



Board of Commissioners
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INVITATION TO BID

Exterior Renovations

at

Cascadian Apartments 15517 NE 12th St., Bellevue WA 98007

March 4, 2024

ADDENDUM NO. 2

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: Thursday, March 14, 2024 at 2:00 pm

QUESTIONS DEADLINE: ~~Thursday, February 22, 2024~~ March 7, 2024 at 9:00 am

NUMBER OF PAGES: 22

ATTACHMENTS: Revised SMR Form A570

SMR A600

SMR N-S300

SMR P-S300

CONTRACT NUMBER: DW2400631

ENCLO Tiaga Wood Screen Install Guide

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project:

CHANGES:

1. The question deadline is extended to March 7, 2024 at 9:00 am

QUESTIONS:

Q1: Could we use a Malarkey or CertainTeed shingle instead of the Owens Corning?

A: Install CertainTeed Landmark AR composition roofing system at mansard roofs. Install CertainTeed Winterguard Ice and Water roof underlayment to all critical areas and valleys. Install CertainTeed Roof Runner synthetic roof underlayment.

Q2: Page A410/5 calls for new wood slat privacy screen at levels 1-3. Can you provide detail on this?

A: See Addendum 1. Also see attached ENCLO Tiaga Wood Screen Install Guide.

Q3: Please clarify if the removal and replacement of all plywood roof decking should be included in the base bid or not.

Clarification: All roofing plywood at the membrane roofing area is to be replaced in the base bid with 5/8" CDX plywood. Plywood at mansard areas to remain, but replace any that is damaged or decayed. See below for roof framing item.

Q4: Addendum 1 Q. 16. Paragraph 01100-1.2 D-b Calls to replace 200 Lineal feet of Roof Framing Lumber. Please clarify whether this requirement includes replacement and finishing of the gypsum board ceiling attached to the framing.

A: This item is intended to be an allowance to repair the 2x wood framing supporting the plywood roof deck. If upon removal of the roofing membrane and plywood it is discovered that some of the ~~plywood or~~ wood framing is rotted and needs to be replaced this allowance can be applied. This item does not include interior repairs to GWB or ceiling framing, only the top chords and other framing supporting the plywood. See Unit Price No. 1 – Roof Framing Replacement and Unit Price No.2 Ceiling Joist Bay Fiberglass Batt Insulation Replacement.

Q5: 14-S300 calls for new post and pad footing. Not practical due to existing concrete landing intrude path of new footing. Would need to cut concrete steps (16" + -) for new footings.

A: At entry concrete landings & steps, locate new posts & footing where edge of new concrete plinth is flush with the edge of asphalt paving nearest the building. Cut & replace asphalt paving as required to install new plinth & footing. Provide (2) Simpson H6 Hurricane ties at ends of existing 4x carport beams where they are supported by the perpendicular carport beams.

Q6: Confirm size of HSS beams at decks. Plans call for 6x4 1/4 with single 2x atop. Unable to utilize 2x10 deck joists with this dimension of beam.

A: Deck joists to be face hung off 3x10 side nailers per detail 10/S401.

Q7: 4-A562 - Since carport beam is being trimmed back, please clarify framing/fascia connection to building after post installation. Plan set shows some type of fascia at this location. Clarify as it is impossible to install a fascia with 2-3" clearance between beam and building.

A: Blocking shown in detail 4/A562 shall connect to building. Blocking shall be hung between the ends of the existing cut 4x carport beams with HUC hangers.

Q8: A570 - Detail calls for J-trim, N/A due to lap siding at these locations.

A: Detail 2/A570 revised to show no J-Trim.

Q9: 3,6-A570 - Details call for J-trim at window, door head.

A: Detail 3,6/A570 revised to show no J-Trim.

Q10: 7-A570 – Clarify: No interior work required due to blocking below SGD for fasteners corresponding with deck ledgers.

A: Patch, repair if damaged.

Q11: 7-A575 – Clarify: Are windows being removed to install new sheathing for structural work and insulation? Assume window and SGD flanges have been removed during window/sgd retrofit project?

A: See Addendum 1 and A575 in original plan set.

Q12: Clarify: If roof sheathing is removed, will insulation be removed and replaced with new?

A: Insulation show signs of deterioration or moisture, remove, and replace with new insulation. See Unit Price No. 2 Ceiling Joist Bay Fiberglass Batt Insulation Replacement – R-19.

Q13: Clarify: Where exterior gyp is being removed to install hold downs, if insulation is being replaced with new? The insulation (if batt) should be in good condition and not need to be replaced. VE this item per linear foot for replacement and DELETE this insulation replacement from the scope?

A: See Addendum 1

Q14: Clarify: Maximum quantity of decks to receive demo/re-build work at once to reduce mobilization fees from building inspectors, concrete inspectors, concrete company, etc.

A: Contractor to demo decks for only one building at a time to minimize impact to tenants during construction. Wholesale removal of all decks in one phase is not permitted. Contractor to demolish only decks that will immediately be reconstructed, with a continual construction sequence to completion. No demolished decks to remain inactive for longer than one week. The decks on the second building to be demolished only after initial decks are reconstructed and returned to tenants for unobstructed access.

Q15: Clarify: Entire building is not receiving new 5/8" gyp over the existing gyp? Only replacing "in-kind" where structural upgrades occur and structural plywood where called out elsewhere?

A: Existing exterior gypsum sheathing is likely ½" thick. This ½" thick sheathing shall be removed to install new ½" sheathing at SHEAR WALL LENGTHS ONLY in areas shown on the structural plans. New gyp sheathing is not required on the exterior.

Q16: Privacy Screen Walls: What wood is to be used for the posts, slats, etc.? What finish on the wood? Stain, Paint or leave raw. What fasteners are required for installation of slats etc.?

A: Exterior grade Fir. Transparent or semi-transparent exterior stains will maintain the natural wood look. For details on fasteners, slats, etc. refer to attached install guide WOOD SLAT SCREEN ENCLO TIAGA Install Guide.

Q17: Siding inside of building entrances. There is existing siding inside of the building entrances. Is this slated to be replaced?

A: The existing siding inside the building entrances may be retained. These areas are to be included in the exterior paint scope.

Q18: 6" soil clearance @ siding. In addendum #1 question 11, this was asked. However, there are multiple locations where the ground slope is graded towards the building and not possible to grade away. Please advise.

A: Assume base bid includes, in all locations where it is possible, to regrade soils away from the building and maintain 6" soil clearance. Any locations where this is not possible will be evaluated and contractor will be directed by architect and owner how to proceed with all costs negotiated as change orders.

Q19: Windows – There were a couple questions about the window specifications and SHGC performance standards.

A: Contractor responsible to confirm all window and door opening sizes and allow for the specified installation methods including all flashing and weatherization measures and including any alterations to the openings. If any existing window configurations cannot be matched with the new windows, such as check rails or muller units, match as closely as possible. The window specifications have been changed. See attached revised A600.

U-factor = 0.30 Max

SHGC = 0.38 Max

Ply-Gem Builder Series 200 Windows

Ply-Gem Builder Series 460 Sliding Glass Doors

Provide Nail Flanges

Provide Insect Screens

White Frame

Q20: At the guardrails @ window wells. Are these to be steel or fiberglass?

A: The guardrails at these locations should be replaced and match the deck railings. See attached Addendum #2 S300 sheets with new detail 9/S300 for connection detail of railing posts to existing concrete walls.

Q21: At the entrance footings @ carports. The demo plans do not show demo of existing concrete slab to add new footings. Please advise.

A: There is No demo – see response in previous Q5 response for relocation of new plinths & footings.

Q22: At perimeter beams (joists) perpendicular to building @ decks. There are numerous different callouts (double joists, 4x10 and 4x12 and HSS Beam). Also confirm connections to building and columns. See sheet P-S401/11 and P-S201.

A: Provide 4x10 perimeter beams with HU hangers to building ledger, typical. Provide 3x vertical block at HSS columns with (2) ½" welded threaded studs to hang 4x10 beams from (HU hangers).

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 2

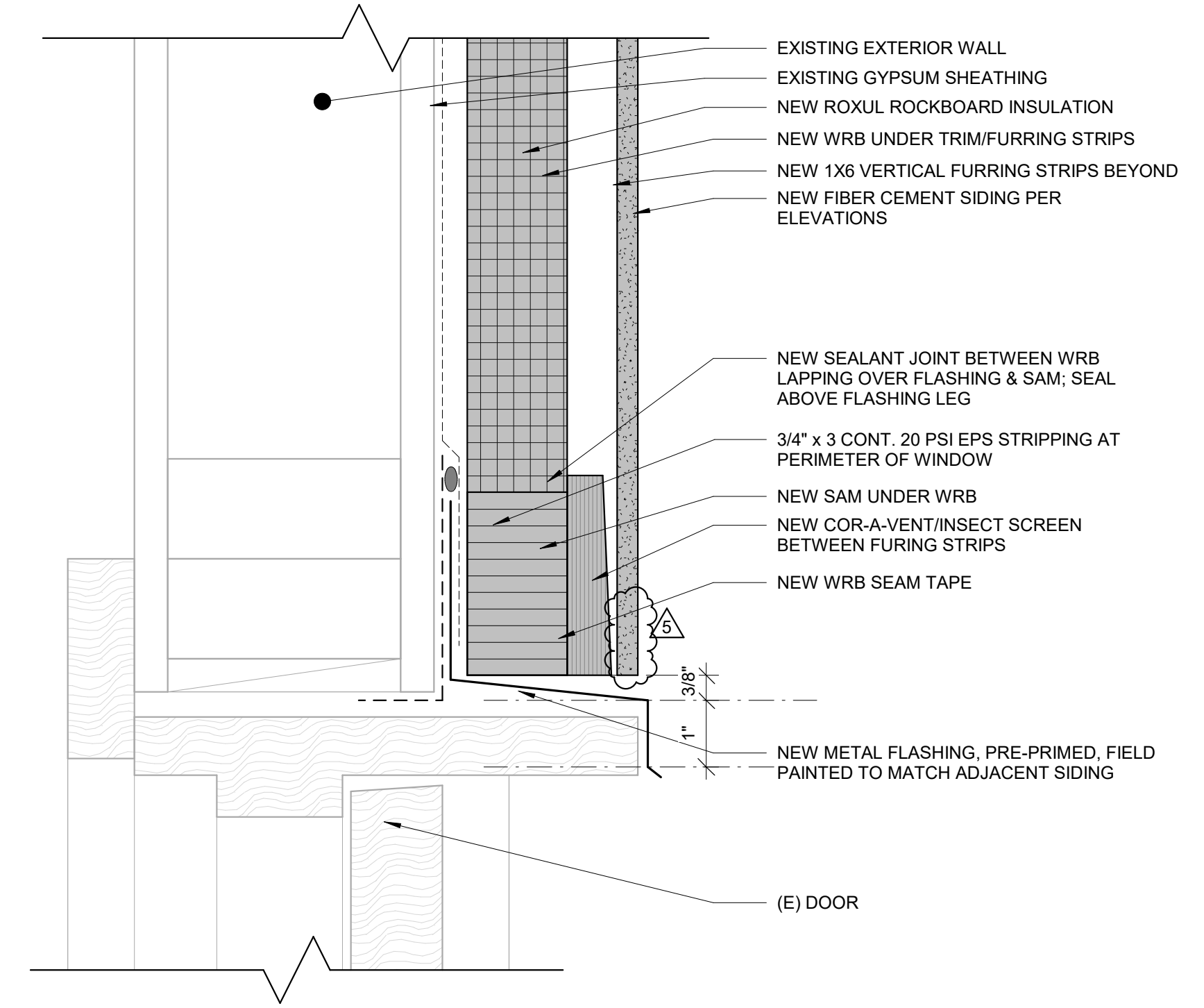
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1	04/27/23 CORRECTIONS 1
2	04/27/23 DESIGN CHANGE 2
3	07/26/23 CORRECTIONS 2/BID
4	02/23/24 ADDENDUM 1
5	02/28/24 ADDENDUM 2

AHJ STAMP

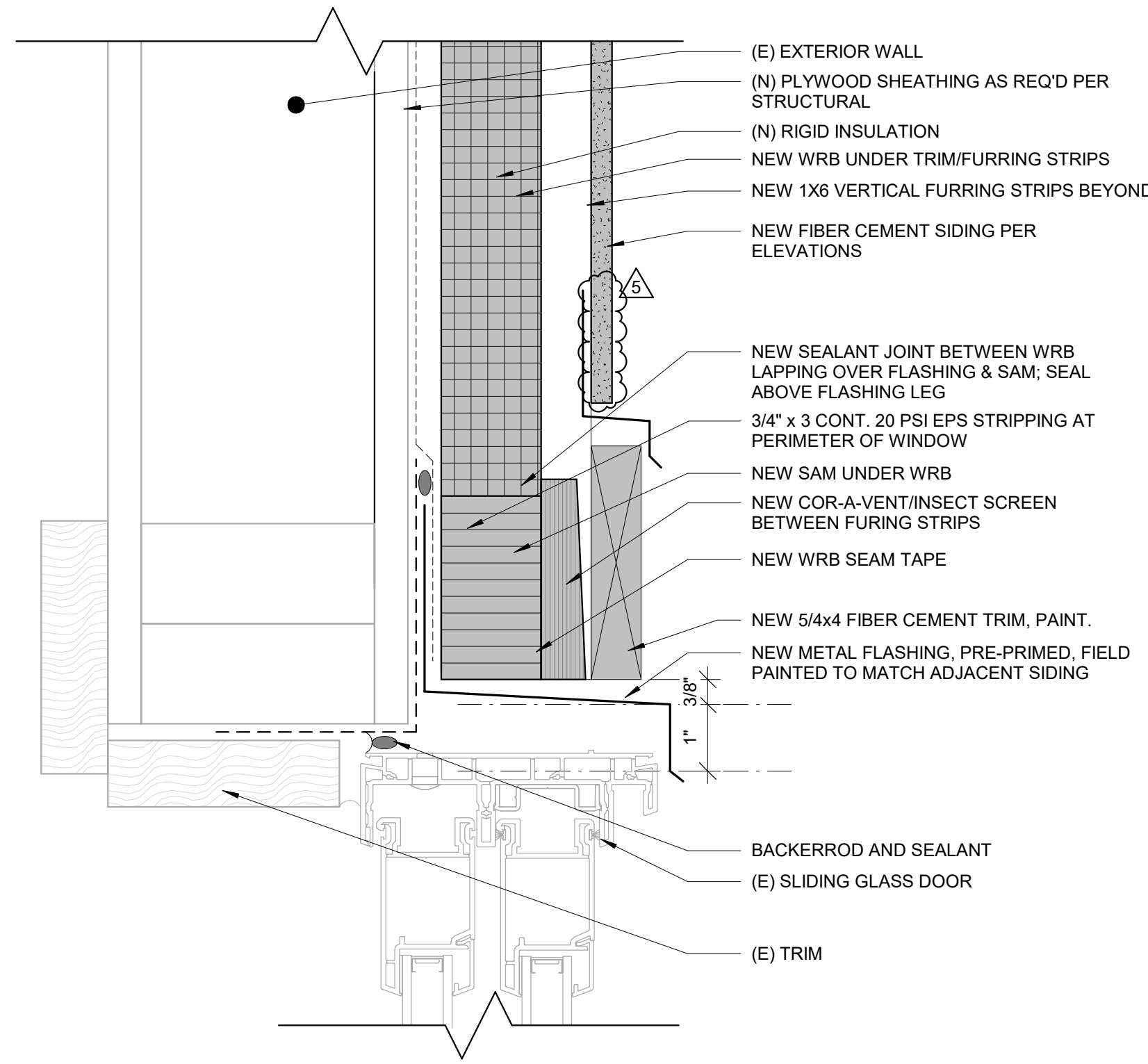
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**DETAILS -
EXTERIOR
DOORS**

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ISSUE DATE 07/26/23
JOB NO. 22034
SHEET NO.:

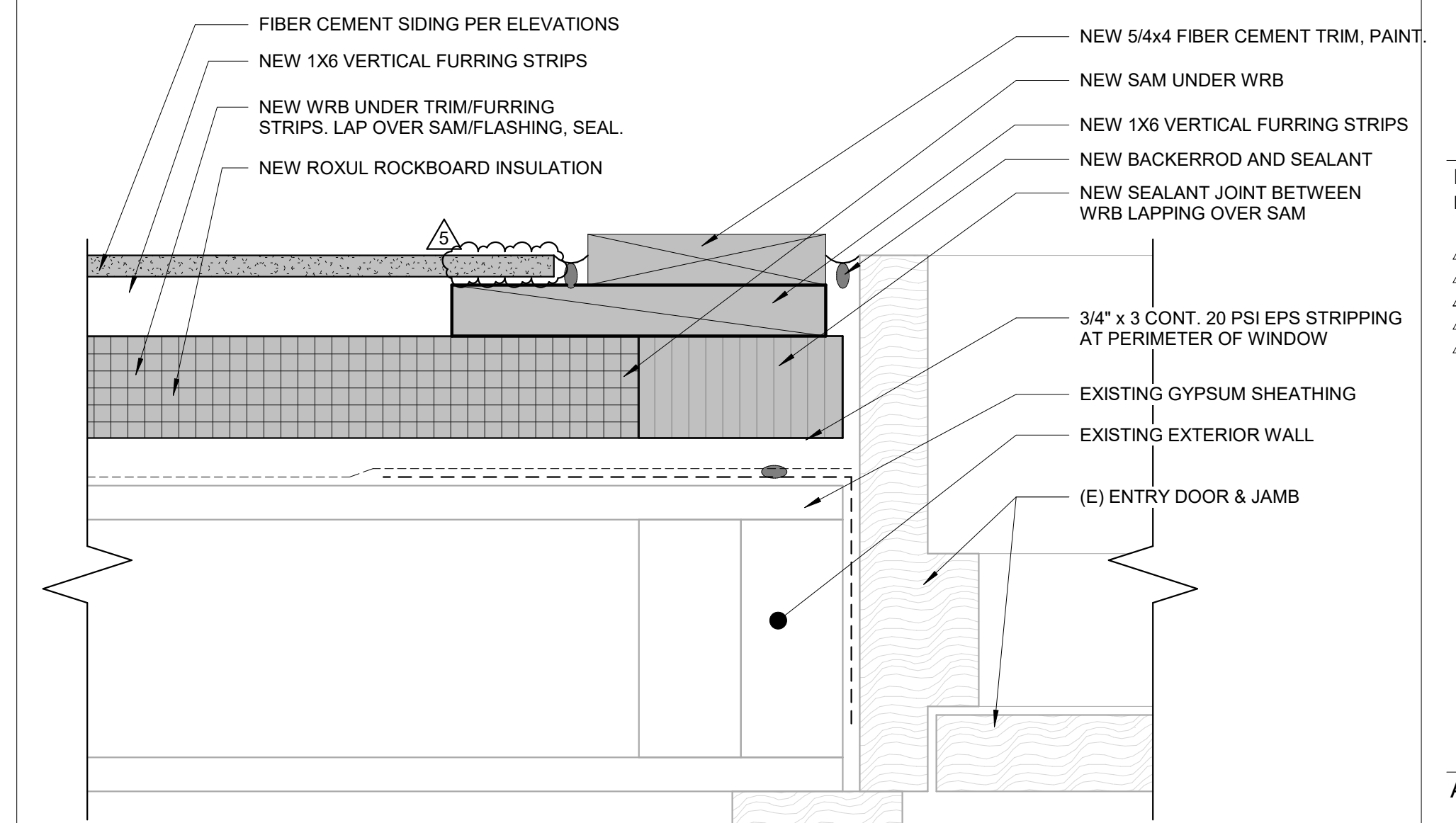
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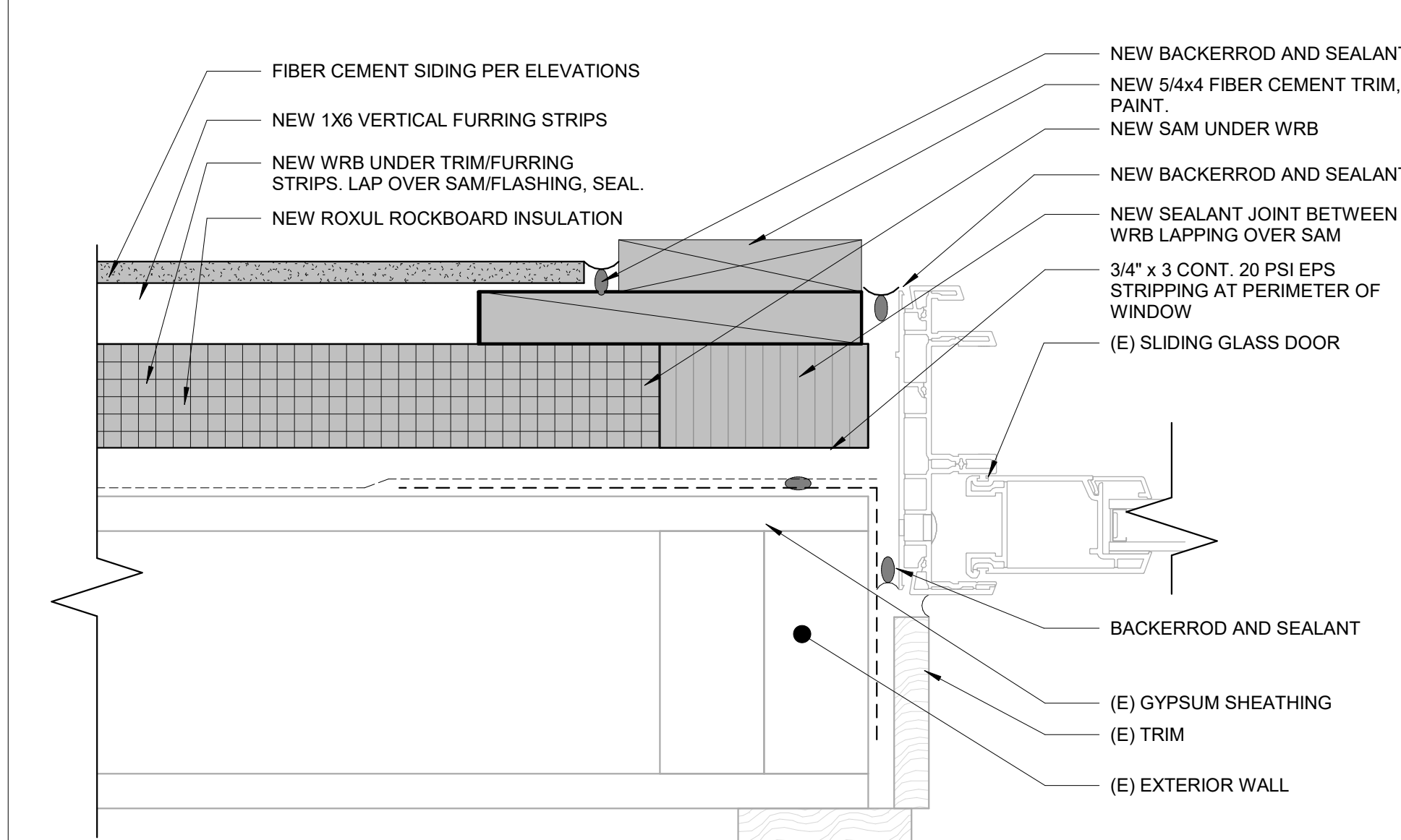
3 SECTION - EXTERIOR DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



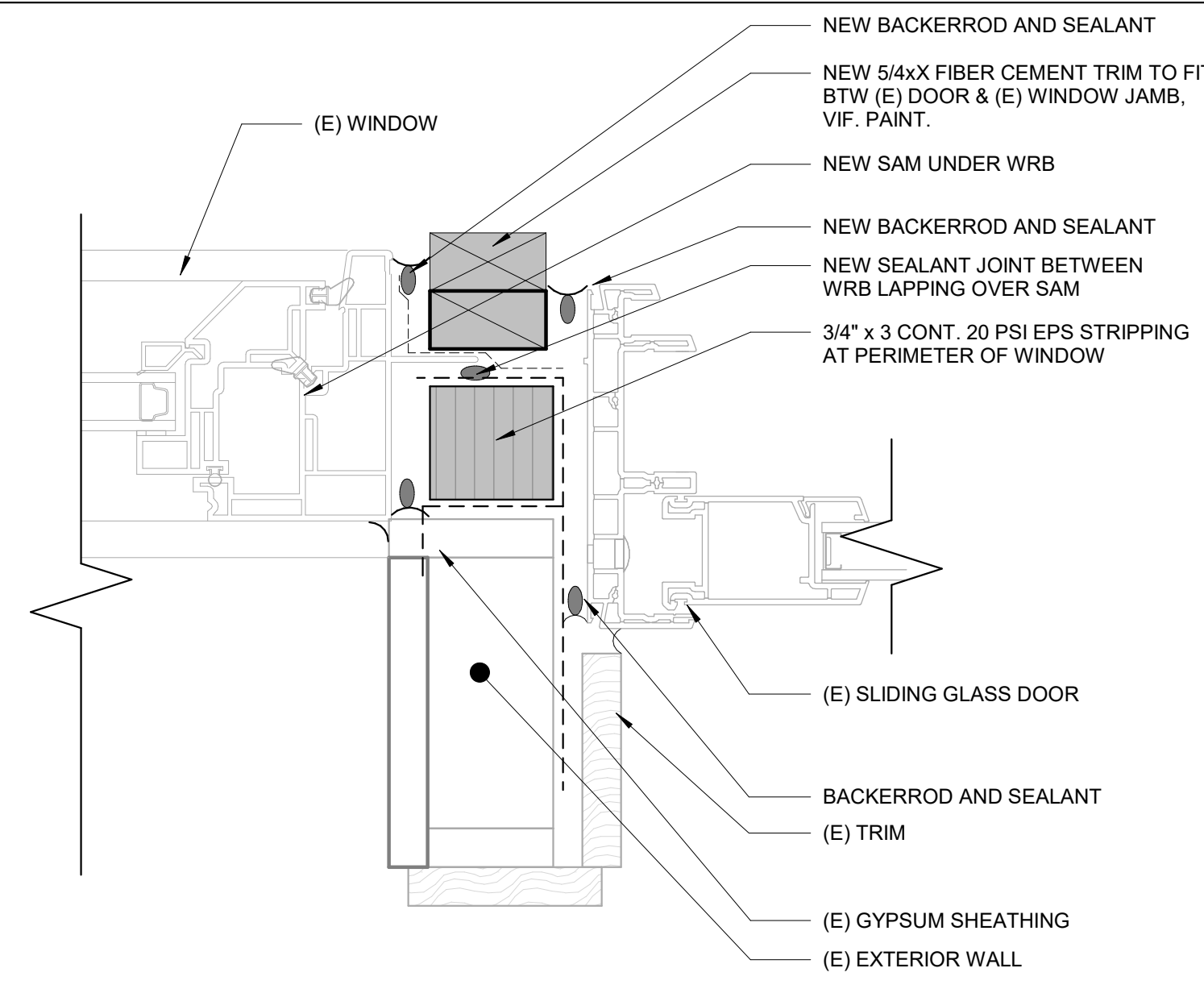
6 SECTION - EXTERIOR SLIDING GLASS DOOR HEAD, TYP.
SCALE: 6" = 1'-0"



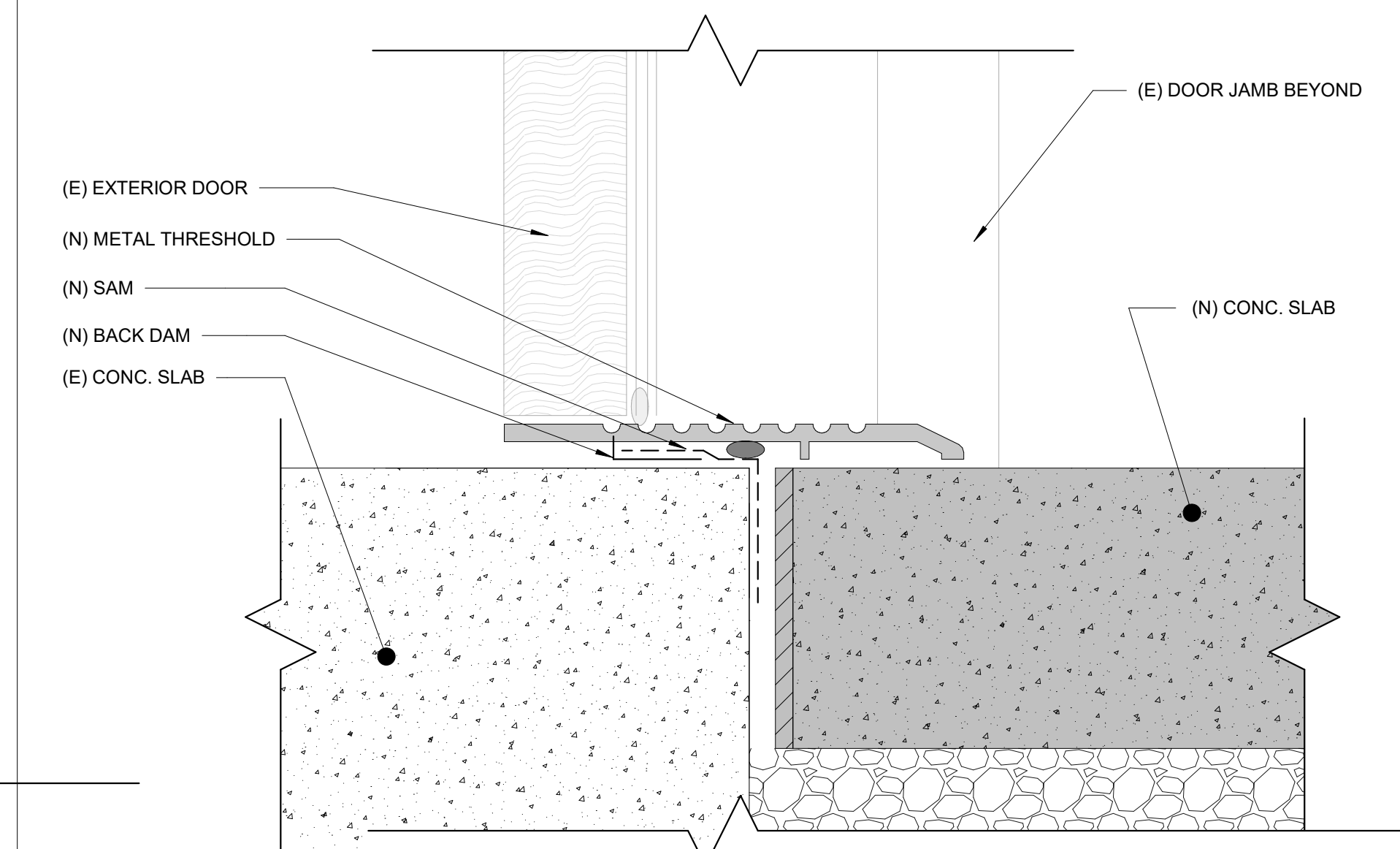
2 PLAN - EXTERIOR DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



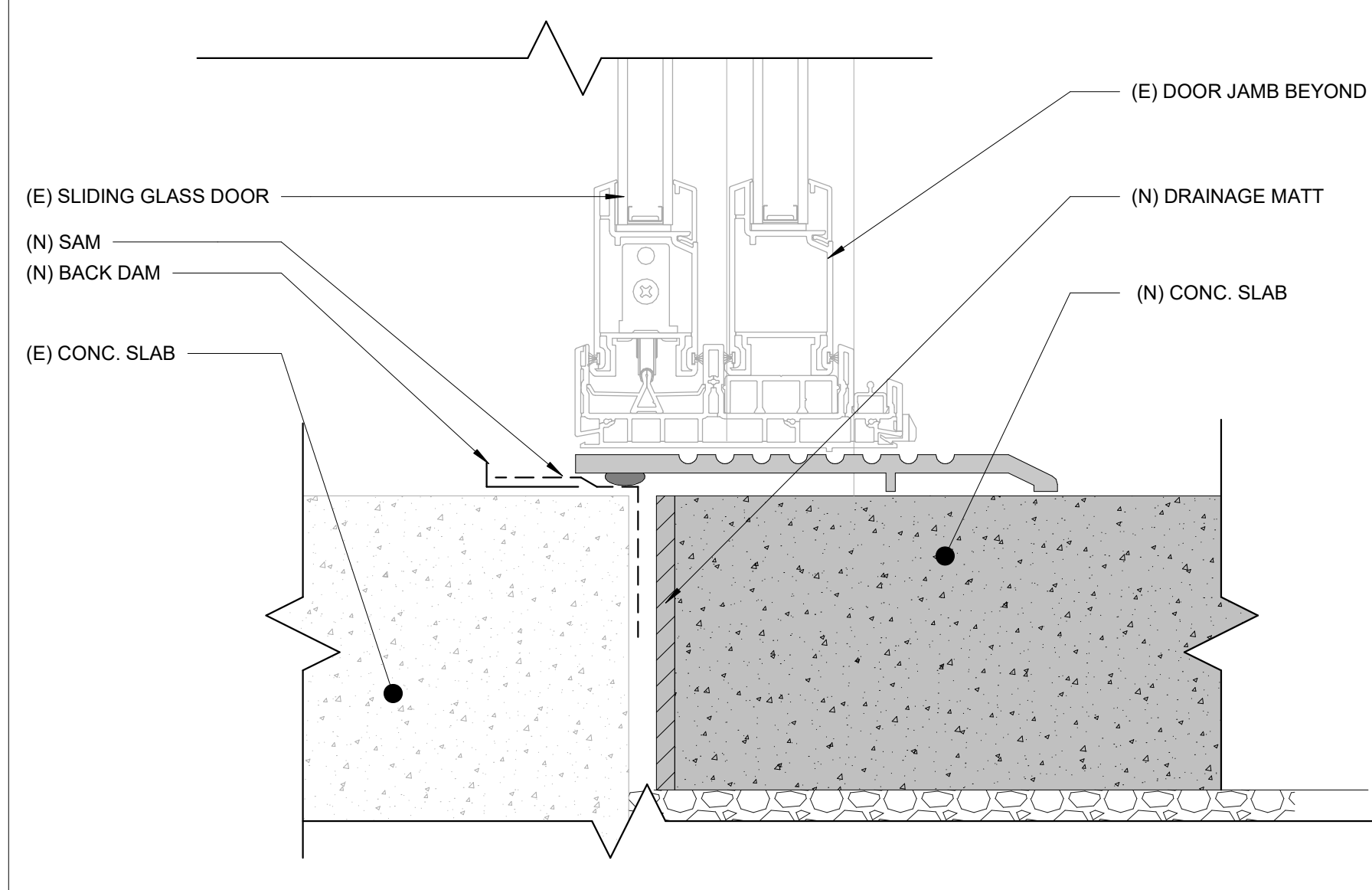
5 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP.
SCALE: 6" = 1'-0"



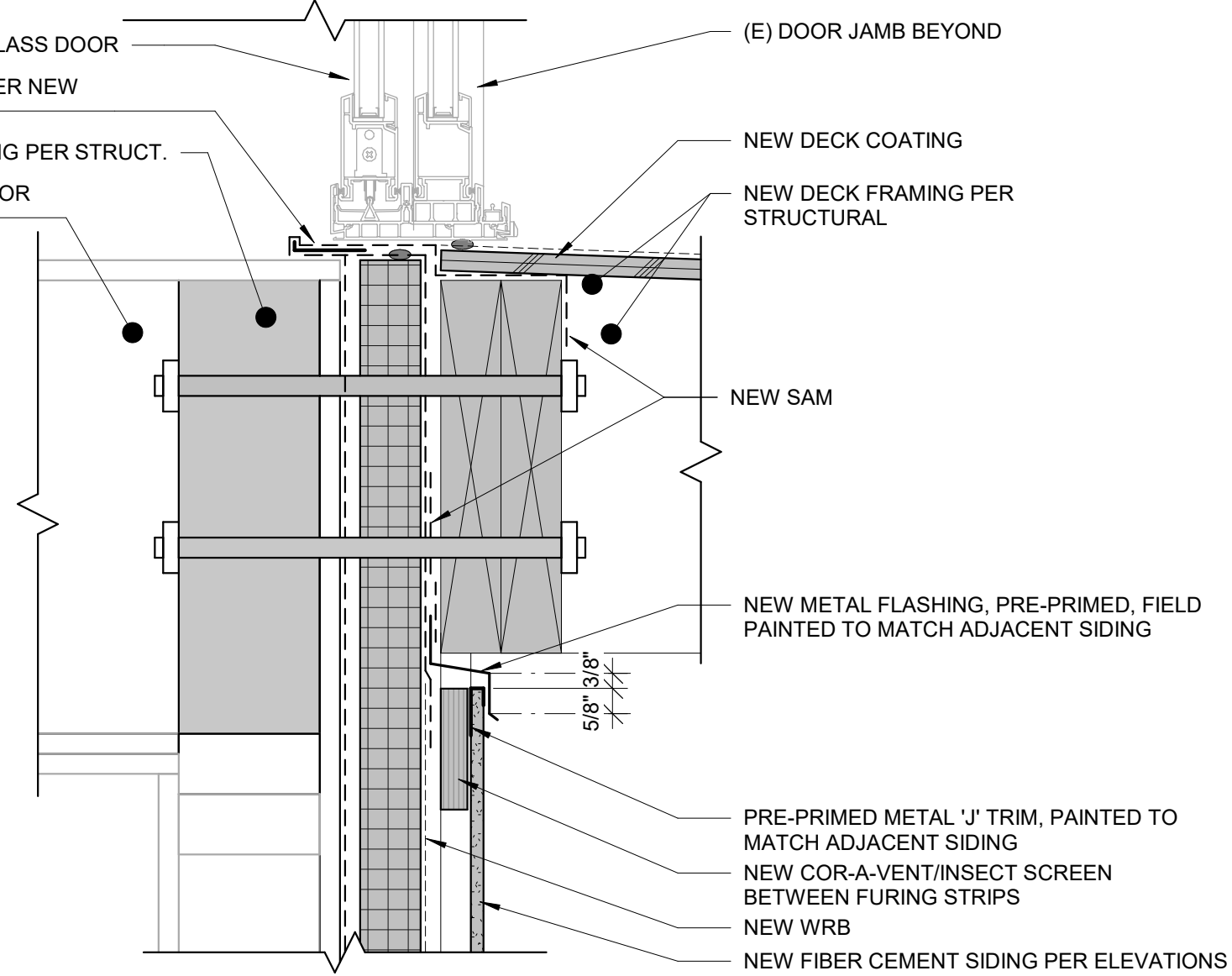
8 SECTION - EXTERIOR SLIDING GLASS DOOR JAMB, TYP. Copy 1
SCALE: 6" = 1'-0"



1 SECTION - EXTERIOR DOOR SILL, TYP.
SCALE: 6" = 1'-0"



4 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 1, TYP.
SCALE: 6" = 1'-0"

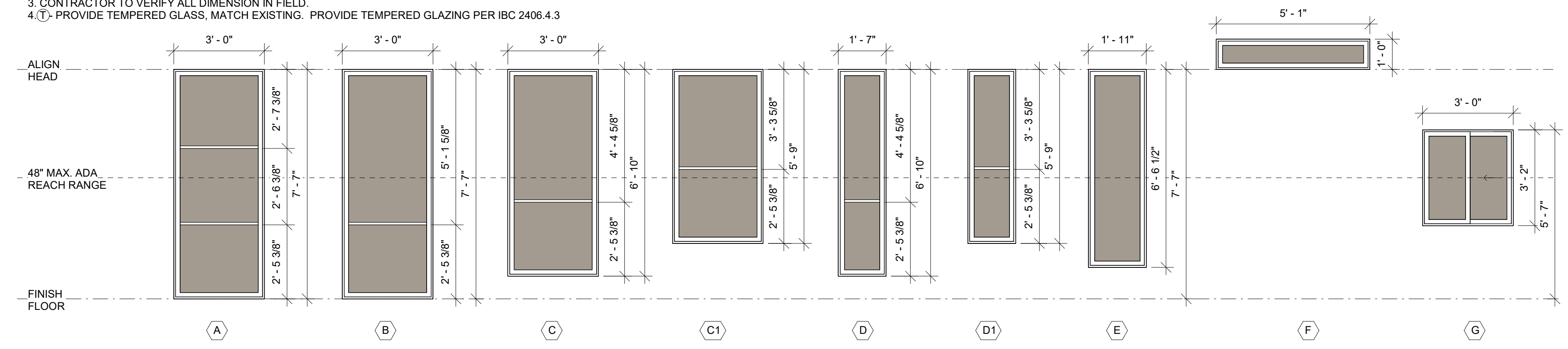


7 SECTION - EXTERIOR SLIDING GLASS DOOR SILL @ LEVEL 2-3, TYP.
SCALE: 3" = 1'-0"

WINDOW SCHEDULE - VINYL-BUILDING N												
Mark	TYPE	SIZE				OPERATION	FRAME	FRAME COLOR	U VALUE	SQ FT	QTY	REMARKS
		RO WIDTH	RO HEIGHT	WIDTH	HEIGHT							
N-A	A	3'-0"	7'-7"	2'-11 1/2"	7'-6 1/2"	SINGLE HUNG	VINYL	TO MATCH EXIST	0.3	22 SF	20	1,2,3
N-B	B	3'-0"	7'-7"	2'-11 1/2"	7'-6 1/2"	SINGLE HUNG	VINYL	TO MATCH EXIST	0.3	22 SF	20	1,2,3
N-C1	C1	3'-0"	5'-9"	2'-11 1/2"	5'-8 1/2"	FIXED	VINYL	TO MATCH EXIST	0.3	17 SF	2	1,2,3
N-D1	D1	1'-7"	5'-9"	1'-6 1/2"	5'-8 1/2"	FIXED	VINYL	TO MATCH EXIST	0.3	9 SF	1	1,2,3
N-E	E	1'-11"	6'-6 1/2"	1'-10 1/2"	6'-6"	FIXED	VINYL	TO MATCH EXIST	0.3	12 SF	1	1,2,3
N-F	F	5'-1"	1'-0"	5'-0 1/2"	0'-11 1/2"	FIXED	VINYL	TO MATCH EXIST	0.3	5 SF	1	1,2,3

WINDOW SCHEDULE - VINYL-BUILDING P												
Mark	TYPE	SIZE				OPERATION	FRAME	FRAME COLOR	U VALUE	SQ FT	QTY	REMARKS
		RO WIDTH	RO HEIGHT	WIDTH	HEIGHT							
P-A	A	3'-0"	7'-7"	2'-11 1/2"	7'-6 1/2"	SINGLE HUNG	VINYL	TO MATCH EXIST	0.3	22 SF	38	1,2,3
P-B	B	3'-0"	7'-7"	2'-11 1/2"	7'-6 1/2"	SINGLE HUNG	VINYL	TO MATCH EXIST	0.3	22 SF	26	1,2,3
P-D	D	1'-7"	7'-7"	1'-6 1/2"	7'-6 1/2"	FIXED	VINYL	TO MATCH EXIST	0.3	12 SF	1	1,2,3
P-G	G	3'-0"	3'-2"	2'-11 1/2"	3'-1 1/2"	SLIDER	VINYL	TO MATCH EXIST	0.3	9 SF	4	1,2,3

NOTES:
1. ALL EXISTING WINDOWS TO REMAIN. REPLACE IN KIND IF EXISTING WINDOWS SHOW EXTENSIVE DAMAGES DURING RESIDING PHASE.
ADD-ALTERNATE-1: PROVIDE NEW EXTERIOR WINDOWS.
2. CONTRACTOR TO VERIFY QUANTITIES IN ON PLANS, ELEVATIONS, AND IN FIELD.
3. CONTRACTOR TO VERIFY ALL DIMENSION IN FIELD.
4. PROVIDE TEMPERED GLASS, MATCH EXISTING. PROVIDE TEMPERED GLAZING PER IBC 2406.4.3

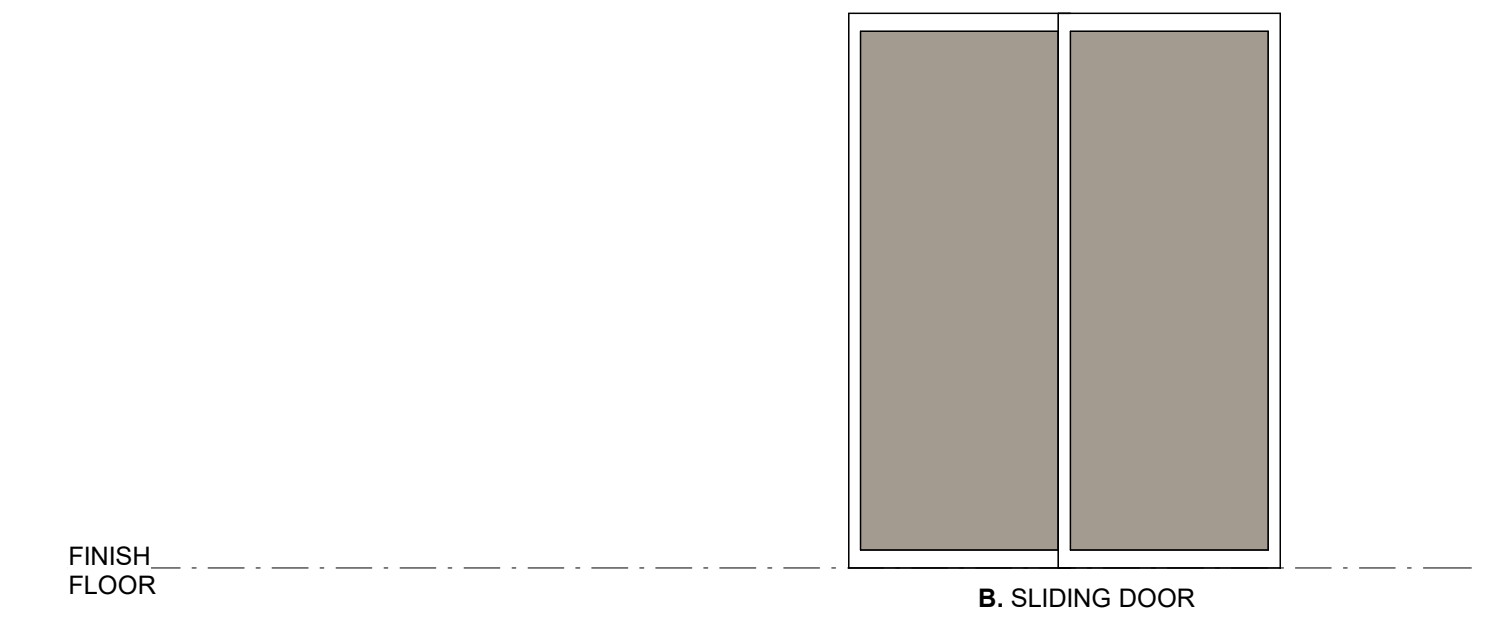


610 WINDOW TYPES - VINYL
SCALE: 3/8" = 1'-0"

600 DOOR SCHEDULE - BUILDING N												
DOOR #	SIZE			TYPE	DOOR			FRAME TYPE	DETAILS			REMARKS
	W	H	THK		MATERIAL	HDWE	HEAD		SILL	JAMB		
LEVEL 1												
N-LARGE PATIO-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE PATIO-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE PATIO-3	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE PATIO-4	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
LEVEL 2												
N-LARGE BALCONY-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-3	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-4	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
LEVEL 3												
N-LARGE BALCONY-5	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-6	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-7	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
N-LARGE BALCONY-8	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	

600 DOOR SCHEDULE - BUILDING P												
DOOR #	SIZE			TYPE	DOOR			FRAME TYPE	DETAILS			REMARKS
	W	H	THK		MATERIAL	HDWE	HEAD		SILL	JAMB		
LEVEL 1												
P-LARGE PATIO-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE PATIO-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE PATIO-3	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE PATIO-4	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL PATIO-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL PATIO-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
LEVEL 2												
P-LARGE BALCONY-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-3	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-4	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL BALCONY-1	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL BALCONY-2	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
LEVEL 3												
P-LARGE BALCONY-5	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-6	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-7	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-LARGE BALCONY-8	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL BALCONY-3	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	
P-SMALL BALCONY-4	6'-0"	7'-8 1/2"	0'-2"	B	VINYL	MATCH EXISTING	VINYL	6/A570	4/A570	5/A570	1,2,3	

NOTES:
1. ALL EXISTING SLIDING DOORS TO REMAIN. REPLACE IN KIND IF EXISTING SLIDING DOORS SHOW EXTENSIVE DAMAGES DURING RESIDING PHASE.
ADD-ALTERNATE-1: PROVIDE NEW SLIDING DOORS.
2. CONTRACTOR TO VERIFY QUANTITIES IN ON PLANS, ELEVATIONS, AND IN FIELD.
3. CONTRACTOR TO VERIFY ALL DIMENSION IN FIELD.
4. PROVIDE TEMPERED GLASS, MATCH EXISTING. PROVIDE TEMPERED GLAZING PER IBC 2406.4.3



600 DOOR TYPES
SCALE: 3/8" = 1'-0"

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_d)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	22"	17"
#4	29"	22"
#5	37"	28"
#6	44"	33"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM. IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (l_s)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	29"	21"
#4	38"	27"
#5	48"	34"
#6	58"	41"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

III MINIMUM EMBEDMENT LENGTHS (l_{dn}) FOR STANDARD END HOOKS

A. for general uses:

BAR SIZE	$f'c = 3000$ PSI
#3	7"
#4	9"
#5	11"
#6	13"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
- 90° HOOKS ONLY

HOLDOWN ANCHOR SCHEDULE

CALLOUT	AN. SIZE	CAPACITY (Klbs)
HDU2	3/8" AB	2.62
HDU4	1/2" AB	4.13
HDU5	5/8" AB	5.43
HDU6	3/4" AB	8.35
HDU11	1" AB	11.21

HOLDAINS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HOLDAIN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDAINS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.

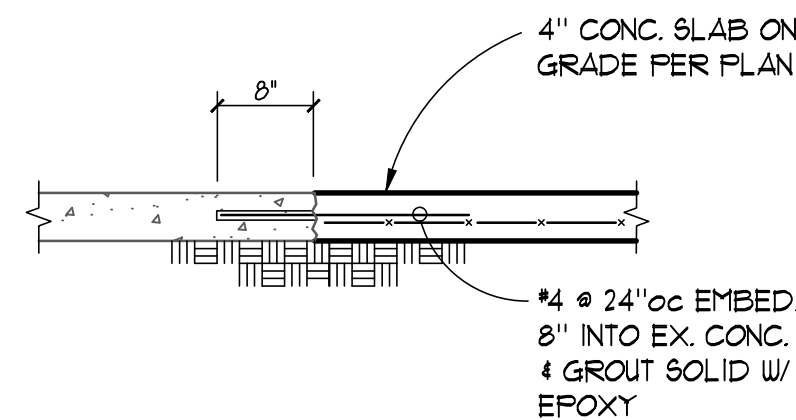
HOLDOWN ANCHOR SCHEDULE

ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (l_e)		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 16" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.1k)	N/A	24"	11"
1" (14.1k)	N/A	N/A	15"
1 1/8" (20.7k)	N/A	N/A	20"

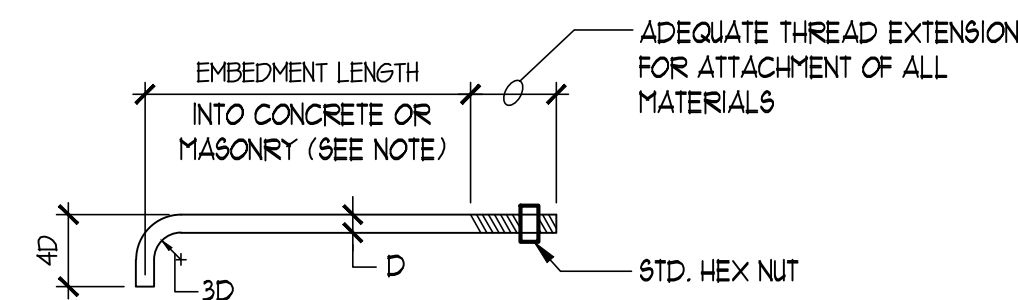
HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

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HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE AT DECKS ONLY



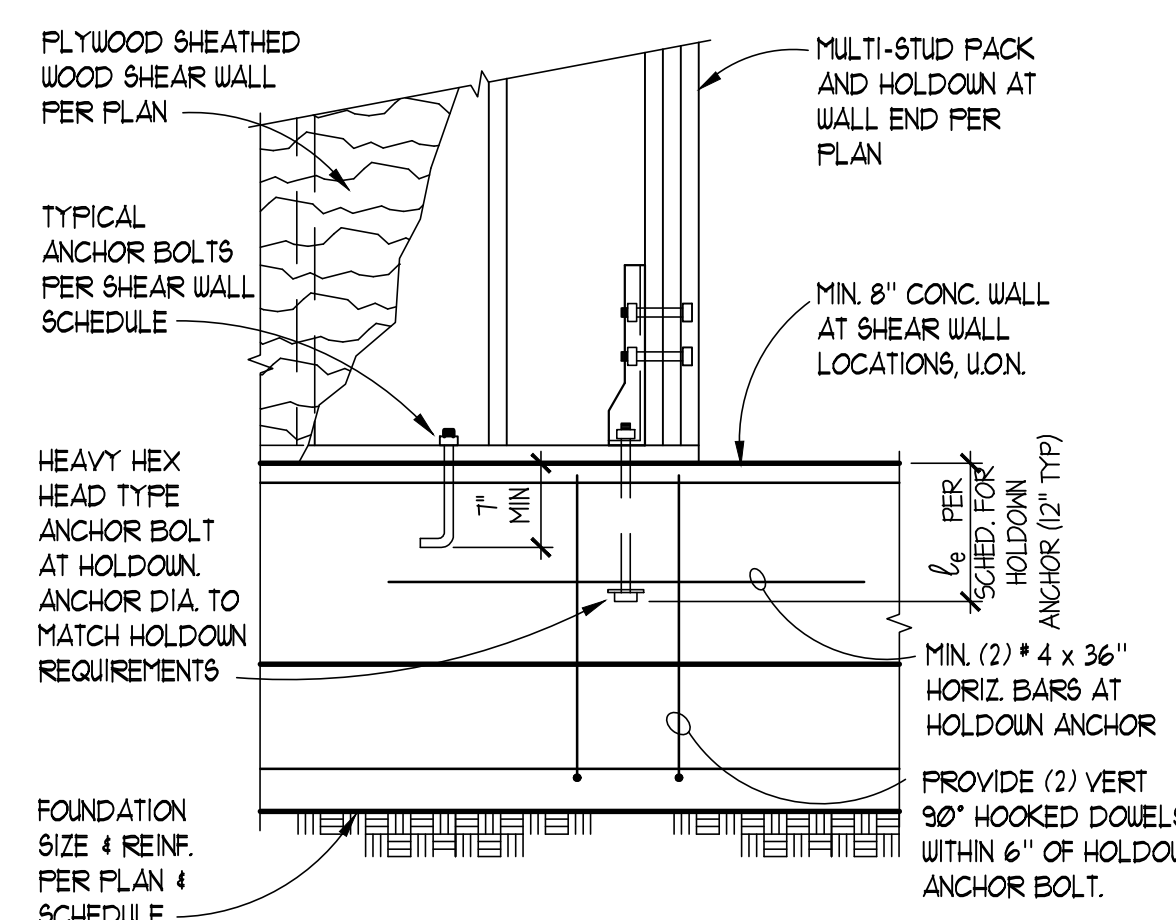
NEW TO EX SLAB CONNECTION



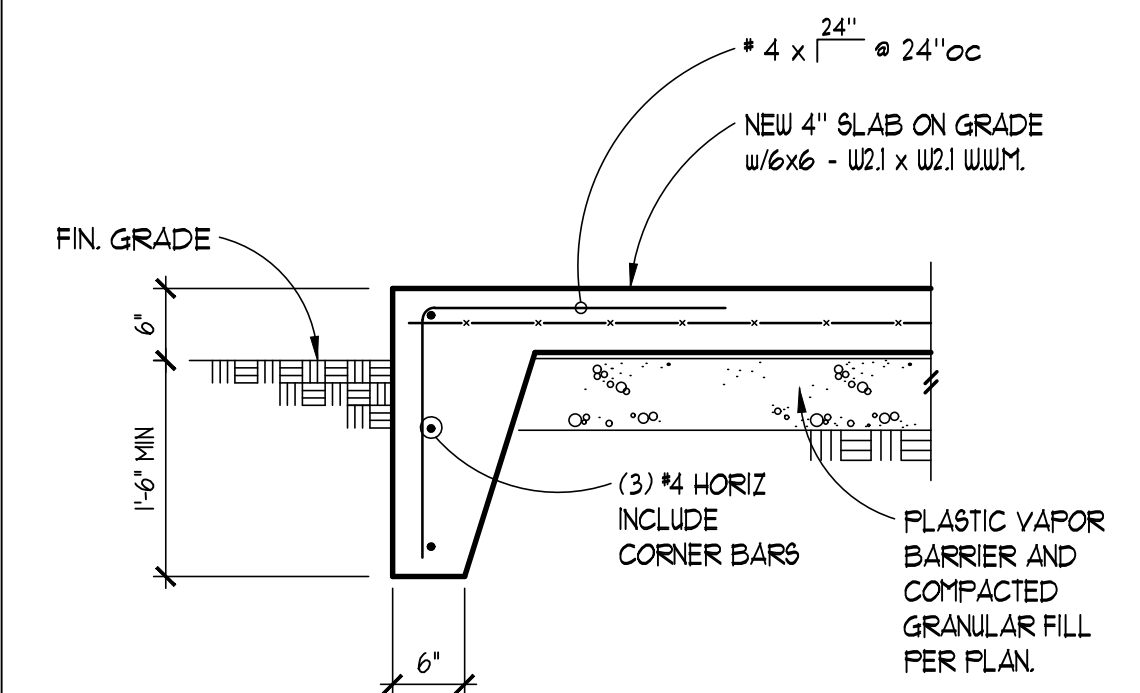
BOLT DIA. 'D'	MINIMUM EMBEDMENT	
	ANCHOR BOLTS IN HORIZ. SURFACE	ANCHOR BOLTS IN VERT. SURFACE
1/2"	5"	7"
3/8"	5"	7"
3/4"	5"	7"

NOTE: ANCHOR BOLT EMBEDMENT IN VERTICAL SURFACE APPLIES TO CONCRETE ONLY.

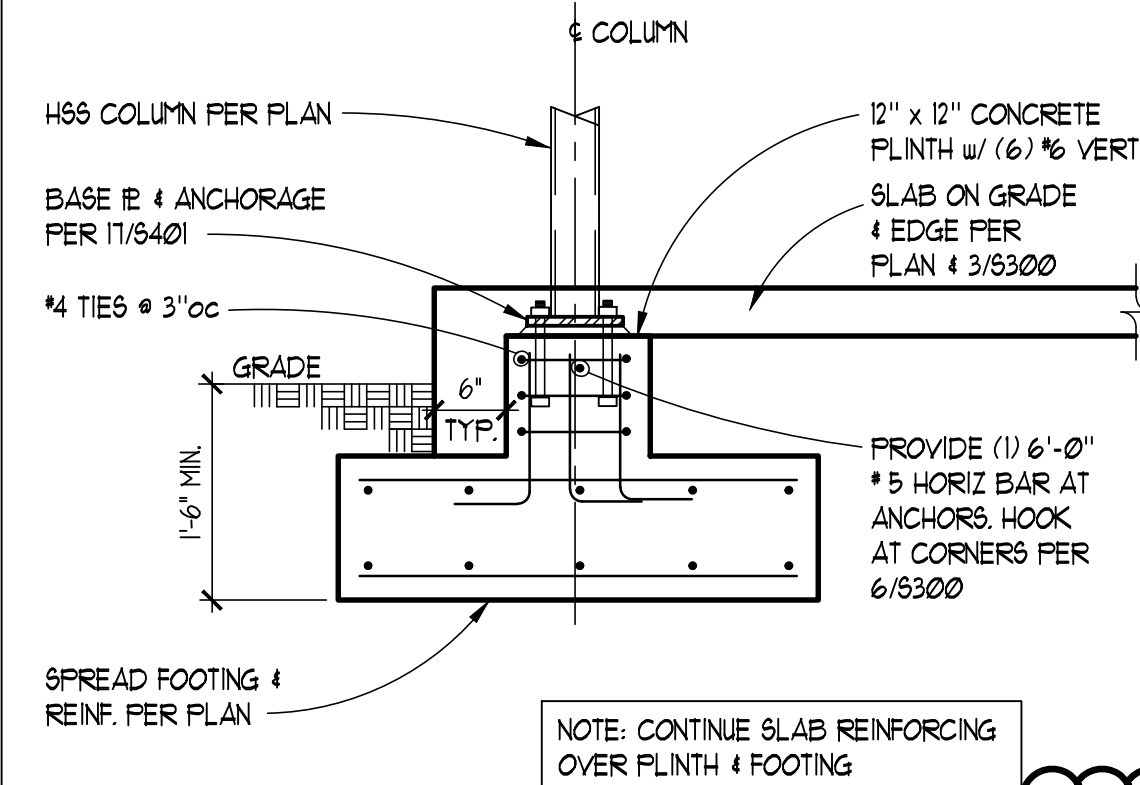
TYP. ANCHOR BOLT



HOLDOWN EMBEDMENTS AT DECKS

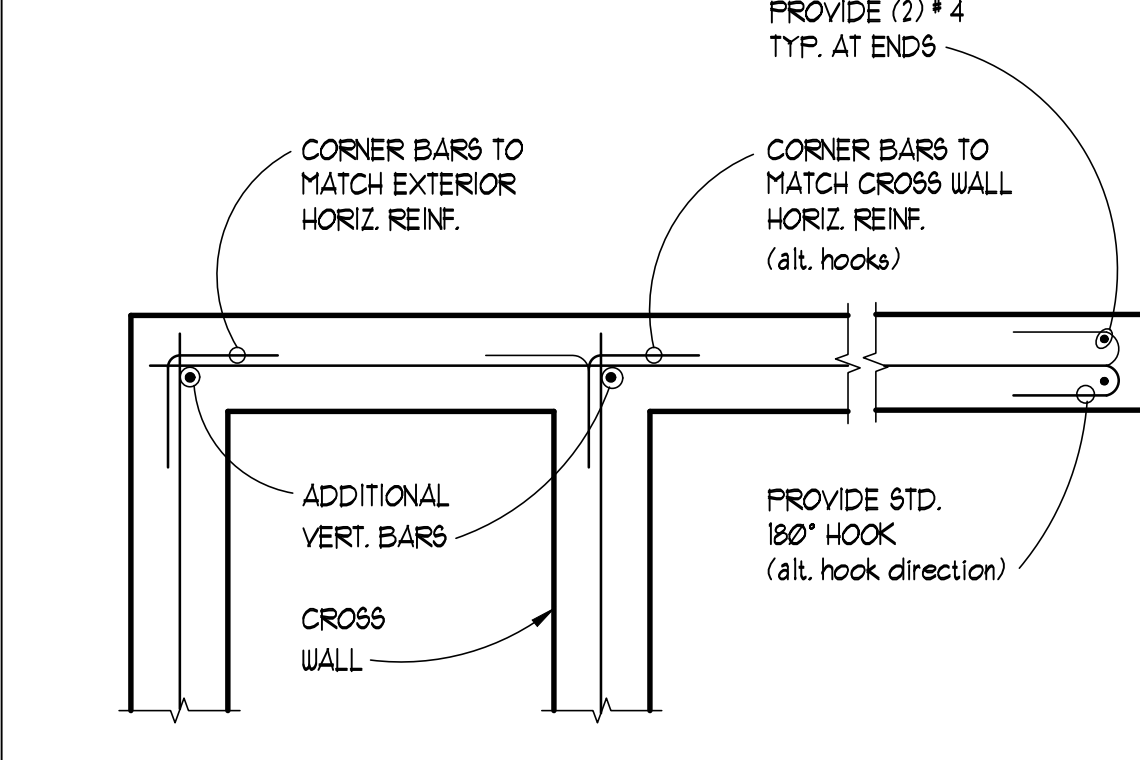


TYPICAL TURNED DOWN SLAB EDGE



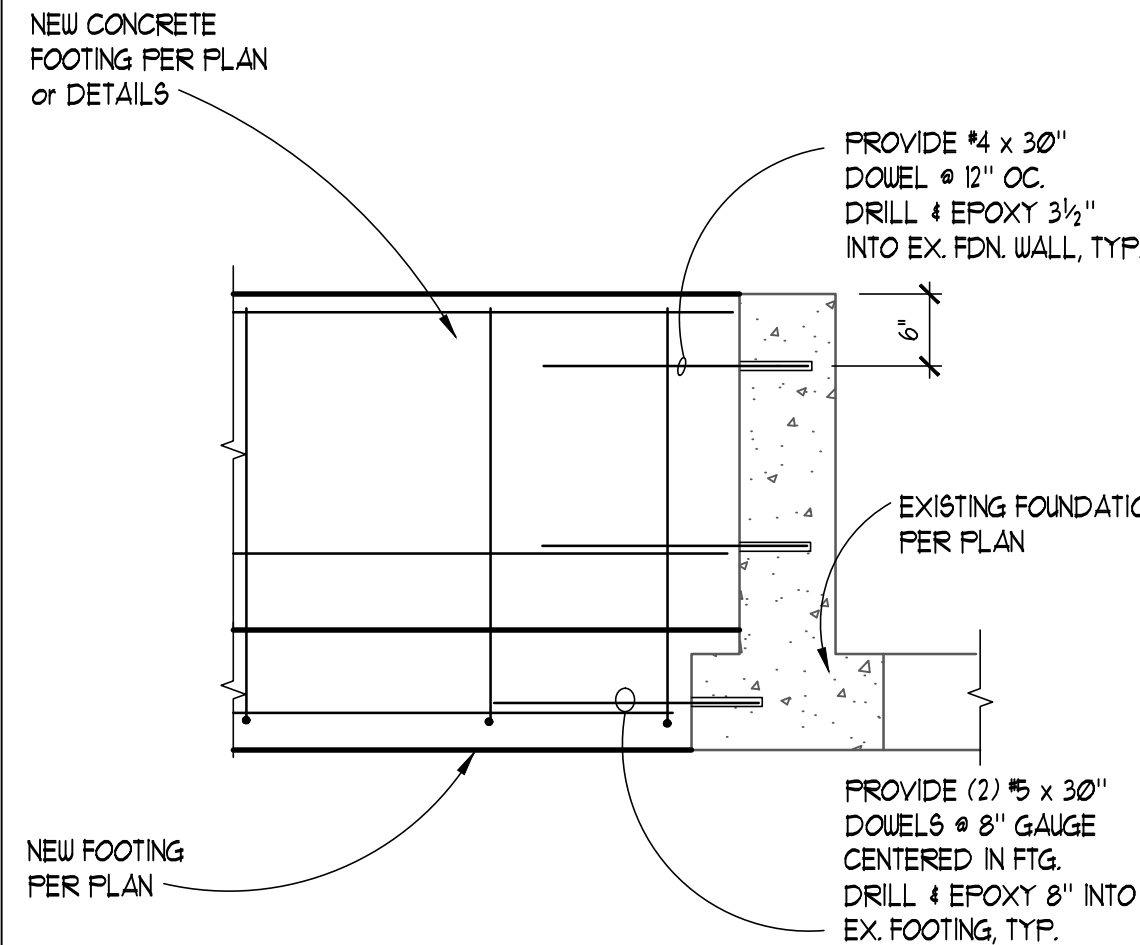
NOTE: CONTINUE SLAB REINFORCING OVER FLINTH & FOOTING

7



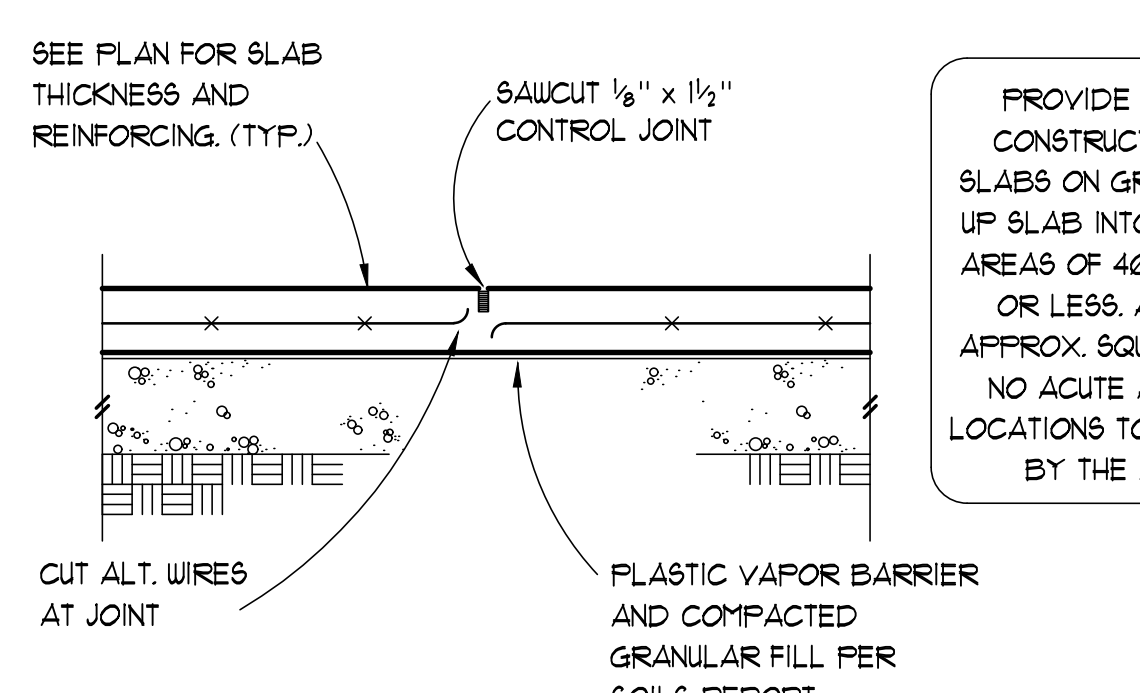
TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS

13

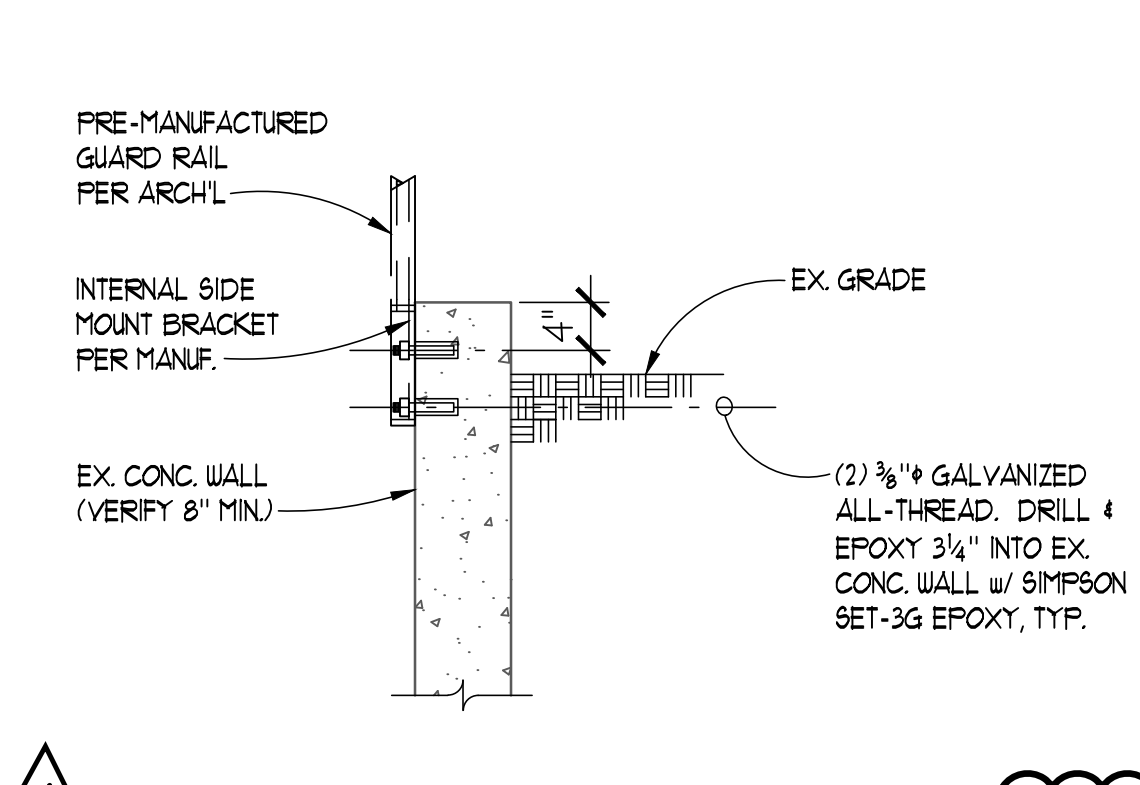


NEW FOUNDATION CONNECTION TO EXISTING CONCRETE

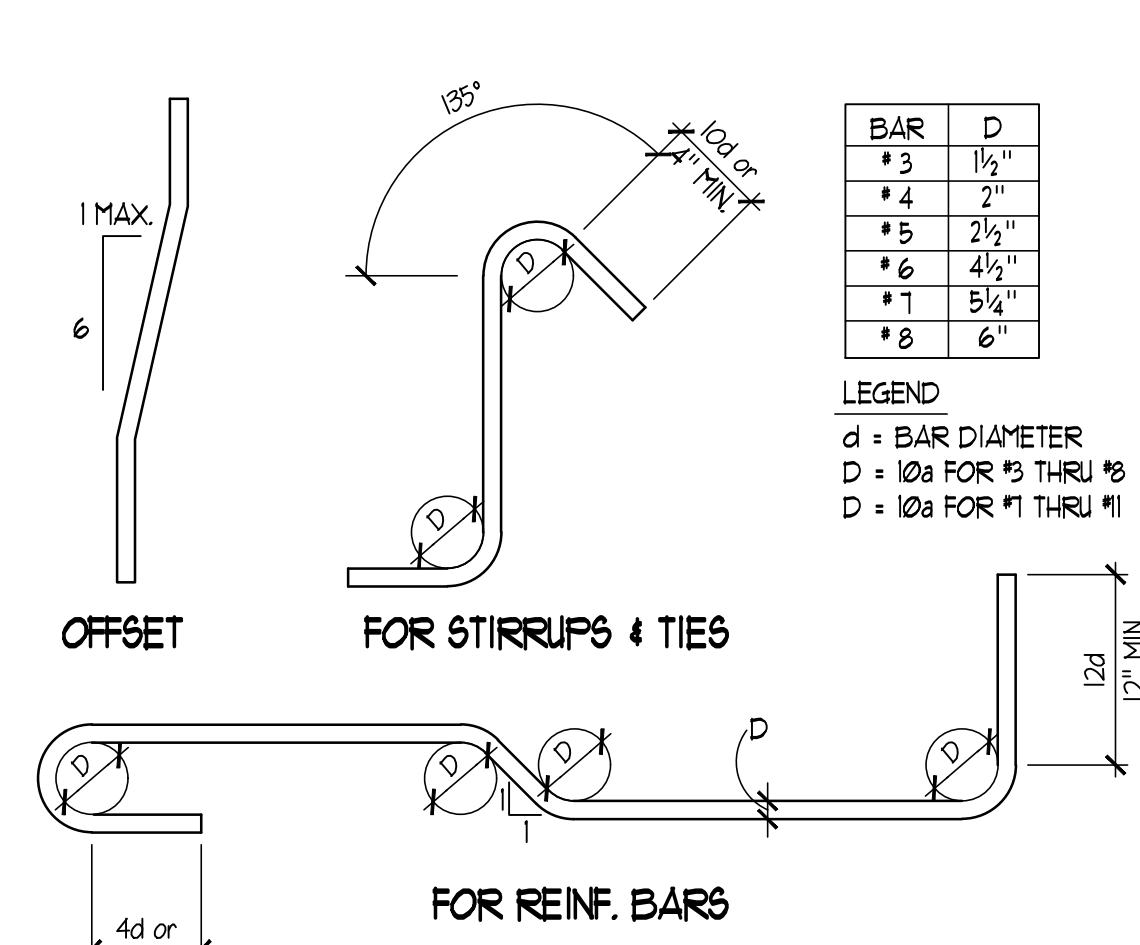
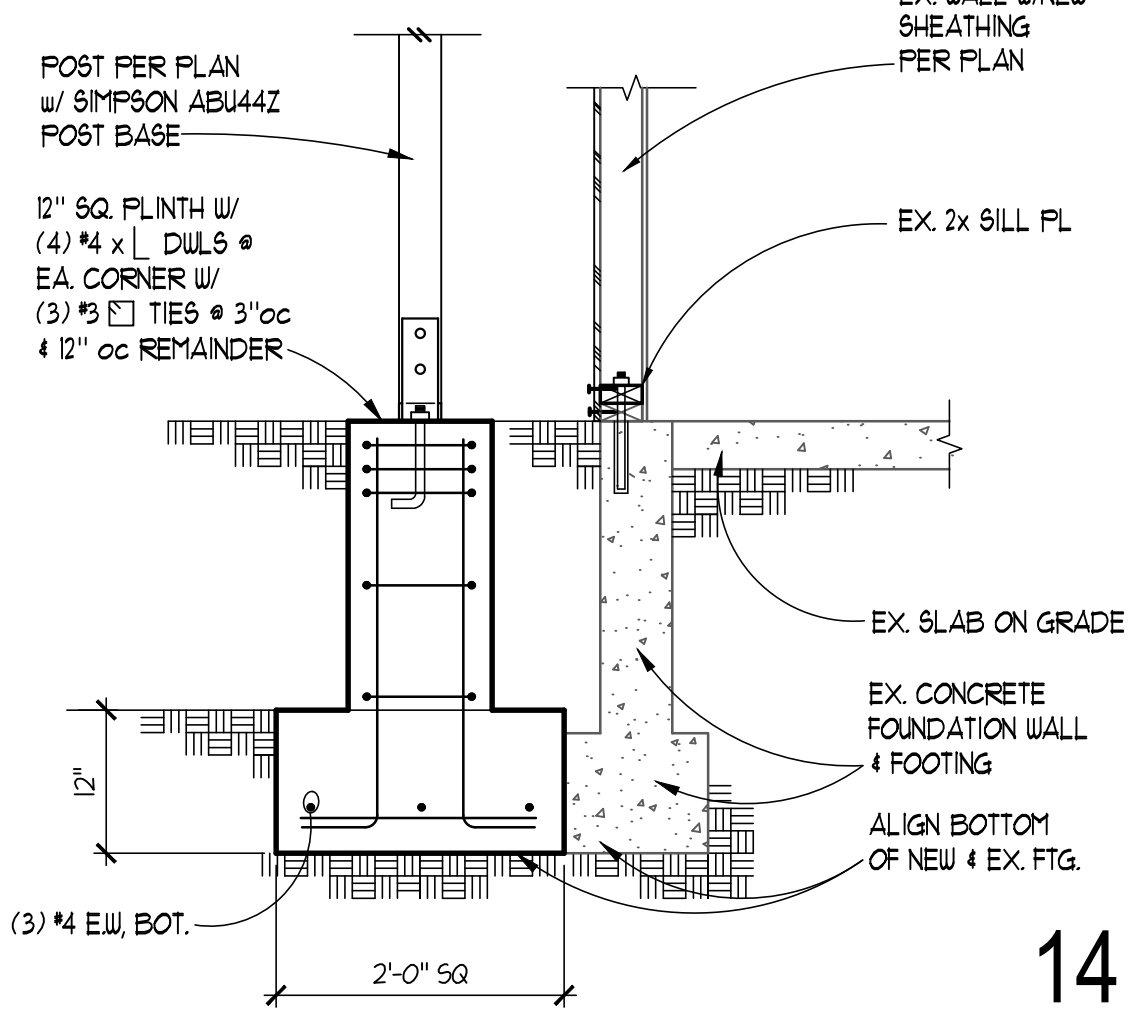
18



CONTROL JOINT

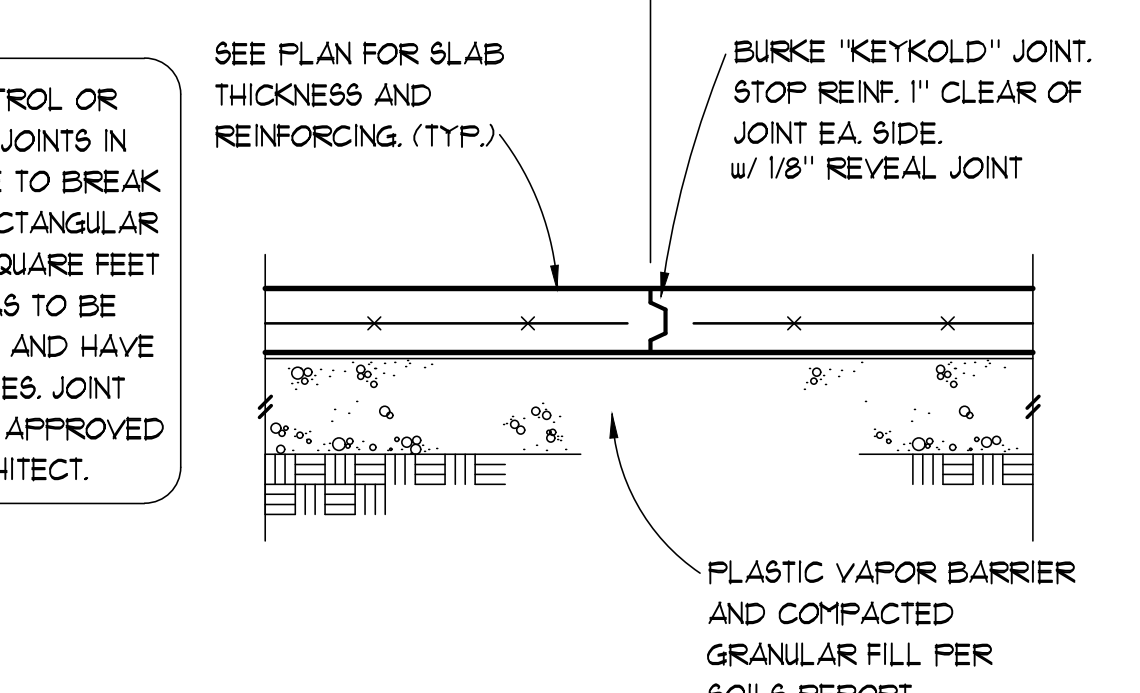


PRE-MANUFACTURED GUARD RAIL PER ARCH.

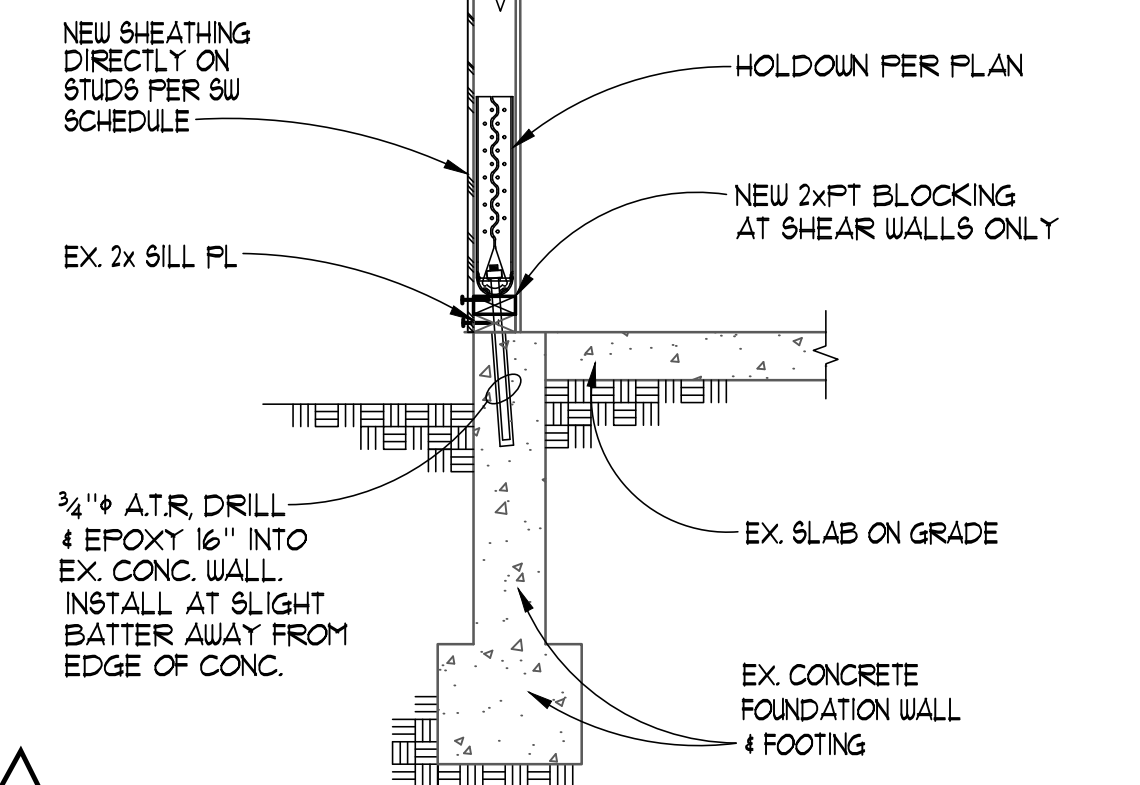


REBAR BENDING SCHEDULE

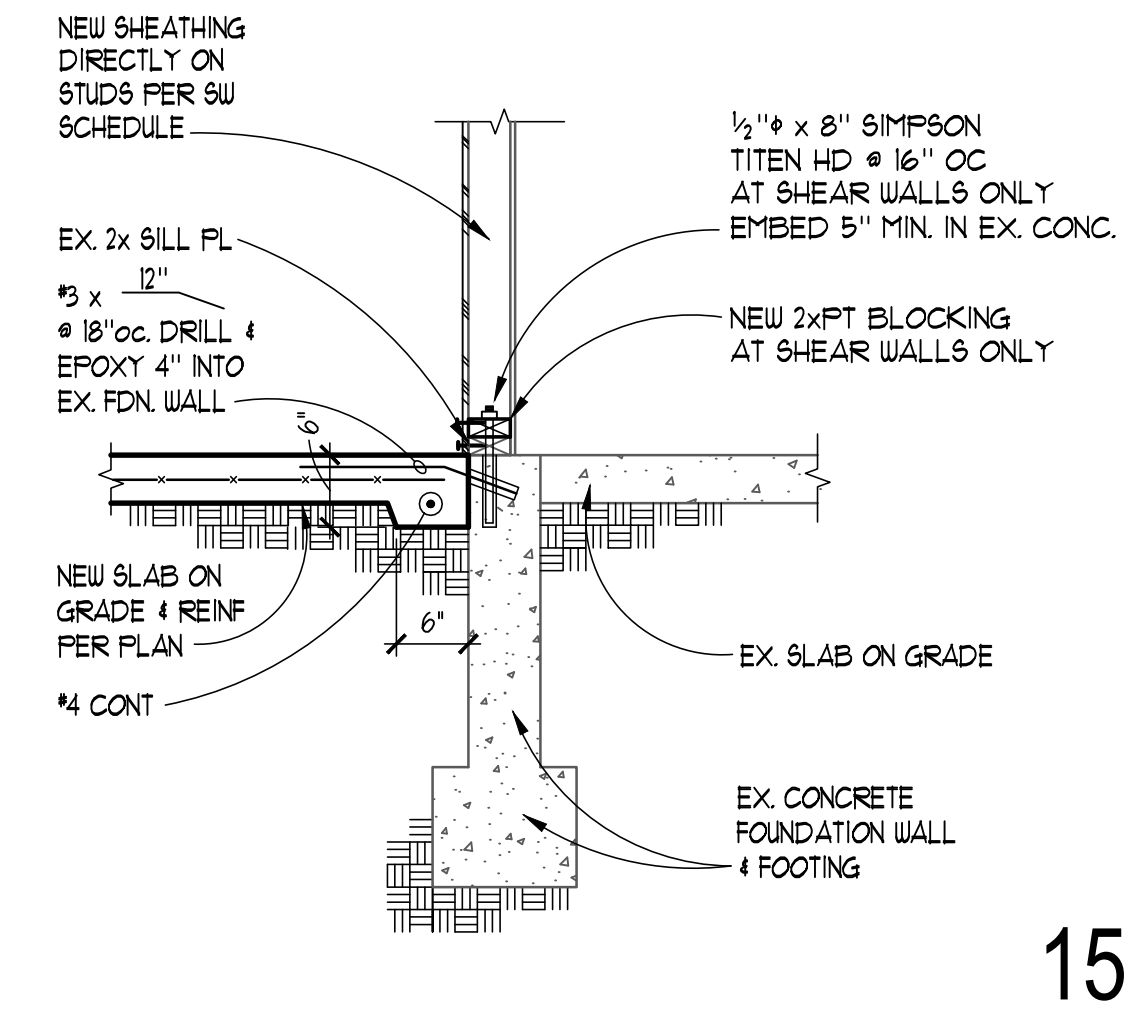
19



CONSTRUCTION JOINT



NEW SHEATHING DIRECTLY ON STUDS PER SW SCHEDULE



NEW SLAB ON GRADE & REINF PER PLAN

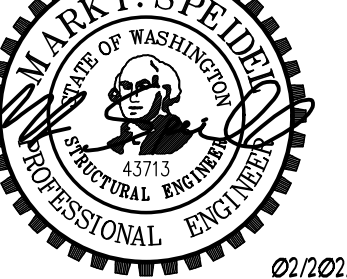
15



SMR Architects
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FX: 206.623.5285



CASCADIAN APARTMENTS
VOLUNTARY PARTIAL SEISMIC UPGRADE
BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007



REVISIONS / NOTES

NO	DATE	DESCRIPTION
	11/23/22	PERMIT SET
1	04/27/23	CORRECTIONS 1
2	04/27/23	DESIGN CHANGE 2
3	07/07/23	CORRECTIONS 2
4	02/23/24	ADDENDUM #1
5	02/28/24	ADDENDUM #2

AHJ STAMP

TITLE
BUILDING N
TYPICAL CONCRETE DETAILS

PERMIT #

DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

N-S300

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_d)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	22"	17"
#4	29"	22"
#5	37"	28"
#6	44"	33"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM. IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (l_s)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	29"	21"
#4	38"	27"
#5	48"	34"
#6	58"	41"

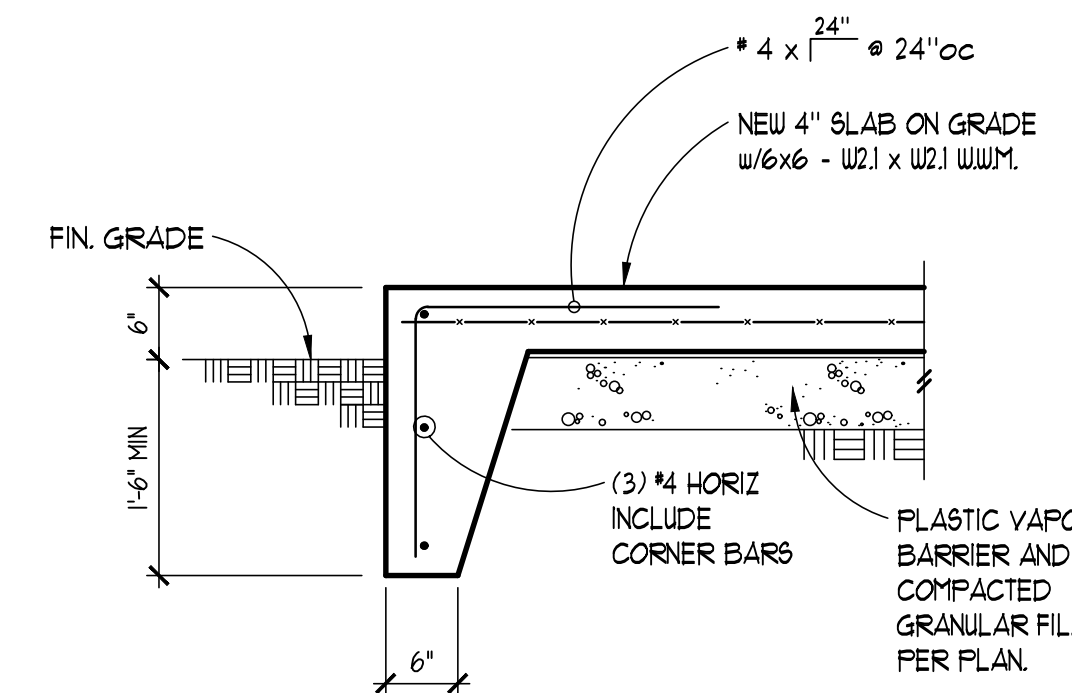
SPLICERS IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

III MINIMUM EMBEDMENT LENGTHS (l_{dn}) FOR STANDARD END HOOKS

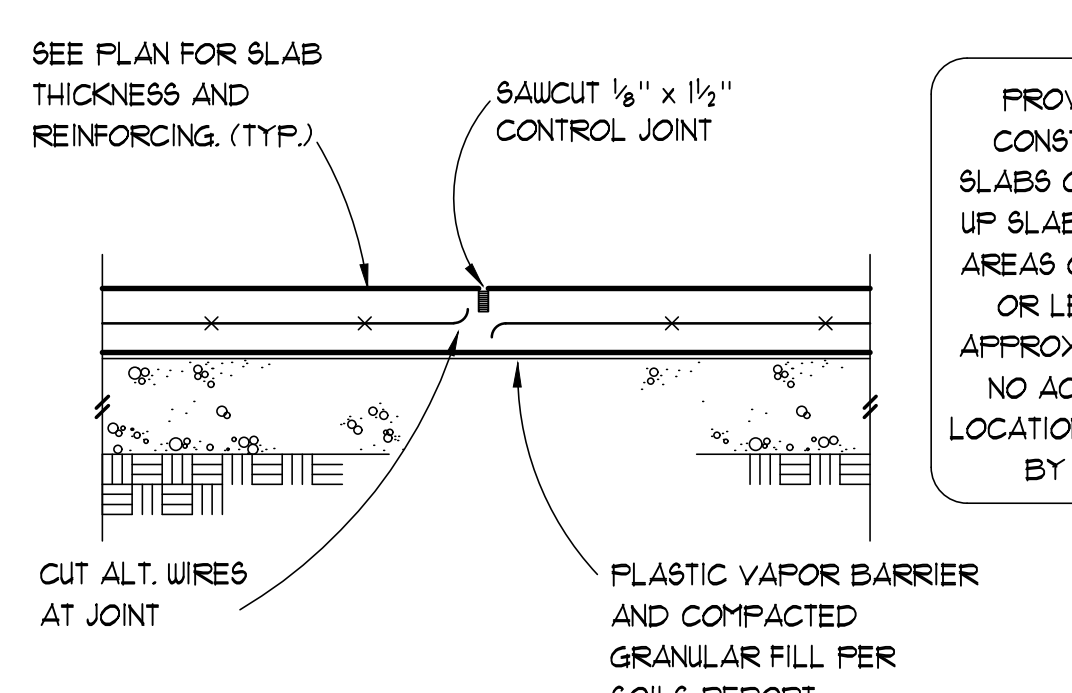
A. for general uses:

BAR SIZE	$f'c = 3000$ PSI
#3	7"
#4	9"
#5	11"
#6	13"

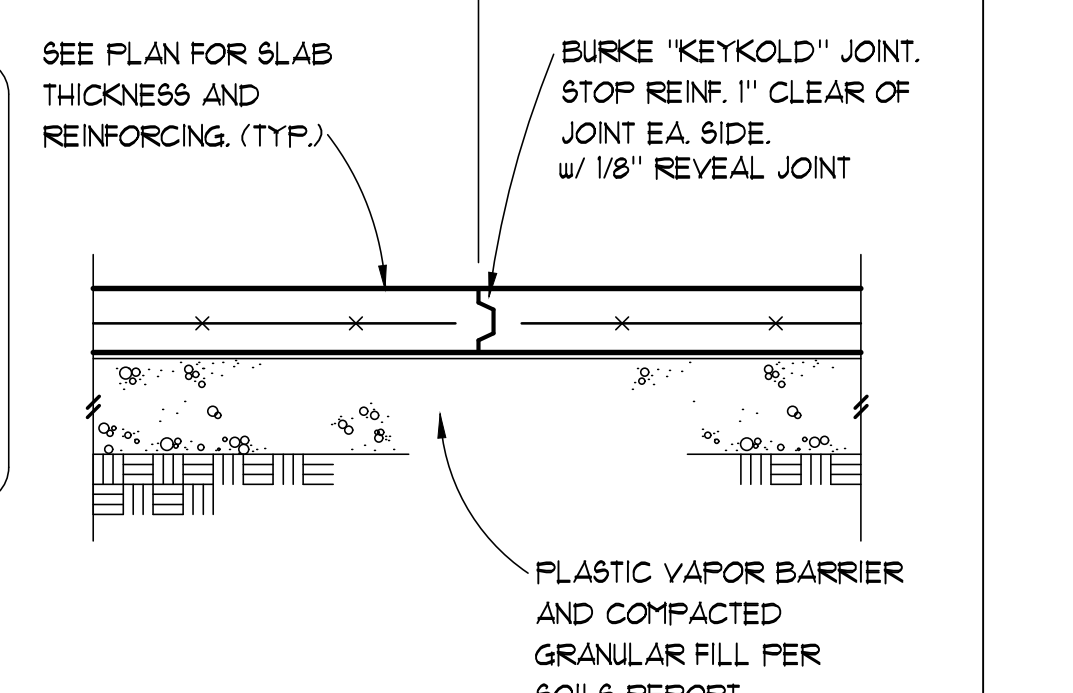
- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
- 90° HOOKS ONLY



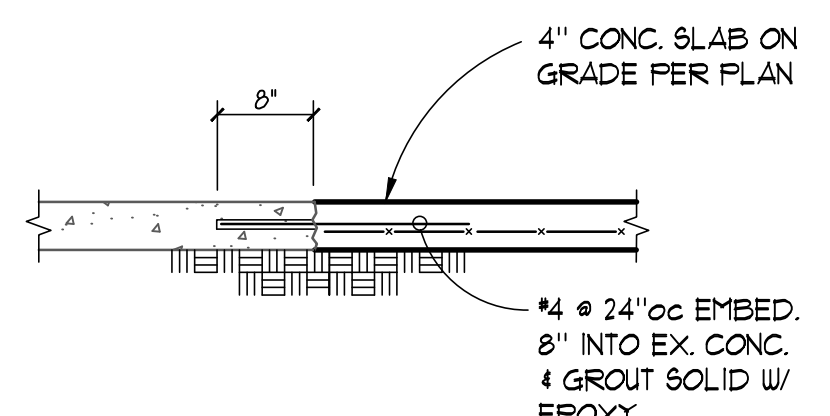
TYPICAL TURNED DOWN SLAB EDGE



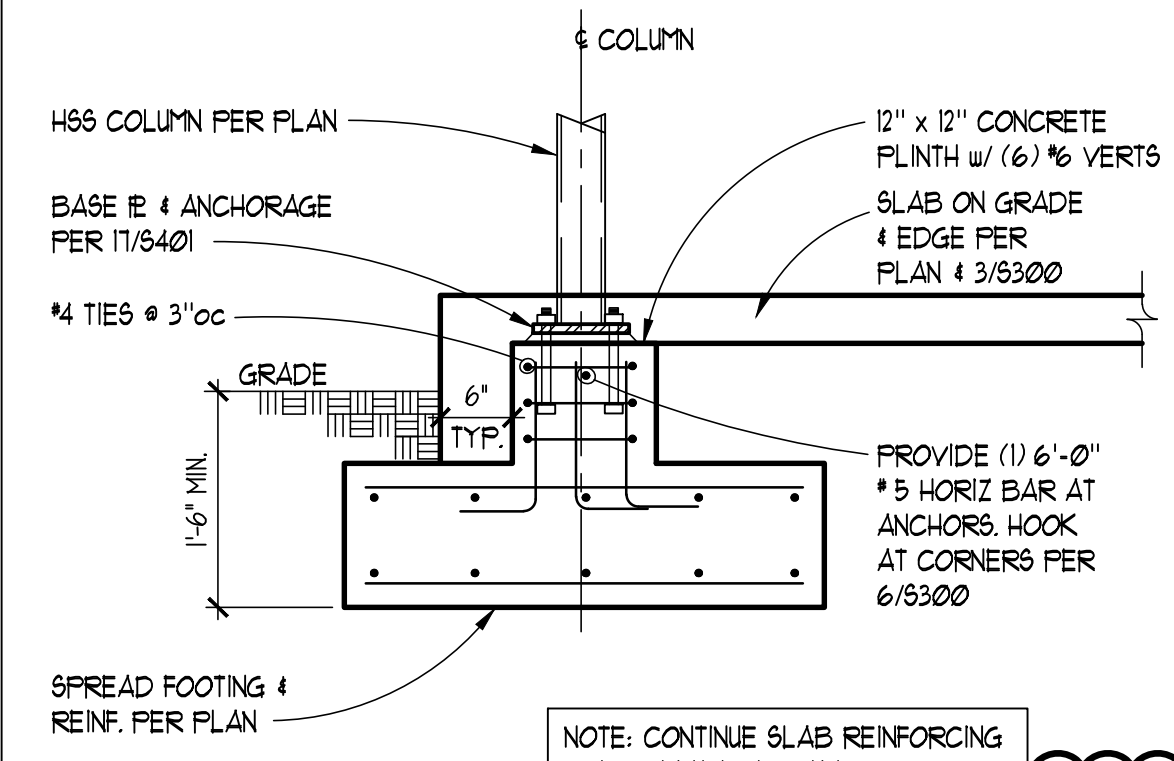
CONTROL JOINT



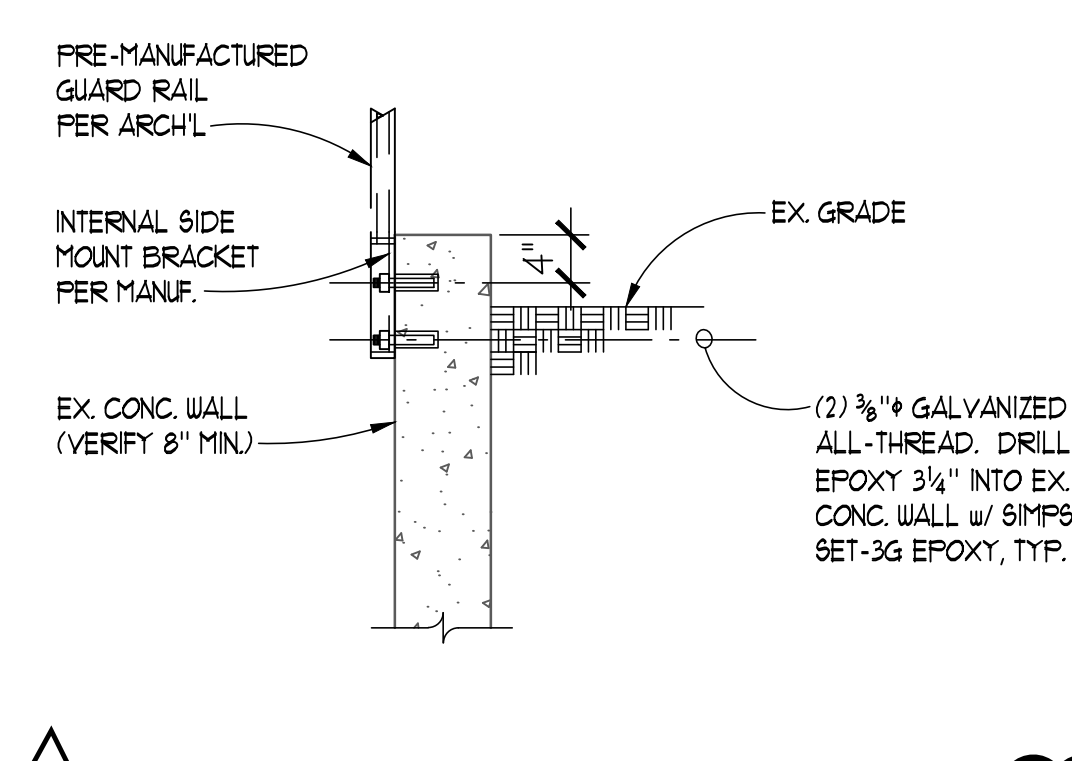
CONSTRUCTION JOINT



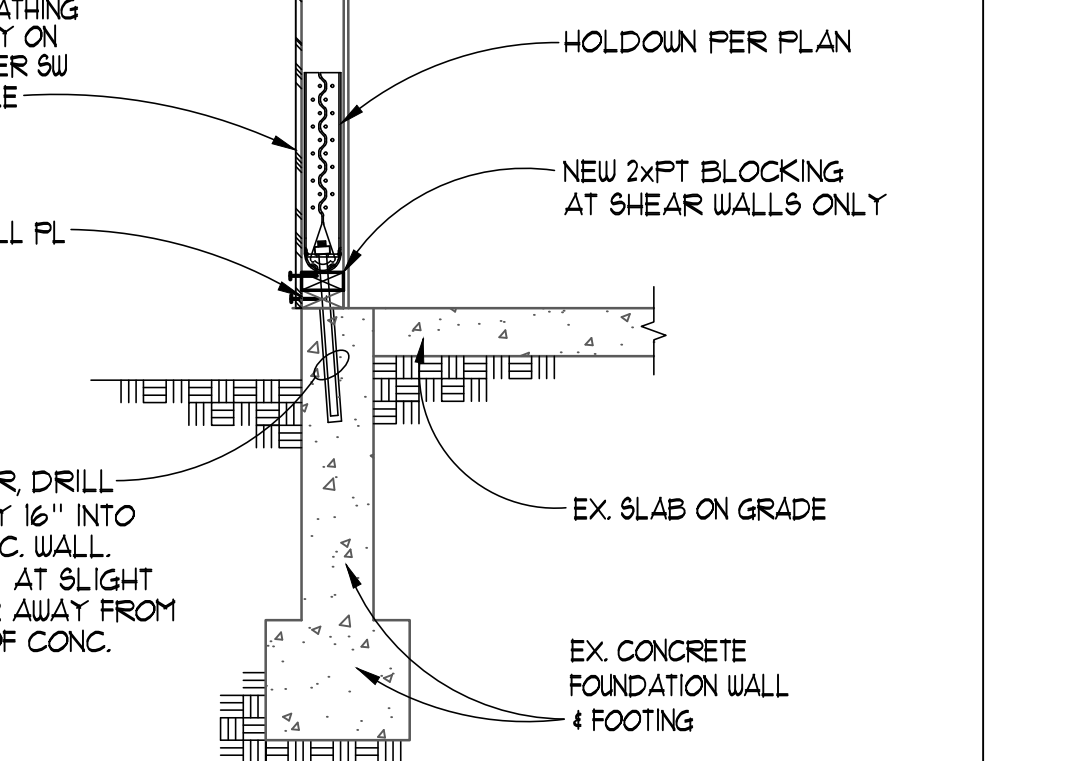
NEW TO EX SLAB CONNECTION



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS



NEW SHEATHING DIRECTLY ON STUDS PER SW SCHEDULE

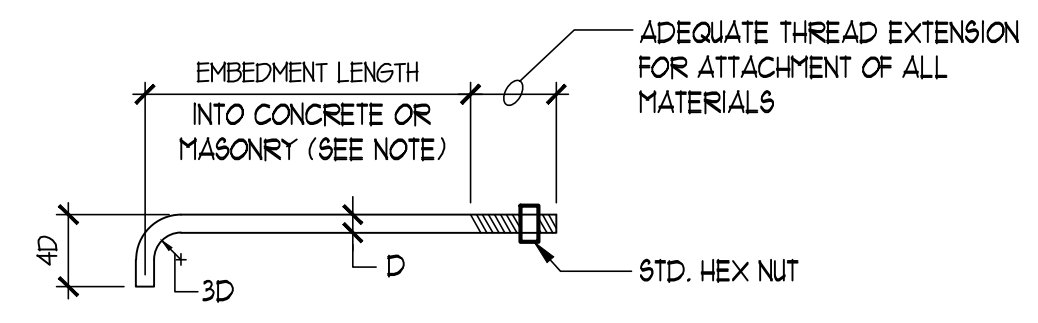
HOLDOWN ANCHOR SCHEDULE

CALLOUT	AN. SIZE	CAPACITY (Klbs)
HDU2	3/8" AB	2.62
HDU4	1/2" AB	4.13
HDU5	5/8" AB	5.43
HDU6	3/4" AB	8.35
HDU11	1" AB	11.21

HOLDOWNS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HOLDOWN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

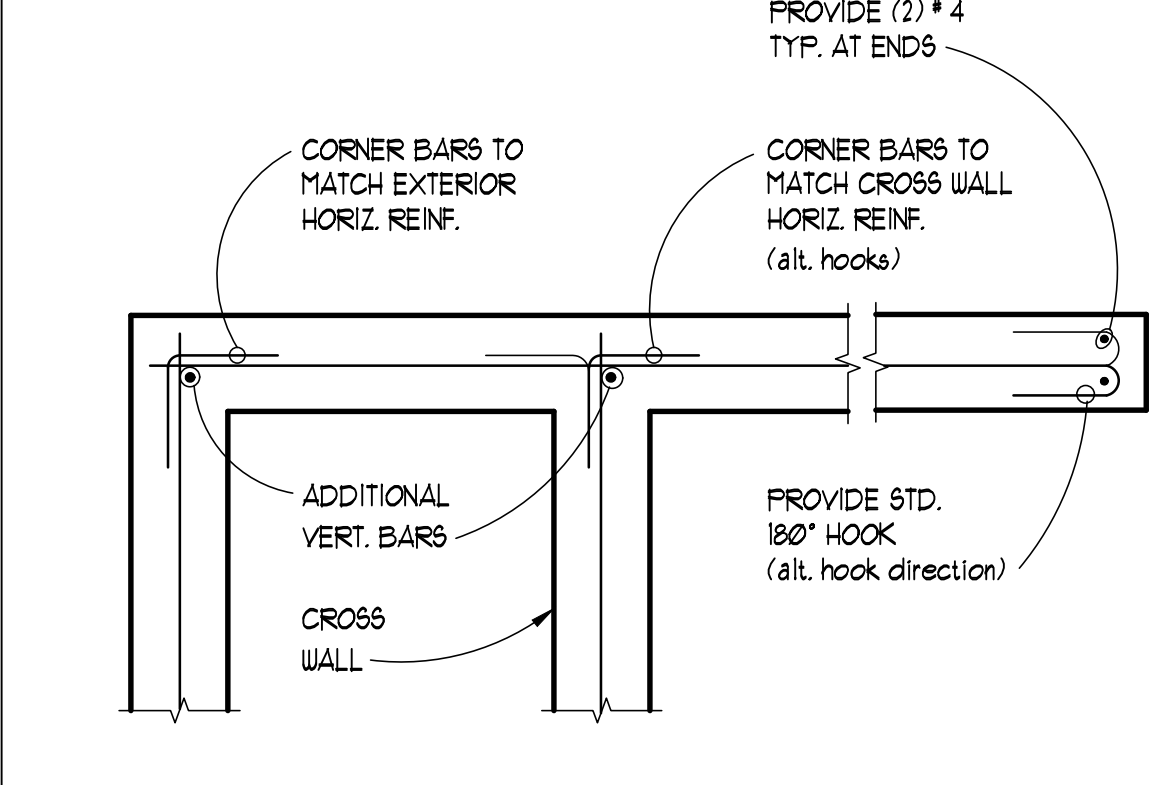
DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDOWNS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.



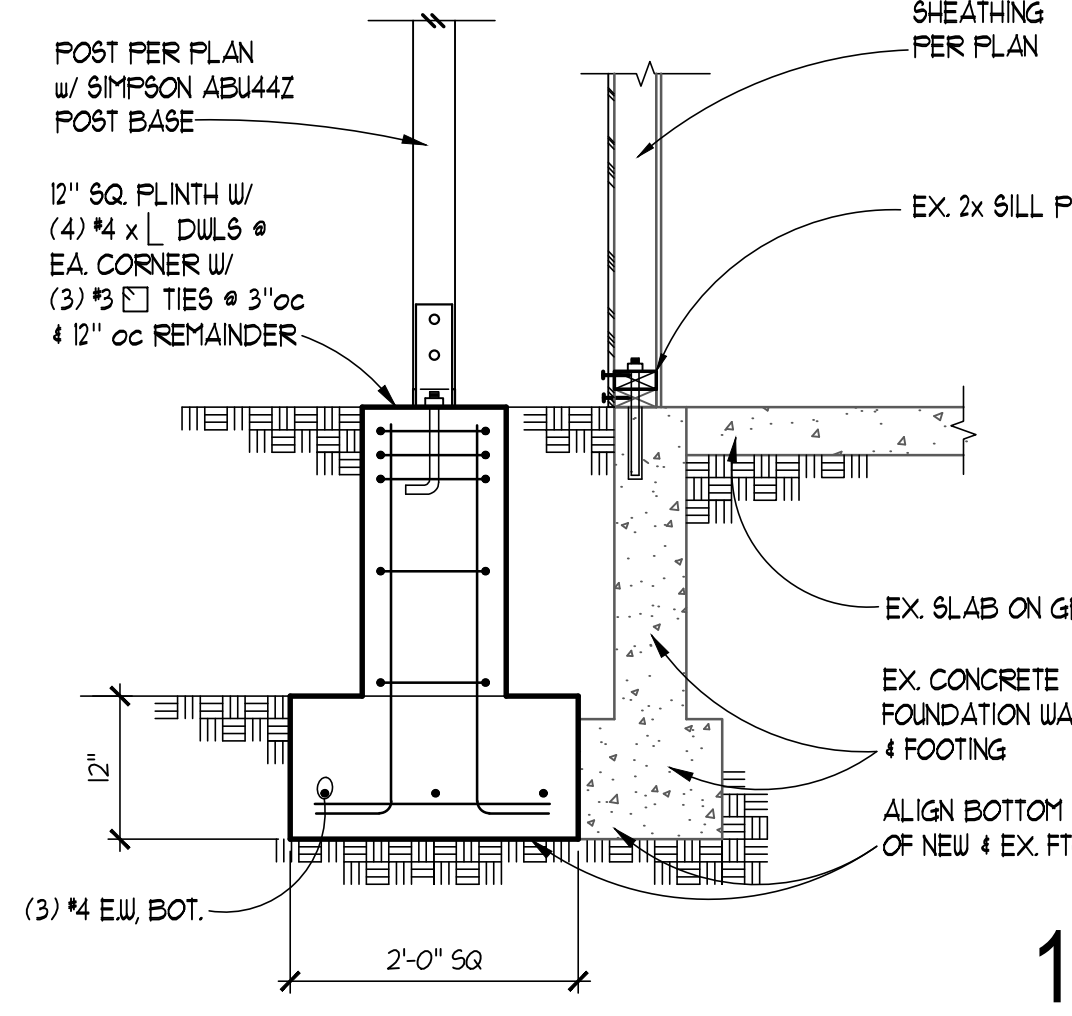
TYP. ANCHOR BOLT

BOLT DIA. 'D'	MINIMUM EMBEDMENT	
	ANCHOR BOLTS IN HORIZ. SURFACE	ANCHOR BOLTS IN VERT. SURFACE
1/2"	5"	7"
3/8"	5"	7"
3/4"	5"	7"

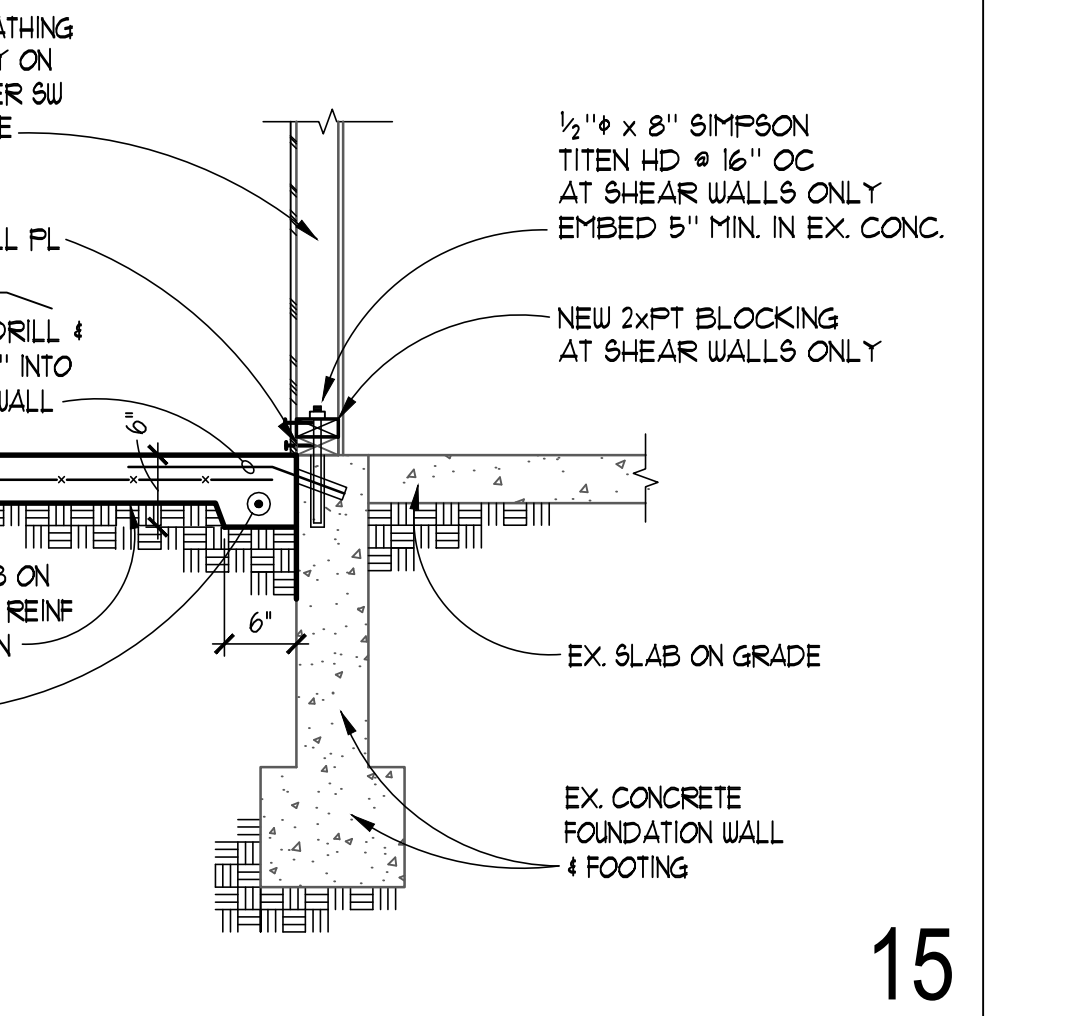
NOTE: ANCHOR BOLT EMBEDMENT IN VERTICAL SURFACE APPLIES TO CONCRETE ONLY.



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS



POST PER PLAN w/ SIMPSON ABU44Z POST BASE



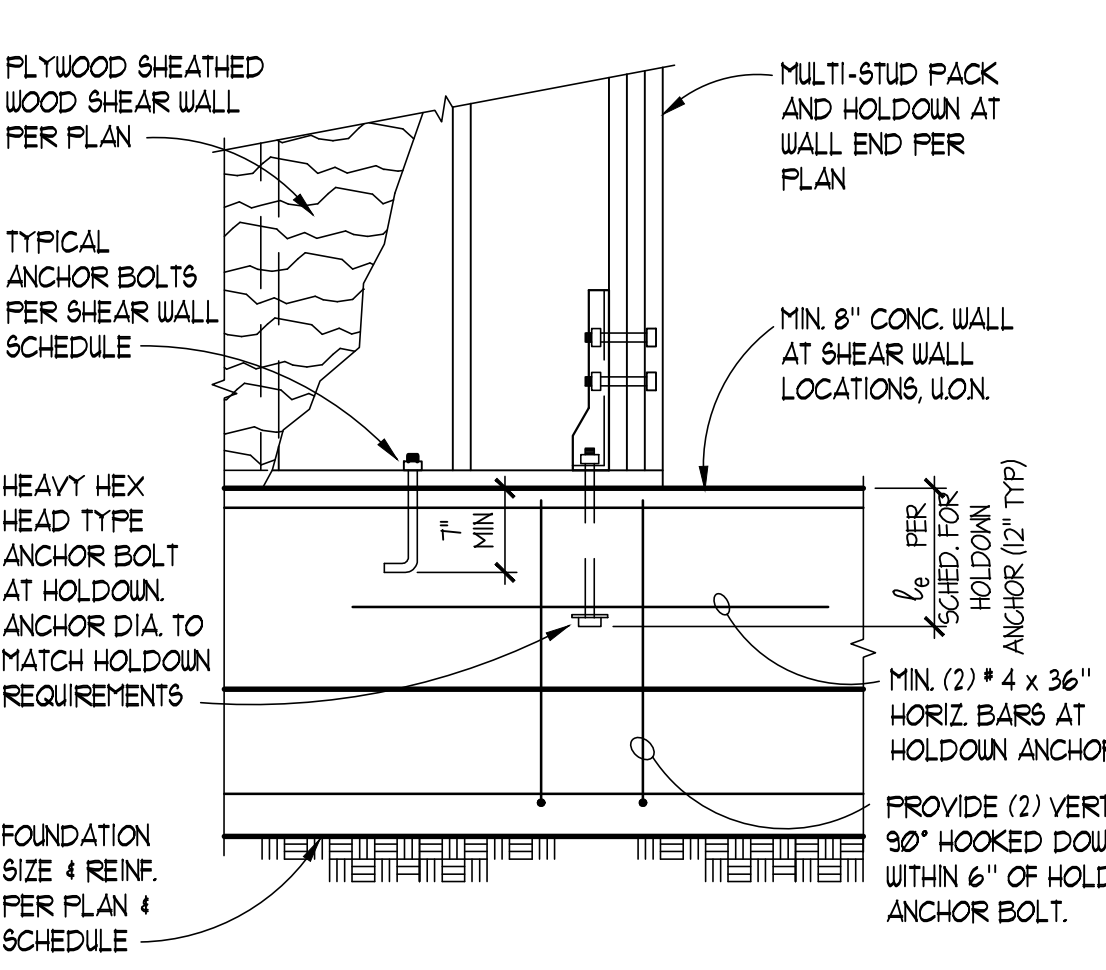
NEW SHEATHING DIRECTLY ON STUDS PER SW SCHEDULE

HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE AT DECKS ONLY

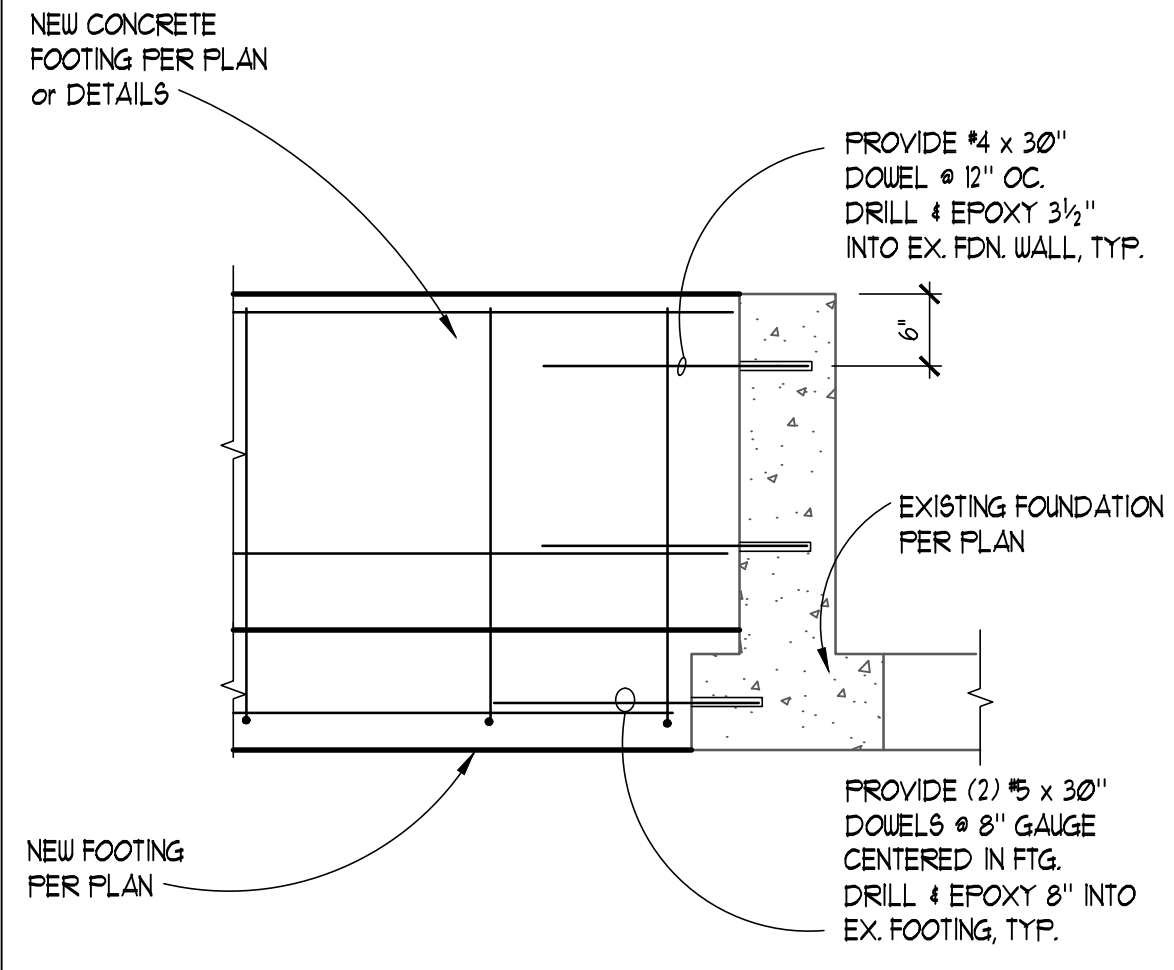
ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (l_e)		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 1/8" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.7k)	N/A	24"	11"
1" (14.7k)	N/A	N/A	15"
1 1/8" (20.7k)	N/A	N/A	20"

HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

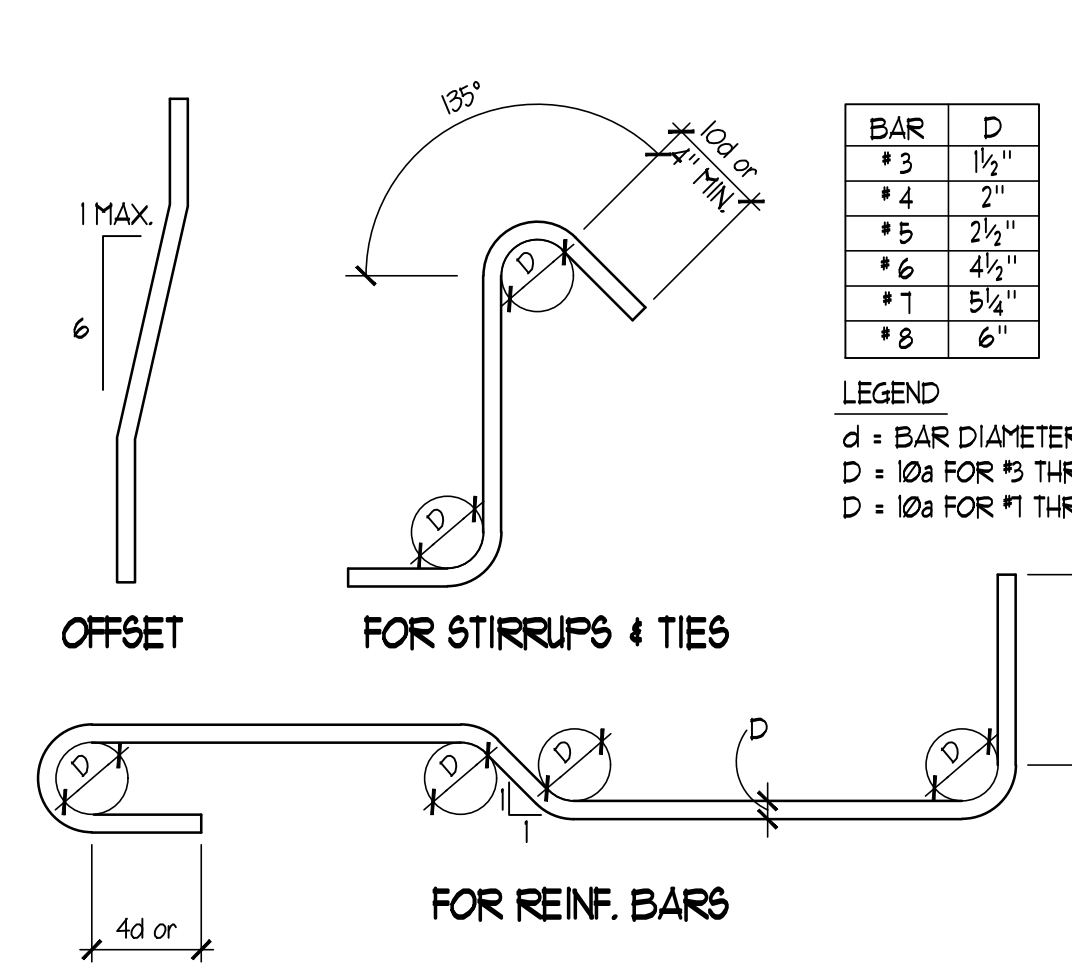
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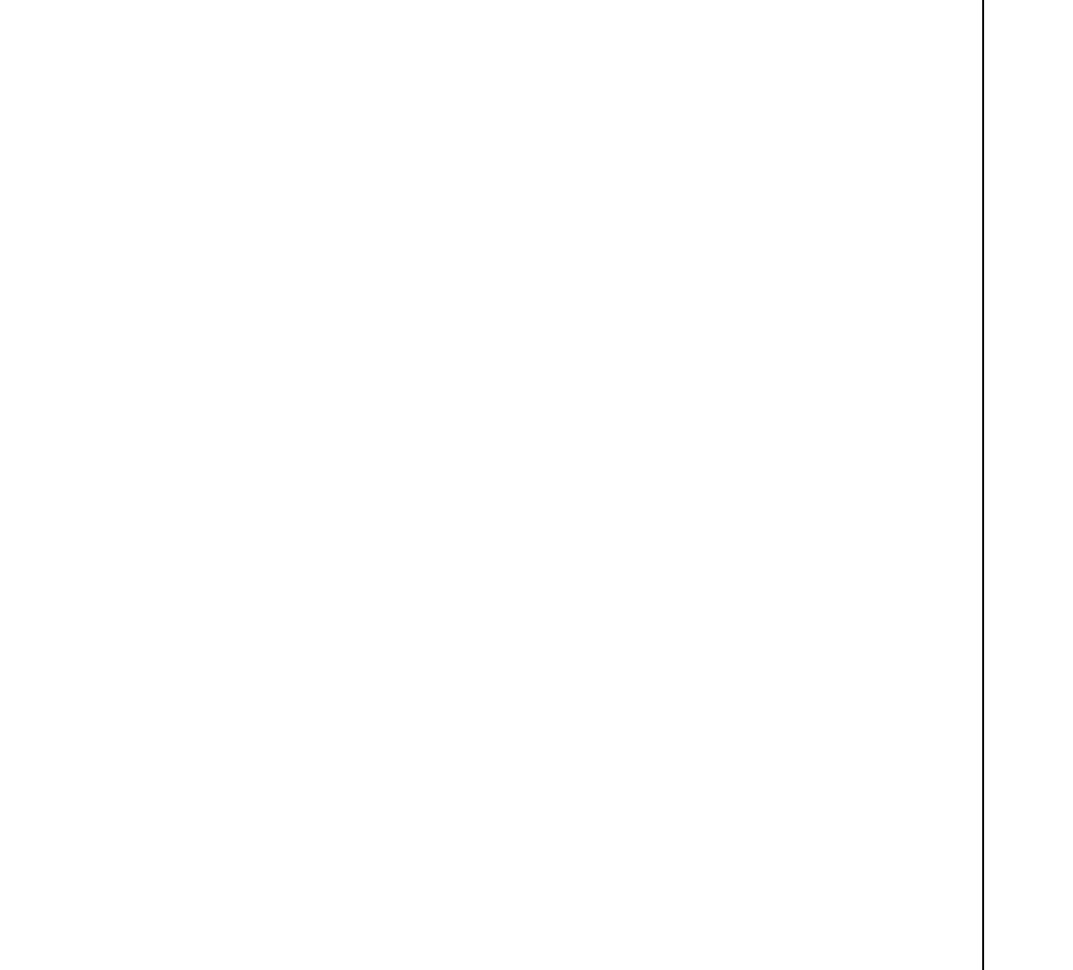
HOLDOWN EMBEDMENTS AT DECKS



NEW FOUNDATION CONNECTION TO EXISTING CONCRETE



REBAR BENDING SCHEDULE



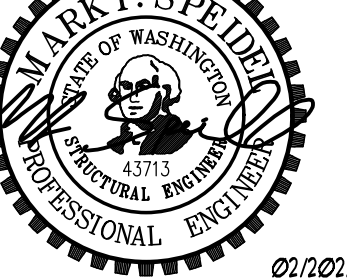
NEW SHEATHING DIRECTLY ON STUDS PER SW SCHEDULE



SMR Architects
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Seattle, WA 98104
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CASCADIAN APARTMENTS
VOLUNTARY PARTIAL SEISMIC UPGRADE
BUILDINGS N & P
15264-5267 NE 12TH ST.
BELLEVUE, WA 98007



REVISIONS / NOTES

NO	DATE	DESCRIPTION
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02/28/24		ADDENDUM #2

AHJ STAMP

TITLE
BUILDING P
TYPICAL CONCRETE DETAILS

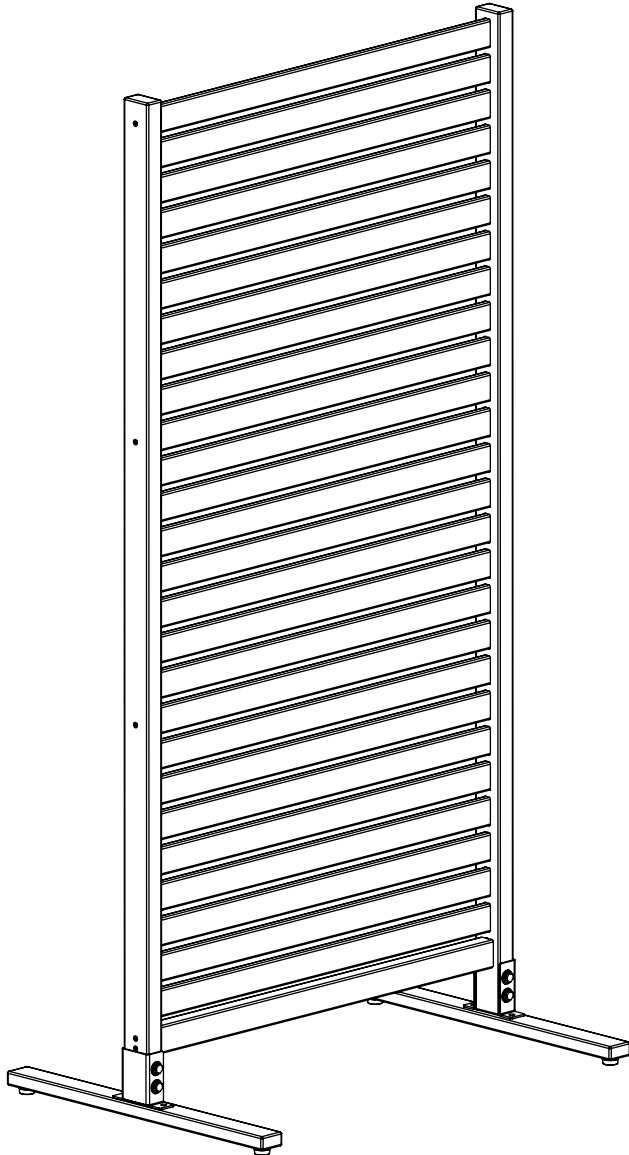
PERMIT #

DRAWN	KMH
CHECKED	VM
ISSUE DATE	07/07/23
JOB NO.	22034
SHEET NO.:	

P-S300

ENCLO

HIDE IT WITH STYLE



Tiaga Wood Freestanding Screen

73 1/2"H X 36"W

30 min
Screen Assembly

Approximate time

60 min
Surface Mounting

Approximate time

Assembly Video

Scan the QR Code below



ASSEMBLY INSTRUCTIONS

EC18030

www.encloscreens.com

VER. 080323

GENERAL INFORMATION



IMPORTANT

- Check the inside of the larger pieces in your box for other materials packed inside.
- We recommend an area approximately 5'x 8' for unobstructed assembling.
- You should not need to use excessive force when assembling components.
- No free replacement parts will be provided for wind related damage.

MISSING OR DAMAGED PARTS?

(Only available in the continental US and Canada)



VISIT OUR WEBSITE FIRST, SO WE CAN HELP YOU RIGHT AWAY!

Although great care has been taken to ensure proper packaging and handling of this product, occasionally problems occur. If you discover any missing, damaged, or defective parts, please visit our website to order replacement parts. If you experience any further trouble with your product, please contact our customer service department.

 parts.nychbrands.com (Continental US and Canada only)

 support@encloscreens.com

 **704-892-5222 / 877-234-6196**

Customer service agents are available to take calls weekdays from 9am-5pm EST. If you call outside of business hours, please leave a voicemail.

To help you quickly and accurately, please have reference item number **EC18030** and the specific part name which can be found on page 5. It is helpful if you can provide the batch lot which is a stamped number on the end of the box.

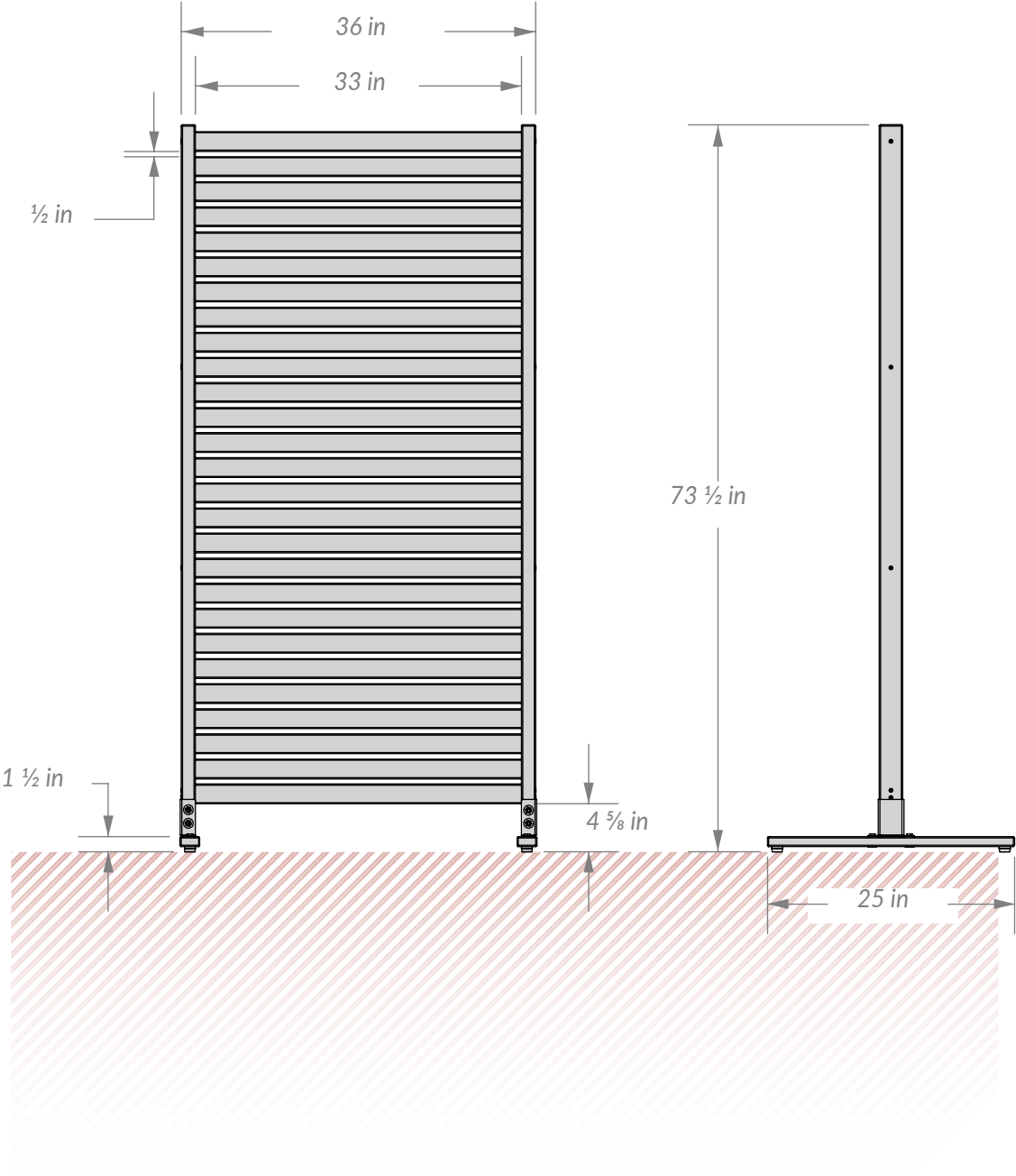
NEED ASSEMBLY HELP?

If you are having problems with the assembly or installation of this product, we are happy to assist you with the process, **so please give us a call at 704-892-5222 / 877-234-6169**

NEED TO RETURN?

If for some reason you need to return this product, please allow us to help resolve your issues first. If you still decide to return the product, **you will need to initiate the return from the company you originally purchased from.**


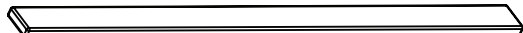
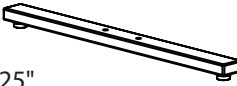
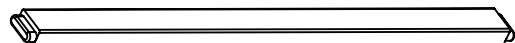
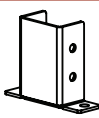

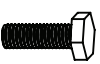





DETAILED PRODUCT DIMENSIONS & SPECIFICATIONS



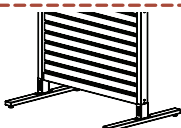
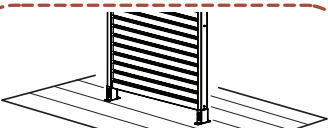
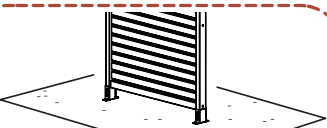




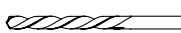




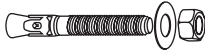

! Tipping may occur if left freestanding in areas with wind exposure

LAY OUT MATERIALS

BOX CONTENTS

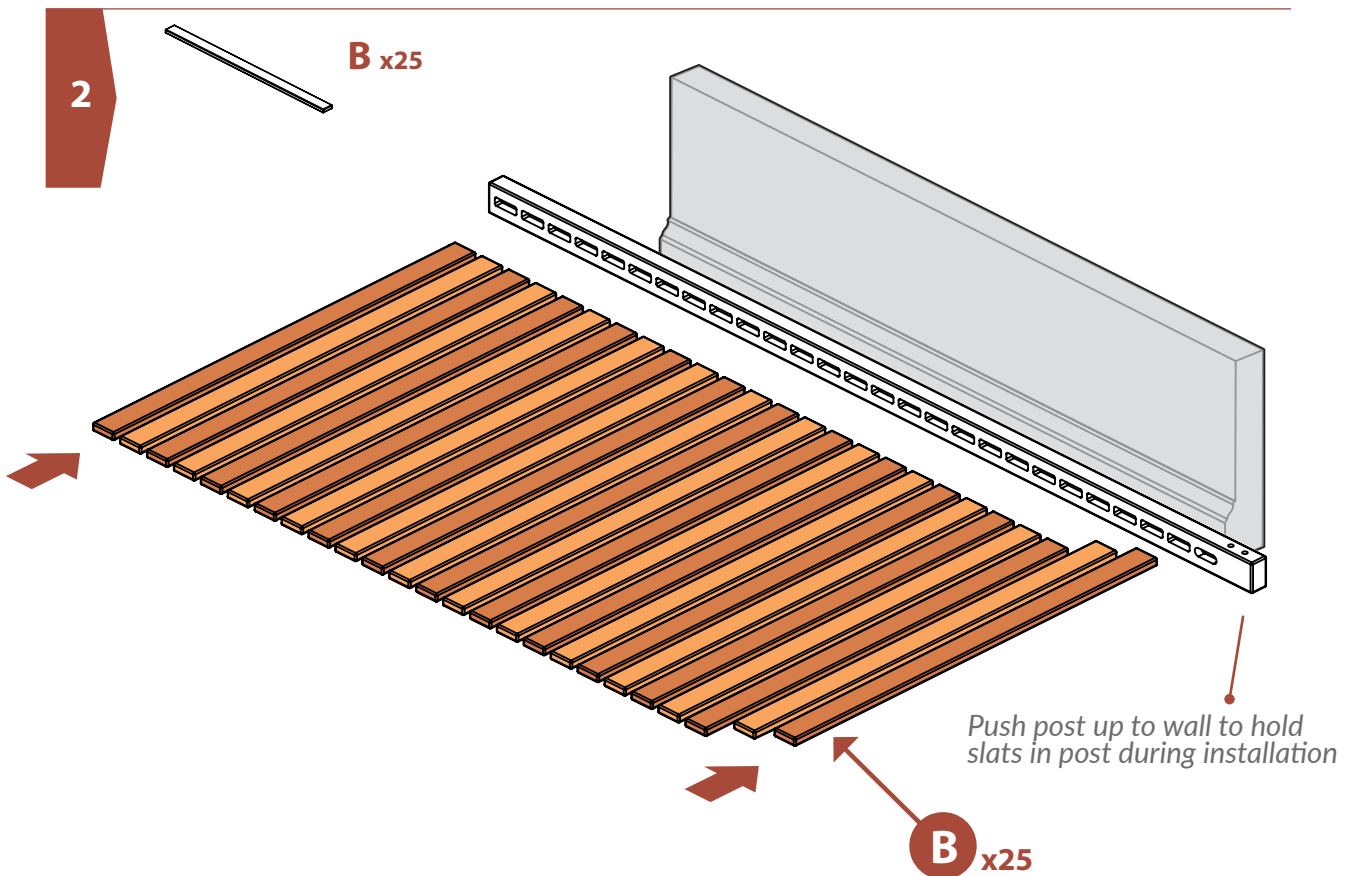
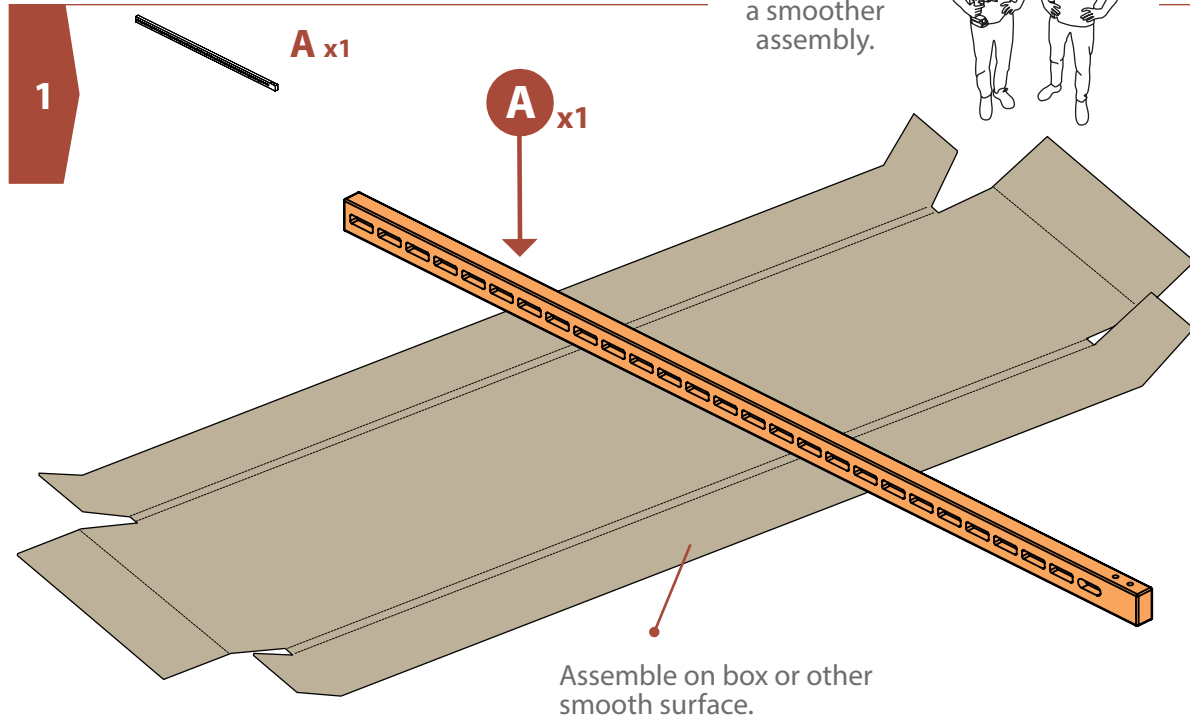
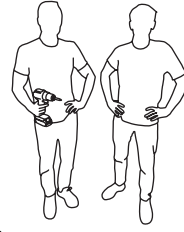
A Post (2) $1\frac{1}{2}'' \times 2\frac{3}{8}'' \times 72''$ 			
B Slat (25) $\frac{5}{8}'' \times 2'' \times 34\frac{1}{4}''$ 		D Feet (2) $1'' \times 2'' \times 25''$ 	
C Rail (2) $1\frac{1}{4}'' \times 2'' \times 34\frac{1}{4}''$ 		E Joiner Bracket (2) 	
F  M5*50mm Wood Screw (10)	G  M6*30mm Bolt (4)	H  M6*80mm Bolt (4)	
I  Nut (4)	J  Washer (12)	K  Lock Washer (8)	L  Wrench (2)

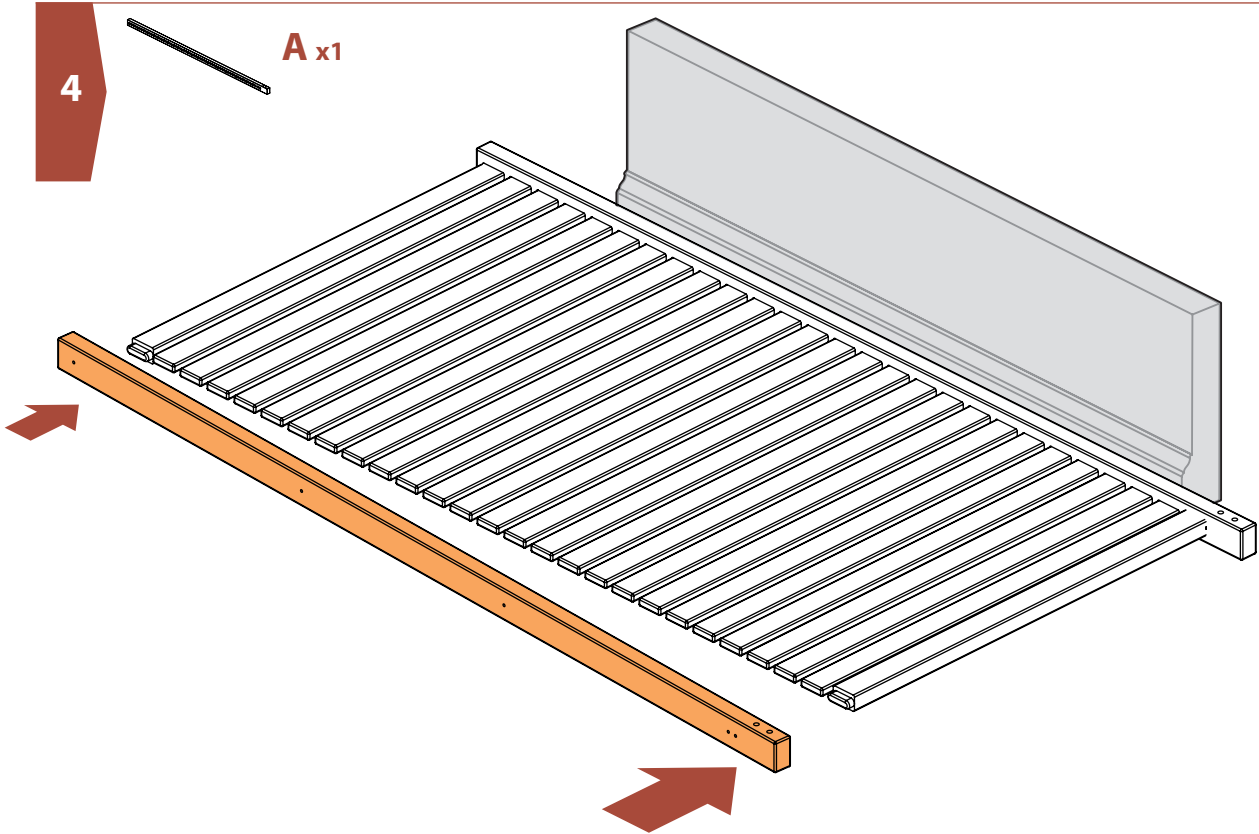
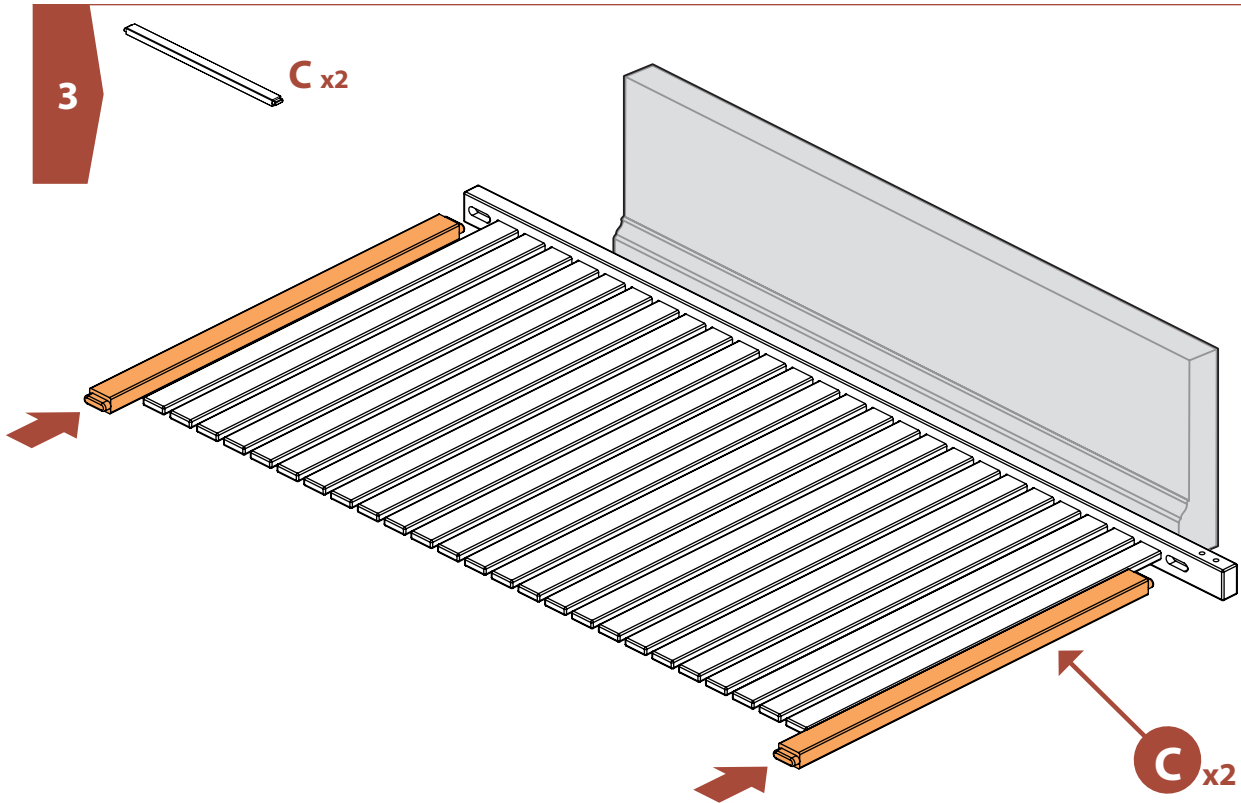
TOOLS AND OPTIONAL HARDWARE NOT INCLUDED

 FREESTANDING	 DECK MOUNT	 PATIO MOUNT
Power Drill 	Power Drill 	Hammer Drill 
Phillips Bit 	Wood Drill Bit 	Concrete Drill Bit 
<p><i>Freestanding configuration is only recommended for environments with low wind exposure.</i></p>	 1/4" Lag Screws 3" Length (4)	Hammer 
	Matching Driver Bit 	 1/4" Concrete Wedge Anchor 2 1/4" Length (4)
		Matching Wrench 

ASSEMBLING

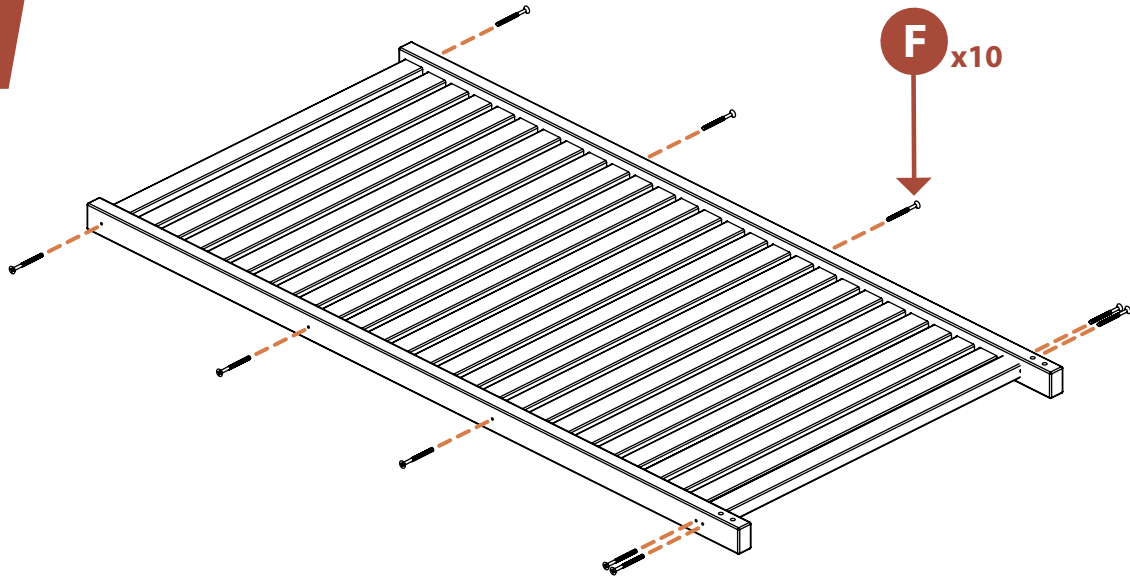
► We recommend 2 people for a smoother assembly.





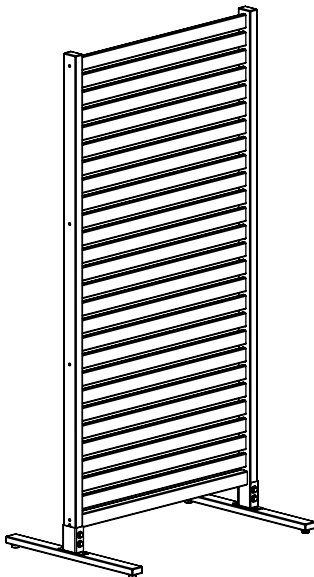
5

 **F x10**



FREESTANDING

PAGE 8



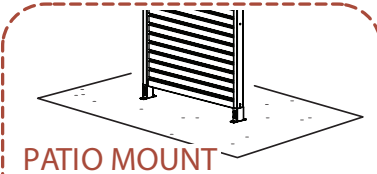
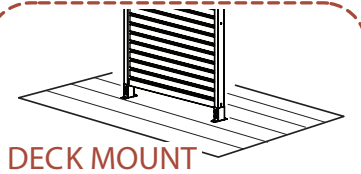
Freestanding application is only recommended for indoor usage or environments with low wind exposure.

OR

SURFACE MOUNTED (RECOMMENDED)

PAGE 9 -13

- ! Surface mounting hardware not included
- ! Screen does not serve as a substitute for a security railing for the prevention of falling



Power Drill



Hammer Drill



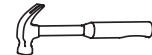
Wood Drill Bit



Concrete Drill Bit



Hammer



1/4" Lag Screws 3" Length (4)



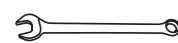
1/4" Concrete Wedge Anchor 2 1/4" Length (4)



Matching Driver Bit



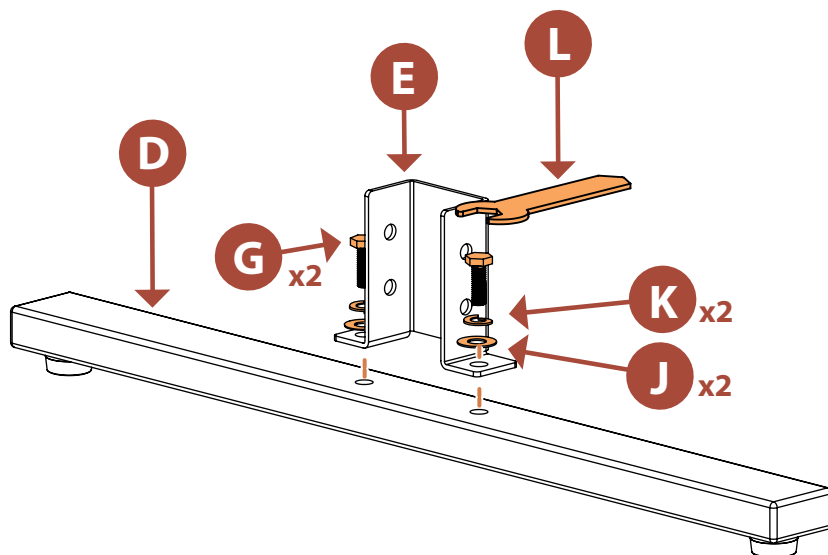
Matching Wrench



FREESTANDING

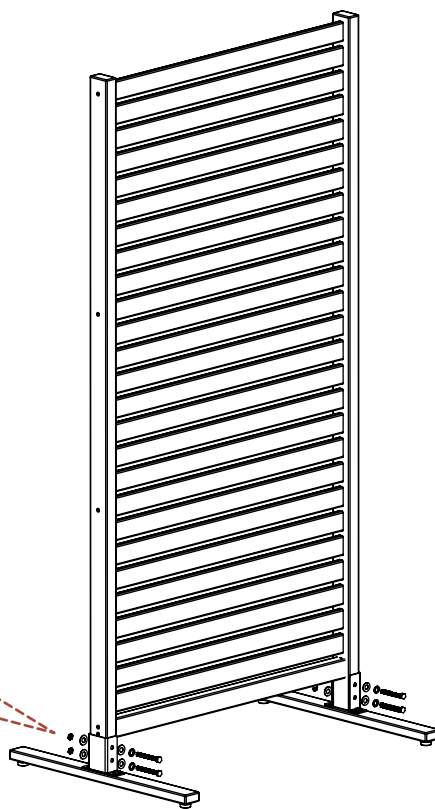
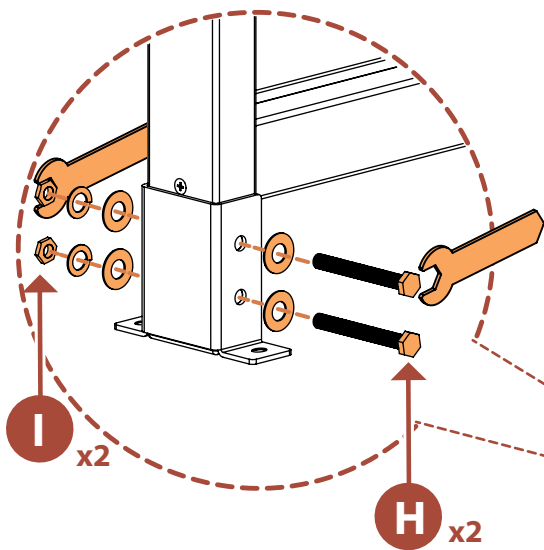
FREESTANDING
1

-  **D** x2
-  **E** x2
-  **G** x4
-  **J** x4
-  **K** x4
-  **L** x1



FREESTANDING
2

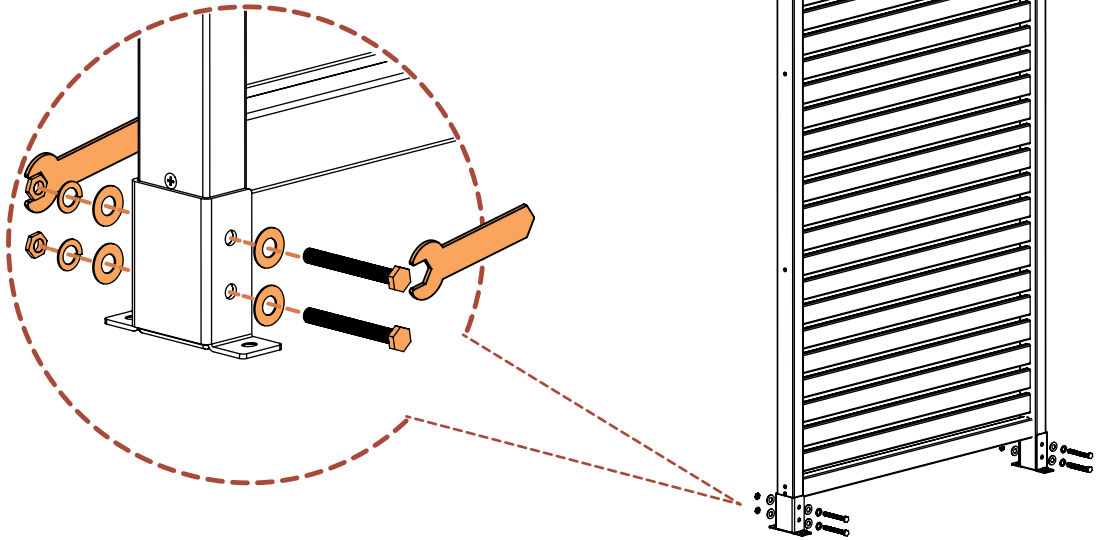
-  **H** x4
-  **I** x4
-  **J** x8
-  **K** x4
-  **L** x2



SURFACE MOUNTED (DECK)

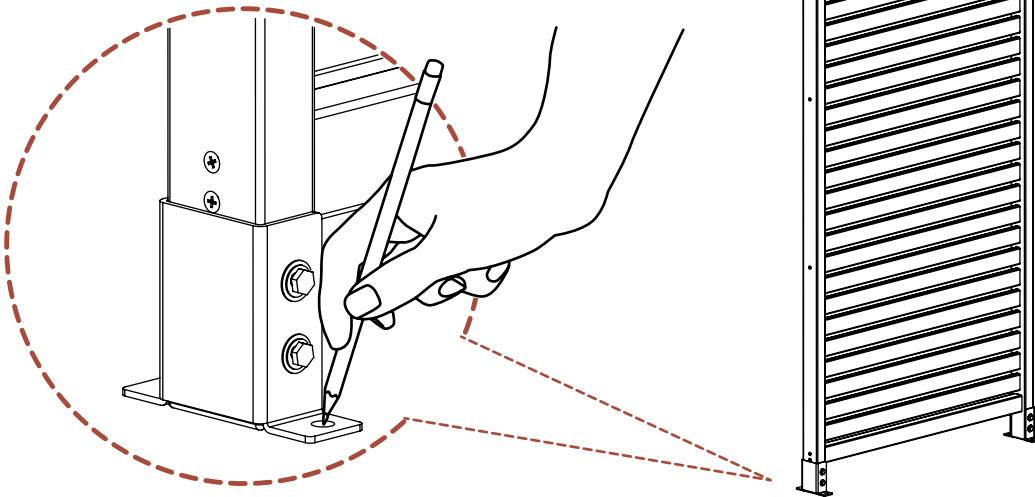
MOUNTED

1



MOUNTED

2



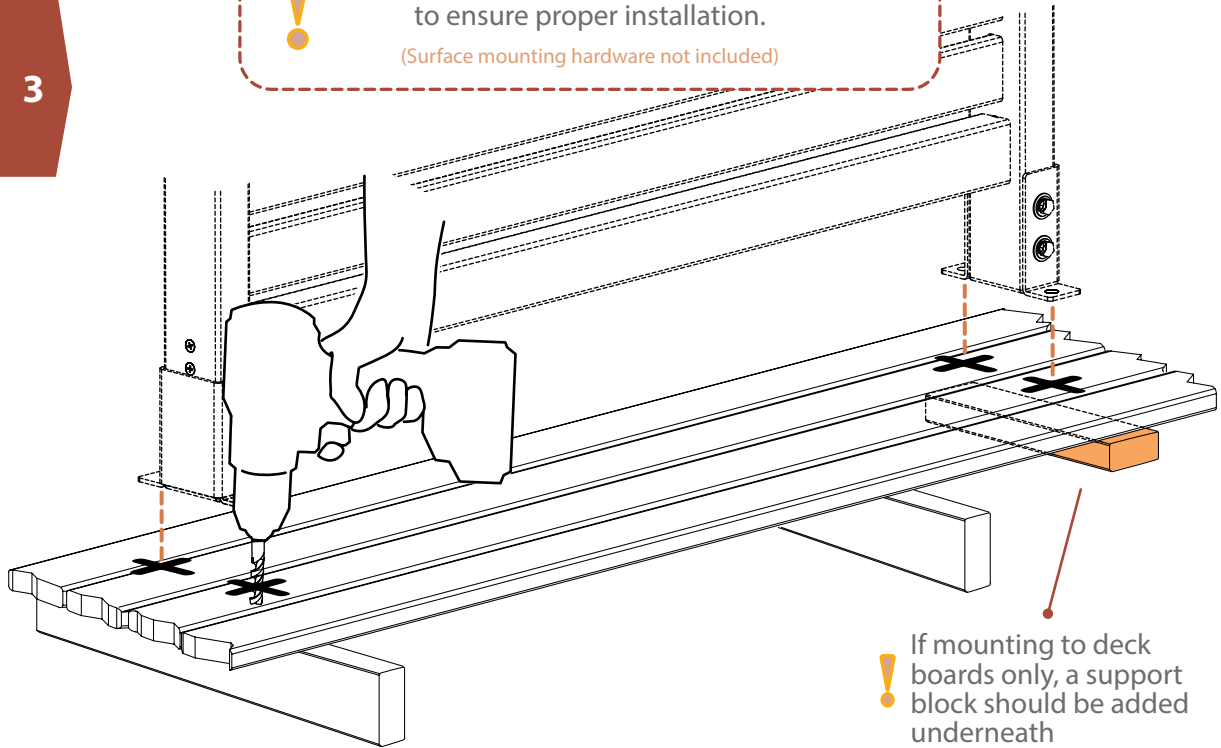
MOUNTED

3



Refer to mounting hardware instructions to ensure proper installation.

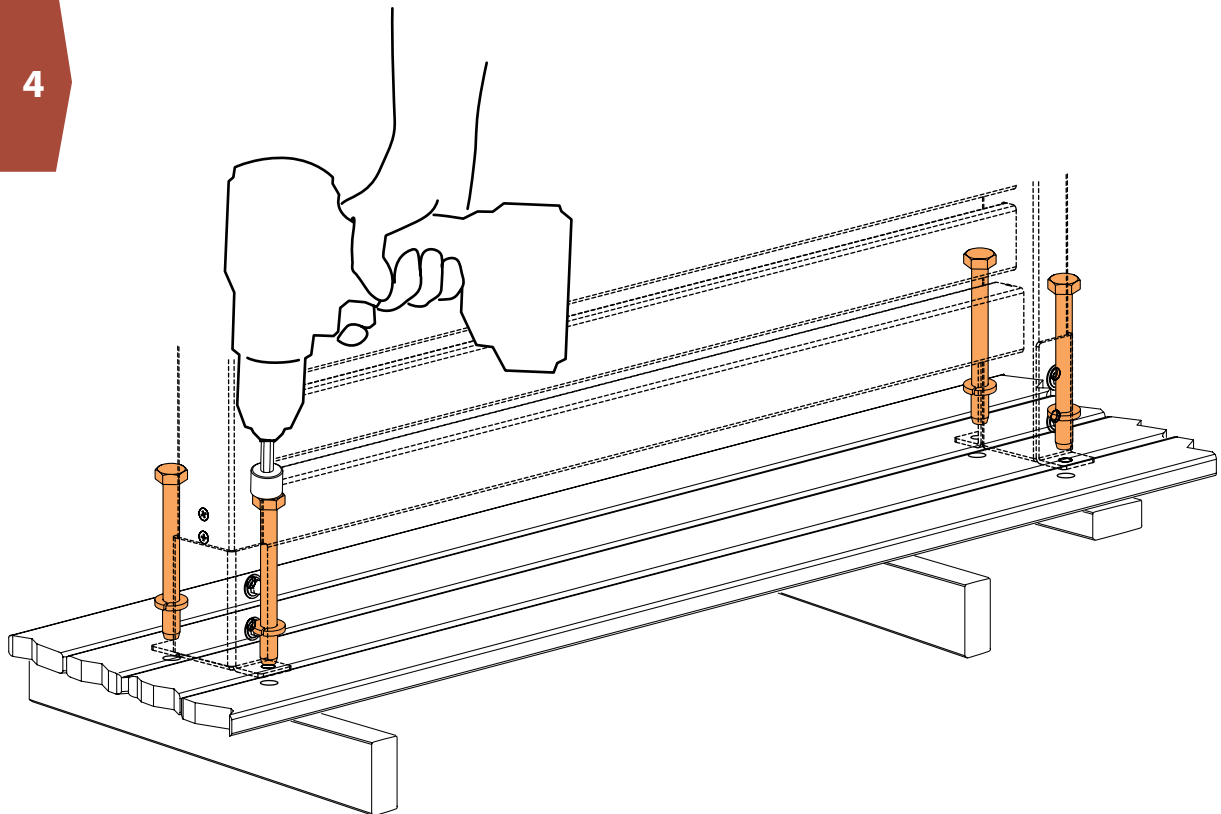
(Surface mounting hardware not included)



! If mounting to deck boards only, a support block should be added underneath

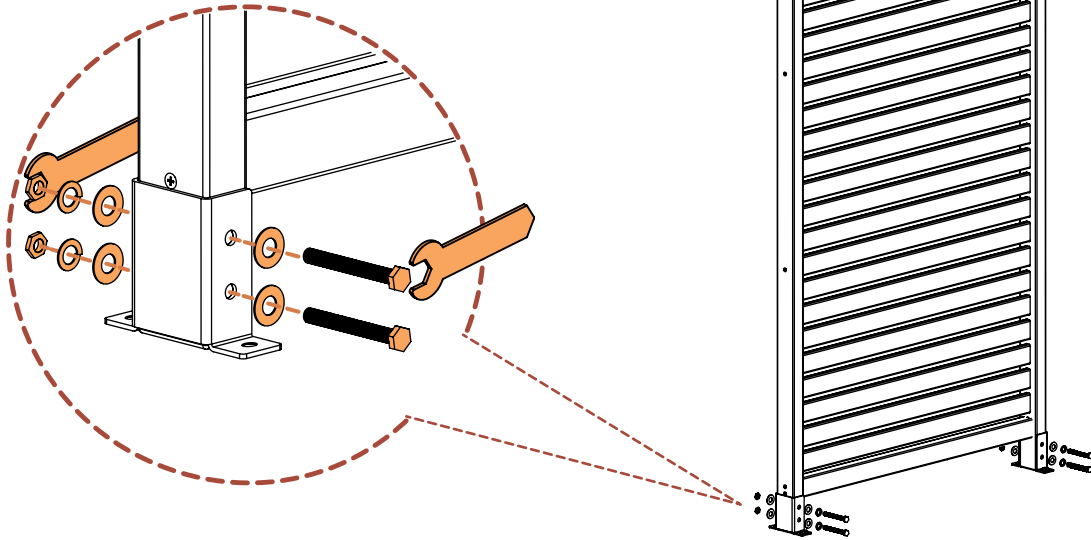
MOUNTED

4

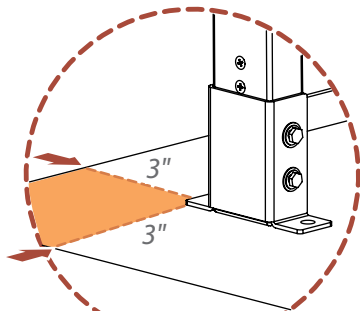


SURFACE MOUNTED (PATIO)

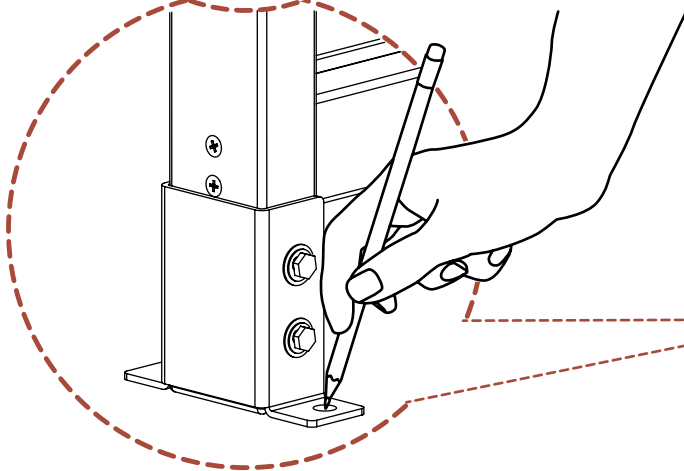
MOUNTED
1



MOUNTED
2



! Ensure there is at least **3"** between the edge of the concrete and the surface mount.



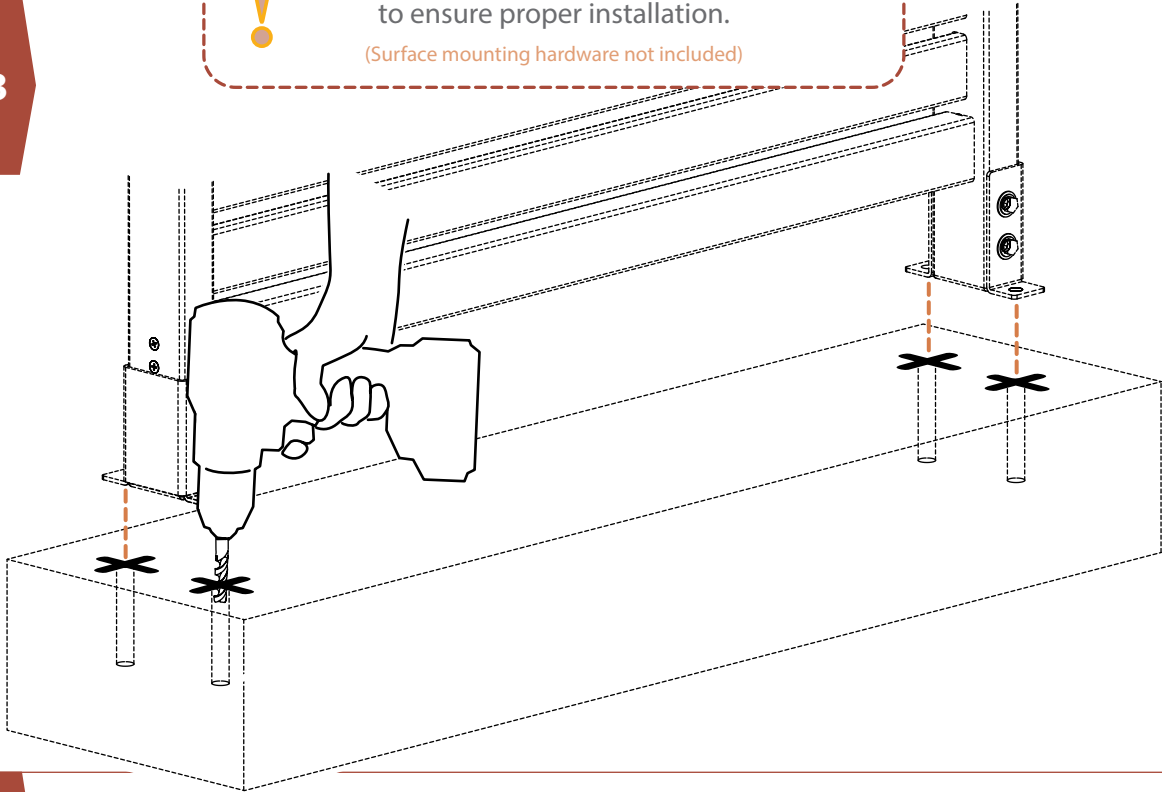
MOUNTED

3



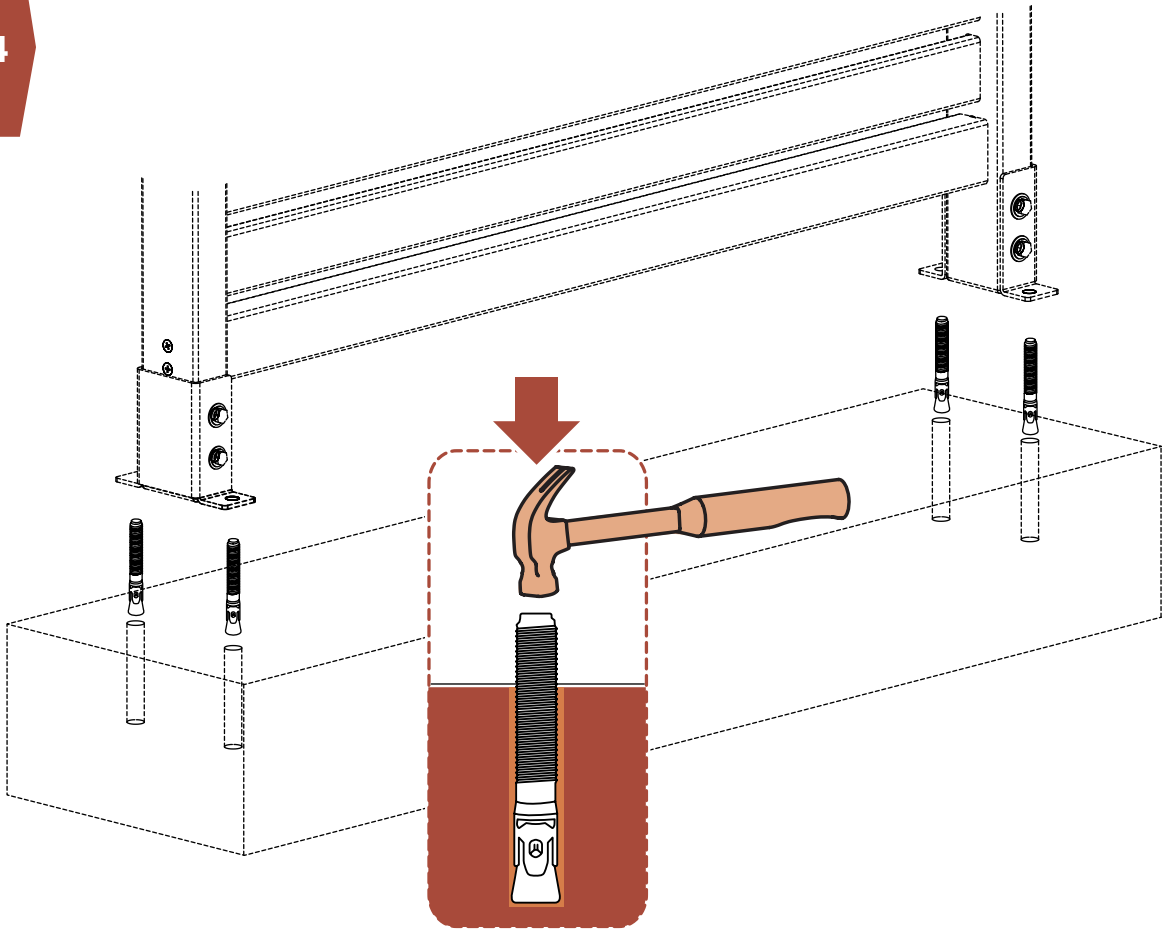
Refer to mounting hardware instructions to ensure proper installation.

(Surface mounting hardware not included)



MOUNTED

4



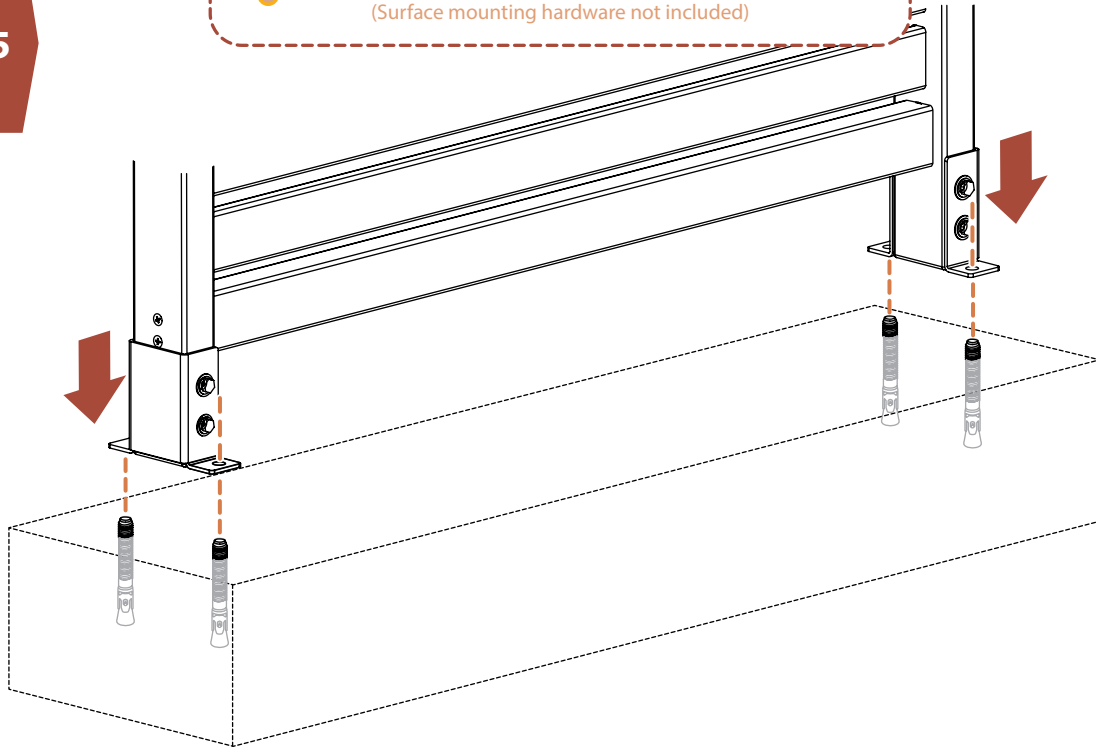
MOUNTED

5



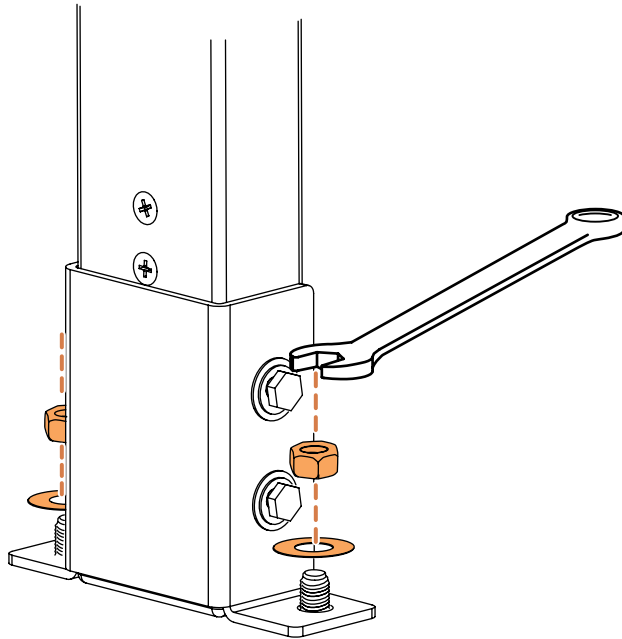
Refer to mounting hardware instructions to ensure proper installation.

(Surface mounting hardware not included)



MOUNTED

6



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