

ADDENDUM:

3

TODAY'S DATE: 04.07.22

PROJECT NAME: Gustaves Manor Envelope and Roof

CONTACT / TITLE: Amy Kurtz

PROJECT MANAGER

PHONE / EMAIL: 206-574-1283

Amyk@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as Follows:

☒ **BID**

☐ **RFQ**

☐ **RFP**

☒ **CLARIFY**

☒ **CHANGE**

☐ **DELETE**

☒ **ADD**

☒ **SUBSTITUTE**

25

Page(s) Total for this Addenda including this page.

1. CHANGE:

Remove and Replace Plan Pages AD2.1, AD2.2, AD2.3, A2.1, A2.2, A3.0, A3.1, A4.0, A4.4, A4.5 included in this addendum.

Plan Pages E2.1, E2.2: Change location of ceiling mounted light to wall mounted light next to balcony door.

1. QUESTION

Per the specification 11 24 28 – Fall Protection Systems paragraphs 2.1-B.-5. & 2.2-C. the fall protection anchors need to be a rigid type anchor that attaches to structure. While there are some architectural plans showing an intended fall protection layout provided there are no structural information on the roof framing or types of support at anchor locations. Would it be possible to get structural roof framing plans and details for the project?

ANSWER:

Attached to this addendum is the original elevation and structural drawings; A-15, A-16, S1, S2, S5, S6, S7, S8, S9, S10.

2. QUESTION

Alternatively we use a Force Management/Tip Over style Anchors that doesn't attach directly to the structure in lieu of the rigid type anchors called out in the spec.

ANSWER:

It is the contractor's responsibility to design build and the install the fall protection system and schematically depicted in the drawings. The contractor will field verify the substrates and connection points to ensure these design and implementations are correct and to code

3. QUESTION

Details 5/A4.1 and 9/A4.4 show the individual “Brick it” bricks to be mitered at inside and outside corners. Please confirm this detail.

ANSWER:

Per 5/A4.1 and 9/A4.4, inside and outside corner bricks are to be mitered. If the manufacturer provides an appropriate corner brick shape (Brick It offers a 90-degree corner) this may be used in lieu of mitering.

Please refer to specification section 042150 Part 2 Products 2.2 Brick Panel System Brick-it to included metal grid system panels as noted.

4. QUESTION

Can you clarify the building type (IV, V, VB, etc.)?

ANSWER:

GROUP H OCCUPANCY
TYPE III - 1 HOUR CONSTRUCTION
FIRE ZONE 3
TOTAL SITE AREA = 58, 804.88 SQ FT
OR 1,345 ACRES

1. SUBSTITUTION REQUEST

Rooftop Anchor Inc listed as an acceptable manufacturer (included in this addendum)

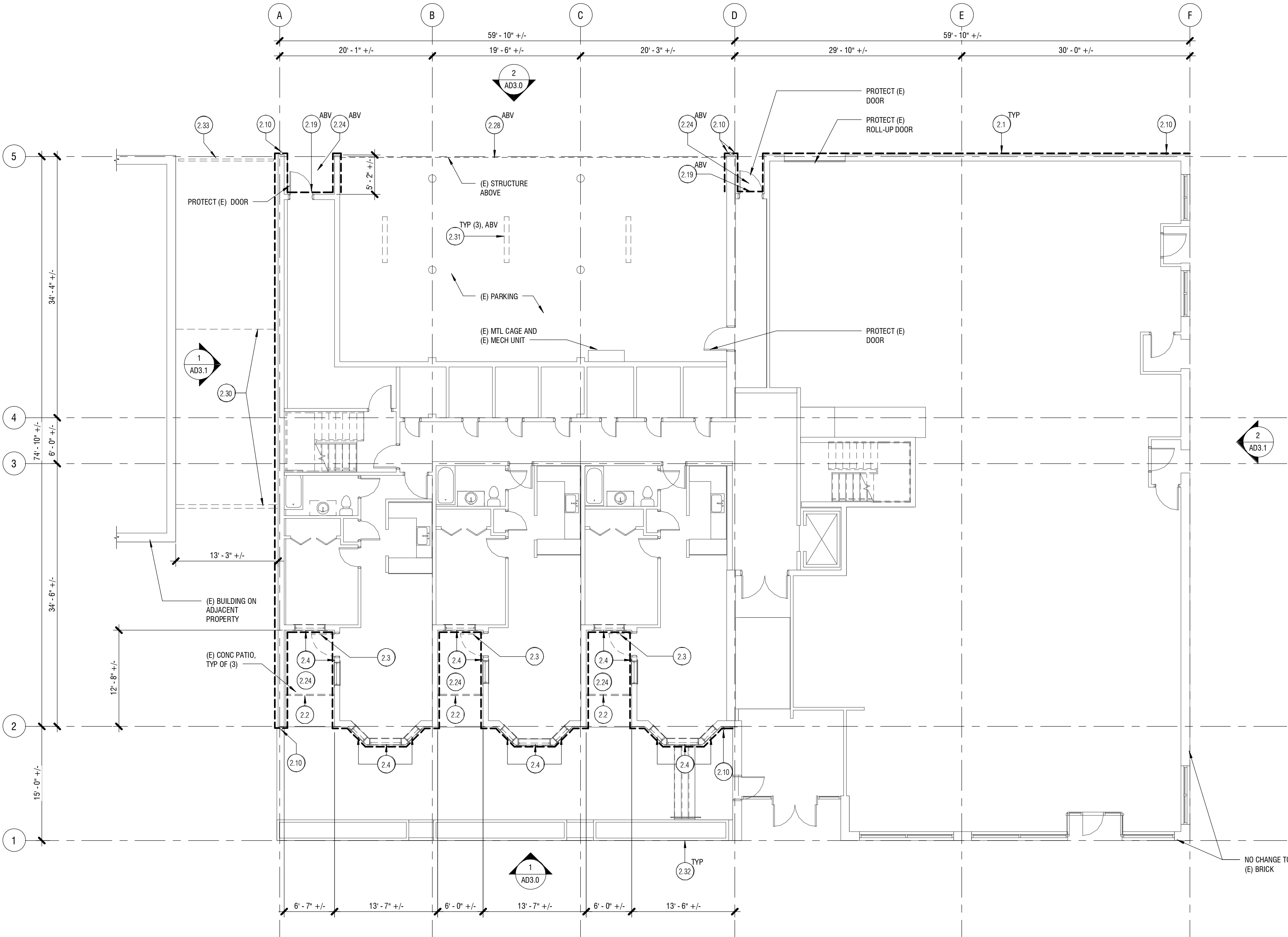
ANSWER:

Per Section 11 24 28 Fall Protection Systems, designs and engineering for rooftop engineered fall restrain and fall arrest for work safety on roofs is the by Contractor. In addition to being OSHA compliant, the system must also be WISHA Compliant. (Substitution Request attached)

ADD:

1. Contractor will provide necessary insurance while using the adjacent property located to the South of the existing building.
2. Contractor to take all appropriate safety precautions.
3. Contractor to indemnify property owner and tenant / charity from any third party claim.
4. Contractor to be responsible for and shall repair any damage if occurs during construction.
5. Contractor to both hand broom sweep our property and use a magnet to remove all screws and metal debris.

END OF ADDENDA #3



DEMO LEGEND:

- DEMOLISH
- (E) WALL
- DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM.

(E) SHEATHING, (E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN, PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS TO BE REPLACED

GENERAL NOTES:

- COORDINATE REQUIRED SHUTDOWNS WITH OWNER.
- PROTECT EXISTING LANDSCAPE.
- IF WATER DAMAGE IS OBSERVED IN THE COURSE OF THE PROJECT, NOTIFY OWNER IMMEDIATELY.
- ALL DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.1	DEMO (E) STUCCO SIDING, (E) WEATHER BARRIER, AND (E) TRIM. DAMAGED SHEATHING TO BE REPLACED
2.2	SALVAGE (E) METAL RAILING. COORDINATE DECK ACCESS AND REQUIREMENTS FOR TEMPORARY RAILINGS WITH KCHA
2.3	REMOVE (E) DOOR, (E) DOOR FRAME, (E) DOOR HARDWARE, (E) DOOR THRESHOLD, AND (E) INTERIOR TRIM
2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.10	REMOVE (E) DOWNSPOUT
2.19	SALVAGE (E) SPRINKLER HEAD TO BE REINSTALLED
2.24	REMOVE (E) LIGHT FIXTURE
2.28	SALVAGE (E) SECURITY DEVICE
2.30	DEMO (E) CMU WALL AND WD-FRAMED ROOF. COORDINATE W/ KCHA AND ADJACENT PROPERTY OWNER
2.31	DEMO (E) CLG-MOUNTED LIGHT FIXTURES
2.32	REMOVE (E) STUCCO FROM EXTERIOR OF PLANTER
2.33	SALVAGE (E) MTL FENCE FOR ADJACENT PROPERTY OWNER. COORDINATE W/ KCHA

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

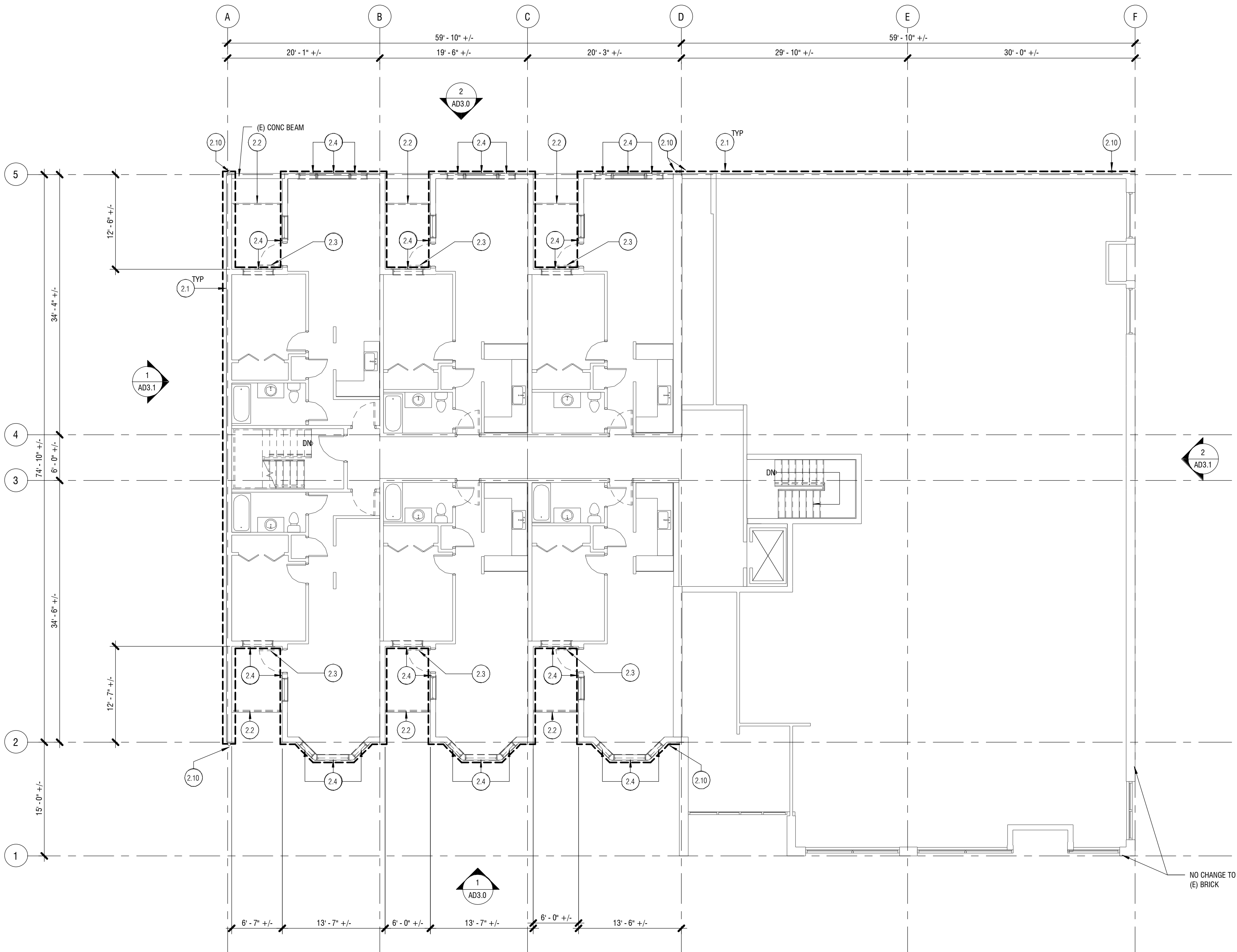
107 W MAIN ST
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Checked: LJ
Date: 03/08/2022
Scale: As indicated

Revisions:
No. Date Remarks
1 2.23.22 ASI-01
2 4.6.22 ADDENDUM 03

FIRST FLOOR
DEMO PLAN

AD2.1



DEMO LEGEND:

- DEMOLISH
- (E) WALL
- DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM.

(E) SHEATHING, (E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN. PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS TO BE REPLACED

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2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.10	REMOVE (E) DOWNSPOUT

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

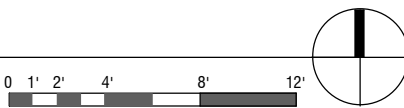
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Revisions:	No.	Date	Remarks
	1	2.23.22	ASI-01
	2	4.6.22	ADDENDUM 03

SECOND FLOOR
DEMO PLAN

AD2.2





KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

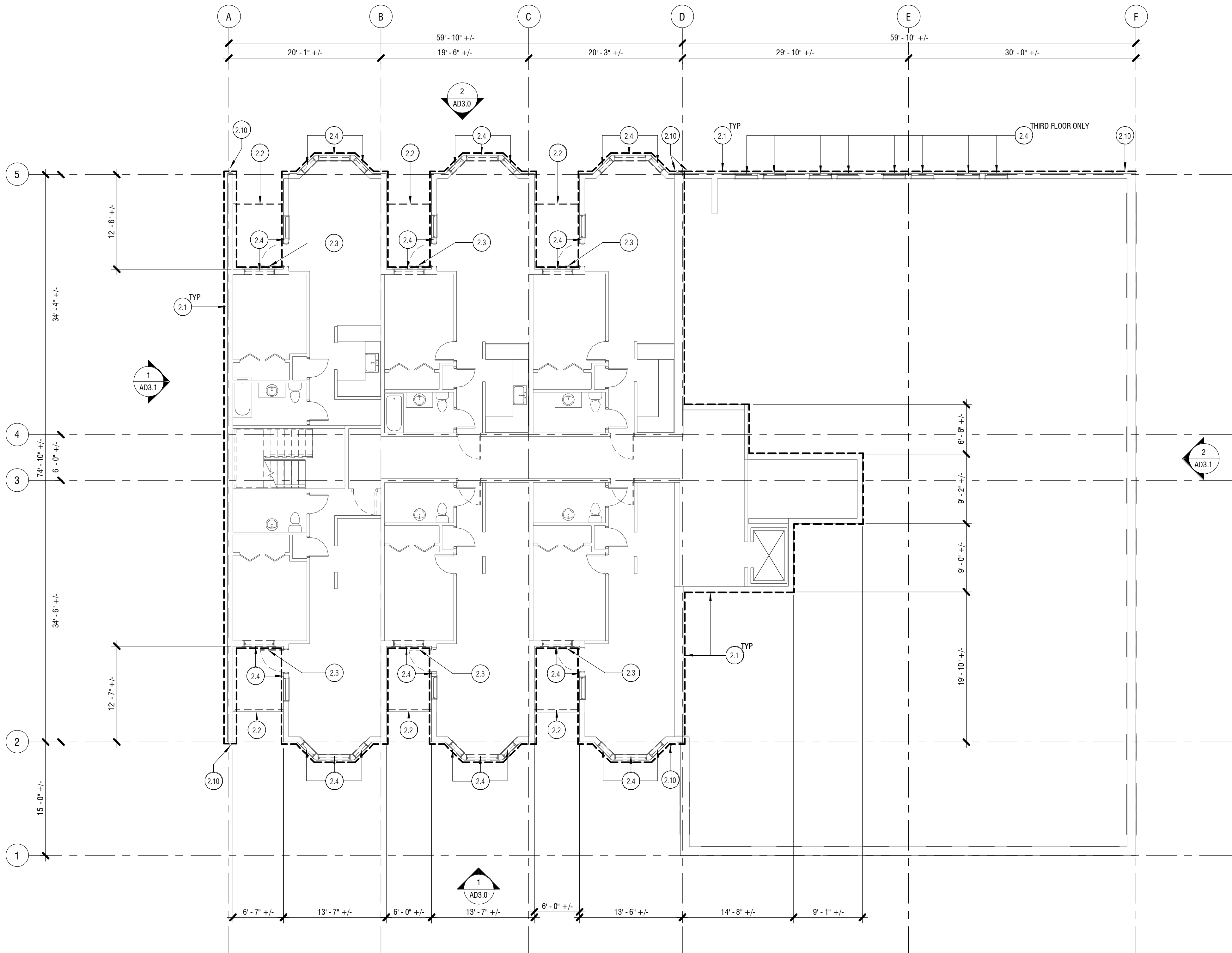
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Revisions:		Remarks
No.	Date	
1	2.23.22	ASI-01
2	4.6.22	ADDENDUM 03

THIRD-FIFTH
FLOOR DEMO
PLAN

AD2.3



DEMO LEGEND:

- DEMOLISH
- (E) WALL
- DEMO (E) STUCCO, (E) WEATHER BARRIER, AND (E) TRIM.

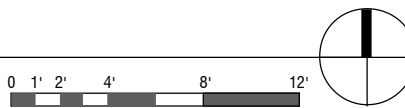
(E) SHEATHING, (E) STRUCTURE, (E) INSULATION AND (E) INTERIOR FINISHES TO REMAIN, PROTECT AND COORDINATE REPAIR W/ OWNER, ASSUME 25 SHEETS TO BE REPLACED

GENERAL NOTES:

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2.2	SALVAGE (E) METAL RAILING. COORDINATE DECK ACCESS AND REQUIREMENTS FOR TEMPORARY RAILINGS WITH KCHA
2.3	REMOVE (E) DOOR, (E) DOOR FRAME, (E) DOOR HARDWARE, (E) DOOR THRESHOLD, AND (E) INTERIOR TRIM
2.4	REMOVE (E) WINDOW, (E) EXTERIOR AND INTERIOR TRIM
2.10	REMOVE (E) DOWNSPOUT





KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

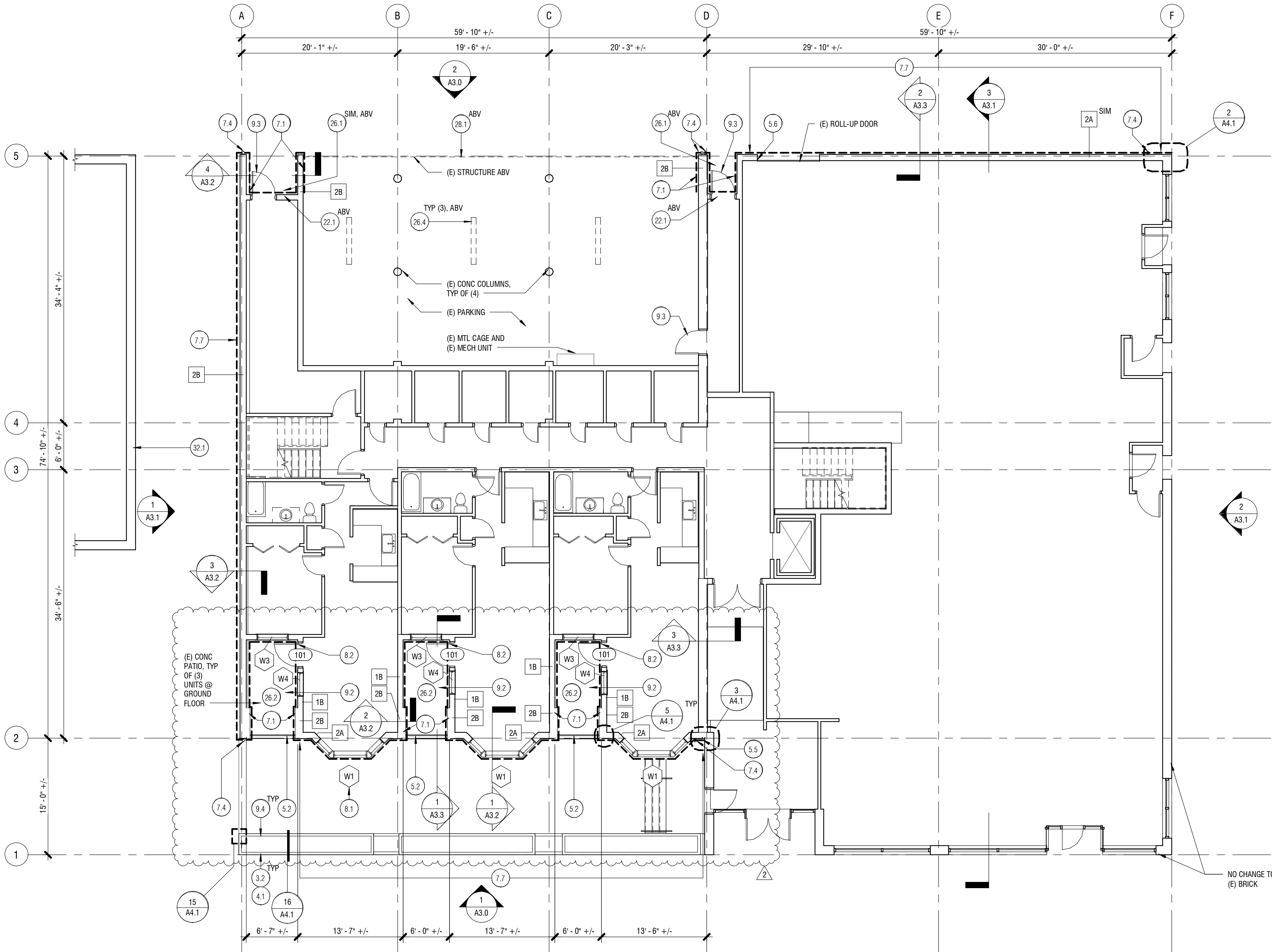
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FIRST FLOOR
PLAN

A2.1



PLAN LEGEND

- (E) WALL
WEATHER RESISTANT BARRIER, SIDING AND TRIM PER SIDING ASSEMBLIES

GENERAL NOTES:

1. PATCH, REPAIR, AND PAINT INTERIOR GWB DAMAGED DURING CONSTRUCTION.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
3.2	PRECAST CONCRETE CAP AT TOP OF (E) CONCRETE PLANTER, REF 16 / A4.1
4.1	BRICK VENEER AT (E) PLANTER EAST, SOUTH AND WEST FACES, REF 16 / A4.1
5.2	MODIFY & REINSTALL SALVAGED METAL RAILING IN EXISTING LOCATION AT (E) CONC DECK
5.5	METAL ANGLE TRIM CAP AT SIDING TERMINATION ADJACENT (E) BRICK BUILDING, WELDED AND PAINTED, REF 3/A4.1 AT FIRST FLOOR AND 4/A4.1 AT OTHER FLOORS
5.6	METAL ANGLE TRIM AT DOOR JAMB AND HEADER OF (E) ROLL-UP DOOR OPENING, WELDED AND PAINTED TO MATCH WINDOW TRIM
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.7	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND BRICK VENEER WITH A PRECAST CONC CAP, TYP AT MAIN GROUND FLOOR FACADE, REF WALL ASSEMBLIES 1 / A4.0
8.1	VINYL WINDOW IN (E) OPENING, MULL WINDOWS W1 & W2 TO MATCH (E) CONDITIONS, REF WINDOW SCHEDULE A4.5
8.2	UNIT BALCONY DOOR IN (E) OPENING, REF DOOR SCHEDULE A4.3
9.2	FLUID APPLIED DECK COATING AT BAL CONY, BUILD UP DECK TO SLOPE TO DRAIN AT EXTERIOR EDGE, MIN 1% SLOPE, CONFIRM THRESHOLD ELEVATION CAN ACCOMMODATE INCREASED THICKNESS OF DECK, REF 7 / A4.4
9.3	PAINT (E) METAL DOORS AND DOOR FRAMES
9.4	PAINT NORTH FACE OF (E) CONCRETE PLANTER, NO PAINT AT OTHER FACES
22.1	REINSTALL SALVAGED SPRINKLER HEAD, REF 7/A4.1
26.1	BUILDING ENTRY LIGHT FIXTURE AT CLG ABV, REF ELEC
26.2	UNIT LIGHT FIXTURE AT UNDERSIDE OF CONC SLAB ABV, REF ELEC
26.4	LINEAR LIGHT FIXTURE INSTALLED AT (E) LOCATIONS, REF ELEC
28.1	INSTALL SALVAGED SECURITY DEVICE
32.1	MINOR IMPROVEMENTS TO ADJACENT BUILDING WHERE AFFECTED BY SITE DEMOLITION: REPAIR CMU GROUTING, REATTACH ELECTRICAL EQUIPMENT IN (E) LOCATION, PAINT (E) WALL FOUR FEET PAST AFFECTED WALL AREA TO MATCH (E), COORDINATE REPAIRS W/ KCHA



KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

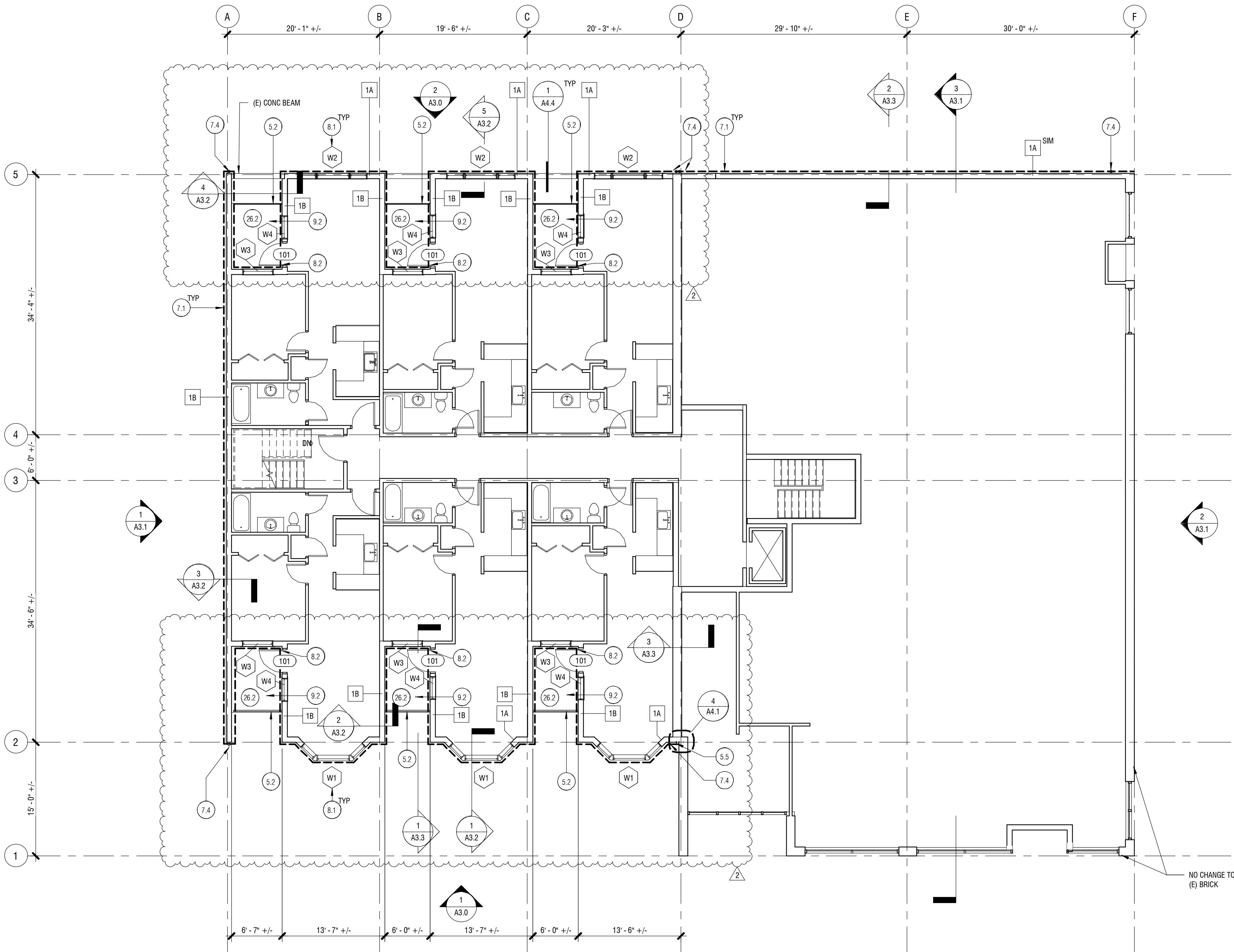
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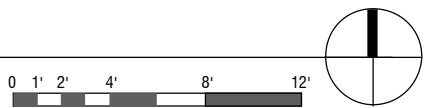
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	2	4.6.22	ADDENDUM 03

SECOND FLOOR
PLAN

A2.2



1 SECOND FLOOR PLAN
1/8" = 1'-0"



PLAN LEGEND

- (E) WALL
WEATHER RESISTANT BARRIER, SIDING AND TRIM PER SIDING ASSEMBLIES

GENERAL NOTES:

1. PATCH, REPAIR, AND PAINT INTERIOR GWB DAMAGED DURING CONSTRUCTION.

KEYNOTE LEGEND

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5.2	MODIFY & REINSTALL SALVAGED METAL RAILING IN EXISTING LOCATION AT (E) CONC DECK
5.5	METAL ANGLE TRIM CAP AT SIDING TERMINATION ADJACENT (E) BRICK BUILDING, WELDED AND PAINTED, REF 3/A4.1 AT FIRST FLOOR AND 4/A4.1 AT OTHER FLOORS
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.4	ROUND DOWNSPOUT, RE INTO (E) DRAIN SYSTEM AT GRADE
8.1	VINYL WINDOW IN (E) OPENING, MULL WINDOWS W1 & W2 TO MATCH (E) CONDITIONS, REF WINDOW SCHEDULE A4.5
8.2	UNIT BALCONY DOOR IN (E) OPENING, REF DOOR SCHEDULE A4.5
9.2	FLUID APPLIED DECK COATING AT BALCONY, BUILD UP DECK TO SLOPE TO DRAIN AT EXTERIOR EDGE, MIN 1% SLOPE, CONFIRM THRESHOLD ELEVATION CAN ACCOMMODATE INCREASED THICKNESS OF DECK, REF 7 / A4.4
26.2	UNIT LIGHT FIXTURE AT UNDERSIDE OF CONC SLAB ABV, REF ELEC



KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

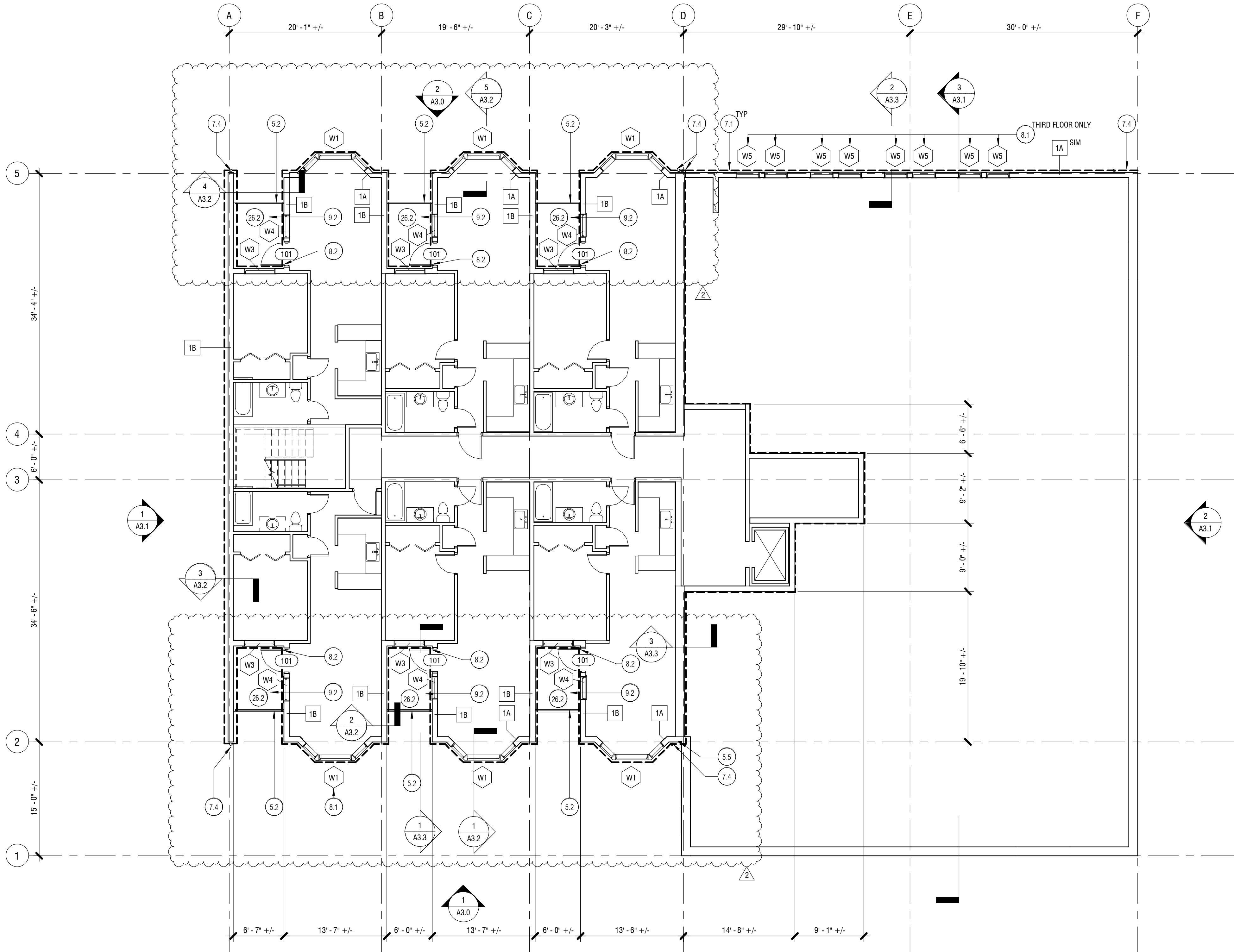
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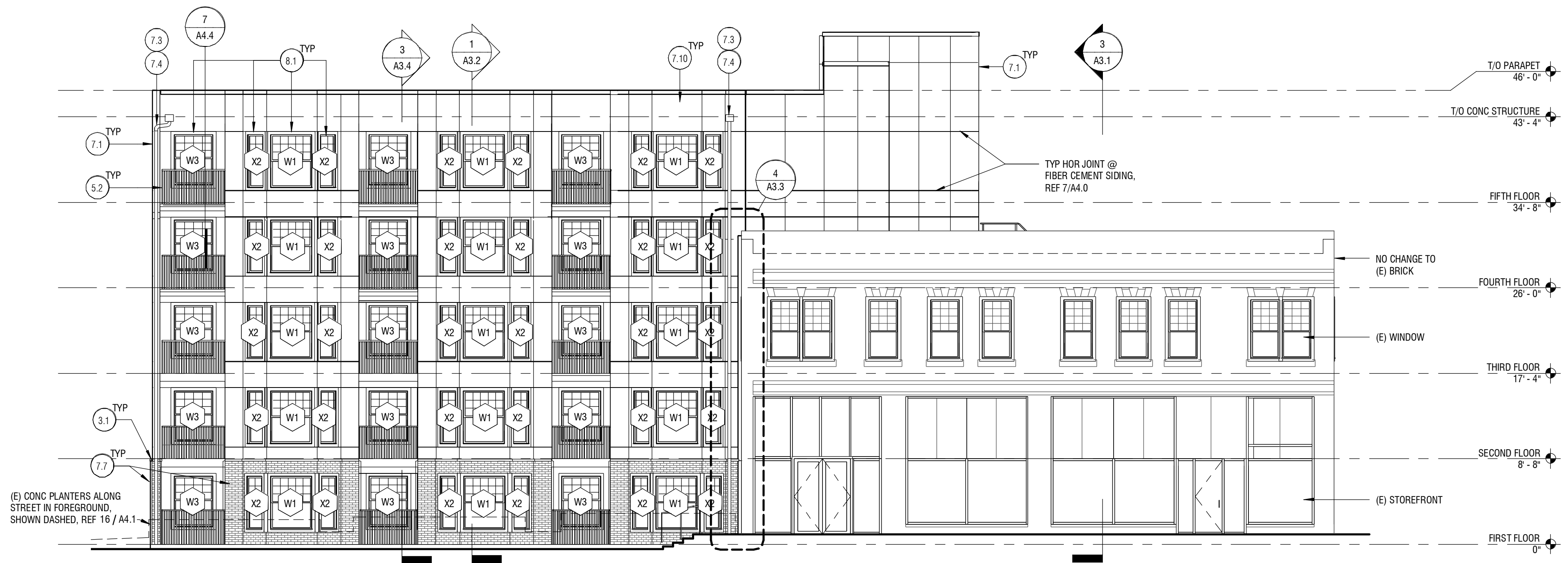
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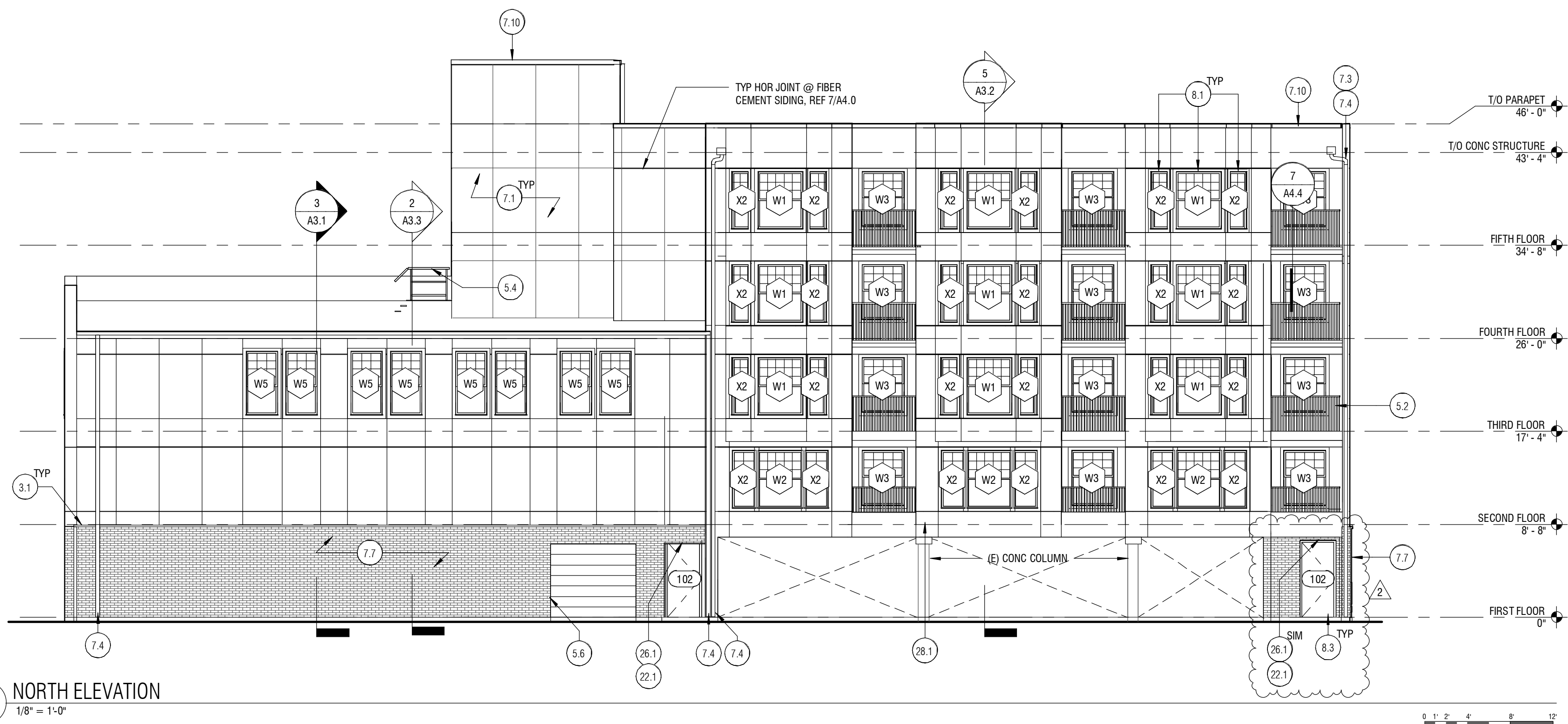
THIRD-FIFTH
FLOOR PLAN

A2.3





1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
3.1	PRECAST CONCRETE SILL AT TRANSITION BETWEEN FIBER CEMENT PANEL AND BRICK VENEER, REF 11 / A4.0
5.2	MODIFY & REINSTALL SALVAGED METAL RAILING IN EXISTING LOCATION AT (E) CONC DECK
5.4	PRE-FABRICATED METAL STAIR ASSEMBLY TO COMPLY WITH OSHA STANDARDS, REF 1 & 2 & 3 & 4 / A4.3
5.6	METAL ANGLE TRIM AT DOOR JAMB AND HEADER OF (E) ROLL-UP DOOR OPENING, WELDED AND PAINTED TO MATCH WINDOW TRIM
7.1	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND FIBER CEMENT SIDING, TYP @ GROUND FLOOR ALCOVES AND ALL UPPER FLOORS, REF WALL ASSEMBLIES 1 / A4.0
7.3	THROUGH-WALL SCUPPER AND CONDUCTOR IN (E) LOCATION, REF 12 / A4.2
7.4	ROUND DOWNSPOUT, TIE INTO (E) DRAIN SYSTEM AT GRADE
7.7	INSTALL WEATHER RESISTANT BARRIER, FURRING, RIGID INSULATION AND BRICK VENEER WITH A PRECAST CONC CAP, TYP AT MAIN GROUND FLOOR FACADE, REF WALL ASSEMBLIES 1 / A4.0
7.10	METAL COPINGS W/ DRIP EDGE @ RJ LOWER ROOF, REF 11 / A4.2
8.1	VINYL WINDOW IN (E) OPENING, MULL WINDOWS W1 & W2 TO MATCH (E) CONDITIONS, REF WINDOW SCHEDULE A4.5
8.3	PAINT (E) DOOR AND REINSTALL IN (E) LOCATION WITH (E) HARDWARE
22.1	REINSTALL SALVAGED SPRINKLER HEAD, REF 7/A4.1
26.1	BUILDING ENTRY LIGHT FIXTURE AT CLG ABV, REF ELEC
28.1	INSTALL SALVAGED SECURITY DEVICE

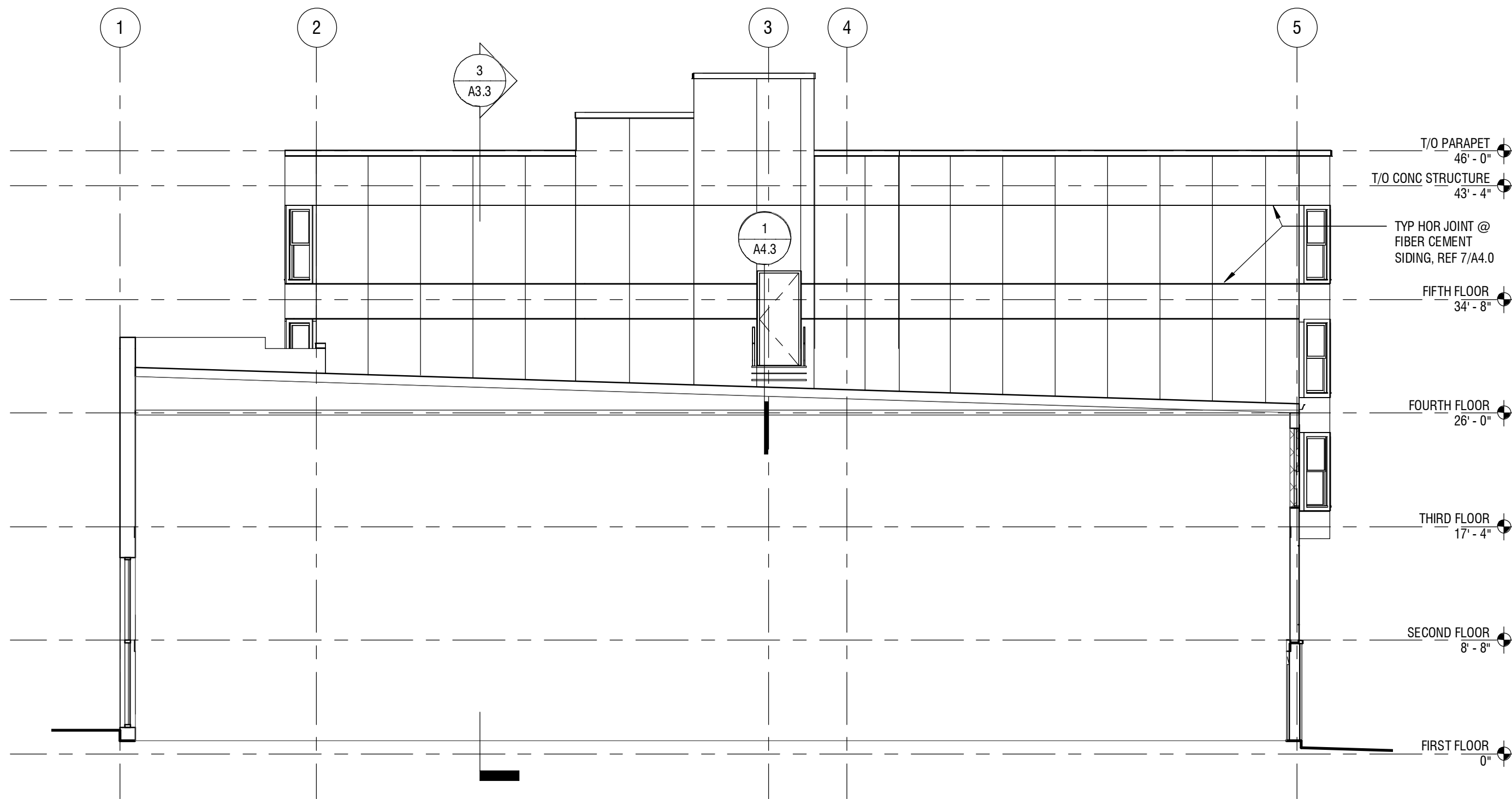
KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

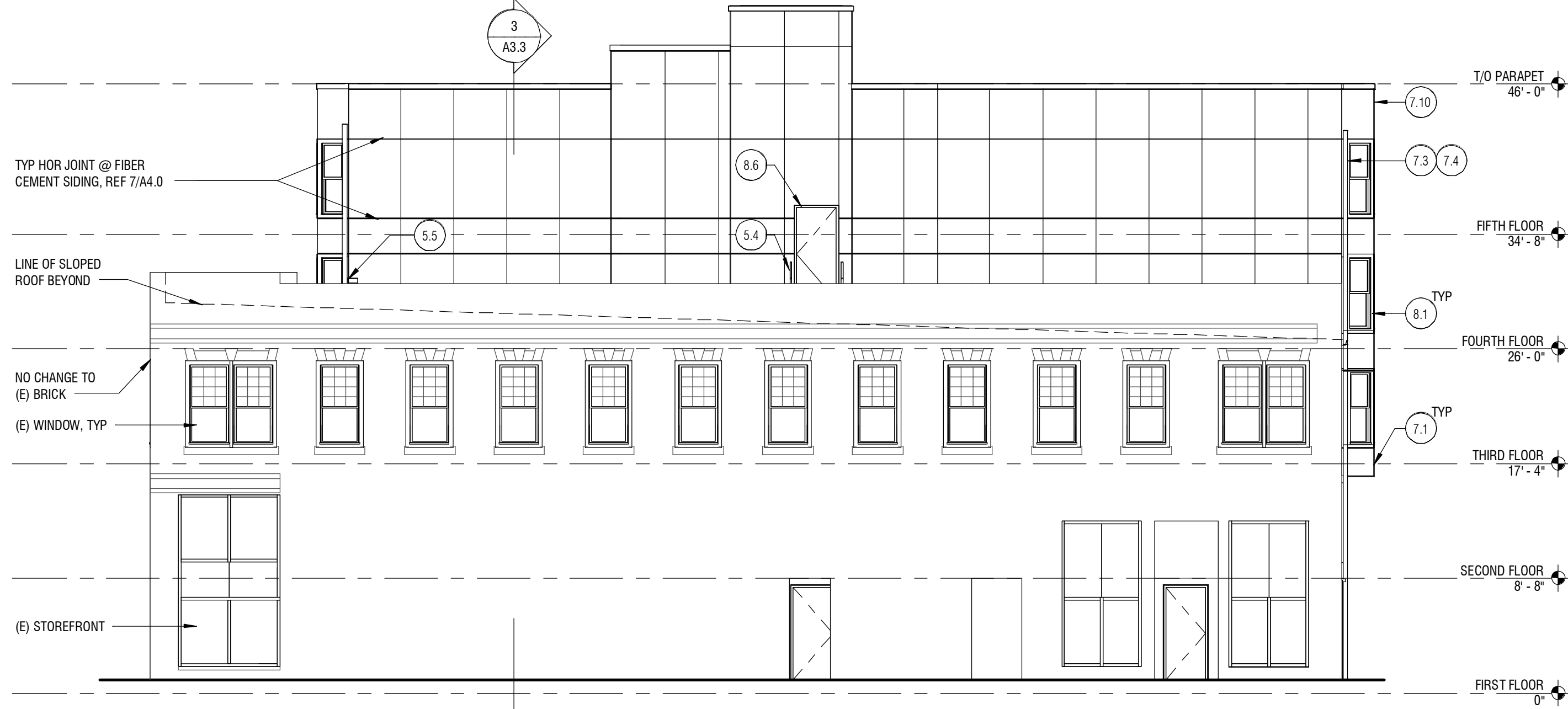
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Scale:	1/8" = 1'-0"	
Revisions:		
No.	Date	Remarks
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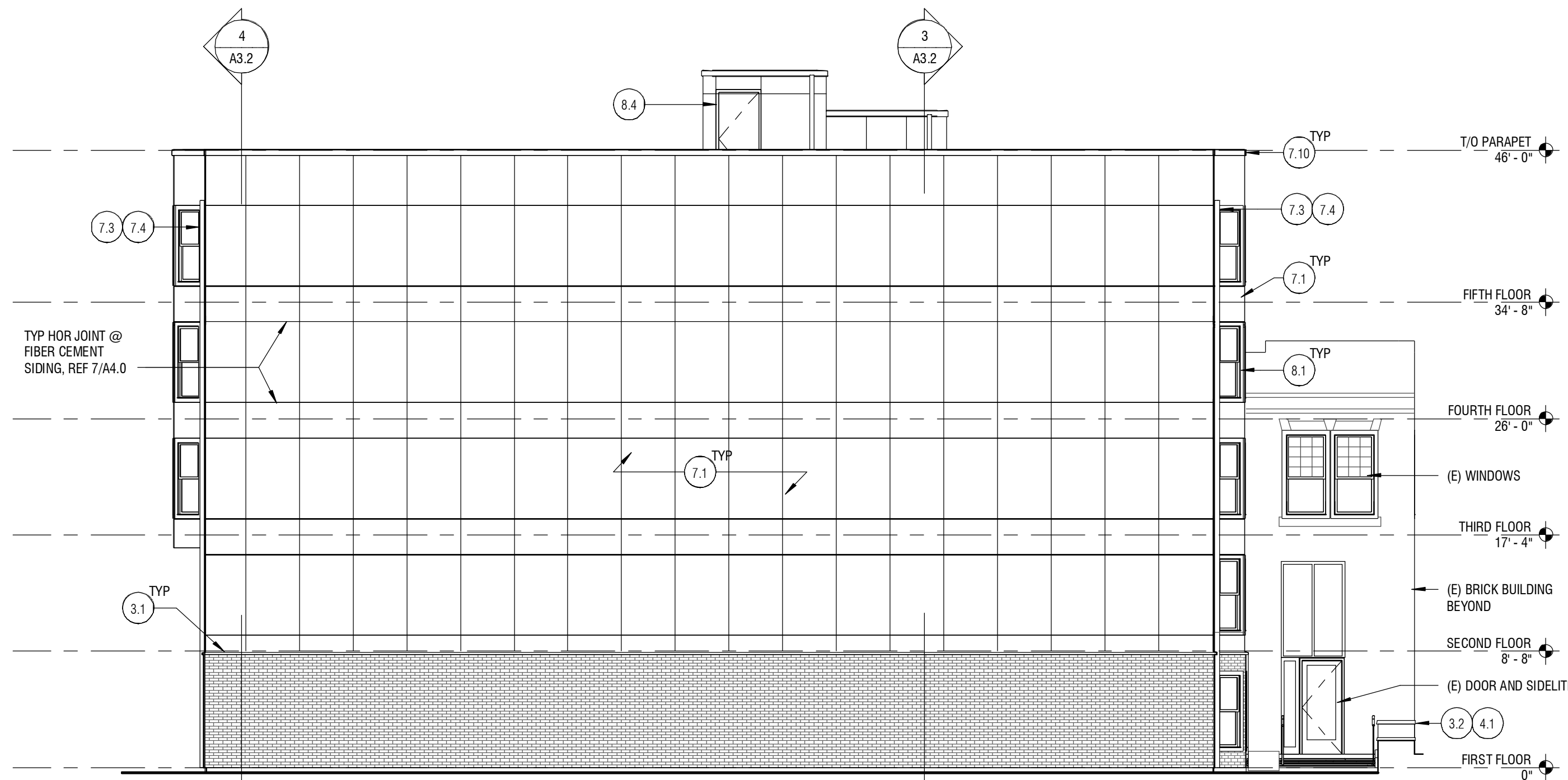
EXTERIOR
ELEVATIONS
A3.0



3 SECTION THRU NEW LOWER ROOF
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



KEYNOTE LEGEND	
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8.1	VINYL WINDOW IN (E) OPENINGS, MULL WINDOWS W1 & W2 TO MATCH (E) CONDITIONS, REF WINDOW SCHEDULE A4.5
8.4	INSTALL METAL THRESHOLD AND METAL DOOR WITH HARDWARE IN (E) DOOR FRAME
8.6	INSTALL METAL THRESHOLD, CUT SALVAGED METAL DOOR TO FIT REVISED OPENING AND INSTALL W/ HARDWARE IN (E) DOOR FRAME

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

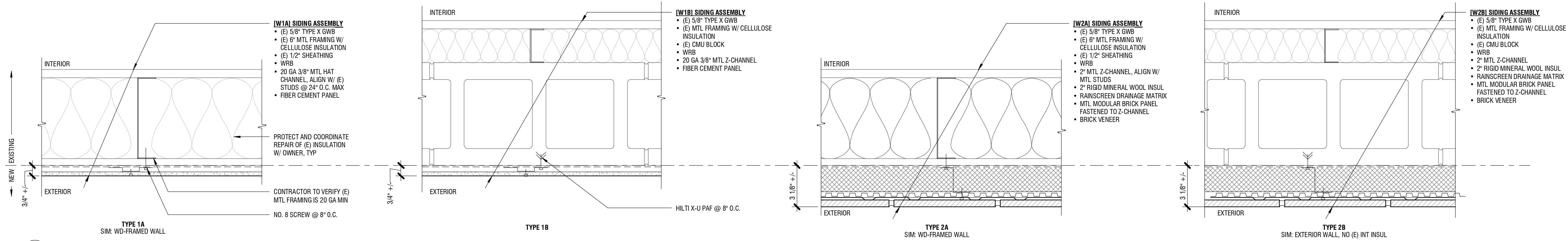
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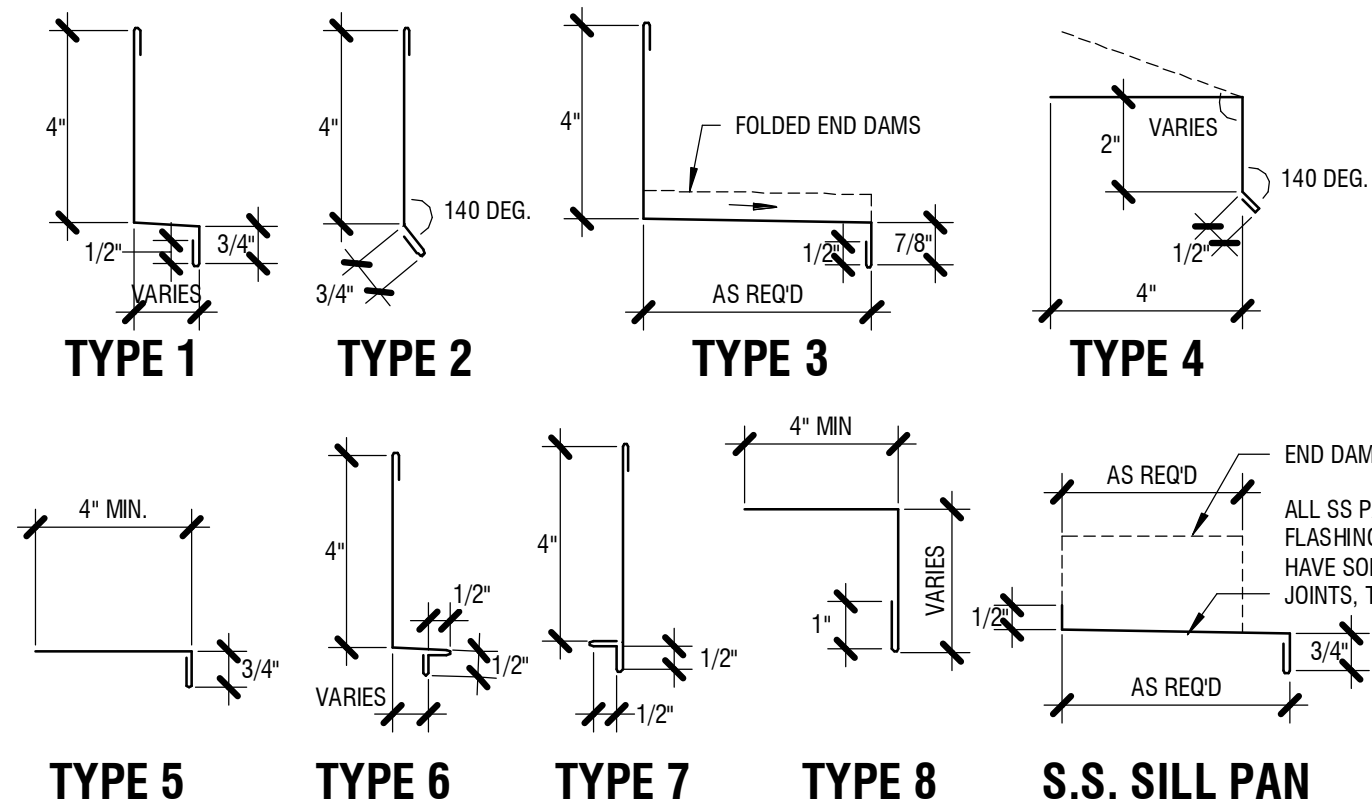
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Scale:	<u>1/8" = 1'-0"</u>	
Revisions:		
No.	<u>Date</u>	<u>Remarks</u>
2	4.6.22	ADDENDUM 03

EXTERIOR
ELEVATIONS &
BLDG SECTION

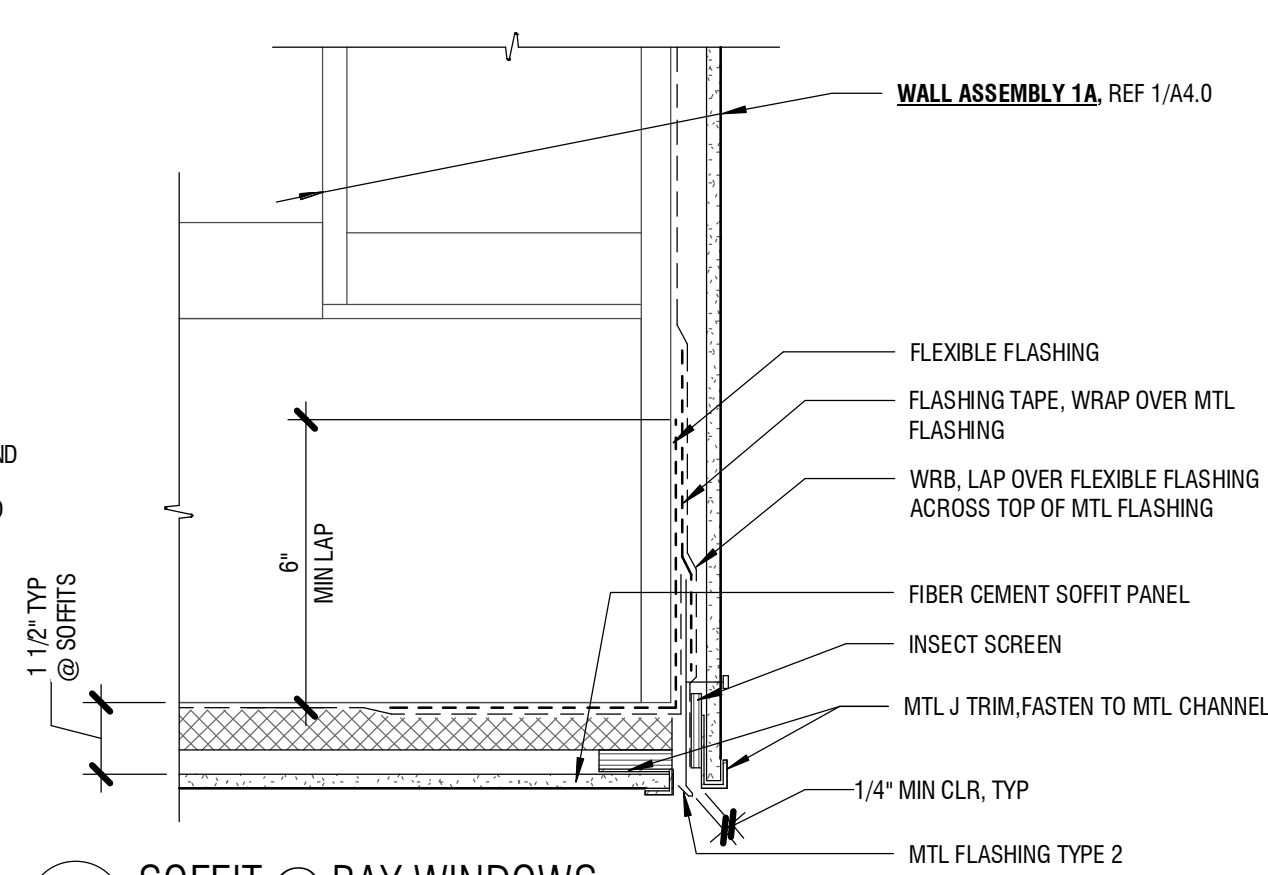
A3.1



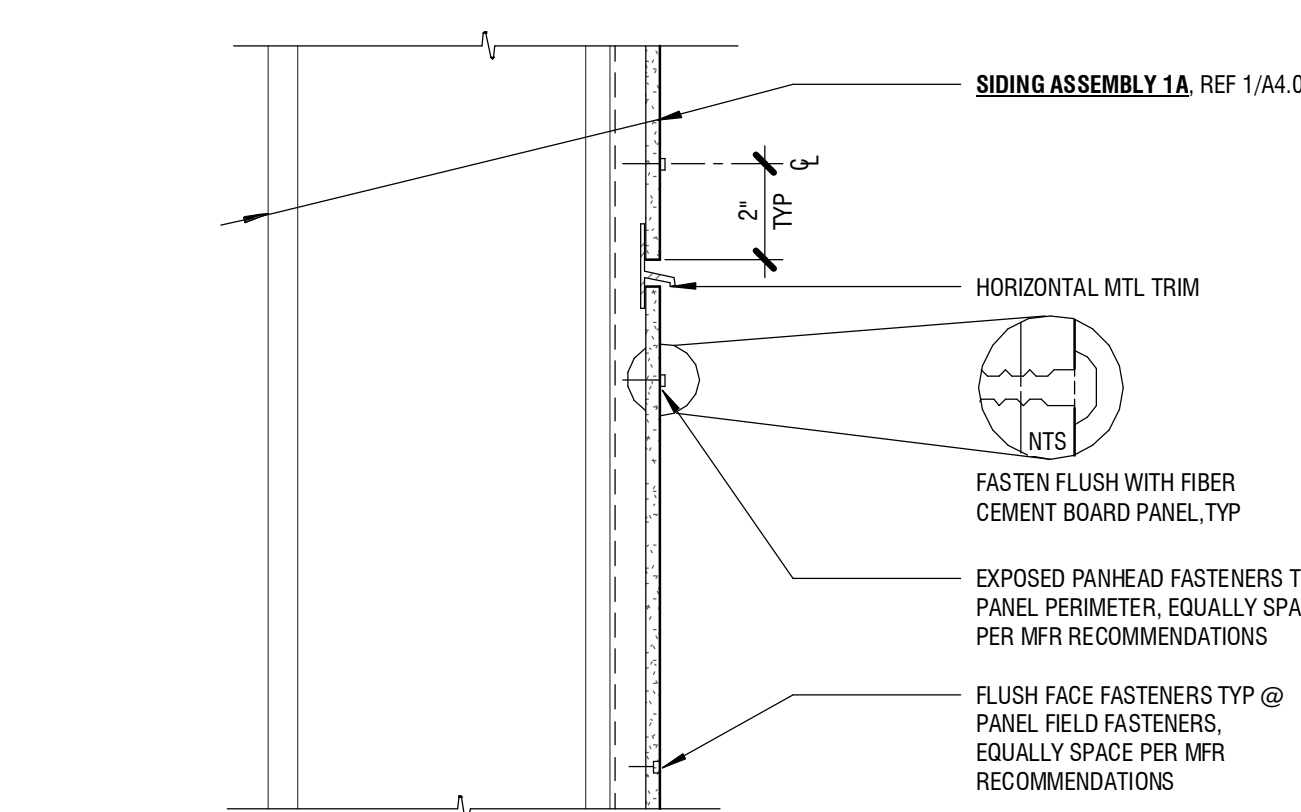
1 SIDING ASSEMBLIES
3" = 1'-0"



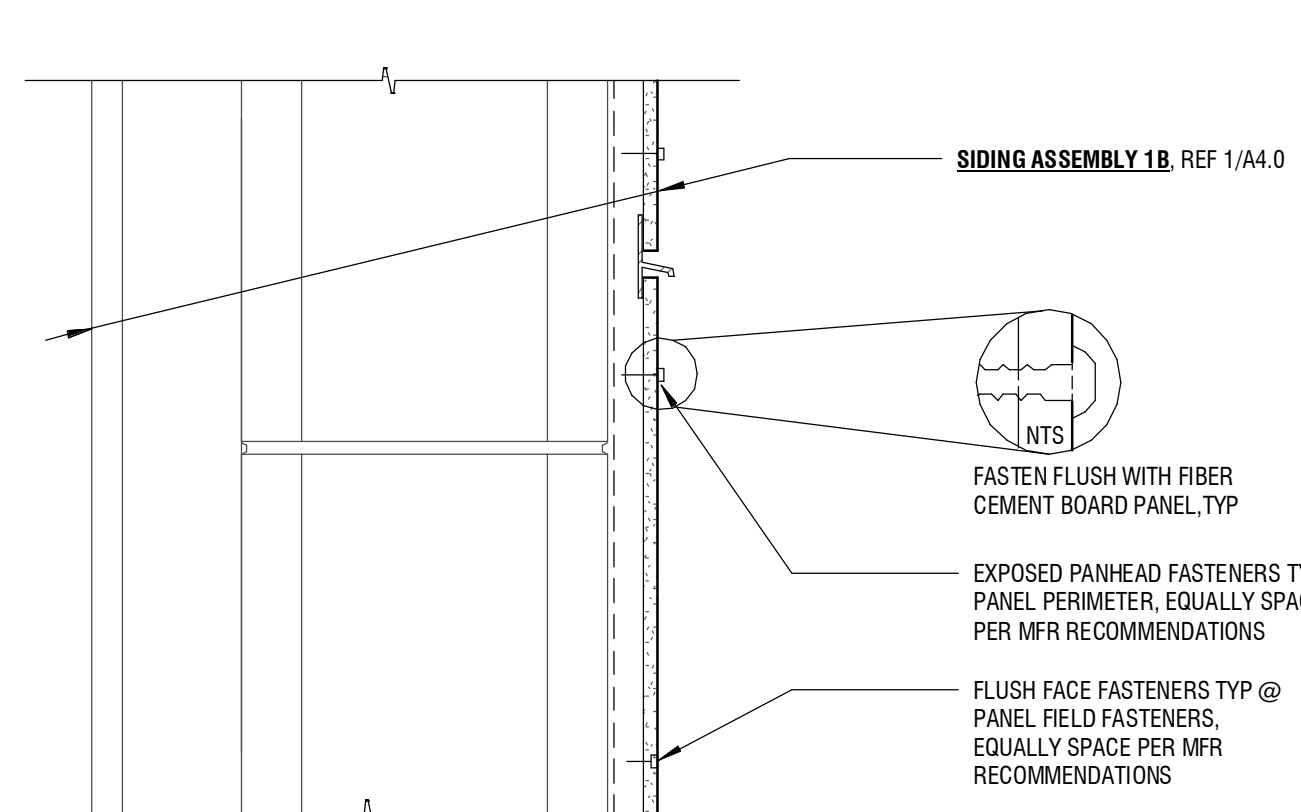
5 FLASHING TYPES
3" = 1'-0"



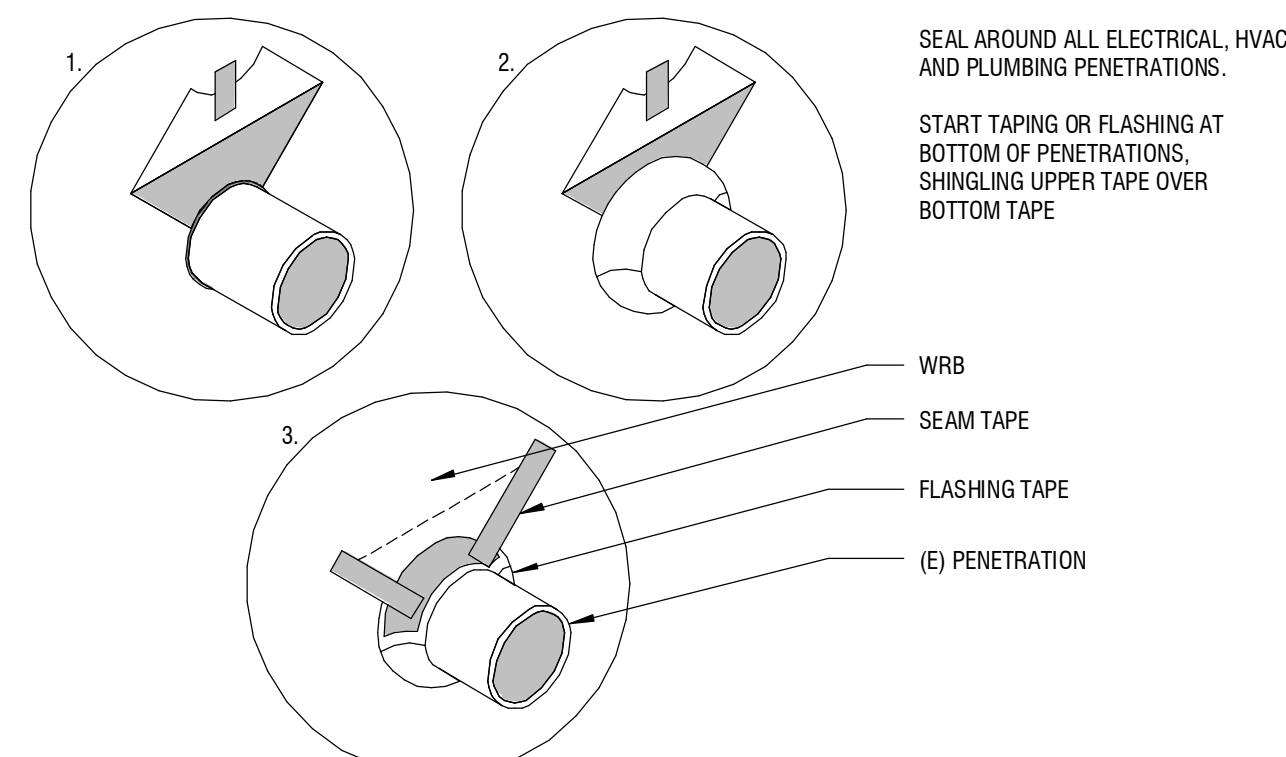
6 SOFFIT @ BAY WINDOWS
3" = 1'-0"



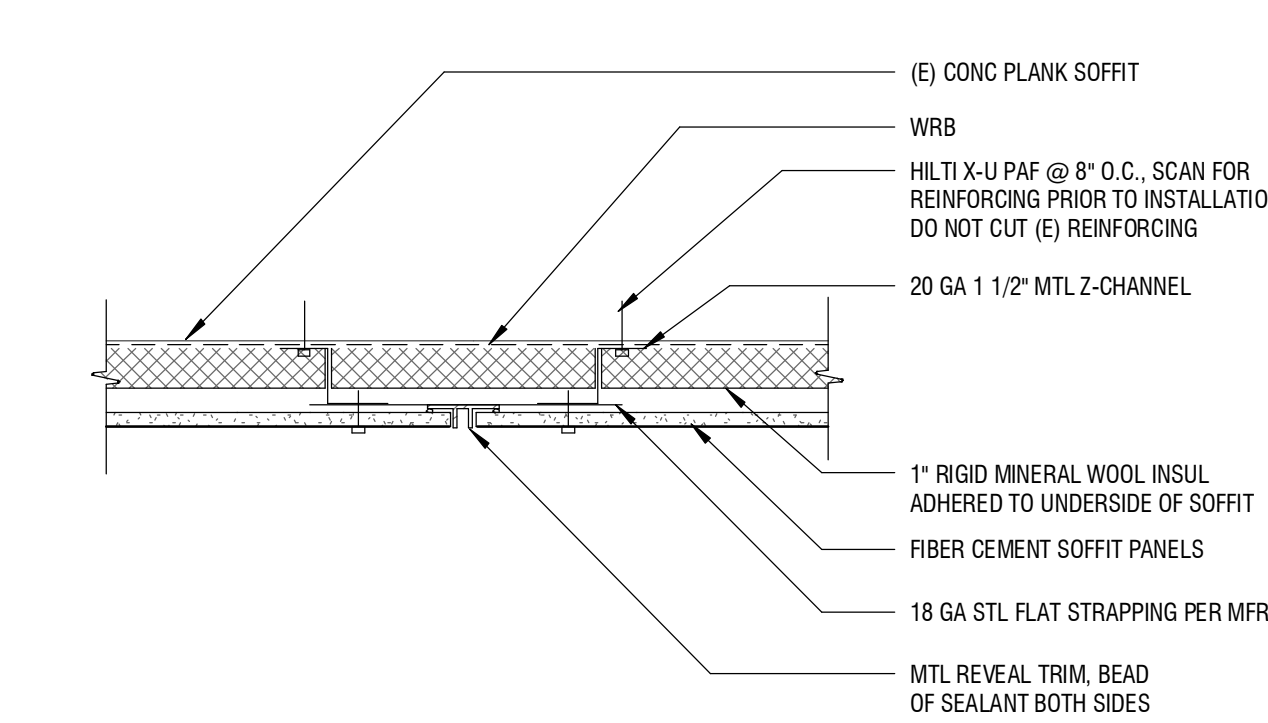
7 TYP HORIZ JOINT @ FIBER CEMENT SIDING
3" = 1'-0"



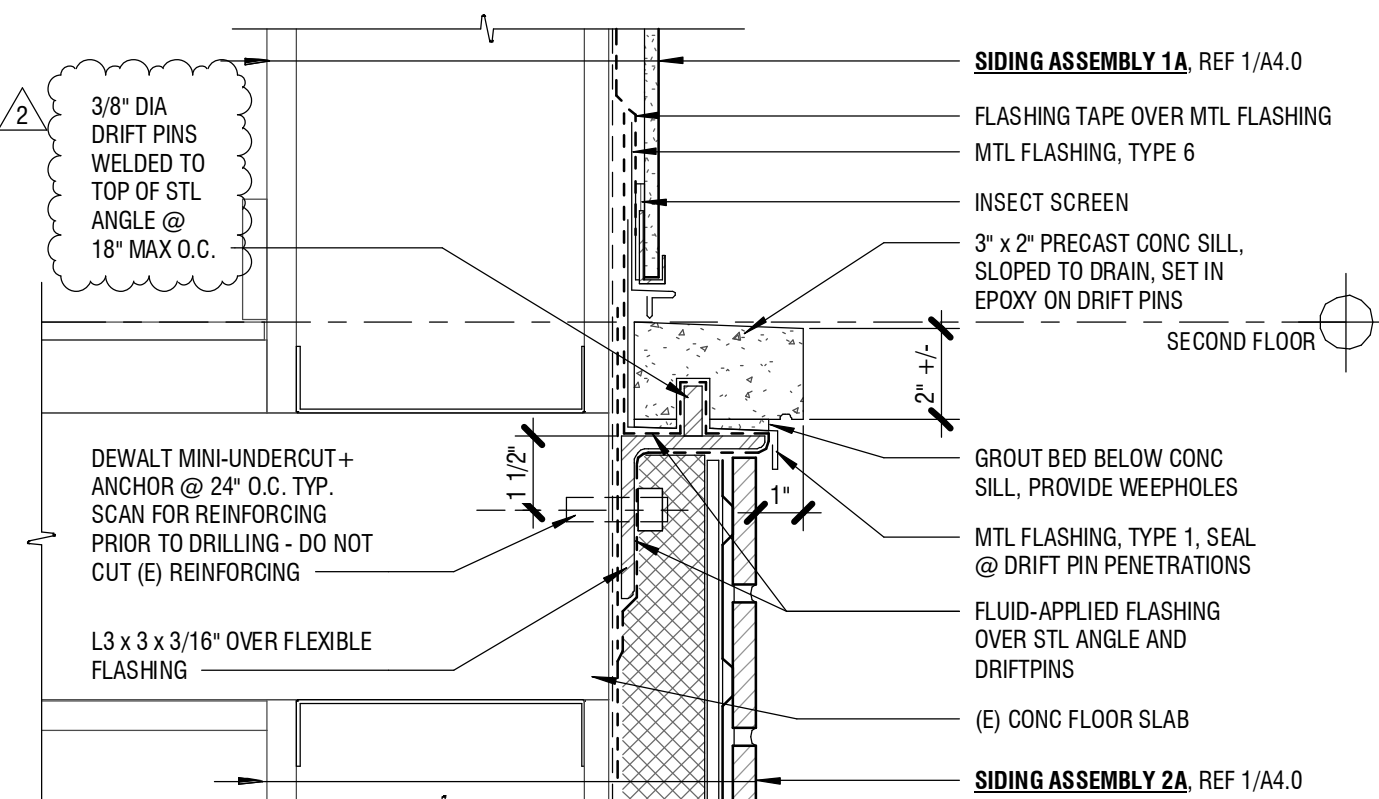
8 TYP FIBER CEMENT SIDING @ CMU WALL
3" = 1'-0"



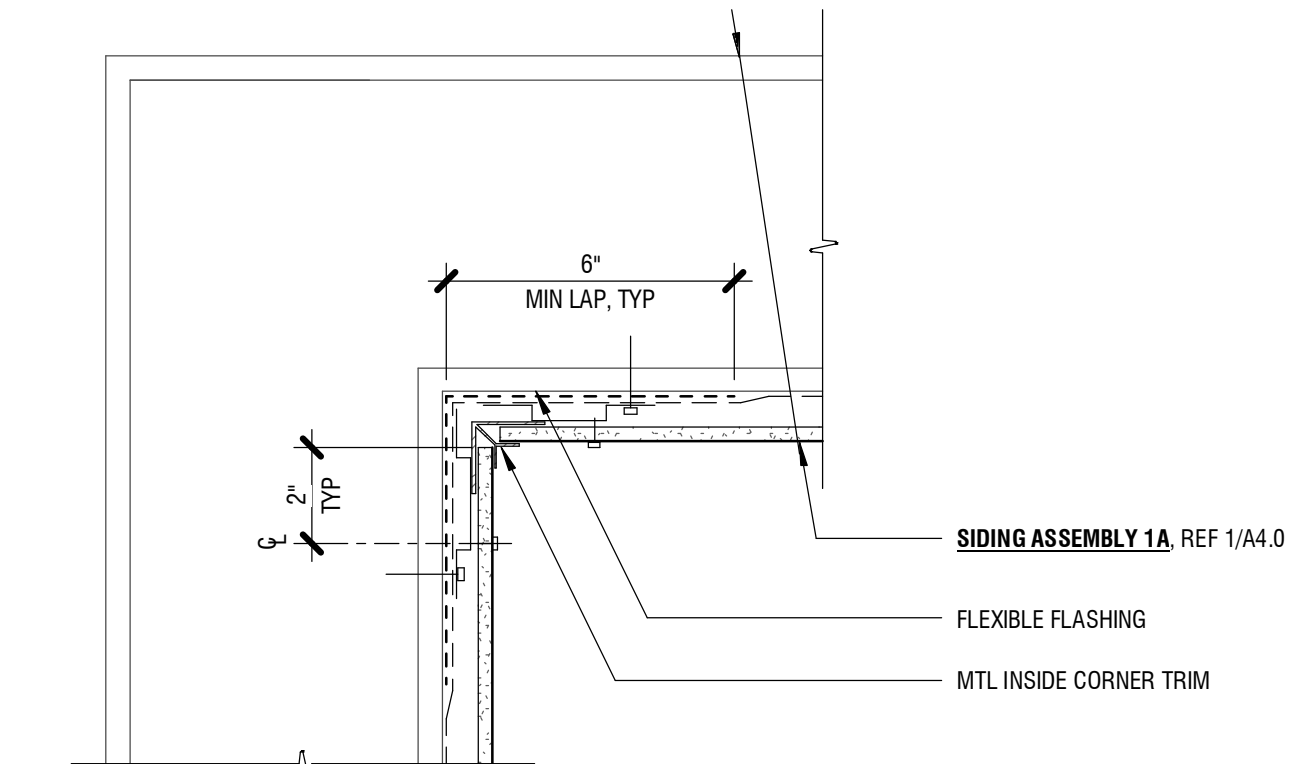
9 TYP FLASHING PENETRATION
3" = 1'-0"



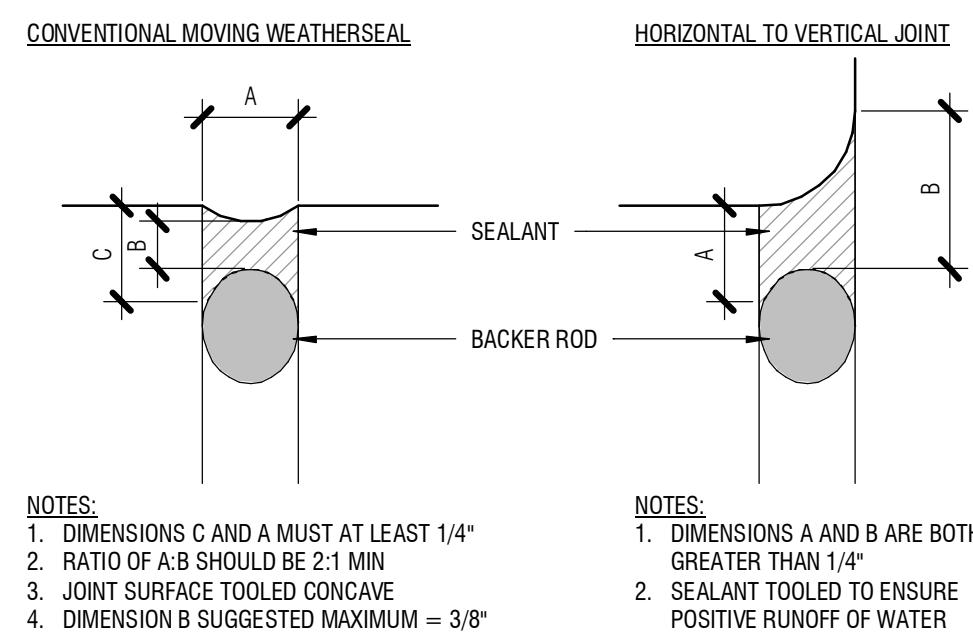
10 SOFFIT PANEL JOINT
3" = 1'-0"



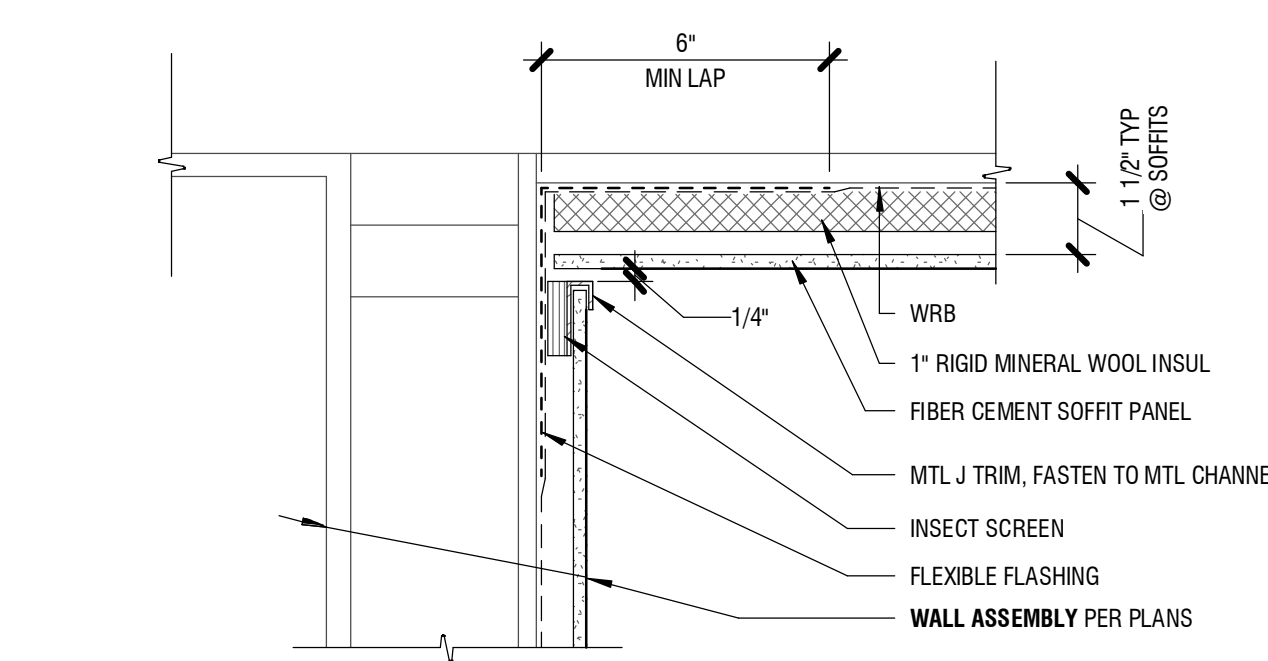
11 TYP FIBER CEMENT TRANSITION TO BRICK VENEER
3" = 1'-0"



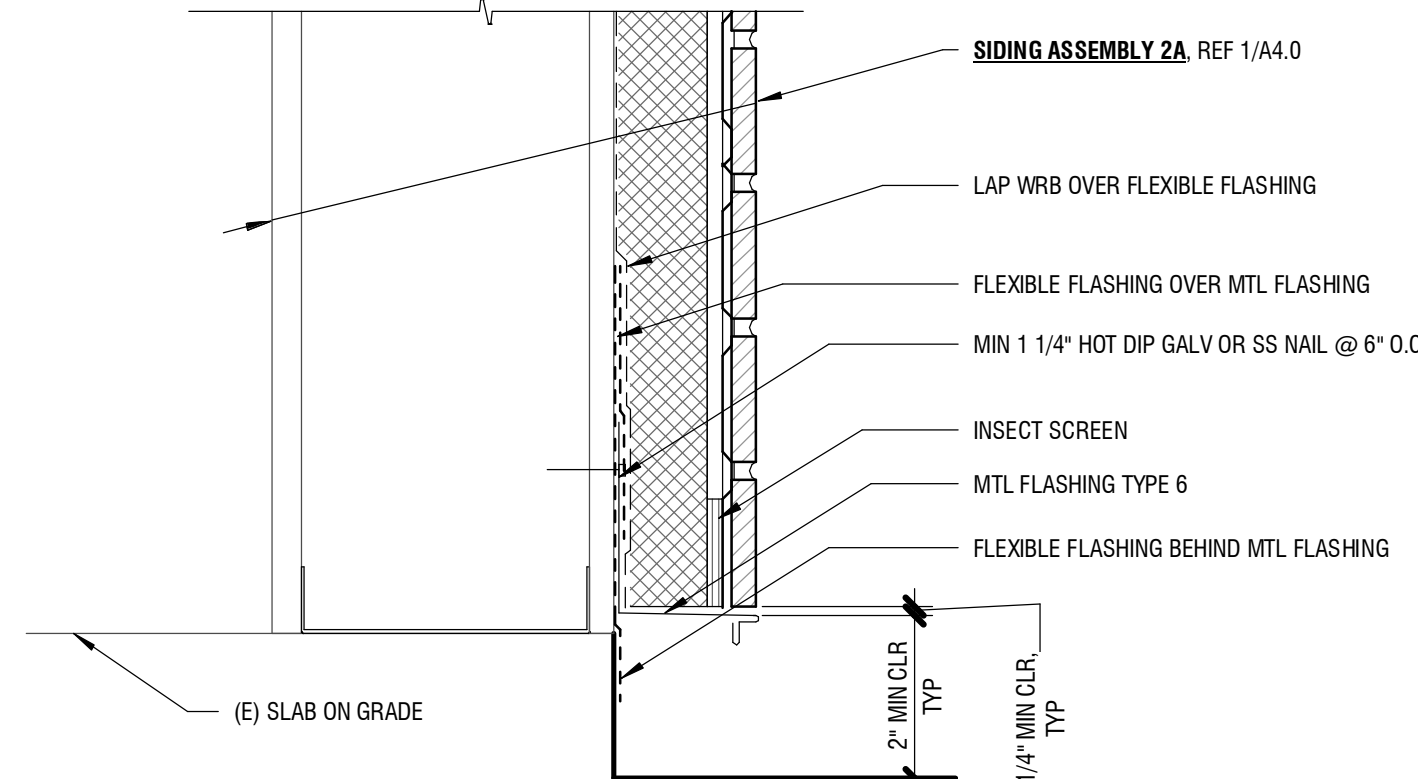
12 TYP FIBER CEMENT INSIDE CORNER PLAN
3" = 1'-0"



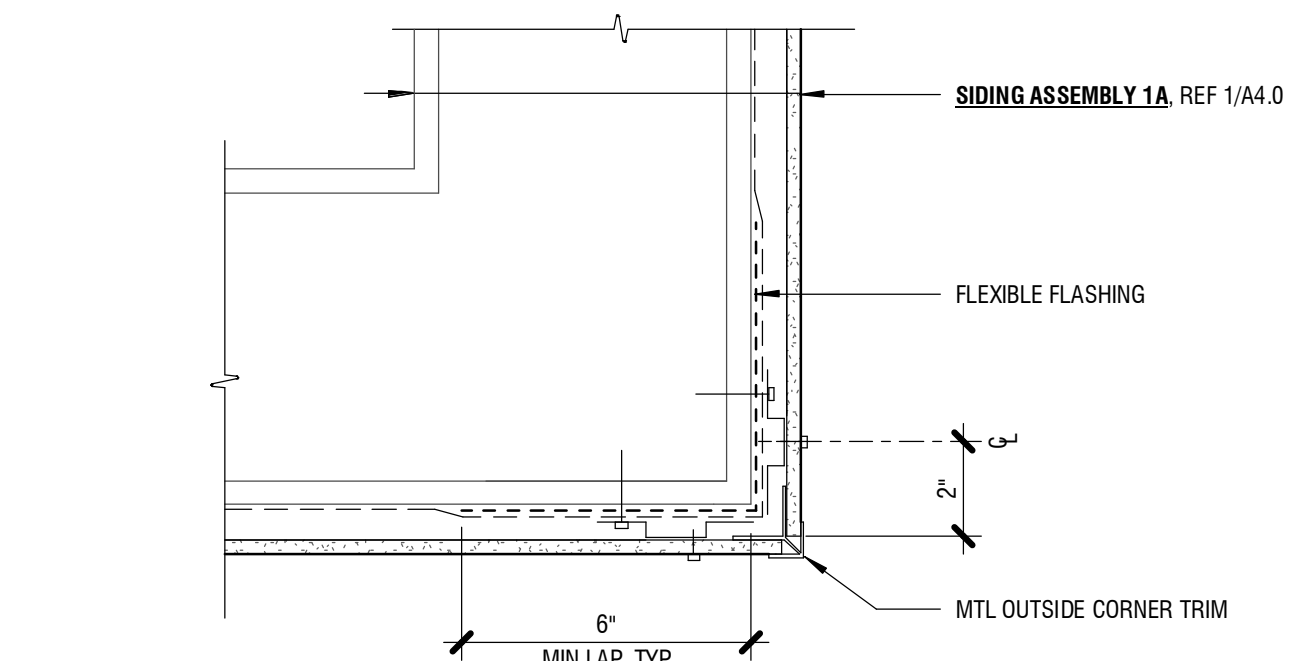
13 TYP SEALANT JOINT & BACKER ROD
3" = 1'-0"



14 SOFFIT TO WALL
3" = 1'-0"



15 BASE OF BRICK VENEER WALL
3" = 1'-0"



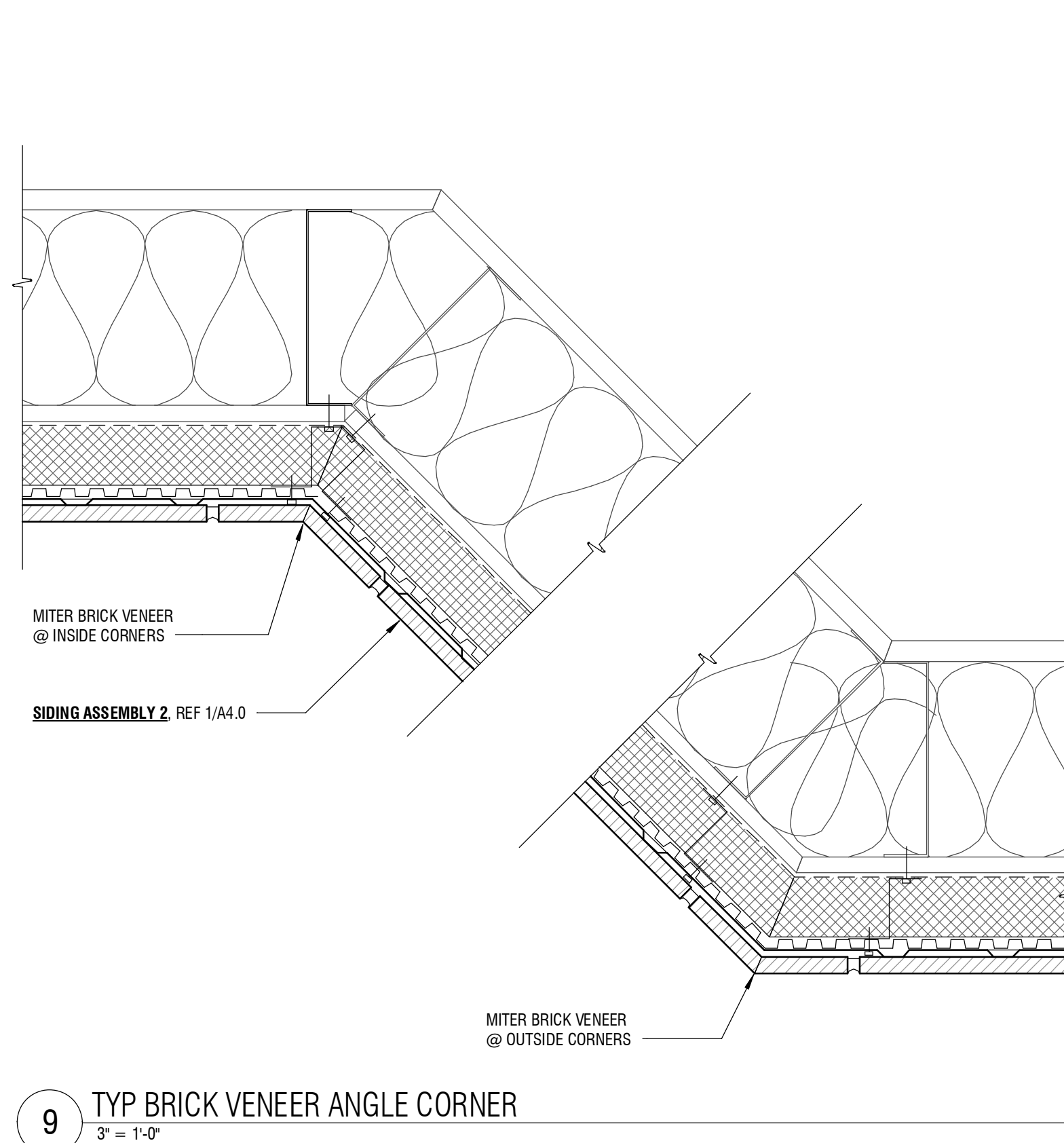
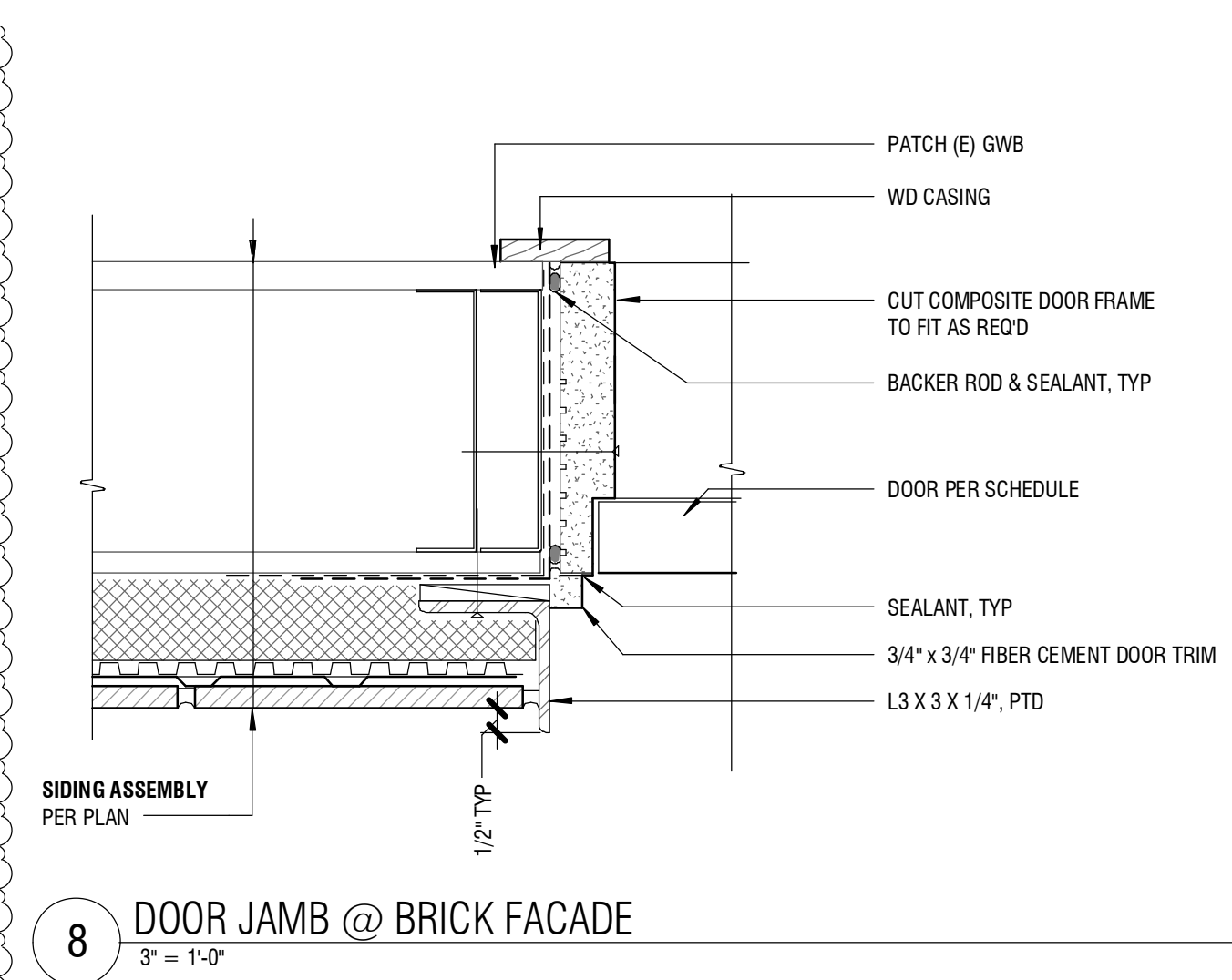
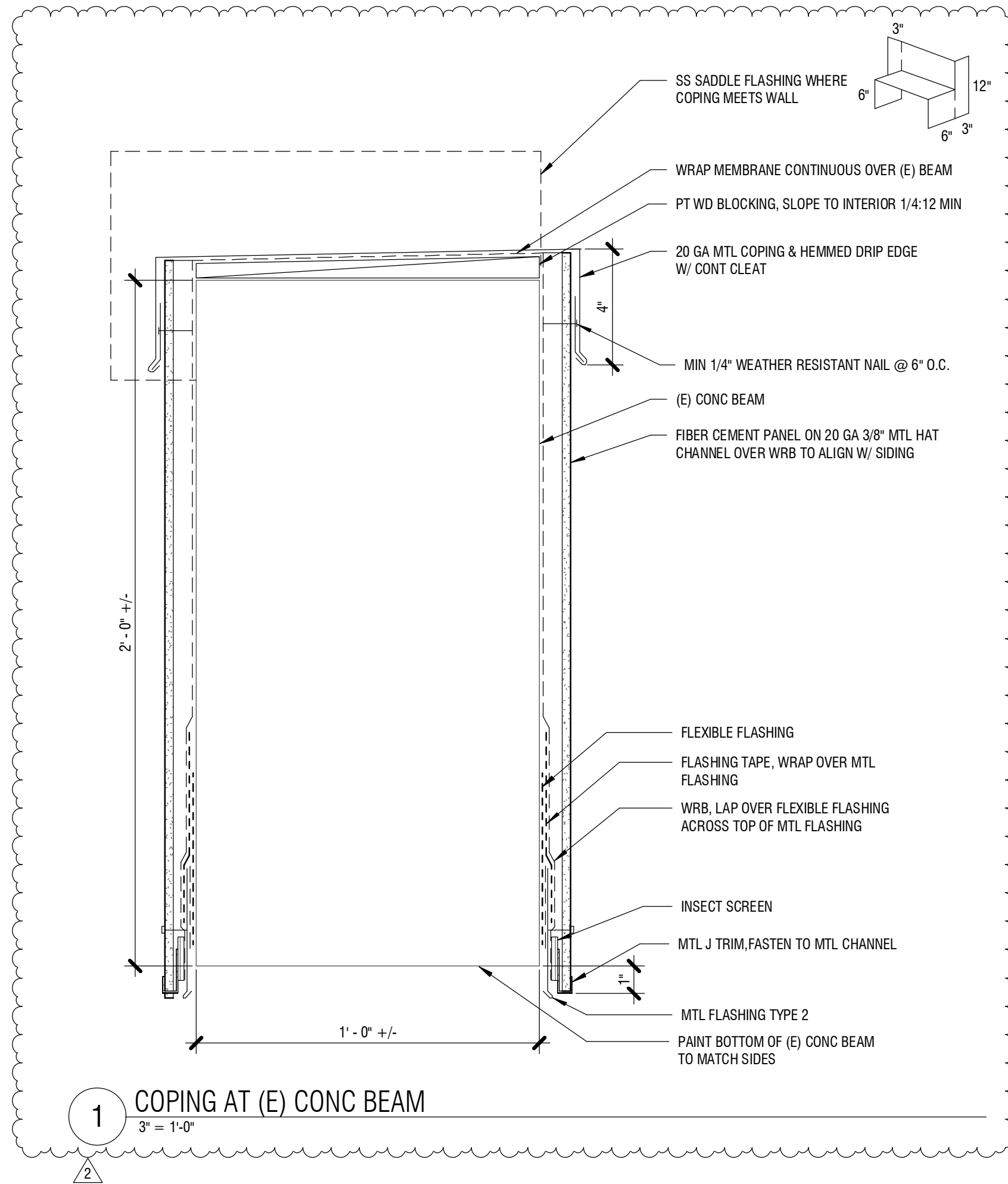
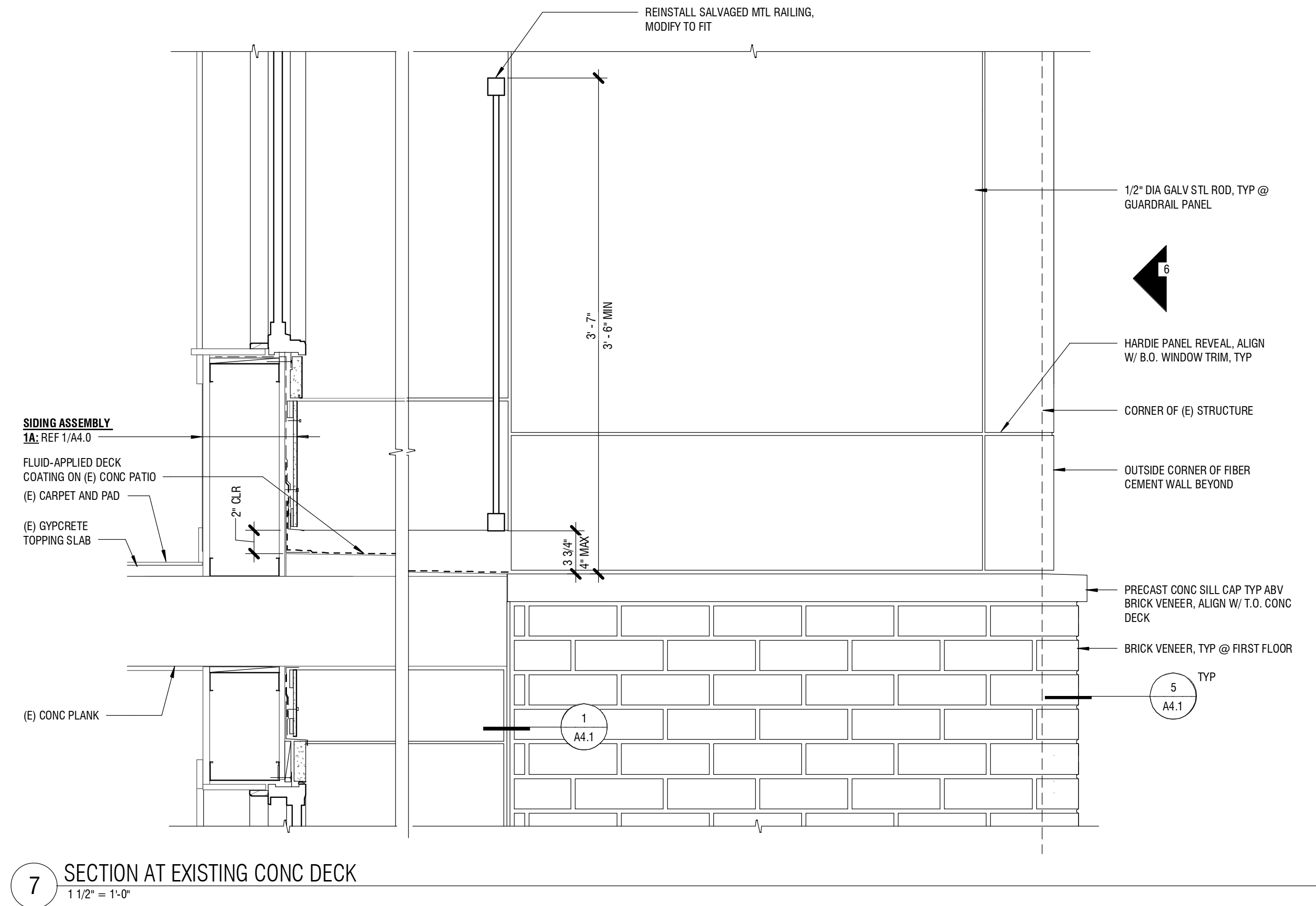
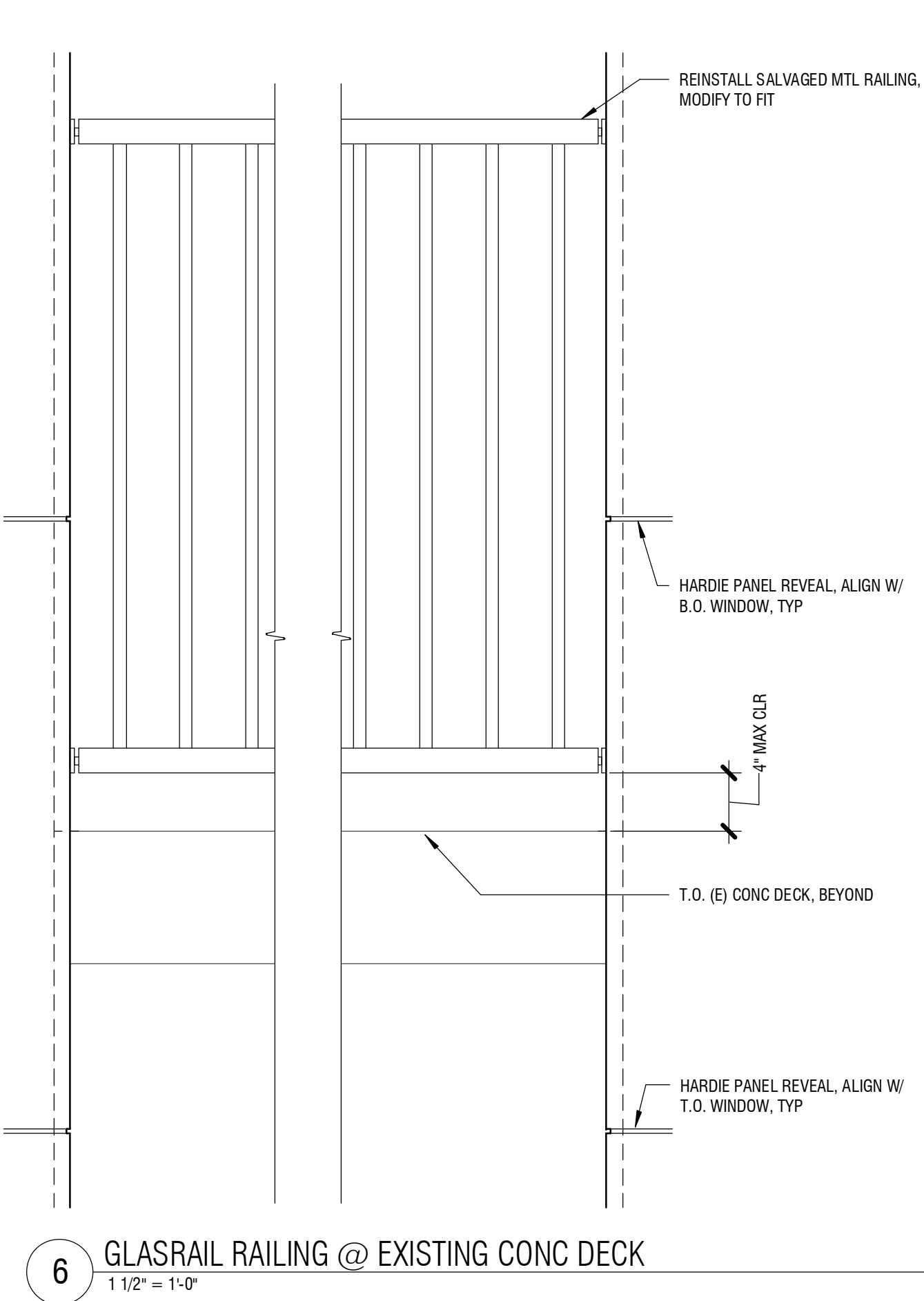
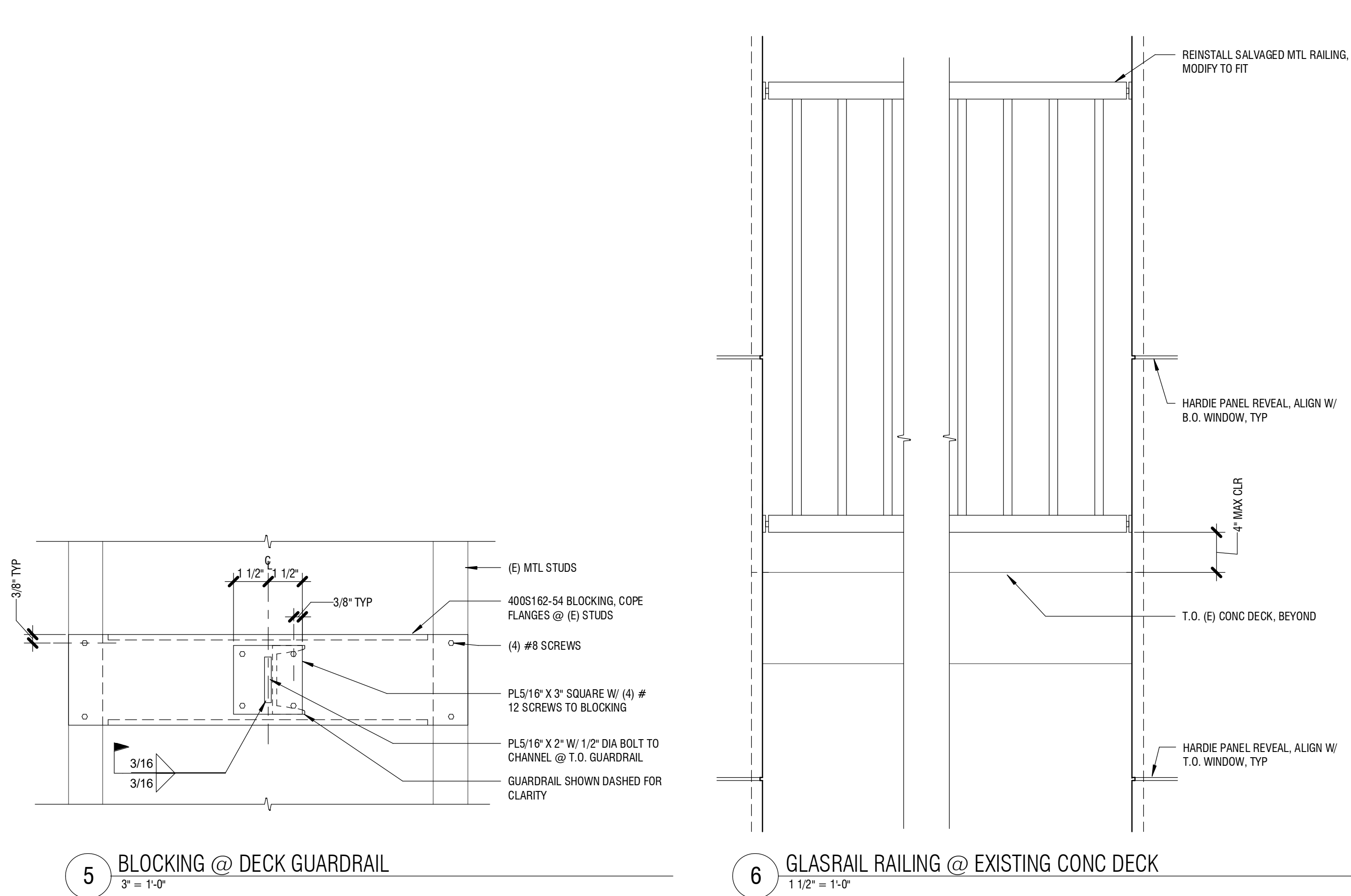
16 TYP FIBER CEMENT OUTSIDE CORNER PLAN
3" = 1'-0"

KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET
107 W MAIN ST
AUBURN, WA 98001

Drawn by:	<u> </u>
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ASSEMBLIES AND
DETAILS
A4.0



KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET
107 W MAIN ST
AUBURN, WA 98001

Drawn by: JH
Checked: LJ
Date: 03/08/2022
Scale: As indicated

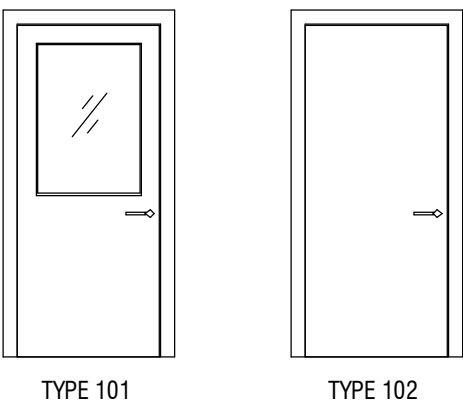
Revisions:	No.	Date	Remarks
1	2.23.22		ASI-01
2	4.6.22		ADDENDUM 03

DETAILS
A4.4

DOOR SCHEDULE

MARK	WIDTH	HIEGHT	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	COMMENTS
101	2'-10"	7'-0"	FIBERGLASS	PNT	FIBER CEMENT	PNT	HALF-LITE, TYP UNIT DOOR @ PATIOS
102	3'-0"	7'-0"	HM	PNT	(E)	PNT	
103	3'-0"	7'-0"	(E)	PNT	(E)	PNT	REPLACE THRESHOLD AND HARDWARE ONLY, CUT (E) DOOR TO FIT

DOOR LEGEND



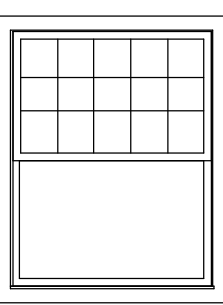
DOOR NOTES:

1. VERIFY EXISTING OPERABLE DIRECTIONS AND PROVIDE NEW DOORS TO MATCH.
2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL EXISTING OPENING DIMENSIONS AFTER OPENING MODIFICATIONS.
3. GLAZING SHALL BE LABELED & NFRC CERTIFIED PER MFR, AND HAVE A U-VALUE OF 0.30 OR BETTER, PER MFR, TYP. DOORS TO BE R-5 OR BETTER.
4. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE SAFETY/TEMPERED GLASS.
5. SIGNAGE AT ENTRY DOOR(S) TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR (FOIC).
6. COORDINATE HARDWARE GROUPS WITH OWNER. REPLACE NECESSARY EGRESS HARDWARE.
7. PROVIDE CONTINUOUS AIR SEAL AT ALL WINDOWS, DOORS, WALL AND ROOF PENETRATIONS.
8. SALVAGE EXISTING DOOR LOCKSET CORES, RETURN TO OWNER.

WINDOW SCHEDULE

MARK	OPERATION	WIDTH	HEIGHT	U-VALUE (MIN)	COMMENTS	MARK
W1	MULLED WINDOW ASSEMBLY					W1
	SINGLE HUNG	2'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	X2
	FIXED	4'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	W1
	SINGLE HUNG	2'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	X2
W2	MULLED WINDOW ASSEMBLY					W2
	SINGLE HUNG	2'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	X2
	FIXED	4'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	W1
	SINGLE HUNG	2'-3"	5'-3"	0.30	MATCH (E) WINDOW DIM, MULL W/ ADJACENT WINDOW TO MATCH (E) CONDITION	X2
W3	SINGLE HUNG	4'-0"	5'-2"	0.30	SAFETY GLAZING, MATCH (E) WINDOW DIM	W3
W4	FIXED	3'-0"	5'-2"	0.30	SAFETY GLAZING, MATCH (E) WINDOW DIM	W4
W5	SINGLE HUNG	3'-0"	6'-0"	0.30	MATCH (E) WINDOW DIM	W5

WINDOW LEGEND

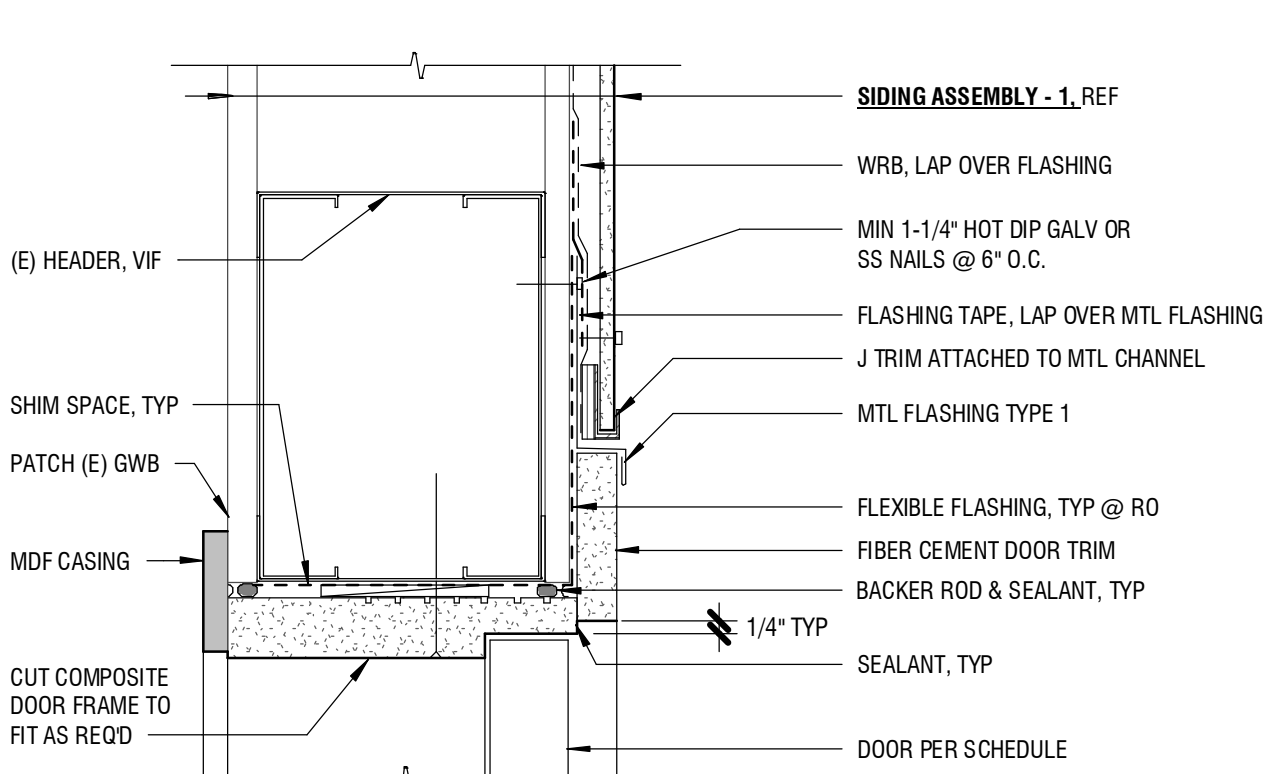


WINDOW NOTES:

1. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS.
2. ALL SINGLE-HUNG WINDOWS TO HAVE SIMULATED DIVIDED LITES AT UPPER SASH. MATCH GRID STYLE OF EXISTING WINDOWS TO REMAIN AT MASONRY BUILDING.
3. AT OPERABLE WINDOWS, OPERABLE SASH TO MATCH EXISTING WINDOWS.
4. ALL GLAZING SHALL BE LABELED & NFRC CERTIFIED PER MFR, ALL GLAZING WITHIN 18" OF INTERIOR FLOOR/ EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED.
5. ALL GLAZING SHALL HAVE A U-VALUE OF 0.30 OR BETTER, PER MFR, TYP.
6. PROVIDE CONTINUOUS AIR SEAL AT ALL WINDOWS, DOORS, WALL AND ROOF PENETRATIONS.
7. SCREENS TO BE PROVIDED WITH ALL OPERABLE WINDOWS.
8. PROVIDE PASSIVE FRESH AIR VENTILATION SYSTEM AT ALL WINDOWS MEETING WASHINGTON STATE ENERGY CODE FOR FRESH AIR VENTILATION.
9. HORIZONTAL BLINDS TO BE PROVIDED AT ALL WINDOWS.
10. MULL TOGETHER WINDOWS TO MATCH (E) MULLED WINDOW CONDITION.

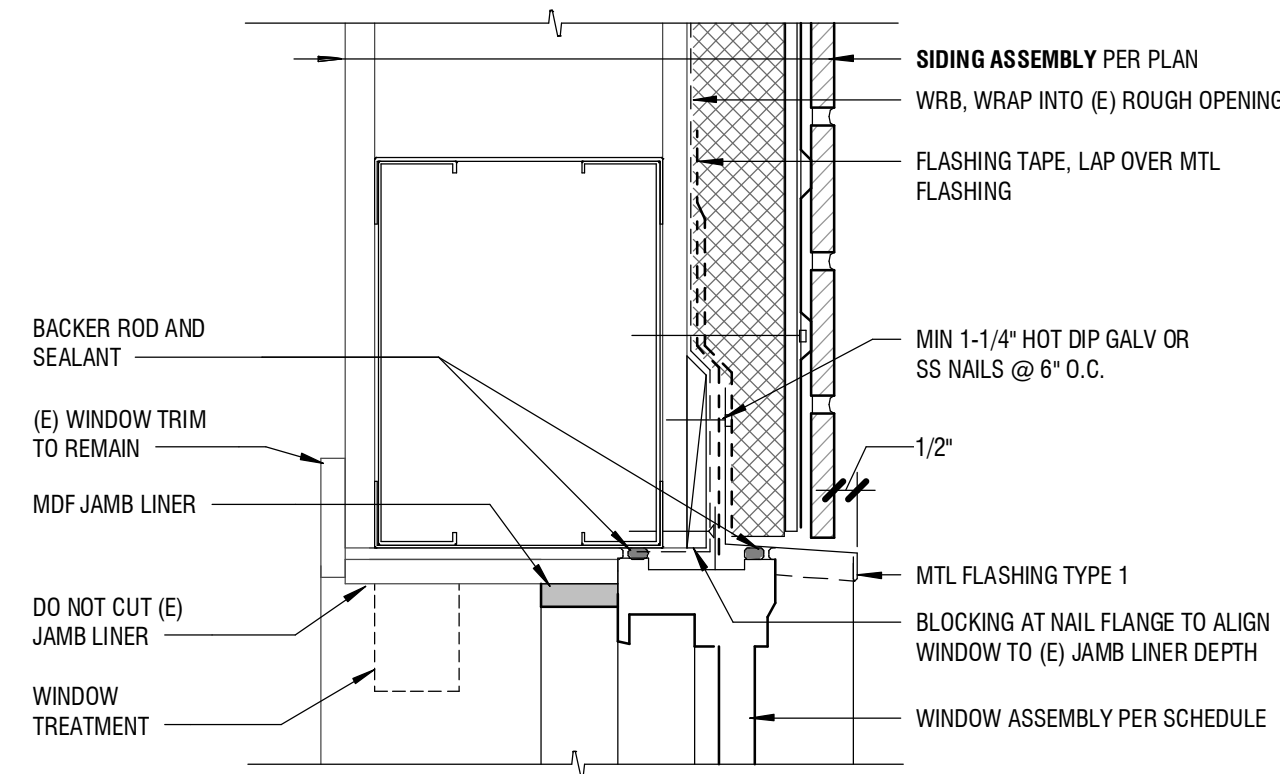
EGRESS NOTE:

ORIGINAL WINDOW INSTALLATIONS COMPLIED WITH APPLICABLE EGRESS CODES UPON COMPLETION. AS SUCH, REPLACEMENT WINDOWS WILL BE SET AS LOW AS POSSIBLE IN EXISTING OPENINGS, WHICH ARE NOT REQUIRED TO BE RE-FRAMED TO MEET CURRENT EGRESS HEIGHT.



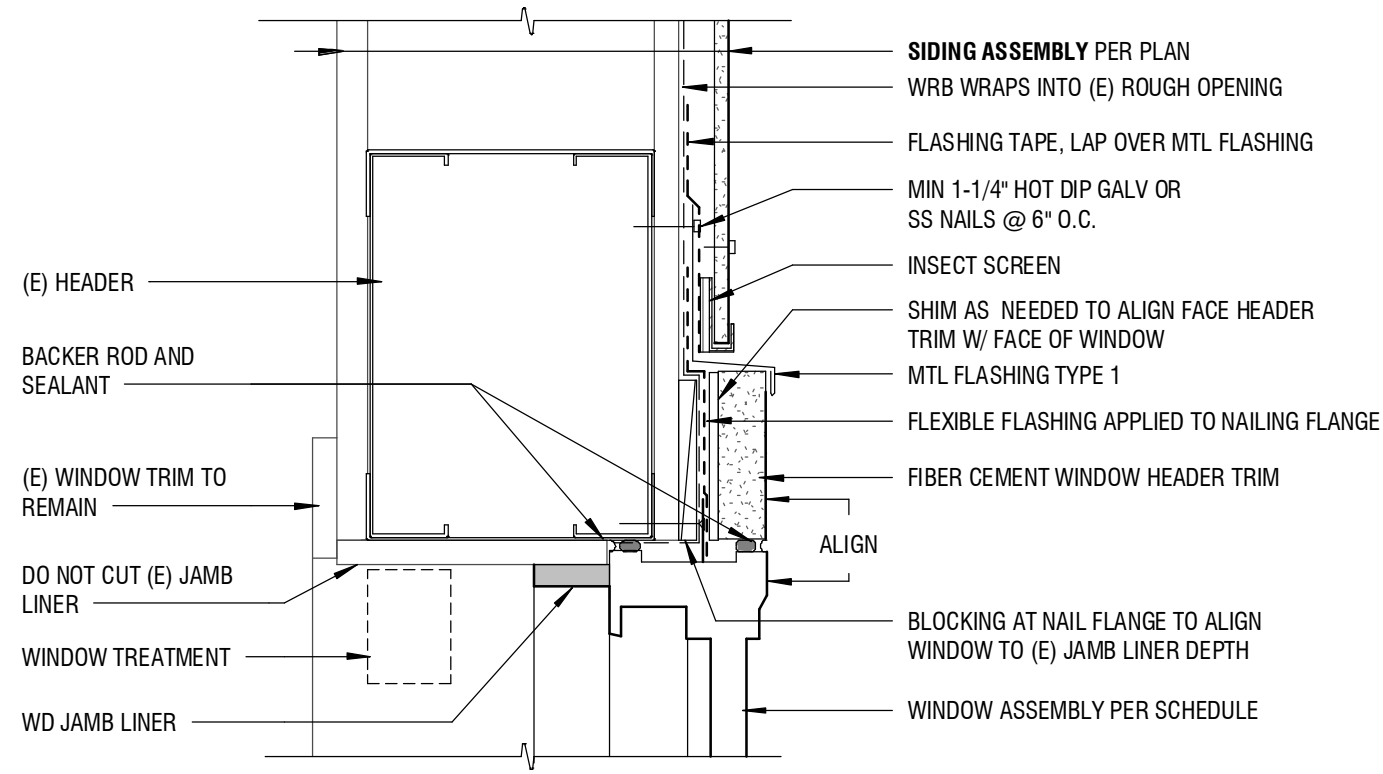
5 DOOR HEAD DETAIL

3" = 1'-0"



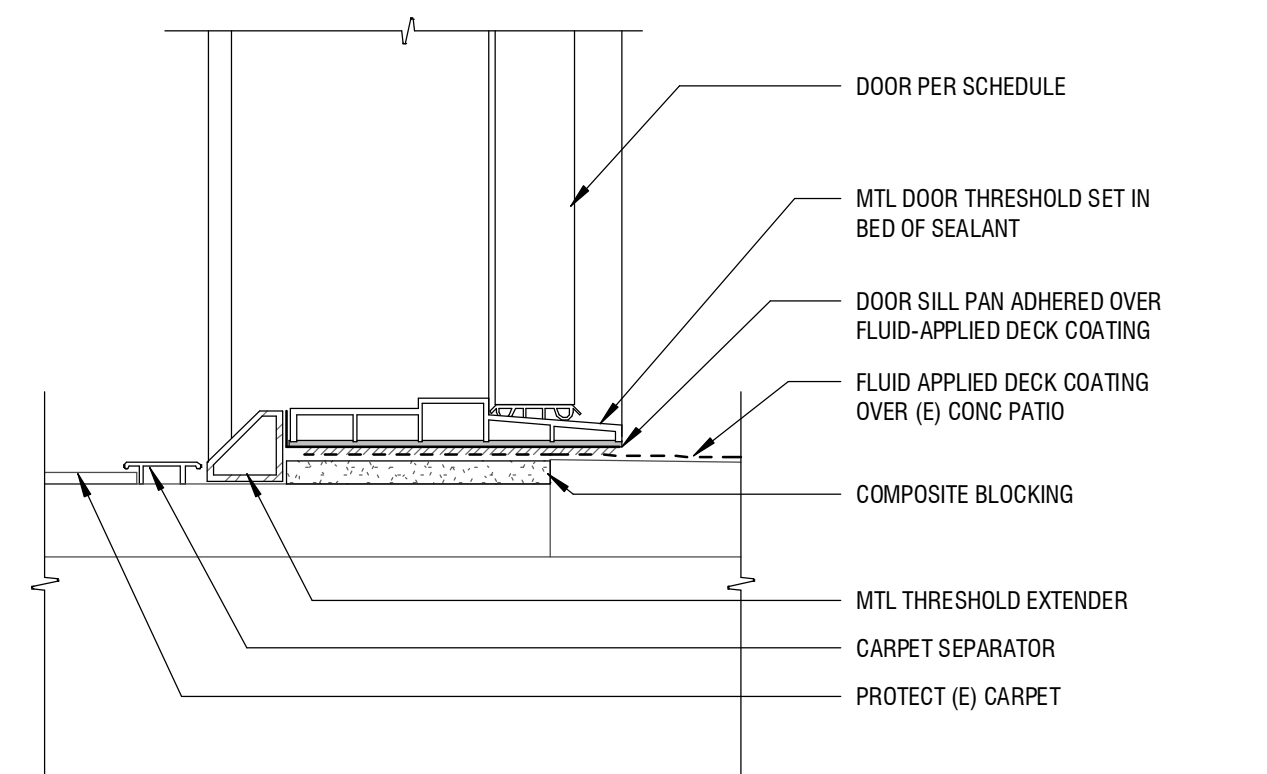
6 WINDOW HEAD @ BRICK FACADE

3" = 1'-0"



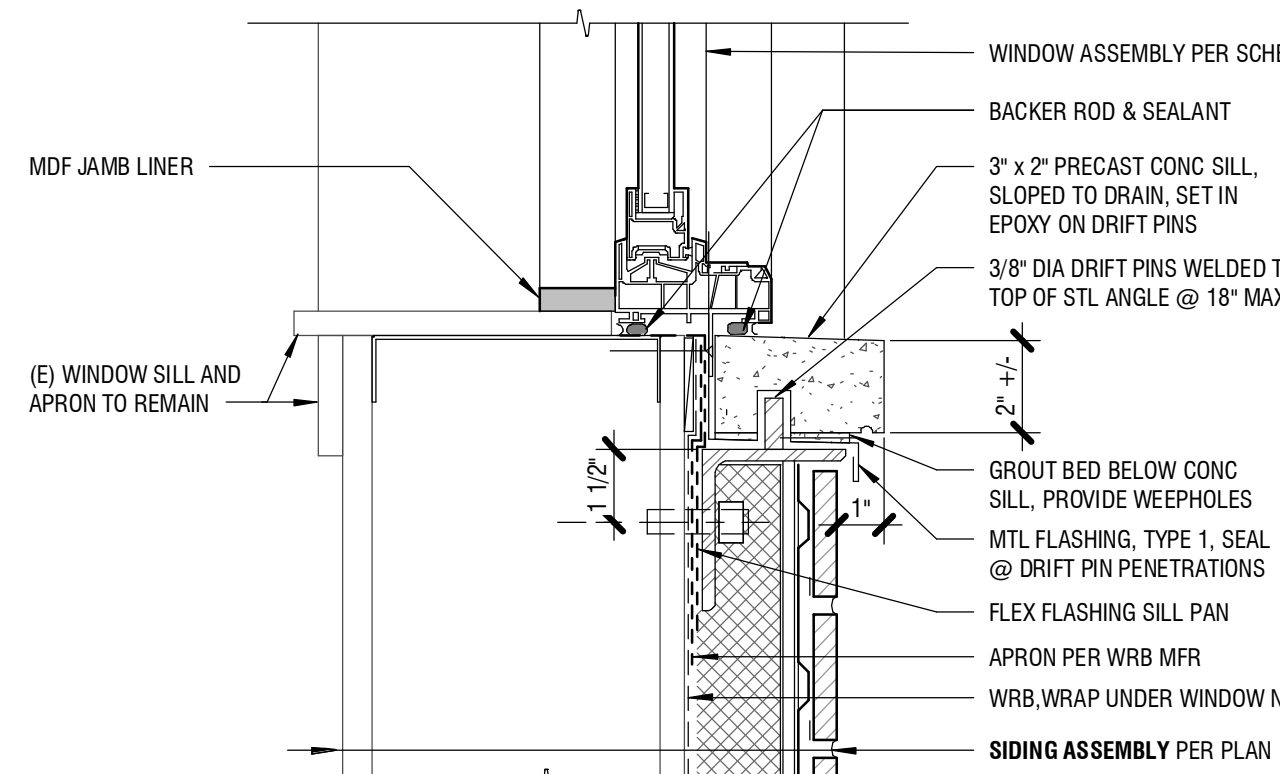
7 WINDOW HEAD

3" = 1'-0"



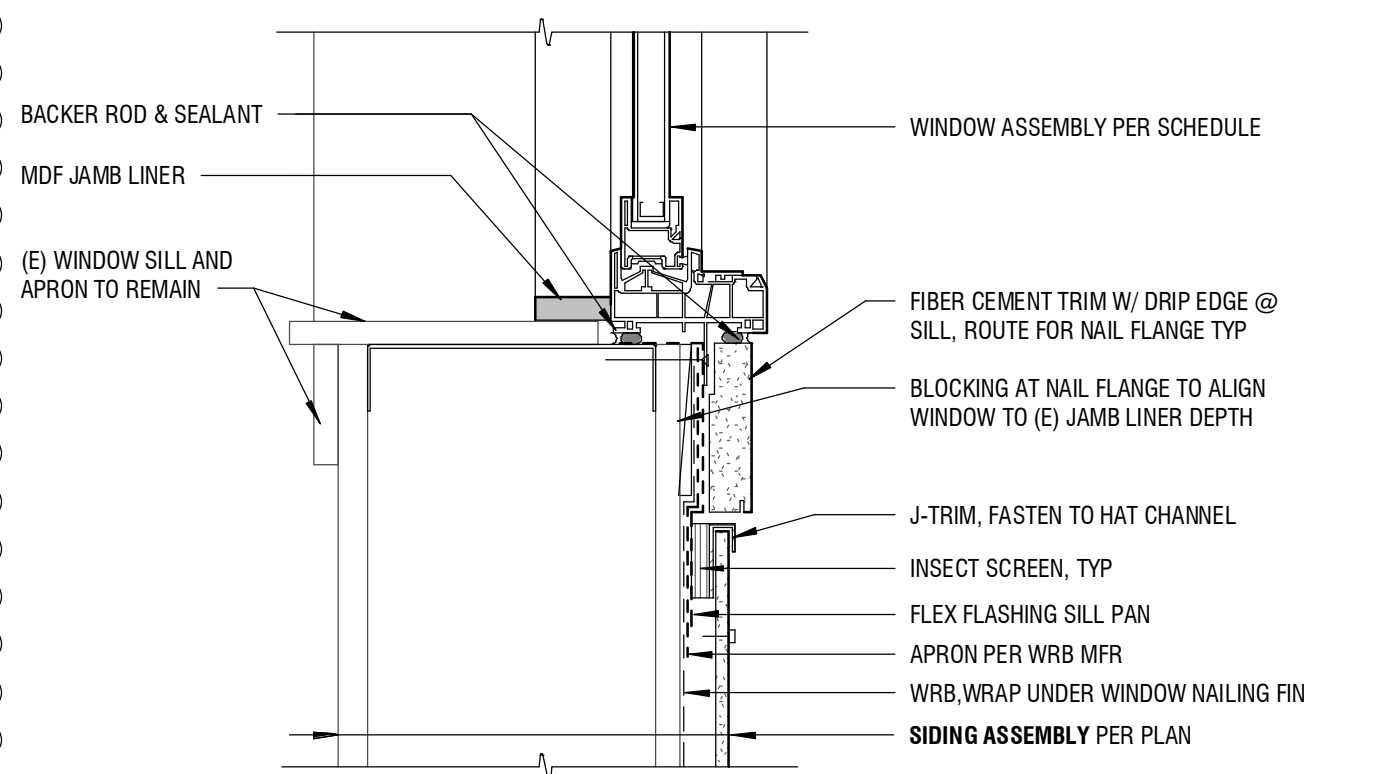
9 DOOR SILL THRESHOLD @ PATIO

3" = 1'-0"



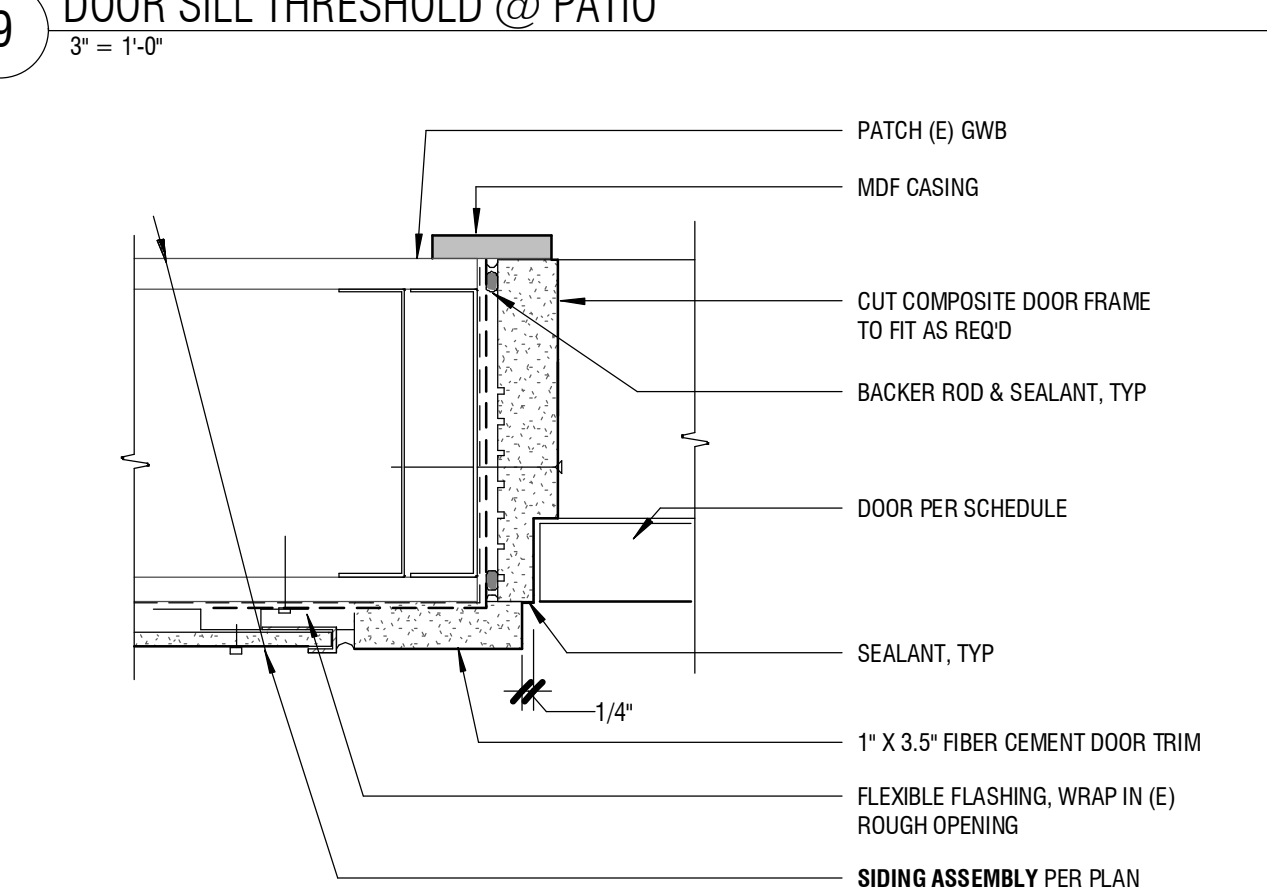
10 WINDOW SILL @ BRICK FACADE

3" = 1'-0"



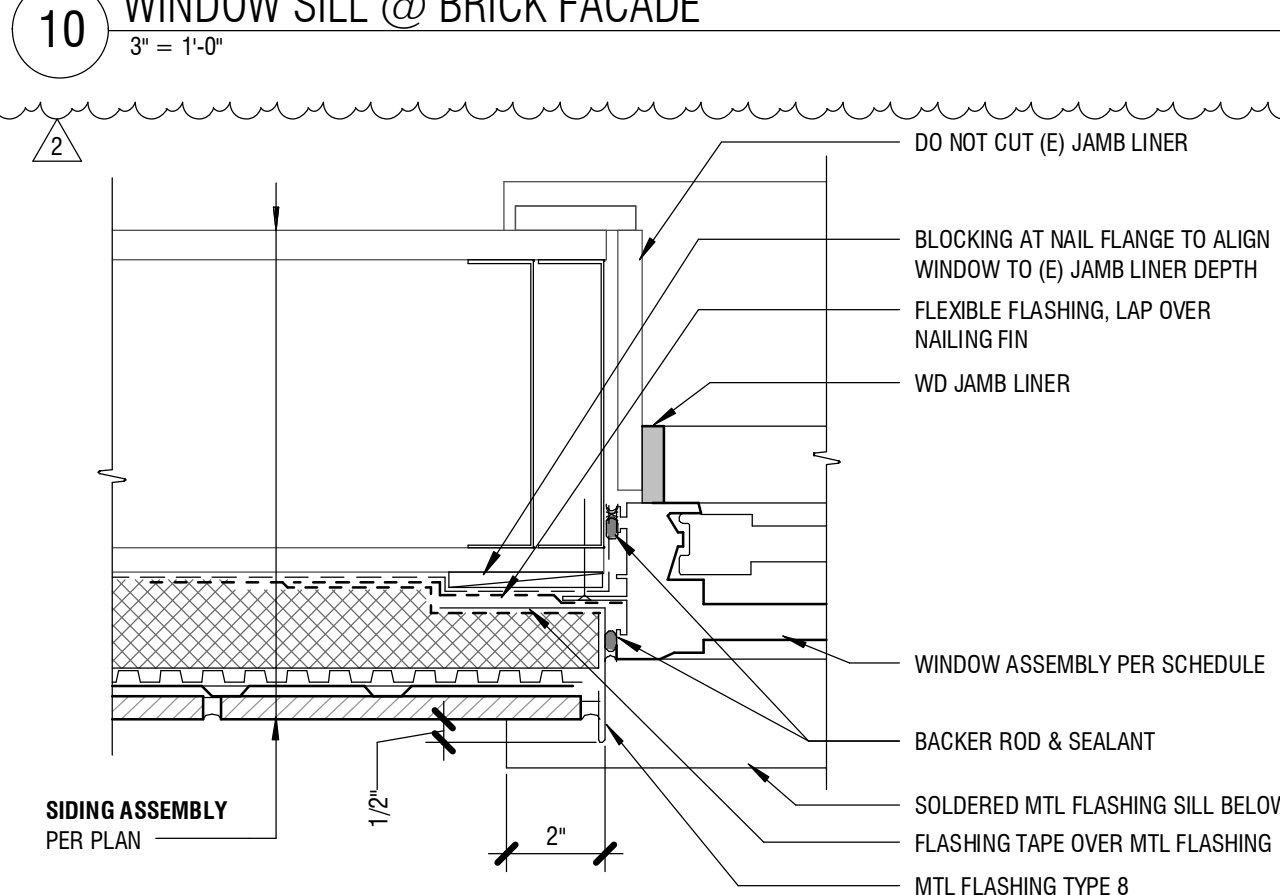
11 WINDOW SILL

3" = 1'-0"



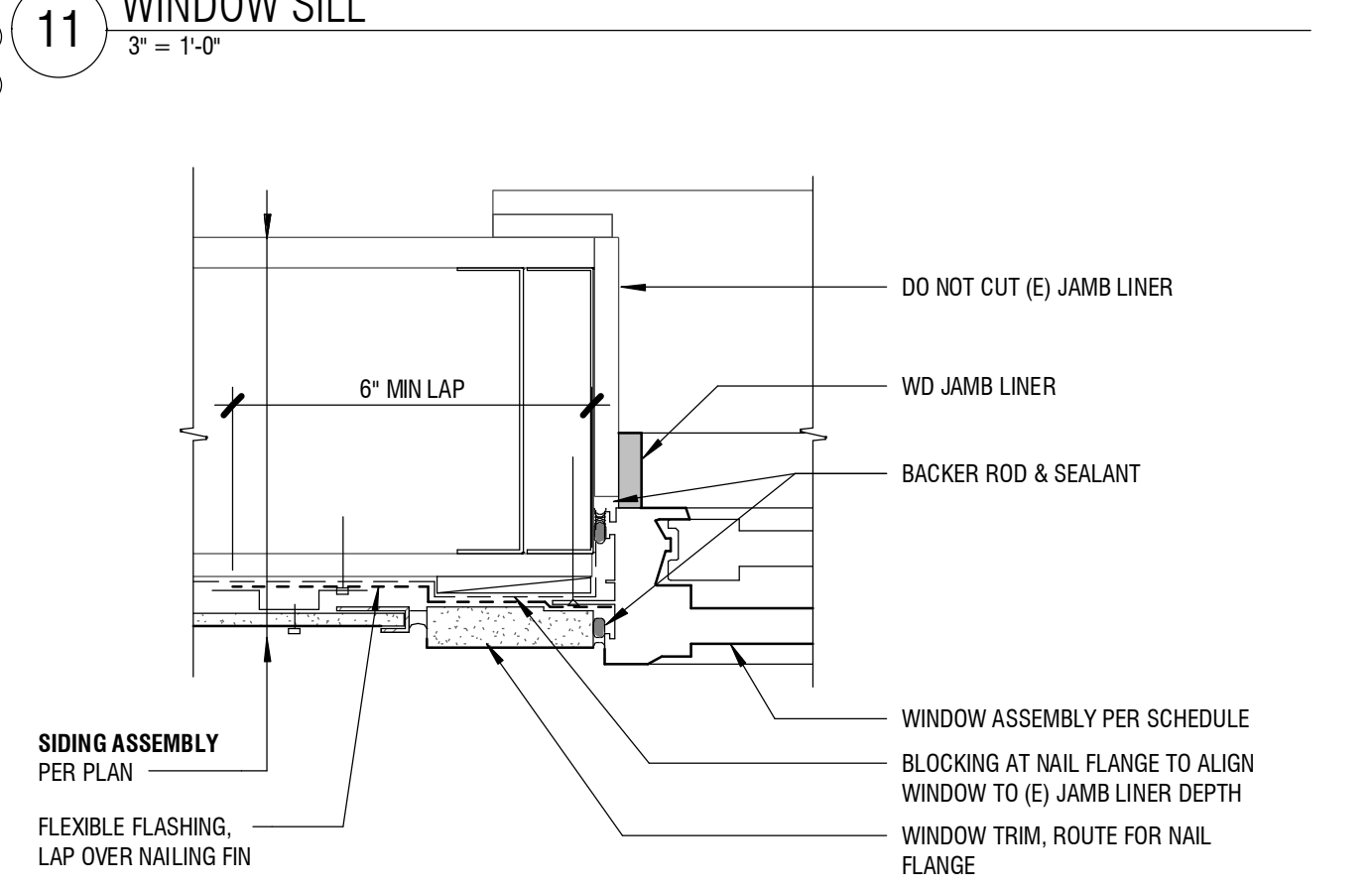
13 OUTSWING DOOR JAMB

3" = 1'-0"



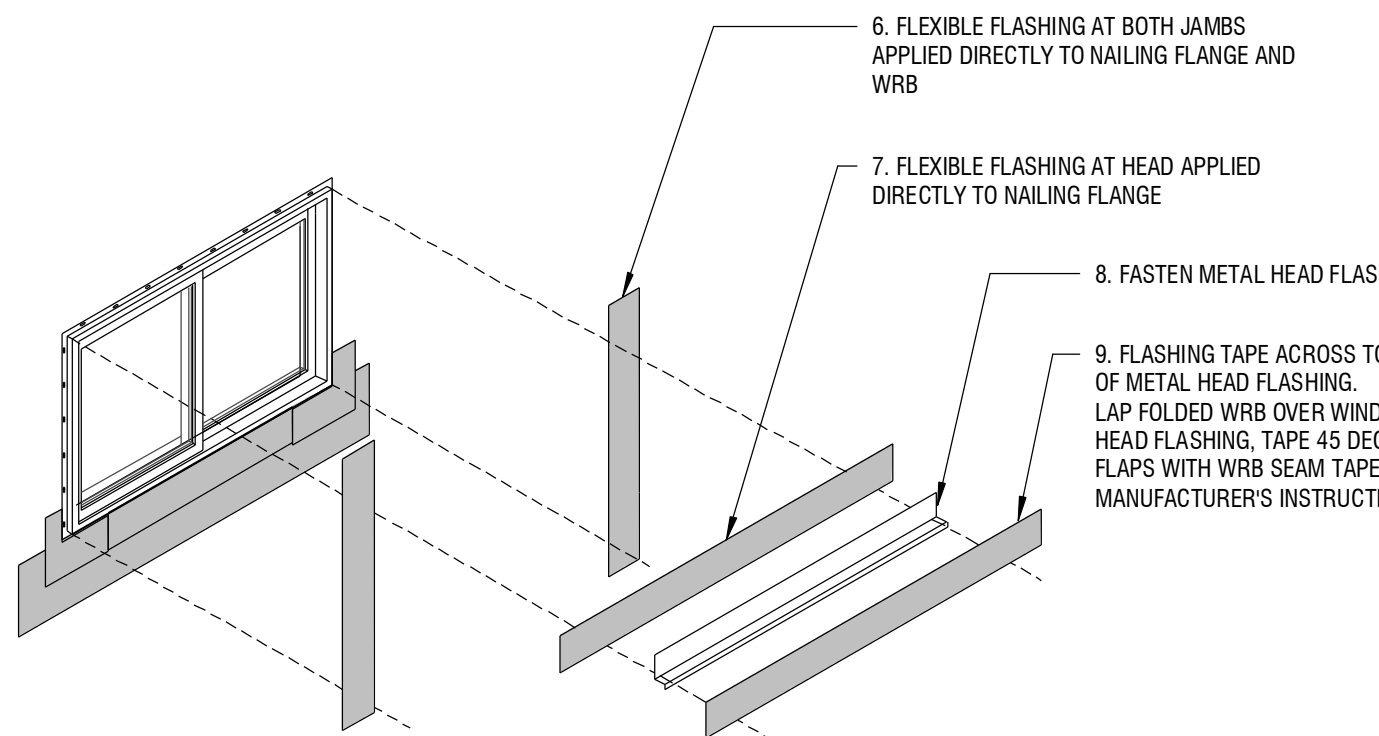
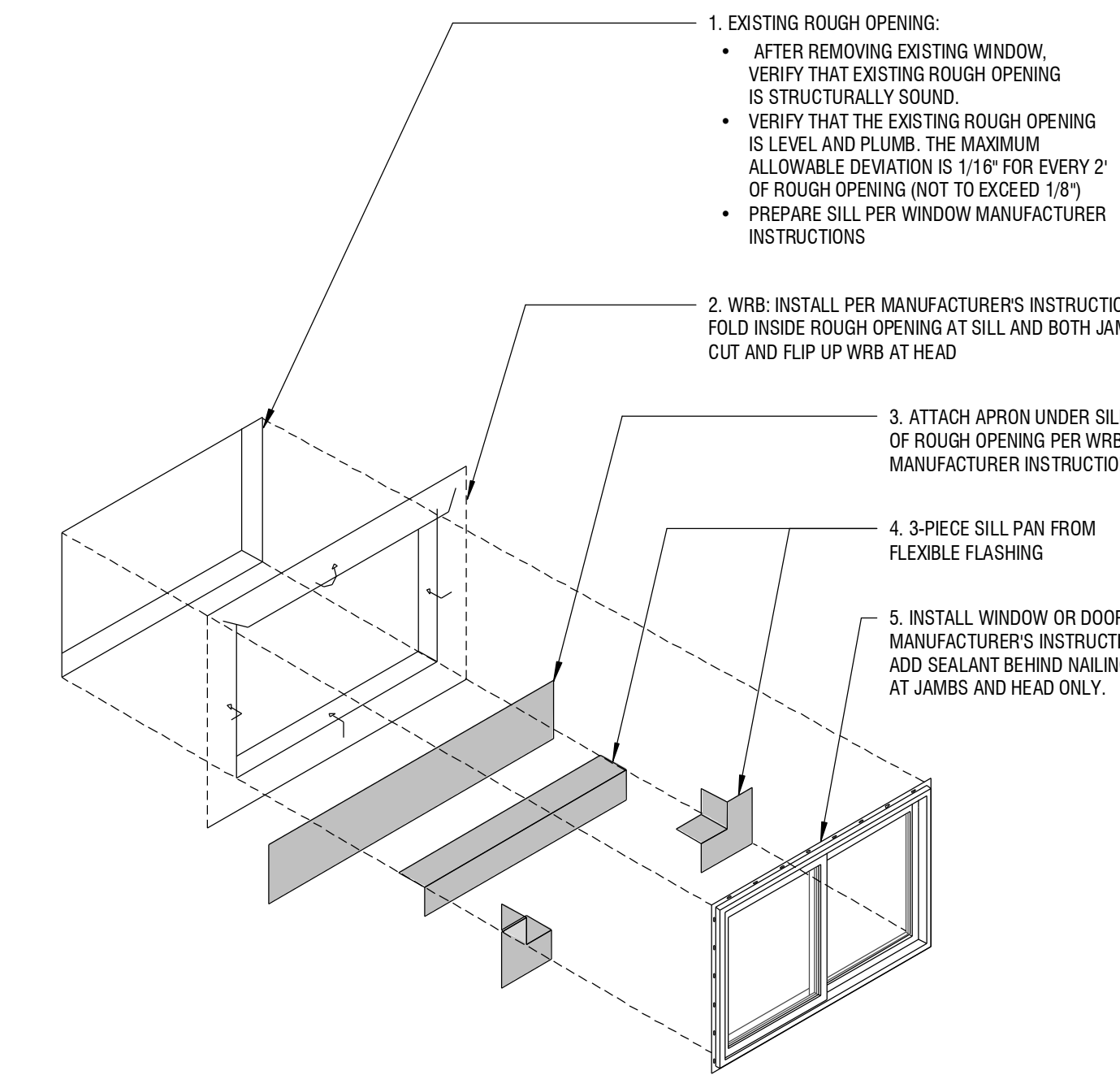
14 WINDOW JAMB @ BRICK FACADE

3" = 1'-0"



15 WINDOW JAMB

3" = 1'-0"



16 WINDOW ASSEMBLY

3/8" = 1'-0"

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



KCHA
GUSTAVES MANOR
ENVELOPE
UPGRADE

BID SET

107 W MAIN ST
AUBURN, WA 98001

Drawn by:	<u>JL</u>	
Checked:	<u>LJ</u>	
Date:	<u>03/08/2022</u>	
Scale:	<u>As indicated</u>	
Revisions:		
No.	Date	Remarks
2	4.6.22	ADDENDUM 03

WINDOW & DOOR
DETAILS,
SCHEDULES

A4.5



SUBSTITUTION REQUEST

Project: KCHA Gustaves Manor Envelope Upgrade Sub. Request #: _____
From: MK Fall Protection, Inc.
To: Amy Kurtz Date: 3/25/2022
amyk@kcha.org A/E Project #: _____
Re: _____ Contract For: _____

Specification Title: Fall Protection Systems Description: Manufacturer
Section: 11 24 28 Page: 2 Article / Paragraph: 2.2-A.

Proposed Substitution: Have Rooftop Anchor, Inc. listed as an acceptable manufacturer
Manufacturer: Rooftop Anchor, Inc.
Address: 875 S 600 W, Heber City, UT 84032 Phone: 801-839-2900
Trade Name: Fall Protection Systems & Window Washing Systems Model No.: _____
Installer: MK Fall Protection, Inc.
Address: PO Box 1432, Lake Stevens, WA 98258 Phone: 425-320-1490
History: ☐ New Product ☐ 2 - 5 years old ☒ 5 - 10 years old ☐ More than 10 years old

Differences between proposed substitution and specified product: Higher quality product hands-free pass-thru horizontal lifeline system with stainless steel cable and swaged terminations that allows users to move freely over anchor locations along the system while staying 100% tied-off. SS cable is more weather resistant and swages are load tested.

☒ Point-by-point comparative data attached - REQUIRED BY A/E

Reason for not providing specified item: _____

Similar Installation:

Project: See attached References document Architect: _____
Address: _____ Owner: _____
Date Installed: _____

Proposed substitution affects other parts of Work: ☒ No ☐ Yes; explain: _____

Savings to Owner for accepting substitution: _____ (\$ _____).

Proposed substitution changes Contract Time: ☒ No ☐ Yes (If Yes): ☐ Add ☐ Deduct _____ days.

* If Contract time is to be extended, a Change Order must be prepared.

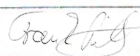
Supporting Data Attached: ☐ Drawings ☒ Product Data ☐ Samples ☐ Tests ☐ Reports ☒ References; Product Summary

**SUBSTITUTION REQUEST**

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, included A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: Frank Ritter

Signed by: 

Firm: MK Fall Protection, Inc.

Address: PO Box 1432, Lake Stevens, WA 98258

Telephone: 425-320-1490

Attachments: Product Summary; Comparitive Data; Tech Data Sheets; Reference Projects

A/E's REVIEW AND ACTION

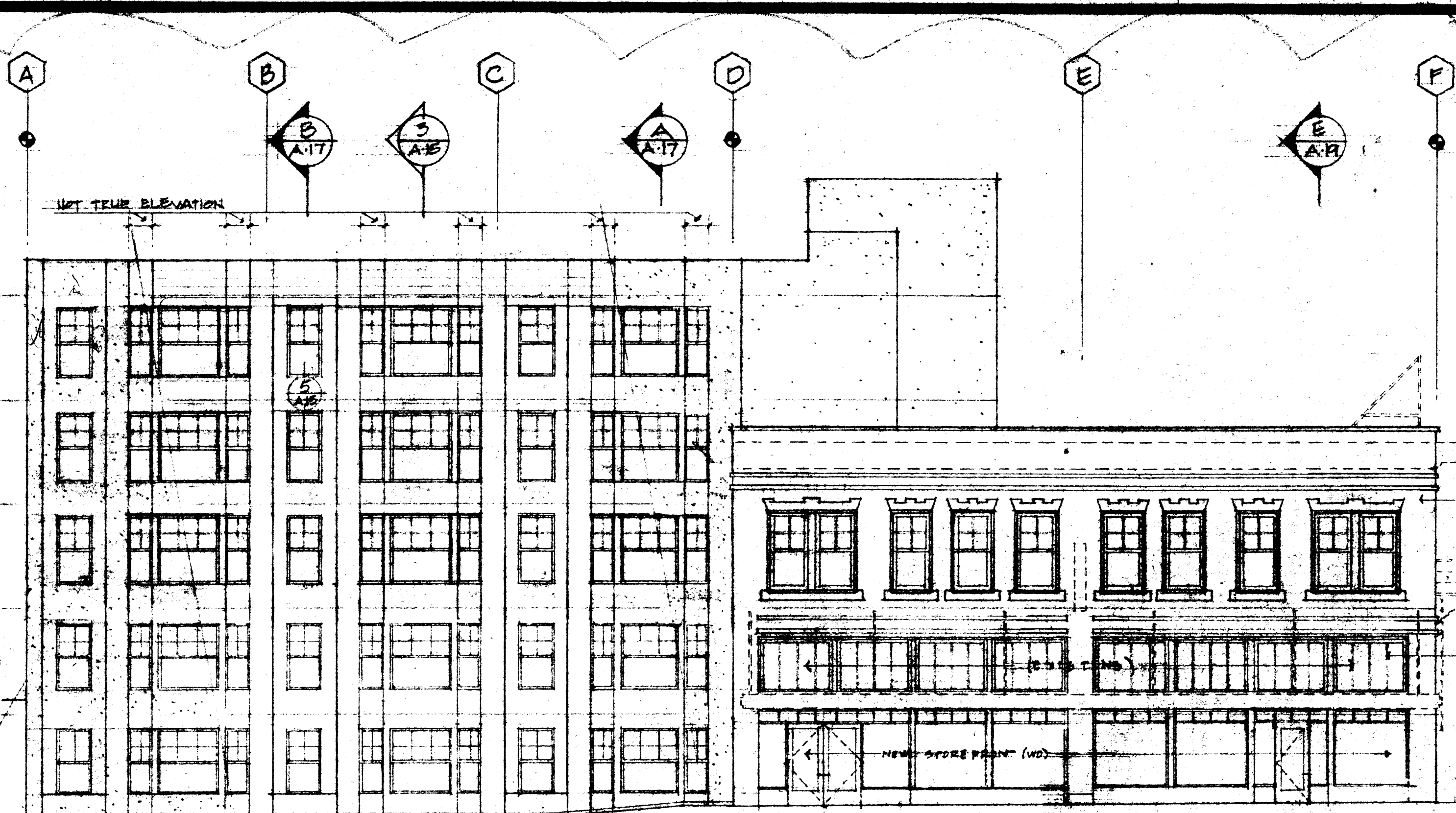
- ☐ Substitution approved - Make submittals in accordance with Specification Section 01 3300.
- ☒ Substitution approved as noted - Make submittals in accordance with Specification Section 0 13300.
- ☐ Substitution rejected - Use specified materials.
- ☐ Substitution Request received too late - Use specified materials.

Signed by: Levi Jette

Date: 3/28/2022

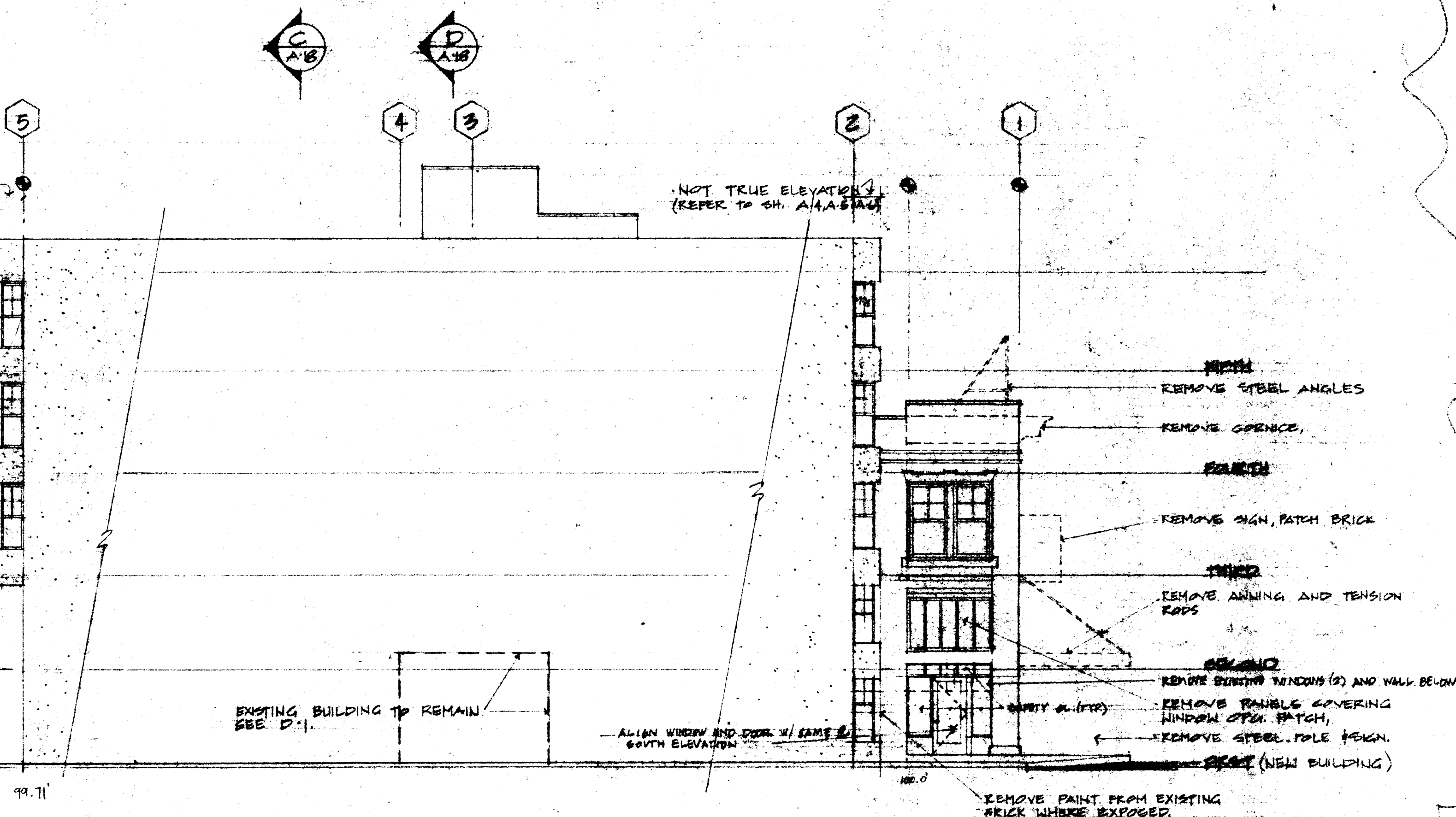
Additional Comments: ☐ Contractor ☐ Subcontractor ☐ Supplier ☐ Manufacturer ☒ A/E ☐

Per Section 11 24 28 Fall Protection Systems, design and engineering for rooftop engineered fall restraint and fall arrest for worker safety on roofs is by the Contractor. In addition to being OSHA compliant, the system must also be WISHA compliant



1 SOUTH ELEVATION
1/8" = 1'-0"

REMOVE ALL METAL PANELING UNDER WINDOWS AT THIS ELEVATION. REFER TO 2/A/15.
REMOVE PAINT FROM ALL WOOD TRIM AND BRICK. REFER TO SPECIFICATION.



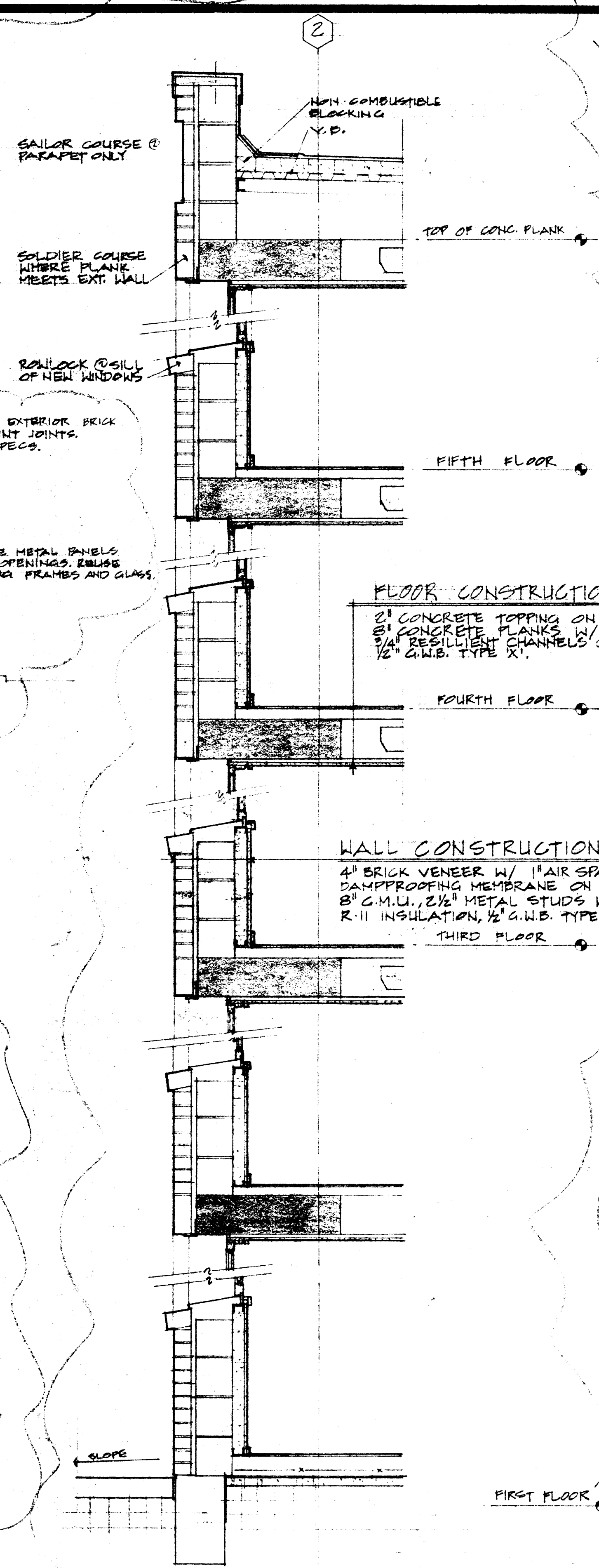
2 WEST ELEVATION
1/8" = 1'-0"

EXISTING BUILDING TO REMAIN
SEE D-1.

ALIGN WINDOW AND DOOR W/ SAME S. SOUTH ELEVATION

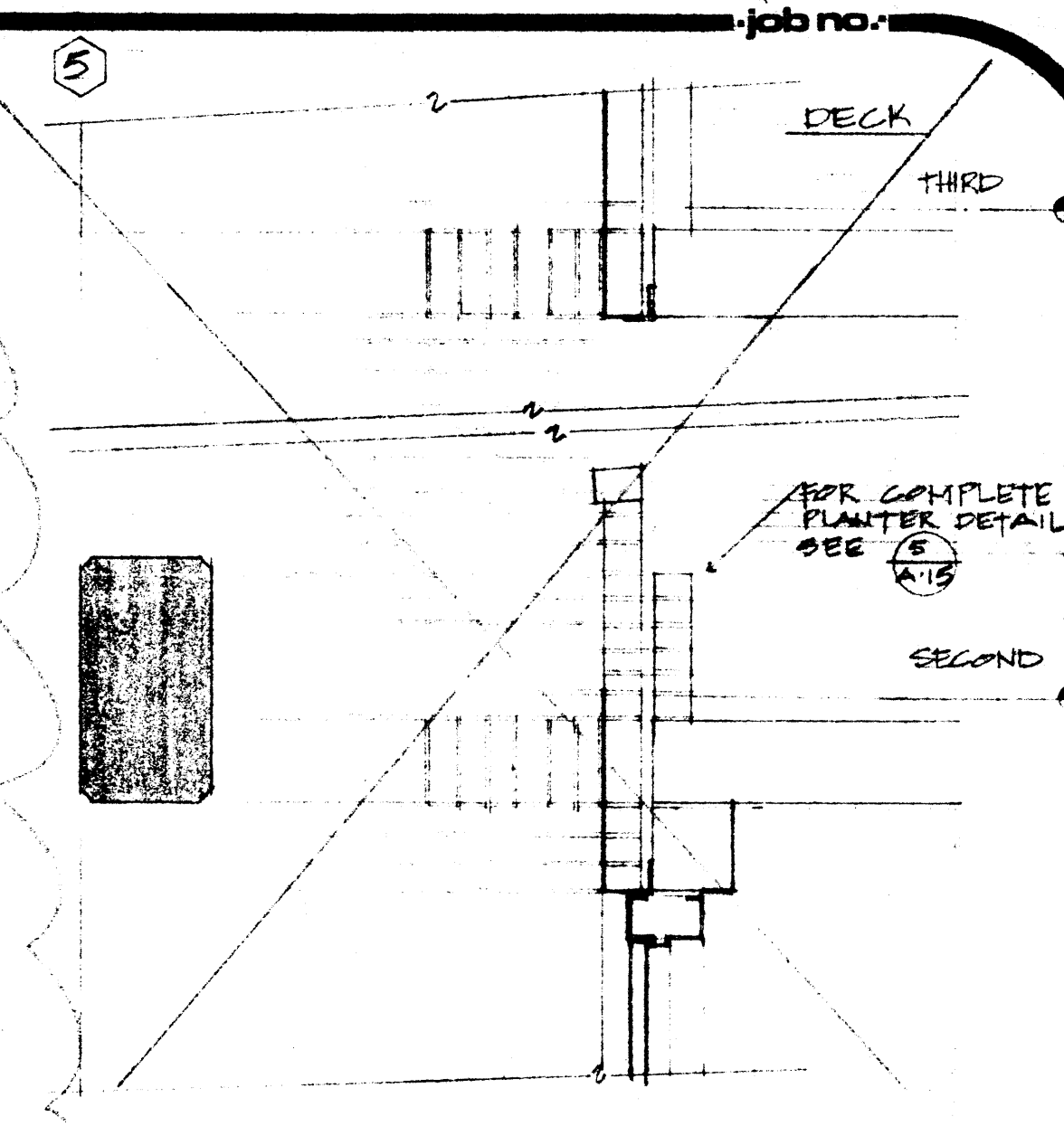
REMOVE PAINT FROM EXISTING BRICK WHERE EXPOSED.

- REMOVE STEEL ANGLES
- REMOVE CORNICE
- REMOVE SIGN, PATCH BRICK
- REMOVE AWNING AND TENSION ROPS
- REMOVE BRICK WINDOW (S) AND WALK BEHIND
- REMOVE PANELS COVERING WINDOW OPEN. PATCH.
- REMOVE STEEL POLE SIGN.

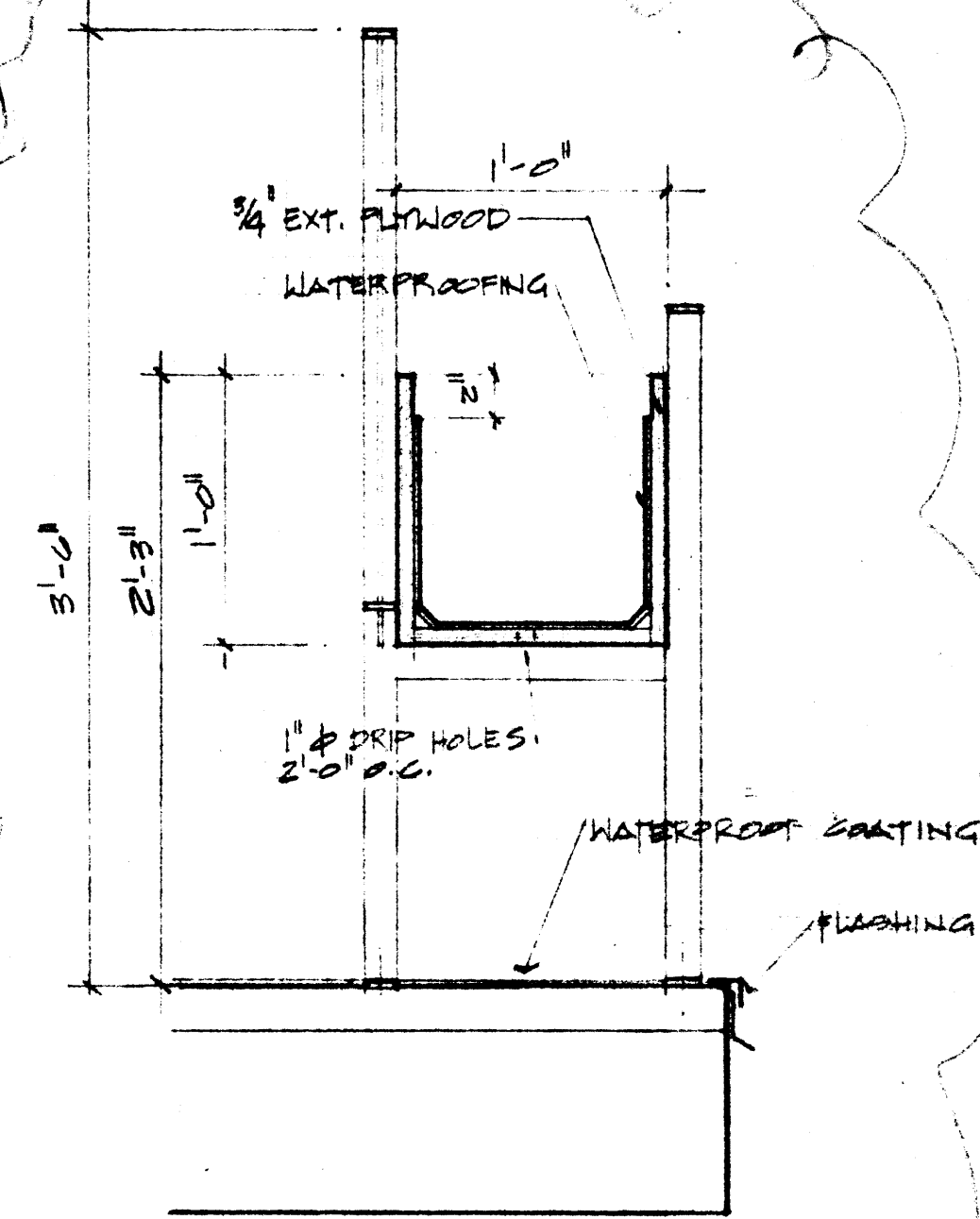


3 WALL SECTION @ SOUTH WALL
3/4" = 1'-0"

FOR CHANGES TO THIS SECTION REFER TO 4/A/15.



4 SECTION @ EXIT DOOR
3/4" = 1'-0"



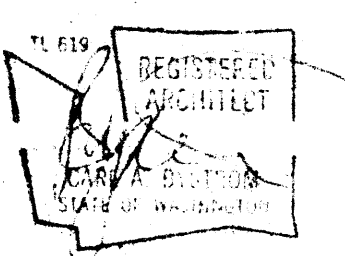
5 PLANTER @ DECK
1/2" = 1'-0"

revisions:
AUGUST 10, 1981

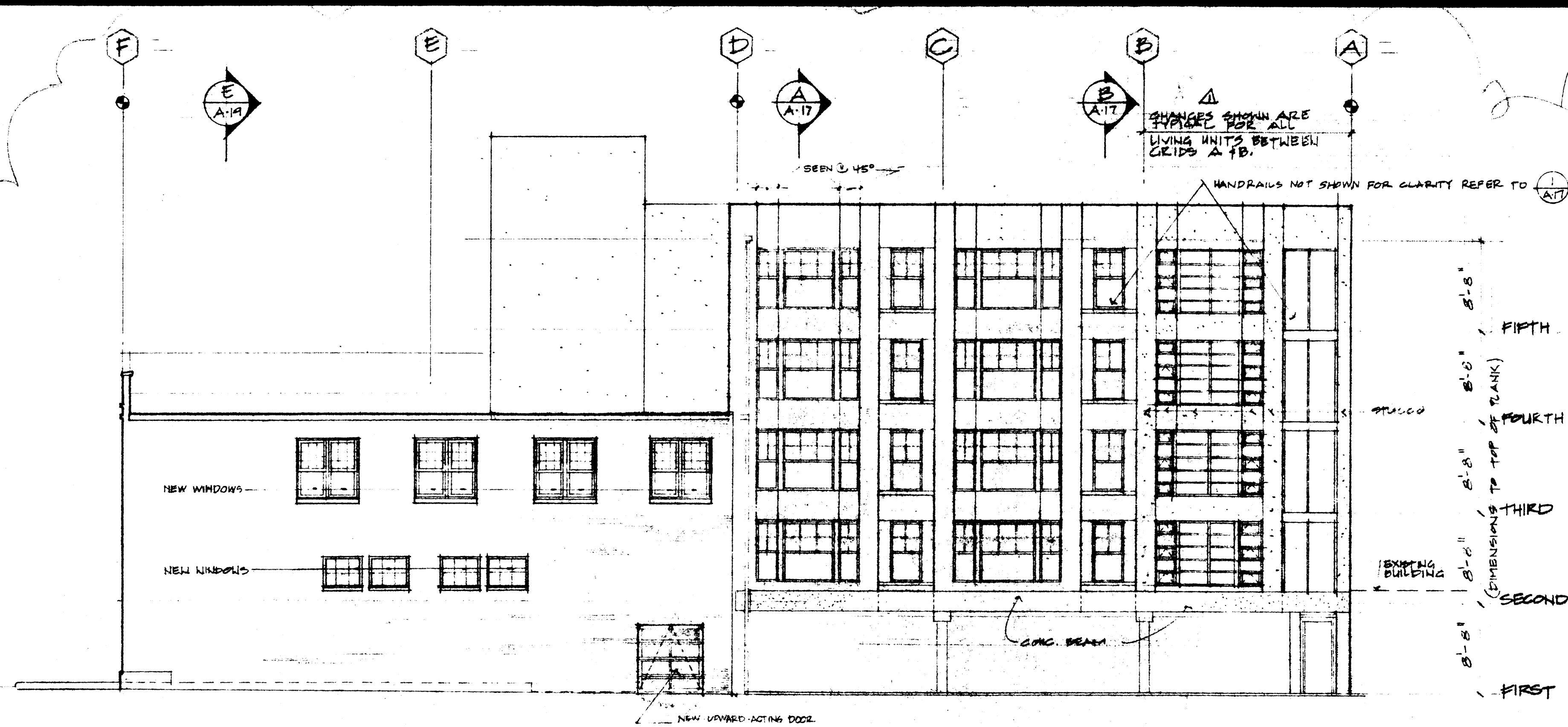
LOW INCOME HOUSING FOR THE ELDERLY
HOUSING AUTHORITY OF THE COUNTY OF KING
AUBURN, WASHINGTON

ELEVATIONS

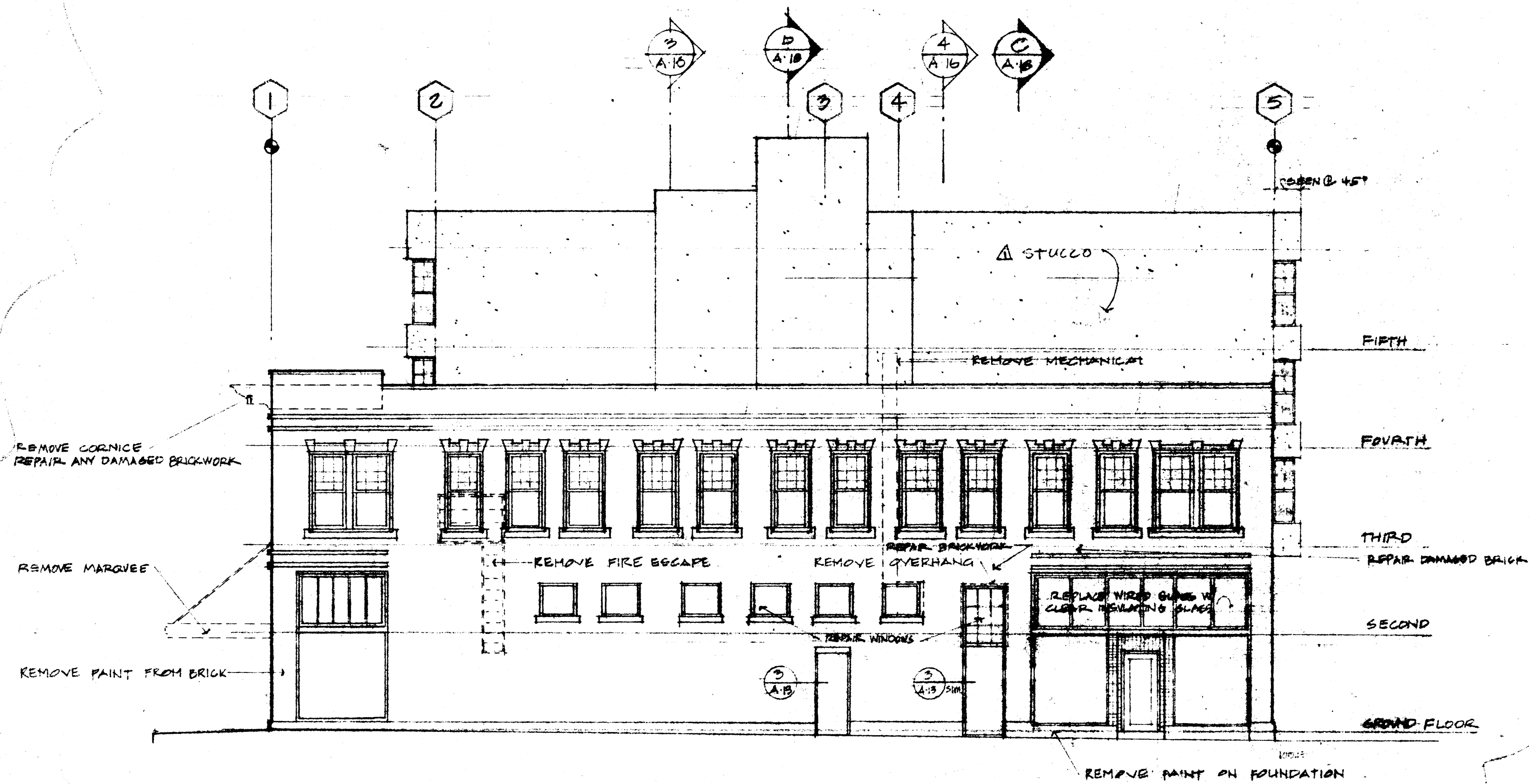
DECEMBER 1980
RBY, 8/15/81



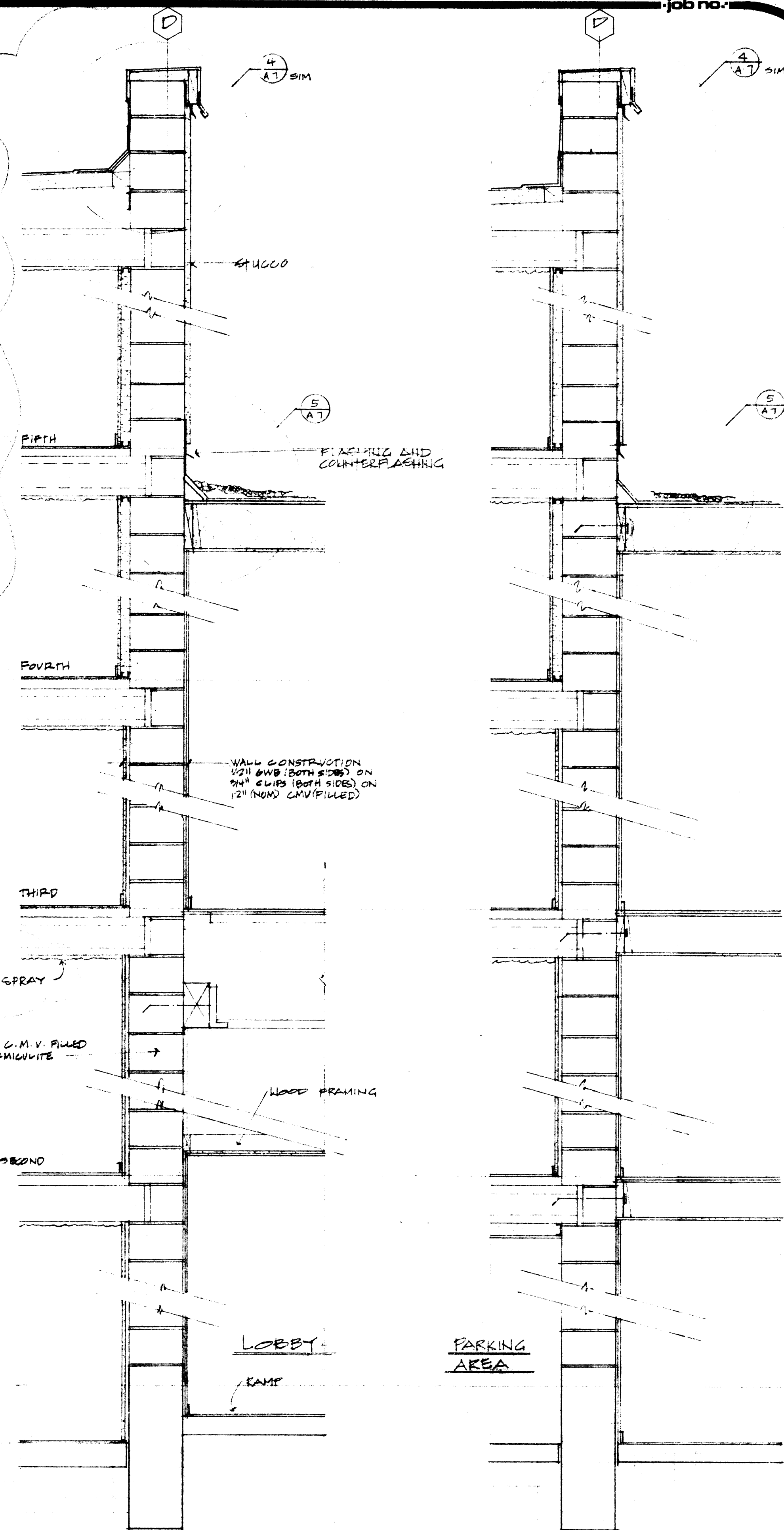
A-15



1 NORTH ELEVATION
A-16
1/8" = 1'-0"



2 EAST ELEVATION
A-16
1/8" = 1'-0"



3 FOUR HOUR WALL
WALL SECTION @ MAIN ENTRY
A-16
3/4" = 1'-0"

4 FOUR HOUR WALL
A-16
3/4" = 1'-0"

revisions:
1 AUGUST 10, 1981

LOW INCOME HOUSING FOR THE ELDERLY
HOUSING AUTHORITY OF THE COUNTY OF KING
AUBURN, WASHINGTON

ELEVATIONS

DECEMBER 1980
REV. 8/15/81

REGISTERED
ARCHITECT
ARNE B. BYSTROM
STATE OF WASHINGTON

A-16

TIMBER FRAMING NOTES

UNLESS OTHERWISE NOTED ON THE PLANS, GENERAL FRAMING SHALL CONFORM TO THE FOLLOWING:

ROOF AND FLOOR FRAMING: PLYWOOD SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d (8d AT ROOF) AT 6" o.c. TO FRAMED PANEL EDGES AND AT 10" o.c. (12" o.c. AT ROOF) TO INTERMEDIATE SUPPORTS. PROVIDE FULL DEPTH BLOCKING AT LINES OF SUPPORT. TOENAIL BLOCKING TO SUPPORTS WITH 10d x 12" o.c. TOENAIL JOISTS TO SUPPORTS WITH TWO 10d NAILS. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS ABOVE.

STUD WALL FRAMING: ALL NON-BEARING WALLS SHALL BE 2x4 STUDS AT 16" o.c. FOR BEARING WALLS REFER TO PLAN. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 10d NAILS. TOENAIL EACH STUD TO BOTTOM PLATE WITH TWO 10d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 10d NAILS AT EACH SPICE, CORNER AND INTERSECTION. STAGGER SPICES A MINIMUM OF 40". FACE NAIL BOTTOM PLATE TO WOOD BELOW WITH 10d AT 12" o.c. AND BOLT BOTTOM PLATE TO CONCRETE BELOW WITH 5/8" ANCHOR BOLTS AT 4'-0" o.c. ALL COLUMNS UNLESS OTHERWISE NOTED SHALL BE TWO STUDS. NAIL MULTI-STUD COLUMNS AND MULTI-JOIST HEADERS TOGETHER WITH 10d NAILS AT 12" o.c. PROVIDE FULL BLOCKING FOR COLUMNS THROUGH FLOORS TO SUPPORTS BELOW. NAIL BEAMS TO SUPPORTS WITH TWO 10d NAILS EACH PIECE TYPICAL. REFER TO SHEAR WALL SCHEDULE FOR WALL SHEATHING AND NAILING. REFER TO PLAN FOR SHEAR WALL HOLDDOWNS, TYPICAL. HEADERS SHALL BE C-2x8 FOR SPANS NOT EXCEEDING 8'-0" UNLESS NOTED OTHERWISE.

LEGEND

	CONCRETE
	EXISTING CONSTRUCTION
	CMU IN PLAN
	CMU IN SECTION
	BEAM SPLICED OVER SUPPORT
	BEAM CONTINUOUS OVER SUPPORT
	DIRECTION OF JOIST REINFORCING
	EXTENT OF JOIST REINFORCING
	LINE ABOVE
	CENTER LINE
	UNLESS NOTED OTHERWISE
	UNDERSIDE
	TOP OF STEEL
	TOP OF CONCRETE
	ANCHOR BOLT
	PLATE
	ELEV.
	GRADE BEAM
	PILE LOCATION
	HOLD DOWN
	HOLD DOWN
	SHEAR WALL
	COLUMN

STRUCT. NOTES CONT.

COMPACTED BACKFILL: COMPACTED BACKFILL SHALL BE WELL COMPACTED, CLEAN, GRANULAR FILL, SHOULD CONTAIN NO MORE THAN 5% BY WEIGHT OF FINES (PASSING NO. 200 SIEVE) AND SHOULD BE COMPACTED IN 6" LIFTS TO AT LEAST 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM COMPACTION TEST METHOD D-1557.

STRUCTURAL NOTES

CODE: THE UNIFORM BUILDING CODE (UBC), 1976 EDITION.

LIVE LOADS:	
ROOF (SNOW)	25 PSF
FLOORS	
LIVING UNITS	40 PSF
STAIRS AND CORRIDORS	100 PSF
STORAGE	125 PSF
WIND	25 PSF BASIC
SEISMIC ZONE	3

FOUNDATION: PILES ARE TO BE 14" DIAMETER AUGER CAST PILES CAPABLE OF SUPPORTING 40 TONS EACH. PILES ARE TO BE 35' LONG. PILE INFORMATION IS BASED ON FOUNDATION ENGINEER'S REPORT NO. W-3466 BY FITTENHOUSE-DEMAN AND ASSOCIATES, INC. CONTRACTOR SHALL REVIEW THAT REPORT AND ADDITIONAL REQUIREMENTS NOT FOUND IN DRAWINGS. ALL WORK TO CONFORM TO RECOMMENDATIONS IN SOILS REPORT AND ADDENDUMS TO SOILS REPORT.

CONCRETE: ALL CONCRETE NOT OTHERWISE NOTED TO BE Fc=3000 PSI (INSPECTED PER UBC SECTION 306) AT 28 DAYS MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH THE UBC AND AC 308.7Z. PROVIDE 5% AIR ENTRAINMENT IN ALL CONCRETE SUBJECT TO FREEZING AFTER CURING. ALL CONCRETE TO BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE. CONCRETE COVER ON REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
6" BARS OR LARGER	2"
3" BARS OR SMALLER	1 1/2"
INTERIOR SLABS	1"
BEAM STIRRUPS AND COLUMN TIES	1 1/2"

REINFORCING STEEL: DEFORMED RIBBED STEEL ASTM A615, Fy=60,000 PSI FOR #4 BARS OR LARGER IN CONCRETE, GRADE 40, Fy=40,000 PSI FOR ALL OTHERS, UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE, LAPS SHALL BE:

BAR SIZE	TOP BARS*	OTHER BARS
#3	14"	12"
#4	19"	19"
#5	24"	24"
#6	30"	30"
#7	36"	36"
#8	42"	42"
#9	48"	48"
#10	54"	54"
#11	60"	60"

PROVIDE ELBOW BARS TO LAP HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS. ALL HOOKS SHALL BE STANDARD IN ACCORDANCE WITH ACI 308-7Z. WELDED WIRE MESH (WWM) SHALL BE COLD DRAWN WIRE CONFORMING TO ASTM A185, Fy=60,000 PSI. LAP WWM 2' AT SPICES. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. WHERE SPICES ARE REQ'D IN CONTINUOUS BEAM REINFORCING THEY SHALL BE AT CENTER SPAN FOR TOP BARS AND OVER SUPPORTS FOR BOTTOM BARS.

* TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

STRUCTURAL STEEL: STRUCTURAL GRADE ASTM A36, Fy=36,000 PSI FOR PLATES AND SHAPES. BOLTS SHALL BE ASTM A307, 3/4" DIAMETER, UNLESS NOTED OTHERWISE. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS. STRUCTURAL WELDS TO BE 3/16" MINIMUM FILLET WELDS UNLESS OTHERWISE NOTED. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING ASTM A53 CLASS E70 ELECTRODES. ALL STRUCTURAL STEEL NOT EMBEDDED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF AN APPROVED PRIMER. PAINT SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONCRETE ANCHORS SHALL BE "WINKER-BOLTS", OR APPROVED EQUAL BY THE ARCHITECT. INSTALL CONC. ANCHORS INTO EXIST. BRICK SO AS NOT TO DAMAGE BRICKS (APPEARANCE OR STRUCTURAL INTEGRITY). ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 1' x 2" HOOK UNDO.

GENERAL: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION BRACING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING EXISTING MASONRY WALLS WHICH ARE TO REMAIN UNTIL NEW CONSTRUCTION HAS BEEN COMPLETED.

TRUSS JOISTS: TRUSS JOISTS, MANUFACTURED BY THE TRUSS JOIST CORP., SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGNS SHALL BE IN ACCORDANCE WITH ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE. VERIFICATION OF DESIGN OF TRUSS JOISTS TO BE AVAILABLE UPON REQUEST. SUBMIT SHOP DRAWINGS TO ENGINEER AND BUILDING DEPARTMENT PRIOR TO FABRICATION.

CONCRETE MASONRY: GRADE N, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO UBC STANDARD 24-4, Fm=1350 PSI. LAID UP IN RUNNING BOND, USING TYPE S MORTAR AS SPECIFIED IN 24-4 OF THE UBC. UNLESS OTHERWISE NOTED, WALL SHALL BE REINFORCED WITH #5 BARS VERTICALLY AT EACH END, INTERSECTION AND TWO AT EACH JAMB, AND HORIZONTALLY WITH TWO #5 BARS CONTINUOUS IN A BOND BEAM AT THE TOP OF WALLS, ROOF AND FLOOR LEVELS. FOR TYPICAL HORIZONTAL AND VERTICAL REINFORCEMENT BETWEEN, REFER TO TABLE BELOW. PROVIDE ELBOW BARS TO LAP HORIZONTAL REINFORCEMENT AT CORNERS AND INTERSECTIONS. PROVIDE TWO #5 BARS TOP AND BOTTOM OF ALL OPENINGS, EXTENDING 2'-0" BEYOND OPENING. IF 2'-0" IS NOT AVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. HOOK ALL VERTICAL REINFORCING OVER OPENINGS. FILL ALL CELLS CONTAINING REINFORCEMENT WITH 2000 PSI GRAVEL GROUT. REINFORCE ALL BOND BEAMS AND UNITS WITH TWO #5 BARS UNLESS OTHERWISE NOTED. PROVIDE VERTICAL CONTROL JOINTS IN CMU AT A MAXIMUM SPACING OF 30'-0". HALF OF HORIZONTAL REINFORCEMENT IS TO BE CUT AT JOINT, EXCEPT AT FLOORS, ROOF AND BOND BEAMS SHOWN IN SECTIONS, WHERE NO HORIZONTAL REINFORCEMENT IS TO BE CUT. PROVIDE VERTICAL COPE. FILL WITH ONE #5 EACH SIDE OF JOINT. CONCRETE MASONRY TO HAVE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 305 OF THE U.B.C.

WALL THICKNESS	VERTICAL REINFORCING*	HORIZONTAL JOINT # BOND BEAM REINFORCING
12"	#6 @ 24"	2-#10 @ 5106 RDS @ 24" o.c. 2-#5 IN BOND BEAM @ 8'-0" o.c.
8"	#5 @ 48"	"
6"	#4 @ 48"	"

* CENTER VERTICAL REINFORCING IN WALLS UNLESS NOTED OTHERWISE.

PRECAST CONCRETE SLABS (SPAN DECK): Fc=3500 PSI AT TIME OF INITIAL PRECAST, Fc=5000 PSI AT 28 DAYS. CONCRETE STRENGTH TO BE DETERMINED IN ACCORDANCE WITH UBC 600-4 (d). CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH SECTION 305 OF THE UBC. PRESTRESSING STANDARDS TO BE ASTM A-424, GRADE E70 1/2" DIAMETER UNCOATED SEVEN WIRE STRESS RELIEVED STRANDS. NUMBER AND LOCATION OF STRANDS TO BE DETERMINED BY SPAN DECK LICENSED ENGINEER. CONCRETE COVER FOR PRESTRESSED AND NON-PRESTRESSED REINFORCEMENT SHALL BE 1" UNLESS OTHERWISE NOTED. HOLES FOR MECHANICAL OPENINGS LARGER THAN 6" IN DIAMETER SHALL BE CAST IN BY FABRICATOR IN ACCORDANCE WITH APPROVED SHOP DRAWINGS. ALL OTHER HOLES MAY BE FIELD CUT BY TRADES REQUIRING THEM. FIELD CUT HOLES WITH POWER SAW OF CORE DRILL. DO NOT CUT REINFORCING OR PRESTRESSING STRANDS OR LEAVE THEM WITH INSUFFICIENT CONCRETE COVER. SPAN DECK FABRICATION SHALL BE BY A MANUFACTURER LICENSED BY SPAN DECK INC. ERECTION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. SHOP DRAWINGS, STAMPED BY A LICENSED ENGINEER, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. IN ADDITION TO LIVE LOADS SPAN DECK SHALL SUPPORT WALL DEAD LOADS NOT DIRECTLY TRANSFERRED TO FOUNDATION. GROUT MIN. 4" AROUND VERT. PILING PENETRATING THROUGH SPAN DECK.

TIMBER CONNECTORS: CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" CONNECTORS BY STRONG-TIE CO., AS SPECIFIED IN THEIR CATALOGUE FIG. 80H-1 OR APPROVED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRIPS CONNECT TWO MEMBERS, PLACE ONE HALF OF THE NAILS IN EACH MEMBER. ALL NAILS TO BE COMMON.

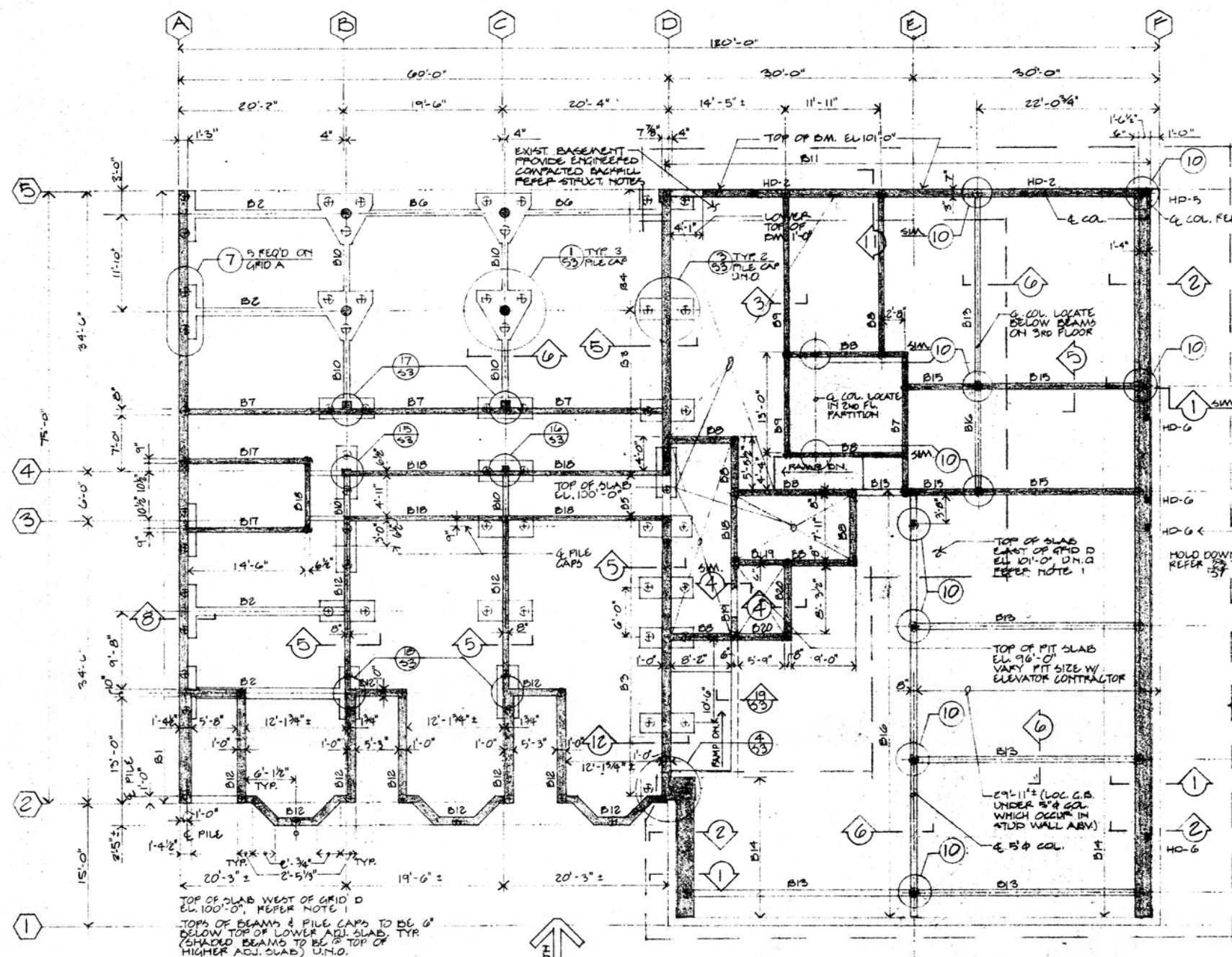
LUMBER: STRUCTURAL LUMBER NOT OTHERWISE NOTED ON THE DRAWINGS SHALL BE DOUGLAS FIR-LARCH (D.F.L.) AS FOLLOWS:

LIGHT FRAMING (ALL 2x4)	#2	Fb = 1450 PSI
JOISTS AND PLANKS	#2	Fb = 1600 PSI
BEAMS AND STRINGERS	#1	Fb = 1700 PSI
POSTS AND TIMBERS	#1	Fb = 1800 PSI

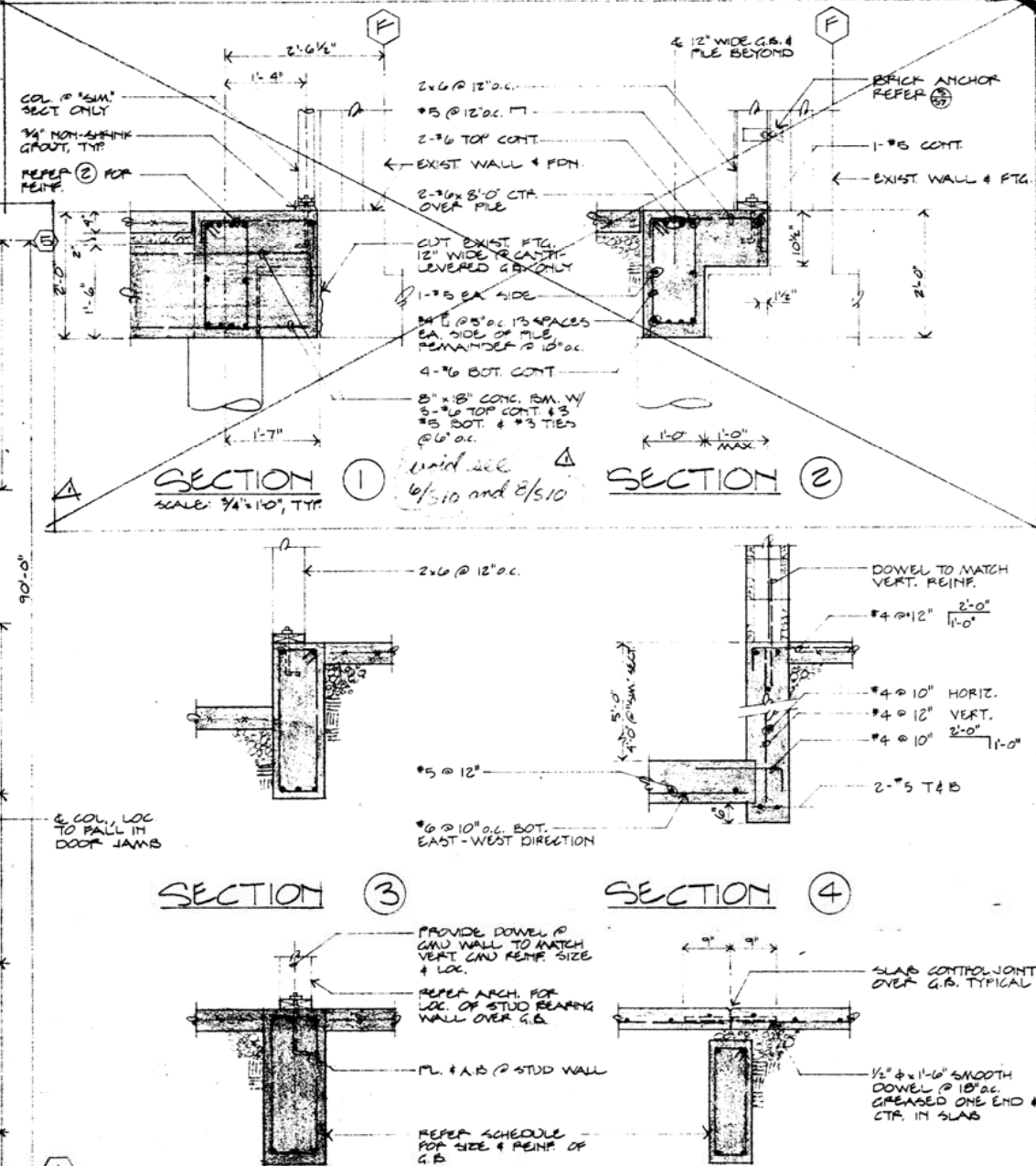
ROOF SHEATHING SHALL BE 1/2" C-D PLYWOOD WITH EXTERIOR GLUE (PANEL INDEX 24/0). FLOOR SHEATHING SHALL BE MIN. 3/4" PLYWOOD WITH EXTERIOR GLUE (PANEL INDEX 32/16). ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

GLU-LAMINATED TIMBER: DOUGLAS FIR OR WESTERN LARCH, COMBINATION 24F, Fc=2400 PSI, CONFORMING TO UBC STANDARDS 23-10 AND 23-11. SUBMIT THREE SETS OF SHOP DRAWINGS WITH ENGINEER'S REVIEW STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

BRICK VENEER: BRICK VENEER SHALL BE ANCHORED TO BACKING WITH 1"x22 GA. GALV. SHEET METAL ANCHORS MIN. 1/4". ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO 52 FT. OF WALL AREA BUT NOT MORE THAN 24" o.c. HORIZONTALLY. VERIFY CONDITION OF EXISTING EXTERIOR BRICK AND REPAIR ANY DETERIORATED OR LOOSE MATERIAL.

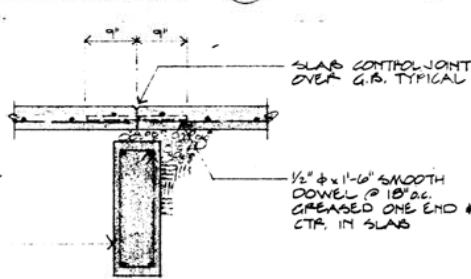
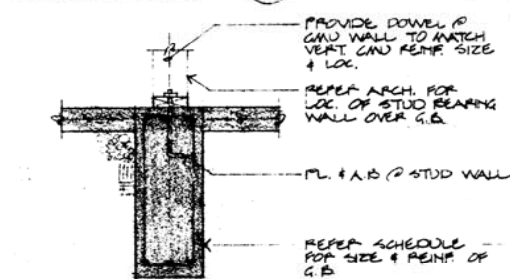


FOUNDATION PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



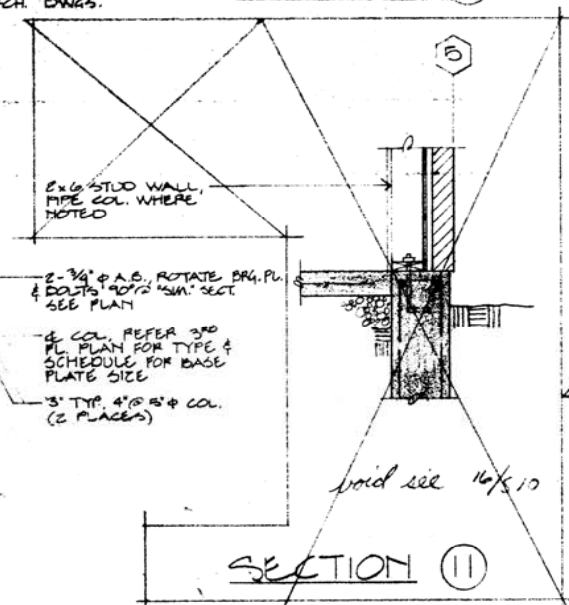
SECTION (3)

SECTION (4)

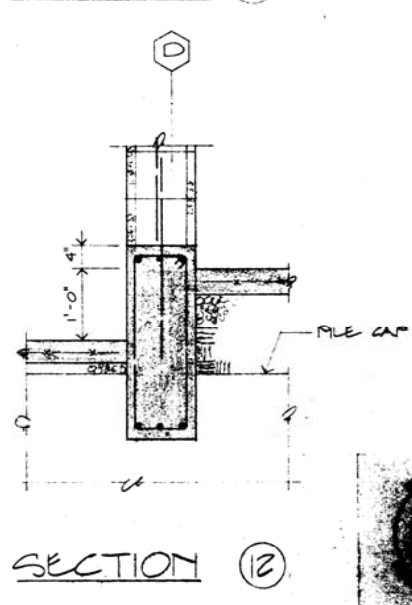


SECTION 5

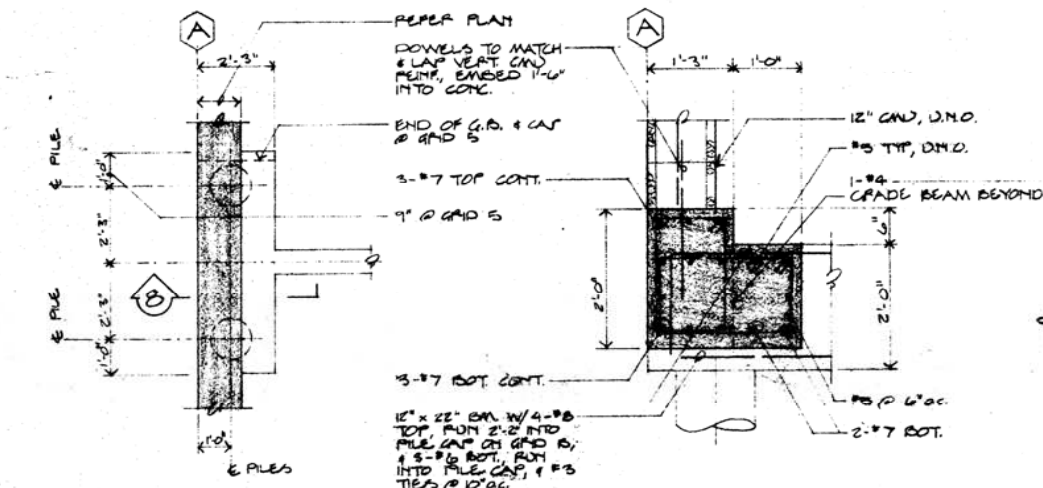
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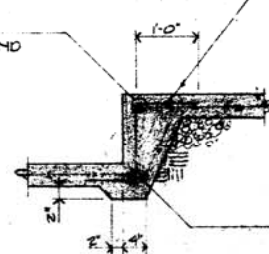


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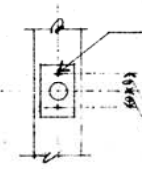


PLAN (7)

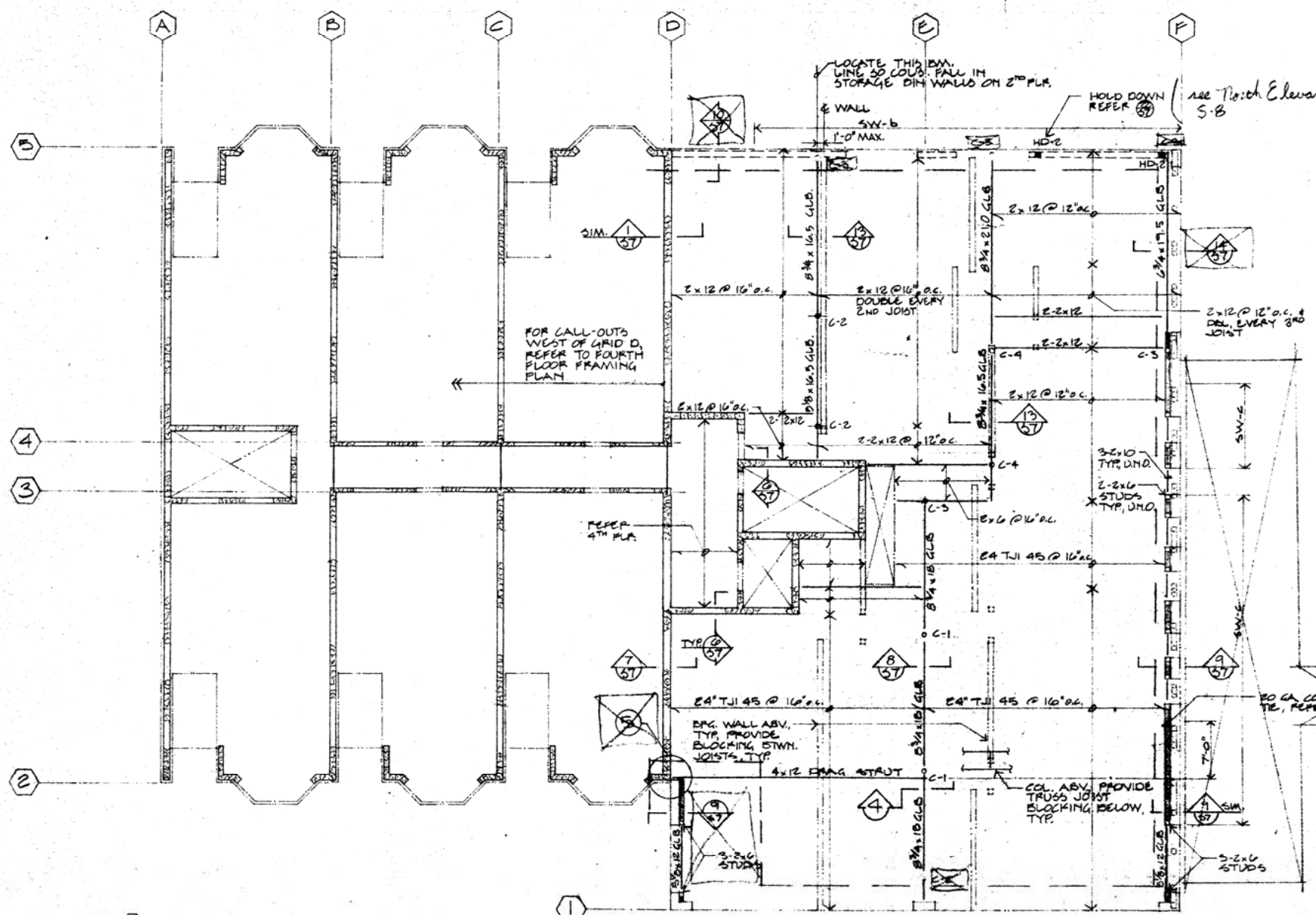
SECTION 8



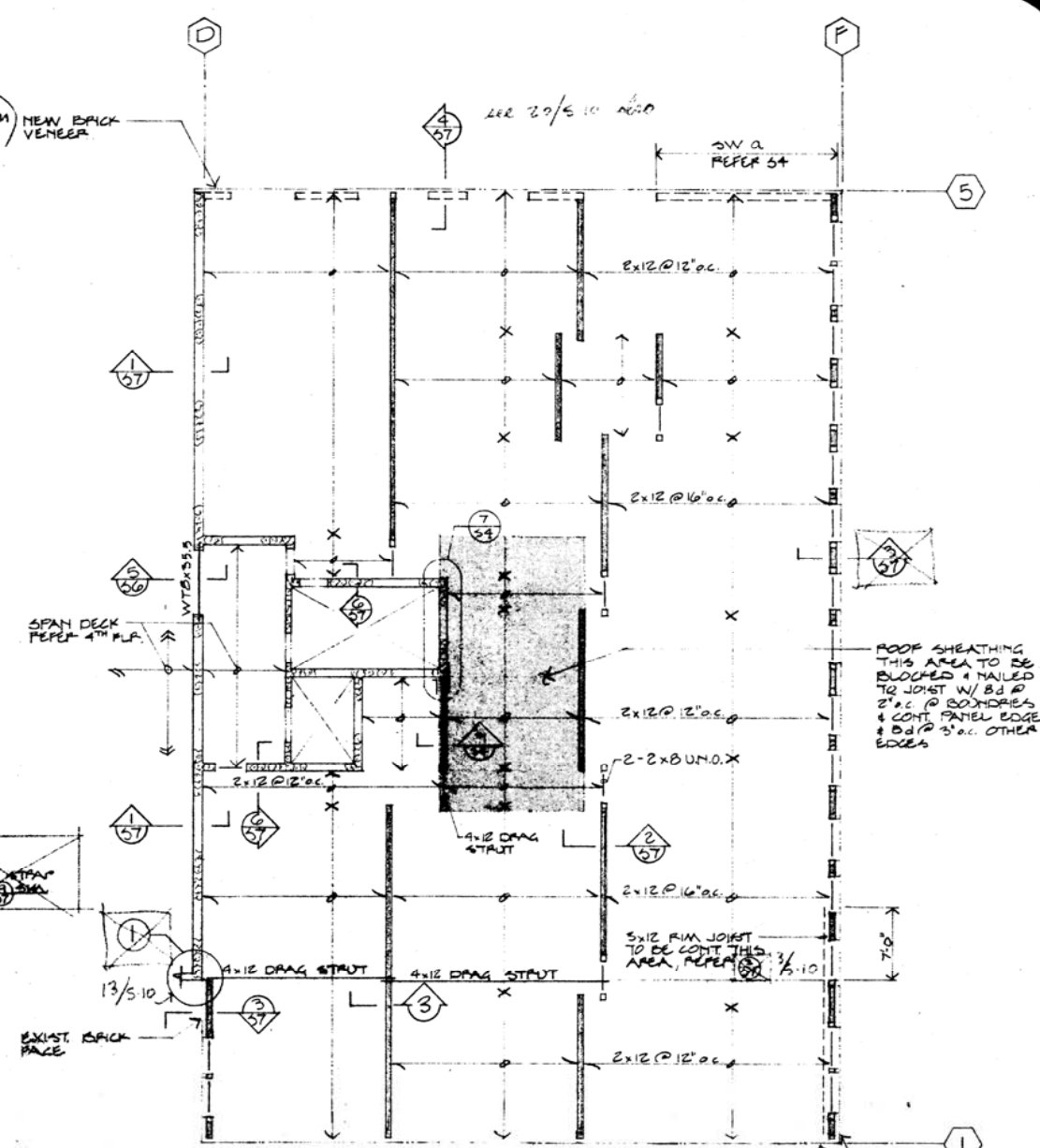
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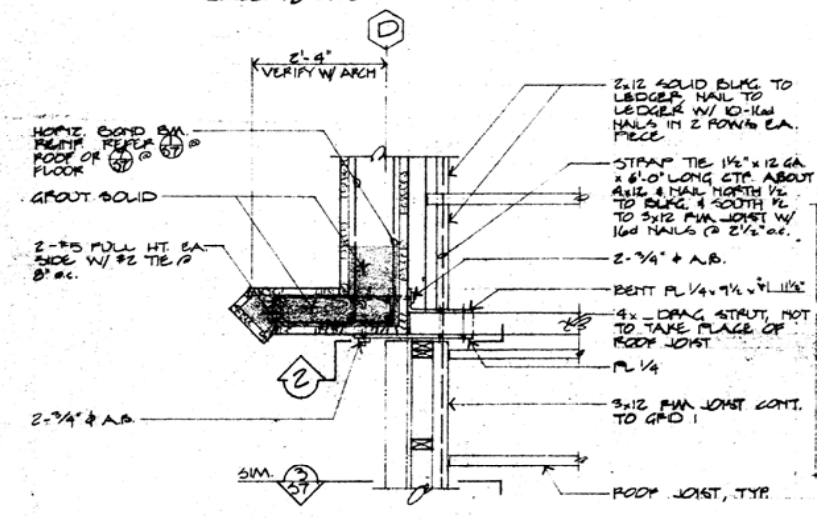
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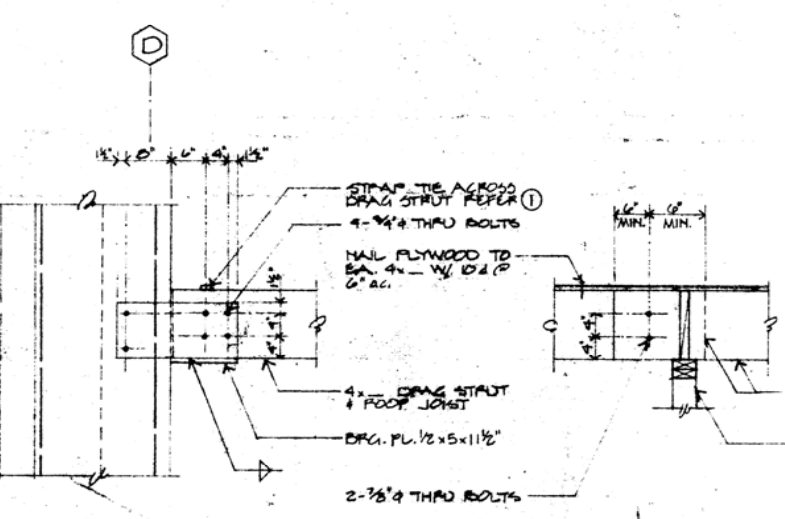
THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



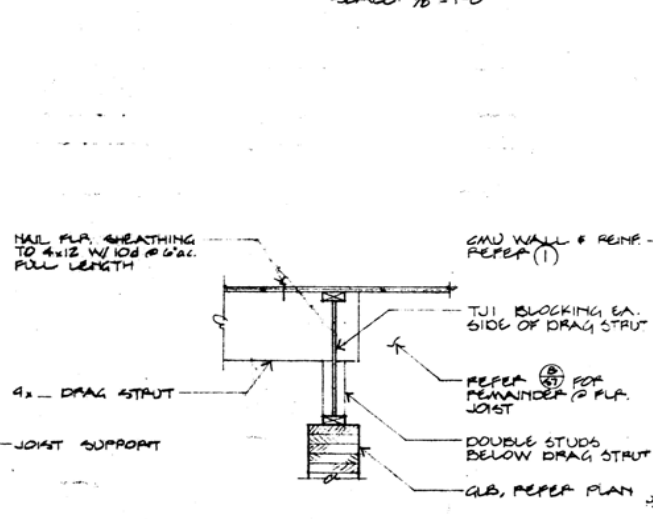
ROOF FRAMING PLAN (EAST OF GRID D)
SCALE: 1/8" = 1'-0"



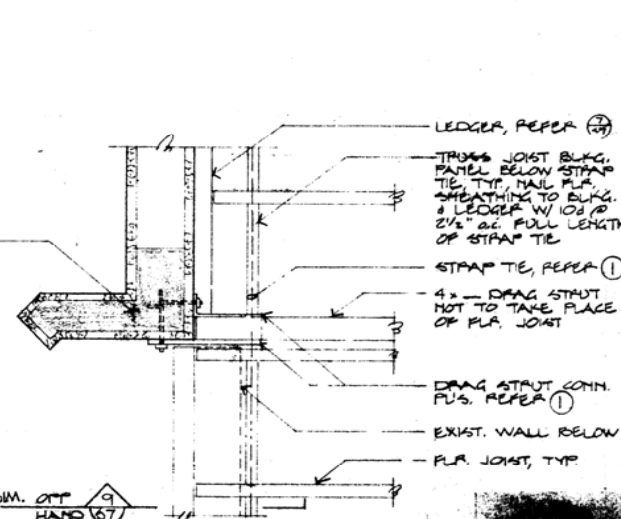
PLAN 1
SCALE: 3/4" = 1'-0" TYP
SEE 13/5-10



SECTION 2
SEE 13/5-10



SECTION 3
SEE 13/5-10



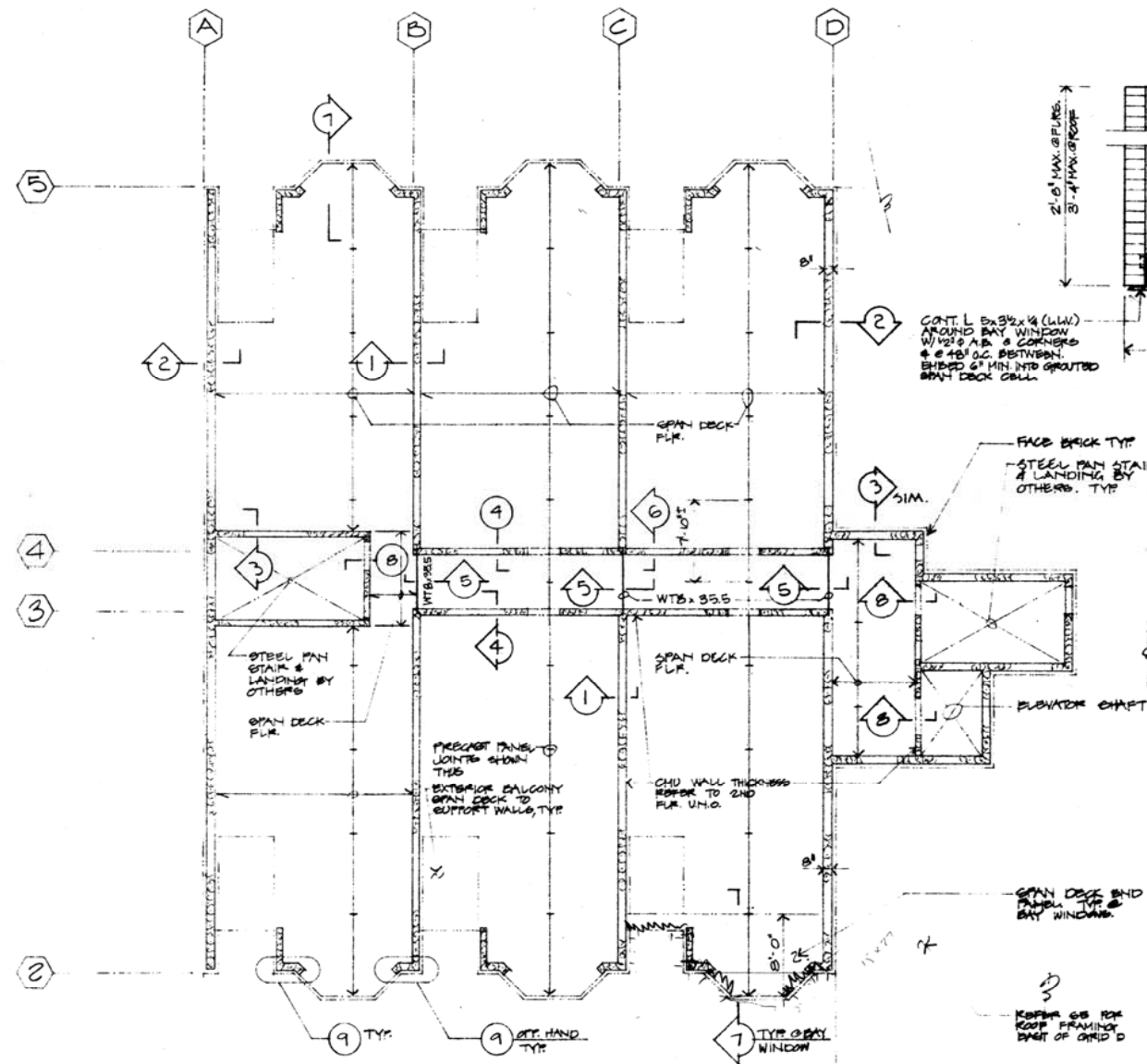
SECTION 4
SEE 13/5-10

1619 registered architect state of Washington. signature.

Arne Byström Architect AIA

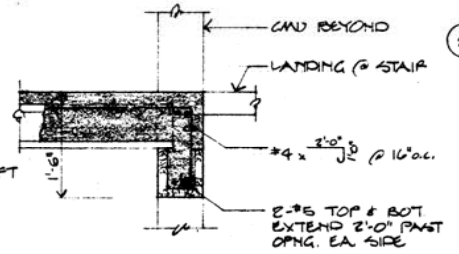
job no.

1506 Eleventh Avenue Seattle WA 98122: 206-323-7088

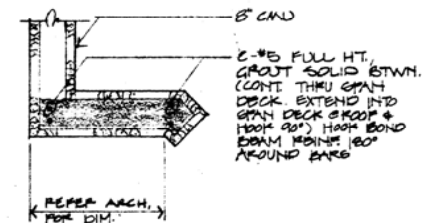


FOURTH & FIFTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

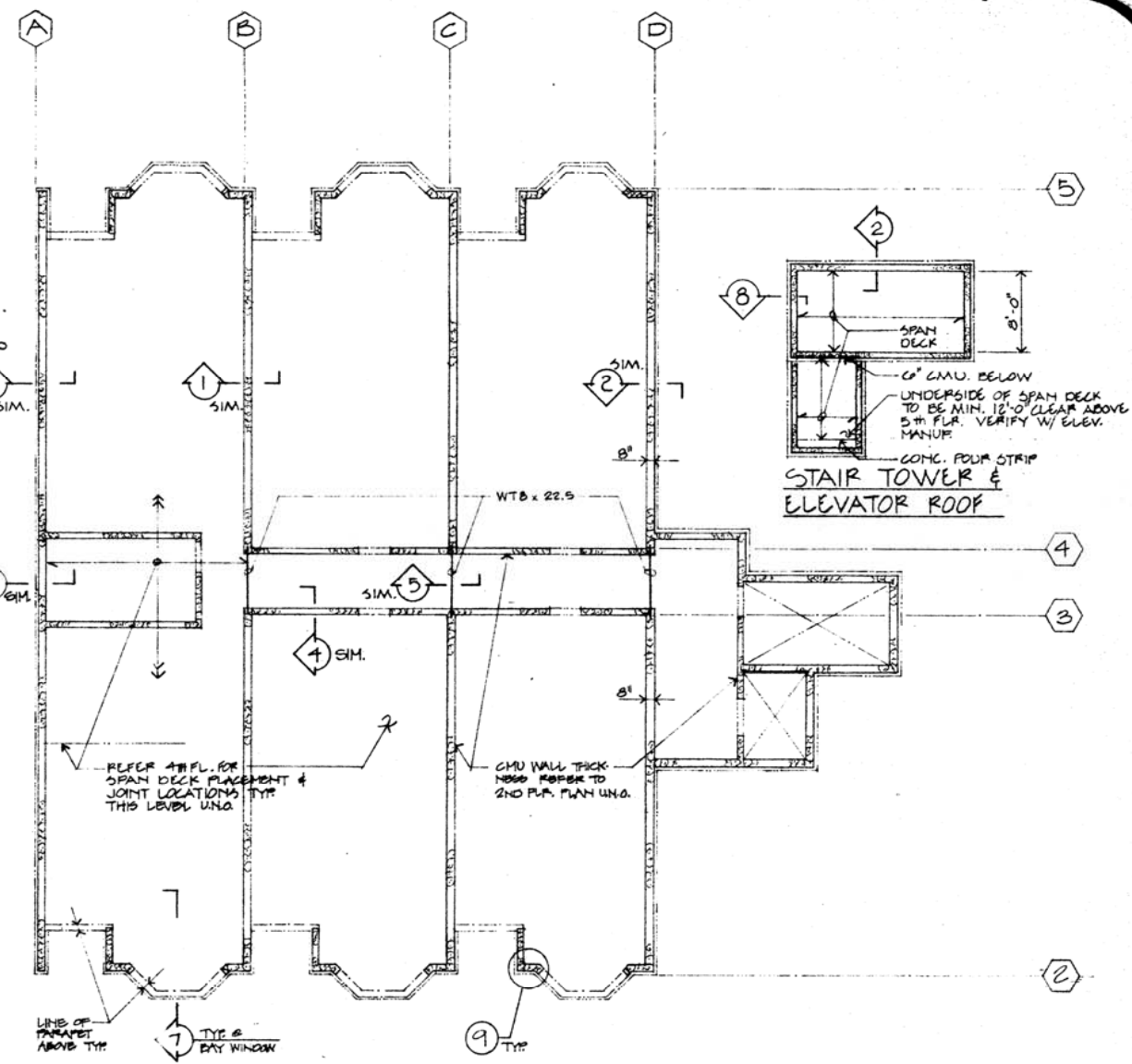
SECTION 7



SECTION 8

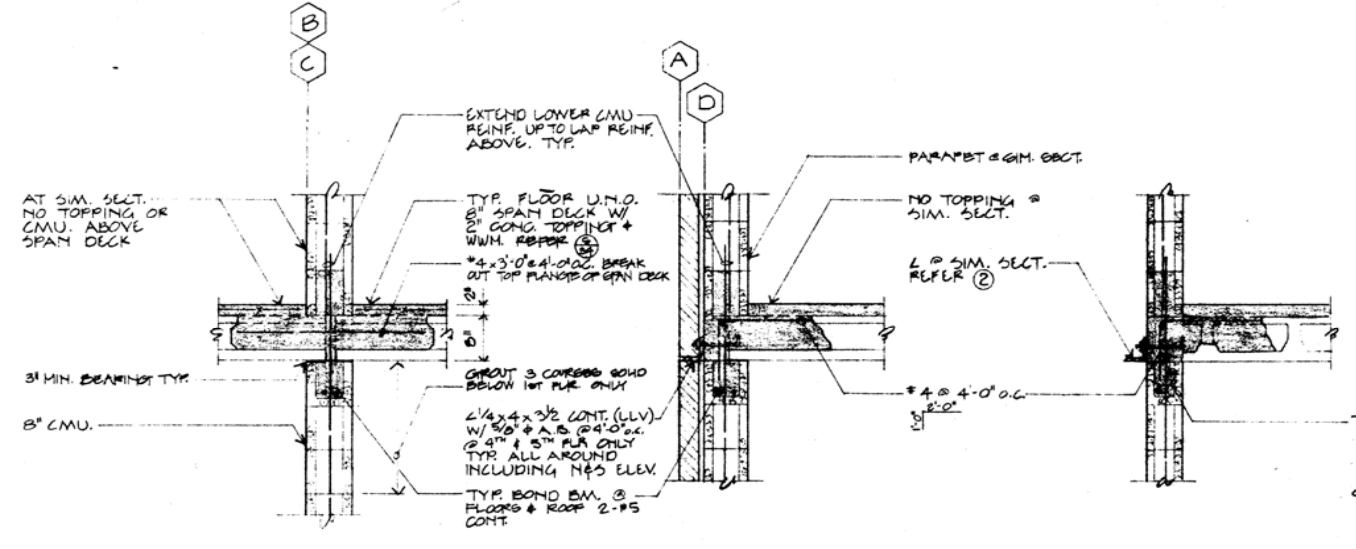


PLAN 9



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

STAIR TOWER & ELEVATOR ROOF



SECTION 1
SCALE: 3/4" = 1'-0", TYP.

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

revisions

job name address

sheet title

date sheet no.

KING COUNTY HOUSING AUTHORITY

AUBURN, WA.

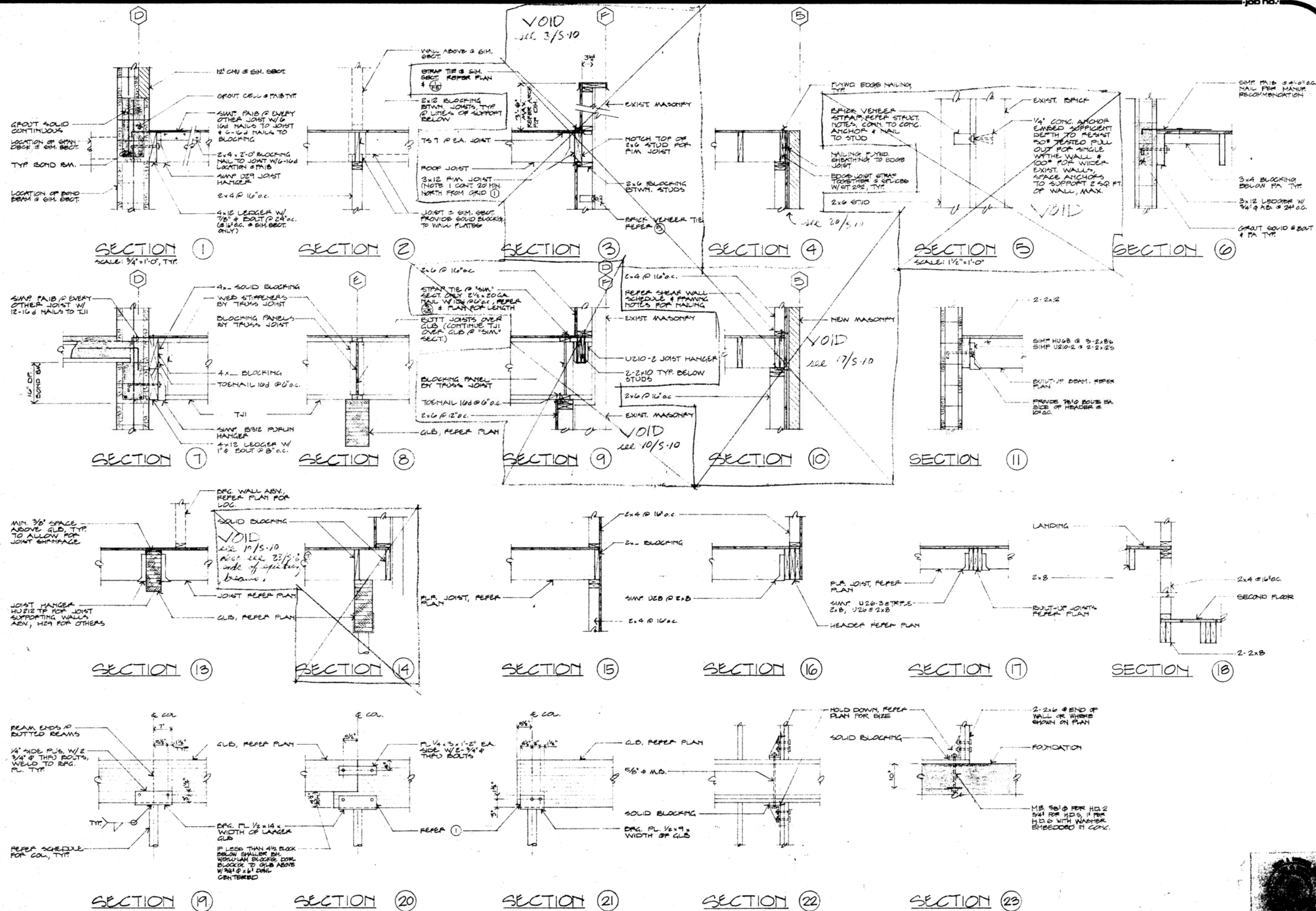
FOURTH & FIFTH FLOORS & ROOF FRAMING PLANS & FRAMING DETAILS

REL. 8-15-81 S6

1619 registered architect state of Washington - signature

Arne Byström Architect AIA

5780
job no.



REFER TO S1 FOR GENERAL NOTES EXCEPT AS NOTED BELOW.

FOUNDATION:

ALL PILES (40 TON CAPACITY) SHOWN ON S8, S9, S10 ARE TO BE REINFORCED PER 14/S10; ALL OTHER PILES REMAIN AS SHOWN ON 13/S3.

CONCRETE:

ALL CONCRETE TO BE $f'c = 3000$. FOR NEW COLUMNS AND BEAMS CAST IN EXISTING MASONRY WALLS A PEA GRAVEL MIX MAY BE USED. PROVIDE 5 + 1 AIR IN CONCRETE.

MASONRY:

LEAVE ALL EXISTING VENEER TIES IN PLACE WHERE REMOVING MASONRY TO PLACE NEW COLUMNS AND BEAMS.

CONSTRUCTION PROCEDURE:

SEE S9 FOR SUGGESTED CONSTRUCTION PROCEDURE.

Revisions

date 6-16-81
designed by JCH
drawn by MVL
checked by WJB
job no. 96121

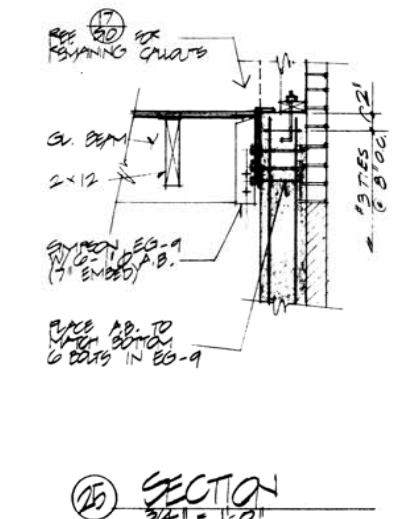
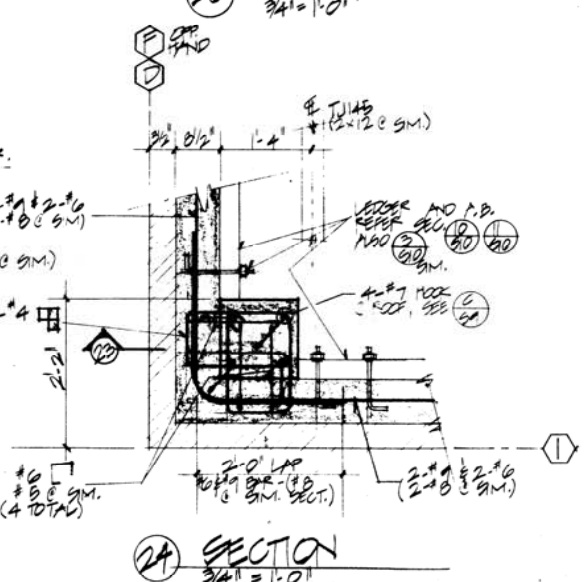
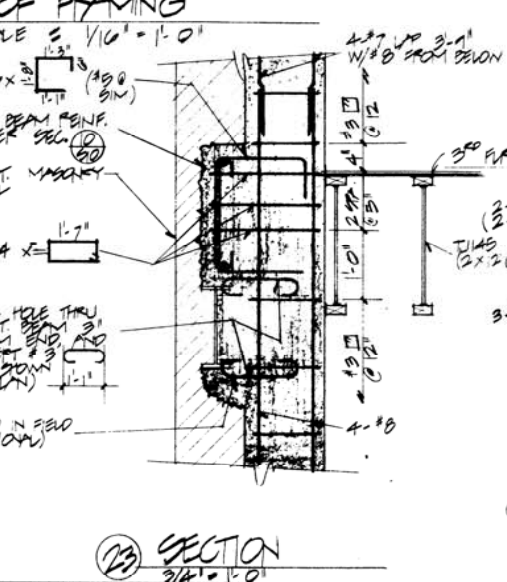
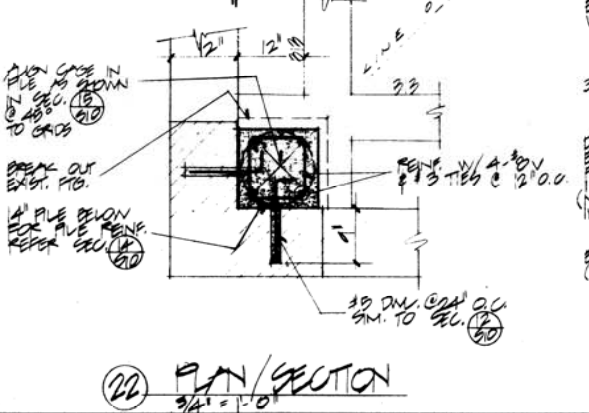
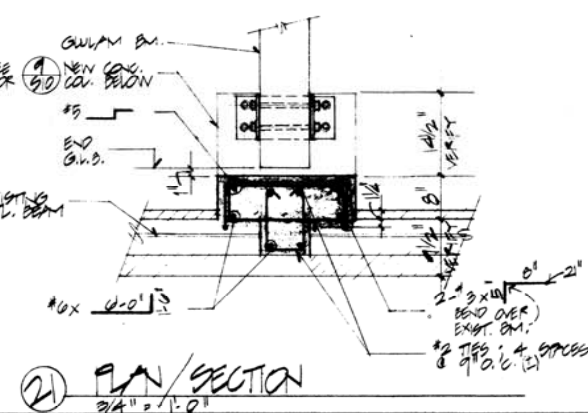
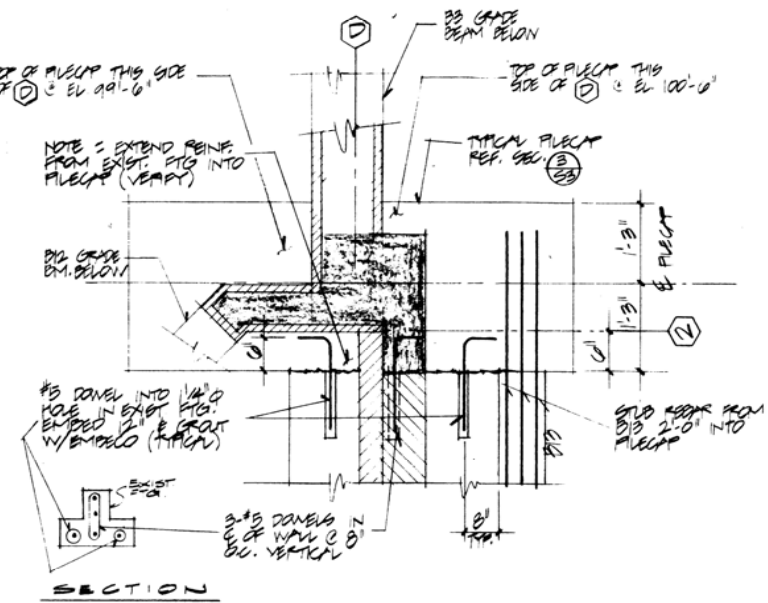
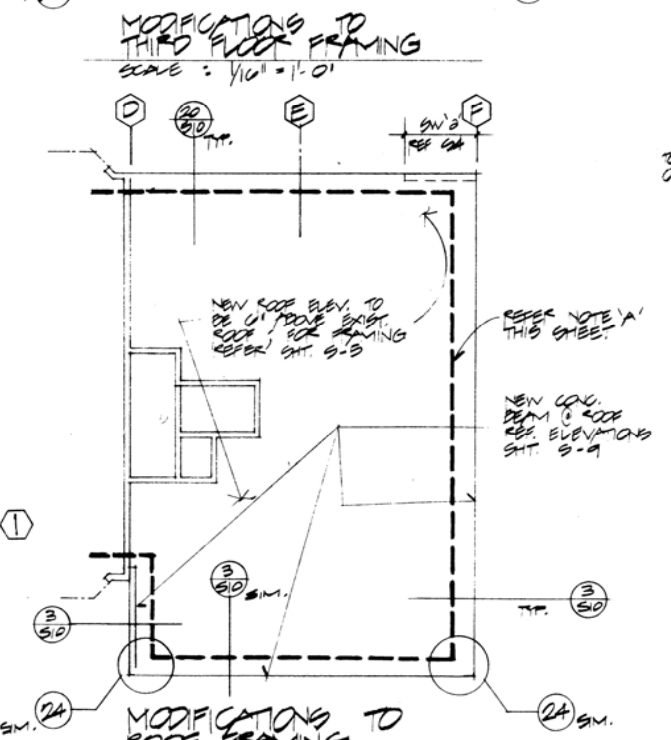
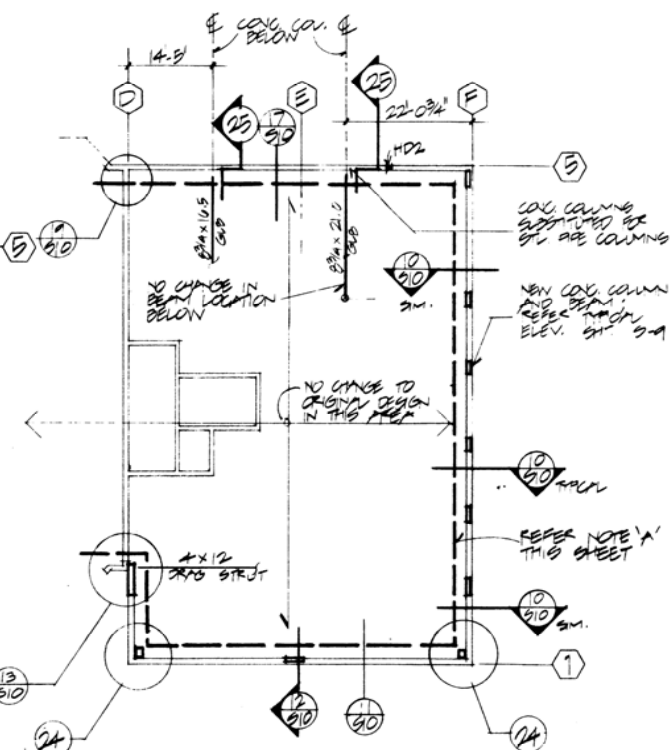
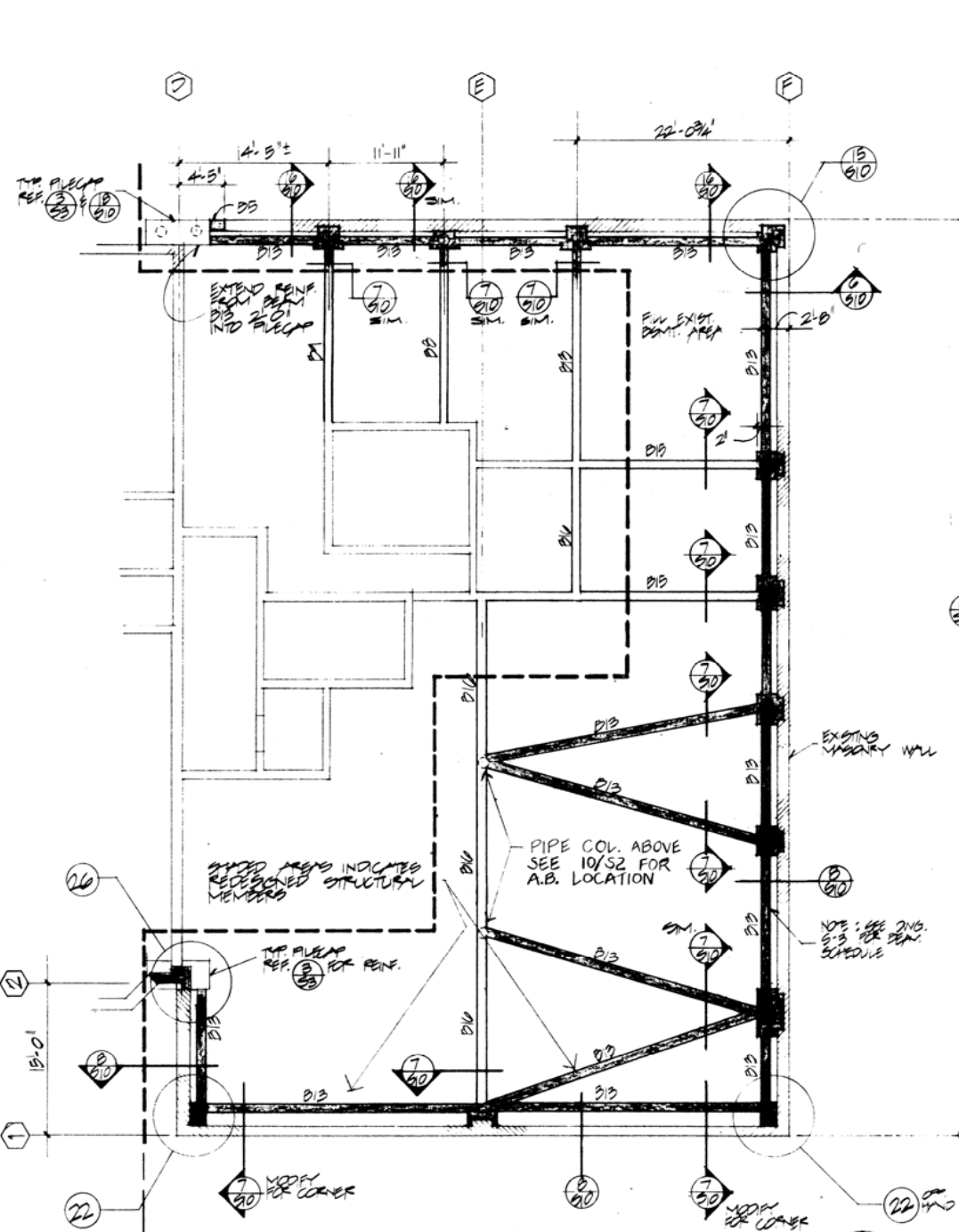


KING COUNTY HOUSING AUTHORITY
RESIGNED PLANS AND DETAILS

Victor O. Gray & Company
Consulting Engineers & Planners, 2100 Fifth Avenue Building, Seattle, Washington 98121

sheet no.

S-8



AUG 14 1981
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CONSULTING ENGINEERS
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