

# KCHA BRIARWOOD BALCONY RESURFACING

## ABBREVIATIONS

& L @ # (E) C L  
AND ANGLE AT DIAMETER POUND OR NUMBER EXISTING CENTERLINE PROPERTY LINE

A.B. ANCHOR BOLT  
ABV ABOVE  
AC AIR CONDITIONING  
ACP ACOUSTIC CEILING PANEL  
ACU AIR CONDITION UNIT  
ADJ ADJUSTABLE  
AFF 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 CERAMIC TILE  
CTR CENTER

DBL DOUBLE  
DEMO DEMOLISH  
DF DRINKING FOUNTAIN  
DIA DIAMETER  
DIFF DIFFUSER  
DIM DIMENSION  
DISP DISPENSER  
DN DOWN  
DR DOOR  
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  
GR'TD GROUTED  
GWB GYPSUM WALL BOARD

HB HOSE BIBB  
HC HANDICAP  
HCMU HOLLOW CLAY MASONRY UNIT  
HDWD HARDWOOD  
HDWE HARDWARE  
HT HEIGHT  
HM HOLLOW METAL  
HR HOUR  
HORIZ HORIZONTAL

I.D. INSIDE DIAMETER  
IGU INSULATED GLAZED UNIT  
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  
MH MANHOLE  
MO MASONRY OPENING  
MTD MOUNTED  
MTL METAL  
MULL MULLION

N NORTH  
NA NOT APPLICABLE  
NIC NOT IN CONTRACT  
NOM NOMINAL  
NTS NOT TO SCALE  
NRS NOT RATED

OA OVERALL  
OBS OBSCURE  
O.C. ON CENTER  
O.D. OUTSIDE DIAMETER  
OFF OFFICE  
OPNG OPENING  
OPP OPPOSITE  
OTS OPEN TO STRUCTURE

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 ROOF VENT  
RL RAIN WATER LEADER

S SOUTH  
SA SMOKE ALARM  
SC SOLID CORE  
SCHD SCHEDULE  
SECT SECTION  
SFRM SPRAYED FIRE-RESISTANT MATERIAL

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  
WSCOT WAINSCOT  
WT WEIGHT  
WWR WELDED WIRE REINFORCEMENT

## DRAFTING SYMBOLS

WALL SECTION

BLDG SECTION

EXTERIOR ELEVATION

INTERIOR ELEVATION

DETAIL

NORTH ARROW

GRID HEAD

ROOM TAG

WINDOW OR SKYLIGHT TAG

STOREFRONT TAG

WALL TAG

CASEWORK TAG

FLOOR, CEILING, SOFFIT & ROOF TAG

LIGHTING AND FURNITURE TAG

EQUIPMENT TAG

MATERIAL TAG

DOOR TAG

KEY NOTE

ELEVATION NOTE

SPOT ELEVATION

CENTERLINE

PROPERTY LINE

FLOOR TRANSITION

REVISION

BREAKLINE

DIMENSION POINT

ENLARGED PLAN OR DETAIL CALLOUT

DESCRIPTION

DESCRIPTION

DESCRIPTION



## GENERAL NOTES

- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.
- MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.
- BUILDING OCCUPIED DURING CONSTRUCTION. DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- REFER TO INVESTIGATIVE REPORT FINAL DATED 08/30/2024.

### 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).

### 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.
- PATCH AND REPAIR TO "LIKE NEW" CONDITION ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR REVIEW AND COORDINATION 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 ARCHITECT 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.
- 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.

## PROJECT INFORMATION

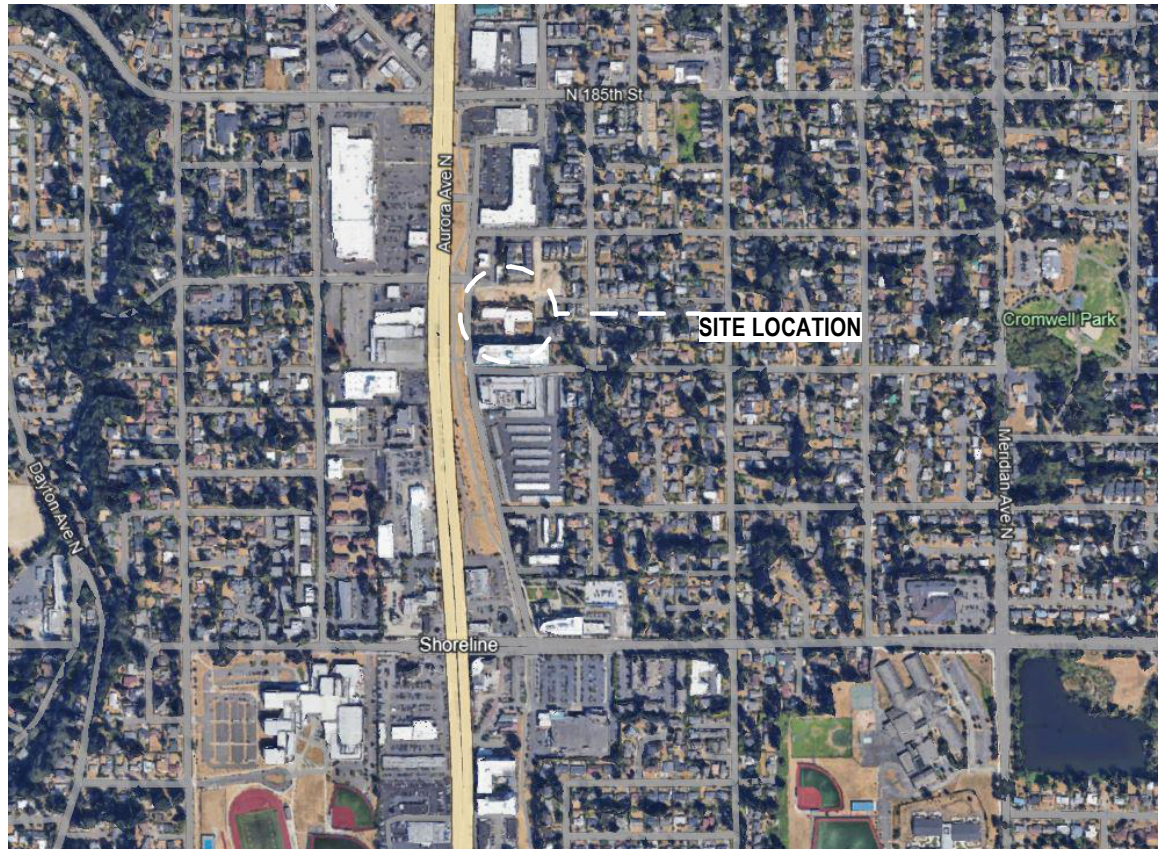
PROJECT OWNER:  
KING COUNTY HOUSING AUTHORITY

PROJECT MANAGER:  
CARL FRANKEL  
TEL: 206-574-1249  
EMAIL: carlf@kcha.org

PROJECT ADDRESS:  
18026 MIDVALE AVE N  
SEATTLE, WA 98133

SCOPE DESCRIPTION:  
INSTALLATION OF NEW FLUID-APPLIED MEMBRANE ON EXISTING APARTMENT BALCONIES

## VICINITY MAP



## ZONING ANALYSIS

PARCEL NUMBER:  
7276100220

LEGAL DESCRIPTION:  
RICHMOND ACRES ADD, PLAT BLOCK: 3, PLAT LOT: 8-9

LOT AREA:  
58,831 SF

ZONE:  
TC-3

CURRENT USE:  
MULTI-FAMILY RESIDENTIAL (R2)

YEAR BUILT:  
1970

(E) BUILDING AREA:  
45,318 SF (NO CHANGE)

(E) LOT COVERAGE:  
15,258 SF (NO CHANGE)

HT LIMIT:  
NO CHANGE

PARKING QTY:  
NO CHANGE

REQUIRED SETBACKS:  
NO CHANGE

## DESIGN TEAM

ARCHITECT:  
SHKS ARCHITECTS  
1050 NORTH 38TH ST  
SEATTLE, WA 98103  
TEL: 206.675.9151  
CONTACT: David Curran  
EMAIL: davidc@shksarchitects.com

## SHEET INDEX

A0.0 COVER SHEET  
A1.0 SITE PLAN  
A2.1 FIRST FLOOR PLAN  
A2.2 SECOND FLOOR PLAN (THIRD FLOOR SIM)  
A4.0 TYP. BALCONY ELEVATION & SECTION

## APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL EXISTING BUILDING CODE

KCHA  
BRIARWOOD  
BALCONY  
RESURFACING

## CONSTRUCTION

18026 Midvale Ave N  
Seattle, WA 98133

Drawn by: CVH

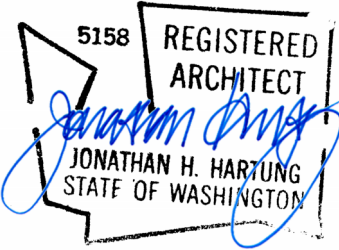
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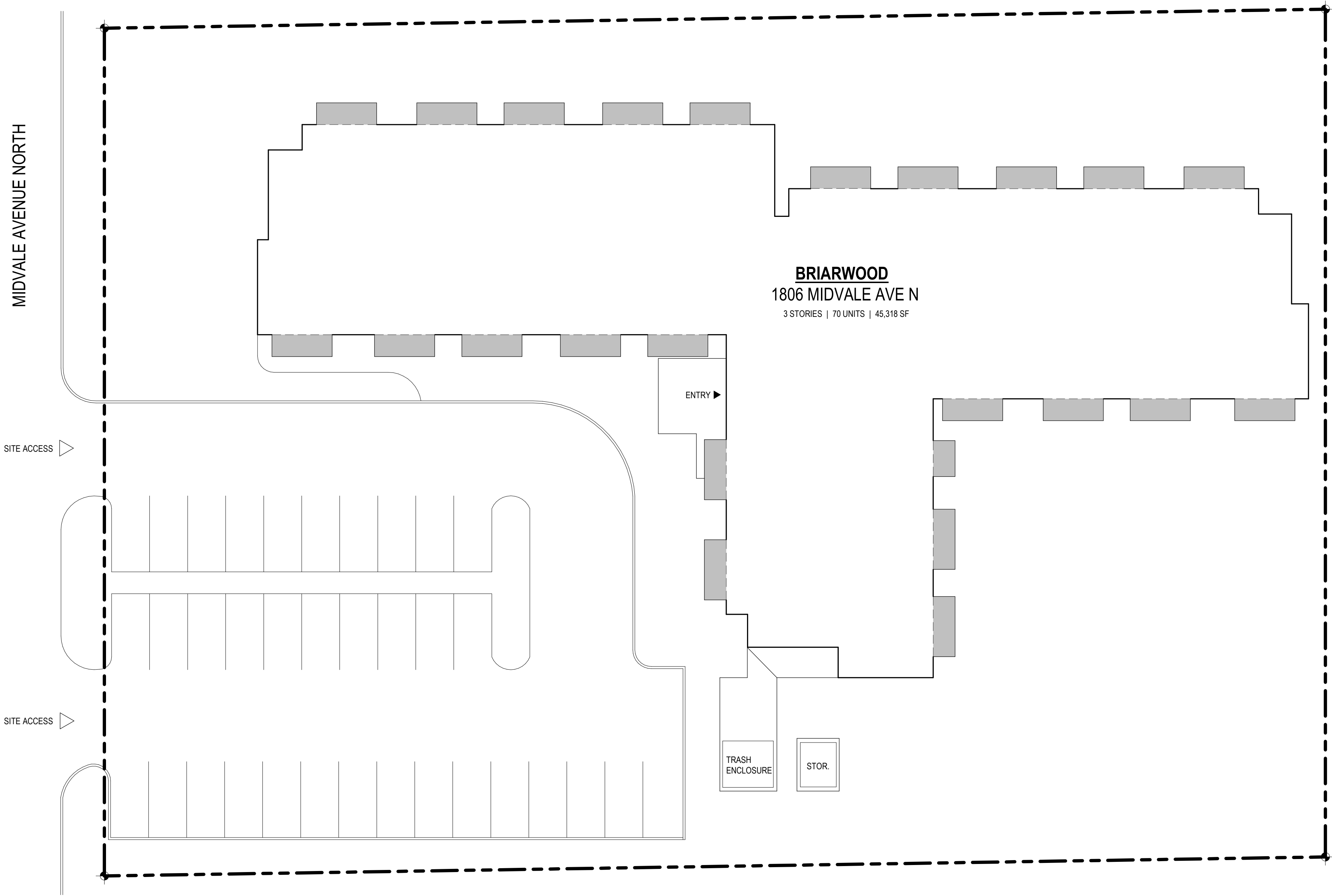
Revisions:  
No. Date Remarks





**GENERAL NOTES**  
1. DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.  
2. BUILDING OCCUPIED DURING CONSTRUCTION.  
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING AND MUST PROTECT THOSE CONDITIONS DURING CONSTRUCTION.  
4. ALL EXISTING TREES AND VEGETATION TO BE RETAINED.  
5. ALL LANDSCAPED / UNIMPROVED AREAS DISTURBED SHALL BE RESTORED TO THEIR EXISTING CONDITIONS. HYDROSEED ALL GRASS AREAS DISTURBED.  
6. OWNER WILL PROVIDE TREE PRUNING AS NECESSARY.  
7. CONDUCT WORK AND TAKE PREVENTATIVE MEASURES SUCH THAT DUST OR OTHER PARTICULATE MATTER IN THE PROJECT AREA SHALL NOT BECOME OBJECTIONABLE AND THAT THE CONSTRUCTION SITE MEETS THE REQUIREMENTS OF REGULATIONS 1 AND 2 OF THE PUGET SOUND AIR POLLUTION CONTROL AUTHORITY.

- SITE PLAN LEGEND**
- VEHICLE ENTRANCE
  - BUILDING ENTRANCE
  - EAVE EDGES & OVERHEAD OBJECTS
  - PROPERTY LINE
  - SCOPE OF WORK



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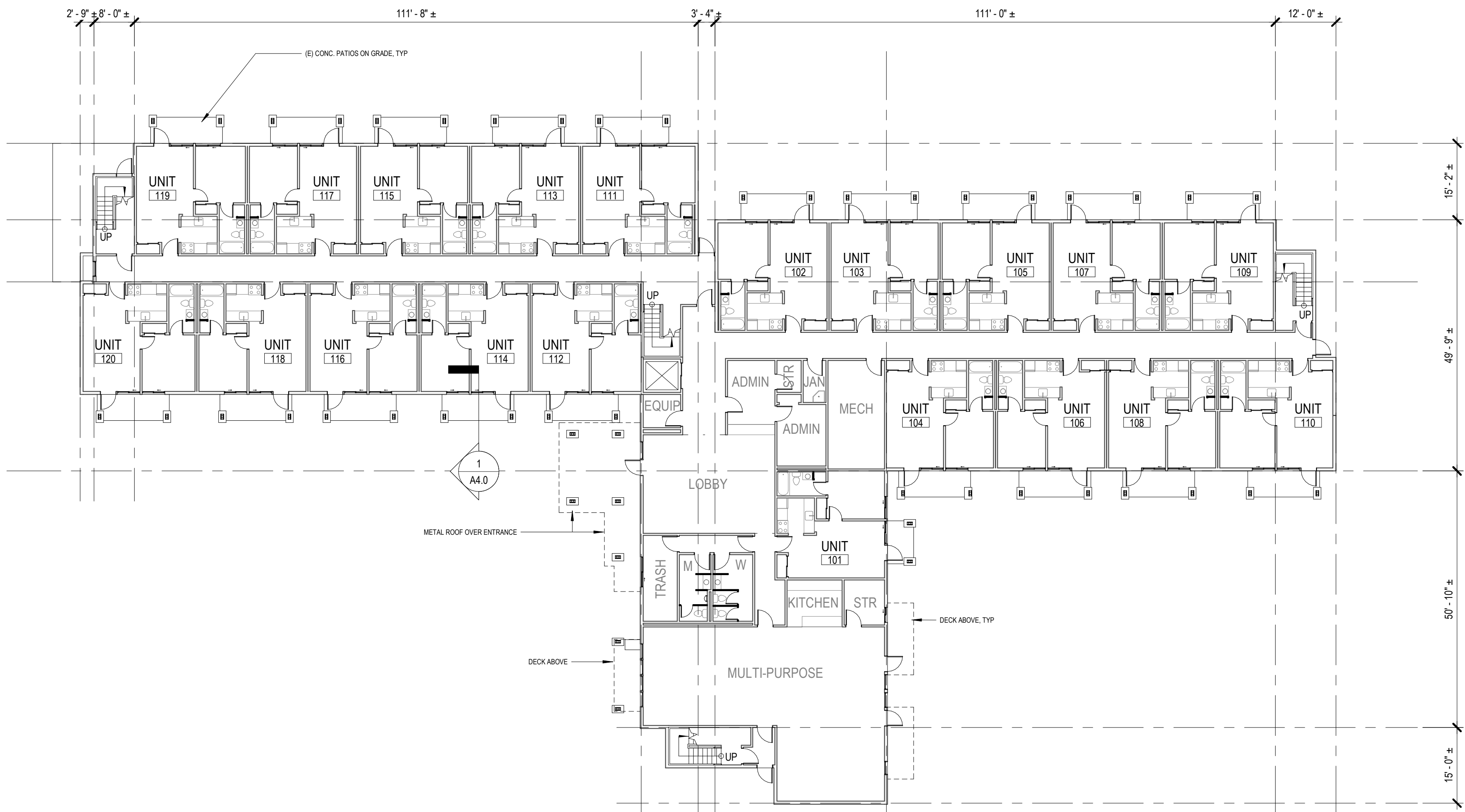
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SITE PLAN  
A1.0

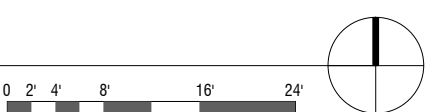
- SHEET NOTES**
1. DO NOT DISCONNECT APARTMENT POWER & DATA DURING CONSTRUCTION
  2. BUILDING OCCUPIED DURING CONSTRUCTION
  3. REFER TO ELEVATIONS FOR ADDITIONAL WORK NOT INDICATED IN PLAN

**PLAN LEGEND**

- (E) WALL
- AREA OF WORK: REMOVE (E) DECK  
SURFACE, (E) DECK SHEATHING TO REMAIN



1 FIRST FLOOR PLAN (NOT IN SCOPE OF WORK)  
SCALE: 1/16" = 1'-0"



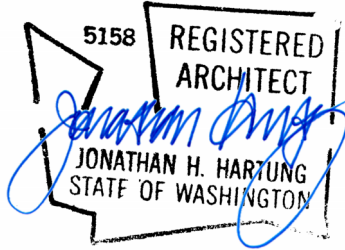
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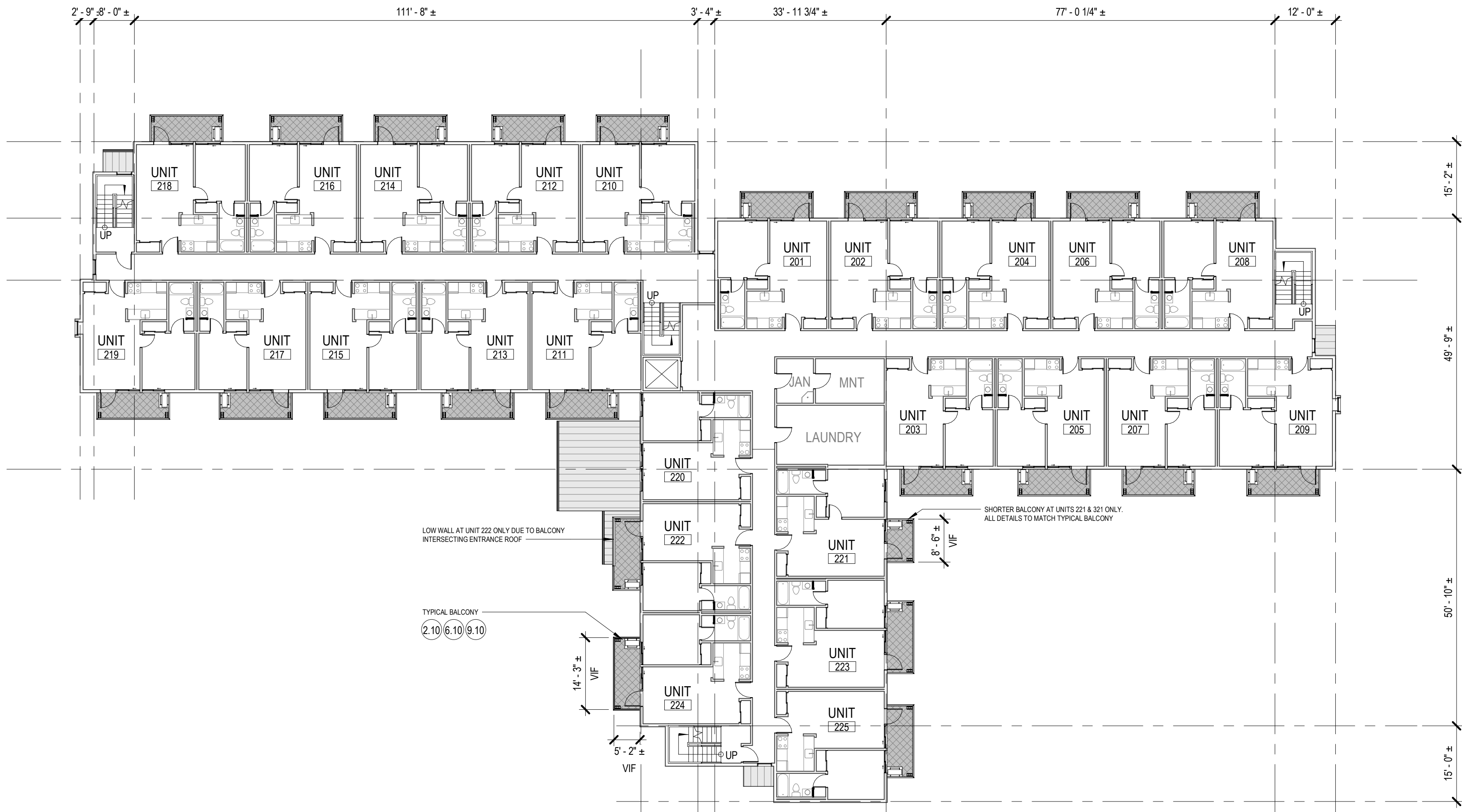
KEYNOTES

KEY	NOTE
2.10	EXISTING DECK-MOUNTED HVAC UNITS TO REMAIN DURING CONSTRUCTION. PROTECT IN PLACE AND INSTALL NEW DECK COATING UP TO THE EXISTING EQUIPMENT PAD. ALL OTHER ITEMS ON DECKS TO BE REMOVED BY OWNER PRIOR TO WORK
6.10	PROTECT AND CLEAN EXISTING BALCONY RAILINGS. RAILINGS TO REMAIN IN PLACE DURING CONSTRUCTION
9.10	CLEAN AND PREP EXISTING DECK SURFACE. INSTALL FLUID-APPLIED MEMBRANE OVER EXISTING SURFACE, 6" UP ADJACENT VERTICAL SURFACES AND INTO FLASHING

**SHEET NOTES**  
1. DO NOT DISCONNECT APARTMENT POWER & DATA DURING CONSTRUCTION  
2. BUILDING OCCUPIED DURING CONSTRUCTION  
3. REFER TO ELEVATIONS FOR ADDITIONAL WORK NOT INDICATED IN PLAN

PLAN LEGEND

	(E) WALL
	AREA OF WORK: REMOVE (E) DECK SURFACE, (E) DECK SHEATHING TO REMAIN



KCHA  
BRIARWOOD  
BALCONY  
RESURFACING

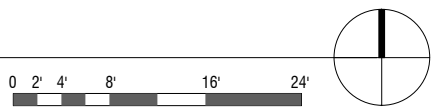
CONSTRUCTION

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Seattle, WA 98133

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Revisions:		
No.	Date	Remarks

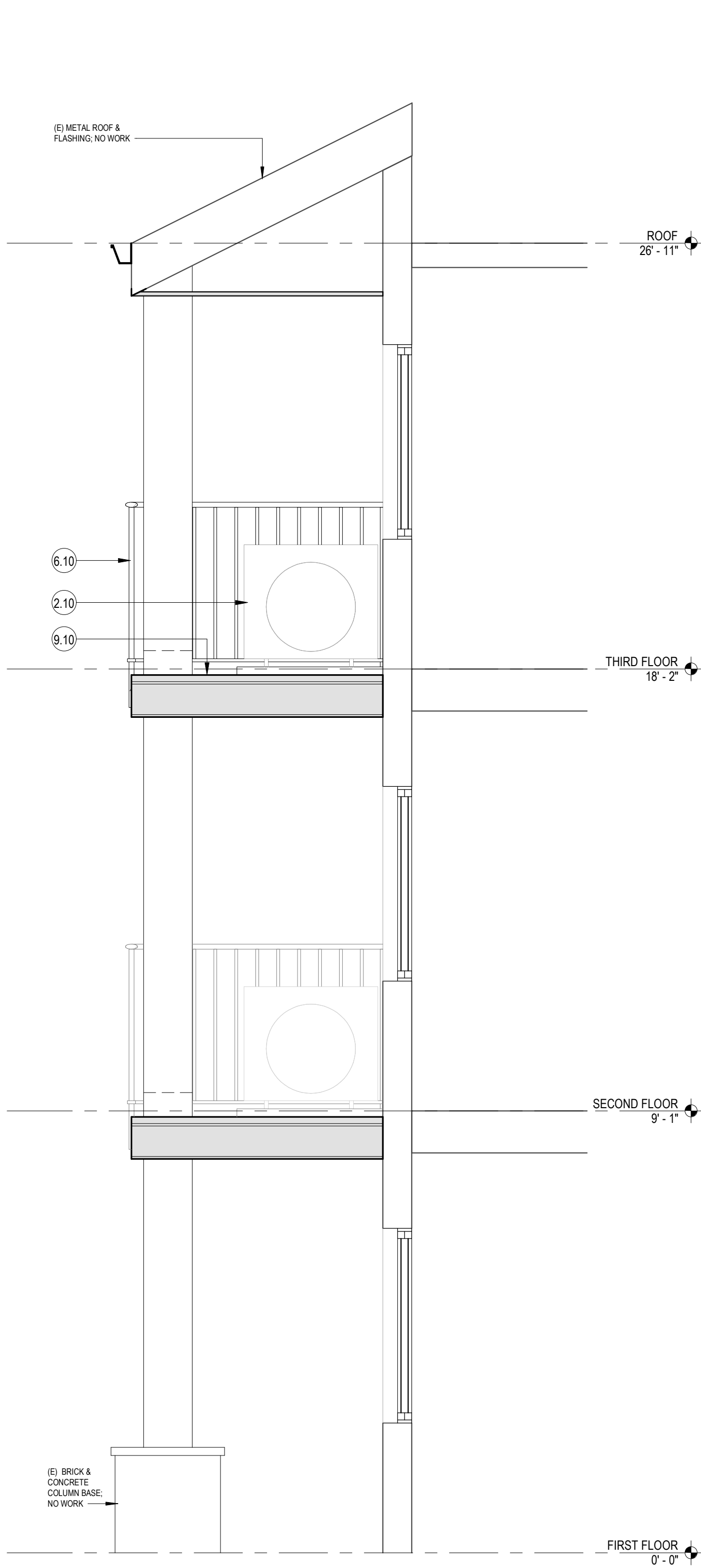
SECOND FLOOR  
PLAN

A2.2

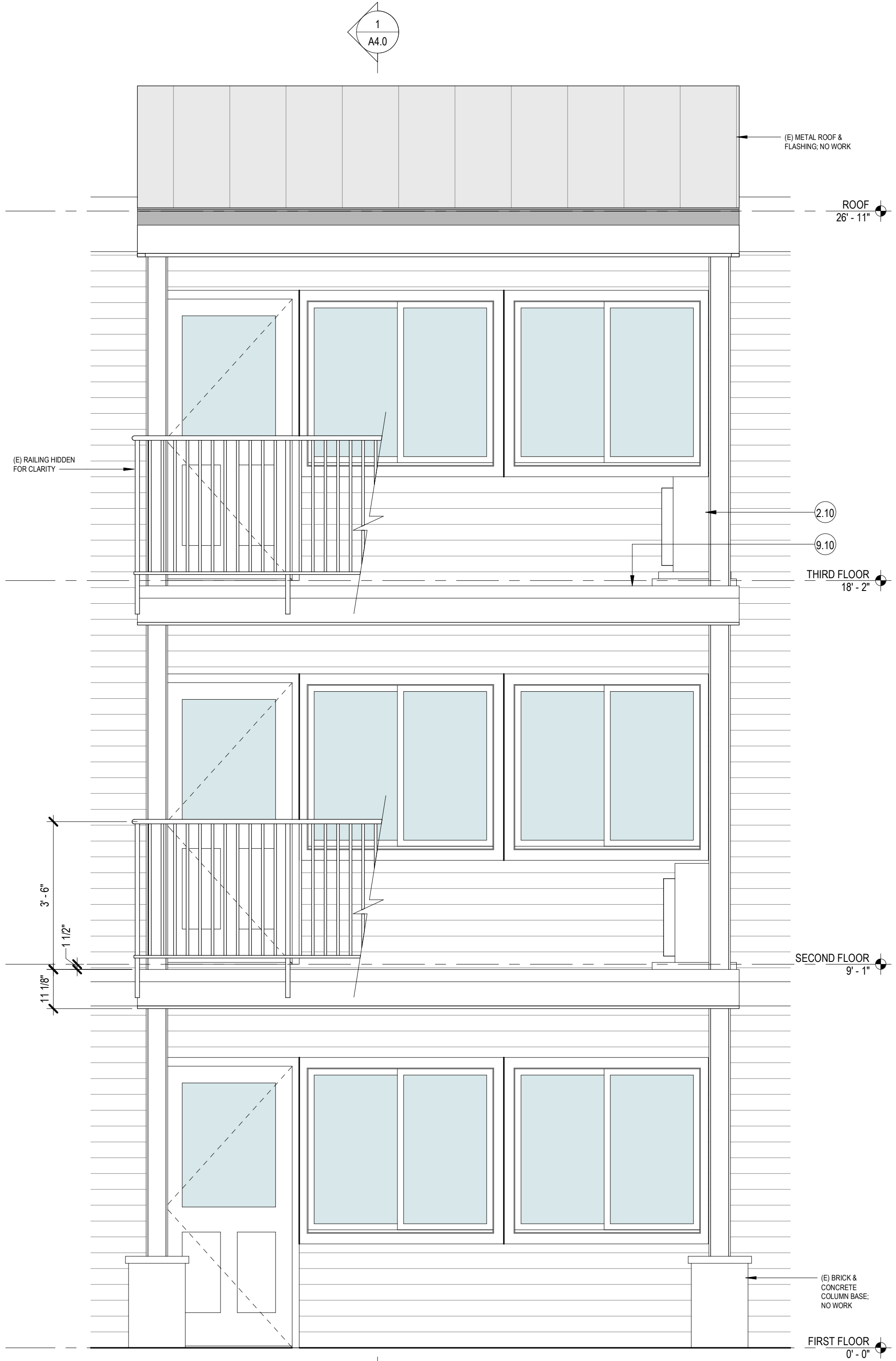


KEYNOTES

- | KEY  | NOTE  |
|------|---|
| 2.10 | EXISTING DECK-MOUNTED HVAC UNITS TO REMAIN DURING CONSTRUCTION. PROTECT IN PLACE AND INSTALL NEW DECK COATING UP TO THE EXISTING EQUIPMENT PAD. ALL OTHER ITEMS ON DECKS TO BE REMOVED BY OWNER PRIOR TO WORK |
| 6.10 | PROTECT AND CLEAN EXISTING BALCONY RAILINGS. RAILINGS TO REMAIN IN PLACE DURING CONSTRUCTION  |
| 9.10 | CLEAN AND PREP EXISTING DECK SURFACE. INSTALL FLUID-APPLIED MEMBRANE OVER EXISTING SURFACE, 6" UP ADJACENT VERTICAL SURFACES AND INTO FLASHING  |



1 SECTION THROUGH BALCONY, TYP  
SCALE: 1/2" = 1'-0"



2 BALCONY ENLARGED ELEVATION, TYP  
SCALE: 1/2" = 1'-0"

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ELEVATION &  
SECTION  
A4.0