



KitsapCounty

COURTHOUSE ROOF PROJECT - PHASE 2

PROJECT NO. PR001451/T000628

SHEET INDEX

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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, (WSCES)	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) OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS MAY NOT BE SPECIFICALLY INDICATED ON THE DRAWINGS BUT DO EXIST IN THE PROJECT AREA.
2. 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.
3. 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.
4. PERMITS ASSOCIATED WITH THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GENERAL CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL WORK PERFORMED ON THE SITE, WHETHER BY SUBCONTRACTORS, TENANTS OR OTHERS.
6. 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.
7. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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

NOT TO SCALE



VICINITY MAP



PUBLIC WORKS
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

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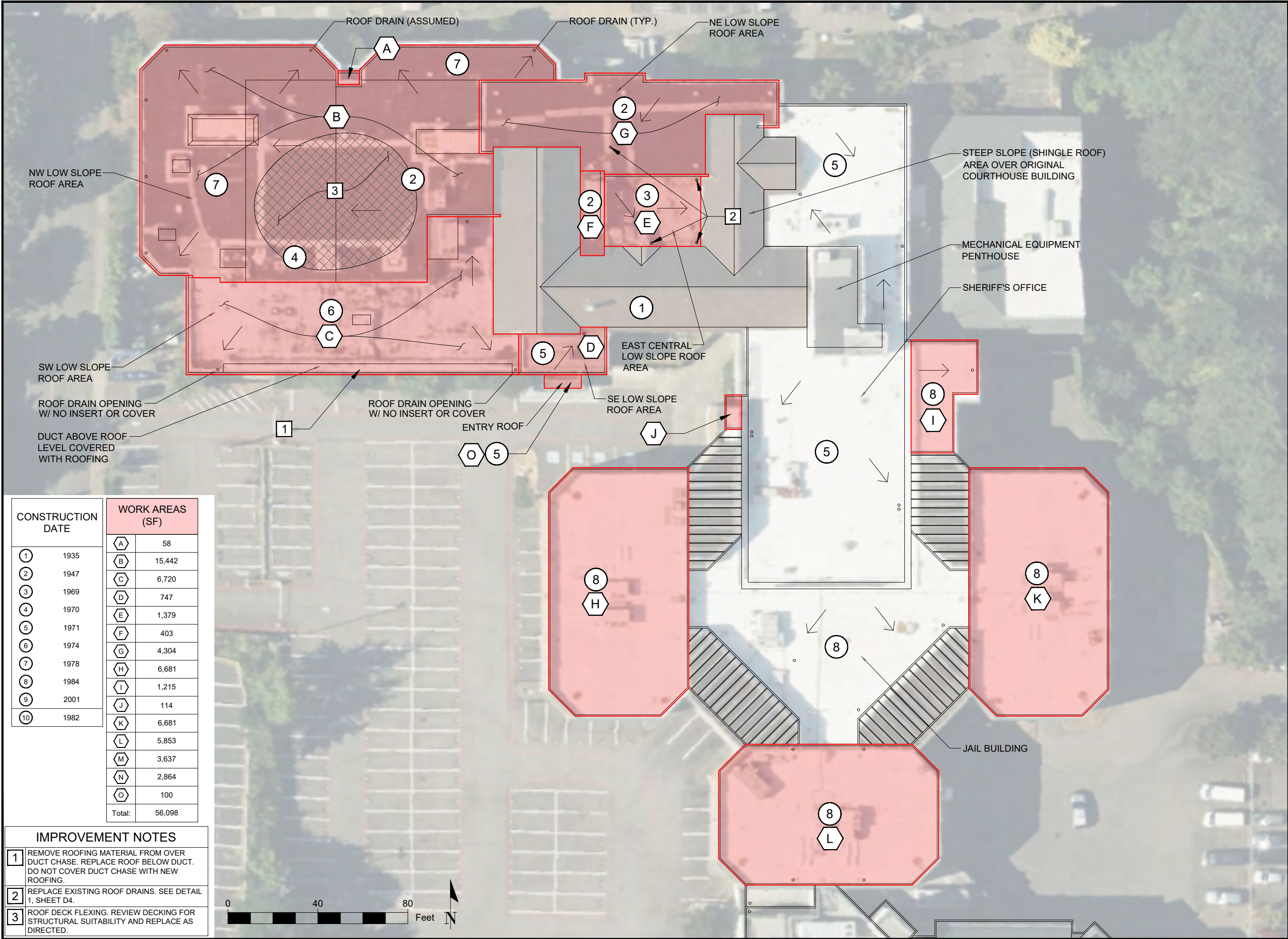
DRAWING NO.: 1

SHEET NO.: G1



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.



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 REMOVE ROOFING MATERIAL FROM OVER DUCT CHASE. REPLACE ROOF BELOW DUCT. DO NOT COVER DUCT CHASE WITH NEW ROOFING.
- 2 REPLACE EXISTING ROOF DRAINS. SEE DETAIL 1, SHEET D4.
- 3 ROOF DECK FLEXING. REVIEW DECKING FOR STRUCTURAL SUITABILITY AND REPLACE AS DIRECTED.

BY:

DATE:

REVISIONS

KitsapCounty

PUBLIC WORKS

CAPITAL FACILITIES DIVISION

614 Division Street, MS-26

Port Orchard, WA 98366

ROOF PLAN - NORTH

COURTHOUSE ROOF PROJECT - PHASE 2

SHEET TITLE:

PROJECT NAME:

SEAL

TIMOTHY E. GROSS

STATE OF WASHINGTON

REGISTERED PROFESSIONAL ENGINEER

26001931

DESIGNER: TEG

DRAWN BY: TEG

REVIEWED BY: VALUE

DATE: JULY 2026

PROJECT NO.: PR001451/T000628

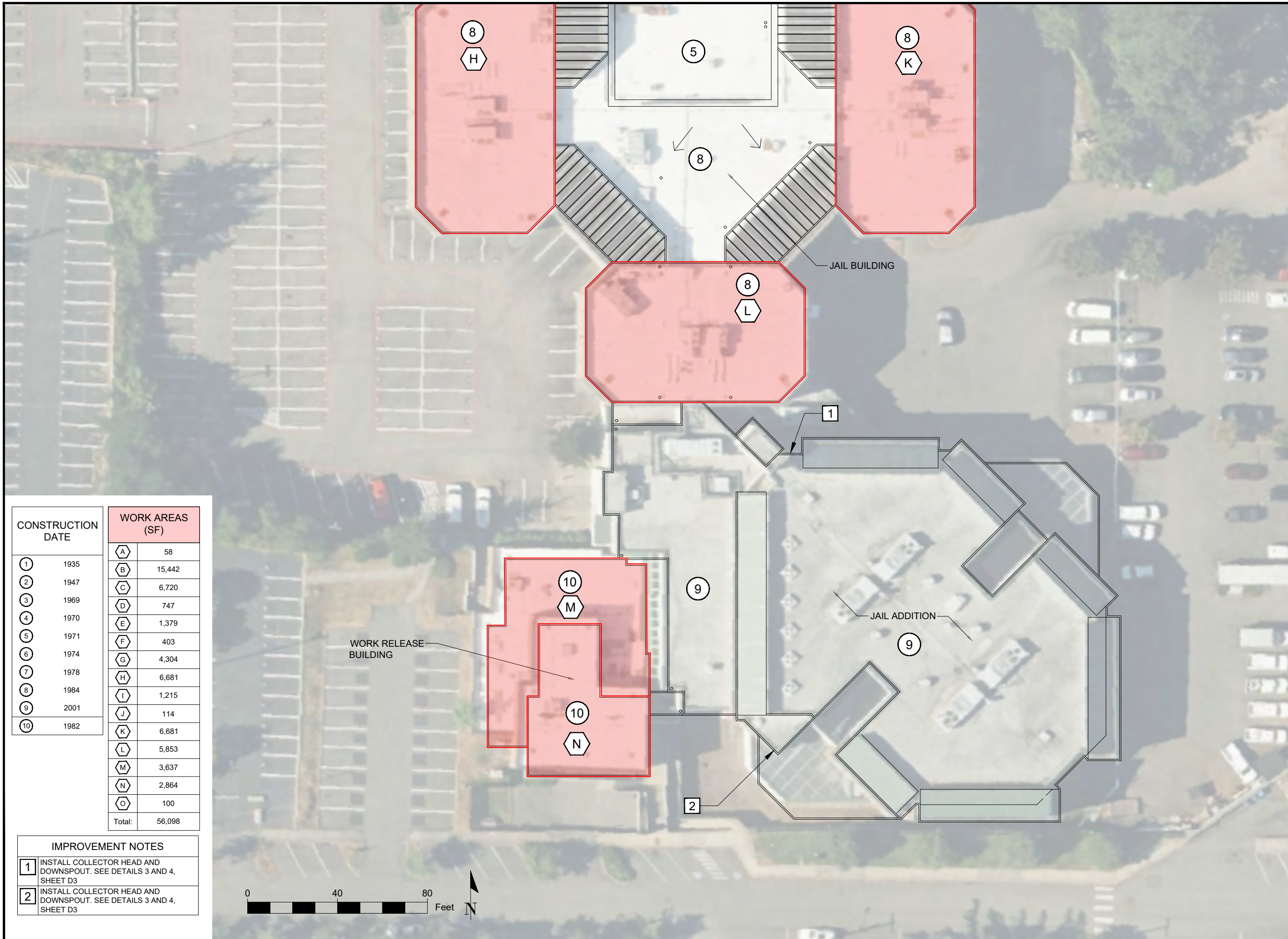
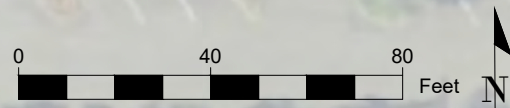
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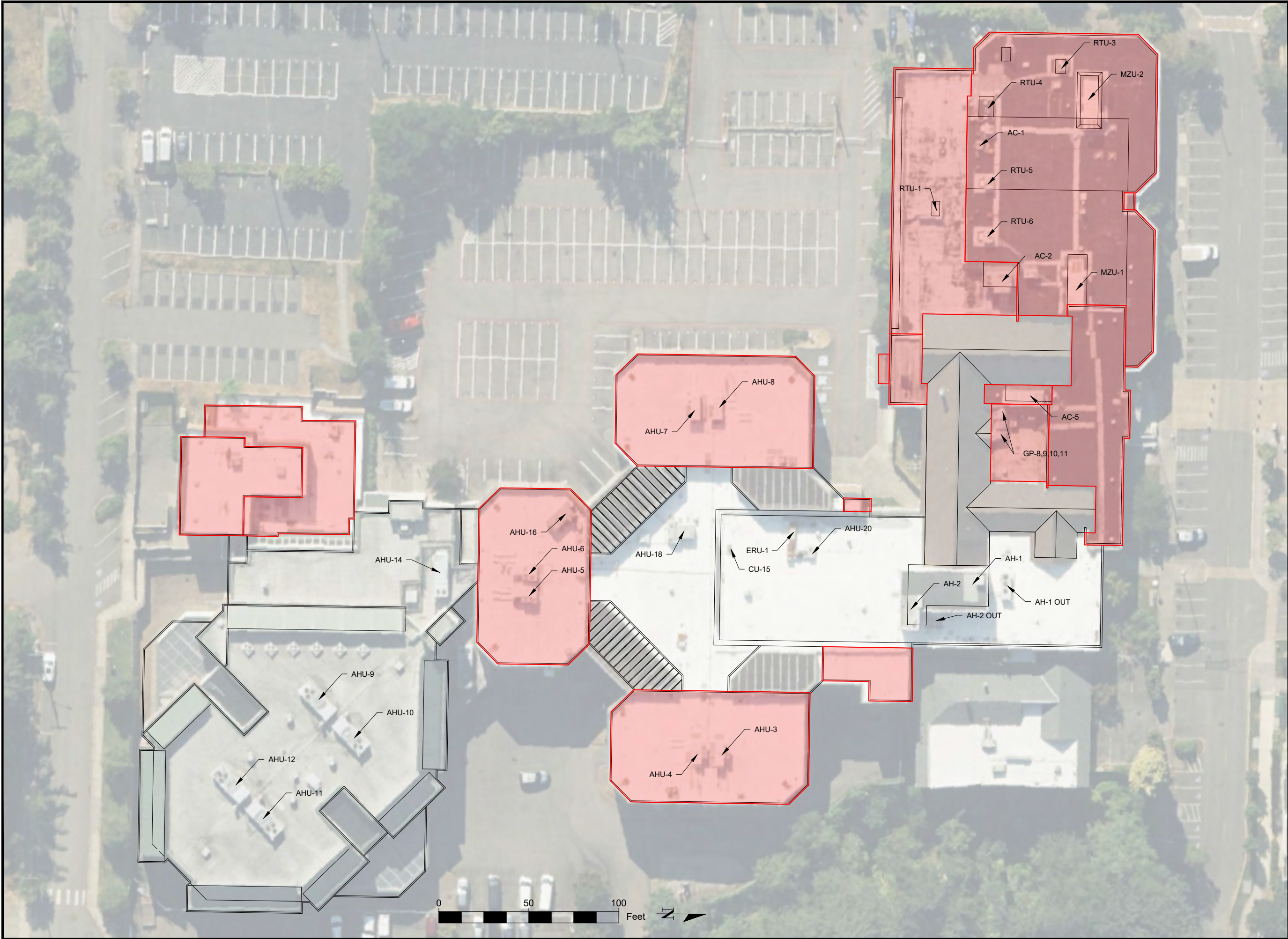
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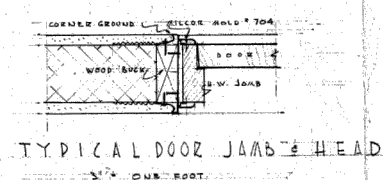
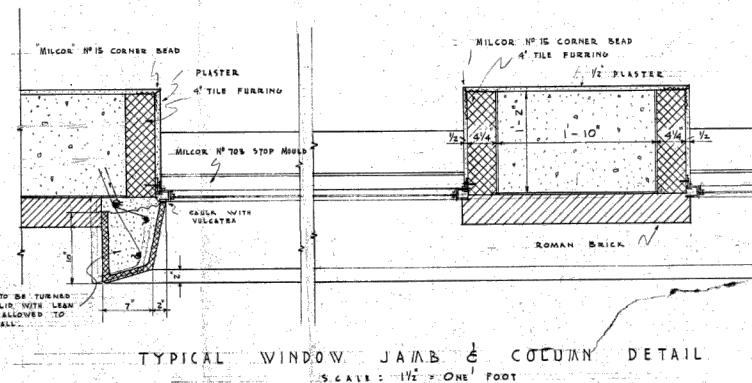
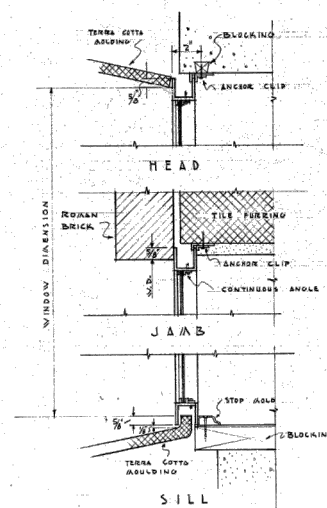
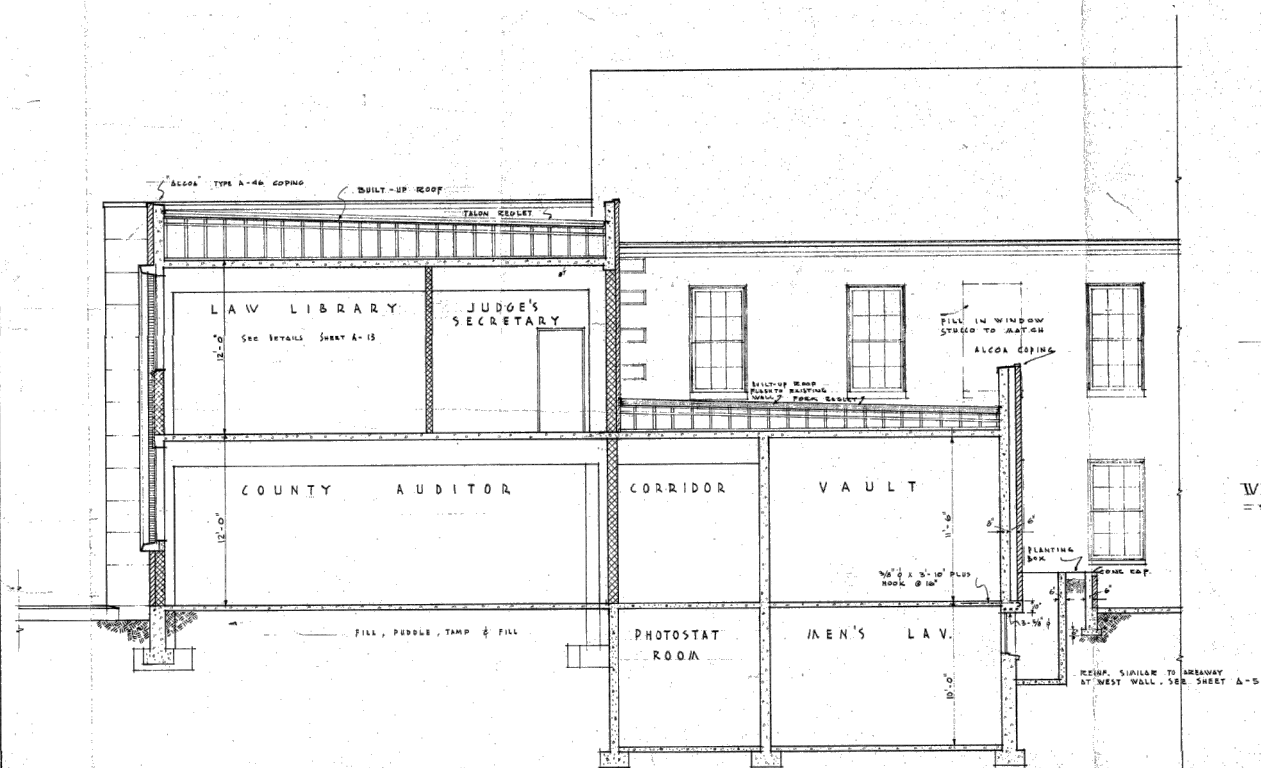
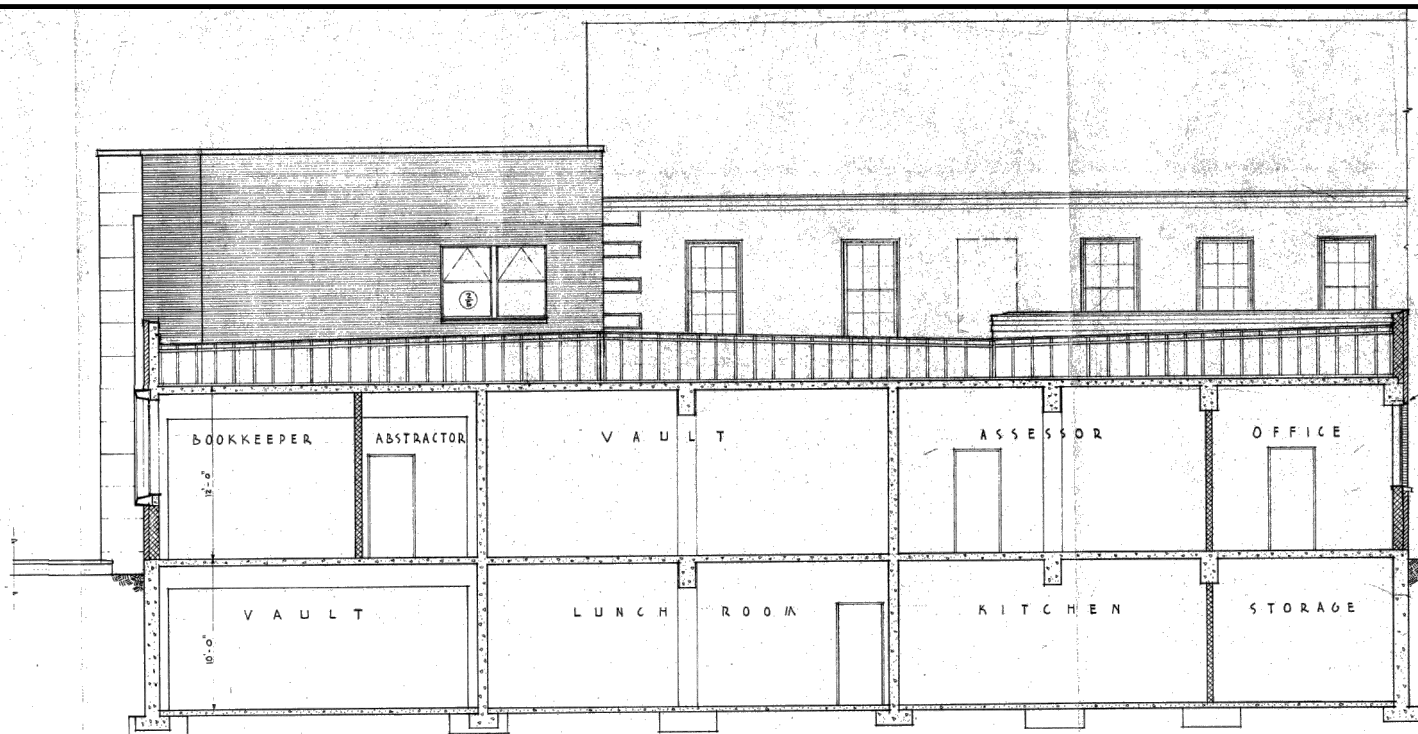
CONSTRUCTION DATE		WORK AREAS (SF)	
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⑩	1982	K	6,681
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		N	2,864
		O	100
		Total:	56,098

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

[illegible]



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 		
DESIGNER: TEG		
DRAWN BY: TEG		
REVIEWED BY: VALUE		
DATE: ---		
PROJECT NO.: PR001451/T000628		
DRAWING FILE NAME: Courthouse Roof Map.dwg		
DRAWING NO.: 4		
SHEET NO.: G4		



1
G5

1947 ADDITION ROOF CROSS SECTION

NTS

1

[illegible]

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

TITLE: 1947 ADDITION ROOF CROSS SECTION

NAME: _____

COURTHOUSE ROOF
PROJECT - PHASE 2

SHEET TITLE:

SEAL



DESIGNER: TEG

DRAWN BY: TEG

REVIEWED BY: VALUE

DATE: AUG 26, 2026

PROJECT NO.: PR001451/T000628

DRAWING FILE NAME: Courthouse Roof
Map.dwg

DRAWING NO.: 5

SHEET NO.: G5

ADDITIONS AND ALTERATION

ADDITIONS AND DELETIONS

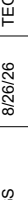
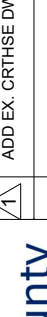
KITSAP COUNTY COURT HOUSE
SEASIDE, WASHINGTON

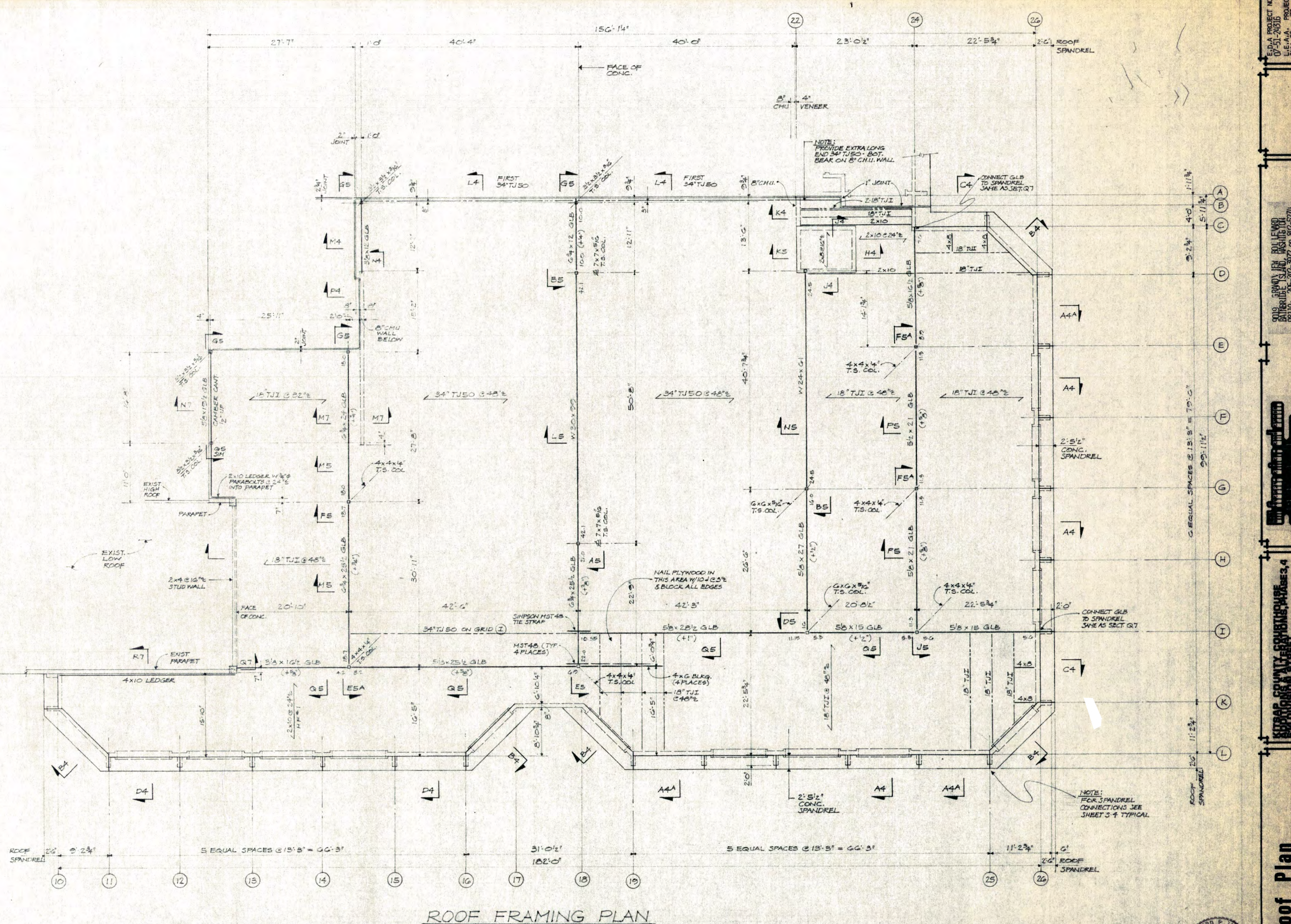
PORT ORCHARD	WASHINGTON

MARCH 15, 1947 THE OFFICE OF S. H. BRANCH
KENNETH G. BRANCH - ARCHITECT

C:\Users\gross\Kitsap County\Public Works - Capital Development and Delivery Projects Library\ Port Orchard\ Maincampus\Crthse and Jail Roof (T000628)\02 Bid Docs\Ph2-Courthouse\Vol3-Drawings



 KitsapCounty PUBLIC WORKS CAPITAL FACILITIES DIVISION 614 Division Street, MS-26 Port Orchard, WA 98366	SHEET TITLE:		1971 ADDITION ROOF CROSS SECTION	PROJECT NAME:	COURTHOUSE ROOF PROJECT - PHASE 2
	SEAL				
	DESIGNER: TEG				
	DRAWN BY: TEG				
	REVIEWED BY: VALUE				
	DATE: 8/26/2026				
PROJECT NO.: PR001451/T000628					
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L.E.A.A. PROJECT NO.

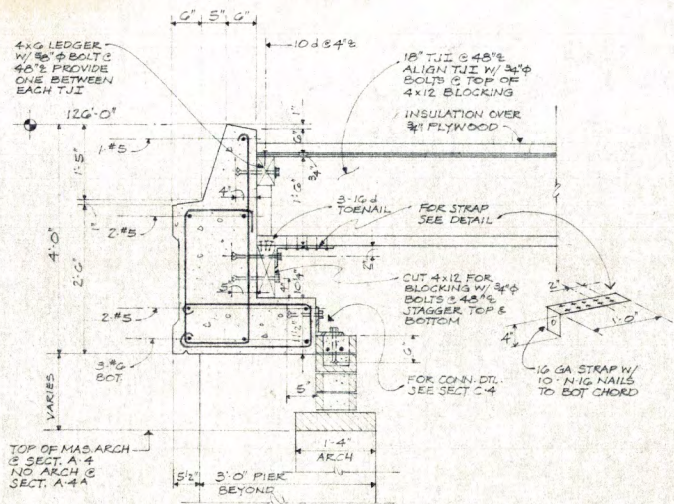
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BAINBRIDGE ISLAND, WASHINGTON
98110 206 812 7023 ext. 810 5071

Wages and prices

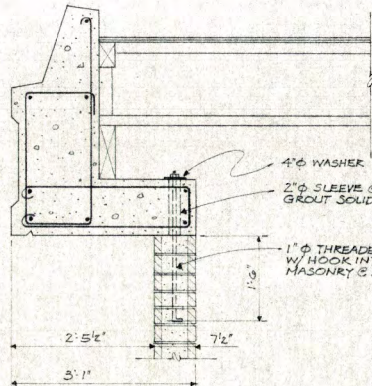
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Roof Plan

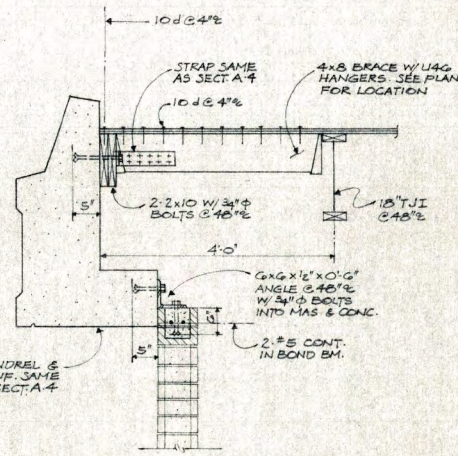
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DESIGNER: TEG			
DRAWN BY: TEG			
REVIEWED BY: VALUE			
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SHEET NO.: G10			



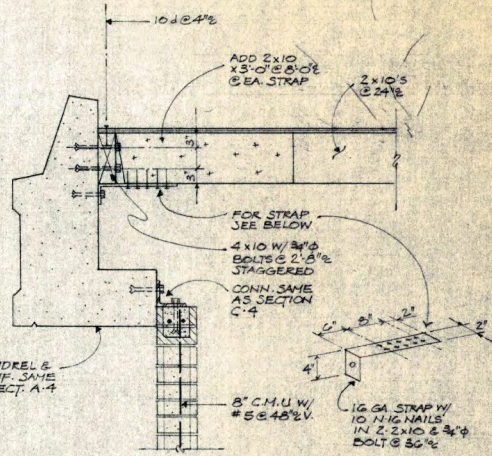
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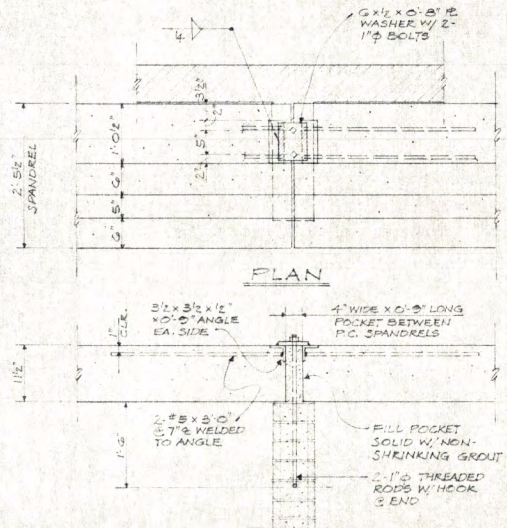
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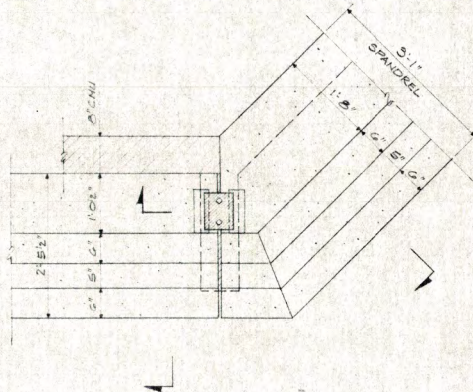
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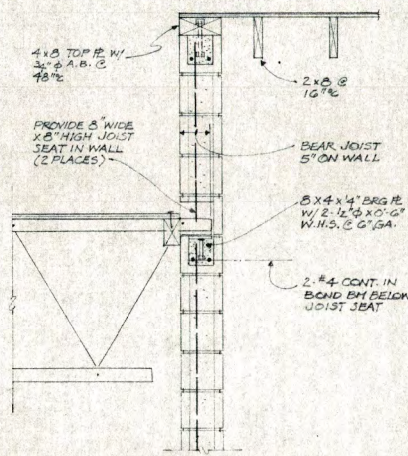
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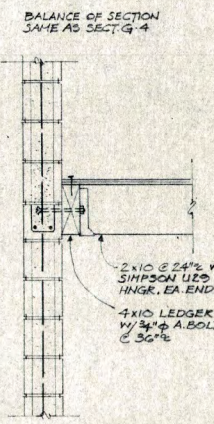
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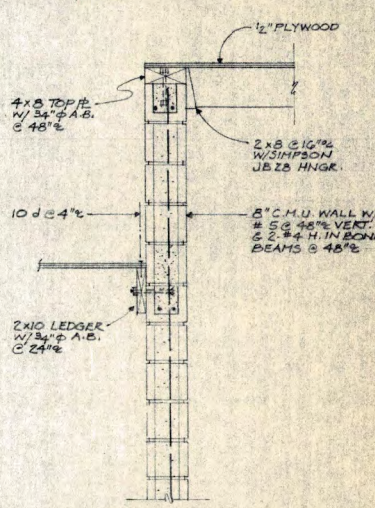
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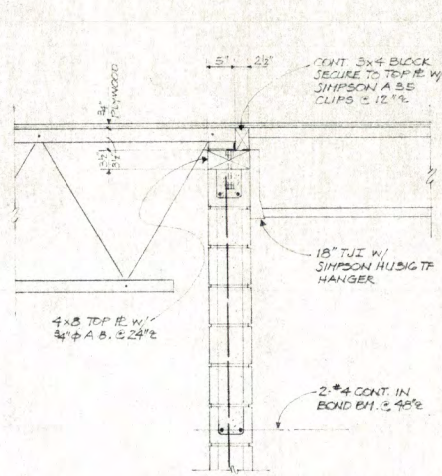
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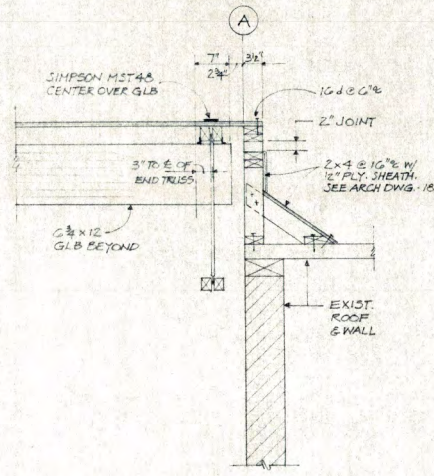
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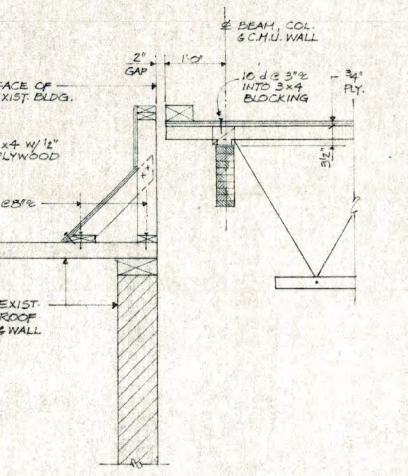
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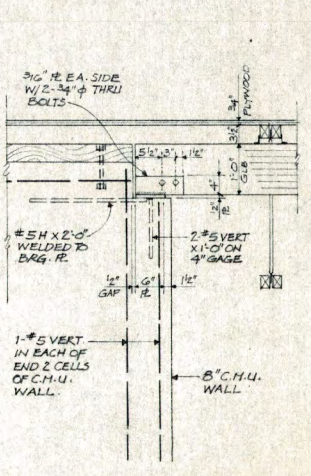
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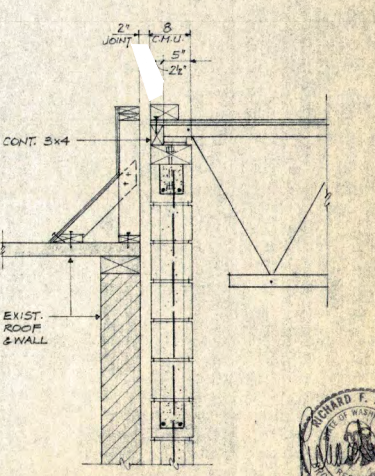
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SECTION M-4
3/4" = 1'-0"



SECTION N-4
3/4" = 1'-0"



SECTION P-4
3/4" = 1'-0"

PROJECT NO. 1978-001
SHEET NO. 1

3019 3RD AVE. PORT ORCHARD, WA 98366
98100 206-862-2072 OR 800-527-4774

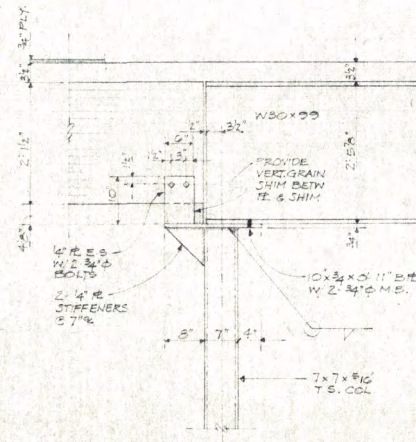
1978 ADDITION CROSS SECTION

COURTHOUSE ROOF PROJECT - PHASE 2

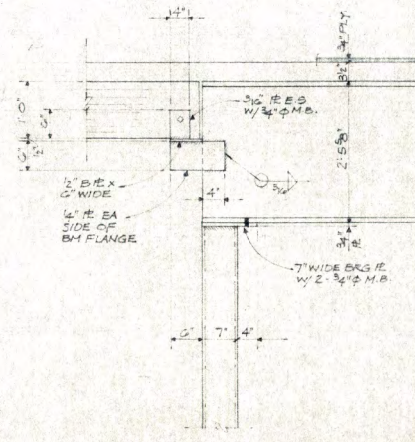
Roof Sections

S4

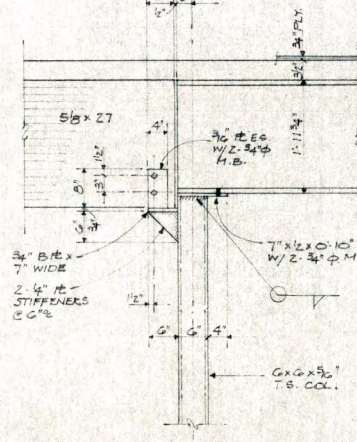
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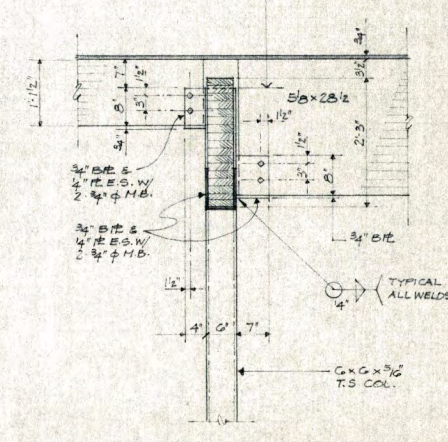
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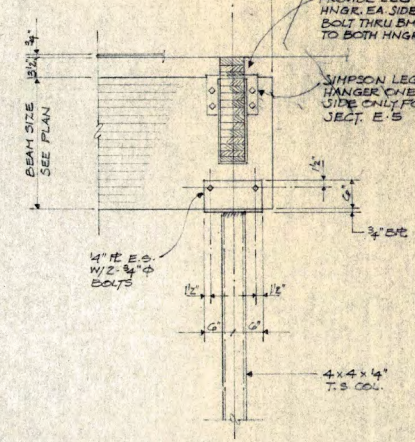
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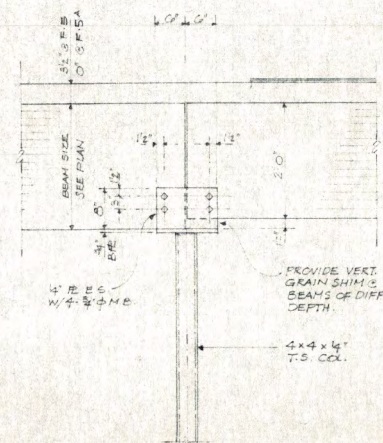
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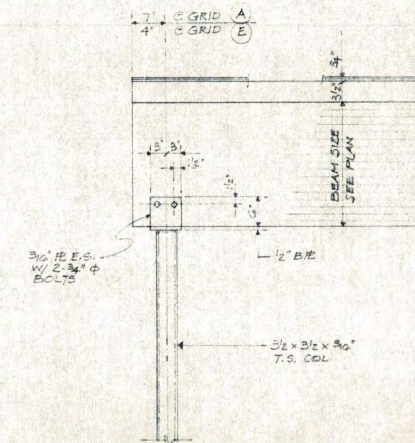
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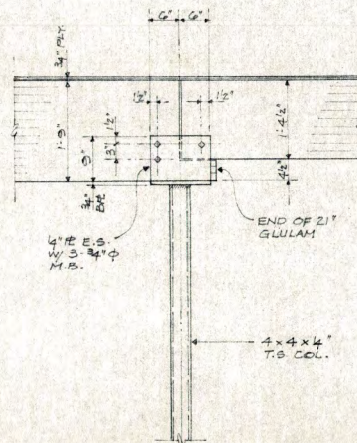
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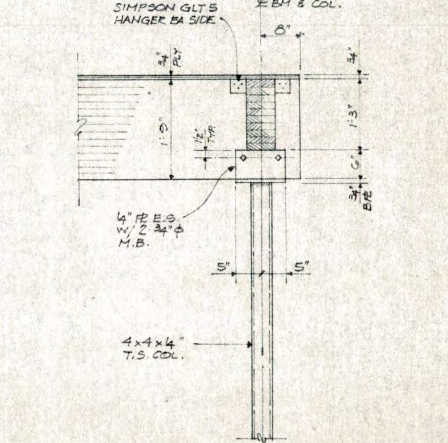
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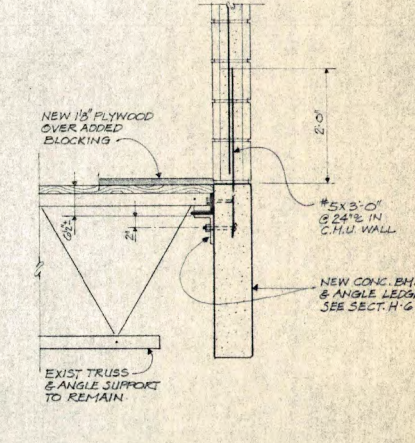
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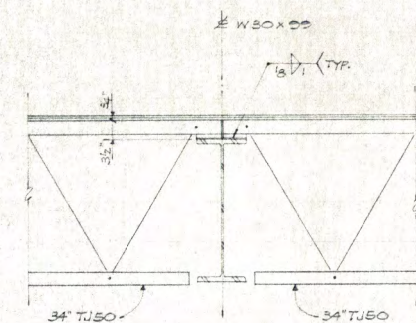
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3/4" = 1'-0"



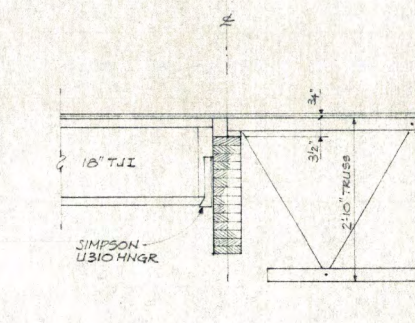
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3/4" = 1'-0"



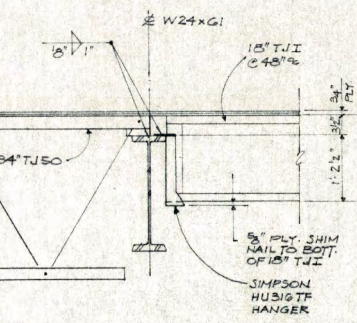
SECTION K-5
3/4" = 1'-0"



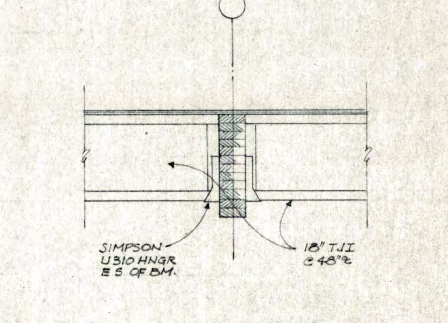
SECTION L-5
3/4" = 1'-0"



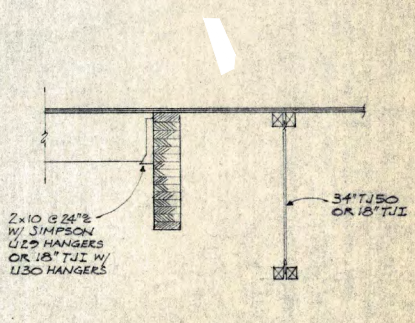
SECTION M-5
3/4" = 1'-0"



SECTION N-5
3/4" = 1'-0"



SECTION P-5
3/4" = 1'-0"



SECTION Q-5
3/4" = 1'-0"

PROJECT NO. 1978-001
DATE: 8/26/26
BY: TEG
ADD EX CRTHSE DWGS
REVISIONS
1
Kitsap County
PUBLIC WORKS
CAPITAL FACILITIES DIVISION
614 Division Street, MS-26
Port Orchard, WA 98366
1978 ADDITION CROSS SECTION
COURTHOUSE ROOF
PROJECT - PHASE 2
DESIGNER: TEG
DRAWN BY: TEG
REVIEWED BY: VALUE
DATE: 8/26/26
PROJECT NO.: PR001451/T000628
DRAWING FILE NAME: Courthouse Roof Map.dwg
DRAWING NO.: 12
SHEET NO.: G12

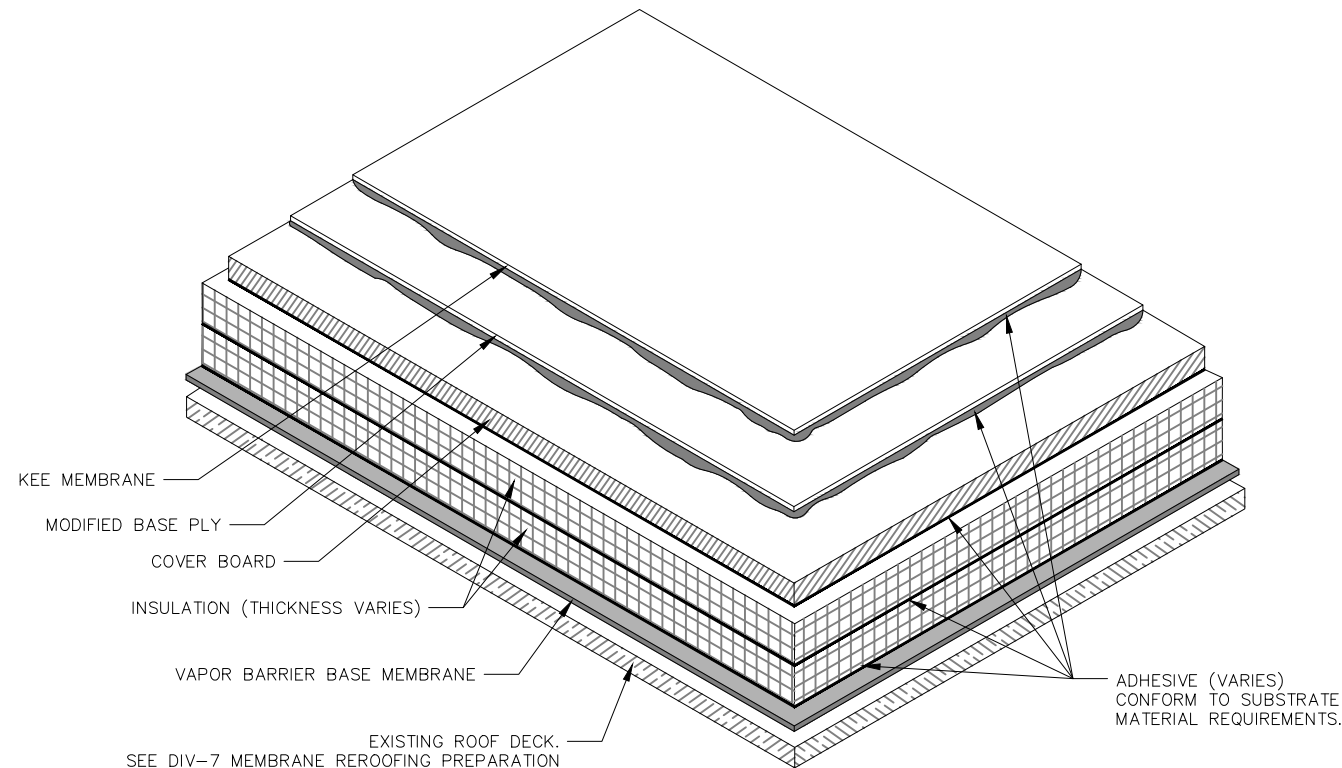
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G12

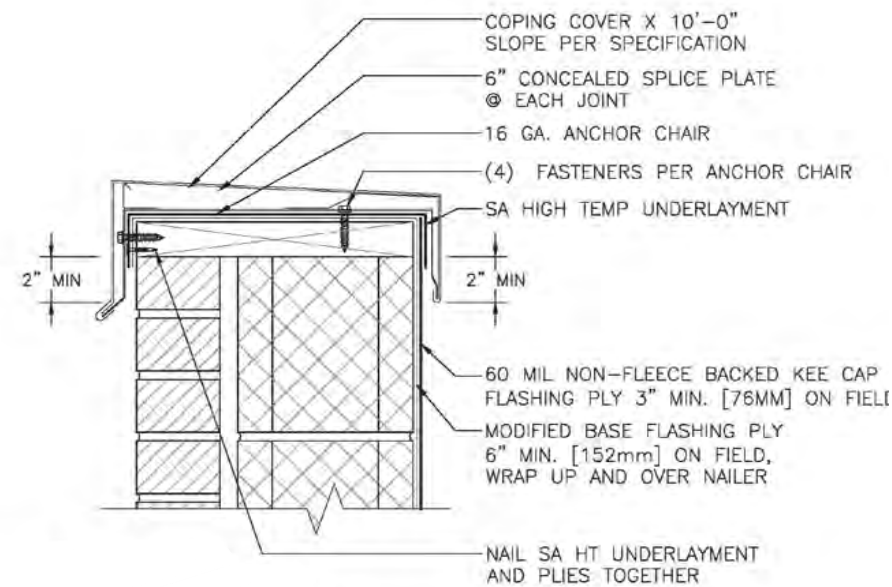
1978 ADDITION CROSS SECTION

NTS

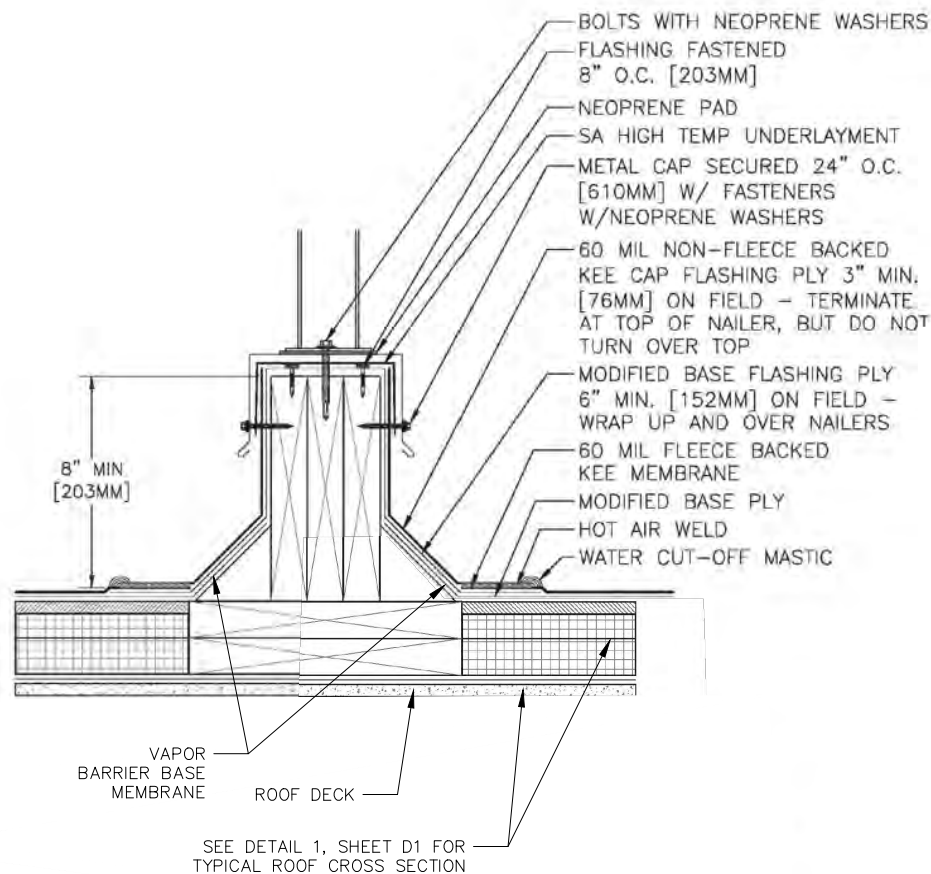
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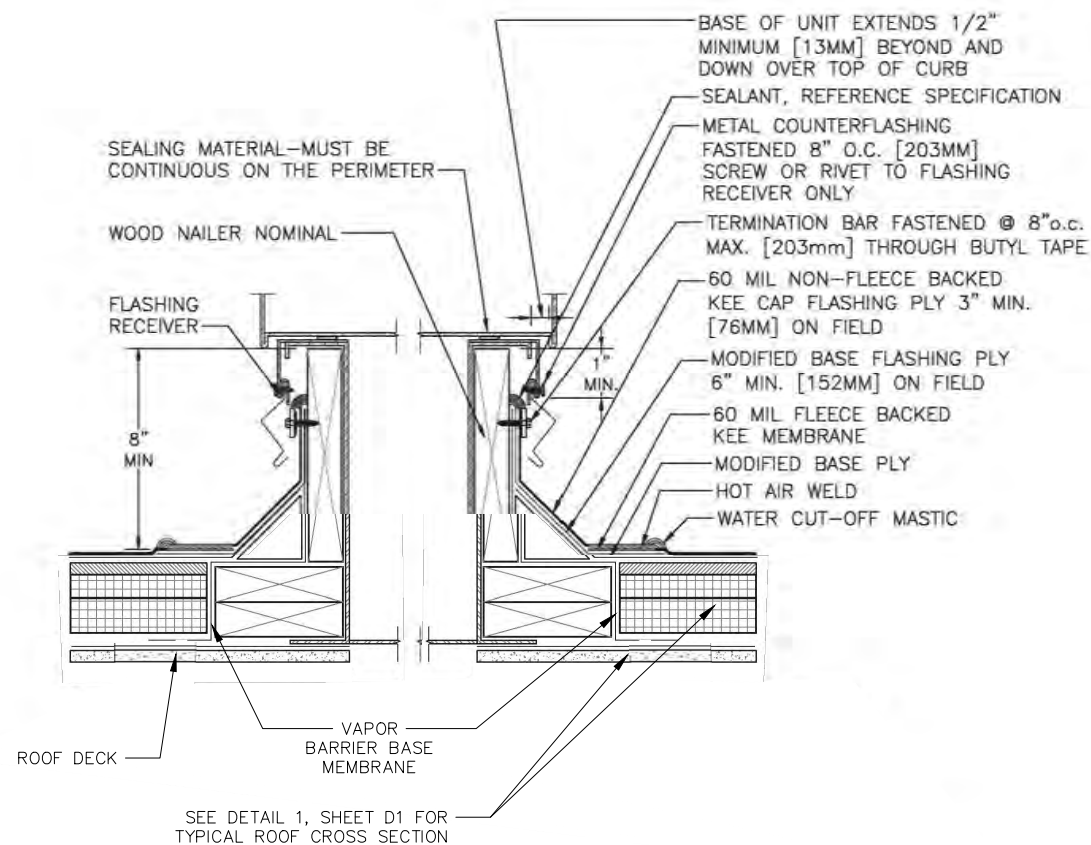
1
D1
TYPICAL ROOF CROSS SECTION
NTS



2
D1
MASONRY WALL CAP
NTS



3
D1
EQUIPMENT SUPPORT
NTS



4
D1
EQUIPMENT CURB DETAIL
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

SHEET 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.: 13

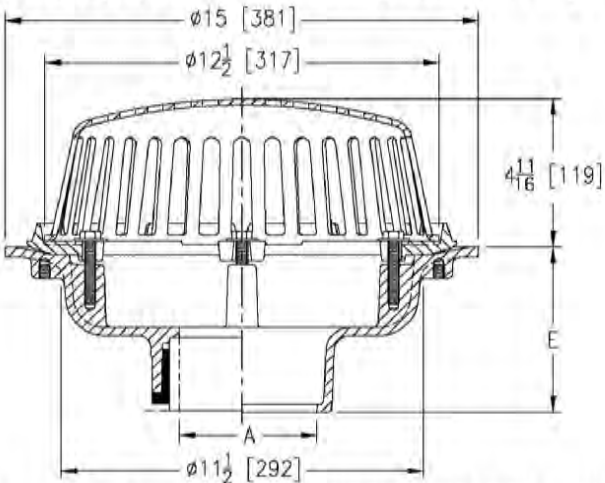
SHEET NO.: D1



Z100
15[381] DIAMETER MAIN ROOF DRAIN
LOW SILHOUETTE DOME

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A Pipe Size In.	Approx. Wt. Lbs. [kg]	Dome Open Area Sq. In. [cm ²]
2,3,4 [51,76,102]	26 [12]	103 [665]
5,6 [127,152]	27 [12]	
8 [203]	28 [13]	

ENGINEERING SPECIFICATION: ZURN Z100
15 [381] Diameter roof drain. Dura-Coated cast iron body with combination membrane flashing clamp/gravel guard and low silhouette Poly-Dome.

OPTIONS (Check/specify appropriate options)

PIPE SIZE

2 thru 6,8 [51 thru 152,203]
2 thru 6,8 [51 thru 152,203]
2 thru 6,8 [51 thru 152,203]
2,3,4 [51,76,102]
6 [152]

(Specify size/type) **OUTLET**

___ IC Inside Caulk
___ IP Threaded
___ NH No-Hub
___ ☒ NL Neo-Loc
___ NL Neo-Loc

EBODY HT. DIM.

5 1/4 [133]
3 3/4 [95]
5 1/4 [133]
4 9/16 [116]
5 7/16 [112]

PREFIXES

___ Z D.C.C.I. Body with Poly-Dome*
___ ZA D.C.C.I. Body with Aluminum Dome
___ ☒ ZC D.C.C.I. Body with Cast Iron Dome
___ ZRB D.C.C.I. Body with Plain Bronze Dome

SUFFIXES

___ -AC Angular Underdeck Clamp
___ -AR Acid Resistant Epoxy Coated
___ -AW 3/4 [19] to 4 [102] Adj. Water Level Regulator (Specify Height) (ZC Only)
___ -BS Bronze Mesh Screen Over Dome
___ -C Underdeck Clamp
___ -DE Deck Extension
___ ☒ -DP Top-Set® Deck Plate (Replaces both the -C and -R)
___ -DR Top-Set® Drain Riser
___ -DX Dex-o-tex Flange
___ -E Static Extension 1 [25] thru 4 [102] (Specify Ht.)
___ -EA Adjustable Extension Assembly 2 1/8 [54] thru 3 1/2 [89]
___ ☒ -EB Top-Set® Adjustable Extension Assembly
___ -FG Flush Grate (Replaces Dome Strainer)
___ -G Galvanized Cast Iron
___ -GD Galvanized Cast Iron Dome (ZC Only)
___ -HD 6 3/4 [171] High Aluminum Dome Strainer (148 Sq. In. [955 cm²] Open Area) (ZA Only)

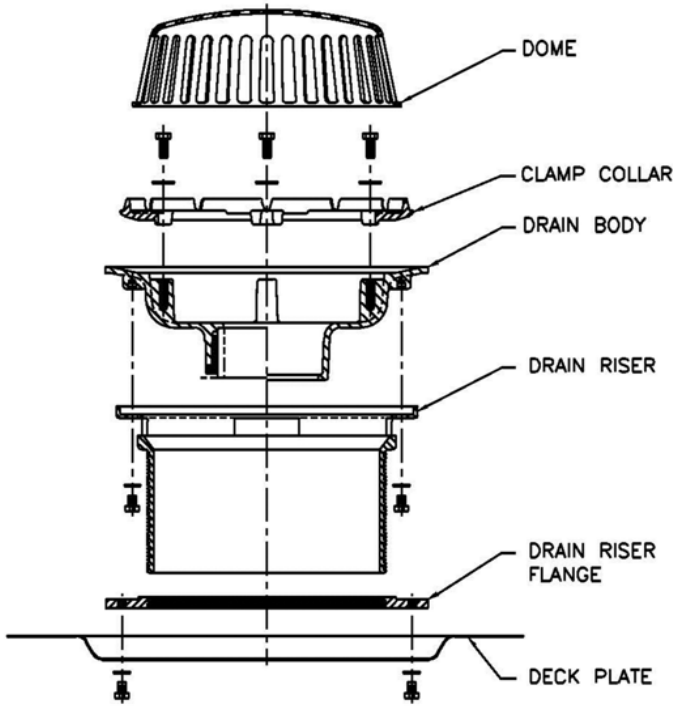
___ -R Roof Sump Receiver
___ -SC Secondary Clamp Collar
___ -SS Stainless Steel Mesh Screen Over Dome
___ -ST Dome with Solid Top (ZA, ZC & ZRB Only)
___ -TC Neo-Loc Test Cap Gasket (2 - 4 [51 - 102] NL Bottom Outlet Only)
___ -VP Vandal-Proof Secured Top
___ -W2 2 [51] Internal Water Dam
___ -W3 3 [76] Internal Water Dam
___ -W4 4 [102] Internal Water Dam
___ -84 Stainless Steel Perforated Gravel Guard
___ -85 Stainless Steel Perforated Extension
___ -89 2 [51] High External Water Dam
___ -90 90° Threaded Side Outlet Body (2 thru 6 [51 or 152])

REV. M DATE: 2/28/08 C.N. NO. 98161
DWG. NO. 59285 PRODUCT NO. Z100

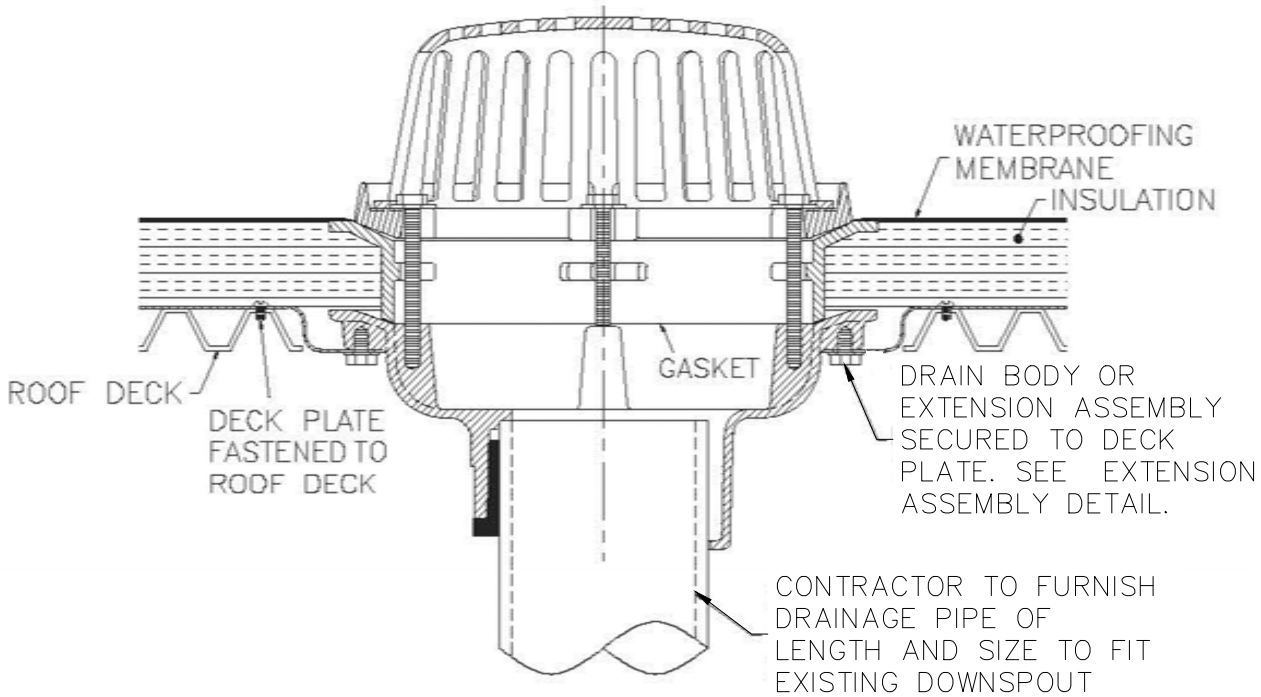
*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

ZURN INDUSTRIES, LLC • SPECIFICATION DRAINAGE OPERATION • 1801 Pittsburgh Ave. • Erie, PA 16514
Phone: 814/455-0921 • Fax: 814/454-7929 • World Wide Web: www.zurn.com
In Canada: ZURN INDUSTRIES LIMITED • 3544 Nashua Drive • Mississauga, Ontario L4V1L2 • Phone: 905/405-8272 Fax: 905/405-1292

SPECIFICATION SHEET



EXTENSION ASSEMBLY DETAIL



TYPICAL INSTALLATION

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

ROOF DRAIN
ASSEMBLY DETAIL

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.: 16

SHEET NO.: D4