DRAFT

DES OLD CAPITOL ROOF REPLACEMENT STUDY

Pre-Design
June 2017

SHKS ARCHITECTS

DRAFT

ARCHITECT
SHKS Architects
Contact: Pia Westen
piaw@shksarchitects.com
206.675.9151

ENVELOPE
Wetherholt and Associates
Contact: Don Davis
dond@wetherholt.com
425.822.8397

COST
Haley Consulting Group
Contact: Mark Haley
MMCHaley@msn.com

DRAFT

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EXECUTIVE SUMMARY

SHKS Architects with Wetherholt and Associates performed limited roof conditions survey of the Old Capitol Building. The survey includes the original 1892 building and the 1905 East Annex addition. Observations, analysis and recommendations for fall arrest upgrades related to life safety, and replacement of the exterior steep slope copper and low slope single ply membrane roofing are included.

Water infiltration issues at the Old Capitol Building have been ongoing. The 1892 building has been especially problematic, likely due to greater complexity in roof form requiring more intricate installation details compared to the East Annex. Lack of redundancy in the detailing and installation of the copper standing seam roofing are the main contributors to ongoing water infiltration issues. Additionally, a lack of maintenance and cleaning of the gutters has lead to clogged downspouts resulting in standing water in the gutters, even overflowing during regular rain events, which has contributed to visible water damage at exterior masonry and wood windows, and interior water infiltration at the eaves. Given the variety of deficiencies observed and areas affected, it is unlikely that water infiltration issues can be resolved through localized repairs.

The steep slope copper standing seam roofing, underlayment, and insulation should be removed and rebuilt with rigid insulation, self-adhered roofing membrane, and standing seam roofing in-kind. The low slope PVC roofing should also be replaced. Fall arrest anchors should be provided for secure access to the steep slope roofs and gutters.

A preliminary cost plan projecting anticipated construction costs identifies an estimated construction budget of approximately $4.5 million. This excludes the Owner's project related expenses and limits escalation to July 2018.

1 PROJECT INTRODUCTION

PROBLEM STATEMENT

The Old Capitol Building, originally built in 1892 as the Thurston County Courthouse and the East Annex added in 1905, is a sandstone building with steep slope copper standing seam and low slope PVC membrane roofing.

Water infiltration is ongoing and has been made evident by previous repair projects and interior plaster damage at the eaves. This can be attributed to a number of deficiencies in the copper roofing, detailing, and underlayment.

METHODOLOGY

Investigation of the copper roofing conditions at the Old Capitol Building consisted of visual and tactile observation made from roof level scaffolding, limited roof access, and investigation during limited roof replacement work at critical infiltration locations. Maintenance staff and the facilities manager provided oral history of past and recent roofing related projects and problems. Record drawings of the latest roof replacement project were reviewed for additional detail.

PRIOR REPAIRS AND STUDIES

The copper standing seam roofing was installed in 1985. Drawings indicate the copper roofing was installed over 1-1/2" of rigid polyisocyanurate insulation and felt paper.

In 2014 the perimeter stainless steel gutters were replaced. In addition to the gutter replacement, the scope of work included limited replacement of roof coatings, flashings, and sealants.

See "Appendix A" for record drawings.

Figure 1. 1892 Building

Figure 2.Water leaking at pan hem

Figure 3.Torn pan at roof eave

2 EXISTING CONDITIONS

STEEP SLOPE ROOFING

Copper standing seam roofing stretches across the steep slope portions of the building. All portions of the steep slope roof drain into external stainless steel gutters and copper downspouts.

Roof slope at standing seam locations is approximately 12:12. The standing seam pan width is approximately 16 inches, with approximately 10 foot field lengths. At transverse joints, roofing pans transition with single hem seams, a potential area for water infiltration. Both following water testing, and even days after a rain event, water was observed to be actively leaking from these joints.

The standing seams are single hem seams, folded over at eave edges and ridge caps to provide closure. Single hem standing seams are vulnerable to wind driven water infiltration, especially when facing the prevailing wind direction. In many locations the folds at the eave and ridge have caused tearing at the edges of roof pans, creating a pinhole condition susceptible to water infiltration.

Valley flashing legs are approximately 4" wide and are interlocked with roofing pans with a single hem and without adequate overlap. Single hem seams at the valley are a potential area of water infiltration.

At dormers the valley, eave edge, and gutter flashings intersect with the main roof. Where the gutter intersects the main roof, sealant is used to provide closure. The sealant is hard and brittle and appears to be failing in many locations.

The ridge cap laps folded standing seam pans and is fastened with uncapped, exposed rivet fasteners. In some areas the ridge cap has torn or the fasteners have failed, leaving the ridge vulnerable to high wind exposure and potential water infiltration. Transverse ridge cap transitions are made with sealant and appear to be failing in numerous locations. It is unclear if sealant is original or was installed as part of ongoing maintenance efforts.

During limited roof replacement work Wetherholt and Associates observed the existing roof underlayment and insulation. The foil faced insulation appears to be in good condition. Underlayment appears to be felt strips laid perpendicular to the slope over wood framing and red rosin paper underlayment in the field.

Figure 4. Valley flashing

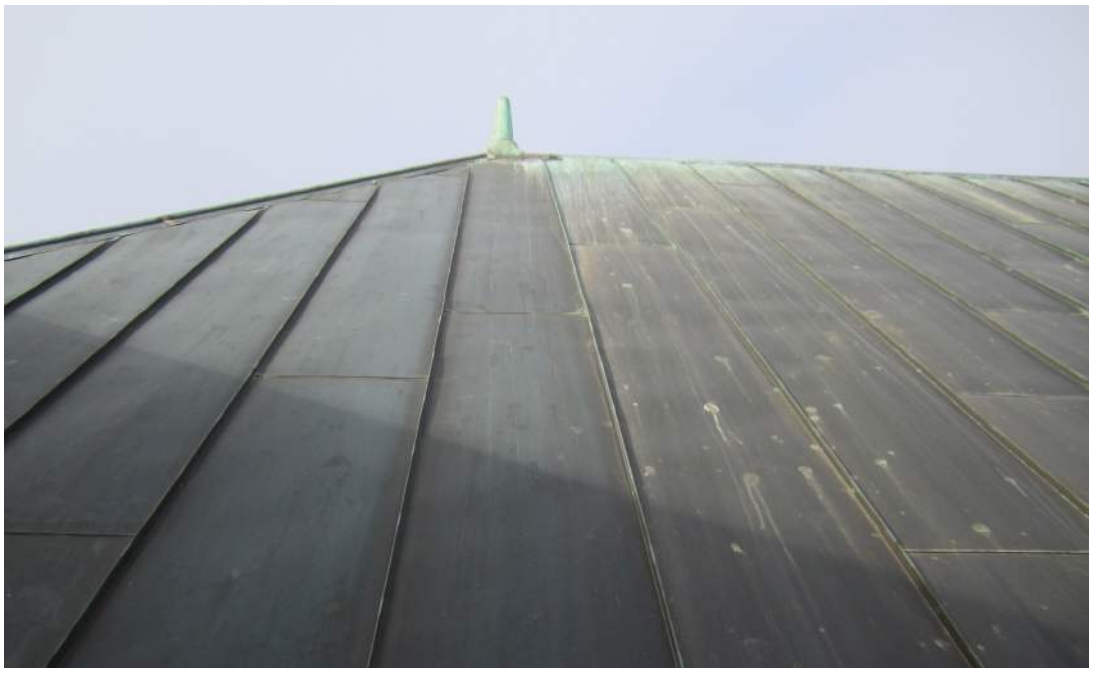
Figure 5. Gutter transition to main roof

Figure 6. Ridge cap transition with sealant

LOW SLOPE ROOFING

Single ply roofing membrane was installed on the east annex in 2006. At that time, rigid insulation was installed above deck with tapered insulation over top. The membrane appears to be in overall good condition. In some areas the membrane appears to have separated from the substrate and voids have formed underneath. No punctures in the membrane were observed and there does not appear to be any active water lakes attributed to the low slope roofing. The typical lifespan of single ply roof membrane is approximately 20 years.

Figure 7. PVC roofing at East Annex



3 RECOMMENDATION

The copper roof at the Old Capitol Building was installed in 1985. Subsequent repair projects have concentrated on either localized repairs or responses to water infiltration issues. Extensive water testing on the east side of the 1892 building were inconclusive in identifying specific water infiltration areas and localized repairs, while reducing water infiltration in some areas, were not effective in eliminating the problem. Recommendations in this report relate to life safety, preservation of the historic asset, and building maintenance.

Recommendations related to life safety include installation of fall arrest anchors on the 1892 building to provide safe access to workers and allow for roof maintenance throughout the building's life span.

The building's preservation and maintenance needs can be attributed to natural building material life cycles, and unconventional installation of flashings and roofing. To address these issues in a systematic way, it is advisable to do a comprehensive roof replacement of the copper standing seam roofing to respond to all problem areas and sources of water infiltration.

The low slope roofing areas are in an overall good condition. However, they are more than halfway through their life cycle and will require replacement within the next 5 to 10 years. Furthermore, replacement of the copper roofing will cause additional wear and tear on the low slope membrane. With this lifespan in mind, it is recommended to replace the single ply membrane simultaneously with the standing seam roofing to allow for seamless detailing and

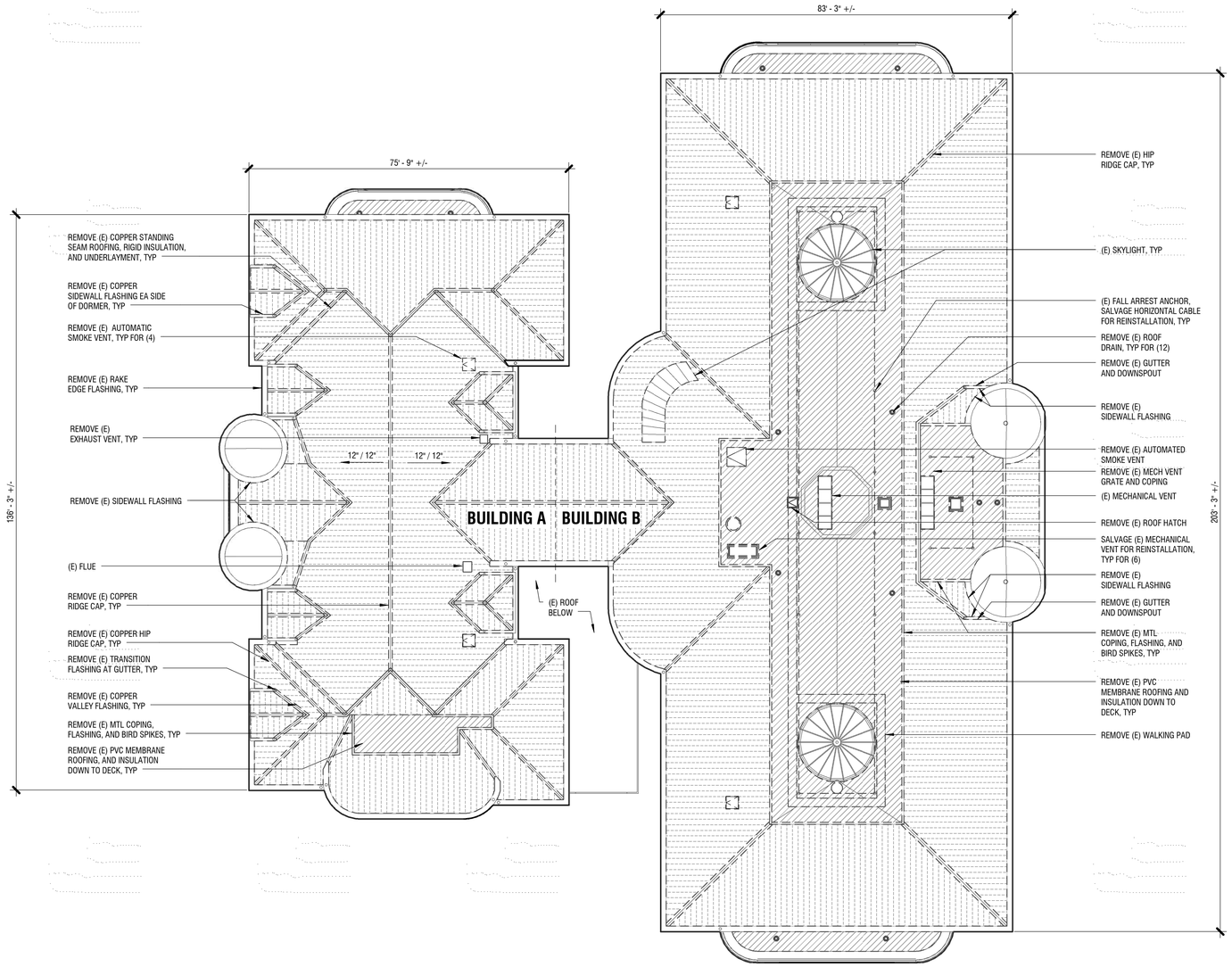
reliable construction.

As part of the comprehensive roof replacements, above deck insulation will need to meet current energy code requirements. Increased depth of insulation on the 1892 building will require careful detailing to maintain the historic character of the roof.

This report assumes that copper standing seam roofing will be replaced in kind to maintain the historic character of the Old Capitol Building. It should be noted that copper is not considered a salmon-safe building material as it contributes to the leaching of heavy metals into the local watershed. Any extensive installation of copper on the envelope should also consider an on-site treatment of roof run-off water to remove contaminants prior to discharge into the public storm-water management system.

GENERAL NOTES:

1. INSPECT (E) 1x WD ROOF SHEATHING FOR WATER DAMAGE. REMOVE AND REPLACE DAMAGED WOOD, ASSUME 30% OF ROOF AREA.
2. PROTECT (E) GUTTERS, DOWNSPOUTS, AND FALL ARREST ANCHORS



1 ROOF DEMO PLAN
1/16" = 1'-0"

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SHKS ARCHITECTS

1050 N. 38th St.
Seattle, WA 98103
PH. 206.675.9151
www.shksarchitects.com

DES OLD CAPITOL - ROOF REPLACEMENT

PRE-DESIGN

600 WASHINGTON ST SE,
OLYMPIA, WA 98501

Drawn by: PW
Checked: MI
Date: 06/15/17
Scale: 1/16" = 1'-0"

Revisions:

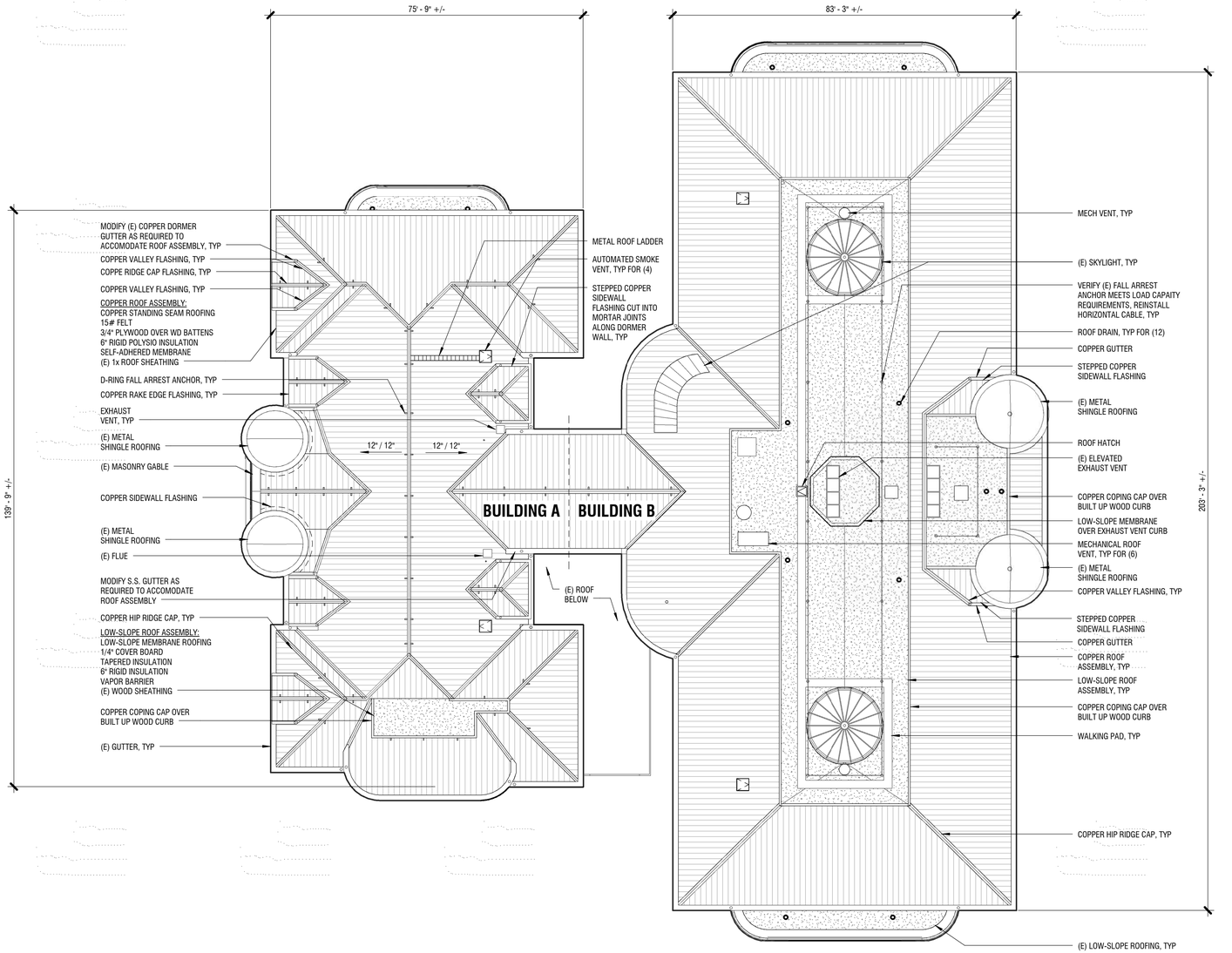
No.	Date	Remarks

ROOF DEMO PLAN

AD2.0

SHKS ARCHITECTS

GENERAL NOTES:
1. PROTECT (E) GUTTERS AND DOWNSPOUTS
2. STRUCTURAL FRAMING AT D-RING FALL ARREST ANCHORS AS REQUIRED TO PROVIDE CONNECTION TO (E) STRUCTURE
3. EXTEND ROOF HATCH, CURBS, PENETRATIONS, AND PLUMBING VENTS TO ACCOMODATE ADDITIONAL INSULATION DEPTH



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

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PRE-DESIGN

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Date:	06/15/17
Scale:	1/16" = 1'-0"

Revisions:

No.	Date	Remarks

ROOF PLAN
A2.0

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4 COST ANALYSIS

PRE-DESIGN
COST PLAN

for

Old Capitol
Roof Replacement
Olympia, WA

Haley Consulting Group

June 23, 2017

PRE-DESIGN COST PLAN

for

Old Capitol
Roof Replacement
Olympia, WA

SHKS Architects
1050 North 38th Street
Seattle, Washington 98103-

(206) 675-9151

June 23, 2017

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BASIS OF COST PLAN

Cost Plan Prepared From Pre-Design	Dated	Received
Drawings issued for Pre-Design		
Architectural		
AD2.0, A2.0, Photos	06/15/17	06/15/17

Discussions with the Project Architect

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of July 2018

A construction period of 4 months

The general contract will be competitively bid with qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There will not be phasing requirements

The general contractor will have to coordinate the schedule with owners and tenants

INCLUSIONS

Includes removal of the existing membrane and copper roofing and replacement of same with upgrades to the insulation.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with subcontractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project.

EXCLUSIONS

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Security equipment and devices

Audio visual equipment

Hazardous material handling, disposal and abatement

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection or construction management fees

Architectural and design fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Cost escalation beyond a start date of July 2018

ROOF REPLACEMENT COMPONENT SUMMARY

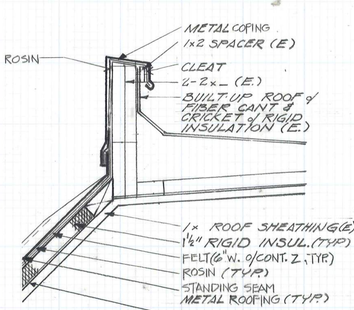
Gross Area: 27,131 SF

		$/SF	$x1,000
1. Foundations		0.00	0
2. Vertical Structure		0.00	0
3. Floor & Roof Structures		0.00	0
4. Exterior Cladding		0.00	0
5. Roofing, Waterproofing & Skylights		68.68	1,863
Shell (1-5)		68.68	1,863
6. Interior Partitions, Doors & Glazing		0.00	0
7. Floor, Wall & Ceiling Finishes		0.00	0
Interiors (6-7)		0.00	0
8. Function Equipment & Specialties		0.00	0
9. Stairs & Vertical Transportation		0.00	0
Equipment & Vertical Transportation (8-9)		0.00	0
10. Plumbing Systems		0.00	0
11. Heating, Ventilating & Air Conditioning		0.00	0
12. Electric Lighting, Power & Communications		0.00	0
13. Fire Protection Systems		0.00	0
Mechanical & Electrical (10-13)		0.00	0
Total Building Construction (1-13)		68.68	1,863
14. Site Preparation & Demolition		40.13	1,089
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		40.13	1,089
TOTAL BUILDING & SITE (1-16)		108.81	2,952
General Conditions	12.00%	13.05	354
Contractor's Overhead & Profit or Fee	10.00%	12.20	331
PLANNED CONSTRUCTION COST	*June 2017*	134.06	3,637
Contingency for Development of Design	20.00%	26.80	727
Escalation to Start Date (July 2018)	4.60%	7.41	201
RECOMMENDED BUDGET	*July 2018*	168.26	4,565

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
5. Roofing, Waterproofing & Skylights				
Membrane Roof				
Vapor Barrier	5,808	SF	1.50	8,712
6" Rigid Insulation	5,808	SF	12.00	69,696
Tapered Insulation	5,808	SF	6.00	34,848
Cover Board	5,808	SF	1.00	5,808
Membrane Roofing	5,808	SF	7.50	43,560
Framing to Increase Curb Height	505	LF	12.00	6,060
Coping and Flashing at Curbs	505	LF	18.00	9,090
Walkpad	620	SF	12.00	7,440
Copper Roof				
Self-Adhered Membrane	37,150	SF	2.50	92,875
6" Rigid Insulation	37,150	SF	12.00	445,800
3/4 Plywood	37,150	SF	2.50	92,875
Wood Battens	37,150	SF	2.00	74,300
15# Felt	37,150	SF	0.75	27,863
Standing Seam Copper Roof	37,150	SF	20.00	743,000
Hip, Valley and Ridge Flashings	1,150	LF	18.00	20,700
Sidewall Flashings	154	LF	14.00	2,156
Rake Flashing	72	LF	14.00	1,008
Closure Framing at Gutter	1,000	LF	7.50	7,500
Flashing at Closure Framing	1,000	LF	16.00	16,000
Replace Deteriorated Roof Sheathing	9,288	SF	4.50	41,794
Reinstall Ridge Ornamentation	12	EA	500.00	6,000
Modify SS Gutter as Required	8	EA	350.00	2,800
Copper Gutter	122	LF	30.00	3,660
Roof Accessories				
Roof Ladder	1	EA	2,500.00	2,500
Automated Smoke Vent	4	EA	1,500.00	6,000
Roof Drains	12	EA	750.00	9,000
New Fall Arrest Cable	355	LF	6.50	2,308
Roof Hatch	1	EA	1,500.00	1,500
Fall Arrest D-Ring Anchors	92	EA	50.00	4,600
Structural framing for Fall Arrest Anchors	92	EA	750.00	69,000
Mechanical Roof Vent	8	EA	600.00	4,800
				1,863,252
14. Site Preparation & Building Demolition				
Site Prep and Protection	21,600	SF	5.00	108,000
Scaffold Access to Roof Level	51,000	SF	12.00	612,000
Demolition				
Demo Copper Roof and Related Flashings	37,150	SF	8.00	297,200

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
Demo Membrane Roofing	5,808	sf	4.00	23,232
Deteriorated Roof Sheathing	9,288	SF	2.00	18,575
Demo Gutter	122	LF	6.00	732
Demo Rake Flashing	72	LF	6.00	432
Demo Sidewall Flashings	100	LF	6.00	600
Demo Vents and Hatches	7	EA	200.00	1,400
Demo Roof Drains	12	EA	150.00	1,800
Salvage				
Demo Fall Protection Cable	355	LF	1.00	355
Ridge Ornamentation	12	EA	150.00	1,800
Mechanical Vents	6	EA	200.00	1,200
Restoration of Landscape and Area Below Work	8,600	SF	2.50	21,500
				1,088,826

APPENDIX A: RECORD DOCUMENTS



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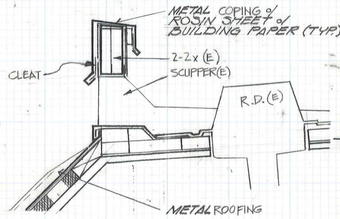

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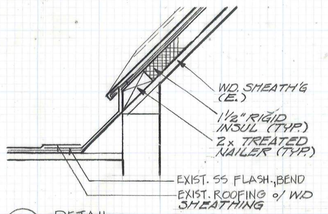

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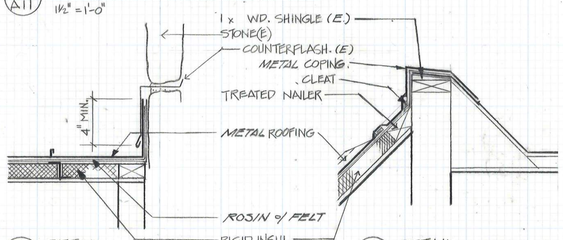

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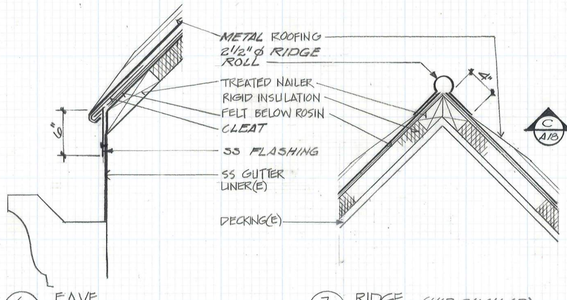

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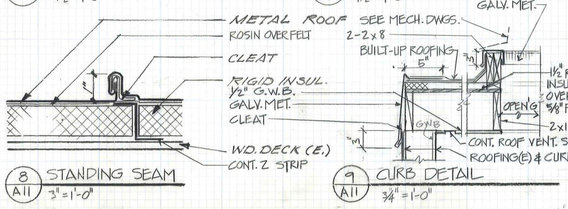

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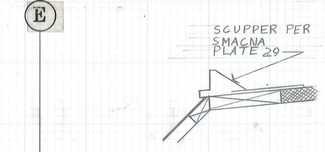
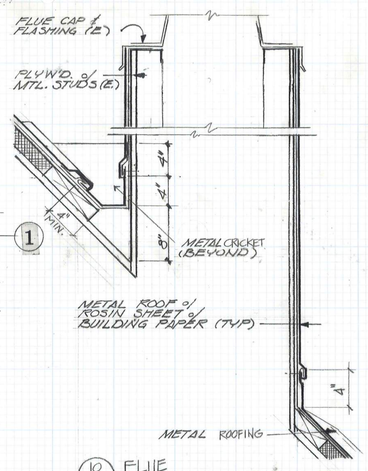
9 A11 CURB DETAIL 3/4" = 1'-0"

7 A11 RIDGE (HIP SIMILAR) 1½" = 1'-0"





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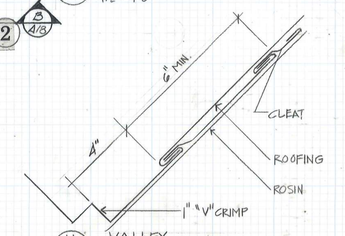
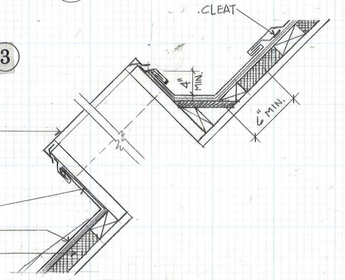
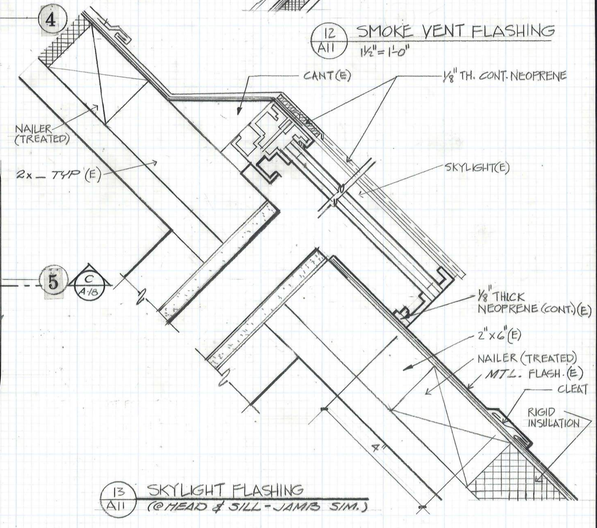


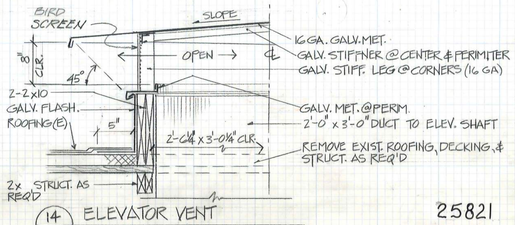
11 A11 VALLEY N.T.S.



12 A11 SMOKE VENT FLASHING 1½" = 1'-0"



13 A11 SKYLIGHT FLASHING (@ HEAD & SILL - JAMB SIM.)



14 A11 ELEVATOR VENT 1½" = 1'-0"

TONKIN / GRIESSINGER / GUYKENDALL / ILLES
551 FIRST AVE. S. SEATTLE, WASHINGTON 98104 206·624·7880

STRUCTURAL • ENGINEERS NORTHWEST (206) 285-7680
MECHANICAL • BENJAMIN S. NOTKIN & ASSOC., INC. (206) 682-3611
ELECTRICAL • SPARLING & ASSOCIATES, INC. (206) 285-7770

REGISTERED ARCHITECT WILLIAM T. GRIESSINGER STATE OF WASHINGTON

OLD CAPITOL BUILDING RENOVATION
OLYMPIA, WASHINGTON

STATE PROJECT NO. 79-018

ROOF PLAN

1/8" = 1'-0"

AS-BUILT 10/5/84
R.L. E&A

DATE 10/26/81

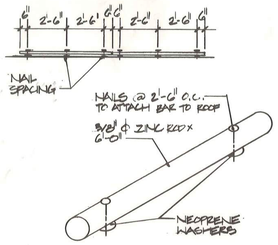
A11

PHASE TWO

25821

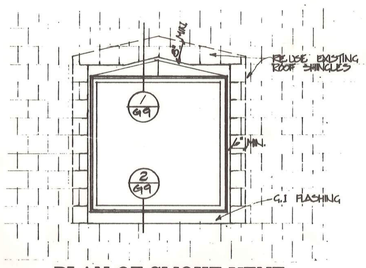
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS

79-018



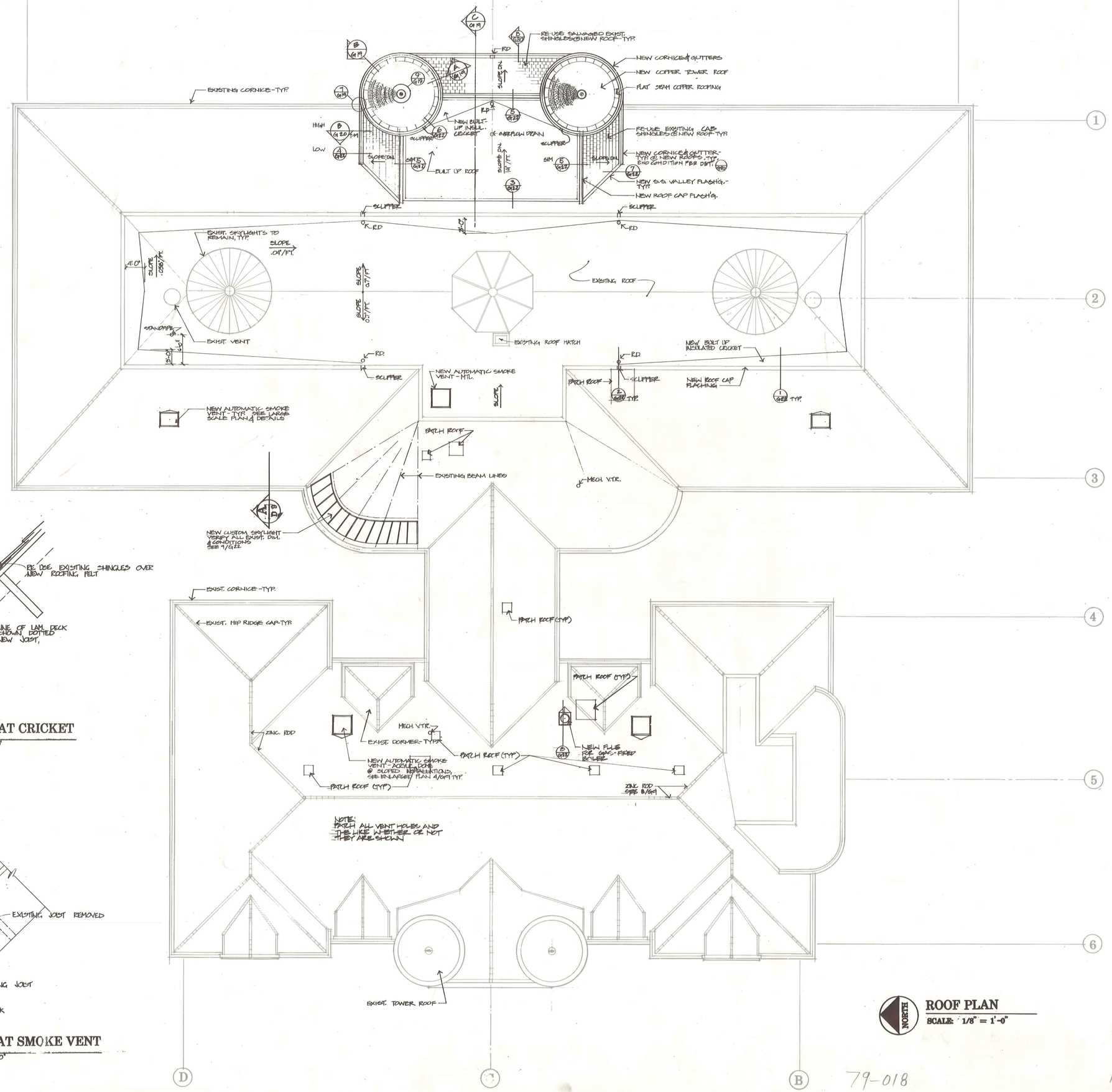
3 ZINC ROD AT ROOF HIPS & RIDGES

SCALE: AS NOTED



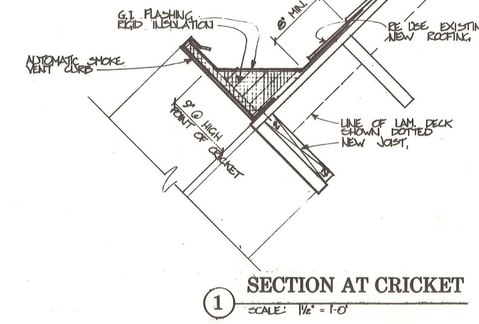
4 PLAN OF SMOKE VENT

SCALE: 1/2" = 1'-0"



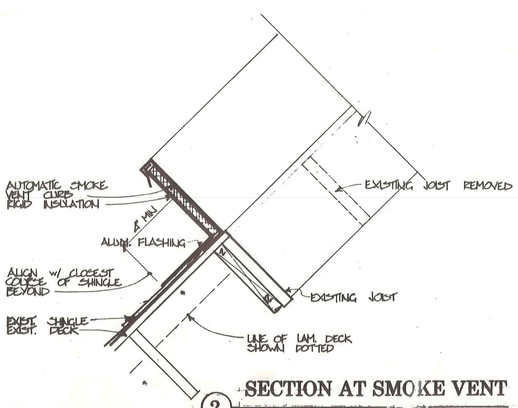
ROOF PLAN

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



1 SECTION AT CRICKET

SCALE: 1½" = 1'-0"



2 SECTION AT SMOKE VENT

SCALE: 1½" = 1'-0"

TONKIN / GRIESSINGER / CUTKENDALL / ILES
551 FIRST AVE S SEATTLE, WASHINGTON 98104 206-624 7880

STRUCTURAL • ENGINEERS NORTHWEST (206) 525-7660
MECHANICAL • BENJAMIN S. NOTKIN & ASSOC., INC. (206) 682-3611
ELECTRICAL • SPARLING & ASSOCIATES, INC. (206) 325-7770

OLD CAPITOL BUILDING RENOVATION

OLYMPIA, WASHINGTON

STATE PROJECT NO. 79-018

ROOF PLAN

DATE 11/10/80

G 9

PHASE ONE

79-018

10744

010744

West Elevation

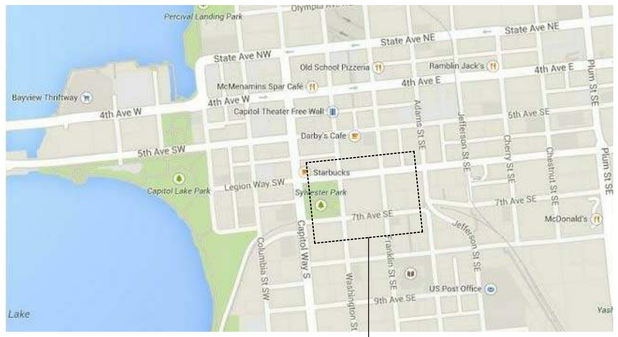
Old Capitol Improvements

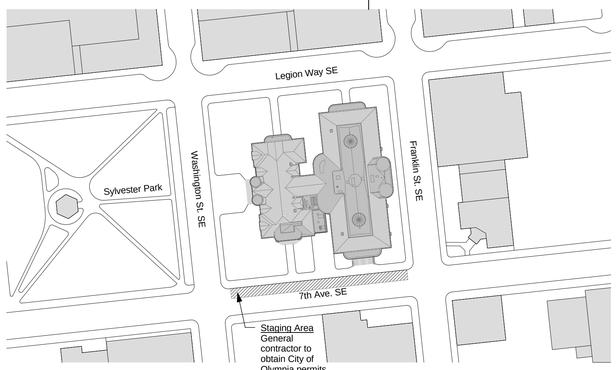
DES Project Number 14-063

600 Washington St SE, Olympia, WA

Bid Set 11/14/2014

PETER MEIJER ARCHITECT, PC





Context Map
Not to Scale

N

Architect:

Peter Meijer Architect, PC
710 NE 21st Ave. Suite 200
Portland, OR 97232

Contact: Halla Hoffer
(503) 517-0283

Owner:

Washington Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501

Contact:
Janet Jansen Knoblach, Project Manager
(360) 407-8265

Carrie Martin, Asset Manager
(360) 407-9323

Civil:

LPD Engineering
911 Weastern Ave., Suite 420
Seattle, WA 98104

Contact: Miles McEathron
(206) 725-1211

Survey:

David Evans and Associates Inc.
2100 SW River Parkway
Portland, OR 97201

Contact: Sean Douthett
(253) 250-0616

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Civil
C-100 TESC
C-200 Grading & Drainage Plan
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Architectural

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A-402 Garage Details (Alternate No.1)
A-403 Dormer Flashing (Alternate No.2)
A-404 East Diverter/Gutters/Ornaments/Tower Flashing (Alternate No.2)
A-405 West Drain/Balcony/Stairs (Base Bid & Alternate No.2)
A-406 Plaster Repair Fl 1 and Fl 2
A-407 Plaster Repair Fl 3 and Fl 4

General Notes:

1. Work shall comply with applicable codes and ordinances in force at time of building permit issuance.
2. The contractor, subcontractors, associated vendors and suppliers must read, understand and comply all applicable provisions of the construction documents for the project.
3. Verify all dimensions, existing and new conditions on the job before proceeding with the work.
4. Prior to commencement of any portion of the work, the contractor shall notify the architects of any discrepancies noted among or between the contract documents, owner-provided information, site conditions, manufacturer recommendations, or codes, regulations, or rules of jurisdictions having authority.
5. The contract documents are complimentary and what is required by one shall be binding as if required by all.
6. Repetitive features not indicated in the drawings everywhere that they occur shall be provided as if drawing in full. Not all occurrences of a feature are noted in every case.
7. Do not scale drawings.
8. Six or eight digit numbers at drawing notes (09 21 00 Gypsum board for example) reference related specification sections in the project manual, they are not intended to assign work to sub contractors. All items are included in scope whether or not a specification reference is cited.

Symbols:

Centerline
Keynote Tag
North Arrow
Revision Tag
Spot Elevation
Window Tag
View Name / *Drawing Type* — View Name
Building Section Tag
Detail Tag
Elevation Tag
Callout

Abbreviations

(e)	Existing	SS	Stainless Steel
(n)	New	Dia.	Diameter

Scope of Work Legend

New Material
Exisiting Material
PMMA Roofing System
Scope of New Work
Scope of Plaster Repair

Site Information

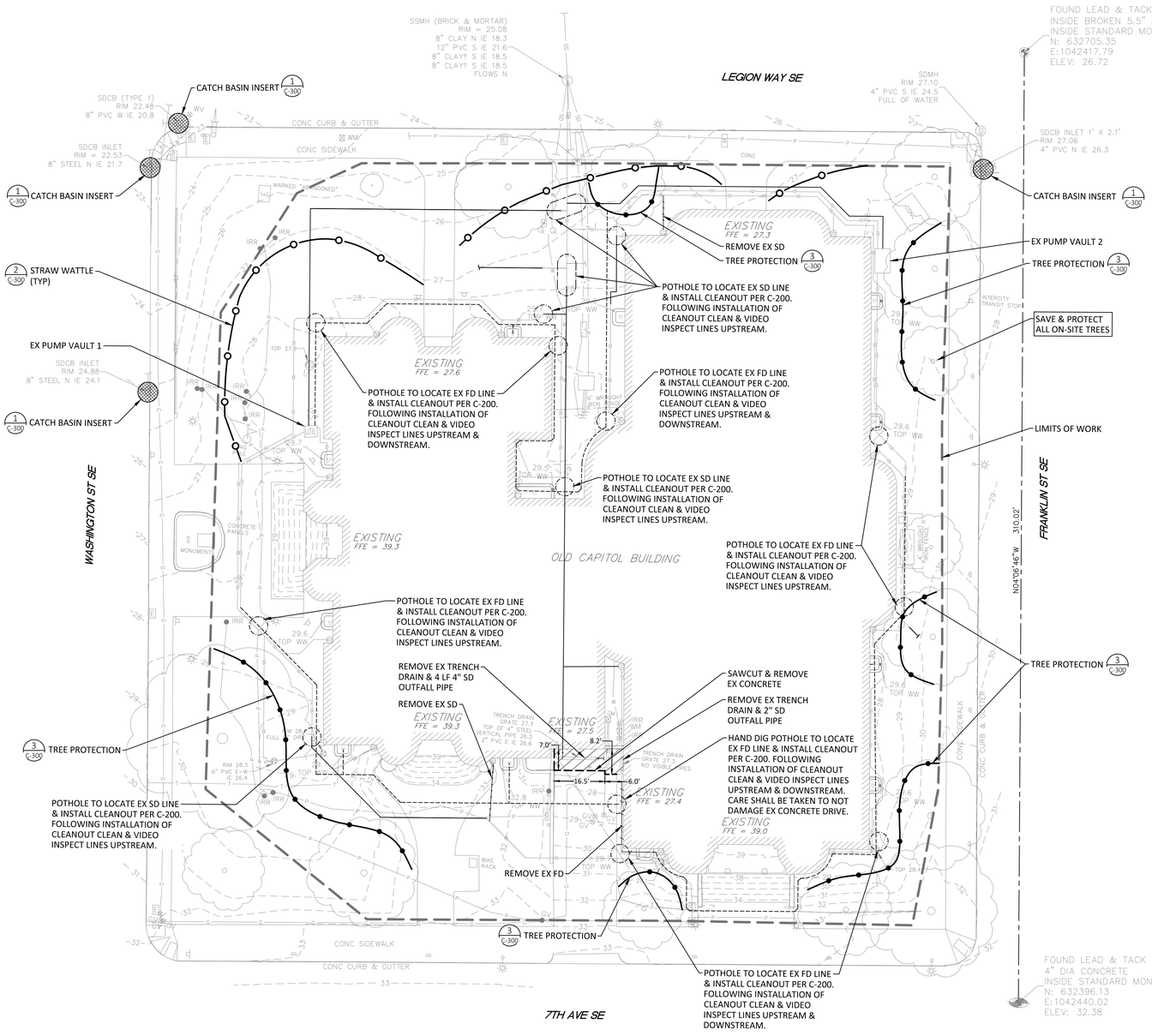
Zoning	DB (Downtown Business)
Total Site Area	62,290 sq ft
Lot Coverage	
Building Coverage	30,347 sq ft
Percentage	49%

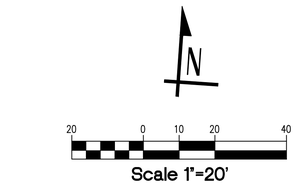
Applicable Codes

2012 International Building Code
2012 International Property Maintenance Code
WAC 51-50 Washington State Building Code
WAC-51-11C Washington State Energy Code
Olympia Municipal Code Title 16 Buildings and Construction

Building Information

Construction Type	III-B	
Number of Stories	4 Stories + Mezzanine	
Building Height	91'-0"	
Building Square Footage		
First Floor	30,347	sq ft
Second Floor	29,454	sq ft
Third Floor	29,454	sq ft
Fourth Floor	29,454	sq ft
Mezzanine Level	10,445	sq ft
Total	***129,154***	***sq ft***
IBC Occupancy Type	Offices: B	





LEGEND

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- EX BUILDING
- SAWCUT LINE
- CONCRETE REMOVAL
- STRAW WATTLE/ROLL
- EX STORM/FOOTING DRAIN TO BE REMOVED
- CATCH BASIN INSERT
- LIMITS OF WORK
- EX TREE TO REMAIN
- TREE PROTECTION
- EX STORM DRAINAGE PIPE (VIDEO INSPECTED, NOT SURVEYED)
- EX ASSUMED STORM DRAINAGE PIPE* (NOT SURVEYED)
- EX FOOTING DRAIN (VIDEO INSPECTED, NOT SURVEYED)
- EX ASSUMED FOOTING DRAIN* (NOT SURVEYED)
- EX YARD DRAIN
- EX DOWNSPOUT
- EX CLEANOUT
- EX CLEANOUT (NOT SURVEYED)
- EX WINDOW WELL DRAIN (NOT SURVEYED)

* NOTE: THESE PIPES ARE "ASSUMED" DUE TO BEING INACCESSIBLE DUE TO DAMAGE OR BLOCKAGE DURING VIDEO INVESTIGATION.

TESC NOTES

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE CLEARING LIMIT BOUNDARIES SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE SURFACE WATER, GROUND WATER, OR DISCHARGE STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES ON ACTIVE SITES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR--AND MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY--TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED MONTHLY, OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT, BY THE APPLICANT/CONTRACTOR--AND MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY—TO ENSURE THEIR CONTINUED FUNCTIONING.
8. STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE A-2 VOLUME II – CONSTRUCTION STORMWATER POLLUTION PREVENTION OCTOBER 2009 DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA SEDIMENT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER OFFSITE WITHOUT TREATMENT.
9. ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
10. FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
11. FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
12. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT-TRAPPING MEASURES.
13. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
14. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR IN TO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
15. WATER FROM DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SANITARY SEWER OR APPROPRIATE SEDIMENT SETTLING TANKS PRIOR TO DISCHARGE. SANITARY SEWER DISCHARGE SHALL BE APPROVED FROM LOCAL JURISDICTION AND IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN. CLEAN, NON-TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.

Call 3 Working Days Before You DIG!
1-800-424-5555

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LPD engineering pllc
911 Western Ave
Suite 420
Seattle, WA 98104
p. 206.725.1211
f. 206.973.5344
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Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:
LAURIE J. PEAIR — STATE OF WASHINGTON — 30798 — REGISTERED PROFESSIONAL ENGINEER
11-10-2014

Revisions:

Issuance:
Bid Set

Date:
11/14/2014

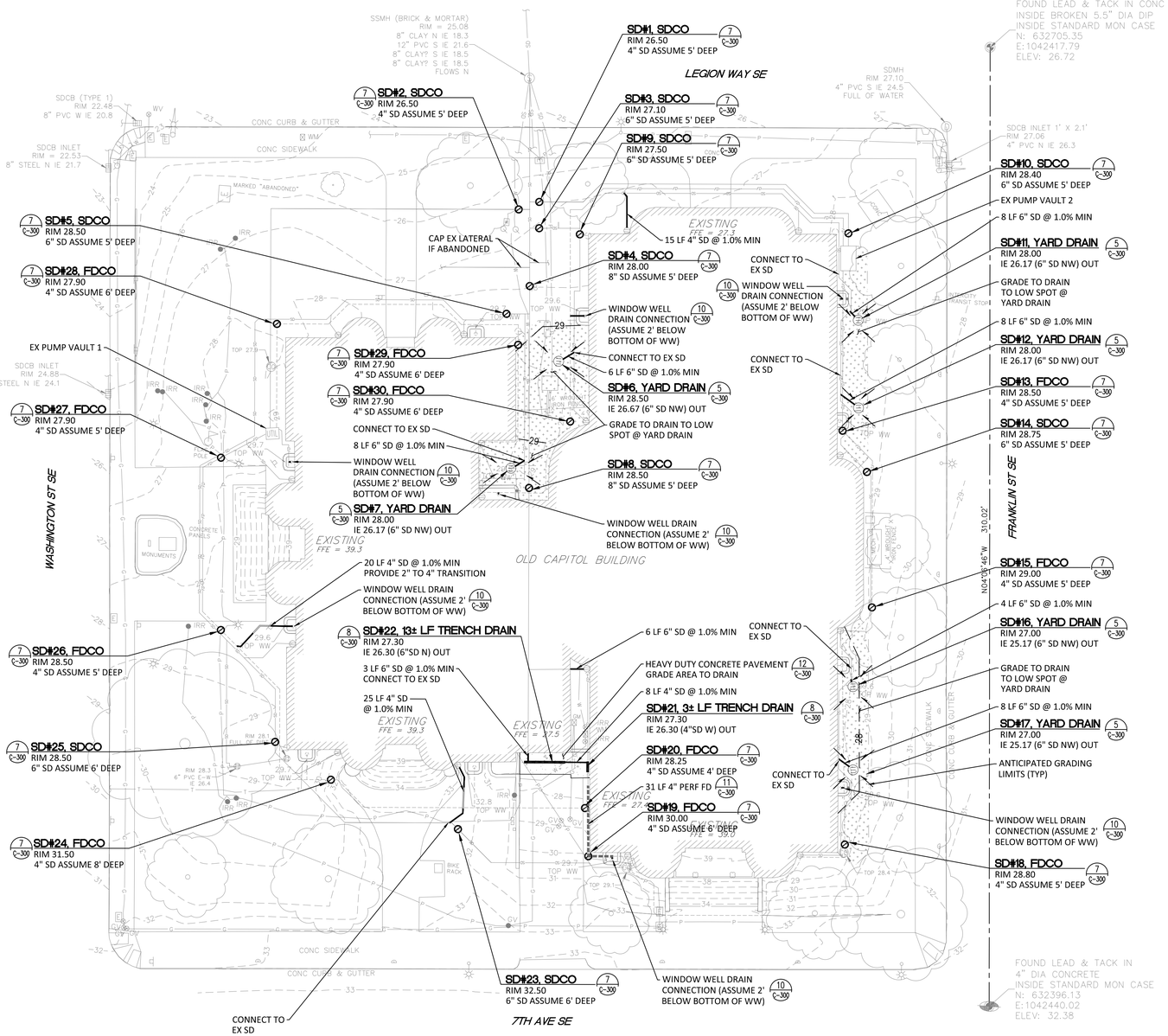
Scale:
1"=20'

Drawn By:
EVW

Checked By:
MPM

Sheet Title:
TESC

Sheet Number:
C-100



DRAINAGE NOTES

1. ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF OLYMPIA STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
3. TEMPORARY EROSION/WATER POLLUTION MEASURES WILL BE REQUIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE LATEST EDITION OF THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA.
4. COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OF OLYMPIA OR OTHER GOVERNING AUTHORITY OR AGENCY.
5. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REQUIRED PRECONSTRUCTION MEETING WITH THE CITY OF OLYMPIA OR OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
8. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS," CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
9. STORM DRAINS SHALL BE PVC UNLESS OTHERWISE NOTED ON THE PLANS:
   A. PVC PIPE CONFORMING TO ASTM D 3034 SDR 35, ASTM F 794, OR ASTM F 679 TYPE 1 WITH JOINTS AND GASKETS CONFORMING TO ASTM 3212 AND ASTM F 477.
   B. DUCTILE IRON PIPE CONFORMING TO THE REQUIREMENTS OF AWWA C 151 CLASS 50.
10. ALL STORM LINES AND CATCH BASINS WILL BE HIGH-VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATIONS. (SEE NOTE 1.) HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
11. TESTING OF THE STORM MAIN WILL INCLUDE TELEVISION INSPECTION OF THE MAIN BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE OWNER.

N

20 0 10 20 40

Scale 1"=20'

LEGEND

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- XXX.X SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- HEAVY DUTY CONCRETE PAVEMENT
- ANTICIPATED GRADING LIMITS
- CLEANOUT (STORM DRAIN/FOOTING DRAIN)
- TRENCH DRAIN
- YARD DRAIN
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- EX STORM DRAINAGE PIPE (VIDEO INSPECTED, NOT SURVEYED)
- EX ASSUMED STORM DRAINAGE PIPE* (NOT SURVEYED)
- EX FOOTING DRAIN (VIDEO INSPECTED, NOT SURVEYED)
- EX ASSUMED FOOTING DRAIN* (NOT SURVEYED)
- EX YARD DRAIN
- EX DOWNSPOUT
- EX CLEANOUT
- EX CLEANOUT (NOT SURVEYED)
- EX WINDOW WELL DRAIN (NOT SURVEYED)

* NOTE: THESE PIPES ARE "ASSUMED" DUE TO BEING INACCESSIBLE DUE TO DAMAGE OR BLOCKAGE DURING VIDEO INVESTIGATION.

NOTE:
RESTORE ALL DISTURBED AREAS W/ 6" DEPTH TOPSOIL. SEEDING & LANDSCAPE RESTORATION TO BE PERFORMED BY OTHERS.

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Revisions:

Issuance:
Bid Set

Date:
11/14/2014

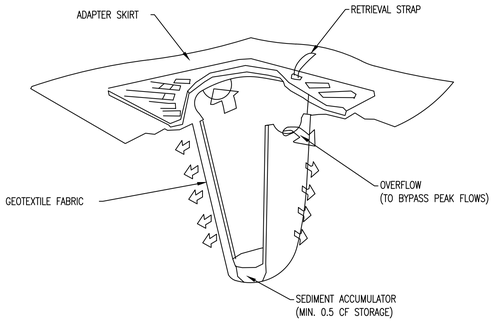
Scale:
1"=20'

Drawn By:
EVW

Checked By:
MPM

Sheet Title:
GRADING AND DRAINAGE

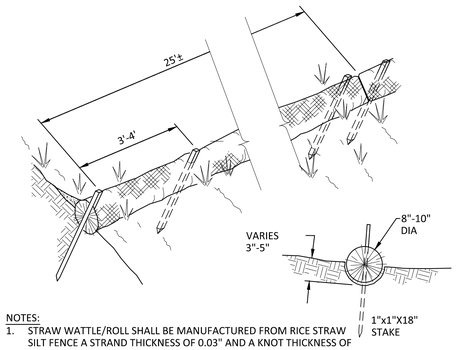
Sheet Number:
C-200



SCHEMATIC DETAIL

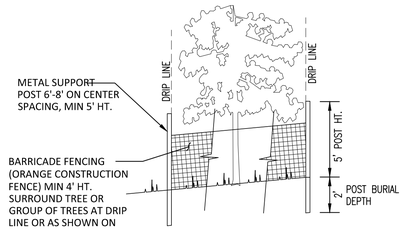
PROVIDE "STREAMGUARD SEDIMENT CATCH BASIN INSERT" OR APPROVED EQUAL
MANUFACTURER'S NAME: BOWHEAD ENVIRONMENTAL & SAFETY
ADDRESS: P.O. BOX 375 PRESTON, WA 98050
TELEPHONE: FOR INFORMATION: (800) 909-3677
WWW.SHOPBOWHEAD.COM

NTS
CATCH BASIN INSERT 1



NOTES:
1. STRAW WATTLE/ROLL SHALL BE MANUFACTURED FROM RICE STRAW SILT FENCE A STRAND THICKNESS OF 0.03" AND A KNOT THICKNESS OF 0.055 AND A WEIGHT OF 0.35 OZ PER FOOT AND SHALL BE MADE FROM 85% HDPE, 14% ETHYL VINYL ACETATE AND 1% COLOR FOR UV INHIBITION.
2. STRAW WATTLE/ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE/ROLL IN A TRENCH, 3"-5" (VARIES) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE/ROLL.
3. STRAW WATTLE/ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.

NTS
STRAW WATTLE 2

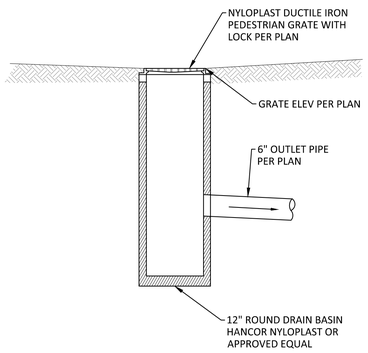


NOTES:

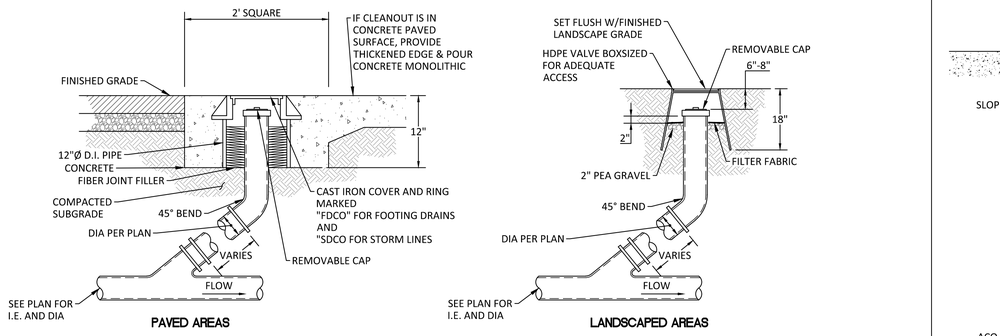
1. A 4 FOOT HIGH TEMPORARY FENCE MUST BE PLACED AT THE DRIP LINE OF TREES PRIOR TO THE COMMENCEMENT OF CLEARING OR EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN.
2. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE DRIPLINE, THE TEMPORARY FENCING, UNLESS APPROVED BY THE ARBORIST. FILLING, EXCAVATION, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY UNLESS APPROVED BY ARBORIST.
3. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

NTS
TREE PROTECTION 3

NTS
NOT USED 4

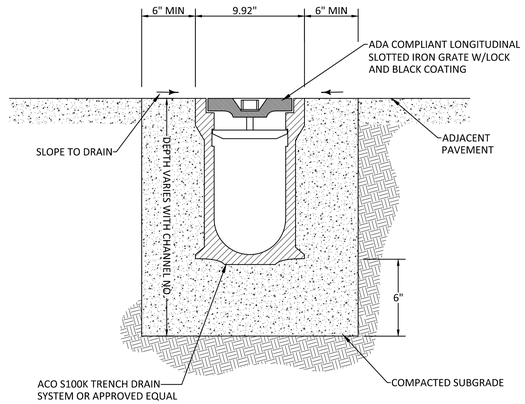


NTS
YARD DRAIN 5



NOTE: INSTALL SWEEP FOR ALL CLEANOUTS TOWARDS UPSTREAM FLOW.

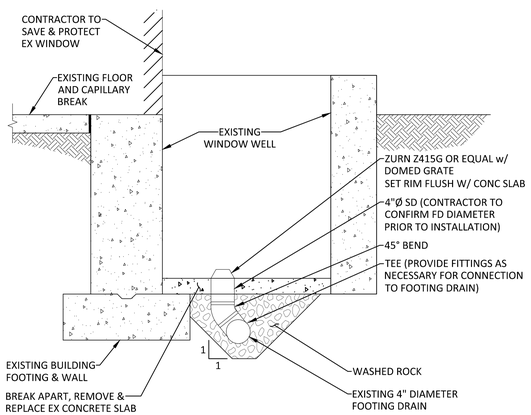
NTS
CLEANOUT (SDCO/FDCO) 7



NOTE:
1. CONTRACTOR TO UTILIZE SLOPE SECTIONS TO DRAIN.

NTS
TRENCH DRAIN 8

NTS
NOT USED 9



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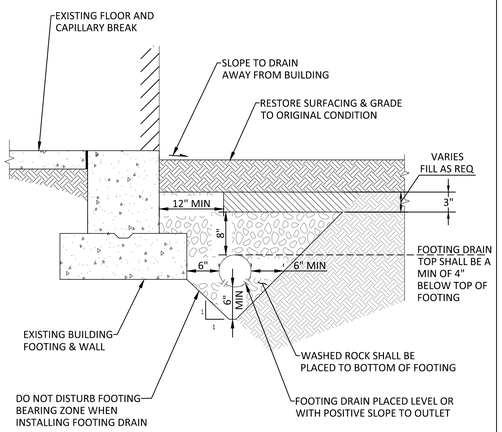
WINDOW WELL DRAIN CONNECTION 10



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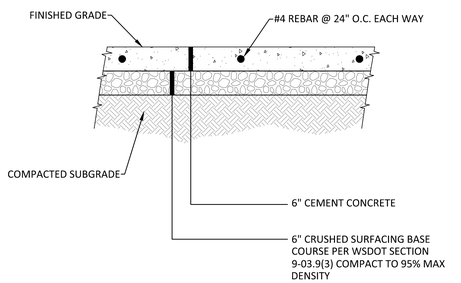
FOOTING DRAIN 11



NTS
HEAVY DUTY CONCRETE PAVEMENT 12

PETER MEIJER ARCHITECT, PC
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Revisions:

Issuance:
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Date:
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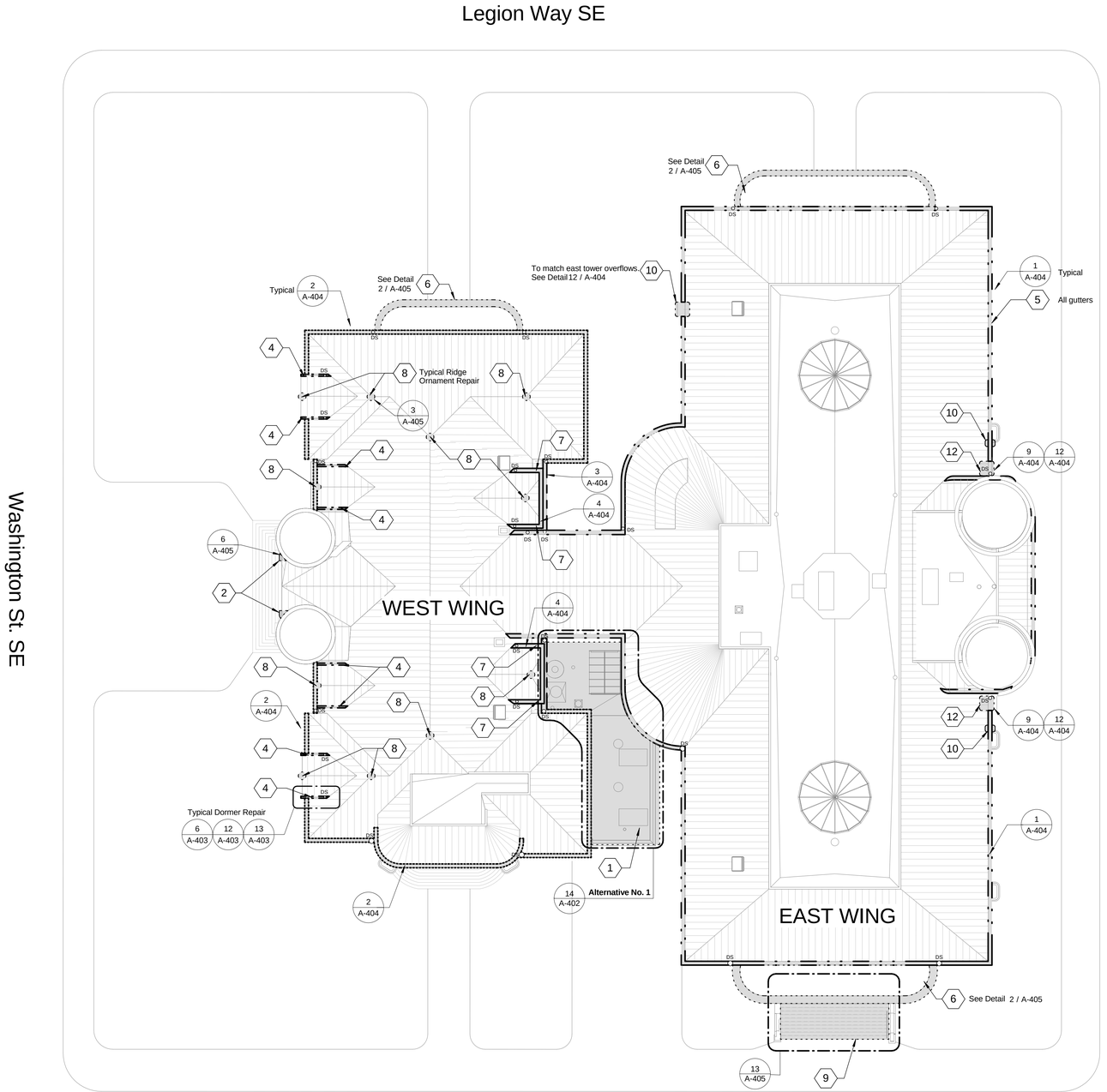
Scale:
1"=20'

Drawn By:
EVW

Checked By:
MPM

Sheet Title:
DETAILS

Sheet Number:
C-300



1 Roof Plan

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
3. Remove (e) roof coating at wall, prime wall, apply (n) reinforcing membrane resin at (e) stone joints, apply (n) liquid flashing membrane and lap over (n) liquid roof membrane. Provide (n) counter flashing at (e) sandstone joint. **(Alternate No.1)**
4. Remove (e) step flashing, provide (n) baseflashing and (n) counter flashing at (e) stone joints. **(Alternate No.2)**
5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

Estimated Repair Quantities

Base Bid (Sheet A-405, A-406, A-407)

Flashing & Sheet Metal Restoration
- Repair balcony flashing ..... 300 LF

Openings
- Repair interior water damage to plaster ..... 865 SQFT

Stairs
- Remove and replace sealant and backer rod ..... 276 LF

Alternate No.1 (Sheet A-402)

Flashing & Sheet Metal Restoration
- Install counter flashing at mechanical room roof ..... 80 LF
- Install counter flashing at garage roof ..... 80 LF

Waterproofing/Roof Deck
- Replace mechanical room roof with (n) liquid membrane roof 750 SQFT
- Install liquid membrane roof flashing system along mechanical room roof ..... 160 LFT

Alternate No.2 (Sheet A-403, A-404, A-405)

Flashing & Sheet Metal Restoration
- Repair wall to roof flashing ..... 64 LF
- Provide localized repairs to gutter ..... 1000 LF
- Replace / fix incomplete gutter system ..... 25 LF
- Repair through wall roof drains ..... 2 UNITS
- Provide new diverter to redirect roof run-off ..... 2 UNITS
- Repair broken / unconnected drainline unit ..... 1 UNIT
- Repair ridge ornaments ..... 12 UNITS
- Replace apron flashing at east towers ..... 18 LF
- Provide new overflow @ existing gutter system ..... 3 UNITS
- Provide new 1" tube overflow @ dormer gutter system ..... 4 UNITS

** Note all quantities are estimates and should be verified in the field.

Repair Legend

- Gutter Type A
- Gutter Type B
- Gutter Type C
- Gutter Type D
- Dormer Gutter Repair
- Scope of Work

PETER MEIJER ARCHITECT, PC
710 NE 21st Avenue, Suite 200
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:

Peter R. Meijer
STATE OF WASHINGTON

Revisions:

Issuance:
Bid Set

Date:
11/14/2014

Scale:
As indicated

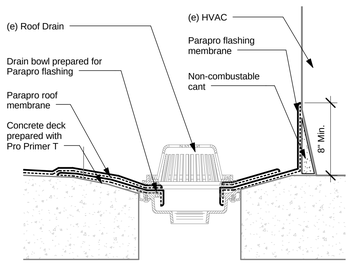
Drawn By:
HH

Checked By:
PM

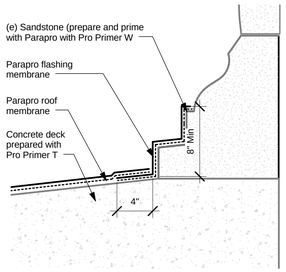
Sheet Title:
Roof Plan

Sheet Number:

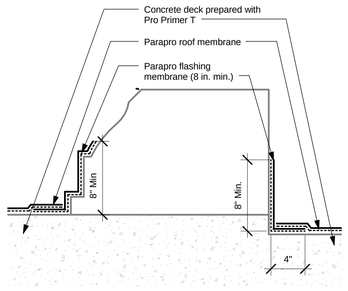
A-101



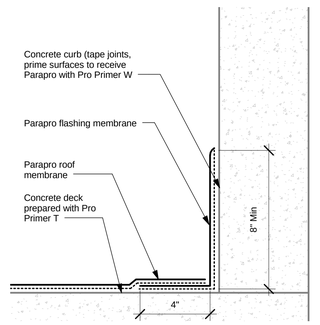
12 Garage Roof Drain
Section
0 3" 6" 1'



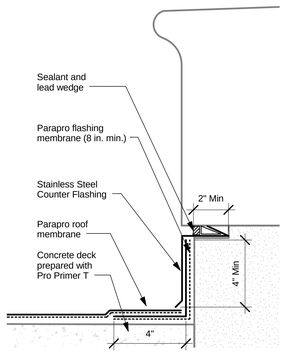
10 Garage Wall/Roof Flashing
Section
0 3" 6" 1'



8 Mech/Garage Curb Flashing
Section
0 3" 6" 1'



4 Curb Flashing
Section
0 1" 2" 4"

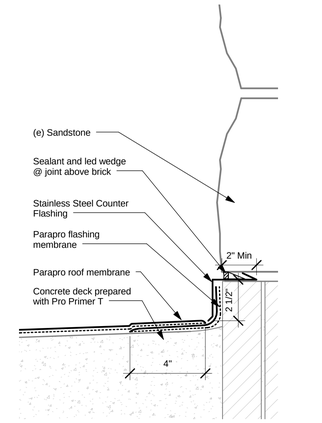


1 Garage/Parapet Flashing
Section
0 1" 2" 4"

13 (e) Elastomeric Coating Over Masonry
Existing Conditions

11 (e) North Section of Mech. Room
Existing Conditions

9 (e) Drainpipe at Northwest Corner of Mech. Room
Existing Conditions



5 Mech Wall/Roof Low Slope
Section
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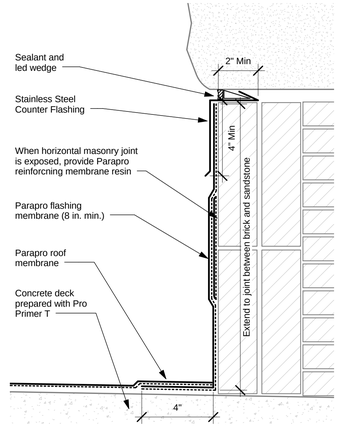

2 Garage/Mech Wall
Section
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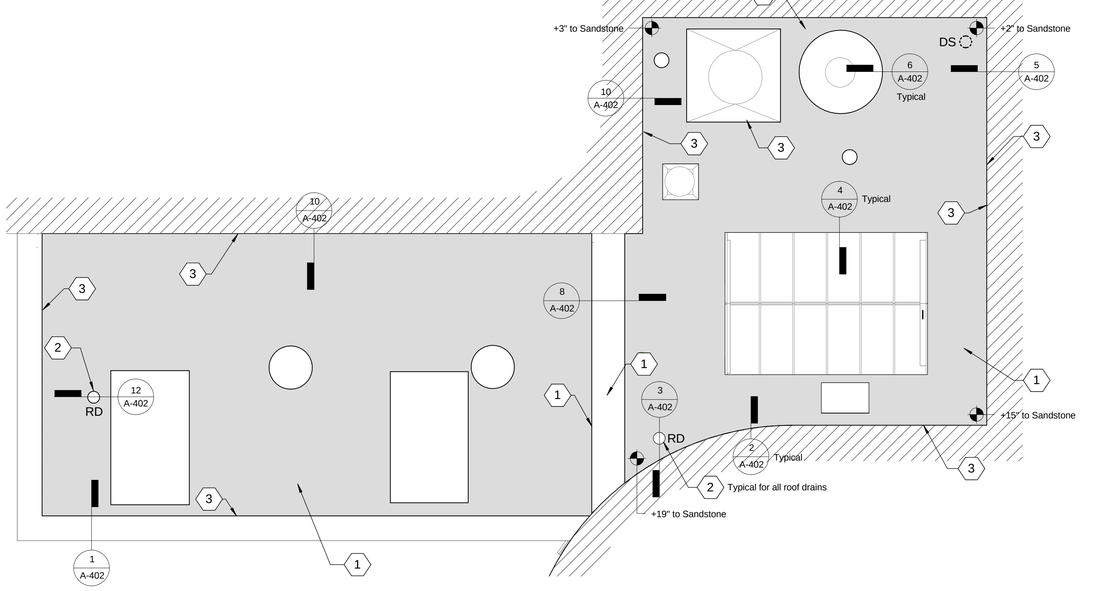
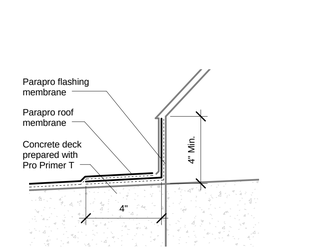


Alternative No.1
N
0 6" 1' 2' 4'

14 Garage and Mechanical Rooms
Roof Plan



6 Mechanical Curb
Section
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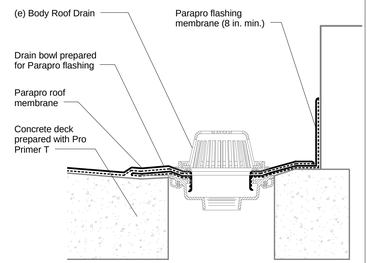

3 Mechanical Roof Drain
Section
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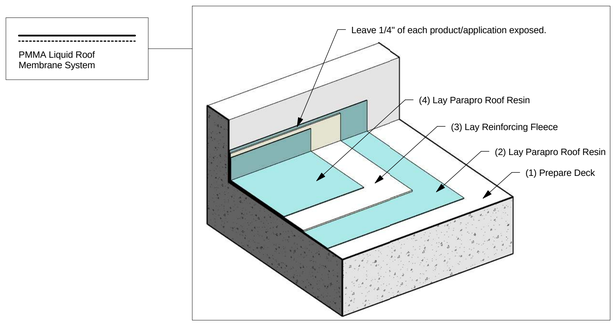

7 PMMA Liquid Roof Membrane System
Diagrammatic Axonometric
NTS

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
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5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
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7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
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10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
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12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

PETER MEIJER ARCHITECT, PC
710 NE 21st Avenue, Suite 200
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:

Peter R. Meijer
REGISTERED ARCHITECT
STATE OF WASHINGTON

Revisions:

Alternative No.1

Issuance:
Bid Set

Date:
11/14/2014

Scale:
As indicated

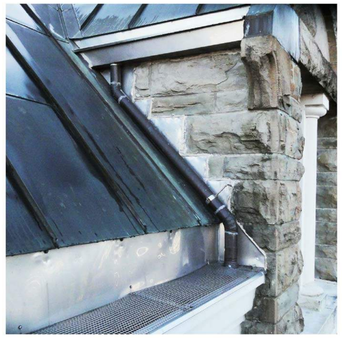
Drawn By:
HK

Checked By:
PM

Sheet Title:
Garage Details

Sheet Number:

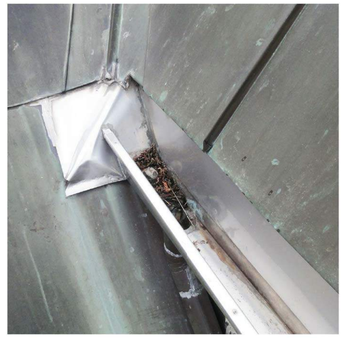
A-402



5 Existing Conditions

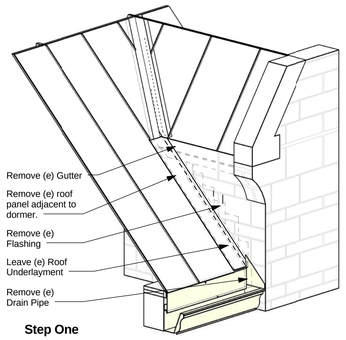
4 Existing Conditions

3 Existing Conditions



2 Existing Conditions

1 Existing Conditions



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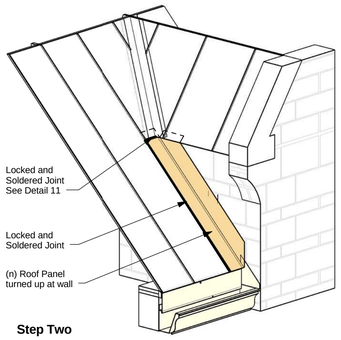

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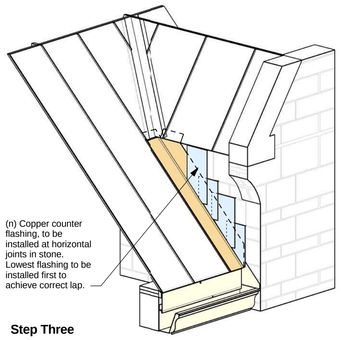

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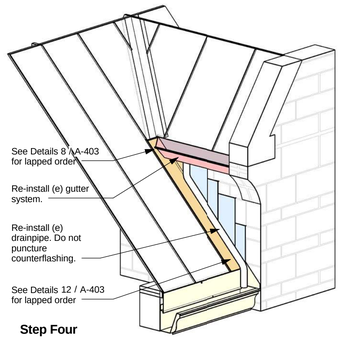
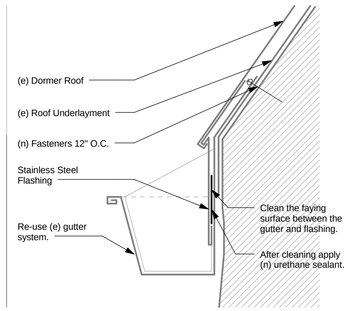


Step Four

6 Dormer Repair Sequence
Alternate No.2

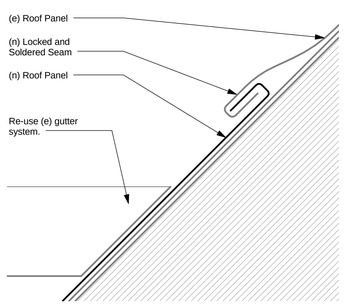
NTS



***Gutters may be re-used provided that they can function independently of the roof system and that removal does not damage the gutter system.

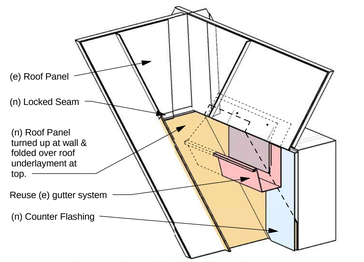
10 Dormer Gutter Repair
Section

0 1" 2" 4"



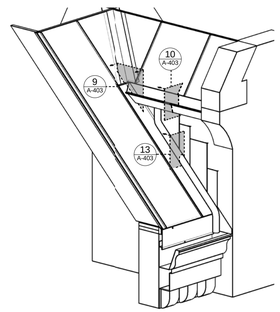
9 Dormer Gutter/Roof Flashing
Section

0 1" 2" 4"



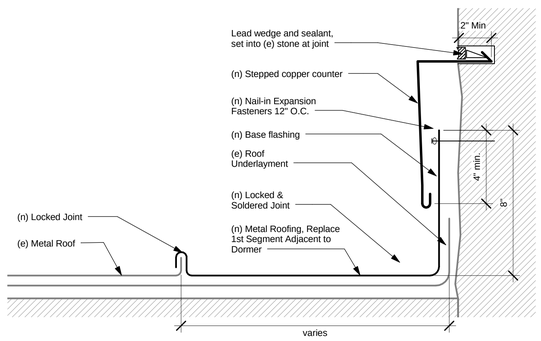
8 Dormer Gutter Repair - Lap at Gutter
Diagrammatic Axonometric

NTS



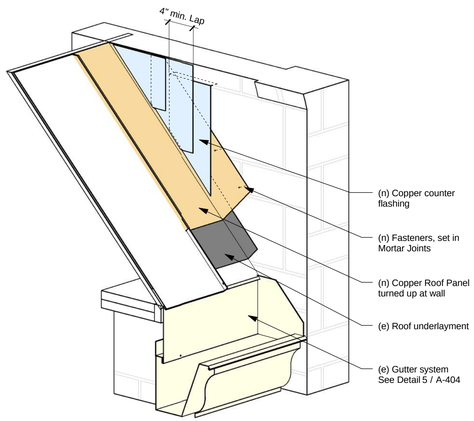
7 Detail Section Reference
Key

NTS



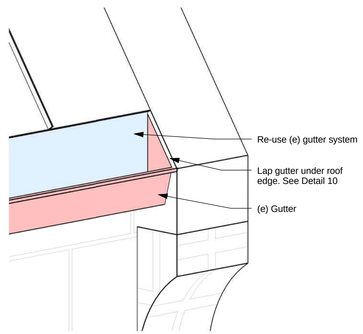
13 Dormer Flashing Repair
Section

0 1" 2" 4"



12 Dormer Flashing Repair - Lap of Roof Flashing
Diagrammatic Axonometric

NTS



11 Dormer - Wall End
Diagrammatic Axonometric

NTS

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
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5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

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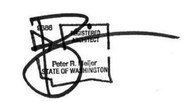
Approval:



Revisions:

Alternate No. 2

Issuance:
Bid Set

Date:
11/14/2014

Scale:
3" = 1'-0"

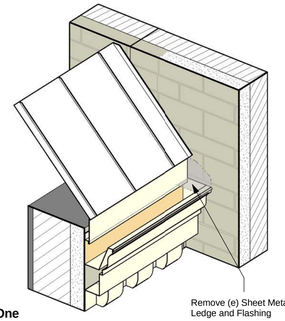
Drawn By:
HH

Checked By:
PM

Sheet Title:
Dormer Flashing

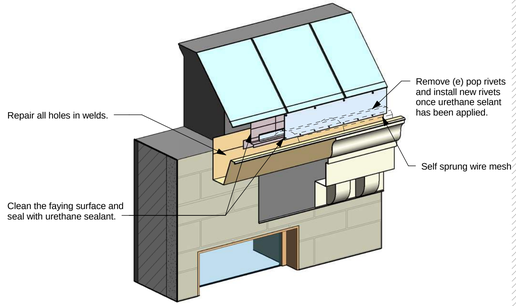
Sheet Number:

A-403

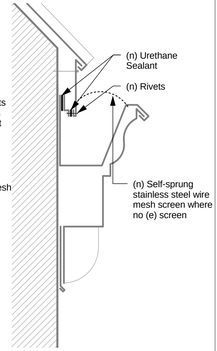


Step One

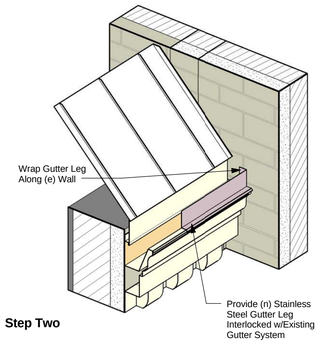
10 East Tower Gutter
Existing Conditions



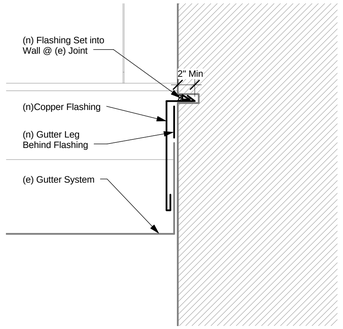
5 Type A Gutter
Diagrammatic Axonometric NTS



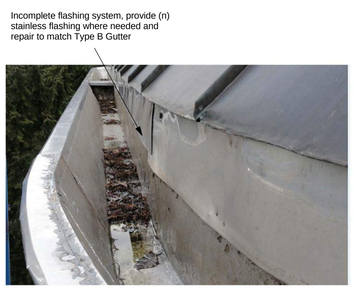
1 Gutter Type A Repair
Section
0 3" 6" 1'



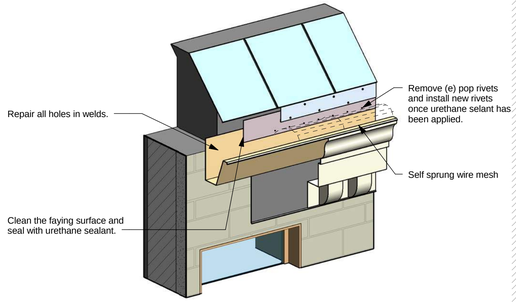
Step Two



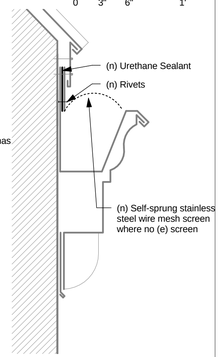
11 East Tower Gutter Flashing Repair
Section
0 3" 6" 1'



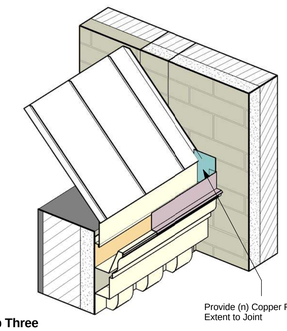
14 West Wing Gutter Flashing - South Elevation
Existing Conditions



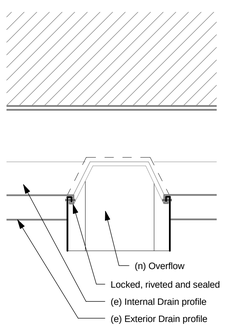
6 Type B Gutter
Diagrammatic Axonometric NTS



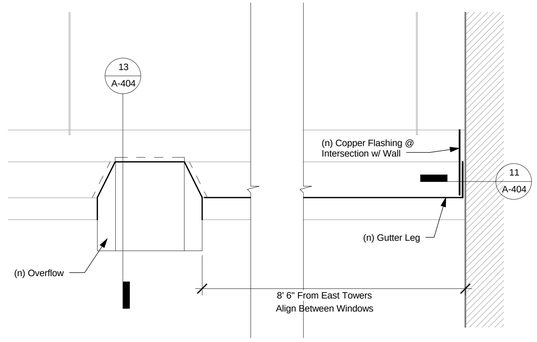
2 Gutter Type B Repair
Section
0 3" 6" 1'



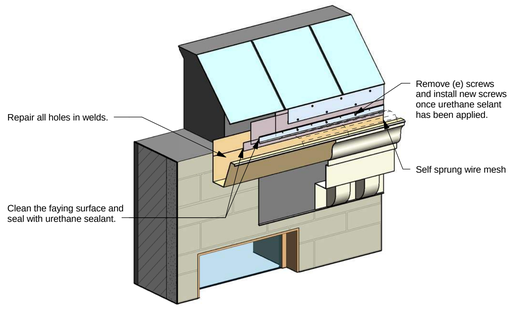
Step Three



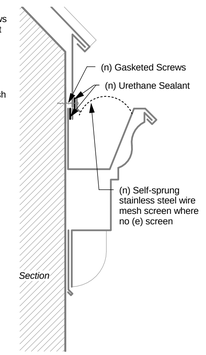
15 Attachment of East Overflow
Plan Section



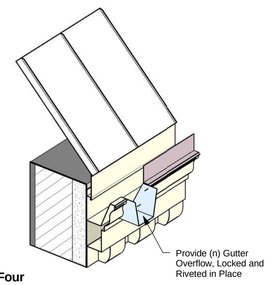
12 East Overflow and Gutter Leg
Plan
0 3" 6" 1'



7 Type C Gutter
Diagrammatic Axonometric NTS

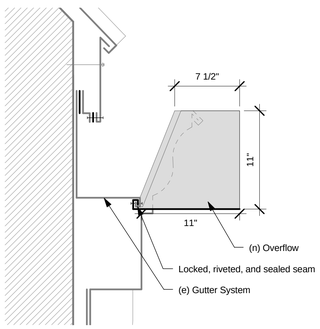


3 Gutter Type C Repair
0 3" 6" 1'

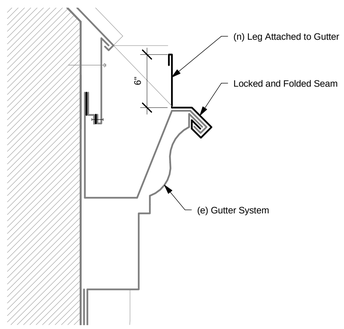


Step Four

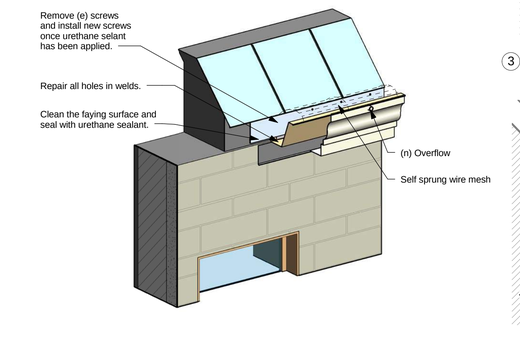
9 West Tower Gutter Repair Sequence
Diagrammatic Axonometric NTS



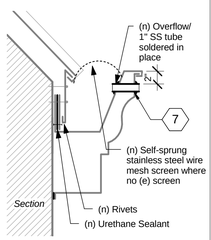
16 Gutter Overflow
Section
0 3" 6" 1'



13 East Tower Gutter Leg
Section
0 3" 6" 1'



8 Type D Gutter
Diagrammatic Axonometric NTS



4 Gutter Type D Repair
0 3" 6" 1'

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
3. Remove (e) roof coating at wall, prime wall, apply (n) reinforcing membrane resin at (e) stone joints, apply (n) liquid flashing membrane and lap over (n) liquid roof membrane. Provide (n) counter flashing at (e) sandstone joint. **(Alternate No.1)**
4. Remove (e) step flashing, provide (n) baseflashing and (n) counter flashing at (e) stone joints. **(Alternate No.2)**
5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

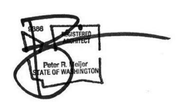
PETER MEIJER ARCHITECT, PC
710 NE 21st Avenue, Suite 200
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:



Revisions:

Alternate No. 2

Issuance:
Bid Set

Date:
11/14/2014

Scale:
As indicated

Drawn By:
HK

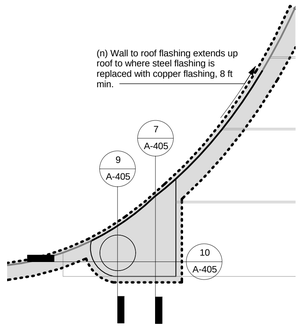
Checked By:
Checker

Sheet Title:
East Diverter/Gutters/Ornaments/Tower Flashing

Sheet Number:

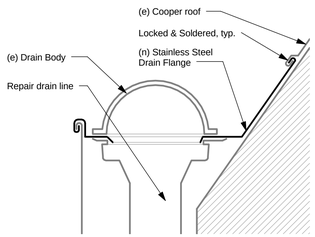
A-404

14 West Tower Drain — **Alternate No.2**
Existing Conditions

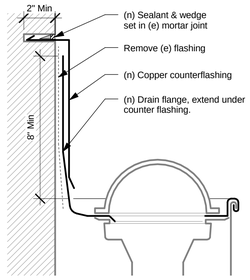


6 West Drain — **Alternate No.2**
Existing Conditions
0 3" 6" 1'

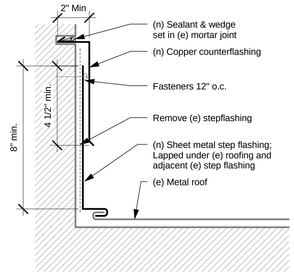
1 Balcony Flashing
Existing Conditions



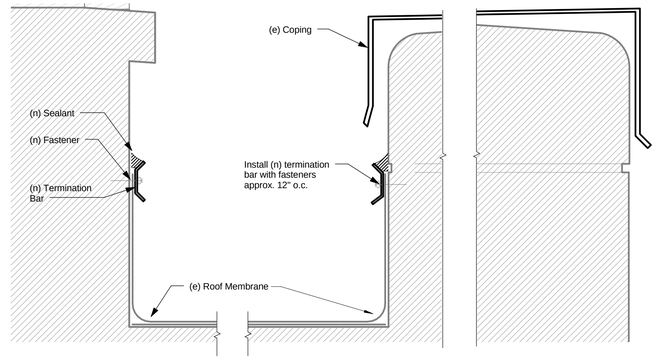
10 West Drain/Roof Section — **Alternate No.2**
Section
0 1" 2" 4"



9 West Drain/Tower Section — **Alternate No.2**
Section
0 1" 2" 4"



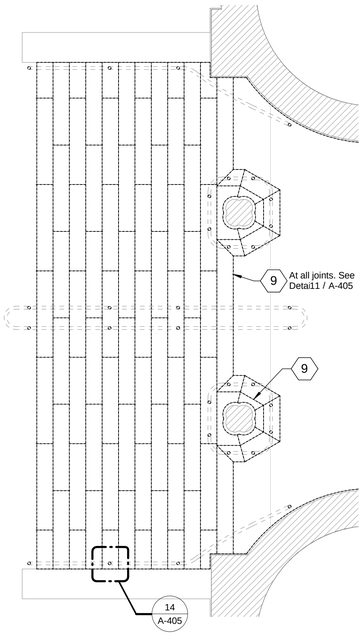
7 West Drain Tower/Roof Section — **Alternate No.2**
Section
0 1" 2" 4"



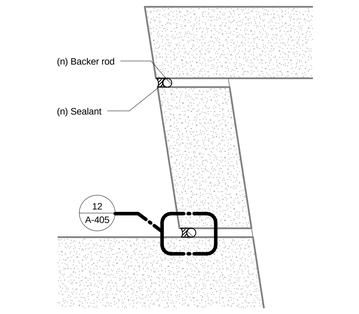
2 Balcony Parapet Flashing
Section
0 1" 2" 4"

Keynotes

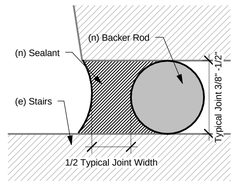
1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
3. Remove (e) roof coating at wall, prime wall, apply (n) reinforcing membrane resin at (e) stone joints, apply (n) liquid flashing membrane and lap over (n) liquid roof membrane. Provide (n) counter flashing at (e) sandstone joint. **(Alternate No.1)**
4. Remove (e) step flashing, provide (n) baseflashing and (n) counter flashing at (e) stone joints. **(Alternate No.2)**
5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**



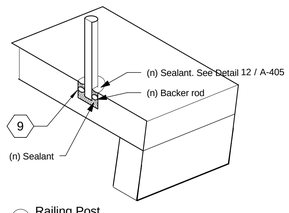
13 Plan th Stairs
0 6" 1' 2' 4'



11 South Stairs Sealant
Section
0 1/2" 1" 2"

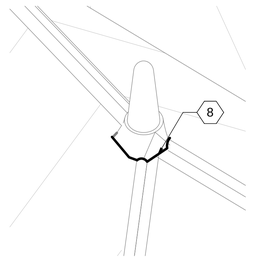


12 New Sealant
Detail
0 1/4" 1/2" 1"

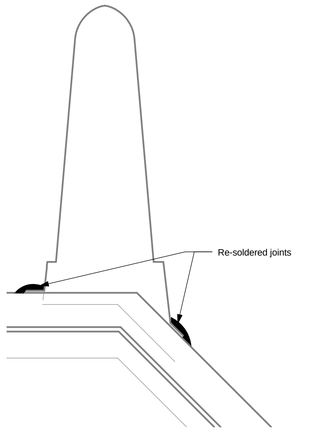


14 Railing Post
Diagrammatic Axonometric

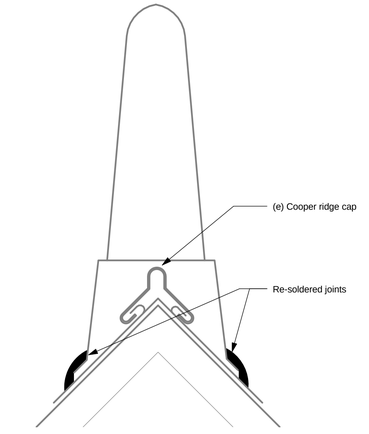
8 Ridge Ornaments — **Alternate No.2**
Existing Conditions



3 Ridge Ornaments — **Alternate No.2**
Diagrammatic Axonometric NTS



5 Ridge Ornament Repairs — **Alternate No.2**
Section
0 1" 2" 4"



4 Ridge Ornament Repair — **Alternate No.2**
Section
0 1" 2" 4"

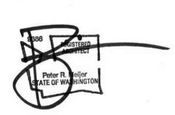
PETER MEIJER ARCHITECT, PC
710 NE 21st Avenue, Suite 200
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:



Revisions:

Issuance:
Bid Set

Date:
11/14/2014

Scale:
As indicated

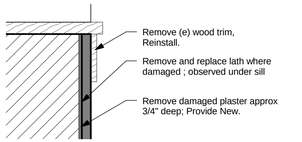
Drawn By:
HK

Checked By:
PM

Sheet Title:
West Drain/Balcony/Stairs

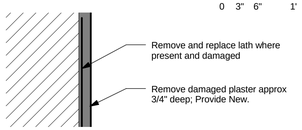
Sheet Number:

A-405



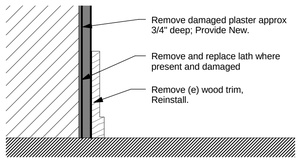
110 Section Detail - Removal of Plaster at Window Sill

0 3" 6" 1'



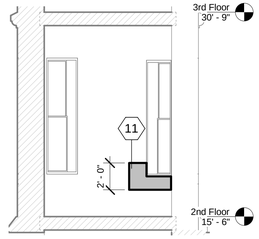
11 Section Detail - Typical Plaster Repair

0 3" 6" 1'

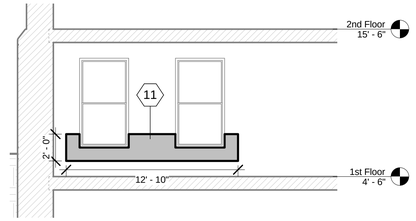


12 Section Detail - Plaster Repair at Floor

0 3" 6" 1'

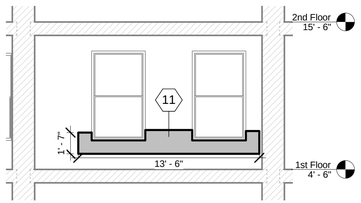


8 Interior - 2nd Floor - West Tower Elevation



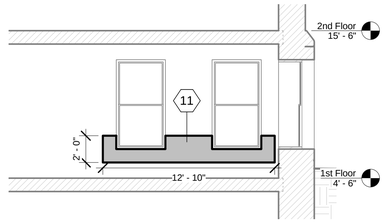
3 Interior - 1st Floor - West Wing N Elevation2

0 1' 2' 4'



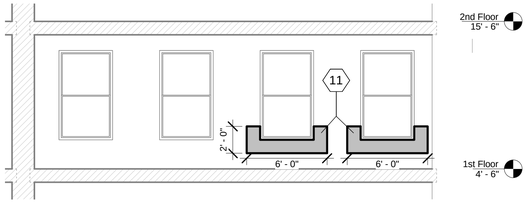
9 Interior - 1st Floor - East Wing SE2 Elevation

0 1' 2' 4'



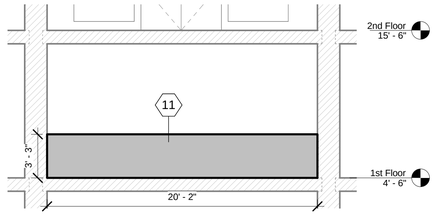
4 Interior - 1st Floor - West Wing N Elevation

0 1' 2' 4'



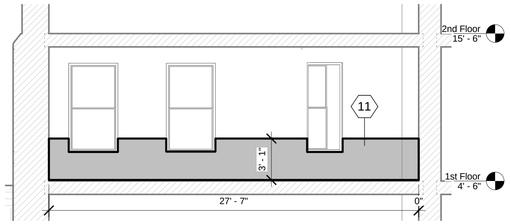
13 Interior - 1st Floor - East Wing SE Elevation

0 1' 2' 4'



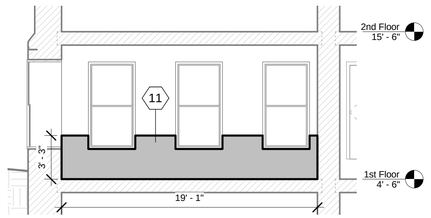
5 Interior - 1st Floor - Mailroom

0 1' 2' 4'



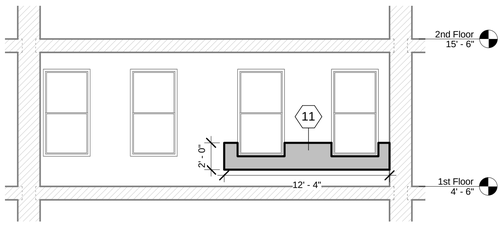
14 Interior - 1st Floor - West Wing South Elevation

0 1' 2' 4'



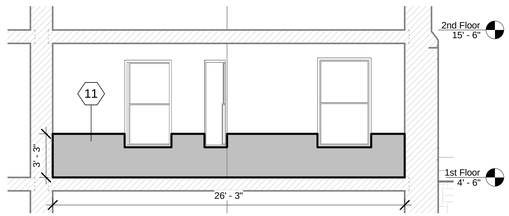
6 Interior - 1st Floor - Mailroom West

0 1' 2' 4'



15 Interior - 1st Floor - East Wing EW Elevation

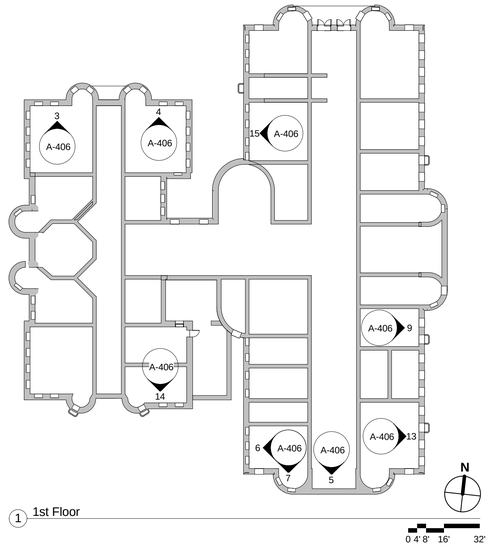
0 1' 2' 4'



7 Interior - 1st Floor - Mailroom South

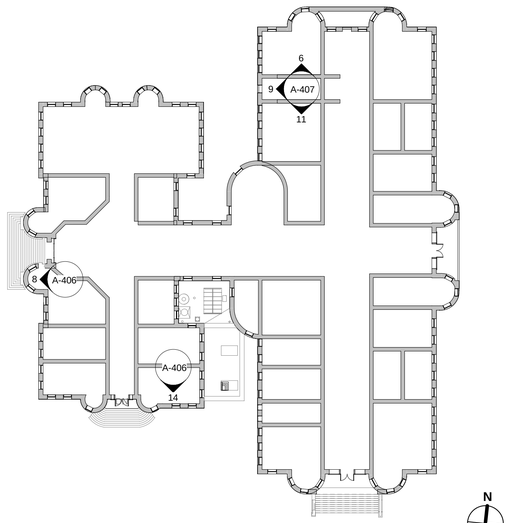
0 1' 2' 4'

15 (e) Condition - Damaged Plaster



1 1st Floor

0 4' 8' 16' 32'



2 2nd Floor

0 4' 8' 16' 32'

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
3. Remove (e) roof coating at wall, prime wall, apply (n) reinforcing membrane resin at (e) stone joints, apply (n) liquid flashing membrane and lap over (n) liquid roof membrane. Provide (n) counter flashing at (e) sandstone joint. **(Alternate No.1)**
4. Remove (e) step flashing, provide (n) baseflashing and (n) counter flashing at (e) stone joints. **(Alternate No.2)**
5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

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Revisions:

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Bid Set

Date:
11/14/2014

Scale:
As indicated

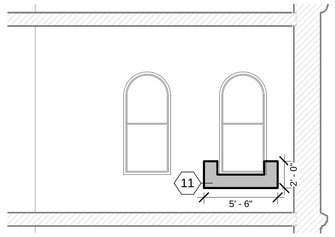
Drawn By:
HH

Checked By:
PM

Sheet Title:
Plaster Repair Fl 1 and Fl 2

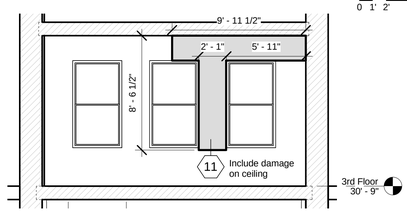
Sheet Number:

A-406



12 Interior - 3rd Floor - West Wing SW

0 1' 2' 4'



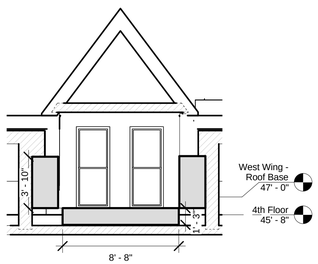
13 Interior - 3rd Floor Bathroom

0 1' 2' 4'

7 (e) Condition - Damaged Plaster at Dormer

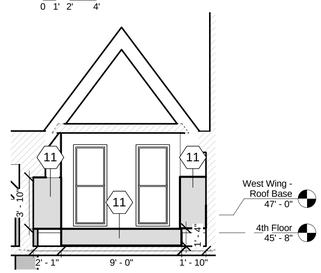
4 (e) Condition - Damaged Plaster at Dormer

1 (e) Condition - Cut Plaster at Stairwell



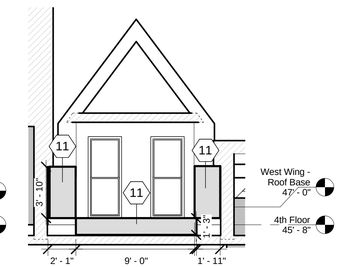
14 Interior - 4th Floor - S Dormer 2

0 1' 2' 4'



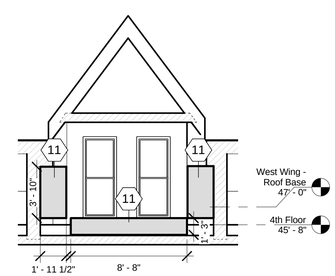
10 Interior - 4th Floor - S Dormer 1

0 1' 2' 4'



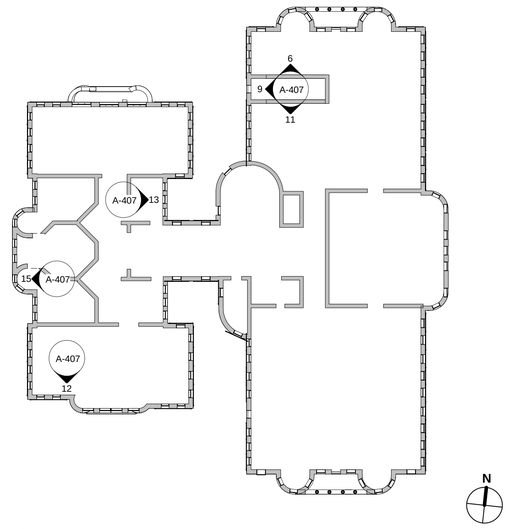
8 Interior - 4th Floor - N Dormers 2

0 1' 2' 4'



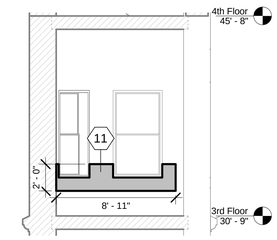
5 Interior - 4th Floor - N Dormers 1

0 1' 2' 4'



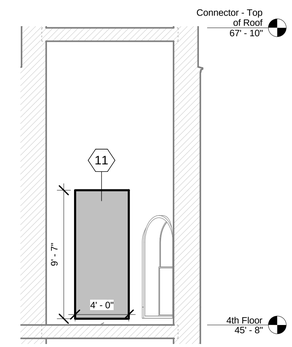
2 Plaster - 3rd Floor

0 4' 8' 16' 32'



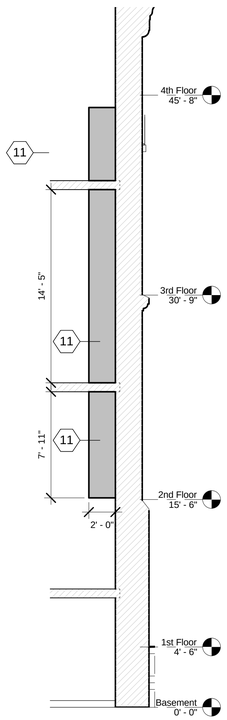
15 Interior - 3rd Floor - West Tower

0 1' 2' 4'



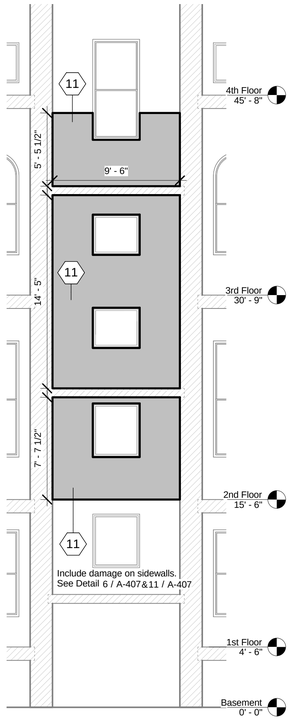
16 Interior - 4th Floor - West Tower

0 1' 2' 4'



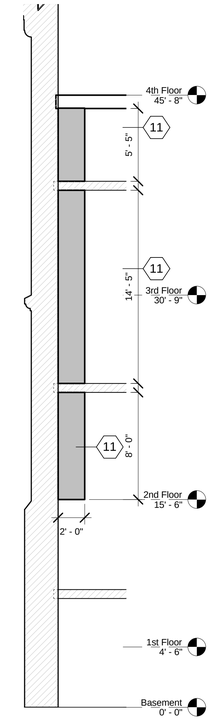
11 Interior - East Stairwell South

0 1' 2' 4'



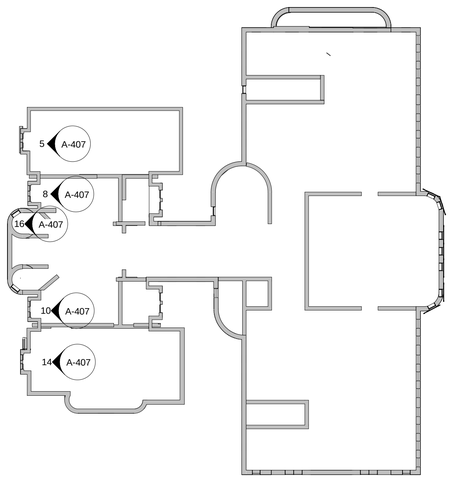
9 Interior - East Stairwell

0 1' 2' 4'



6 Interior - East Stairwell North

0 1' 2' 4'



31 Plaster - 4th Floor

0 4' 8' 16' 32'

Keynotes

1. Remove (e) roof coating, prime roof and apply (n) roof membrane. **(Alternate No.1)**
2. Remove (e) flashing around drain body, remove (e) drain body, repair (e) drain line, provide (n) drain body, re-flash drain to roof, provide (n) step flashing where drain meets wall. **(Alternate No.2, or Alternate No.1 at garage roof)**
3. Remove (e) roof coating at wall, prime wall, apply (n) reinforcing membrane resin at (e) stone joints, apply (n) liquid flashing membrane and lap over (n) liquid roof membrane. Provide (n) counter flashing at (e) sandstone joint. **(Alternate No.1)**
4. Remove (e) step flashing, provide (n) baseflashing and (n) counter flashing at (e) stone joints. **(Alternate No.2)**
5. Repair gutter according to (e) gutter configuration type A, B, C, or D. See details. **(Alternate No.2)**
6. Remove (e) sealant along flashing edge, remove (e) galvanized flashing, clean area, provide and install (n) termination bar at top of (e) single ply roofing.
7. Cut circular opening in (e) gutter, fit in opening (n) 1" Dia. (0.035" Wall) 304 stainless steel tube, solder tube to gutter at intersection. **(Alternate No.2)**
8. Remove (e) sealant, clean and tin joint at roof, re-solder joints. **(Alternate No.2)**
9. Remove (e) sealant, clean joint, provide (n) backer rod and (n) sealant.
10. Install (n) overflow at (e) gutters to direct water away from face of building. **(Alternate No.2)**
11. Remove damaged (e) plaster and (e) metal lath, replace with new plaster and lath, paint to match (e) interior color.
12. Install (n) leg at gutter/wall intersection to prevent water overflow. **(Alternate No.2)**

PETER MEIJER ARCHITECT, PC
710 NE 21st Avenue, Suite 200
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Old Capitol Improvements

600 Washington St SE
Olympia, WA 98504

Approval:

Revisions:

Issuance:
Bid Set

Date:
11/14/14

Scale:
As indicated

Drawn By:
HK

Checked By:
HH

Sheet Title:
Plaster Repair Fl 3 and Fl 4

Sheet Number:

A-407