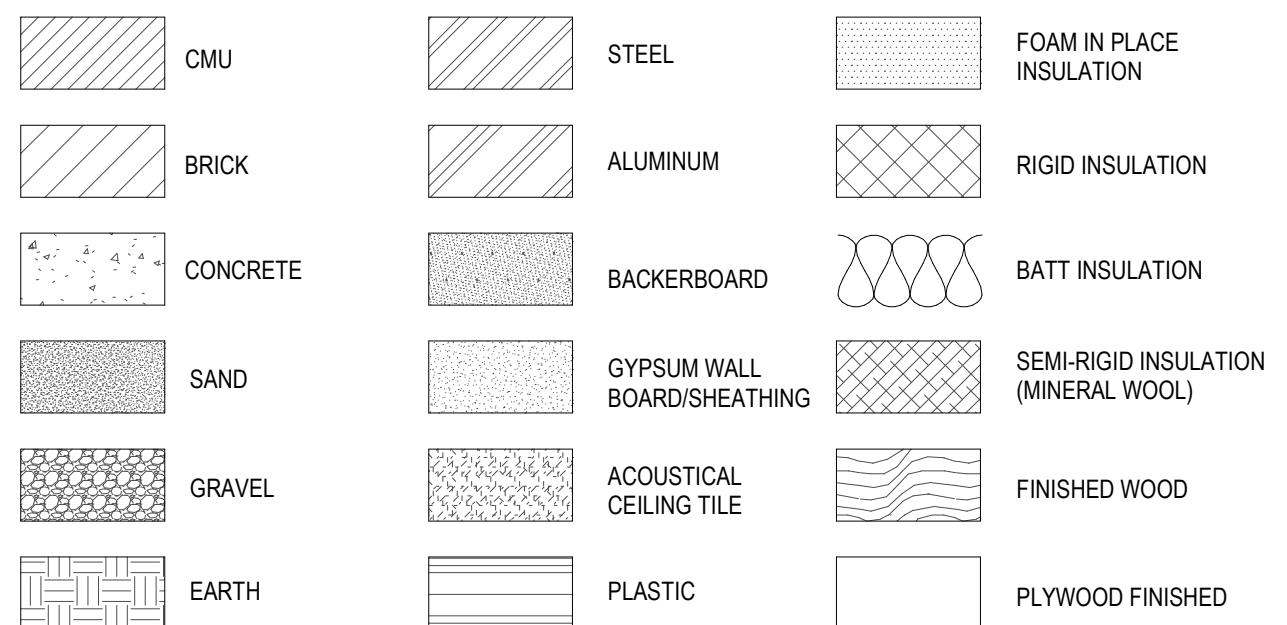


KCHA BRIARWOOD BALCONY RESURFACING

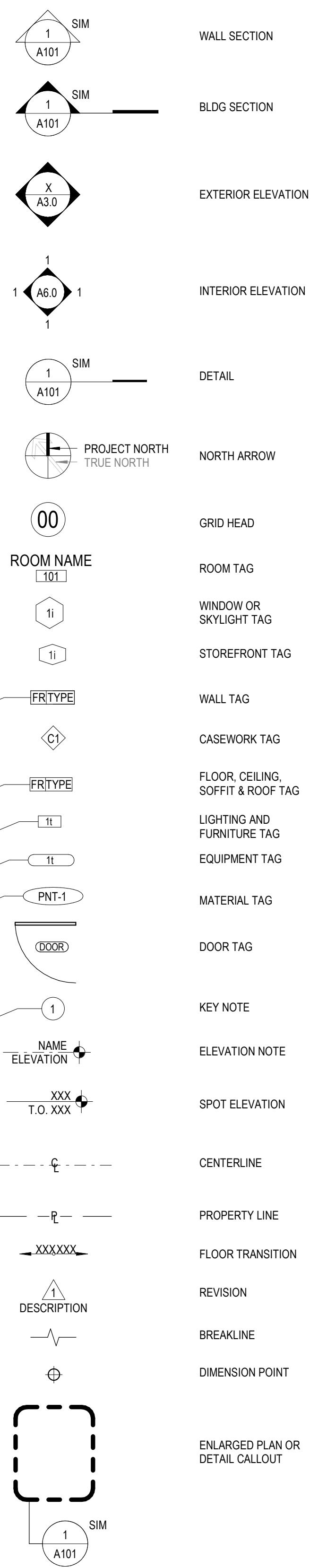
ABBREVIATIONS

&	AND	GA	GAUGE	R or RAD	RADIUS
@	ANGLE	GALV	GALVANIZED	RB	RESILIENT BASE
Ø	DIAMETER	GB	GRAB BAR	RCP	REFLECTED CEILING PLAN
#	POUND OR NUMBER	GC	GENERAL CONTRACTOR	RD	ROOF DRAIN
(E)	EXISTING	GL	GLASS	REF	REFERENCE
C	CENTERLINE	GLB	GLU-LAM BEAM	REFR	REFRIGERATOR
P	PROPERTY LINE	GND	GROUND	REINF	REINFORCED
		GR	GRADE	RELOC	RELOCATE
		GRT'D	GROUTED	REQ'D	REQUIRED
A.B.	ANCHOR BOLT	GWB	GYPSUM WALL BOARD	RES	RESILIENT
ABV	ABOVE	HB	HOSE BIBB	RM	ROOM
AC	AIR CONDITIONING	HC	HANDICAP	RO	ROUGH OPENING
ACP	ACOUSTIC CEILING PANEL	HCMU	HOLLOW CLAY MASONRY UNIT	RV	ROOF VENT
ACU	AIR CONDITION UNIT	HDWD	HARDWOOD	RL	RAIN WATER LEADER
ADJ	ADJUSTABLE	HDWE	HARDWARE	S	SOUTH
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT	SA	SMOKE ALARM
ALT	ALTERNATE	HM	HOLLOW METAL	SC	SOLID CORE
ALUM	ALUMINUM	HR	HOUR	SCHED	SCHEDULE
APPROX	APPROXIMATELY	HORIZ	HORIZONTAL	SECT	SECTION
ARCH	ARCHITECT, ARCHITECTURAL	ID.	INSIDE DIAMETER	SFRM	SPRAYED FIRE-RESISTANT MATERIAL
BLDG	BUILDING	IGU	INSULATED GLAZED UNIT	SG	SAFETY GLASS
BLW	BELOW	INSUL	INSULATION	SHT	SHEET
BM	BEAM	INT	INTERIOR	SIM	SIMILAR
B.O.	BOTTOM OF			SPEC	SPECIFICATION
BRS	BACKER ROD & SEALANT	JAN	JANITOR	SQ	SQUARE
CB	CATCH BASIN	JT	JOINT	S.S.	STAINLESS STEEL
CBB	CEMENT BACKER BOARD	KIT	KITCHEN	STA	STATION
CEM	CEMENT	LAB	LABORATORY	STD	STANDARD
CJ	CONTROL JOINT	LAM	LAMINATE	STL	STEEL
CL	CENTERLINE	LAV	LAVATORY	STN	STAIN
CLG	CEILING	LOCKER	LOCKER	STRUCT	STRUCTURE
CLR	CLEAR	LKR	LOCATE	STOR	STORAGE
CO	CLEAN OUT	LOC	LOCATE	SLAB	SLAB ON GRADE
COL	COLUMN	LT	LIGHT	SOG	SUSPENDED
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	SYM	SYMMETRICAL
COND	CONDITION	M	MEN'S	T, TMP	TEMPERED
CONT	CONTINUOUS	MATL	MATERIAL	T&G	TONGUE & GROOVE
CPT	CARPET	MAX	MAXIMUM	TEL	TELEPHONE
CT	CERAMIC TILE	MC	MEDICINE CABINET	THK	THICK
CTR	CENTER	MECH	MECHANICAL	T.O.	TOP OF
DBL	DOUBLE	MEMB	MEMBRANE	TS	TUBE STEEL
DEMO	DEMOLISH	MFR	MANUFACTURER	TV	TELEVISION
DF	DRINKING FOUNTAIN	MIN	MINIMUM	TYP	TYPICAL
DIA	DIAMETER	MIR	MIRROR		
DIFF	DIFFUSER	MISC	MISCELLANEOUS	UL	UNDERWRITERS' LABORATORIES
DIM	DIMENSION	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
DISP	DISPENSER	MO	MASONRY OPENING	UTIL	UTILITY
DN	DOWN	MTD	MOUNDED		
DR	DOOR	MTL	METAL		
DS	DOWNSPOUT	MULL	MULLION	VCT	VINYL COMPOSITION TILE
DTL	DETAIL			VERT	VERTICAL
DW	DISHWASHER	N	NORTH	VEST	VESTIBULE
E	EAST	NA	NOT APPLICABLE	VIF	VERIFY IN FIELD
EA	EACH	NIC	NOT IN CONTRACT	VTR	VENT THRU ROOF
ECS	EXTERIOR COMPOSITE SIDING	NOM	NOMINAL		
EF	EXHAUST FAN	NTS	NOT TO SCALE	W	WEST
EJ	EXPANSION JOINT	NR	NOT RATED	WC	WATER CLOSET
EL	ELEVATION	OA	OVERALL	WD	WOOD
ELEC	ELECTRICAL	OBS	OBSCURE	WF	WIDE FLANGE
ELEV	ELEVATOR	O.C.	ON CENTER	WIN	WINDOW
EMERG	EMERGENCY	O.D.	OUTSIDE DIAMETER	WIO	WITHOUT
EQ	EQUAL	OFF	OPENING	WOM	WOMEN'S
EXP	EXPANSION	OPNG	OPPOSITE	WP	WATERPROOFING
EXT	EXTERIOR	OPP	OPP	WR	WATER RESISTANT
FBP	FIBER BOARD PANEL	OTS	OPEN TO STRUCTURE	WRB	WATER-RESISTIVE BARRIER
FD	FLOOR DRAIN			WT	WEIGHT
FE	FIRE EXTINGUISHER	PC	PRECAST CONCRETE		
FF	FINISH FLOOR	PL	PLATE		
FH	FIRE HYDRANT	PLAS	PLASTER		
FIN	FINISH	PLY	PLYWOOD		
FLR	FLOOR	P.LAM	PLASTIC LAMINATE		
F.O.	FACE OF	PAINT	PAINT		
FOIC	FURNISHED BY OWNER,	PNT	POINT OF CONNECTION		
FOIO	INSTALL BY CONTRACTOR	POC	PAIR		
FR	FIRE RESISTANT	PR	PARALLEL STRAND LUMBER		
FS	FLOOR SINK	PSL	PRESSURE TREATED		
FT	FEET	PT	PARTITION		
		QT	QUARRY TILE		

MATERIAL SYMBOLS



DRAFTING SYMBOLS



GENERAL NOTES

1. WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.
2. MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
3. 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.
4. BUILDING OCCUPIED DURING CONSTRUCTION. DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION.
5. REFER TO INVESTIGATIVE REPORT FINAL DATED 08/30/2024.

CODE:
1. 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:
1. 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:
1. 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.
2. PATCH AND REPAIR TO "LIKE NEW" CONDITION ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
3. CONTRACTOR IS RESPONSIBLE FOR REVIEW AND COORDINATION OF THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:
1. DO NOT SCALE DRAWINGS.
2. 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.
3. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
4. VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.

COORDINATION:
1. 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

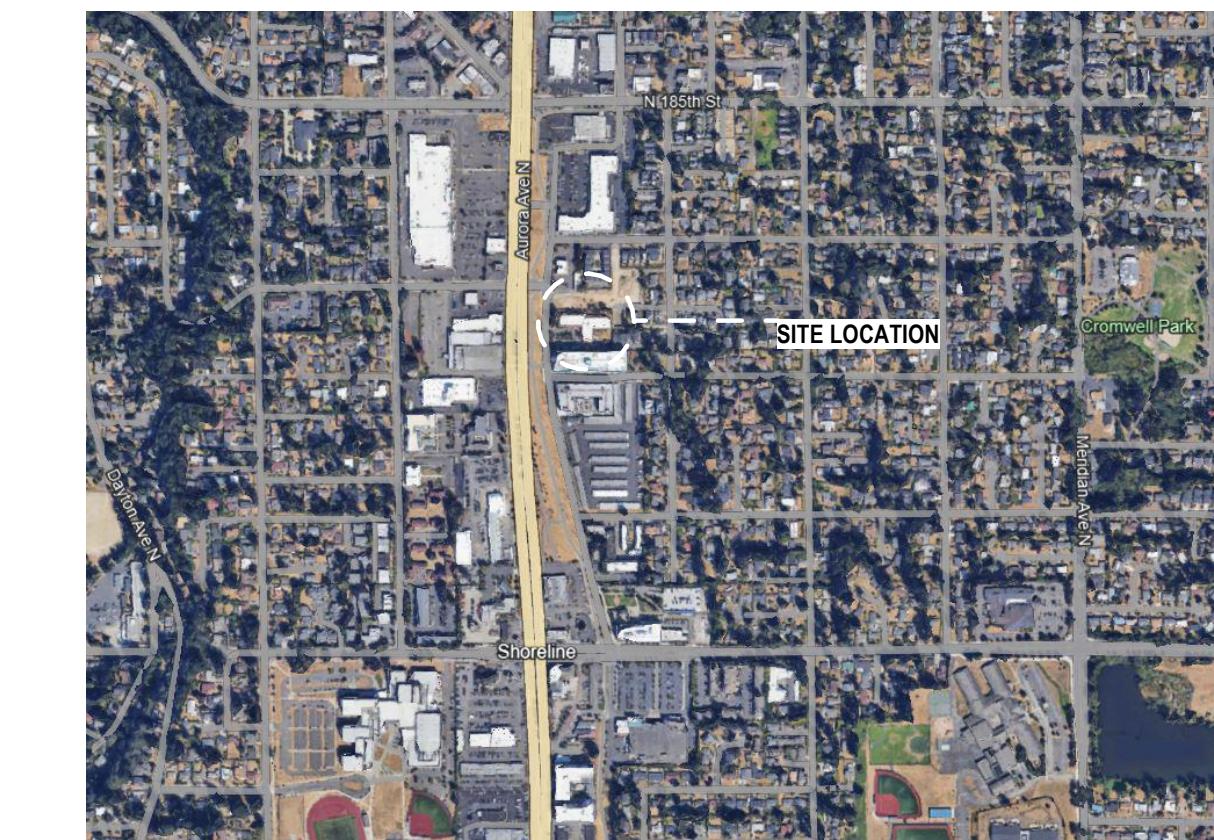
SEATTLE, WA 98133

SCOPE DESCRIPTION:

INSTALLATION OF NEW FLUID-APPLIED MEMBRANE ON EXISTING

APARTMENT BALCONIES

VICINITY MAP



ZONING ANALYSIS

PARCEL NUMBER:
727610220

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:
15,238 SF (NO CHANGE)

HT LIMIT:
NO CHANGE

PARKING QTY:
NO CHANGE

REQUIRED SETBACKS:
NO CHANGE

DESIGN TEAM

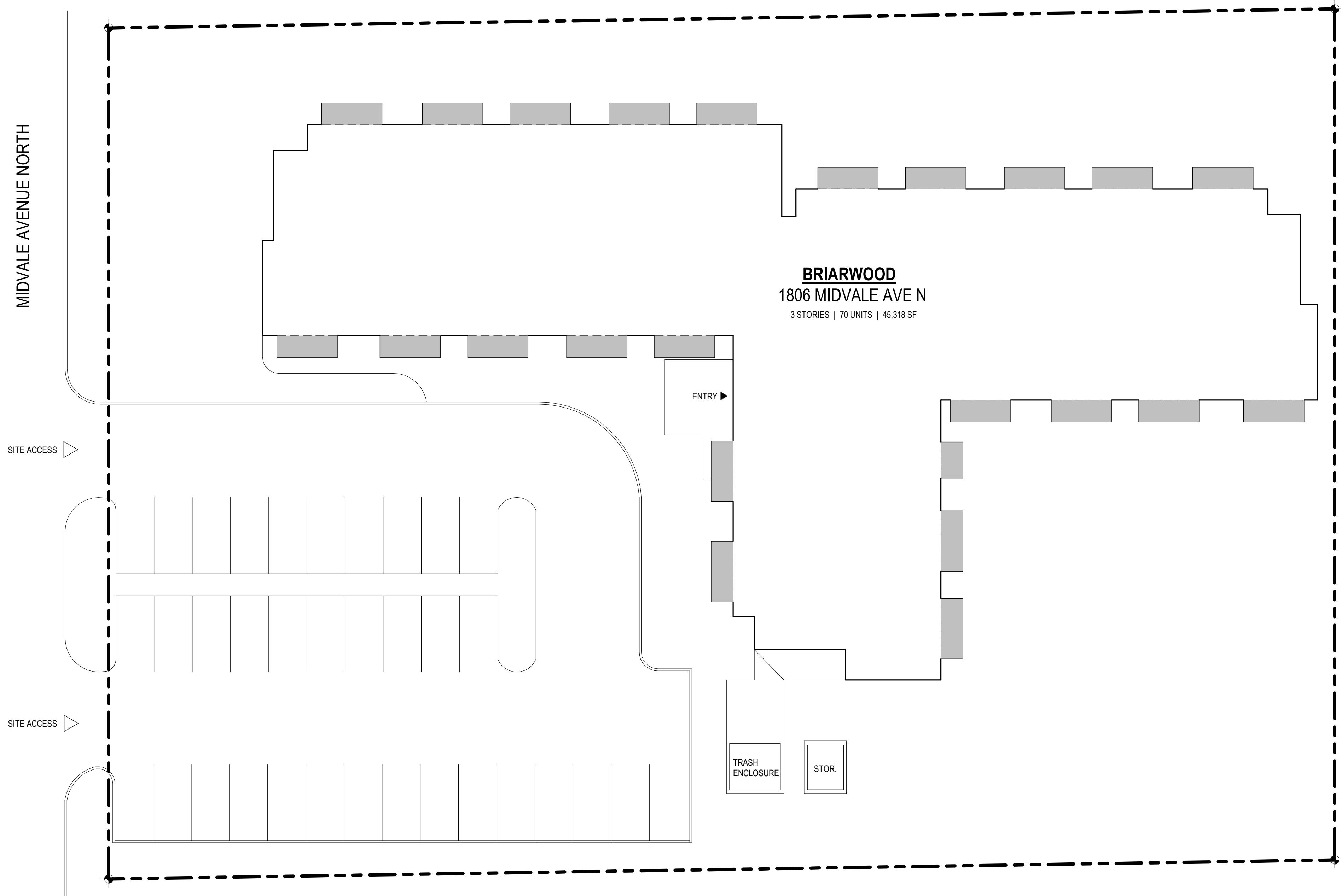
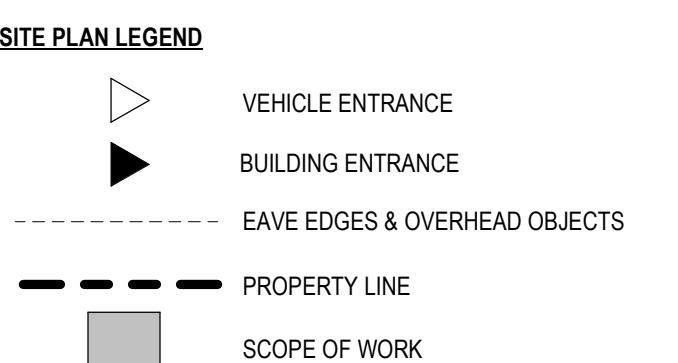
ARCHITECT:
SHKS ARCHITECTS
1050 N 38TH ST
SEATTLE, WA 98103
TEL: 206.675.9151
CONTACT: David Curran
EMAIL: davide@shksarchitects.com

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

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE

GENERAL NOTES

1. DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION.
2. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
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.



KCHA
BRIARWOOD
BALCONY
RESURFACING

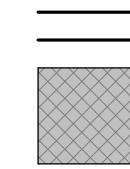
CONSTRUCTION

18026 Midvale Ave N
Seattle, WA 98133

Drawn by: CVH
Checked: DC
Date: 01/22/25
Scale: As indicated
Revisions: No. Date Remarks

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

5158 REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON

KCHA
BRIARWOOD
BALCONY
RESURFACING

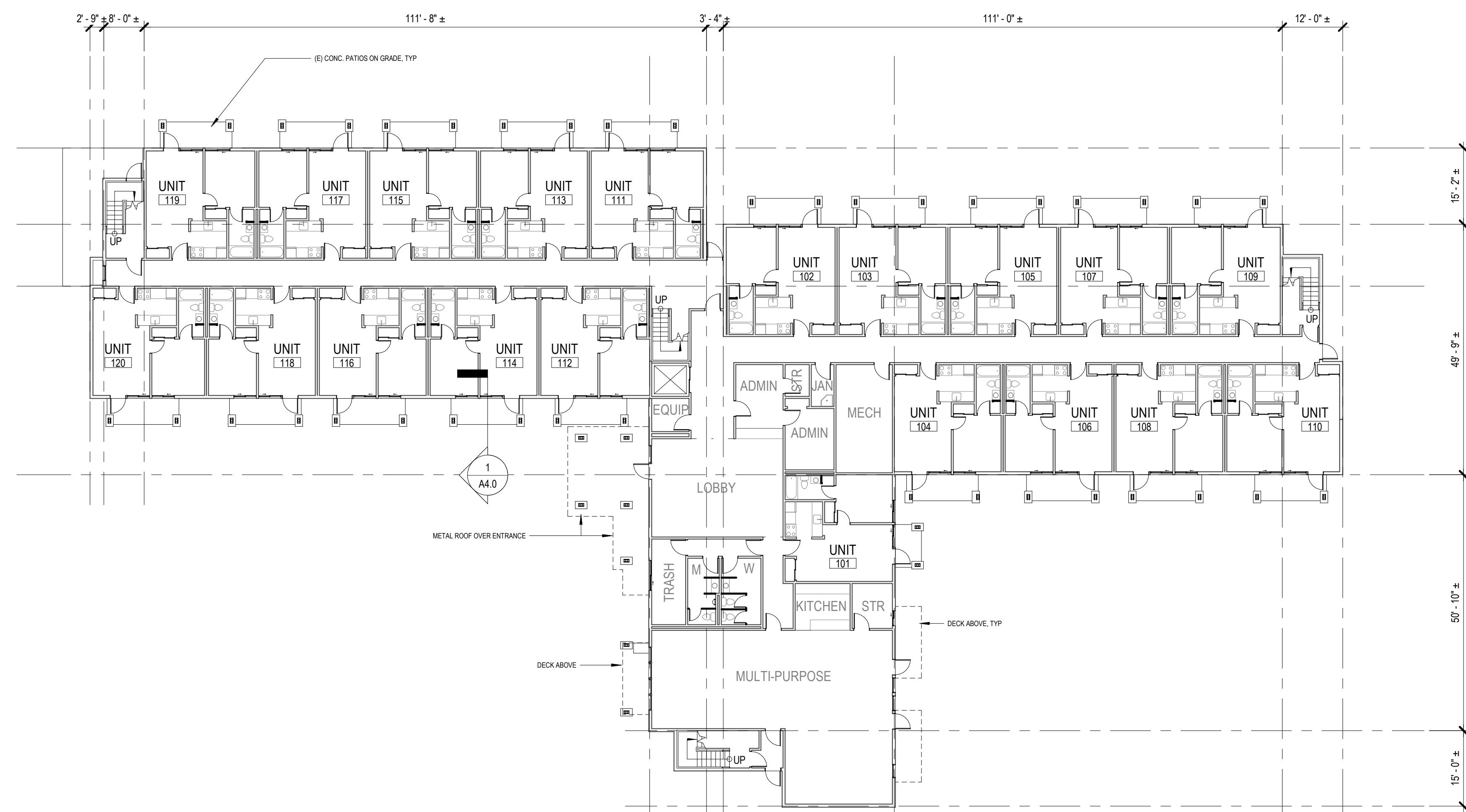
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FIRST FLOOR
PLAN

A2.1



1 FIRST FLOOR PLAN (NOT IN SCOPE OF WORK)

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

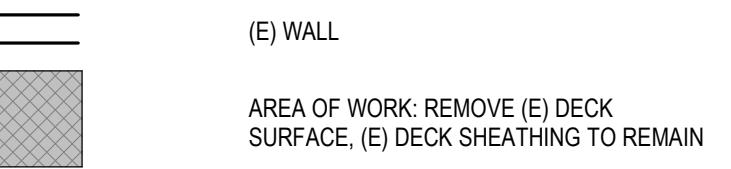
0 2' 4' 8' 16' 24'

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



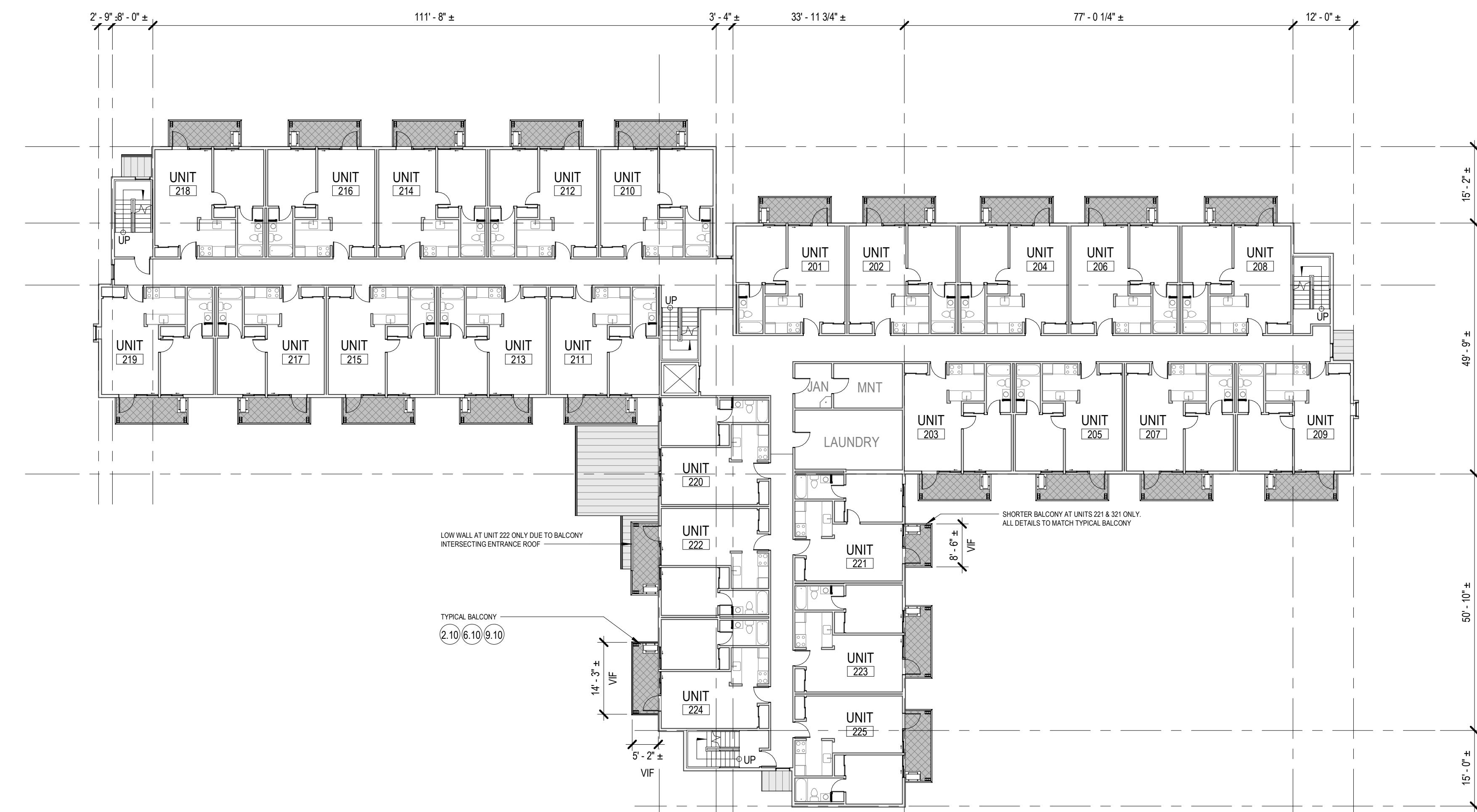
KCHA
BRIARWOOD
BALCONY
RESURFACING
CONSTRUCTION

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SECOND FLOOR
PLAN

A2.2



1 SECOND FLOOR PLAN (THIRD FLOOR SIM)
SCALE: 1/16" = 1'-0"

KEYNOTES

KEY

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

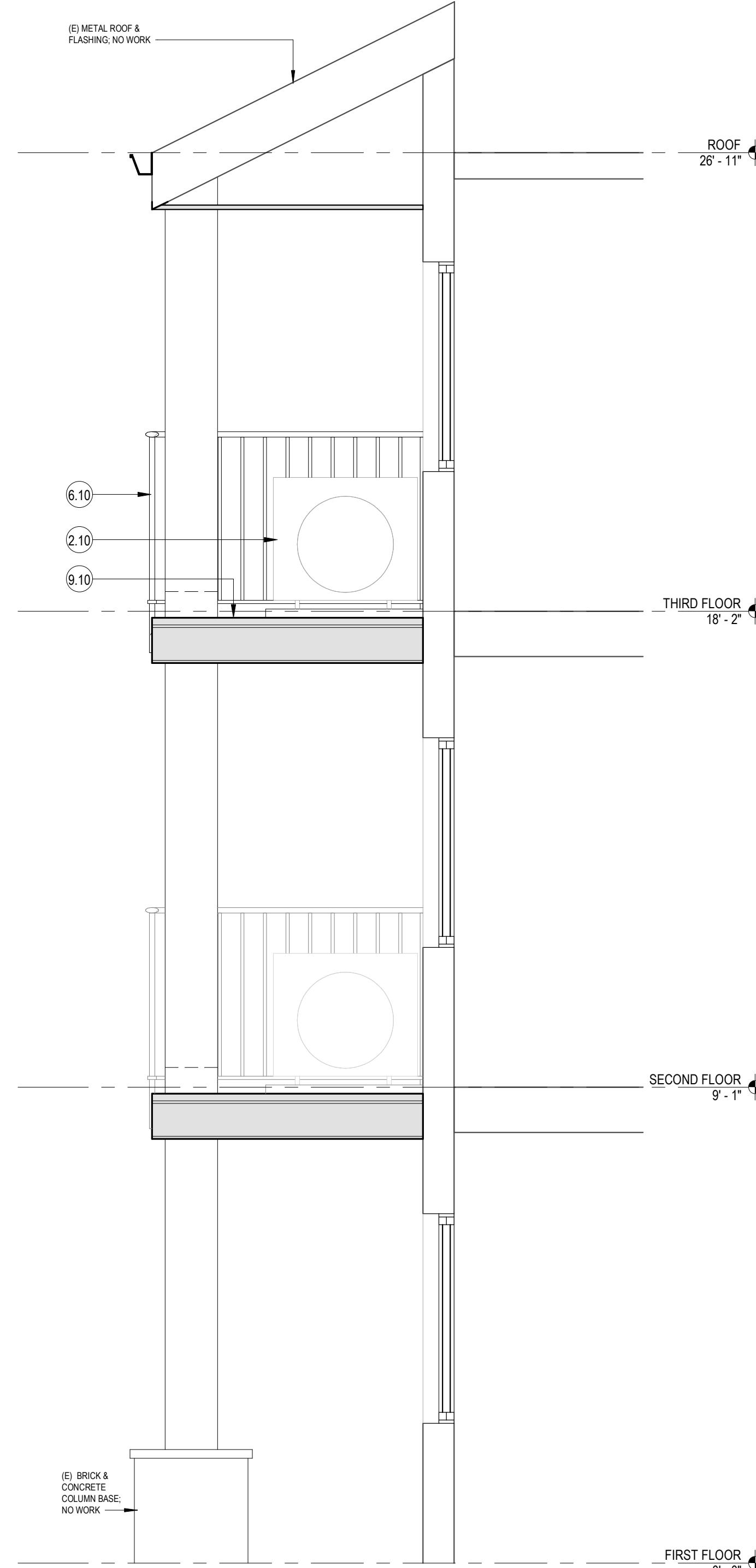
9.10 CLEAN AND PREP EXISTING DECK SURFACE. INSTALL FLUID-APPLIED MEMBRANE OVER EXISTING SURFACE, 6" UP ADJACENT VERTICAL SURFACES AND INTO FLASHING

KCHA
BRIARWOOD
BALCONY
RESURFACING

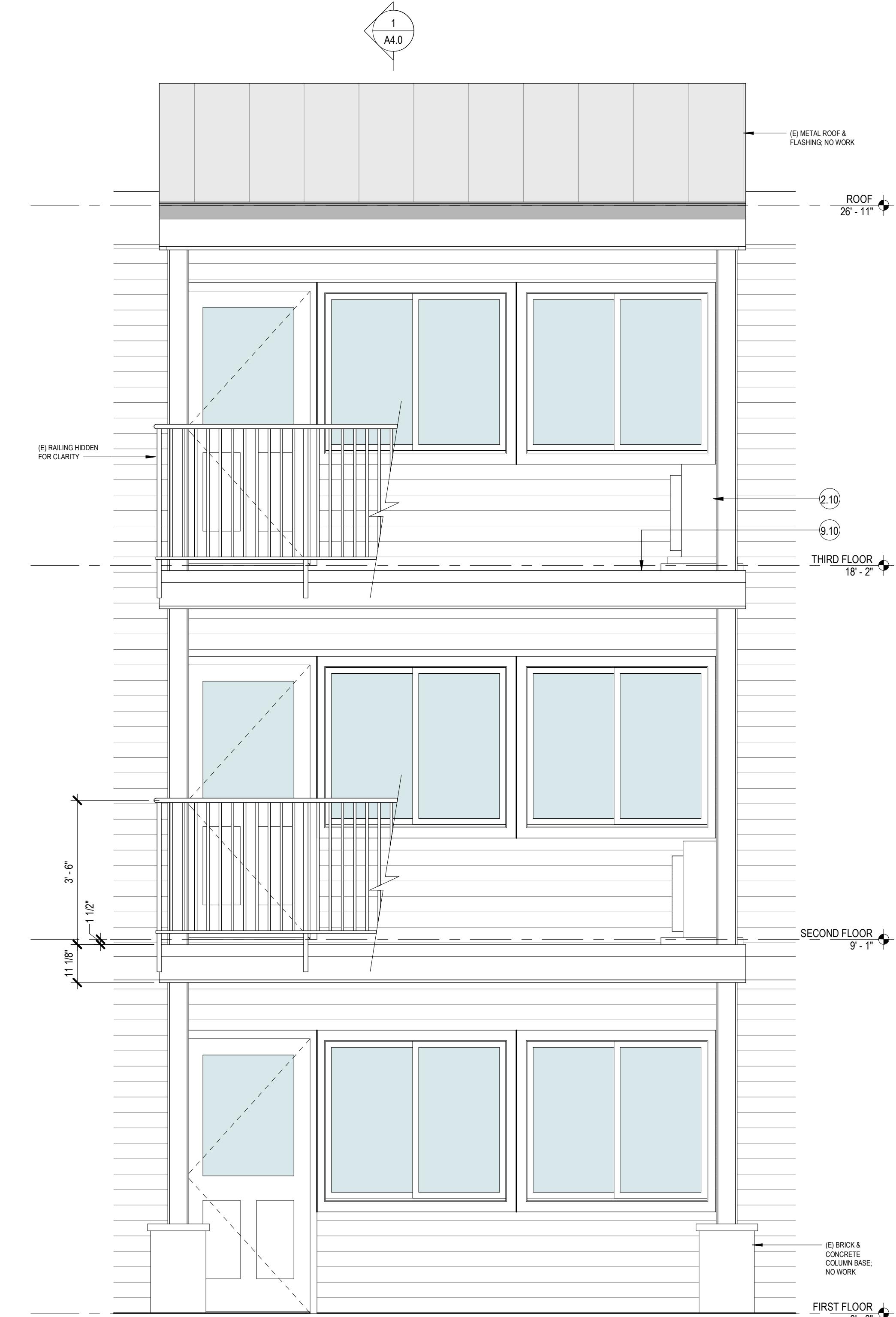
CONSTRUCTION

18026 Midvale Ave N
Seattle, WA 98133

Drawn by: CVH
Checked: DC
Date: 01/22/25
Scale: 1/2" = 1'-0"
Revisions: No. Date Remarks

ELEVATION &
SECTION
A4.0

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



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