

# UW FLEET SERVICES BUILDING ROOF REPLACEMENT PROJECT # 207562



## ABBREVIATIONS

@	AT	MAX	MAXIMUM
AB	ANCHOR BOLT	MECH	MECHANICAL
ACT	ACOUSTICAL CEILING TILE	MANUF	MANUFACTURER
ADJ	ADJACENT	MTL	METAL
AFF	ABOVE FINISHED FLOOR	N/A	NOT APPLICABLE
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
ANOD	ANODIZED	NO	NUMBER
ASPH	ASPHALT	NR	NOT RATED
ASSY	ASSEMBLY	OC	ON CENTER
ALT	ALTERNATE	OH	OVERHEAD
BLDG	BUILDING	OVHG	OVERHANG
BLKG	BLOCKING	PL	PLATE
BM	BEAM	PNT	PAINT
BO	BOTTOM OF	PSI	POUNDS PER SQUARE INCH
BOT	BOTTOM	PT	PRESSURE TREATED
CLG	CEILING	PVC	POLYVINYL CHLORIDE
COL	COLUMN	PLYW	PLYWOOD
CONC	CONCRETE	RCP	REFLECTED CEILING PLAN
CONT	CONTINUOUS	RD	ROOF DRAIN
CSK	COUNTERSINK	RE:	REFER TO
DBL	DOUBLE	REQD	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DIA	DIAMETER	RWL	RAIN WATER LEADER
DN	DOWN	SCHED	SCHEDULE
DS	DOWN SPOUT	SC	SOLID CORE
DWGS	DRAWINGS	SEC	SECURITY
EA	EACH	SF	SQUARE FEET
E-A	EXISTING ANCHOR	SHEATH	SHEATHING
(E) FR	EXISTING FALL RESTRAINT	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV OR EL	ELEVATION	SP	STAND PIPE
EQ	EQUAL	SPEC	SPECIFICATION
EXIST OR (E)	EXISTING	SQ	SQUARE
F.F.GSM	FACTORY FINISHED GALVANIZED SHEET METAL FLOOR	SS	STAINLESS STEEL
FLR	FLOOR	STD	STANDARD
FPA	FALL PROTECTION ANCHOR	STL	STEEL
FT	FIRE TREATED	STOR	STORAGE
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	SUSP	SUSPENDED
GL	GLASS	TOC	TOP OF CONCRETE
GWB	GYPSTUM WALL BOARD	TOP	TOP OF PARAPET
GSM	GALVANIZED SHEET METAL	TOS	TOP OF STEEL
GYP	GYPSTUM	TYP	TYPICAL
HGT	HEIGHT	TS	TUBE STEEL
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	VTR	VENT THROUGH ROOF
INT	INTERIOR	W/	WITH
INSUL	INSULATION	WF	WIDE FLANGE
LB OR #	POUND	WD	WOOD
LOC	LOCATION	WIN	WINDOW
MATL	MATERIAL		

## SITE AND BUILDING DATA

SITE ADDRESS: 4659 25TH AVE NE, SEATTLE, WA 98105  
 ASSESSOR'S PARCEL NO: 092504-9083  
 LEGAL DESCRIPTION: POR OF S 1/2 OF SE 1/4 OF SW 1/4 LY ELY OF PIPE LN R/W COND ORD #56125 LESS POR FOR NE 45TH ST  
 LOT AREA: 165145 SF  
 ZONING: C  
 OCCUPANCY GROUP: B, F-1  
 CONSTRUCTION TYPE: STEEL FRAME  
 NUMBER OF STORIES: 2, NO CHANGE  
 TOTAL ROOF AREA: 5998 SF  
 PARKING: NO CHANGE

## DRAWING LIST

SHEET NUMBER	SHEET NAME
T 1.0	TITLE SHEET
A-0.0	SITE PLAN
AD-1.0	ROOF DEMO PLAN
AD-4.0	DEMO DETAILS
A-1.0	ROOF PLAN
A-1.1	REFLECTED CEILING PLAN
A-4.0	DETAILS
A-4.1	DETAILS
A-4.2	DETAILS
STRUCTURAL DRAWINGS	
S2.1	ROOF FRAMING SECTIONS
S3.0	ROOF WIND UPLIFT PLAN

## GENERAL NOTES

- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPE SCHEDULED TO REMAIN, PARKING LOTS, GROUNDS, FLOORS, FURNISHINGS, FIXTURES AND EQUIPMENT FROM DAMAGE. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING ON GROUNDS AND PARKING LOTS ADJACENT TO THE BUILDING. CONTRACTOR TO REPLACE IN KIND ANY SUCH ITEMS DAMAGED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- THE ARCHITECT WILL HAVE A REPRESENTATIVE ON SITE, PART-TIME TO OBSERVE THE CONSTRUCTION FOR COMPLIANCE WITH THE DESIGN INTENT AND TO ASSIST THE CONTRACTOR IN RESOLVING VARIATIONS IN THE EXISTING CONSTRUCTION. THESE DOCUMENTS ADDRESS KNOWN CONDITIONS, BUT IT IS ANTICIPATED THAT HIDDEN CONDITIONS WILL BE ENCOUNTERED DURING CONSTRUCTION. THE ARCHITECT WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE CLARIFICATIONS OR MODIFICATIONS OF THE DESIGN INTENT TO ADDRESS SUCH CONDITIONS AND WILL DOCUMENT ALL CHANGES.
- UNLESS OTHERWISE NOTED, ALL ANGLES ARE TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE, LEVEL, PLUMB AND SQUARE. DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. POSTED DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY SCALED DIMENSIONS WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
- ALL ATTACHMENTS, CONNECTIONS, AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL. DETAILS SHOWN IN THESE DRAWINGS ARE TYPICAL AND WILL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE OF THE SAME NATURE AS THOSE DRAWN FOR SIMILAR CONDITIONS. ANY AREAS IN QUESTION TO BE ADDRESSED AT PRE-CONSTRUCTION CONFERENCE.
- CONTRACTOR TO PROTECT EXISTING FURNISHINGS, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE. CONTRACTOR TO REPLACE IN KIND ANY SUCH ITEMS DAMAGED. ALL DEBRIS IS TO BE REMOVED.
- CONTRACTOR TO COORDINATE ALL OPERATIONS WITH OWNER, INCLUDING: SITE ACCESS, MATERIALS STORAGE AND STAGING, INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE-ALARM, LOW-VOLTAGE SERVICES AND TIMING OF NOISY OR DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH OWNER.
- CONTRACTOR IS RESPONSIBLE FOR CUTTING/ WELDING AND HOT WORK PERMITS AND MUST MEET THE CITY OF SEATTLE FIRE DEPARTMENT STANDARDS FOR SUCH WORK.
- REFER TO SECTION 01 11 00 FOR INFORMATION ON HAZARDOUS MATERIALS IMPACTS INCLUDED IN THE WORK.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY ARCHITECT IMMEDIATELY.

## CODE SUMMARY

- 2018 SEATTLE EXISTING BUILDING CODE REQUIREMENTS
- SECTION C503, ALTERATIONS**
- EXCEPTIONS:**
- THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGUSE OF THE BUILDING IS NOT INCREASED:**
    - STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION.
    - SURFACE APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THE CODE DOES NOT REQUIRE THE GLAZING FENESTRATION TO BE REPLACED.
    - EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH INSTALLED PER SECTION C402.
    - CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
    - ROOF RECOVER.
    - AIR BARRIERS SHALL NOT BE REQUIRED FOR ROOF RECOVER AND ROOF REPLACEMENT WHERE THE ALTERATIONS OR RENOVATIONS TO THE BUILDING DO NOT INCLUDE ALTERATIONS, RENOVATIONS OR REPAIRS TO THE REMAINDER OF THE BUILDING ENVELOPE.
    - REPLACEMENT OF EXISTING DOORS THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT REQUIRE THE INSTALLATION OF A VESTIBULE OR REVOLVING DOOR, PROVIDED HOWEVER THAT AN EXISTING VESTIBULE THAT SEPARATES A CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT BE REMOVED.
  - ALTERATIONS ARE NOT REQUIRED TO COMPLY WITH SECTION C406 EXCEPT WHERE SPECIFICALLY NOTED IN SECTIONS C503.2, C503.8.3 AND C505.1

## SUMMARY OF WORK

RE-ROOF OVER EXISTING STEEL ROOF WITH STEEL FURRING AND NEW STANDING SEAM ROOFING.

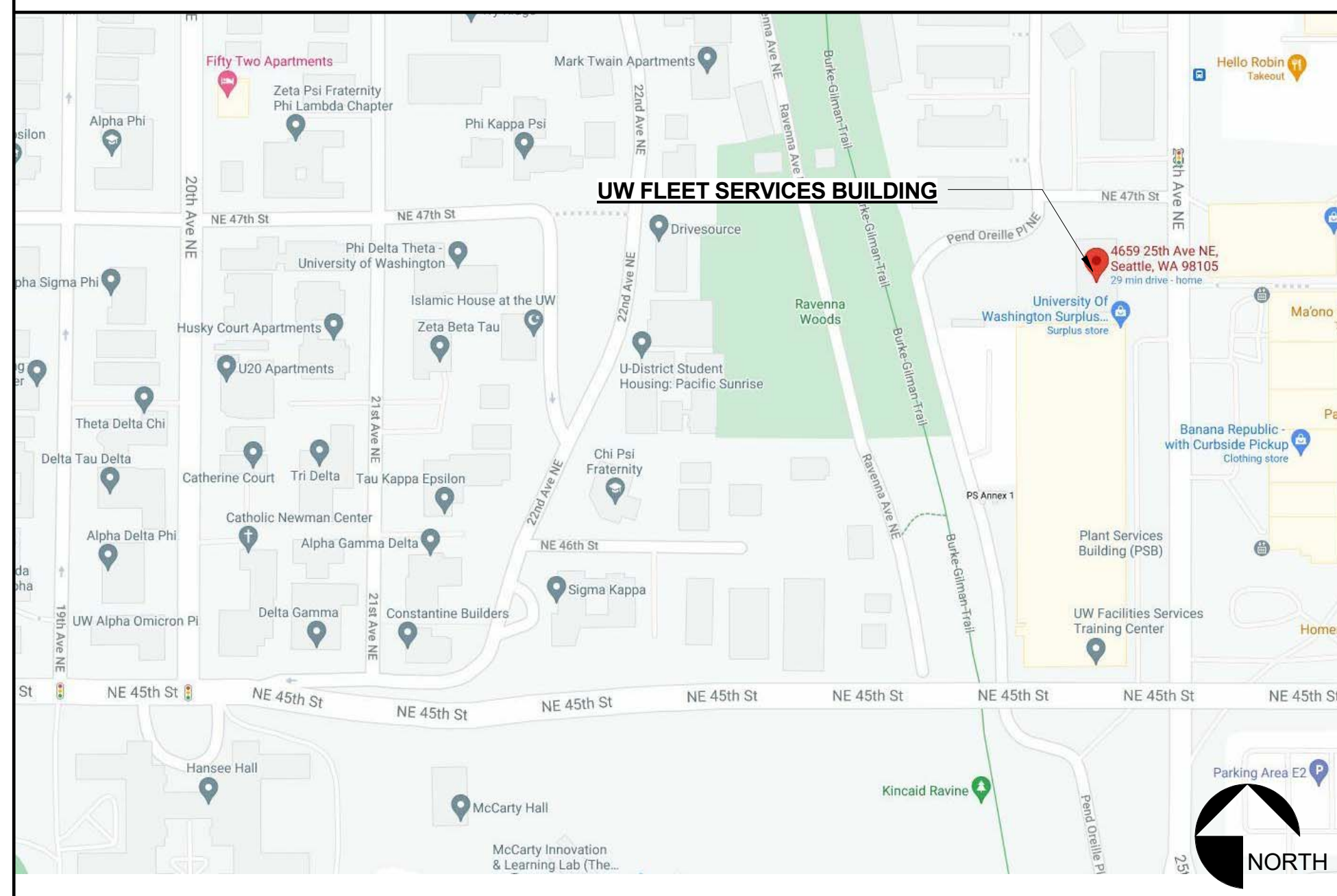
## REGULATORY CODES

JURISDICTION:	CITY OF SEATTLE
BUILDING CODE:	2018 SEATTLE BUILDING CODE
FIRE CODE:	2018 SEATTLE FIRE CODE
ENERGY CODE:	2018 SEATTLE ENERGY CODE
MECHANICAL CODE:	2018 SEATTLE MECHANICAL CODE
PLUMBING CODE:	2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2018 SEATTLE ELECTRICAL CODE.

## PROJECT CONTACTS

<b>OWNER</b> UNIVERSITY OF WASHINGTON UNIVERSITY FACILITIES BUILDING BOX 352205 SEATTLE, WA 98195-2205 CONTACT: STEVEN R. HARRISON, PROJECT MANAGER PHONE (425) 691-9309 srh24@uw.edu	<b>ARCHITECT</b> STEMPER ARCHITECTURAL COLLABORATIVE 4000 DELRIDGE WAY, SW, SUITE 200 SEATTLE, WA 98106 CONTACT: SCOTT STEMPER, MARC TEGEN PHONE: (206) 624-2777 scott@stemperac.com marc@stemperac.com	<b>STRUCTURAL ENGINEER</b> PSM CONSULTING ENGINEERS 2200 6TH AVE, #601 SEATTLE, WA 98121 CONTACT: DAVID STUBBS, PETER BROWN PHONE: (206) 622-4580 mdstubs@psm-engineers.com peterb@psm-engineers.com
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## VICINITY MAP



UW FLEET SERVICES BUILDING ROOF REPLACEMENT

4659 25TH AVE NE, SEATTLE, WA 98105

PERMIT SET	7/27/2021
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REVISIONS	
#	DATE

PROJECT ARCHITECT	SMS
PROJECT MANAGER	MAT
DRAWN	SDL

TITLE SHEET

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207562