



KitsapCounty

COURTHOUSE ROOF PROJECT - PHASE 2

PROJECT NO. PR001451/T000628

SHEET INDEX

SHEET # SHEET NAME

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- D2 - ROOFING DETAILS
- D3 - ROOFING DETAILS
- D4 - ROOF DRAIN ASSEMBLY DETAIL

PROJECT CONTACTS

OWNER/PROJECT MANAGER: KITSAP COUNTY
ATTN: TIMOTHY GROSS, PE
PHONE: 360-801-8639
EMAIL: TGROSS@KITSAP.GOV

OWNER/CONSTRUCTION MANAGER: KITSAP COUNTY
ATTN: JULIE HARMON
PHONE: 360-307-4310
EMAIL: JHARMON@KITSAP.GOV

OWNER/FACILITIES MAINTENANCE SUPERVISOR: KITSAP COUNTY
ATTN: DYLAN DIEHL
PHONE: 360-328-3089
EMAIL: DDIEHL@KITSAP.GOV

CONTRACTOR: TBD

ELECTRICAL PROVIDER: PUGET SOUND ENERGY (PSE)
ATTN:
PHONE: 1-888-225-5773
WEBSITE: <https://www.pse.com/>
P.O. BOX 97034
BELLEVUE, WA 98009-9734

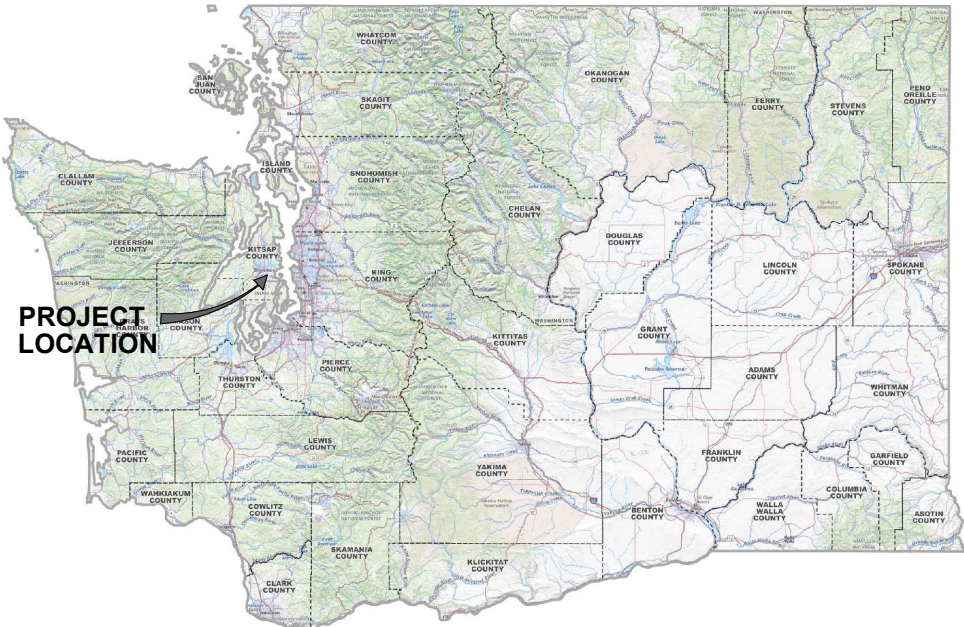
NATURAL GAS PROVIDER: CASCADE NATURAL GAS
ATTN:
PHONE: 1-888-522-1130
WEBSITE: <https://www.cngc.com/>

CODE/DESIGN CRITERIA

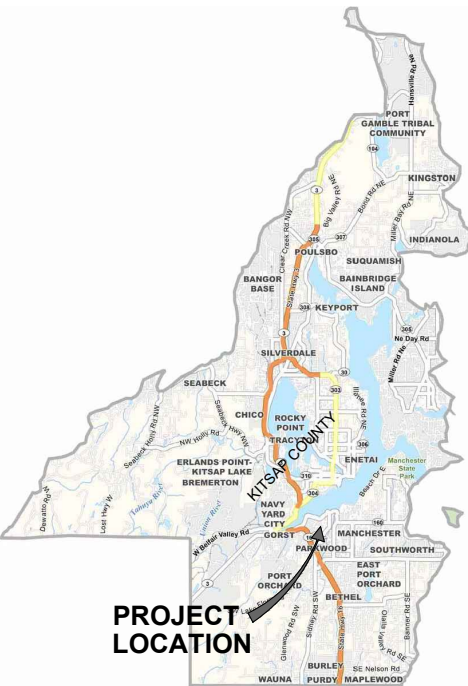
Property Address:	Kitsap County Courthouse 614 Division Street Port Orchard, WA 98366		
Primary section, Washington State Building Code - 2021 (WSBC):	Section 15 - Roof Assemblies and Rooftop Structure		
Primary section, Washington State Commercial Energy Code, 2018 (WSCEC):	Section C402 - Building Envelope Requirements		
Construction Classification:	Section 602.3 (WSBC)	III	
Occupancy Classification:	Section 303.4 and 304.1 (WSBC)	A3 and B	
Fire-Resistance Rating Category:	Table 601, Roof construction and associated secondary structural members (WSBC)	1	hr
Climate Zone	Table C301.1 (WSCEC)	4C	
Roof insulation minimum R value:	Table C402.1.3, (WSCEC)	R-38ci	
Roof insulation maximum U value:	Table C402.1.4, (WSCS)	U-0.027	
Roof Covering Fire Classification:		B	
Risk Category:		IV	
Dead Loads			
D	Ice Thickness	1.5	in
D _i	Weight of ice in accordance with Chapter 10 of ASCE 7 (56lb/ft ³)	7	lbs/sf
P _g	Snow Load	104	lbs/sf
R	Rain Load (assuming 3" ponding)	15.6	lbs/sf
	Ex. fixed service equipment and new construction material loads by Contractor		
Live Loads			
L	Roof surfaces subject to maintenance workers, Table 1607.1 (Section 1607.15.2)	300	lbs/sf
L ₀			
V	Wind Speed	108	mph
Wind Exposure Category	ASCE 7	B	

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE OF WASHINGTON UTILITY NOTIFICATION AND LOCATION LAWS AND REQUIREMENTS. CONTACT '811' FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION. (1-800-424-5555)
2. OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS MAY NOT BE SPECIFICALLY INDICATED ON THE DRAWINGS BUT DO EXIST IN THE PROJECT AREA.
3. THE LOCATION OF EXISTING UTILITIES AND ROOF STRUCTURES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON AS-BUILT DRAWINGS, MEASURED LOCATIONS AND OTHER INFORMATION.
4. PROPERTY AND RIGHT OF WAY LINES SHOWN IN THIS PLAN SET ARE APPROXIMATE AND BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL OBTAIN TEMPORARY CONSTRUCTION ACCESS OR PERMISSION FROM PRIVATE LAND OWNERS PRIOR TO ENTERING PRIVATE PROPERTY.
5. PERMITS ASSOCIATED WITH THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE GENERAL CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL WORK PERFORMED ON THE SITE, WHETHER BY SUBCONTRACTORS, TENANTS OR OTHERS.
7. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE, OREGON STRUCTURAL SPECIALTIES CODE, AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS.
9. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE MANUFACTURER AND CONTRACTOR SHALL VERIFY AND ARE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY ENGINEER WITH ANY VARIATIONS FROM THESE DRAWINGS.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF THE PLUMBING, MECHANICAL, EQUIPMENT, AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER WITH ANY PLAN CHANGES REQUIRED FOR THE PROPER DESIGN AND FUNCTION OF THESE SYSTEMS. ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUB-CONTRACTOR OR FAILURE TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR CODE REQUIREMENTS.
11. ANY ERROR OR OMISSION DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED ENGINEER TO CORRECT THE ERROR OR OMISSION SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
12. DO NOT INSTALL MATERIALS OR COMPLETE ASSEMBLIES WHICH MAY HARBOR, CONTAMINATE, OR OTHERWISE BE A SOURCE OF HARMFUL CHEMICALS, OR THAT MAY CAUSE CORROSION, ROT OR DAMAGE TO INHABITANTS, SITE OR OTHER PORTIONS OF THIS OR OTHER BUILDING(S).
13. PROCURE, STORE, INSTALL & FINISH ALL MATERIALS AND ASSEMBLIES IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS, INSTALLATION MANUALS AND OPERATING INSTRUCTIONS. PROVIDE COPIES OF ALL MANUFACTURER'S SPECIFICATIONS AND INSTALLATION MANUALS TO ENGINEER AND OWNER IN ASSEMBLED PROJECT CLOSE-OUT BINDER.
14. THE SITE AND BUILDINGS HAVE BEEN TESTED AND MAY CONTAIN ASBESTOS MATERIALS. SEE VOLUME IV OF THE CONTRACT DOCUMENTS FOR ASBESTOS TESTING REPORTS. NOTIFY THE ENGINEER IMMEDIATELY IF A HARMFUL SUBSTANCE IS SUSPECTED OR KNOWN TO EXIST. ALL HARMFUL MATERIALS ARE TO BE TESTED FOR AND OR ABATED PER REQUIREMENTS OF LAW BY A LICENSED COMPANY. THE ENGINEER IS NOT RESPONSIBLE FOR UNWARY PRACTICES BY THE CONTRACTOR.



LOCATION MAP



VICINITY MAP

NOT TO SCALE



CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



CAPITAL FACILITIES DIVISION
614 Division Street, MS-26
Port Orchard, WA 98366

COVER SHEET

COURTHOUSE ROOF
PROJECT - PHASE 2

SHEET TITLE:

SEAL



DESIGNER: TEG

DRAWN BY: TEG

REVIEWED BY: VALUE

DATE: JULY 2026

PROJECT NO.: PR001451/T000628

DRAWING FILE NAME: Courthouse Roof Map.dwg

DRAWING NO.: ---

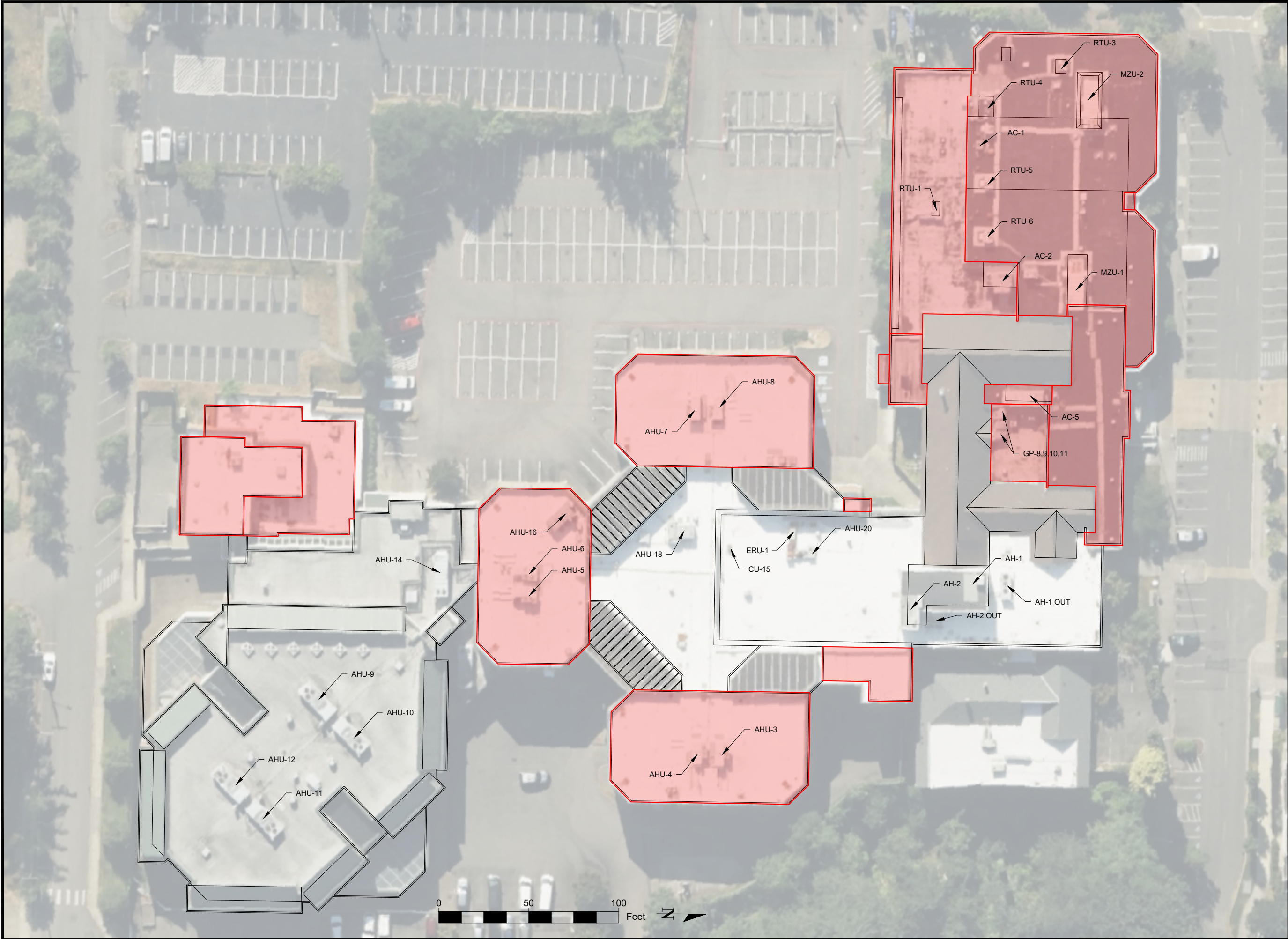
SHEET NO.: G1



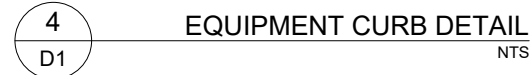
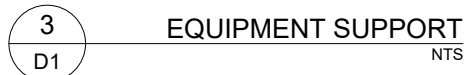
CONSTRUCTION DATE		WORK AREAS (SF)	
1	1935	A	58
2	1947	B	15,442
3	1969	C	6,720
4	1970	D	747
5	1971	E	1,379
6	1974	F	403
7	1978	G	4,304
8	1984	H	6,681
9	2001	I	1,215
10	1982	J	114
		K	6,681
		L	5,853
		M	3,637
		N	2,864
		O	100
		Total:	56,098

IMPROVEMENT NOTES	
1	INSTALL COLLECTOR HEAD AND DOWNSPOUT. SEE DETAILS 3 AND 4, SHEET D3
2	INSTALL COLLECTOR HEAD AND DOWNSPOUT. SEE DETAILS 3 AND 4, SHEET D3

REVISIONS	△												
KitsapCounty PUBLIC WORKS CAPITAL FACILITIES DIVISION 614 Division Street, MS-26 Port Orchard, WA 98366													
SHEET TITLE:		ROOF PLAN - SOUTH				PROJECT NAME:							
SEAL						COURTHOUSE ROOF PROJECT - PHASE 2							
DESIGNER:		TEG											
DRAWN BY:		TEG											
REVIEWED BY:		VALUE											
DATE:		JULY 2026											
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DRAWING FILE NAME:		Courthouse Roof Map.dwg											
DRAWING NO.:		---											
SHEET NO.:		G3											

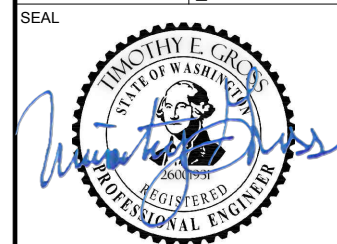


REVISIONS	DATE:	BY:							
△									
KitsapCounty PUBLIC WORKS CAPITAL FACILITIES DIVISION 614 Division Street, MS-26 Port Orchard, WA 98366									
SHEET TITLE:		HVAC REFERENCE MAP							
PROJECT NAME:		COURTHOUSE ROOF PROJECT - PHASE 2							
SEAL		TIMOTHY E. GROSS STATE OF WASHINGTON 26001931 REGISTERED PROFESSIONAL ENGINEER							
DESIGNER:		TEG							
DRAWN BY:		TEG							
REVIEWED BY:		VALUE							
DATE:		----							
PROJECT NO.:		PR001451/T000628							
DRAWING FILE NAME:		Courthouse Roof Map.dwg							
DRAWING NO.:		----							
SHEET NO.:		G4							

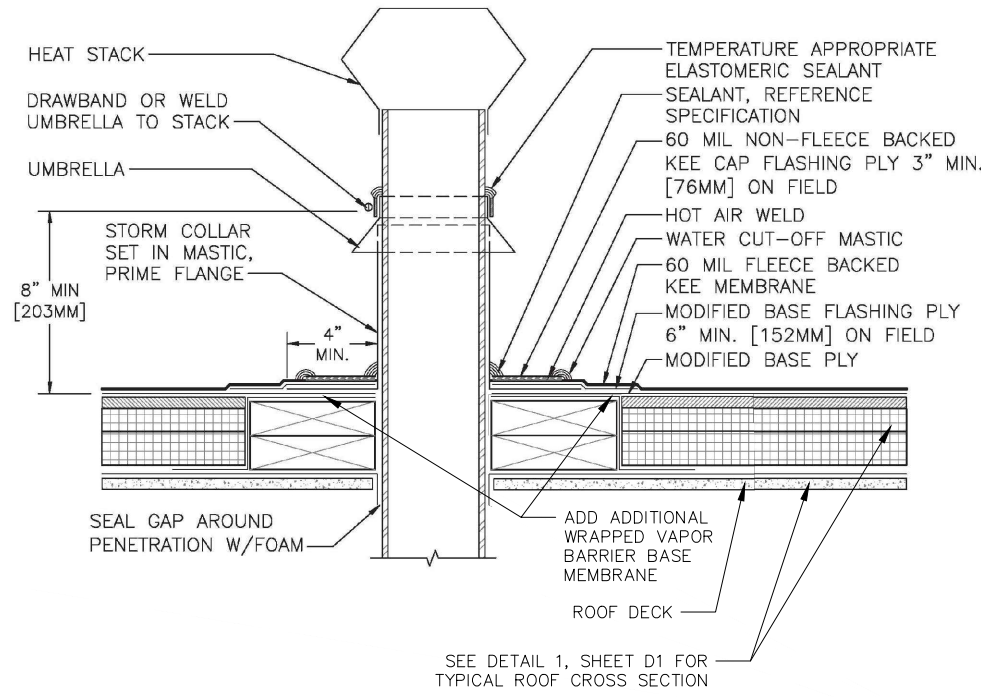


 **KitsapCounty**
PUBLIC WORKS
CAPITAL FACILITIES DIVISION
614 Division Street, MS-26
Port Orchard, WA 98366

NAME: COURTHOUSE ROOF
PROJECT - PHASE 2

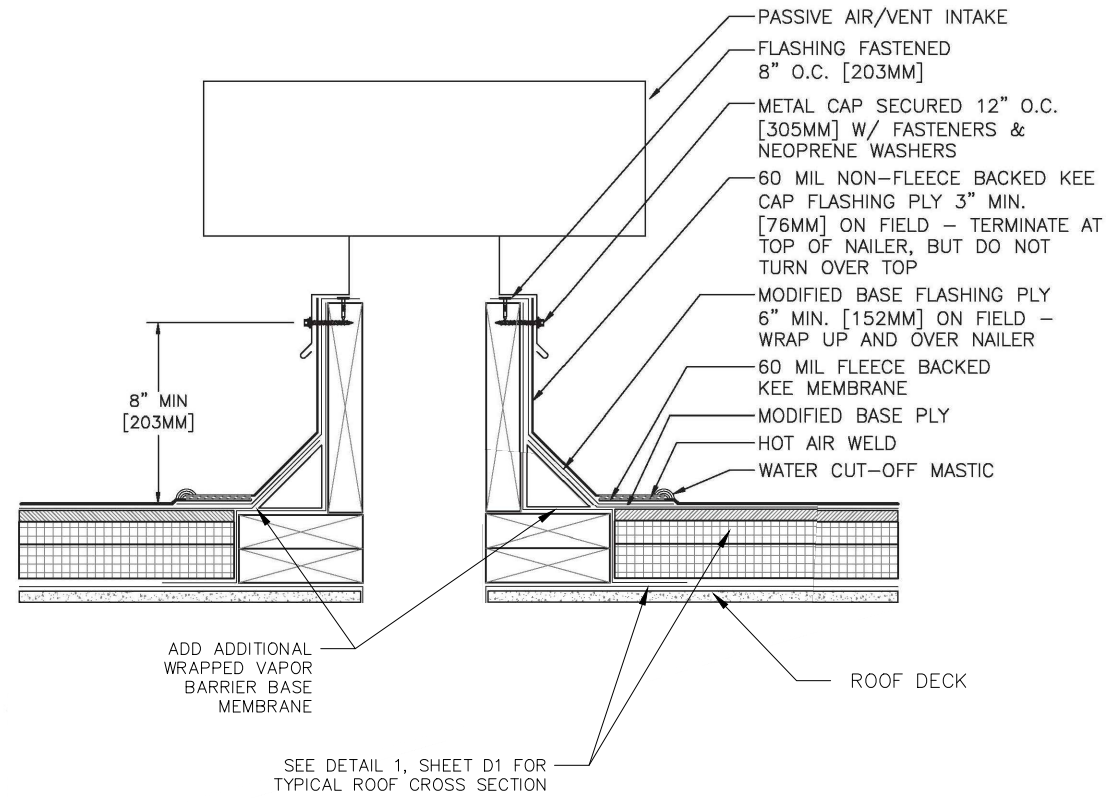


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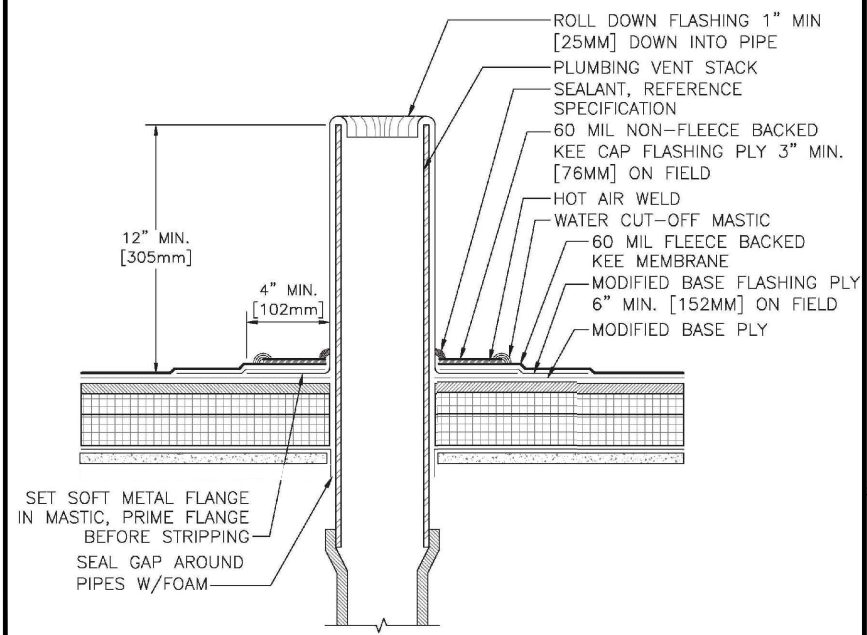
1
D2

HEAT STACK
NTS



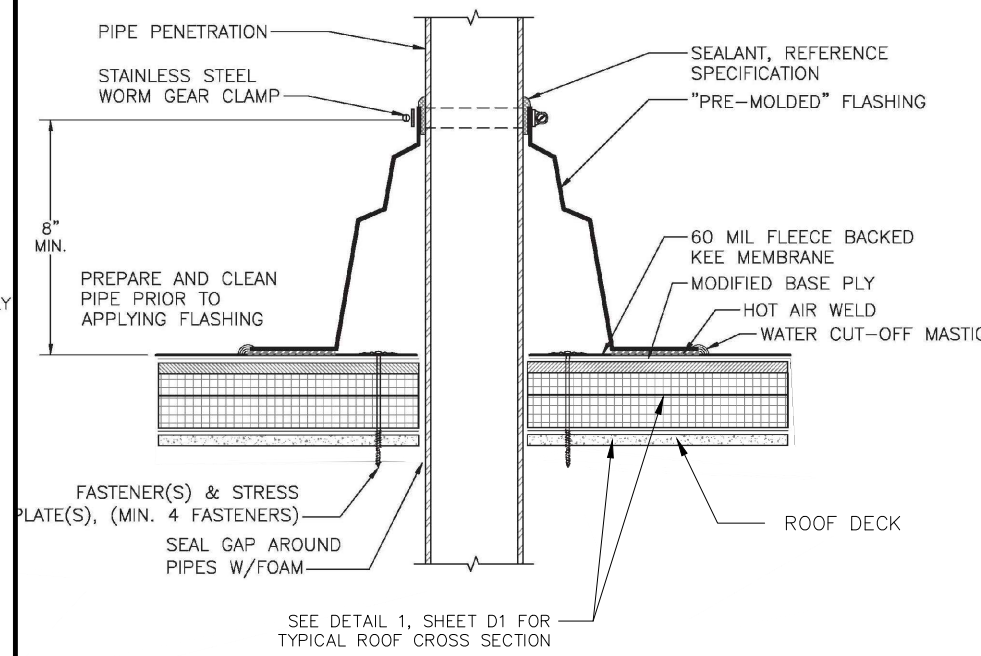
2
D2

PASSIVE AIR INTAKE
NTS



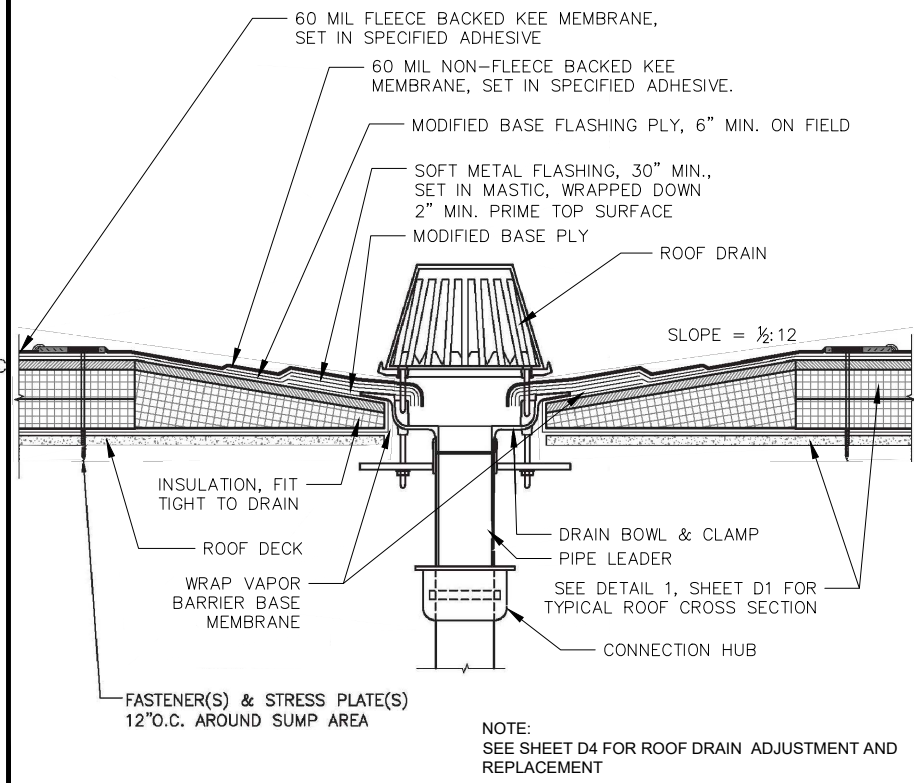
3
D2

PLUMBING STACK
NTS



4
D2

PIPE PENETRATION
NTS



5
D2

ROOF DRAIN
NTS

BY:									
DATE:									
REVISIONS									
△									

KitsapCounty
PUBLIC WORKS
CAPITAL FACILITIES DIVISION
614 Division Street, MS-26
Port Orchard, WA 98366

ROOFING DETAILS

COURTHOUSE ROOF
PROJECT - PHASE 2

ET TITLE:

PROJECT NAME:

DESIGNER: TEG

DRAWN BY: TEG

REVIEWED BY: VALUE

DATE: JULY 2026

PROJECT NO.: PR001451/T000628

DRAWING FILE NAME: Courthouse Roof Map.dwg

DRAWING NO.: ---

SHEET NO.: D2

SEAL

TIMOTHY E. GROSS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
26001931

