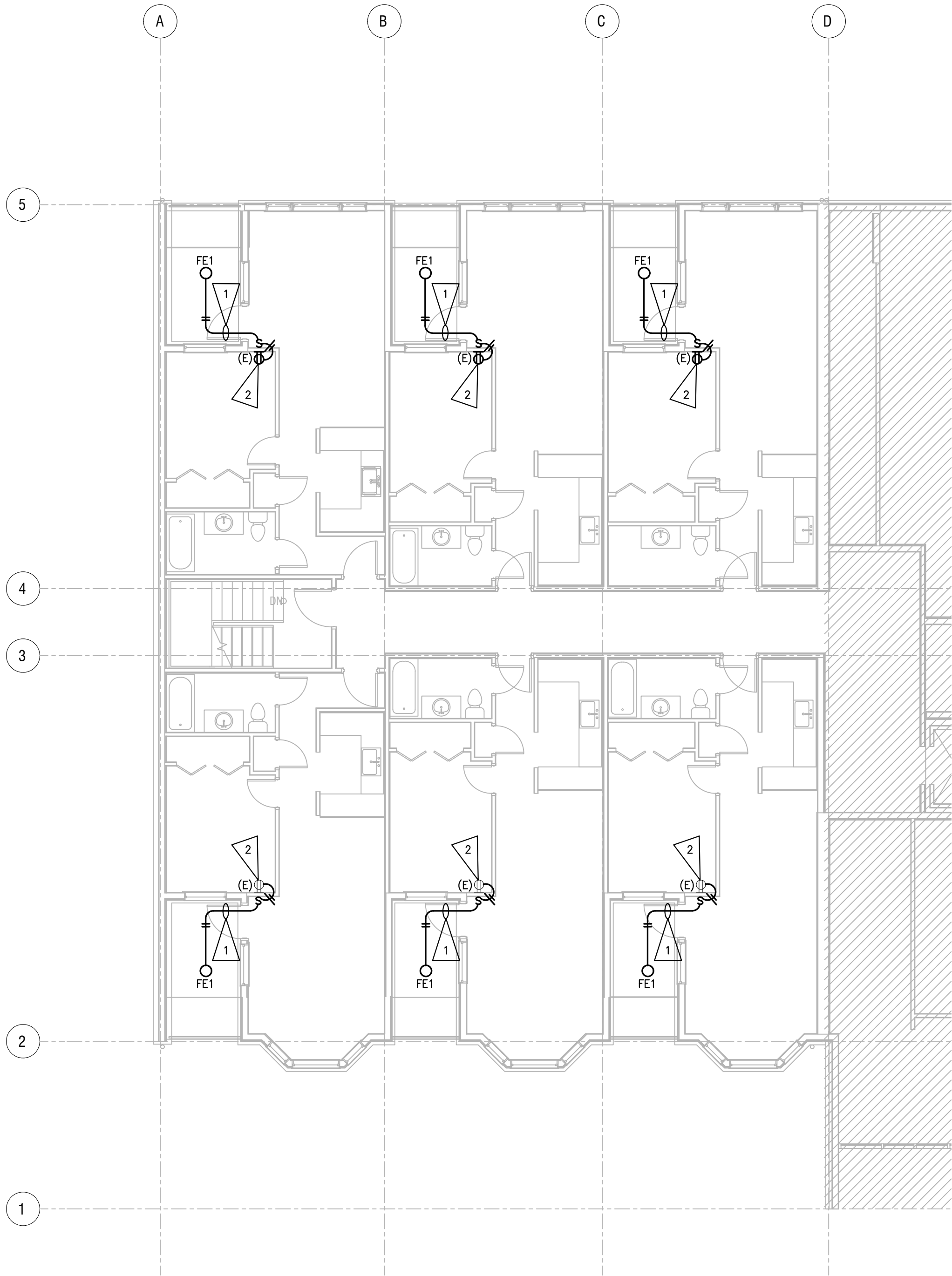
KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET
107 W MAIN ST
AUBURN, WA 98002

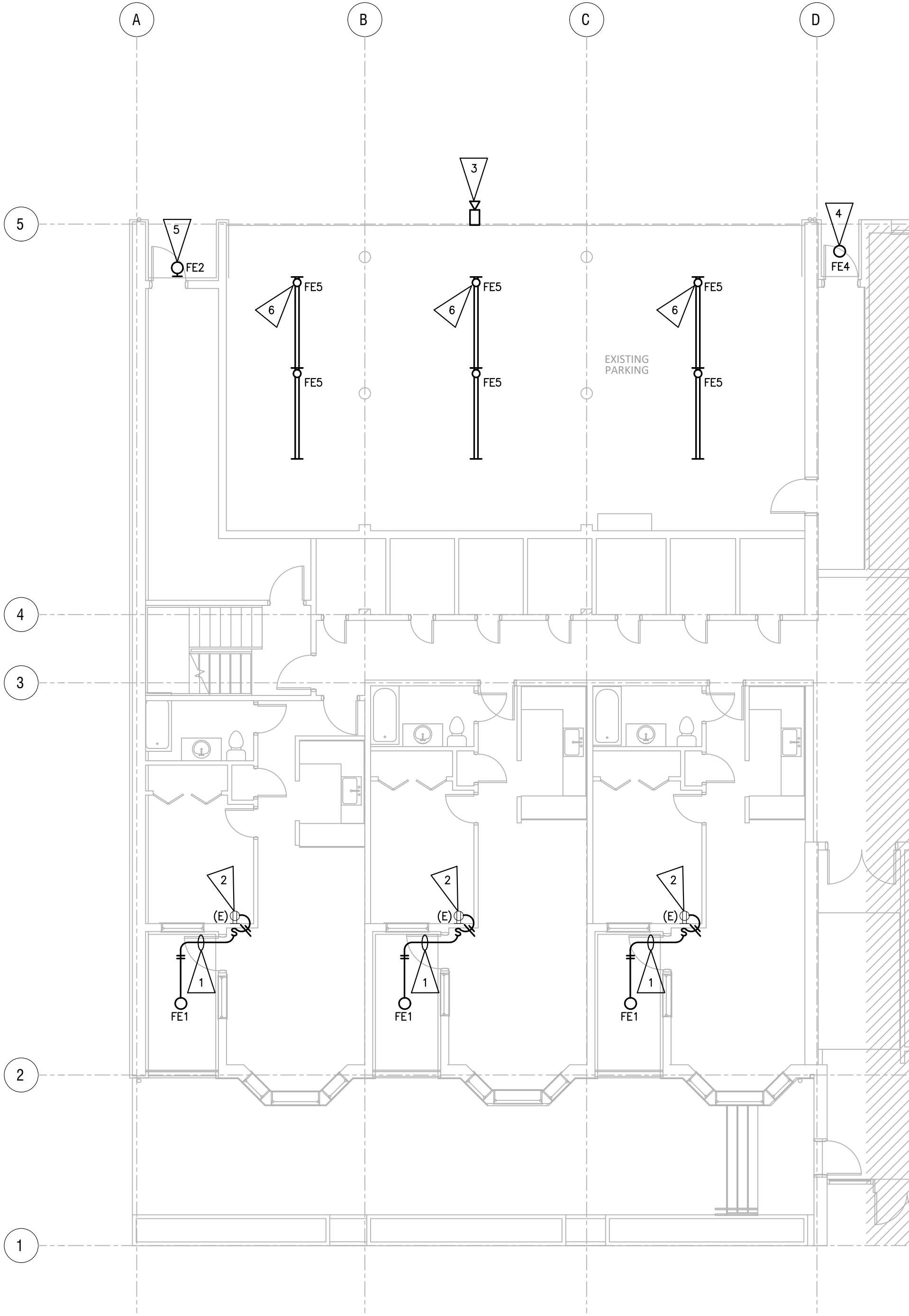
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Checked: MSC
Date: 5-28-2021
Scale: Noted
Revisions:
No. Date Remarks

1ST & 2ND FLOOR
LIGHTING PLANS

E2.1

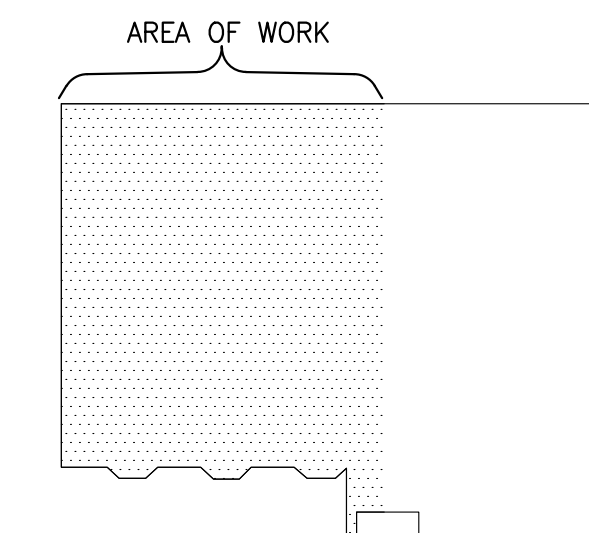


2 PARTIAL 2ND FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



1 PARTIAL 1ST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

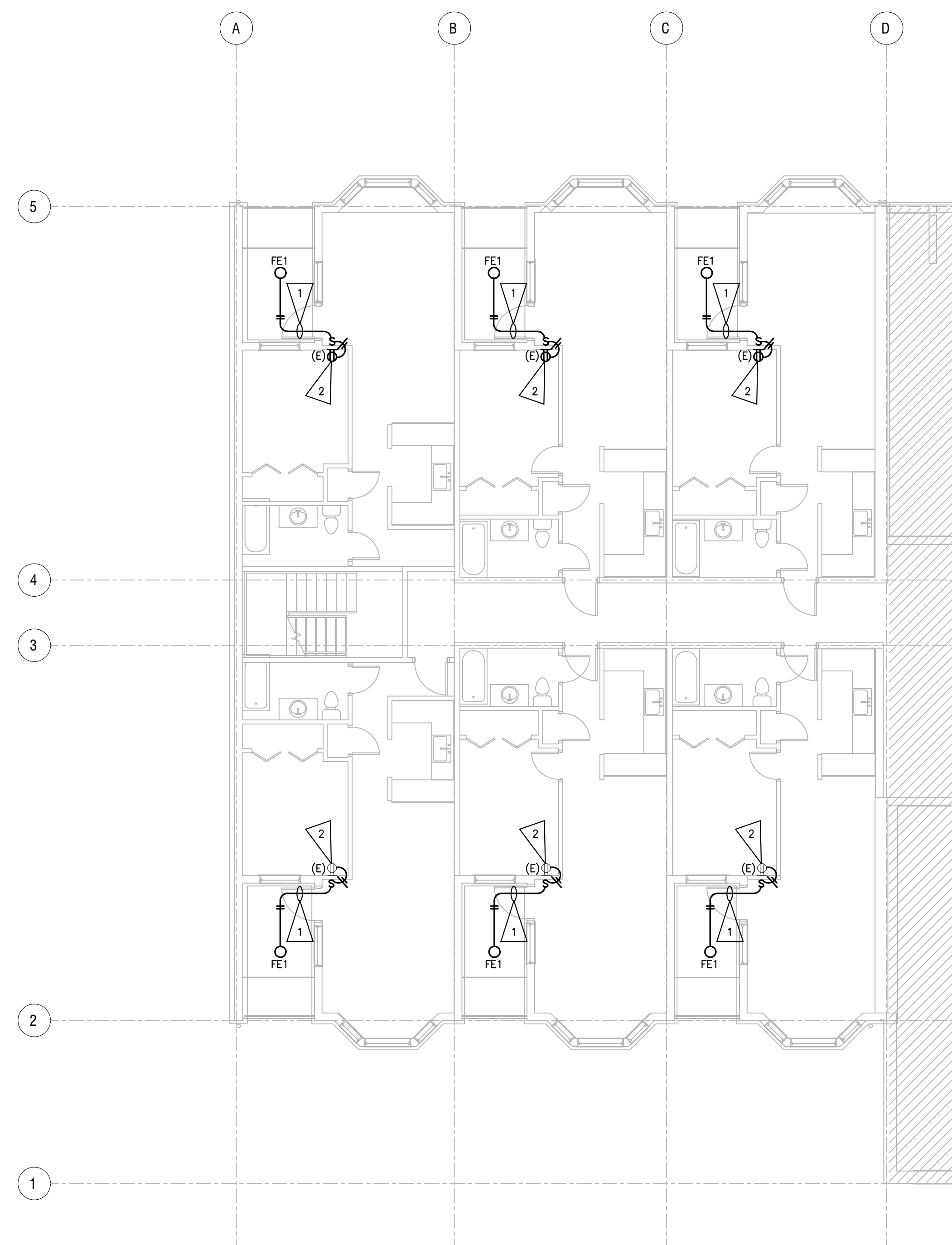




BUILDING KEY PLAN

FLAG NOTES

- 1 SURFACE MOUNT CONDUIT TO CONCRETE DECK ABOVE.
ROUTE CONDUIT PARALLEL TO BUILDING LINES.
- 2 CONNECT SWITCH AND LIGHTING FIXTURE TO THE
NEAREST EXISTING RECEPTACLE CIRCUIT.



PARTIAL 3RD-5TH FLOOR (TYPICAL) LIGHTING PLAN

SCALE: 1/8" = 1'-0"



- KCHA
- GUSTAVES MANOR
- ENVELOPE
- UPGRADE

- BID SET

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AUBURN, WA 98002

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— Revisions:		
No.	Date	Remarks

- THIRD-FIFTH FLOOR
- LIGHTING PLAN

E2.2