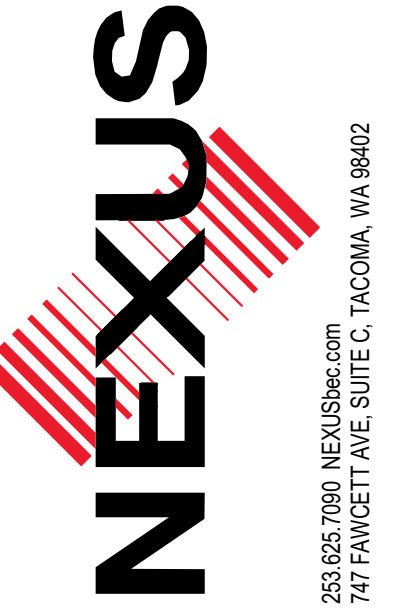


MUNRO MANOR

ROOF REPLACEMENT

BID SET - 02.08.2023



2023.08.02 10:01 AM
 747 FAWCETT AVE, SUITE C, TACOMA, WA 98402

PROJECT INFORMATION

PROJECT NAME: MUNRO MANOR
 ADDRESS OF PROPERTY: 630 SOUTH 152ND STREET
 BURIEEN, WA 98148
 PARCEL NUMBER: 176060-0335
 LEGAL DESCRIPTION: CORMODES 5-ACRE GARDEN TRS W 71.58 FT OF S 1/2 OF POR N OF GEO W ALBEE CO RD OF 32 & E 122.74 FT OF S 1/2 OF POR N OF GEO W ALBEE RD OF 31 LESS CO RD
 JURISDICTION: CITY OF BURIEEN
 ZONING: RM-24
 CODES UTILIZED: INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 WITH WASHINGTON STATE AMENDMENTS
 WASHINGTON STATE ENERGY CODE (WSEC), 2018 RESIDENTIAL PROVISIONS
 YEAR BUILT: 1970
 USE: APARTMENT (EXISTING)
 OCCUPANCY TYPE: R2 (EXISTING)
 CONSTRUCTION TYPE: V-A (EXISTING)
 BUILDING SF: 41,200 SF (EXISTING)
 LOT SIZE: 57,063 SF (EXISTING)
 TOTAL FLOORS: 3 + 1 BASEMENT (EXISTING)
 FIRE SPRINKLER: NO (EXISTING)

PROJECT DESCRIPTION

REMOVE EXISTING COATED BUILT-UP ROOF SYSTEM TO SHEATHING AND REPLACE WITH NEW SINGLE-PLY ROOF MEMBRANE SYSTEM AND NEW TAPERED RIGID INSULATION.

ABBREVIATIONS

NO.	NUMBER
OC	ON CENTER
OPP	OPPOSITE DIRECTION (MIRRORED)
PPT	PRESERVATIVE PRESSURE TREATED
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
WSEC	WASHINGTON STATE ENERGY CODE

ENERGY CODE UPDATES

SECTION R503.1 GENERAL...

ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE.

ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE USES NO MORE ENERGY THAN THE EXISTING BUILDING OR STRUCTURE PRIOR TO THE ALTERATION. ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH SECTION R503.1.1 THROUGH R503.2.

R503.1.1 BUILDING ENVELOPE. BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 AND R402.4.4.

EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

- CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.

***COMPLIES
 BASE SCOPE DOES NOT EXPOSE EXISTING WALL, FLOOR, OR ROOF CAVITIES.

GENERAL NOTES

- VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION WORK. ANY DISCREPANCIES OR CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF KCHA.
- UNLESS OTHERWISE NOTED, ALL TYPICAL NOTES, DETAILS AND FEATURES SHOWN AS APPLICABLE TO ONE CONDITION SHALL BE APPLICABLE TO OTHERS AT SIMILAR CONDITIONS WHETHER IT IS SPECIFICALLY NOTED OR NOT.
- OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
- DO NOT SCALE THE DRAWINGS.
- ANY NECESSARY INVESTIGATION AND REMEDIATION OF ORGANIC GROWTH BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND IMPLEMENTING ALL SAFETY REQUIREMENTS AND PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED BY THE GOVERNING JURISDICTIONS.
- DAMAGE REFERS TO ANY DETERIORATION, DARK STAINING, AND/OR SIGNS OF ORGANIC GROWTH.
- DO NOT SUBSTITUTE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM ARCHITECT.
- WORK TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODE.
- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKE PRECEDENCE OVER SPECIFICATIONS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.

SHEET INDEX

SHEET	TITLE
T1.0	COVERSHEET
SD1.0	SITE PLAN
A1.0	ROOF PLAN
A3.0	ROOF DETAILS

PROJECT TEAM

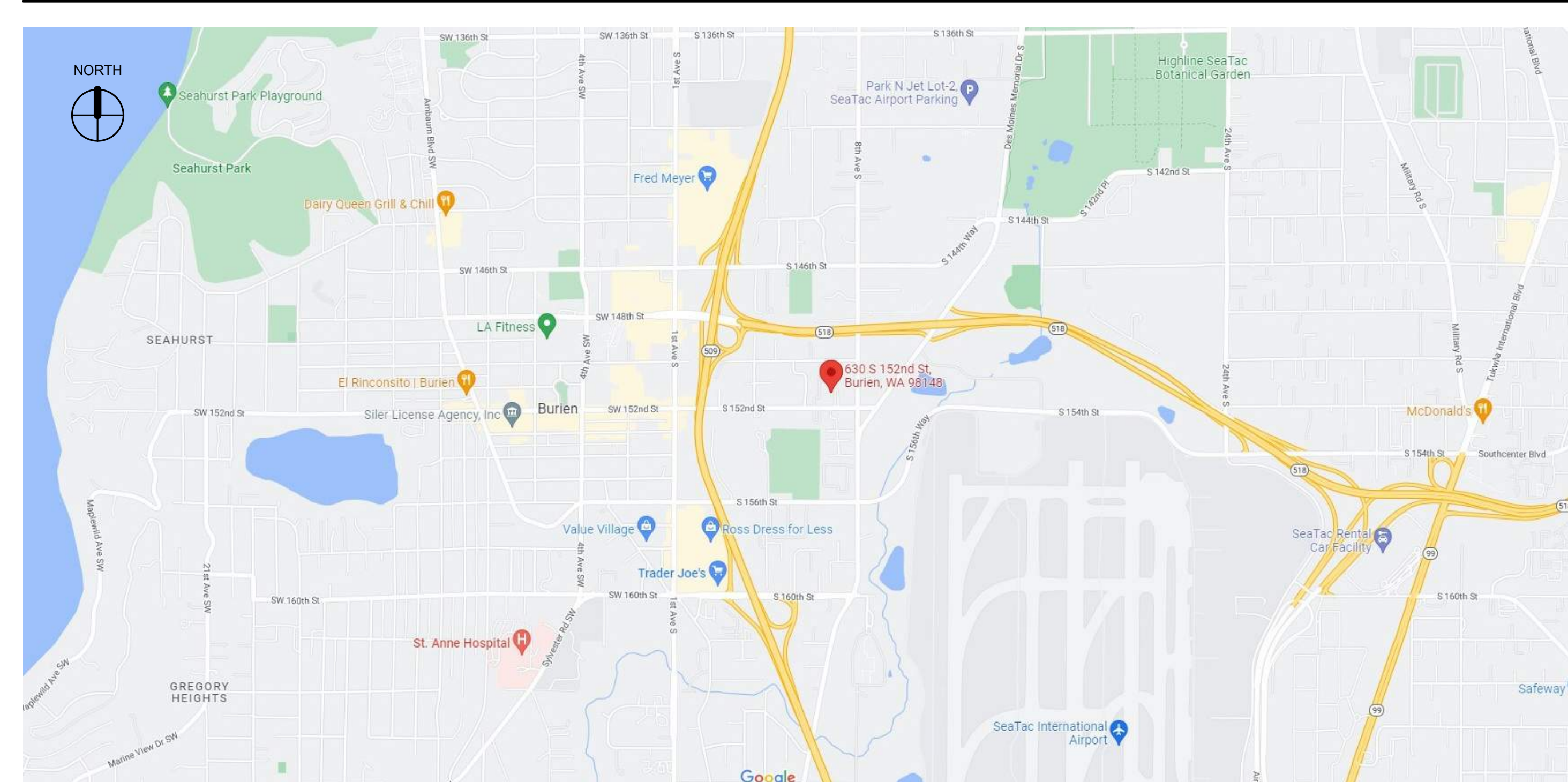
OWNER
 KING COUNTY HOUSING AUTHORITY
 206 308 7385
 700 ANDOVER PARK WEST, SUITE C
 TUKWILA, WA 98188
 PROJECT MANAGER: AMY KURTZ amyk@kcha.org

ARCHITECT
 NEXUS bec
 253.825.7090
 747 FAWCETT AVE, SUITE C
 TACOMA, WA 98402
 ARCHITECT: DANI ITTNER ditner@nexusbec.com

SYMBOLS

	SECTION REFERENCE
	DETAIL REFERENCE
	EXTERIOR ELEVATION
	DOOR NUMBER
	WINDOW TYPE
	NORTH ARROW
	ELEVATION DATUM
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

VICINITY MAP



PROJECT
 ROOF REPLACEMENT
MUNRO MANOR
 630 S 152ND ST
 BURIEEN, WA 98148

REVISIONS

DATE	PROJECT NO.	DRAWN BY	REVIEWED BY	SHEET TITLE
02.08.2023	22004NX.03			COVERSHEET

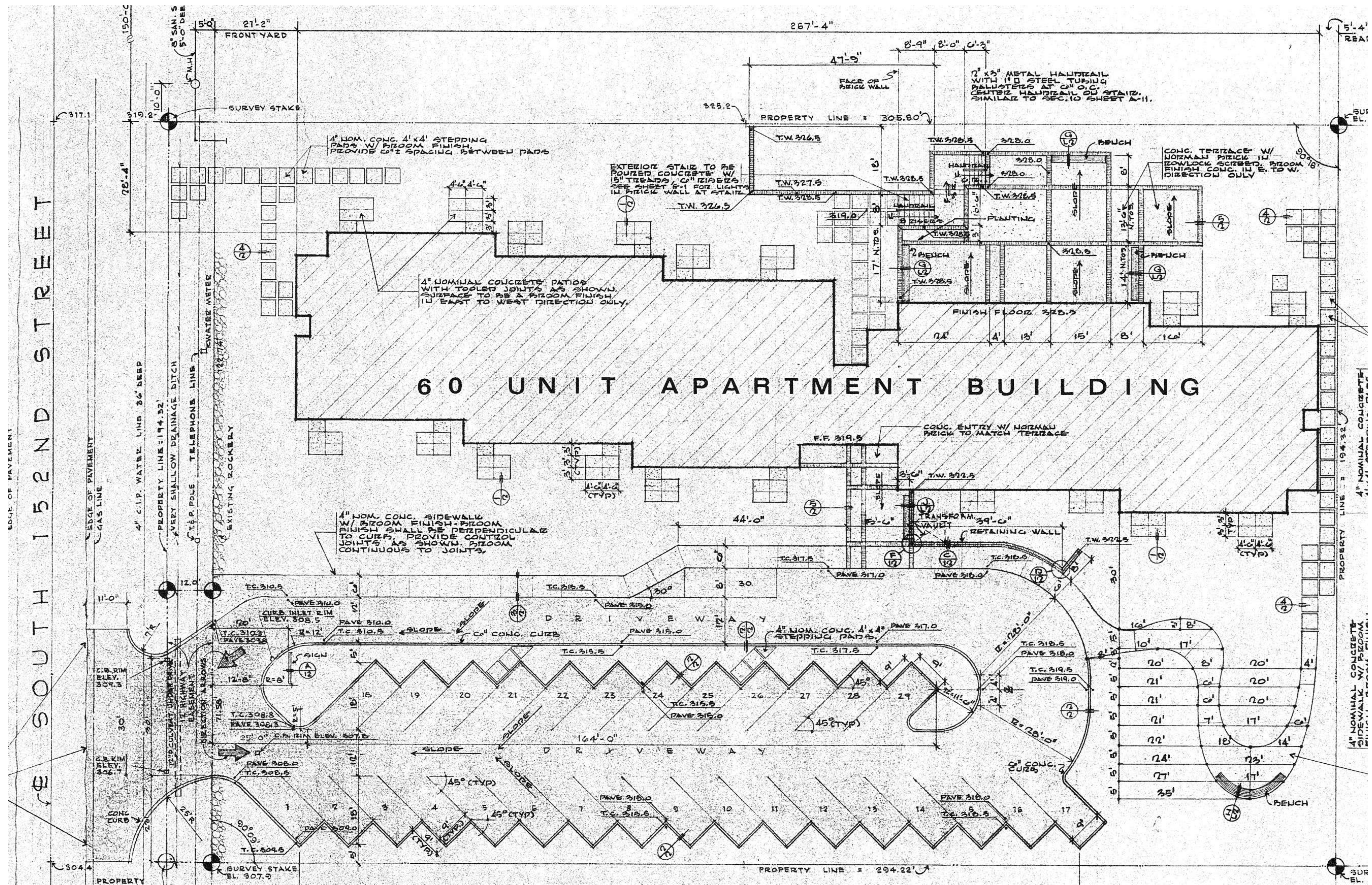
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 SHEET

T1.0

BID SET

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

20230802 10:02 AM



① EXISTING SITE PLAN (NO WORK)
1" = 10'-0"

PROJECT
ROOF REPLACEMENT
MUNRO MANOR
630 S. 162ND ST.
BURIEN, WA 98148

NO.	DATE	DESCRIPTION

DATE: 02.08.2023
PROJECT NO: 22004N.03
DRAWN BY: DAB
REVIEWED BY:
SHEET TITLE: SITE PLAN

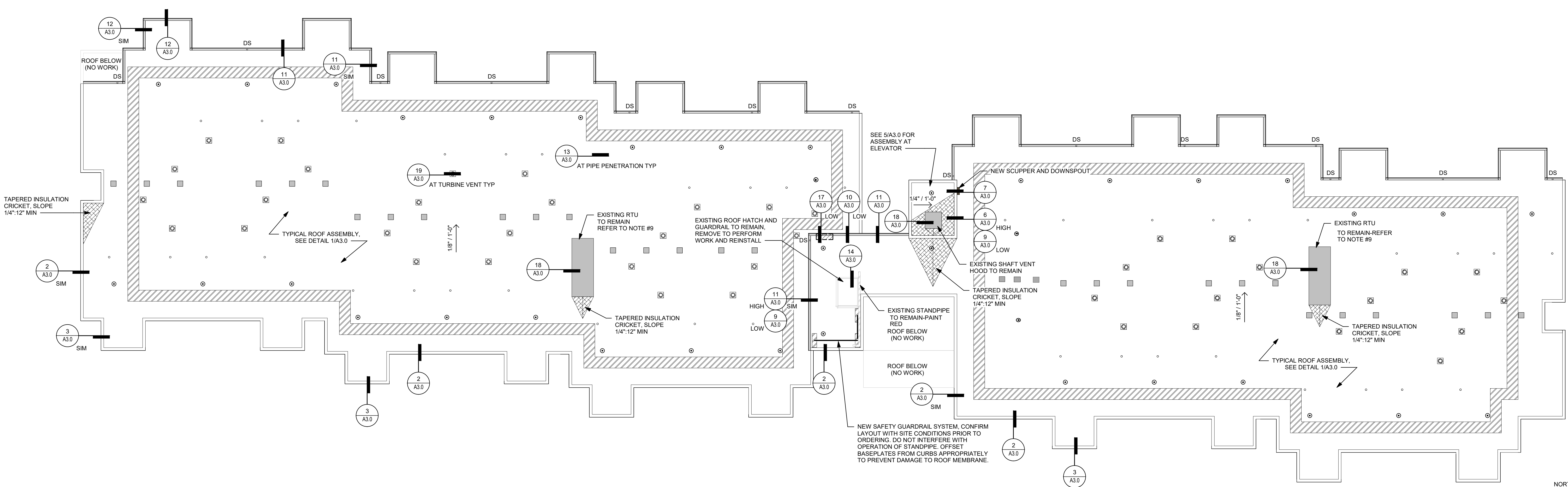
IF SHEET MEASURES LESS THAN 30"x42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

LEGEND

- ROOF ACCESS DOOR (EXISTING)
- ROOF ANCHOR - VERIFY LAYOUT WITH MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS
- PIPE PENETRATION
- MECHANICAL TURBINE VENT
- ABANDONED ROOF CAVITY VENT, PATCH SHEATHING AND INSTALL NEW ROOFING SYSTEM OVER
- DOWNSPOUT LOCATION (MATCH EXISTING)
- WALK-OFF MAT

RE-ROOF SCOPE NOTES

1. REMOVE AND RETAIN SELECTIVE MECHANICAL TURBINE VENTS AND SATELLITES.
2. REMOVE SELECTIVE EXISTING ROOF CAVITY TURBINE VENTS AND PATCH HOLES IN SHEATHING AS NOTED ON PLANS. (31 TOTAL).
3. AND LOCATION, REMOVE EXISTING ANTENNA.
4. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS.
5. REMOVE EXISTING BUILT-UP ROOF COVERBOARD, TAPERED INSULATION, AND FLASHINGS DOWN TO ROOF DECKING.
6. REMOVE EXISTING FALL PROTECTION CABLE AND ANCHOR POINTS.
7. INSPECT EXISTING ROOF SHEATHING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND. BASE BID TO INCLUDE 20 SHEETS (4'x8' x 1/2" PLYWOOD) REPLACEMENT.
8. REMOVE EXISTING FALL PROTECTION ANCHOR POINTS (REQUIRED BLOCKING AND CABLE VENT CURBS AS NEEDED TO PROVIDE 8" MIN CLEARANCE TO ROOF MEMBRANE. EXTEND DUCTWORK, ELECTRICAL CONDUIT, AND GAS PIPING AS NEEDED TO ACCOMMODATE NEW CURB HEIGHT).
9. INSTALL NEW ROOF EDGE CURBS AND TAPERED INSULATION.
10. INSTALL NEW FIBER CEMENT FASCIAS, NEW GUTTERS AND DOWNSPOUTS WITH NEW GUTTER GUARDRAILS.
11. INSTALL NEW SCUPPER AND CONDUCTOR HEAD AT ELEVATOR ROOF.
12. INSTALL NEW SINGLE-PLY ROOF MEMBRANE SYSTEM AND FLASHINGS PER DETAILS.
13. INSTALL NEW BOOT FLASHINGS AROUND ALL PIPE PENETRATIONS. CONTRACTOR TO CONFIRM COUNT AND LOCATION.
14. REINSTALL SELECTIVE TURBINE VENTS, CONTRACTOR TO CONFIRM COUNT AND LOCATION.
15. AND LOCATION, INSTALL NEW GAP FLASHINGS PER DETAILS.
16. INSTALL NEW WALK-OFF MATS PER PLAN.
17. MOUNT EXISTING COAX CABLE AND STANDPIPE ON NEW SLEEPER BLOCKS.
18. INSTALL NEW SAFETY GUARDRAIL.
19. CONNECT GUTTERS AND DOWNSPOUTS TO NEW CONDUCTOR HEAD.
20. BASE BID TO INCLUDE REMOVAL AND REPLACEMENT OF 20 (4x8) 1/2" PLYWOOD.
21. CONTRACTOR TO PREP AND PAINT LOWER ROOF DOOR & UPPER ROOF HATCH.
22. CONTRACTOR TO PAINT FIRE STANDPIPE RED.



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

PROJECT
 ROOF REPLACEMENT
MUNRO MANOR
 630 S. 162ND ST
 BURien, WA 98148

REVISIONS

NO.	DATE	DESCRIPTION

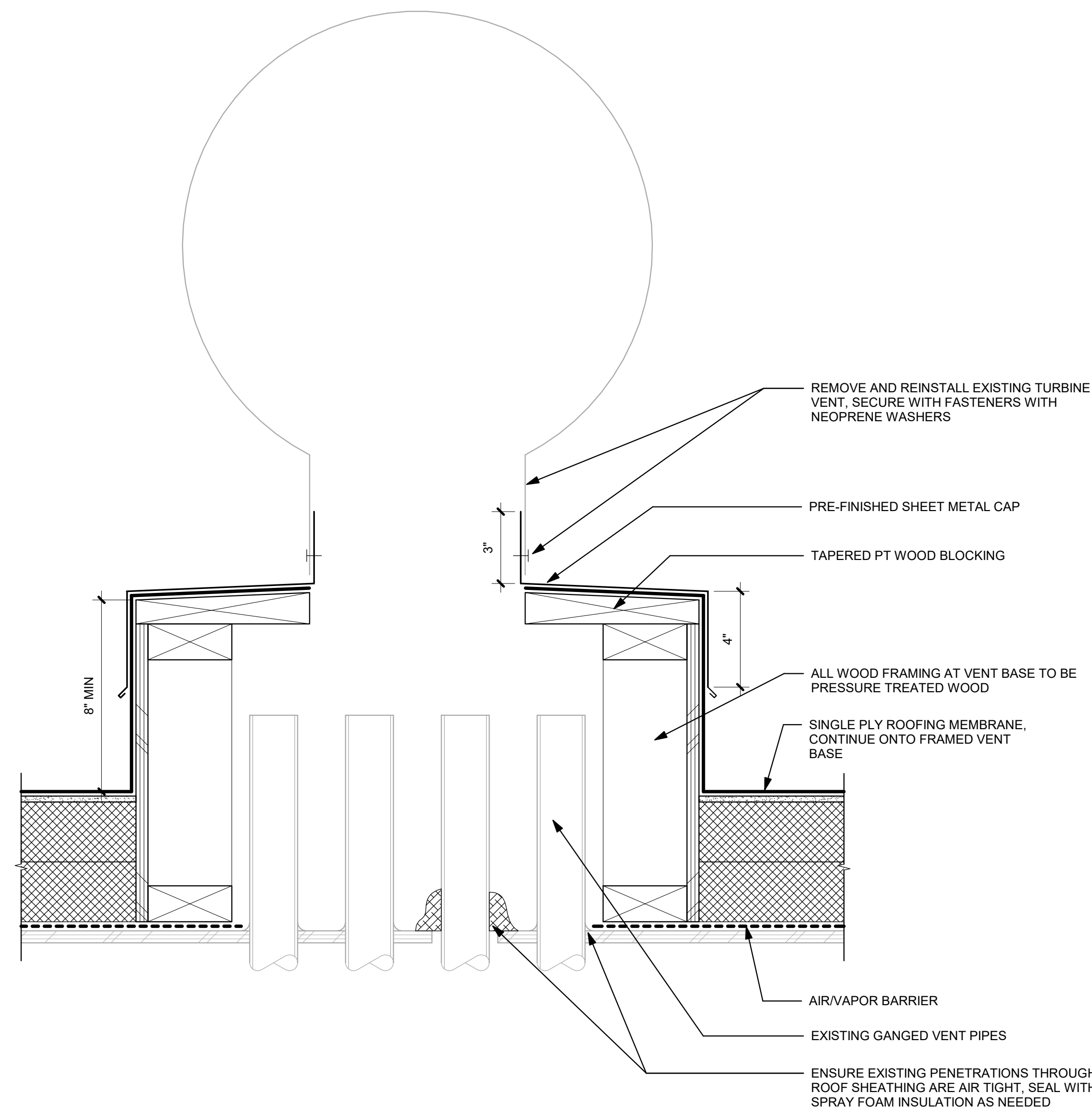
DATE
 02.08.2023
 PROJECT NO.
 22004NX.03
 DRAWN BY
 CMB
 REVIEWED BY
 SHEET TITLE
 ROOF PLAN

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 SHEET

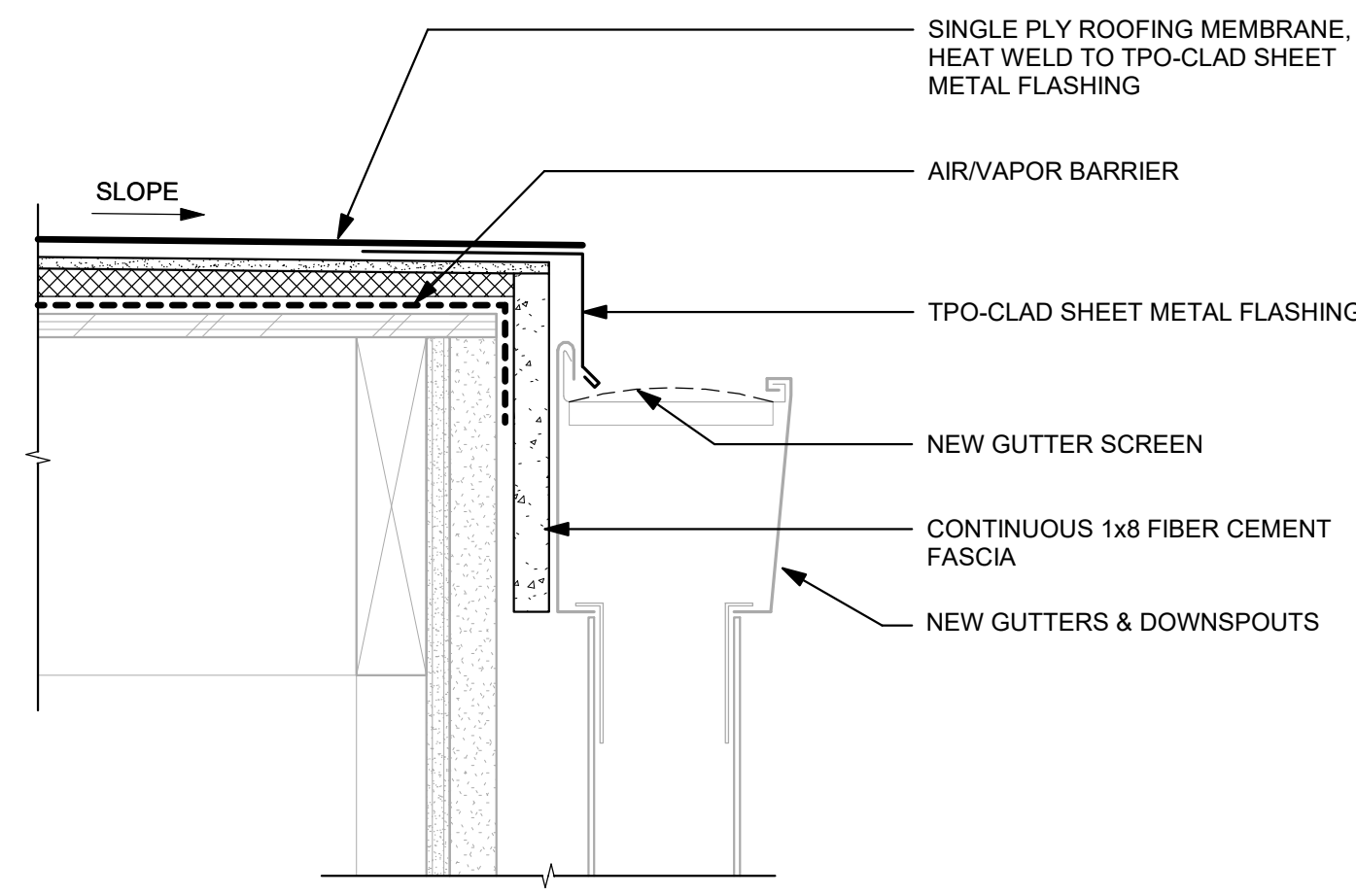
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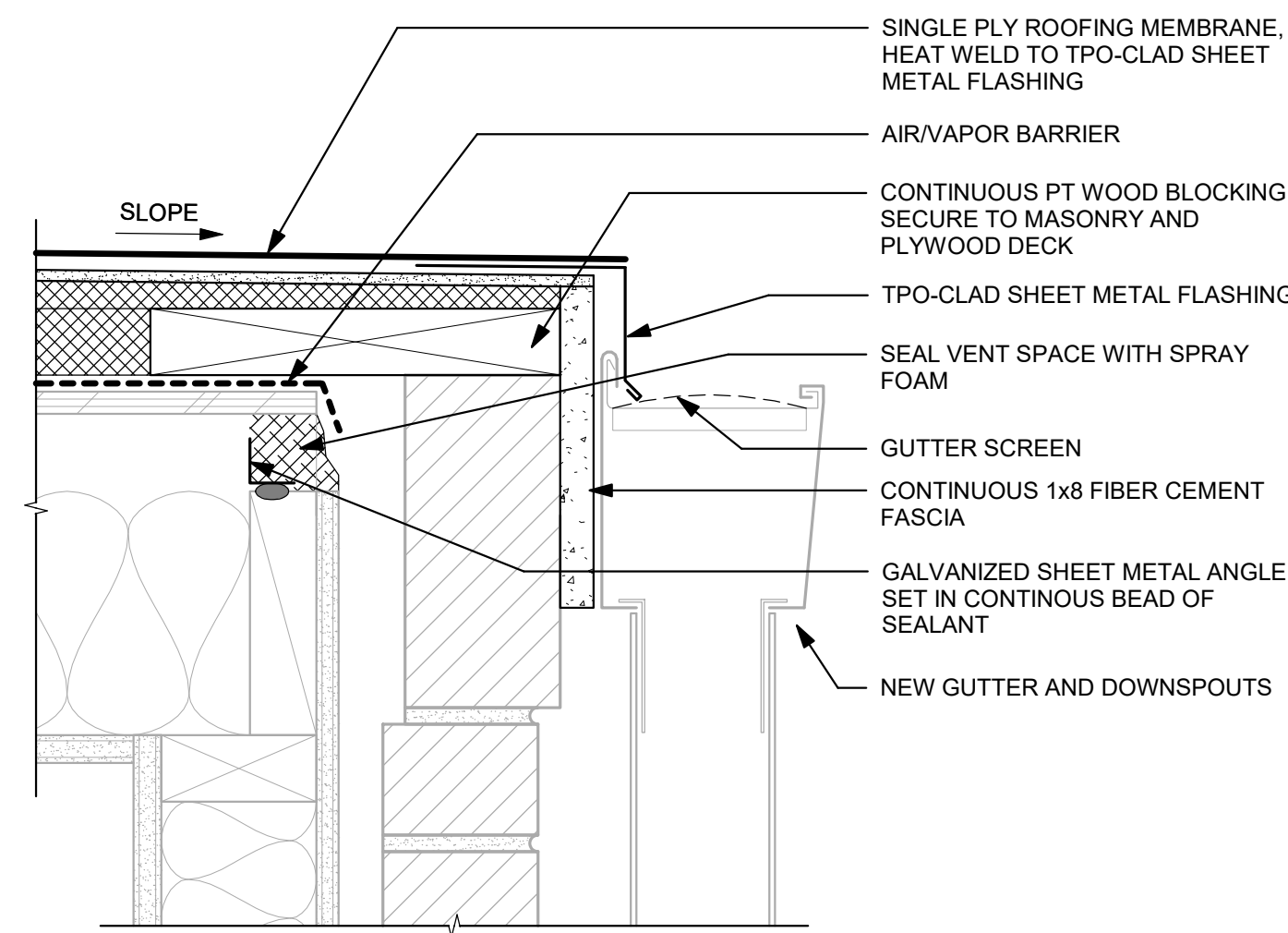
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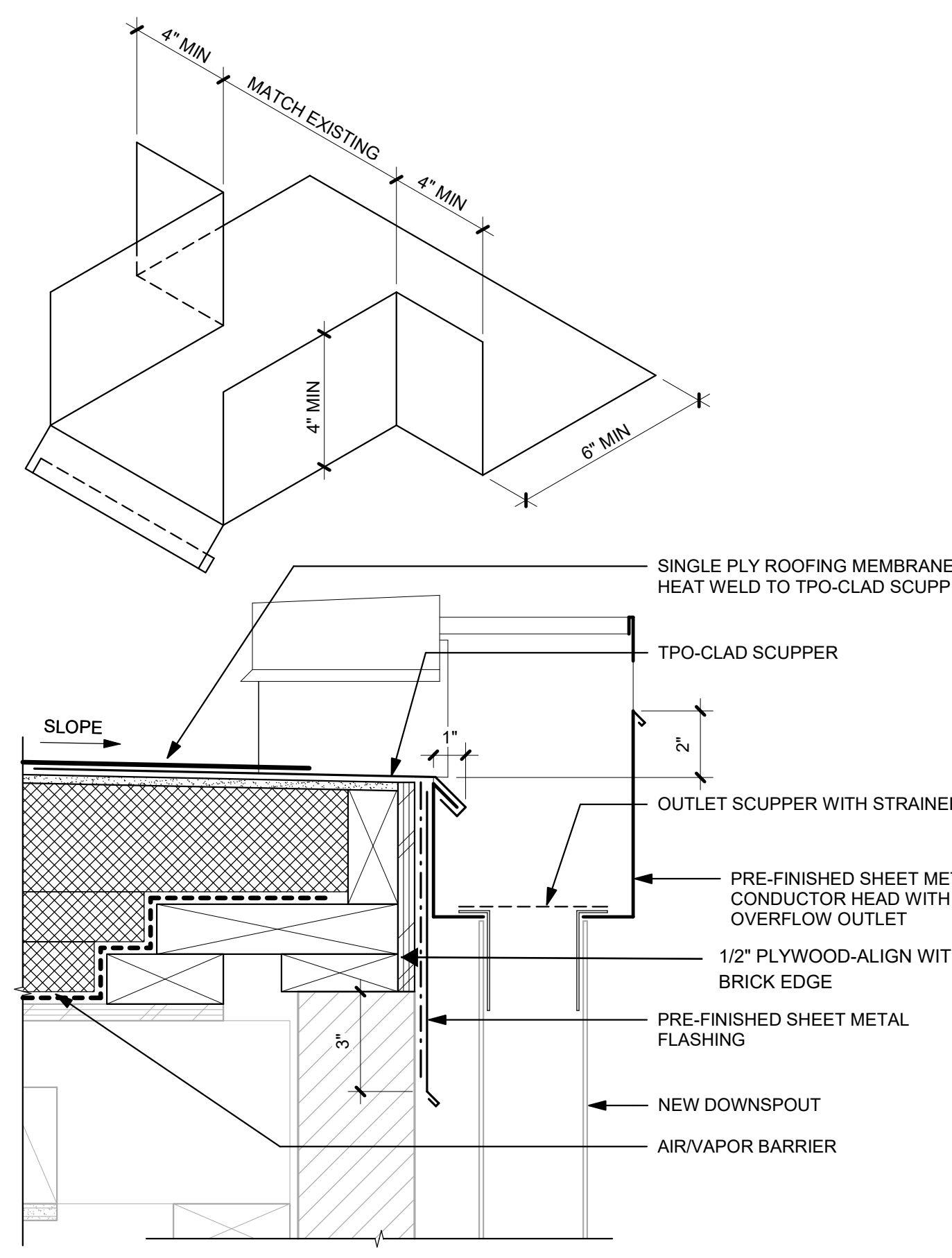
19 TURBINE VENT FRAMED BASE
 3" = 1'-0"



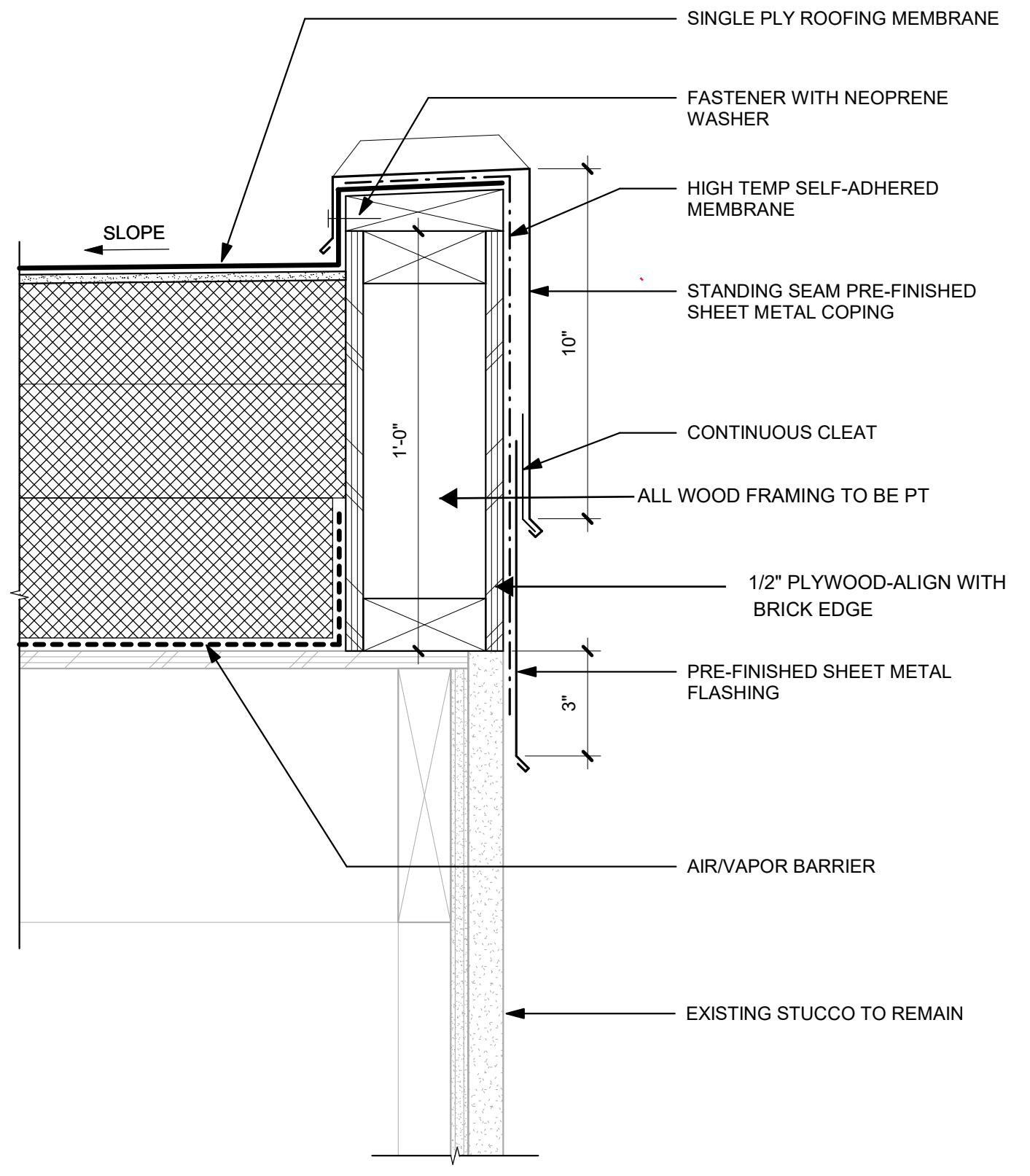
12 GUTTER AT DECK CANOPY
 3" = 1'-0"



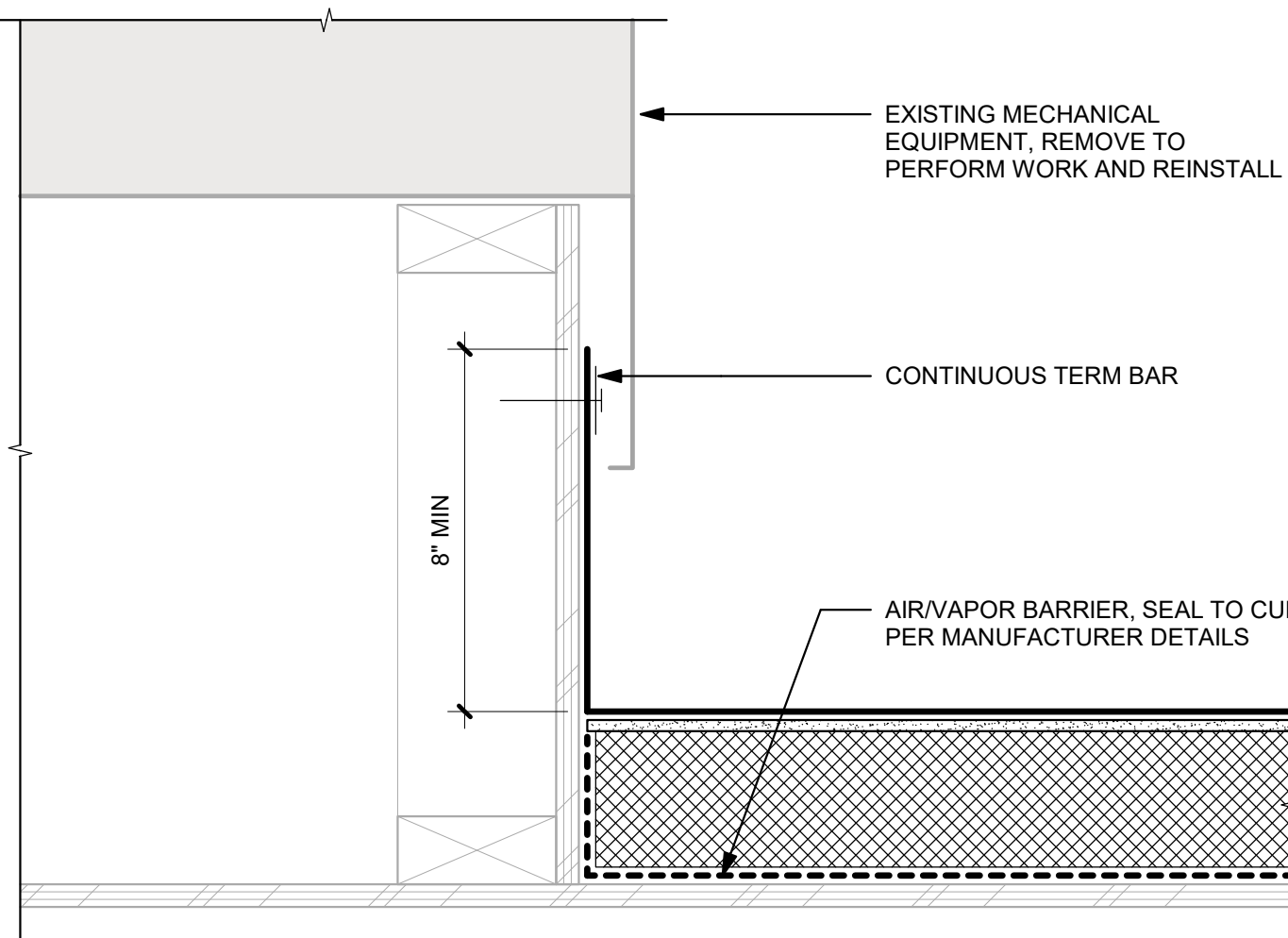
11 EDGE OF ROOF AT GUTTER
 3" = 1'-0"



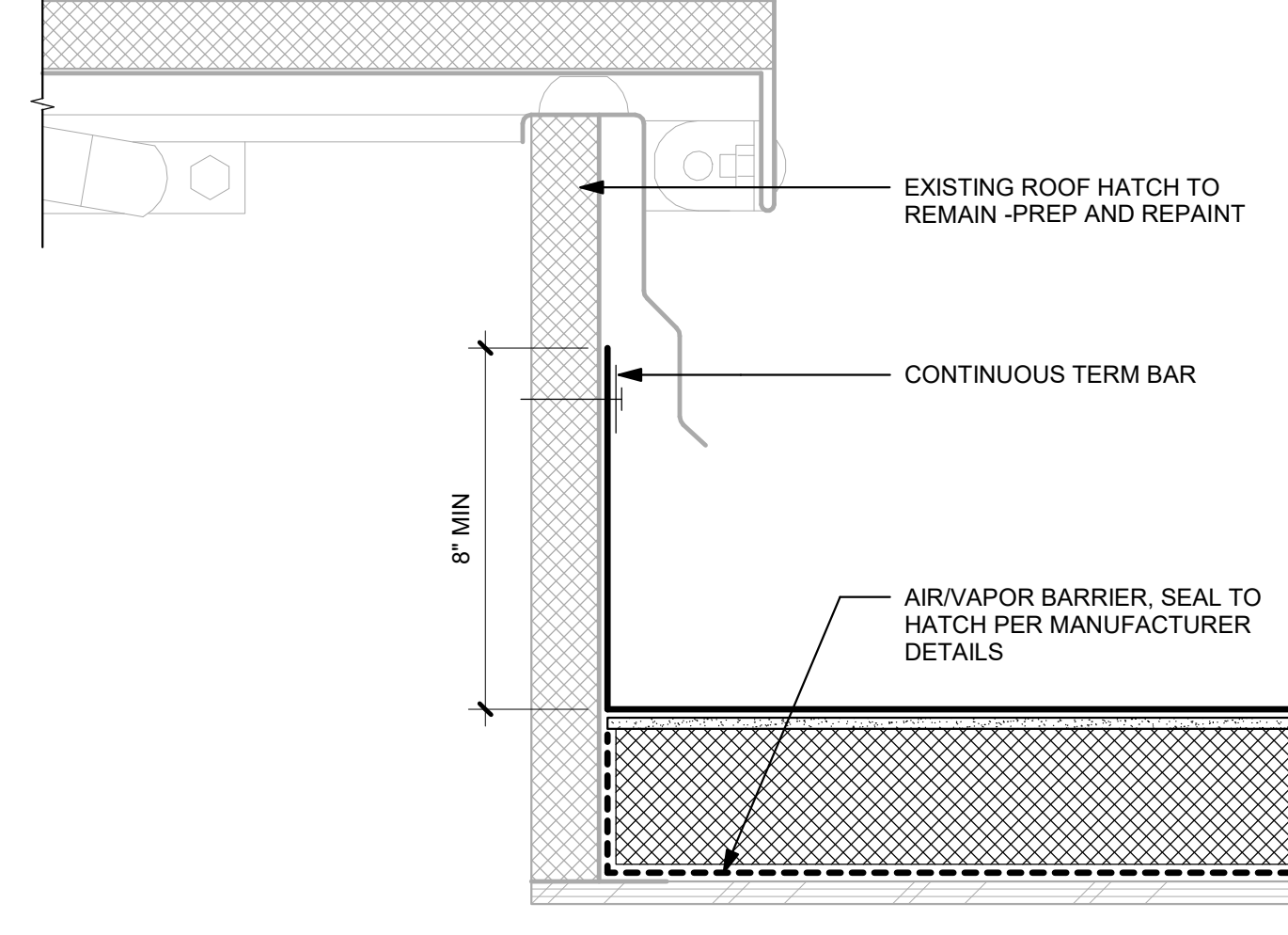
7 SCUPPER
 3" = 1'-0"



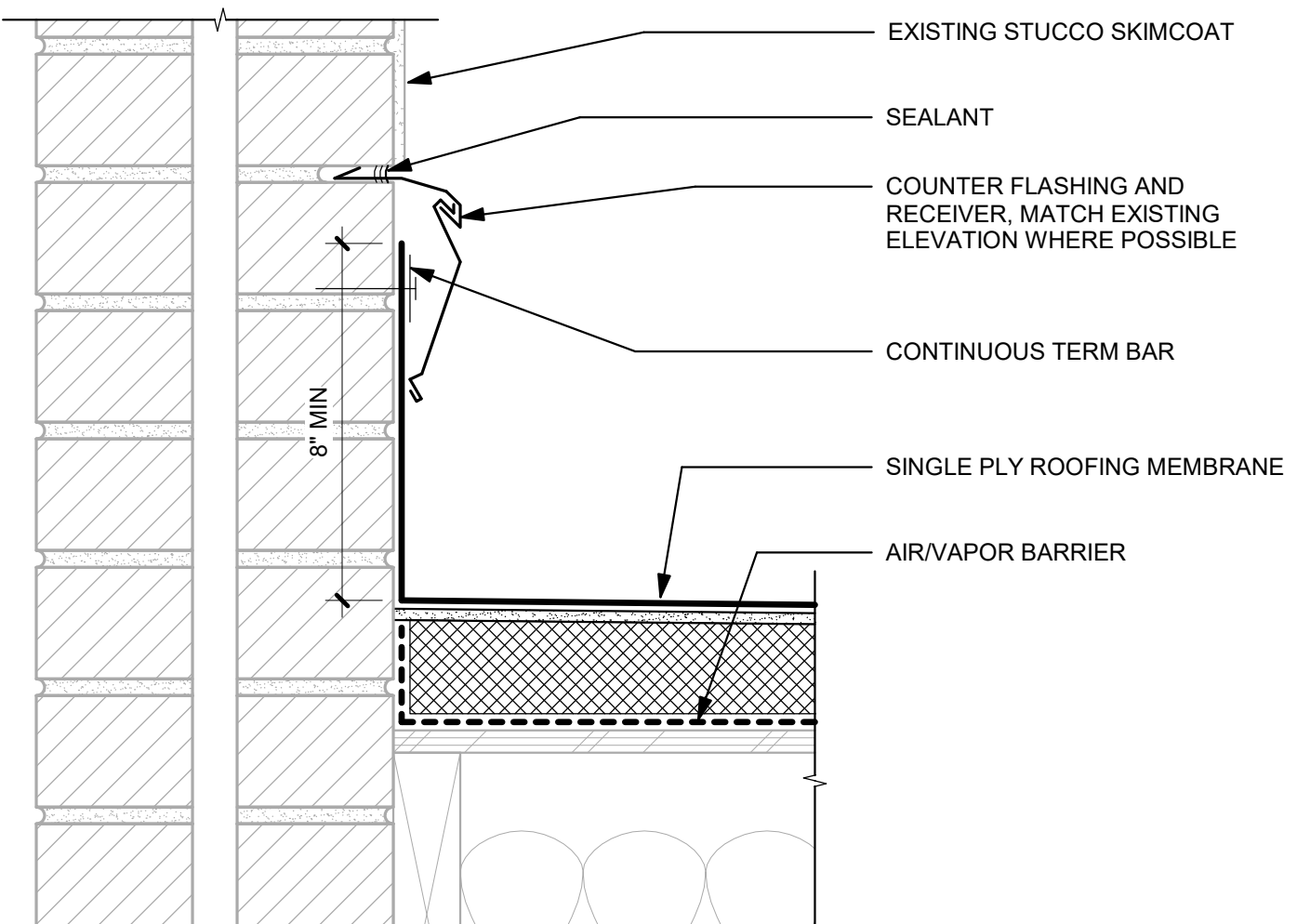
3 CURB AT DECK CANOPY
 3" = 1'-0"



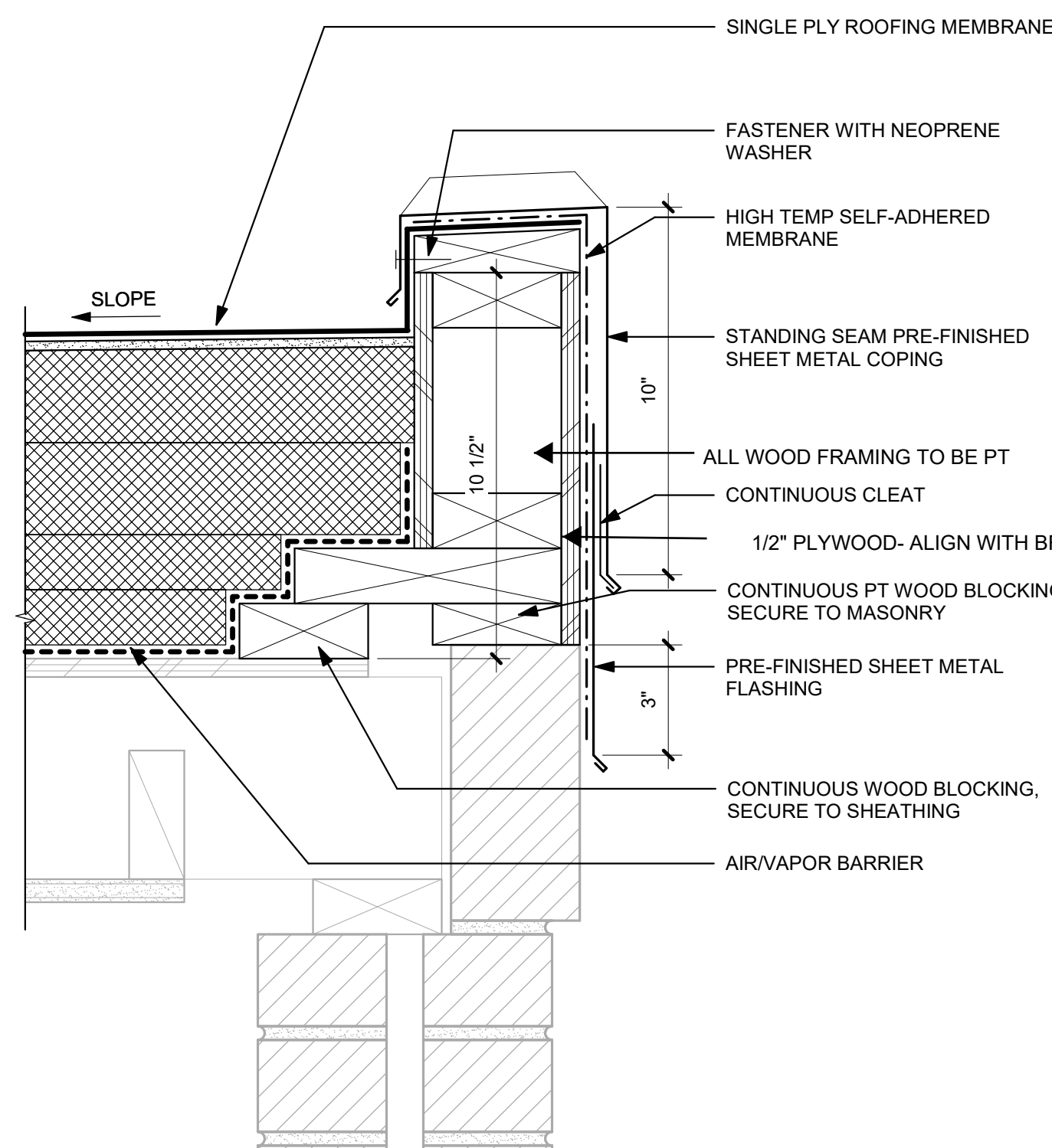
18 MECHANICAL CURB FLASHING
 3" = 1'-0"



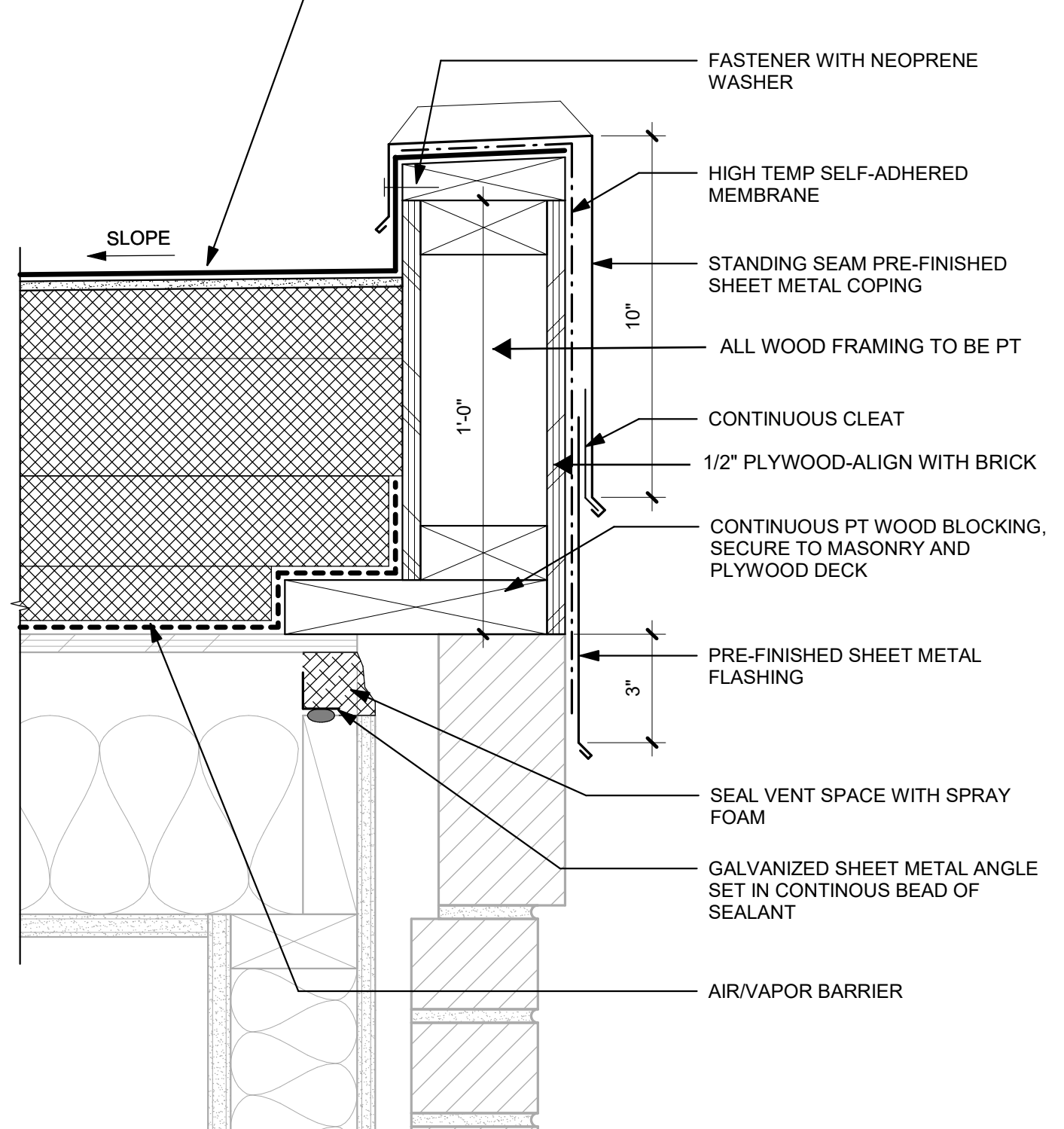
14 ROOF HATCH FLASHING
 3" = 1'-0"



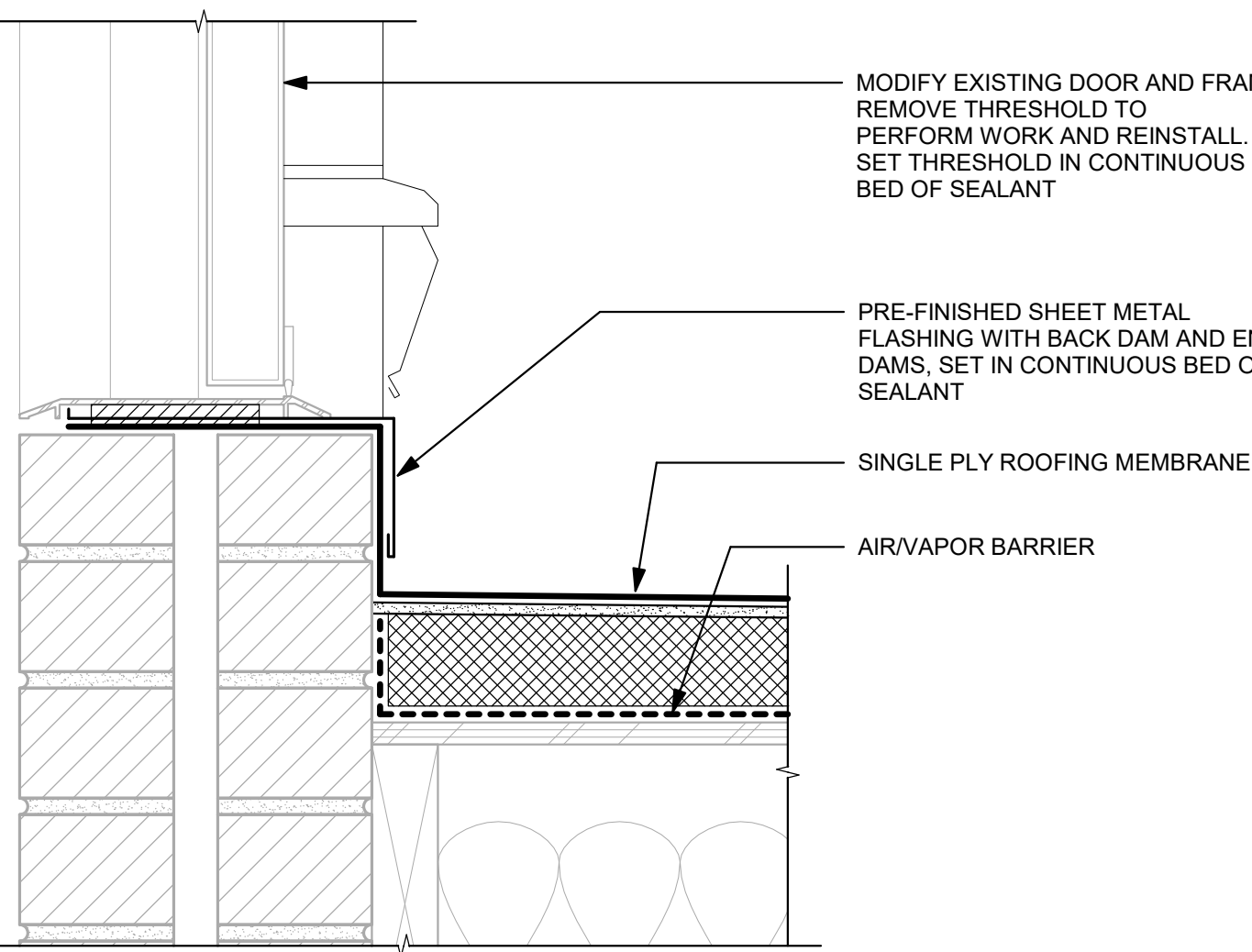
10 ROOF AT BRICK WALL WITH STUCCO
 3" = 1'-0"



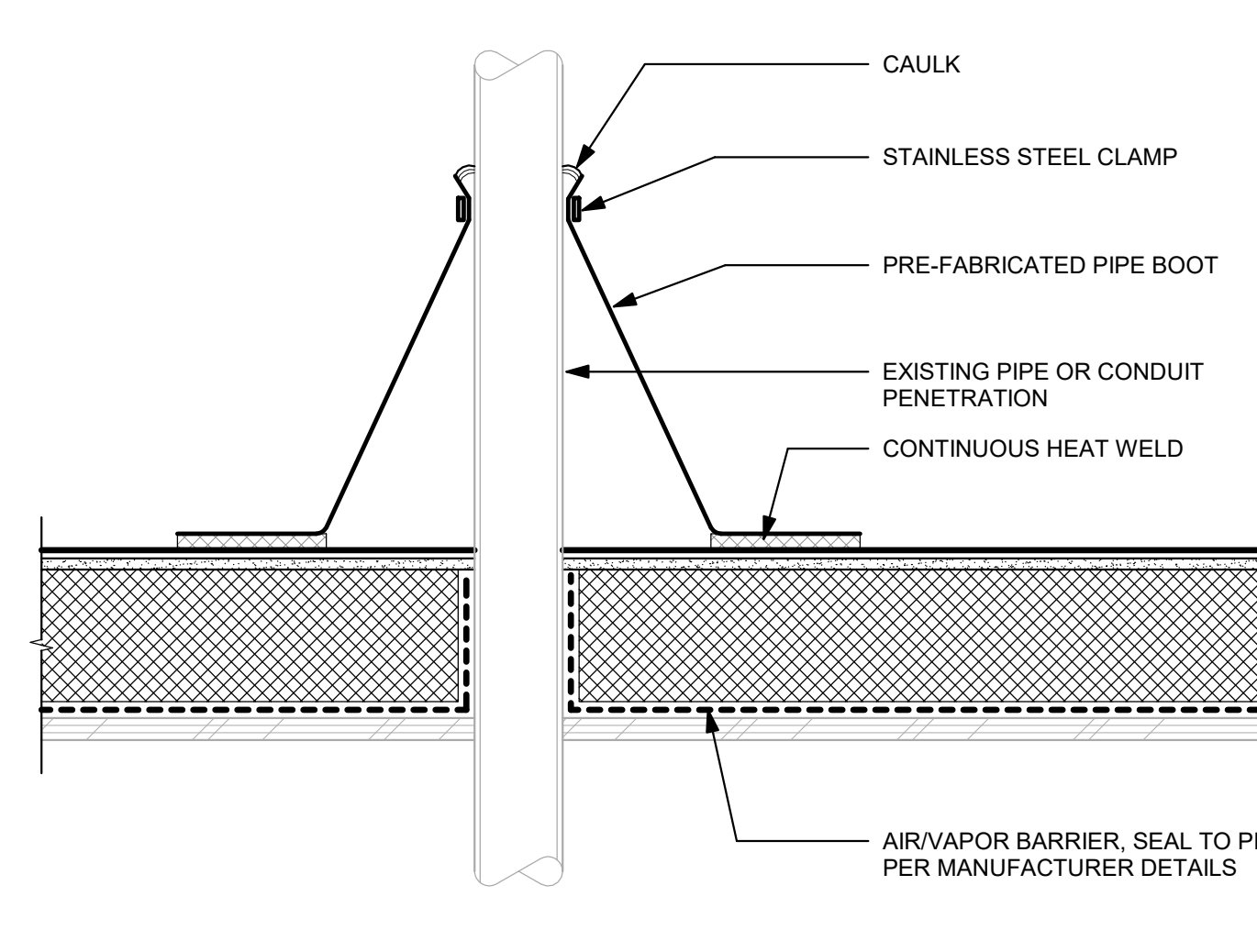
6 EDGE OF ROOF AT ELEVATOR
 3" = 1'-0"



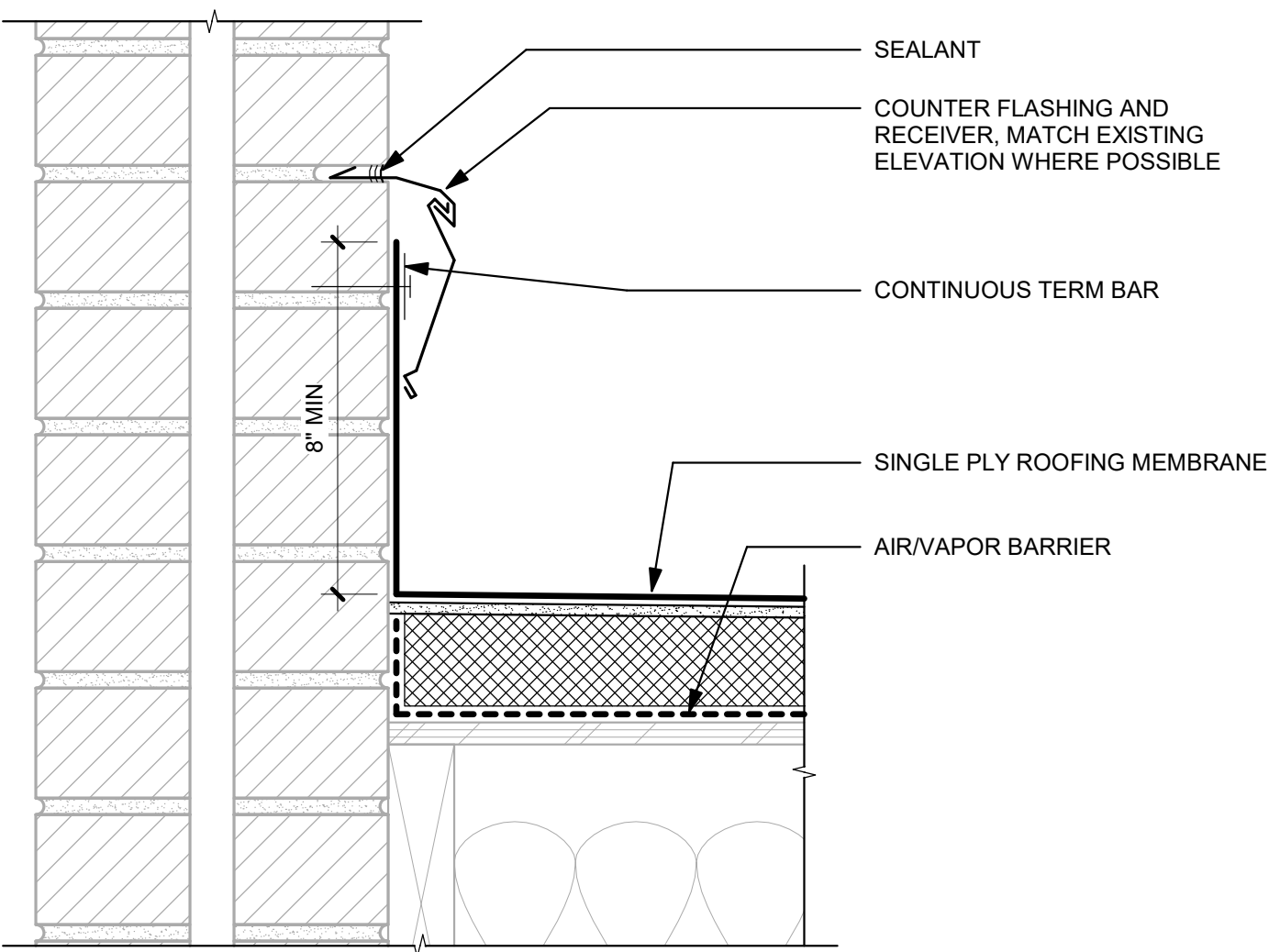
2 EDGE OF ROOF AT CURB
 3" = 1'-0"



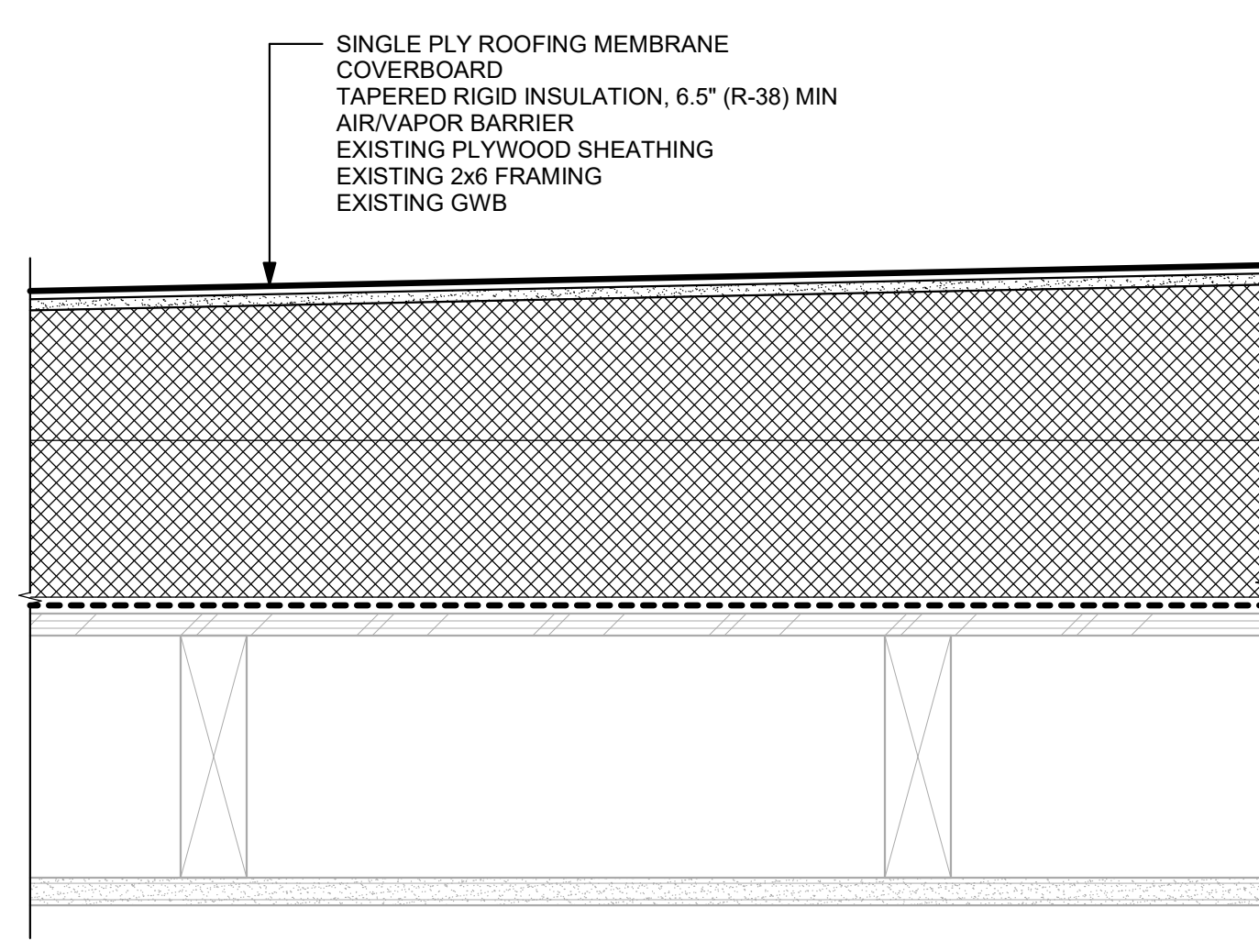
17 DOOR THRESHOLD
 3" = 1'-0"



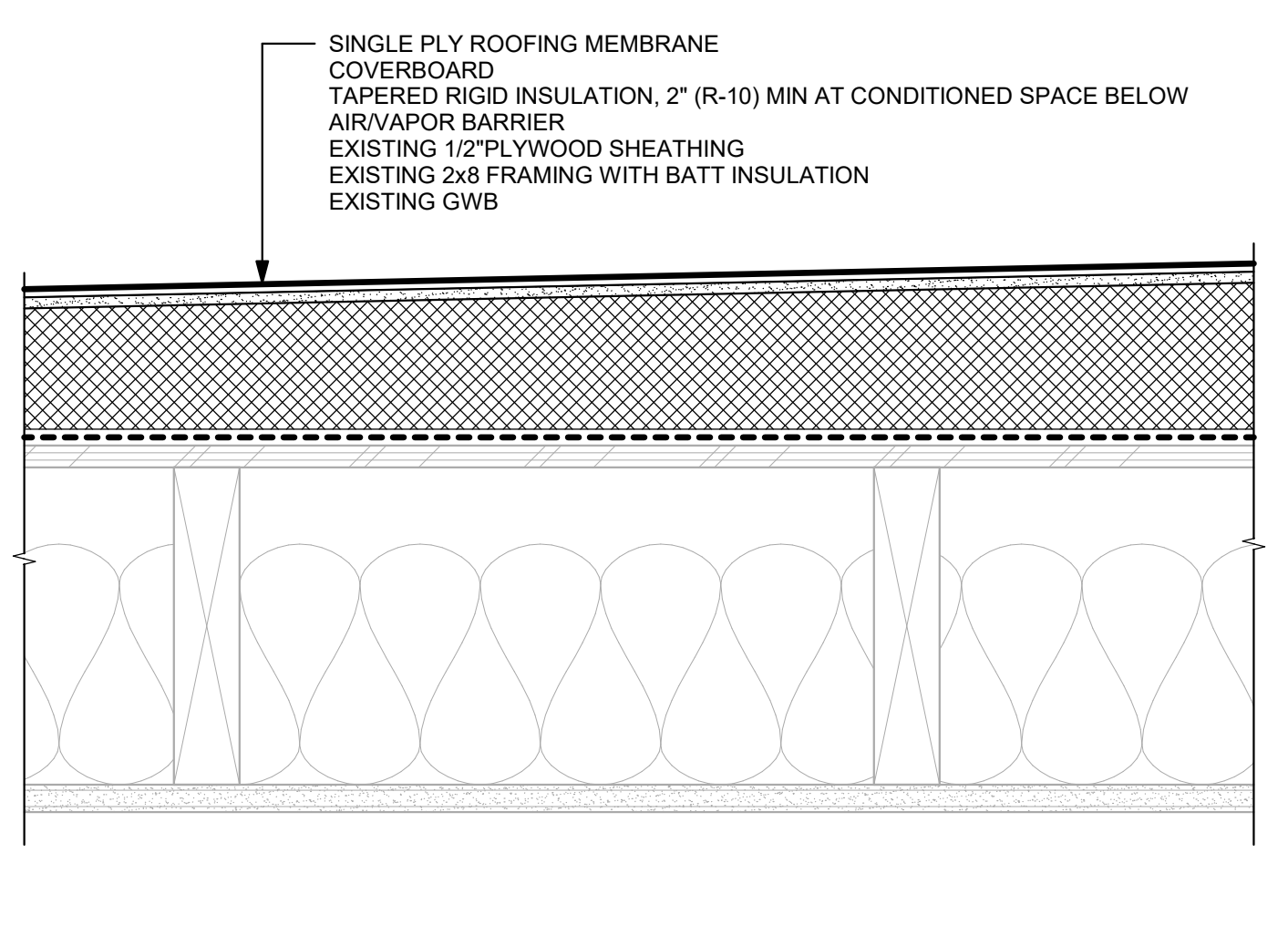
13 TYPICAL PIPE PENETRATION
 3" = 1'-0"



9 ROOF AT BRICK WALL
 3" = 1'-0"



5 ROOF ASSEMBLY AT ELEVATOR
 3" = 1'-0"



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

REVISIONS

DATE	PROJECT NO.	DRAWN BY	REVIEWED BY
02.08.2023	22004NX.03	DMB	

SHEET TITLE
 ROOF DETAILS