# 933
## INVITATION TO BIDS

**South Park Manor Reclad**
**Solicitation No. 5780**

ADDENDUM NO. 1
Issue Date: August 10, 2023

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum provides pre-bid meeting information (see Item 1 below), provide photos (see Item 2 below), extends due date (see Item 3 below), lists questions received and SHA's responses (see Item 4 below), and revised drawings provided (see Item 5 below).

**Item 1**. Please find attached the sign-in sheets for the Pre-Bid meetings.

**Item 2**. Project photos can be found here: https://seattlehousing.sharefile.com/i/i49129368b90451e9

**Item 3**. The Due Date of August 15, 2023, is extended to **2:00p.m., Tuesday, August 22, 2023**.

**Item 4**. The following is a list of questions received and SHA's responses to those questions.

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **1** | Will hardline downspout connections need to be re-located to accommodate new exterior insulation? | Yes. |
| **2** | Is it assumed that all exterior-mounted conduits (for lights, cameras, etc) be installed in the wall or rainscreen cavity? | Yes. Install light/camera blocks. |
| **3** | At first floor patios, to remove the sliding glass door the exterior concrete pad will have to be saw cut away from the door? | Yes, assumed a maximum 1" be saw cut back to remove existing SGD and install new sill pan and sliding glass door. |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **4** | Can we re-slope the roof in a more efficient manner? | Please refer to bid drawings as shown. |
| **5** | Are the existing antennas on the roof to be disposed of? | Yes, can remove to install work. Site manager confirmed non are active. |
| **6** | Can the contractor utilize the on-site parking for construction activities and material laydown/storage? | SHA can provide 2 parking stalls, with potential for a few more for duration of Contract. In addition, SHA can provide Foyer area for Contractor use at south main entrance to building for duration of Contract. Contractor can utilize communal courtyard (have to maintain emergency egress) and space at northeast corner of site. |
| **7** | What year was this building built? | 1982/1983 |
| **8** | What is scope for insulation? | See A0.01 |
| **9** | What are expectations for staging Areas? | Per Specs. Find the sections in Contract Documents. |
| **10** | Will landscaping around building be trimmed to facilitate accessing building for project? | SHA IPS crews will be asked to trim prior to NTP. |
| **11** | Roof photos? | Project photos can be found here: https://seattlehousing.sharefile.com/i/i49129368b90451e9 |
| **12** | HazMat Survey? | Provided as part of bid documents on BXWA. |
| **13** | Window liners? | Wood is acceptable. |
| **14** | Blinds? | SHA standard is vertical. |
| **15** | Fencing? What is approximate LF for bidding purposes, and repair or replace one? | Fence repair/replacement notes got deleted from original Bid Set. See attached A1.00 with updated notes and scopes. |
| **16** | Privacy fencing color? | Street and Alley Cedar; E. Side repair or replace in kind. |
| **17** | Siding specified? | Hardi and on fences, cedar color. |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **18** | Core Cuts | 2 roofs thick flood coat capped. Bottom roof looks about 3 ply. |
| **19** | I have read through the specifications and was hoping you could give me clarification on a substitution request for the South Park Manor Reclad project, during the bidding stage. Does the request have to go through a contractor? Does the request go to Seattle Housing or through OAC (I know many of the people at OAC – but, if so, who specifically. I did not see a sub request form in the docs – would the CSI form work?<br><br>**SIGA is specd in 07 2500 with our flashing tape and I would like to put in a request for our mechanically fastened Air and Weather sheet barrier, Majvest 200. I believe we can add value to the project with our high durability Majvest 200. I have attached a cut sheet and project sheet for reference.**<br><br>Thank You, in advance for clarification, and I appreciate your time. | Yes, through a contractor. To SHA per the instructions on bid documents. |
| **20** | **I wanted to know if this project will require the General Contractor to supply temporary fencing or portable restrooms.**<br><br>South Park Manor Reclad 5780<br><br>Can you give me a link to the site that will post the results of the bids?<br><br>Thank you for your time. | Refer to Contract Documents. Must comply with specifications, LNI and Federally funded project requirements. |
| **21** | -Schedule – How many days are we allowed to work in each unit for the window/sgd replacement, lighting upgrades, dhp erv install, baseboard heater work? | Per unit, SHA deems up to 7 working days a reasonable duration to minimize impact to occupants. |
| **22** | -Schedule – How many units are allowed to be worked on at the same time? 1, 2, 5? | Up to Contractor, as long as each unit is completed within a reasonable time, 7 working days each unit. |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **23** | -Permits – Contractor to provide electrical and/or building permits and coordinate inspections? I recall hearing Architect mention they (Architect or SHA) already have building permits in hand. Please confirm. | PERMIT REVISION IN PROGRESS - 6929317-CN-005 |
| **24** | -Submittals – Electronic pdf submittals are acceptable. Are there any other acceptable forms of submittals such as links to websites, Word docs, etc.? | All submittals should be via PDF, with submitted products CLEARLY identified in the submittal. No links to websites or word docs will be accepted as primary form of submittal (they can help supplement, as necessary). |
| **25** | -Lighting –It appears new light fixtures are similar in width as the existing conditions. Assume full ceiling paint throughout? | No - assume new light fixtures will be of similar dimension to existing and will have similar ceiling coverage. |
| **26** | -B-Vent atop Elevator Shaft – Is this to be removed or salvaged and primed then painted? See attached photo. | The existing B-vent is to be extended and salvaged with new insulation. Priming and painting not included in scope. |
| **27** | -Rusty Rooftop Vent Hoods – Since insulation is spec'd to be added to the roof surface, these rusty vents hoods will need to be raised and it is assumed there are hard-pipe ducting from the units that these vents encapsulate. Assume 3 – 4" hard pipe ducts that will need to be raised per vent hood? Please advise. See attached photo. | Yes - assume new hardware to extend venting higher. |
| **28** | -Rusty Rooftop Vent Hoods – Are these to be replaced or salvaged and primed then painted? See attached photo. | The existing roof vents are to be salvaged, unless damaged beyond repair. Priming and painting not included in scope. |
| **29** | -Rooftop access door – Is this to be replaced or salvaged and primed then painted and new hinges installed? Please advise. | Yes - assume a new hollow-metal door and frame to be installed. New hollow-metal door to be same width as existing access door. Enlarge door to minimum 30" high (assume some minor re-framing, in-kind). New locking, commercial-grade door hardware (lockset) should be included. |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **30** | -Drain Outlets at Downspout Terminations – Since 3" of insulation is being added to the exterior of the building, it is assumed that a 2'x2' section of concrete will need to be sawcut and removed in order to install a coupling at the damaged drain outlets. In current condition, the newly-installed insulation will protrude beyond and cover approx.. 50% of these broken drain outlets. Please advise. See attached photo. | Yes - assume altered connection to existing downspout outlet to accommodate new siding assembly. |
| **31** | -Staging Area – Standard 3-4 parking spots are required for projects this size for container, dumpster, temporary fencing, temporary facilities. There are multiple (6) "Numbered" Spaces at the North side of the building in the alley. Is it assumed that those are "paid" parking stalls? If so, is it possible to have SHA pay for those occupants spaces in order to allow the Contractor unimpeded use for the duration of the project? Another potential option would be to re-route those occupants' vehicles to the South side of the building on the street. | SHA can provide two stalls for duration of Contract. Potential to double park in those spots. Plus maybe one or two more can be arranged. |
| **32** | -Security – It is assumed SHA will coordinate (or put the Contractor in touch with) the Security Contractor that SHA used to disassemble prior to siding removal and reinstall Security lines and conduit after siding installation? How should security cameras and all conduit be in-use throughout the duration of the project without damage to existing systems? Please advise. | Yes, SHA will coordinate. |
| **33** | -Steep Slope/Low Slope Roofing Insulation – There is mention in plans of installing insulation inside the roof cavities. There has been mention of leaving the existing roof sheathing undisturbed in order for this to happen. Steep slope areas should have roof sheathing removed in select areas in order to install baffles to allow for 1" minimum clearance. Please advise/confirm the extent of this portion of the scope. | Intent of this scope is to replace the insulation in the steep-slope assemblies from the exterior side (and to not disturb the GWB ceiling). Contractor to assume some sheathing removal and re-installation/ replacement (in-kind) to provide access for new insulation install. |
| **34** | -Conduit – How will existing conduit be routed with new cladding installation? Will the SmartCI channels need to be cut in areas of conduit and insulation also carved out, prior to siding installation? Will SmartCI allow for that type of alterations, prior to siding installation? | If possible, since walls being opened it would be recommended that all exterior conduits be run through stud cavity (in a typical manner). If wall cavity is congested, run flexible conduit adjacent to smartCi girts (do not cut through girt - space to allow for conduit to run horizontally through) |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **35** | -Section 07 2100 3.2 B 4. States eave ventilation troughs between roof framing members in enclosed spaces at eaves. Can you please verify the product(s) to be used for this application and please verify the location of this work? | Per detail 10/BE6.00, new aluminum strip vents Tamlyn CUV8AP50 are to be installed with fiber cement panel soffits. Replace existing screen vents in-kind at edge of eave (existing detail). |
| **36** | -Sheet Metal Flashings – Please confirm 24ga and 26ga metal flashings as multiple areas are 24ga and 26ga in other areas. | Assume 24 ga. flashing for all head, through-wall, base wall, roof, and coping flashing. All other flashing can be 26 ga. (light block, hose bib, etc). |
| **37** | -Sheet Metal Flashings – Please confirm back angle material at windows. Is it to be Vapro-SS Flashing? | Back angle to be standard 24 ga. galvanized metal - no vapro-ss flashing. |
| **38** | -DHP ERV – Please confirm electrical connection/scope for this portion of this project. | Electrical connection scope includes (but not limited to) DHP/ERV connection from existing baseboards, new lighting fixtures interior and exterior, allowance for remove and re-install existing security systems. |
| **39** | -DHP ERV – Please confirm if Wall Mounted Pro w/ERV APP10R3H1 (on spec Section 23 0000 Part 2 – Products 2.1 A.) or AWP10N4L1 (on drawings A1.02) models are to be used? | Correct ERV/DHP unit model: APP10R3H1 |
| **40** | -DHP ERV – A1.04 contradicts A2.0 South elevation of building where intake and exhaust are located. Please confirm the installation of the DHP ERV at operable portion of slider vs on the inoperable side? Please confirm minimum clearance requirement for the DHP exhaust from an operable window or door. | DHP/ERV unit should be located on the fixed side of the sliding glass door where possible. |
| **41** | -Air Seal – Can you please confirm scope of work with air sealing interior switches and plugs? That is typically done during new construction, not renovation projects. | Confirmed - all interior outlets and switches should receive an air seal (in a practical manner) to meet OH standards. |

| Q # | QUESTIONS | RESPONSES |
|---|---|---|
| **42** | -Insulation – Is there a 3rd party inspection requirement for this portion of the project? | OAC will be performing QA inspections through the duration of the project. Contractor to verify with Permit requirements with SDCI inspector. |
| **43** | Payment Terms – What is the Payment schedule? | Monthly. Submit pay estimate on 20th. Once both parties concur on amount, as long as LNI intents for associated work have been filed, payment to be made within 30 days. |

**Item 5**. Permit revision drawings provided as part of this addendum.

END OF ADDENDUM NO. 1

SUBMIT IN WRITING ALL Questions to Purchasing@SeattleHousing.org.

**Pre-Bid/Pre-Submittal Meeting Sign-In Sheet**

**Project Name: South Park Manor Reclad (#5780)**
**July 27, 2023, 1:00 p.m.**

| Name of Firm/Agency | Name of Representative | Address, City, State, Zip | Telephone Number | E-mail Address |
|---|---|---|---|---|
| Vitan Construction LLC | Viktoriya Gallovski | 507 Gresham, OR 97030 | 971-263-8434 | admin@vitanconstruction.com |
| OAC | Grace Wong | 2200 1st Ave S Seattle WA 98134 | 206 495 5317 | gwong@oacsvcs.com |
| Olympic Roofing llc. | David Harbrand | 15106 St. 112 Federal Way | 253 948 8164 | david@olympicroofingllc.com |
| American West Contracting, Co. | Rob Spear | 1244 S Sprague Ave Tacoma WA, 98405 | 253-314-1298 | rob@americanwestcorp.com |
| American West Contracting, Co. | Dylan Greeff | 1244 S Sprague Ave, Tacoma, WA 98405 | 253-203-9485 | dylan@americanwestcorp.com |
| Eager Roofing | Jon Eager | 3302 Paine Ave Everett WA 98201 | 425 750 5091 C | jeager@eagerroofing.com |

# Pre-Bid/Pre-Submittal Meeting Sign-In Sheet

**Project Name: South Park Manor Reclad (#5780)**
**July 27, 2023, 1:00 p.m.**

| Name of Firm/Agency | Name of Representative | Address, City, State, Zip | Telephone Number | E-mail Address |
|---|---|---|---|---|
| CDK CONST SERVICES | DAN MAINTENANCE | PO BOX 1766 DELVAN, WA | 920-788-8441 | BIRDSEYECONSTRUCTION@COM DANMC |
| | | | | |
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# Pre-Bid/Pre-Submittal Meeting Sign-In Sheet

**Project Name: South Park Manor Reclad (#5780)**
**~~July 27~~, 2023, 1:00 p.m.**
AUG 1

| Name of Firm/Agency | Name of Representative | Address, City, State, Zip | Telephone Number | E-mail Address |
|---|---|---|---|---|
| Good News Group | Daniel Choi | 31838 Military Rd S. Auburn WA 98001 | 253-267-3660 | danielc@goodnewsgroups.com |
| American West Contracting Co. | Dylan Graeff | 1261 S Sprague Ave, Tacoma, WA 98405 | 253-263-9485 | dylan@americanwestcorp.com |
| Boyce Construction Inc | Chad Meyers | 628. S. Brandon St Seattle, WA 98108 | 206-264-8085 | RFP@boyceconstruct.com |
| ~~DAVID HOSKINS~~ SQI ROOFING | DAVID HOSKINS | 3821 SOUTH ROAD MUKILTEO, WA. 98275 | 425-348-0115 | dhoskins@sqiinc.com |
| WOODRIDGE CONSTRUCTION | Mark Simonson | MONROE WA 98272 | 206 948-5600 | Mark@woodridgeconstruction.net |
| | | | | |

# Pre-Bid/Pre-Submittal Meeting Sign-In Sheet

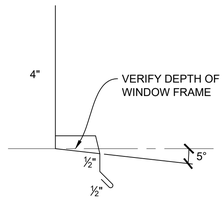
**Project Name: South Park Manor Reclad (#5780)**

~~**July 27,**~~ **2023, 1:00 p.m.**

AUG 1

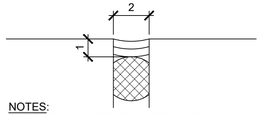
| Name of Firm/Agency | Name of Representative | Address, City, State, Zip | Telephone Number | E-mail Address |
|---|---|---|---|---|
| WOODRIDGE CONST. LLC | DARIN NISKANEN | MONROE, WA | 425.870.5365 | darin@woodridgeconstruction.net |
| OAC | KERRY MAY | SEATTLE, WA | 206.276.0832 | kmay@oacsvcs.com |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## TYPICAL HEAD FLASHING




NOTES:
1. 24 GAUGE PRE-FINISHED SHEET METAL, U.N.O.
2. ½" FOLDED END DAMS, EXTEND ½" PAST WINDOW FRAME, EACH SIDE, TYPICAL.

## TYPICAL SEALANT JOINT




NOTES:
1. TYPICAL WIDTH TO DEPTH RATIO OF 2:1, STANDARD.
2. HYBRID CELL BACKER ROD RECOMMENDED (i.e. NOMANCO SOFROD).
3. BACKER ROD TO BE 25% LARGER THAN OPENING, TYPICAL.

## MATERIAL SYMBOL KEY

UNDISTURBED OR COMPACTED SOIL

CONCRETE

MASONRY (CMU OR BRICK)

EXPOSED WOOD

WOOD FRAMING

PLYWOOD

GWB, ⅝" TYPE-X U.N.O.

BATT INSULATION

SPRAY FOAM INSULATION

RIGID INSULATION

¾" SEALANT JOINT w/ BACKER ROD U.N.O.

## ABBREVIATIONS

| | |
|---|---|
| A.B. | AIR BARRIER |
| ABV. | ABOVE |
| AFF | ABOVE FINISHED FLOOR |
| AL. | ALIGN |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECT |
| BE | BUILDING ENVELOPE |
| BLDG | BUILDING |
| BLW. | BELOW |
| BLKG | BLOCKING |
| B.O. | BOTTOM OF |
| CIP | CAST-IN-PLACE |
| CLG | CEILING |
| CLR. | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| DET. | DETAIL |
| DIA | DIAMETER |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG (S) | DRAWING(S) |
| (E) | EXISTING |
| EA. | EACH |
| ELEV. | ELEVATOR |
| EXT. | EXTERIOR |
| FA | FLUID APPLIED |
| FAPF | FLUID APPLIED PENETRATION FLASHING |
| FC | FIBER CEMENT |
| FCP | FIBER CEMENT PANEL |
| FD | FLOOR DRAIN |
| FEC | FIRE EXTINGUISHER CABINET |
| FLR | FLOOR |
| FOUND. | FOUNDATION |
| FR | FIRE RATING |
| FT | FOOT / FEET |
| FTG. | FOOTING |
| F.V. | FIELD VERIFY |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| G.C. | GENERAL CONTRACTOR |
| GWB | GYPSUM WALL BOARD |
| GSM | GALVANIZED SHEET METAL |
| HD | HEAD |
| HDG | HOT-DIPPED GALVANIZED |
| HDR. | HEADER |
| HMD | HOLLOW METAL DOOR |
| HORZ. | HORIZONTAL |
| HT. | HEIGHT |
| HTSAM | HIGH-TEMP SELF-ADHERED MEMBRANE |
| IN. | INCH |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| LF | LINEAL FOOT (FEET) |
| LGF | LIGHT GAUGE FRAMING |
| MANUF. | MANUFACTURER |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MIN. | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| (N) | NEW |
| NFVA | NET FREE VENT AREA |
| NTS | NOT TO SCALE |
| o/ | OVER |
| O.C. | ON CENTER |
| OPP. | OPPOSITE |
| OPT. | OPTIONAL |
| PL | PROPERTY LINE |
| P.T. | PRESSURE TREATED |
| R.O | ROUGH OPENING |
| R.S. | RAINSCREEN |
| SAM | SELF-ADHERED MEMBRANE |
| SHTG | SHEATHING |
| SF | SQUARE FOOT (FEET) |
| SIM. | SIMILAR |
| SGD | SLIDING GLASS DOOR |
| SOG | SLAB-ON-GRADE |
| SM | SHEET METAL |
| SPF | SPRAY FOAM INSULATION |
| SSTL | STAINLESS STEEL |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| TERM. | TERMINATION |
| T&G | TONGUE AND GROOVE |
| T.O. | TOP OF |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| VERT. | VERTICAL |
| w/ | WITH |
| WD | WOOD |
| WDW | WINDOW |
| WP | WATERPROOF(ING) |
| WRB | WEATHER RESISTIVE BARRIER |

## SHEET INDEX

| SHEET NO. | | TITLE | REVISIONS | | | | |
|---|---|---|---|---|---|---|---|
| | | | PERMIT SET | PERMIT CORRECTIONS | BID SET | REVISED BID SET | |
| | | | 2022-1007 | 2023-0130 | 2023-0430 | 2023-0518 | |
| | | | 1 | 2 | 3 | 4 | 5 |
| 01 | A0.00 | COVER SHEET | ● | ● | ● | ● | |
| 02 | A0.01 | SCOPE OF WORK | ● | ● | ● | ● | |
| 03 | A0.02 | GENERAL BUILDING ENCLOSURE NOTES | ● | ● | ● | ● | |
| 04 | A0.03 | PRODUCT MATRIX | ● | ● | ● | ● | |
| 05 | A0.04 | WINDOW & DOOR SCHEDULE | ● | ● | ● | ● | |
| 06 | A0.05 | LIGHTING SCHEDULE | | | ● | ● | |
| 07 | A1.00 | SITE PLAN | ● | ● | ● | ● | |
| 08 | A1.01 | EXISTING ROOF PLAN | ● | ● | ● | ● | |
| 09 | A1.02 | UNIT PLANS | ● | ● | ● | ● | |
| 10 | A1.03 | UNIT PLANS | ● | ● | ● | ● | |
| 11 | A1.04 | FIRST FLOOR REFLECTED CEILING PLAN | | | ● | ● | |
| 12 | A1.05 | SECOND FLOOR REFLECTED CEILING PLAN | | | ● | ● | |
| 13 | A1.06 | THIRD FLOOR REFLECTED CEILING PLAN | | | ● | ● | |
| 14 | A2.00 | ELEVATIONS | ● | ● | ● | ● | |
| 15 | A2.01 | ELEVATIONS | ● | ● | ● | ● | |
| 16 | A2.02 | PARTIAL ELEVATIONS | ● | ● | ● | ● | |
| 17 | A3.00 | COLOR & FINISH ELEVATIONS | ● | ● | ● | ● | |
| 18 | BE4.00 | FOUNDATION & GRADE DETAILS | ● | ● | ● | ● | |
| 19 | BE5.00 | WINDOW WRAP SEQUENCE | ● | ● | ● | ● | |
| 20 | BE5.01 | WINDOW & DOOR DETAILS | ● | ● | ● | ● | |
| 21 | BE5.02 | WINDOW & DOOR DETAILS | ● | ● | ● | ● | |
| 22 | BE5.03 | EXTERIOR DETAILS | ● | ● | ● | ● | |
| 23 | BE5.04 | EXTERIOR DETAILS | ● | ● | ● | ● | |
| | BE 5.05 | INTERIOR AIR SEAL DETAILS | | | ● | ● | |
| 24 | BE6.00 | ROOF DETAILS | ● | ● | ● | ● | |
| 25 | BE6.01 | ROOF DETAILS | ● | ● | ● | ● | |
| 26 | BE6.02 | ROOF DETAILS | ● | ● | ● | ● | |
| 27 | S1.00 | GENERAL STRUCTURAL NOTES | ● | ● | ● | ● | |

| PROJECT TEAM | |
|---|---|
| OWNER: | SEATTLE HOUSING AUTHORITY |
| ***PRIORITY 2*** | 190 QUEEN ANNE AVENUE N |
| | SEATTLE, WASHINGTON 98109 |
| | CONTACT: KHIN GYI |
| | PH: (206) 849.1460 |
| ARCHITECT: | OAC SERVICES, INC. |
| | 2200 1ST AVENUE S, SUITE 200 |
| | SEATTLE, WASHINGTON 98134 |
| | CONTACT: KERRY MAY |
| | PH: (206) 285.4300 |
| STRUCTURAL ENGINEER: | OAC SERVICES, INC. |
| | 2200 1ST AVENUE S, SUITE 200 |
| | SEATTLE, WASHINGTON 98134 |
| | CONTACT: MARTA DZHENEVA |
| | PH: (206) 285.4300 |
| GENERAL CONTRACTOR: | TBD |

## PROJECT INFORMATION

PROPERTY OWNER: SEATTLE HOUSING AUTHORITY
190 QUEEN ANNE AVE N
SEATTLE, WASHINGTON 98109

ADDRESS: 520 S CLOVERDALE ST
SEATTLE, WASHINGTON 98108

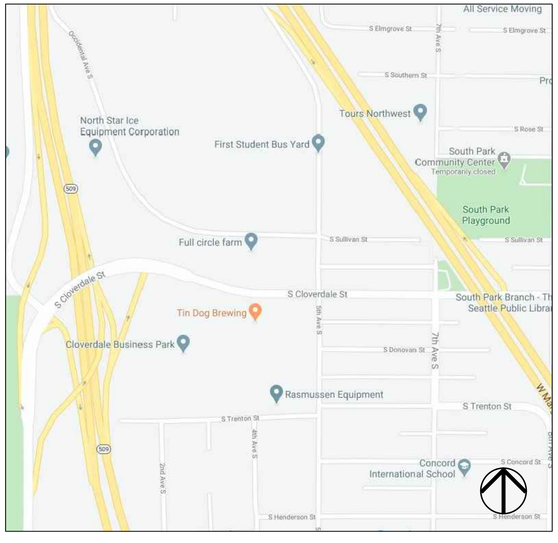
LEGAL DESCRIPTION: SOUTH PARK, Plat Block: 4, Plat Lot: 40THRU44 INCL

PARCEL NO.: 788360-0815

LOT AREA: 15,000 SF *(NO CHANGE)*
BUILDING NET SF: 14,556 SF *(NO CHANGE)*
YEAR BUILT: 1983
ZONING: LR3 (M)
UNIT COUNT: 27
CONSTRUCTION TYPE: V-A, NON-SPRINKLERED *(NO CHANGE)*
OCCUPANCY: R-2 *(NO CHANGE)*
NUMBER OF STORIES: 3 *(NO CHANGE)*

## SITE MAP


## VICINITY MAP




## PROJECT RENDER

SEATTLE HOUSING AUTHORITY
SOUTH PARK MANOR RE-CLAD
***PRIORITY 2***

520 SOUTH CLOVERDALE STREET
SEATTLE, WASHINGTON 98108


OAC
2200 First Avenue South
Suite 200
Seattle, WA 98134
t: 206.285.4300
f: 206.285.4371
w: www.oacsvcs.com


COVER SHEET

| ISSUANCE HISTORY | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



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| DESIGN | |
| DRAWN | KRM |
| CHECK | KRM |

A0.00

OAC PROJ. No. R12-190420.00

## SCOPE OF WORK

### RAINSCREEN ASSEMBLIES SYSTEM WALL CLADDING AT EXTERIOR ELEVATIONS

A. REMOVE AND LEGALLY DISPOSE OF EXISTING CLADDING, TRIM, WEATHER RESISTIVE BARRIER, WINDOWS, DOORS, TRIM AND ROOFING, GUTTERS, DOWNSPOUTS, ETC.

B. REMOVE, DISPOSE OF AND REPLACE EXISTING ½" EXTERIOR GYPSUM WALL SHEATHING.
   a. FOR BIDDING PURPOSES, REPLACE 100% OF EXTERIOR GYPSUM SHEATHING.
   b. INSTALL NEW ⅝" TYPE-X DENSGLASS (OR APPROVED EQUAL) SHEATHING.

C. REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED FRAMING.
   a. FOR BIDDING PURPOSES, PROVIDE AN ALLOWANCE TO REPLACE 500 SF OF SHEATHING AND FRAMING AT AREAS OF WALL REPAIR.

D. REMOVE, DISPOSE OF AND REPLACE ANY DAMAGED WALL INSULATION.
   a. FOR BIDDING PURPOSES, PROVIDE AN ALLOWANCE TO REPLACE 500 SF OF INSULATION AT AREAS OF WALL REPAIR.

**E. ACTUAL PERCENTAGES MAY VARY. CONTRACTOR RESPONSIBLE FOR DOCUMENTING ALL DAMAGES AND OVERAGES TO BE CALCULATED TIME & MATERIALS AT A STIPULATED UNIT PRICE.**

F. INSTALL NEW ROUGH OPENING PENETRATION FLASHING WRAP AND NEW VINYL-FLANGED WINDOWS, ALUMINUM STOREFRONT SYSTEMS, AND HOLLOW METAL DOORS AS INDICATED ON ELEVATIONS AND SCHEDULES.

G. CONTRACTOR IS RESPONSIBLE FOR EXTENDING ALL PIPING, WIRING, ELECTRICAL JUNCTION BOXES/OUTLETS, VENTING, ETC. THAT PENETRATES EXTERIOR WALL, AS NEEDED, TO COMPENSATE FOR ADDED CONTINUOUS INSULATION AND TRIM BLOCKS.

H. INSTALL NEW WEATHER-RESISTIVE BARRIER, FLASHING, CONTINUOUS EXTERIOR INSULATION, AND CLADDING SYSTEMS AS INDICATED ON ELEVATIONS. BASIS-OF-DESIGN:
   1. FIBER CEMENT SIDING: JAMES HARDIE HARDIEPANEL HZ10, HARDIELAP HZ10
   2. WEATHER-RESISTIVE BARRIER: VAPROSHIELD WRAPSHIELD IT/SA
   3. CONTINUOUS EXTERIOR INSULATION: ROCKWOOL COMFORTBOARD 110
   4. EXTERIOR GIRT SYSTEM: SMARTCi GREENGIRT CMH

### WINDOWS

A. REMOVE AND LEGALLY DISPOSE OF EXISTING WINDOWS AND SLIDING GLASS DOORS (SGD).

B. INSTALL ADDITIONAL FRAMING MEMBERS AND APPROPRIATE SHEATHING (IN KIND) TO ACHIEVE A 36" MINIMUM SILL HEIGHT (INCLUDE NEW WINDOW FRAME), PER IBC 1015.8 WINDOW OPENINGS.
   a. ORIGINAL DRAWINGS INDICATED AN AVERAGE SILL HEIGHT OF 32" AFF.

C. PREPARE ROUGH OPENING TO RECEIVE NEW FLUID APPLIED PENETRATION FLASHING. REFER TO INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.

D. CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SO THE NEW FLANGED VINYL WINDOWS AND SGD CAN BE INSTALLED WITH A ⅜" MINIMUM SEALANT JOINT AT THE HEAD, JAMB AND SILL ON THE INTERIOR SIDE.

1. CONTRACTOR TO PROVIDE OWNER AND ARCHITECT WEEKLY SCHEDULES FOR WHEN WINDOW AND SGD REMOVAL AND ITS INSTALLATION IS TO OCCUR.

2. ALL OWNER FURNITURE AND DRAPERY/WINDOW COVERINGS TO BE REMOVED BY SEATTLE HOUSING AUTHORITY. CONTRACTOR SHALL ERECT A VISQUEEN BARRIER TO PROTECT OCCUPANTS FURNISHINGS FROM AND DUST AND DEBRIS, NECESSARY. BARRIER TO BE CONSTRUCTED 36" FROM EXTERIOR WALL.

3. THE CONTRACTOR WILL COORDINATE THE REMOVAL AND DISPOSAL OF EXISTING BLINDS AND THE CLEARING OF EXISTING FURNITURE AS REQUIRED.

4. CONTRACTOR TO REPLACE WINDOW LINERS, AS REQUIRED TO ACCEPT NEW WINDOWS AND SGDs. JAMB AND HEAD LINERS TO BE REPLACED IN-KIND (FINISHED GWB).

5. CONTRACTOR TO VERIFY THE CONSISTENCY OF THE EXISTING ROUGH OPENINGS PRIOR OR ORDERING NEW WINDOW AND SGD SO THAT THE NEW WINDOWS AND SGD CAN BE INSTALLED WITH AN INTERIOR SEALANT JOINT.

E. INSTALL NEW SOLID SURFACE SILLS AND APRONS, AS INDICATED ON THE DRAWINGS.
   1. SOLID SURFACE SILLS TO BE WILSONART SOLID SURFACES, "BROOKLYN CONCRETE."

F. FINISH NEW GWB LINERS AND ADJACENT GWB WALL (INSIDE CORNER TO INSIDE CORNER) WITH TEXTURE (AS NECESSARY) AND PAINT.

G. NEW VERTICAL SLAT BLINDS TO BE INSTALLED AT ALL UNIT WINDOWS AND SLIDING GLASS DOORS. BLIND SLATS TO BE UNIVERSALLY SIZED (CUT) FOR FUTURE EASE OF REPLACEMENT.
   1. BLINDS TO BE 3-1/2" PVC SLATS WITH CHAIN PULL OPERATORS.

### ERV/DHP

- THE FOLLOWING IS A GENERAL SCOPE OF WORK FOR PRICING PURPOSES - ERV/DHP SYSTEM TO BE DESIGN-BUILD WITH MECHANICAL CONTRACTOR.
- CONTRACTOR RESPONSIBLE FOR OBTAINING THE NECESSARY MECHANICAL AND ELECTRICAL PERMITS TO PERFORM WORK.

A. REMOVE EXISTING BASEBOARD HEATING UNITS. TEMPORARILY CAP EXISTING POWER TO UNIT TO ENERGIZE NEW ERV/DHP WALL UNITS.

B. VERIFY EXISTING WALL FRAMING AT EACH UNIT - MODIFY TO ALLOW FOR NEW ERV/DHP WALL MOUNTED UNIT INSTALL.
   1. ADD NECESSARY 2x FRAMING TO PROPERLY CENTER UNIT UNDER WINDOW AT FLOORS 2 AND 3.
   2. REFER TO **SHEET S1.00** FOR GENERAL STRUCTURAL NOTES.

C. INSTALL NEW EPHOCA AIO APP10R3H1. FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES.
   1. VERIFY MANUFACTURER'S REQUIRED CLEARANCES ARE MAINTAINED WITH UNIT PLACEMENT. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

D. FLASH EXTERIOR VENT PENETRATIONS PER **DETAIL 5/BE5.04**.

E. ENERGIZE ERV/DHP WITH EXISTING POWER (FROM PREVIOUS BASEBOARD HEATER).

F. PATCH, TAPE, MUD, SAND, TEXTURE AND PAINT ADJACENT INTERIOR WALL. REPAIR BASEBOARD TRIM, IN-KIND, AS NECESSARY WHERE OLD BASEBOARD HEATER WAS LOCATED.
   1. PAINT ENTIRE WALL FROM INSIDE CORNER TO INSIDE CORNER, FLOOR TO CEILING AT ALL WALLS REPAIRED.
   2. DO NOT PAINT MANUFACTURER'S BODY PANELS - CLEAN TO FACTORY FINISH ONCE WORK COMPLETE.

### EXISTING WALL - UTILITIES AND VENTS

A. REMOVE EXISTING LIGHTS, VENTS AND OTHER EXTERIOR WALL-MOUNTED OR WALL-PENETRATING UTILITIES (AS NECESSARY).

B. DISCONNECT THE EXISTING MINI SPLIT CONDENSER UNIT OUTSIDE THE COMMUNITY ROOM, AS REQUIRED TO PERFORM THE WORK. RE-INSTALL IN-KIND; FLASH THE PENETRATOIN WITH QUICKFLASH OR SIMILAR. INSTALL NEW PIPING COVER IN-KIND.

C. FURNISH AND INSTALL NEW VENT COLLARS AND PRE-FINISHED SHROUDS, PER THE DOCUMENTS.

D. FURNISH AND INSTALL NEW EXTERIOR LIGHTING, AS SPECIFIED. AT PANEL SIDING, INSTALL DIRECT TO PANEL; AT LAP SIDING, INSTALL BLOCKING.

E. UNLESS NOTED OTHERWISE, PROVIDE QUICKFLASH PANELS AND WEATHER-RESISTIVE BARRIER TARGET FLASHING AT ALL PENETRATIONS THROUGH THE EXTERIOR WALL.

   **NOTE**: PENETRATIONS, TELEPHONE, WATER LINES AND ADDITIONAL EXTERIOR WALL PENETRATIONS ARE NOT ALL INDICATED ON THE ELEVATIONS SHEETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AS-BUILT CONDITIONS FOR PRICING.

F. INSTALL NEW EXTERIOR LIGHTING AT UNIT PATIOS AND SECURITY LIGHTING, AT EXISTING LIGHT LOCATIONS:
   1. UNIT PATIO SCONCE LIGHTING: WAC LIGHTING, WS-W190208-BZ, BRONZE
   2. WALL PACKS: RAB SLIM12, BRONZE
   3. FLOOD LIGHTS: RAB WPLED26, BRONZE
   4. SOFFIT RECESSED LIGHTS: ELITE LD6IC-AT-DIMTR, RED637 (TRIM)

D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING LIGHTING ON-SITE. NOTIFY THE ARCHITECT OR SHA OF ANY DISCREPANCIES OR QUESTIONS.

### EXTERIOR DOORS

A. REMOVE AND DISPOSE OF ALL EXISTING EXTERIOR DOORS, WITH THE FOLLOWING EXCEPTION:

B. PREPARE AND INSTALL NEW PENETRATION FLASHING, AS DETAILED, TO ROUGH OPENING.

C. AT EMERGENCY EGRESS DOORS, FURNISH NEW EGRESS HARDWARE (IN-KIND).

D. AT DOORS WITH AUTOMATIC OPENERS, FURNISH NEW AUTOMATIC OPENING HARDWARE (IN-KIND).
   1. BASIS OF DESIGN: HORTON AUTOMATICS.

### ROOFING

A. REMOVE EXISTING LOW-SLOPE, BUILT-UP ROOF MEMBRANE. PREPARE EXISTING SHEATHING TO ACCEPT NEW SELF-ADHERED BITUMINOUS VAPOR BARRIER

B. INSTALL NEW 2-PLY, SBS-MODIFIED BITUMEN ROOF ASSEMBLY, AS INDICATED ON THE DRAWINGS.
   1. EXTEND EXISTING ROOF PENETRATIONS AND CURBS TO ACCOMODATE A MINIMUM R-38 POLYISOCYANURATE INSULATION THICKNESS (APPROX. 6", PLUS ½" COVERBOARD). ALL PENETRATIONS SHOULD BE A MINIMUM 8" ABOVE THE NEW ROOF MEMBRANE, OR PER ROOFING MANUFACTURER'S STANDARDS.
   2. INSTALL NEW ROOF MEMBRANE PER MANUFACTURER'S STANDARD DETAILS AND INSTALLATION GUIDELINES.

C. REMOVE EXISTING STEEP-SLOPE ASPHALT SHINGLES. REPAIR ANY DAMAGED ROOF SHEATHING IN-KIND.

D. IN STEEP-SLOPE ATTIC SPACES, INSTALL NEW BLOWN-IN, LOW DENSITY BATT INSULATION TO MEET AN R-49.

E. INSTALL NEW 3-TAB ASPHALT SHINGLES OVER MANUFACTURER'S STANDARD UNDERLAYMENT WITH ASSOCIATED FLASHING.
   1. INSTALL NEW PENETRATION FLASHING FOR EXISTING VENTS OR PENETRATIONS THROUGH THE SHINGLES.
   2. INTEGRATE ALL ROOF TO WALL FLASHING WITH NEW WRB SYSTEM.
      a. EXTEND UNDERLAYMENT CONTINUOUSLY UP WALLS MINIMUM 6".

F. INSTALL NEW FASCIA BOARD (IN-KIND, AS NECESSARY)

G. INSTALL NEW PRE-FINISHED, K-STYLE GUTTERS AND DOWNSPOUTS. TIE-IN TO EXISTING DRAINS

### FENCE REPAIR AND REPLACEMENT

A. ALL STREET-FACING OR ALLEY-FACING FENCES, REPLACE FENCING SLATS PER DETAIL 5/BE4.00. REPLACE FENCE TOP RAIL WITH CEDAR 2x WITH CHAMFERED CORNERS.
   1. STAIN CEDAR SLATS - BASIS OF DESIGN: OLYMPIC SEMI-TRANSPARENT EXTERIOR STAIN AND SEALANT.
   2. PAINT TOP AND END "CAPS" - BASIS OF DESIGN: SHERWIN-WILLIAMS SW7069 "IRON ORE."

B. ALL SIDE-YARD FENCES, REPLACE TOP RAIL WITH CEDAR 2x WITH CHAMFERED CORNERS.
   1. CLEAN AND PAINT EXISTING LAP SIDING - BASIS OF DESIGN: SHERWIN-WILLIAMS SW7059 "UNUSUAL GRAY."
   2. PAINT TOP AND END "CAPS" - BASIS OF DESIGN: SHERWIN-WILLIAMS SW7069 "IRON ORE."

C. REMOVE AND LEGALLY DISPOSE OF EXISTING UNIT DIVIDER FENCES.
   1. INSTALL NEW PRESSURE-TREATED 4x POST IN-LINE OF OLD DIVIDER FENCE. SET NEW POST WITH CONCRETE BASE AND GALVANIZED POST BASE.
   2. CONSTRUCT NEW DIVIDER FENCE WITH PRESSURE-TREATED 2x FRAMING, SIMILAR TO EXISTING EXTERIOR FENCES.
   3. INSTALL CEDAR SLAT FENCING, PER DETAIL 5/BE4.00. STAIN PER SECTION A.1.

D. EXISTING FENCE GATES TO REMAIN - REPAIR ANY DAMAGED SLATS OR FRAMING IN-KIND.
   1. PAINT GATES TO MATCH THE FOLLOWING AREAS:
      a. AT STREET-FACING/ALLEY-FACING YARDS: SHERWIN WILLIAMS SW7069 "IRON ORE."
      b. AT SIDE YARDS: SHERWIN WILLIAMS SW7059 "UNUSUAL GRAY."
   2. REPLACE ALL GATE HINGES AND LOCKING HARDWARE WITH NEW, BLACK HINGES AND LATCHES.

E. REFER TO **SHEET A1.00** SITE PLAN FOR FENCE REPAIR EXTENTS, PLAN, AND ADDITIONAL INFORMATION.

### ATTIC INSULATION

A. GENERAL:
   A.1. COORDINATE WORK IN THIS SECTION WITH ROOFING INSTALLATION
   A.2. SEE ROOF PLAN FOR LOCATIONS OF ATTICS AND VAULTED CEILINGS.

B. AT ATTIC AREAS:
   B.1. ROOFING CONTRACTOR SHALL CUT CIRCULAR HOLES IN THE ROOF SHEATHING AFTER REMOVAL OF THE EXISTING ROOFING. THE SIZE AND NUMBER OF HOLES IS TO BE DETERMINED BY INSULATION INSTALLATION BEST PRACTICES. THE HOLES ARE TO BE USED TO EXAMINE THE CONDITION IN THE ROOF SPACE AND DETERMINE THE AMOUNT AND DEPTH OF INSULATION TO BE ADDED.
   B.2. INSTALL NEW LOOSE FILL INSULATION IN THE ATTIC SPACE THROUGH THE HOLES IN THE ROOF SHEATHING.
   B.3. THE CEILING SHALL HAVE AS MUCH INSULATION ADDED AS APPROPRIATE TO MAINTAIN SPACE FOR VENTING. INSTALL BAFFLES TO PROTECT AIR SPACE. THE INSULATION TARGET IS R-49.
   B.4. THE INSULATING CONTRACTOR SHALL TAKE A PHOTO OF THE INSULATION DEPTH BY USE OF A TAPE MEASURE SET INTO THE INSULATION.
   B.5. PATCH THE HOLES IN THE ROOF SHEATHING TO RESTORE A SOUND AND CONTINUOUS SUBSTRATE FOR ROOFING INSTALLATION.
   B.6. INSTALL SOFFIT VENTS AS SPECIFIED AND SHOWN ON DRAWINGS.
   B.7. INSTALL NEW ROOFING AS SPECIFIED AND SHOWN ON DRAWINGS.

C. AT VAULTED CEILINGS:
   C.1. INSTALL LOOSE FILL INSULATION IN EACH RAFTER CAVITY THROUGH CIRCULAR HOLES CUT INTO THE ROOF SHEATHING. BLOW INSULATION INTO THE RAFTER CAVITIES USING INDUSTRY BEST PRACTICES. ENSURE THAT OVER-PRESSURE OF THE CAVITIES DOES NOT RISK DAMAGING THE DRYWALL OR OTHER STRUCTURE.
   C.2. THE RAFTER CAVITIES SHALL BE PACKED WITH AS MUCH INSULATION AS POSSIBLE WHILE MAINTAINING A 1-INCH AIR SPACE THROUGHOUT THE EXTENT OF THE UNDERSIDE OF THE ROOF SHEATHING. PROVIDE BAFFLES TO PROTECT VENTS AND AIR SPACE.
   B.5. PATCH THE HOLES IN THE ROOF SHEATHING TO RESTORE A SOUND AND CONTINUOUS SUBSTRATE FOR ROOFING INSTALLATION.
   B.6. INSTALL SOFFIT VENTS AS SPECIFIED AND SHOWN ON DRAWINGS.
   B.7. INSTALL NEW ROOFING AS SPECIFIED AND SHOWN ON DRAWINGS.

### INTERIORS

A. REPLACE ALL EXISTING LIGHTING WITH LED FIXTURES AND LAMPS PER LIGHTING SCHEDULE.
B. REPLACE ALL EXISTING BATHROOM FANS AND ASSOCIATED WALL CONTROLS.
C. REMOVE BATHROOM HEAT LAMPS. CAP ABANDONED UTILITIES (ELECTRICAL LINES). PATCH HOLE IN CEILING WITH DRYWALL MATCHING (E) ADJACENT CEILING. FINISH PATCH IN CEILING TO MATCH (E) ADJACENT SURFACES. PAINT CEILING TO NEAREST BREAK IN PLANE.
D. REPLACE ALL EXISTING LAUNDRY ROOM FANS.
E. AIR SEAL UNIT INTERIOR WALL AND CEILING PENETRATIONS, INCLUDING:
   E.1. PLUMBING PENETRATIONS AT BATHROOMS AND KITCHENS.
   E.2. RANGE HOOD DUCT AT KITCHENS.
   E.3. AROUND THE BATHROOM FAN HOUSING.
   E.4. AT ELECTRICAL SWITCH BOXES AND RECEPTACLES.
   E.5. COMMON AREA KITCHEN RANGE HOOD DUCT.
   E.6. COMMON AREA PLUMBING PENETRATIONS.
   E.7. COMMON AREA ELECTRICAL SWITCH BOXES AND RECEPTACLES
   E.8. HOLES BEHIND THE REFRIGERATOR OR RANGE.
   E.9. FOLLOW TYPICAL DETAILS ON SHEET BE5.05
F. INSTALL PIPE INSULATION ON THE HOT AND COLD WATER PIPES AT THE UNIT WATER HEATERS
   F.1. INSTALL INSULATION ON ACCESSIBLE HOT AND COLD-WATER LINES. WATER PIPE INSULATION INSTALLED SHALL HAVE A MINIMUM EFFECTIVE INSULATION VALUE OF R-3. INSULATE THE FIRST 6 FEET OF BOTH COLD-WATER INLET AND HOT-WATER OUTLET PIPES BEGINNING AT THE WATER HEATER TANK. THE PIPE INSULATION MUST ACT AS A VAPOR BARRIER, HAVE AN INSIDE DIAMETER THAT MATCHES THE PIPE DIAMETER AND BE INSTALLED SECURELY WITHOUT ANY GAPS.

### MISCELLANEOUS

A. ANY OCCUPANT OWNED ITEMS SUCH AS: TV SATELLITE DISHES, CABLE TV LINES, AIR CONDITIONING UNITS, PLANT AND FLAG HANGERS, AND SIMILAR WILL BE ADDRESSED BY OWNER. A LINE ITEM HAS BEEN ADDED IN THE BID FORM FOR COORDINATION AND TEMPORARY STRUCTURE REQUIRE TO MAINTAIN USE OF THESE ITEMS.

### TEMPORARY UTILITIES AND CONTRACTOR STAGING AND STORAGE

A. DUE TO LIMITED SPACE ON SITE, THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN STREET USE PERMIT FOR SITE TRAILER AND/ OR STORAGE, AS NECESSARY.

B. TEMPORARY POWER: THE CONTRACTOR CAN UTILIZE BUILDING OUTLETS ONLY IF PRIOR APPROVAL IS GIVEN BY THE OWNER AND ONLY IN HIGH NEED AND SHORT DURATIONS. THE CONTRACTOR IS TO ASSUME ALL POWER NEEDS WILL COME FROM GENERATORS.

C. STAGING: STAGING OF DUMPSTERS TO BE ON HARDSCAPES AND NOT ON ANY SOFTSCAPES. THE CONTRACTOR WILL BE RESPONSIBLE IN PROVIDING LOCATIONS OF DUMPSTERS PRIOR TO COMMENCING CONSTRUCTION FOR OWNER APPROVAL.

D. FOR BIDDING PURPOSES ASSUME THAT A JOB TRAILER WILL BE REQUIRED.

E. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SECURITY OF TOOLS, MACHINERY AND SIMILAR. AN AREA ACCEPTABLE TO THE OWNER AND THE CONTRACTOR WILL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION.

### LANDSCAPING

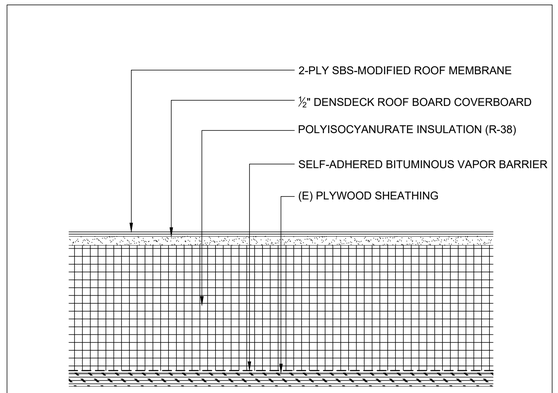
A. PROVIDE A LINE ITEM FOR THE PROTECTION OF ALL EXTERIOR LANDSCAPING. CONTRACTOR TO PHOTO DOCUMENT ALL ADJACENT LANDSCAPING PRIOR TO SCAFFOLD INSTALL. INCLUDE PHOTO LOG IN SUBMITTALS.

B. FOR BIDDING PURPOSES, ASSUME SCAFFOLDING PLACEMENT WILL DAMAGE EXISTING LANDSCAPING ADJACENT TO BUILDING - THIS IS PERMITTED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL DAMAGED LANDSCAPING DUE TO THE CONSTRUCTION PROCESS IN KIND.

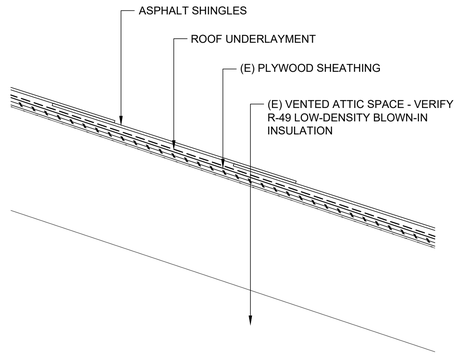
### PROJECT CLOSE OUT

A. UPON COMPLETION OF WORK, ALL BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER, THE SITE CLEANED, AND ANY LANDSCAPING THAT WAS AFFECTED RE-INSTALLED OR REPLACED IF DAMAGED.

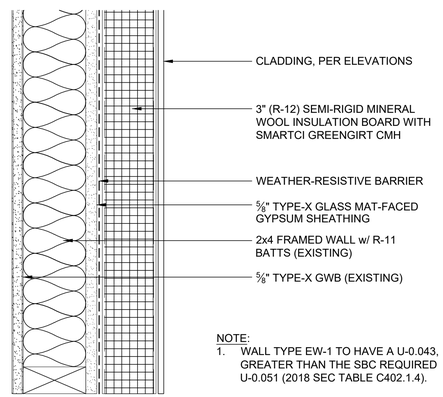
B. ALL PRODUCT AND INSTALLATION WARRANTIES SHALL SUBMITTED IN A BOUND MANUAL TO THE OWNER.




R-1 | LOW-SLOPE (PRIMARY) ROOF ASSEMBLY




R-2 | STEEP-SLOPE ROOF ASSEMBLY




NOTE:
1. WALL TYPE EW-1 TO HAVE A U-0.043, GREATER THAN THE SBC REQUIRED U-0.051 (2018 SEC TABLE C402.1.4).

EW-1 | EXTERIOR WALL WITH CONTINUOUS INSULATION

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

**PRIORITY 2**

520 SOUTH CLOVERDALE STREET
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## SCOPE OF WORK

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



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| DESIGN | KRM |
| DRAWN | KRM |
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A0.01

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| OAC PROJ. No. | R12-190420.00 |

**REFER TO PROJECT SPECIFICATIONS MANUAL. THE FOLLOWING SPECIFICATIONS AND PRODUCT RECOMMENDATIONS ARE SUBJECT TO OWNER APPROVAL. ALWAYS CONSULT MANUFACTURER'S WRITTEN LITERATURE FOR SURFACE PREPARATION, INSTALLATION REQUIREMENTS, AND ACCESSORY MATERIALS. NOT ALL PRODUCTS MAY APPLY, VERIFY WITH ARCHITECT.**

**THE PROJECT WILL CONFORM TO THE FOLLOWING CODES AND STANDARDS:**

- **2018 SEATTLE BUILDING CODE (2018 SBC)**
- **2018 SEATTLE EXISTING BUILDING CODE (2018 SEBC)**
- **2018 SEATTLE ENERGY CODE (2018 SEC), CHAPTER 5**
- **REVISED CODE OF WASHINGTON (RCW)**

**A. GENERAL NOTES**

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE SEATTLE BUILDING CODE (SBC), 2018 EDITION.
2. THE BUILDING ENCLOSURE (BE) DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY OTHER APPLICABLE DRAWINGS FOR BIDDING PURPOSES ONLY.
3. DIMENSIONS PROVIDED ON BUILDING ENCLOSURE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR VERIFY ALL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE BUILDING ENCLOSURE CONSULTANT.
6. SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND APPROVED BY THE OWNER. INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:
    a. VERIFICATION OF STRUCTURAL MEMBER SIZES
    b. VERIFICATION OF SPECIFIED STRESS GRADES OF STRUCTURAL MEMBERS
    c. INSPECTION OF FRAMING ANCHORS, AND BOLTED AND NAILED CONNECTIONS
    d. INSPECTION OF SHEATHING NAILING SIZE, SPACING, AND INSTALLATION
    e. INSPECTION FOR COMPLETENESS OF STRUCTURAL SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS
7. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
8. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. ALL REPLACEMENT DECK POSTS SHALL BE PRESSURE-TREATED.

**B.** **SPECIFICATIONS**: REFER TO PROJECT SPECIFICATIONS MANUAL ISSUED AS PART OF THE CONTRACT DOCUMENTS AND SHEET **A0.03** (PRODUCT MATRIX) FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

**C.** **COORDINATION**: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE DRAWINGS; TO CONFIRM AND CORRELATE ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING THE WORK IN A SAFE AND RESPONSIBLE MANNER.

**D.** **DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS, DETAILS, OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING ENCLOSURE CONSULTANT AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

**E.** **THE BUILDING ENVELOPE (2018 SEC C503.3)**

1. NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTIONS C402.1 THROUGH C402.5 AS APPLICABLE. WHERE AN OPAQUE ENVELOPE ASSEMBLY IS ALTERED OR REPLACED, THE NEW ASSEMBLY SHALL IN NO CASE HAVE A HIGHER OVERALL U-VALUE THAT THE EXISTING.
    a. **EXCEPTION:** AIR LEAKAGE TESTING IS NOT REQUIRED FOR ALTERATIONS AND REPAIRS, UNLESS THE PROJECT INCLUDES A CHANGE IN SPACE CONDITIONING ACCORDING TO SECTION C503.2 OR A CHANGE OF OCCUPANCY OR USE ACCORDING TO SECTION C505.1.

**F.** **WEATHER-RESISTIVE BARRIER (WRB)**

1. THE WEATHER-RESISTIVE BARRIER (WRB) SHALL BE INSTALLED CONTINUOUSLY IN A MONOLITHIC STYLE. THE WRB SHALL ENCOMPASS ALL CONDITIONED SPACES ADJACENT TO THE EXTERIOR ELEMENTS; CONNECTING THE BELOW GRADE WATERPROOFING SYSTEM TO THE CONCRETE PODIUM TO THE FRAMED WALL PANELS AND ROOFING. THIS INCLUDES ALL PENETRATIONS INCLUDING WINDOWS AND DOORS AND EXTERIOR WALL PENETRATIONS. REFER TO THE BUILDING ENCLOSURE SHEETS FOR ADDITIONAL INFORMATION CLARIFYING WATERPROOFING REQUIREMENTS FOR PIPE, DUCT AND SIMILAR PENETRATIONS THROUGH EXTERIOR WALLS. THESE PENETRATIONS MAY BE ADDRESSED BY THE USE OF A TARGET DETAIL WITH SEALANT OR BY THE USE OF FLASHING PANEL INTEGRATED WITH THE WEATHER-RESISTIVE BARRIER SYSTEM.
2. ALL SEAMS (VERTICAL AND HORIZONTAL) ARE TO RECEIVE A CONTINUOUS BEAD OF SEALANT AND TO BE ROLLED OR PRESSED TO ENSURE A CONTINUOUS SEAL.
3. BASIS OF DESIGN:
    a. VAPROSHIELD: WRAPSHIELD IT
4. SUPPLEMENTAL MATERIALS:
    a. VAPROSHIELD: WRAPSHIELD SA
    b. VAPROSHIELD: VAPRO LIQUI-FLASH
    c. VAPROSHIELD: VAPRO TAPE
    d. DOWSIL: 758 SILICONE WEATHER BARRIER SEALANT
5. ALTERNATE MATERIALS:
    a. REFER TO SHEET **A0.03** FOR APPROVED ALTERNATES.
    b. CONSULT OWNER AND ARCHITECT.

**G.** **WINDOW PENETRATION FLASHING SEQUENCE**

1. REFERENCE WINDOW WRAP SEQUENCE - SHEET **BE5.00**.
2. INSTALL A "PAN" FLASHING ASSEMBLY AT THE SILL AND PENETRATION FLASHINGS AT THE JAMBS AND HEAD FOR STOREFRONT AND FLANGED WINDOW ASSEMBLIES. PENETRATION FLASHING SYSTEM TO BE CONTINUOUS AT HEAD, JAMBS, AND SILL; SEAL CORNERS WITH FLEXIBLE MEMBRANE (SAM), PER THE WINDOW WRAP SEQUENCE. THIS PENETRATION FLASHING WILL PROTECT THE FRAMING AND DIRECT SUBSEQUENT MOISTURE TO THE SILL AND EJECT TO THE EXTERIOR.
3. AFTER STOREFRONT OR FLANGED WINDOWS ARE INSTALLED, PROVIDE A CONTINUOUS SEALANT JOINT WITH BACKER ROD AT THE INTERIOR SHOULDER OF THE WINDOW/DOOR. SIZE THE ROUGH OPENING TO ALLOW FOR THE INSTALLATION OF A SEALANT JOINT AND BACKER ROD. SEALANT JOINT TO BE A MINIMUM OF 3/8". OAC RECOMMENDS A HYBRID BACKER ROD (*RECOMMENDED PRODUCT: NOMACO: SOF ROD*).

**H.** **ROOFING**

1. NEW LOW-SLOPE ROOF MEMBRANE AT THE PRIMARY ROOF SURFACES AND PENTHOUSE.
2. BASIS OF DESIGN:
    a. SOPREMA
    b. GAF
    c. FIRESTONE
3. NEW STEEP-SLOPE 3-TAB ASPHALT SHINGLES AT THE FRONT AND BACK (SOUTH AND NORTH) ELEVATIONS.
2. BASIS OF DESIGN:
    a. GAF
    b. CERTAINTEED
    c. IKO

**I.** **EXPOSED METAL FLASHING**

1. FOR WINDOW AND SLIDING GLASS DOOR HEADS, BOTTOM WALL, DECK EDGE, ROOFING, TRIM, AND OTHER EXPOSED METAL FLASHINGS.
    a. PROVIDE A 24 GAUGE, PRE-FINISHED SHEET METAL FLASHING WITH A "KYNAR 500" FINISH (OR AS NOTED ON DRAWINGS).
    b. PROVIDE 0.025-INCH STAINLESS STEEL FLASHING ON ROOFS, UNLESS NOTED OTHERWISE IN THE DRAWINGS.

**I.** **NON-EXPOSED METAL FLASHING**

1. FOR SADDLES, BOOTS, AND OTHER NON-EXPOSED METAL FLASHINGS.
    a. PROVIDE A 24 GAUGE, FULLY SOLDERED SHEET METAL, HOT-DIPPED GALVANIZED G-90, UNLESS NOTED OTHERWISE IN THE DRAWINGS.
2. EXTERIOR WALL PENETRATION FLASHING PANELS (WHERE APPLICABLE).
    a. WEATHERPROOFING PRODUCTS INC.: QUICKFLASH

**J.** **INTERIOR VAPOR BARRIER**

- NOTE: PER TYPICAL AIR BARRIER REQUIREMENTS, CEILING FIXTURES TO BE ABAA-CERTIFIED OR SEALED TO GWB CEILING, TYPICAL.

1. VERTICAL / HORIZONTAL VAPOR BARRIER (IF DIFFERENT FROM THE WEATHER-RESISTIVE BARRIER - SEE SECTION A).
2. APPROVED PRODUCTS:
    a. **RECOMMENDED:** BENJAMIN MOORE: ULTRA SPEC LATEX VAPOR BARRIER PRIMER SEALER 573 (PVA PAINT) - MEETS OR EXCEEDS ESDS v3.0 VOC LIMIT (100 g/L).

**K.** **WINDOW & STOREFRONT TESTING**

1. FIELD WATER PENETRATION RESISTANCE TESTING
2. PERFORMANCE REQUIREMENTS:
    a. GENERAL: PROVIDE FIBERGLASS WINDOWS CAPABLE OF COMPLYING WITH PERFORMANCE REQUIREMENTS INDICATED, BASED ON TESTING MANUFACTURER'S WINDOWS THAT ARE REPRESENTATIVE OF THOSE SPECIFIED, AND THAT ARE OF TEST SIZE REQUIRED BY AAMA/WDMA 101/I.S.2/NAFS.
    b. NO WATER LEAKAGE AS DEFINED IN AAMA/WDMA/CSA REFERENCED TEST METHODS AT A WATER TEST PRESSURE EQUALING THAT INDICATED, WHEN TESTED ACCORDING TO AAMA/WDMA/CSA 101/I.S.2/A440, WATER PENETRATION RESISTANCE TEST.
3. TESTING SERVICES: TESTING AND INSPECTION OF INSTALLED WINDOWS AND SLIDING DOORS SHALL TAKE PLACE AS FOLLOWS:
    a. TESTING METHODOLOGY: TESTING OF WINDOWS FOR WATER RESISTANCE SHALL BE PERFORMED ACCORDING TO ASTM E 1105.
4. FIELD WATER RESISTANCE TESTING PRESSURES:
    a. VINYL-FLANGED WINDOWS AND SLIDING GLASS DOORS - FIELD WATER RESISTANT TEST PRESSURE = AS INDICATED ON THE MANUFACTURER-PROVIDED LABEL BUT NO LESS THAN 3.0 PSF.
    b. ALUMINUM WINDOWS - FIELD WATER RESISTANT TEST PRESSURE = AS INDICATED ON THE MANUFACTURER-PROVIDED LABEL BUT NO LESS THAN 6.24 PSF.
5. FIELD WATER RESISTANCE TESTING PROCEDURES:
    a. TEST PRESSURE: TWO-THIRDS TIMES DESIGN TEST PRESSURE REQUIRED TO DETERMINE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440 PERFORMANCE GRADE INDICATED OR AS SPECIFIED.
    b. ALLOWABLE WATER INFILTRATION: NO WATER PENETRATION.
6. TESTING EXTENT: ONE FLANGED WINDOW AND SLIDING DOOR AND STOREFRONT OF EACH TYPE (TYPICALLY LARGEST, MOST COMMON CONFIGURATION) AS SELECTED BY ARCHITECT OR BUILDING ENVELOPE CONSULTANT. TESTING SHALL OCCUR AFTER PERIMETER SEALANTS HAVE CURED.
7. FAILED WATER TESTED ASSEMBLIES SHALL BE CORRECTED OR REPAIRED ON A WHOLESALE BASIS BY THE MANUFACTURER AND CONTRACTOR, AND BE RE-TESTED UNTIL SPECIFIC WINDOW TYPE PASSES TWO CONSECUTIVE TESTING WITHOUT A FAILURE.
8. REMEDIATE OR REMOVE AND REPLACE NON-COMPLYING WINDOWS AND DOORS AND RE-TEST, AS SPECIFIED ABOVE.
9. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
10. PREPARING FOR TEST AND INSPECTION REPORTS.
    a. ADJUSTING, CLEANING, AND PROTECTION.
    b. LUBRICATE HARDWARE AND MOVING PARTS.
    c. ADJUST OPERATING PANELS AND SCREENS TO PROVIDE A TIGHT FIT AT CONTACT POINTS AND WEATHER STRIPPING FOR SMOOTH OPERATION, WITHOUT BINDING, AND WEATHERTIGHT CLOSURE.
    d. ADJUST HARDWARE FOR PROPER ALIGNMENT, SMOOTH OPERATION, AND PROPER LATCHING WITHOUT UNNECESSARY FORCE OR EXCESSIVE CLEARANCE.
    e. CLEAN FRAME SURFACES IMMEDIATELY AFTER INSTALLING SLIDING DOORS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. AVOID DAMAGING PROTECTIVE COATINGS AND FINISHES. RECOMMEND TEMPORARY COVERING OF SILL TRACK TO PREVENT CONSTRUCTION DEBRIS FROM CLOGGING WEEPS.
    f. CLEAN GLASS IMMEDIATELY AFTER INSTALLING WINDOWS AND SLIDING DOORS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. REMOVE NONPERMANENT LABELS AND CLEAN SURFACES.
    g. REMOVE AND REPLACE GLASS THAT HAS BEEN BROKEN, CHIPPED, CRACKED, ABRADED, OR DAMAGED DURING CONSTRUCTION PERIOD.
    h. PROTECT STOREFRONT, WINDOW AND SLIDING DOOR SURFACES FROM CONTACT WITH CONTAMINATING SUBSTANCES RESULTING FROM CONSTRUCTION OPERATIONS. IN ADDITION, MONITOR SLIDING DOOR SURFACES ADJACENT TO AND BELOW EXTERIOR CONCRETE AND MASONRY SURFACES DURING CONSTRUCTION FOR PRESENCE OF DIRT, SCUM, ALKALINE DEPOSITS, STAINS, OR OTHER CONTAMINANTS. IF CONTAMINATING SUBSTANCES DO CONTACT SLIDING DOOR SURFACES, REMOVE CONTAMINANTS IMMEDIATELY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
    i. RE-FINISH OR REPLACE STOREFRONTS, WINDOWS AND SLIDING DOORS WITH DAMAGED FINISHES.
    j. REPLACE DAMAGED COMPONENTS.

**L.** **MOCK-UPS**

1. PROVIDE FULL-SIZE, STAND-ALONE MOCK-UP OF A WINDOW AND ANY TYPICAL PENETRATIONS, REVIEWED BY THE ARCHITECT OR INDEPENDENT ENVELOPE CONSULTANT, AND MADE AVAILABLE FOR REFERENCE (VIA REPORT).

**M.** **SEALANT PULL TESTS (AS DEEMED NECESSARY BY ARCHITECT/ ENGINEER)**

1. CONDUCT PULL TESTS TO VERIFY ADHESION.
2. ARRANGE FOR SEALANT MANUFACTURER, APPROVED REPRESENTATIVE, OR BUILDING ENCLOSURE CONSULTANT TO PERFORM TESTS.
3. CONDUCT PERIODIC PULL TESTS THROUGHOUT THE COURSE OF CONSTRUCTION. RECOMMEND MINIMUM THREE (3) TESTS.
4. COORDINATE WITH SEALANT MANUFACTURER'S INSTALLATION DOCUMENTS REGARDING SURFACE PREPARATION AND PRIMING REQUIREMENTS.

**N.** **SITE VISITS**

1. CONTRACTOR RESPONSIBLE FOR SCHEDULING PERIODIC SITE VISITS FOR BUILDING ENCLOSURE CONSULTANT WITH A CONTRACTOR REPRESENTATIVE TO DISCUSS THE AS-BUILT CONDITIONS, DETAILS, AND SITE QUESTIONS.
2. THE FOLLOWING "MILESTONES" ARE TO BE COORDINATED WITH OAC TO MAKE SITE OBSERVATIONS ONCE COMMENCED (1-2 DAYS AFTER PHYSICAL INSTALL START)
    l. BELOW-GRADE WATERPROOFING SYSTEM (BENTONITE PANEL, DRAINAGE MAT, PENETRATIONS THROUGH SYSTEM, TRANSITION DETAILING, DRAINAGE TIE-IN)
    m. HORIZONTAL WATERPROOFING SYSTEM (LAYOUT AND PRE-STRIPPING, INITIAL INSTALL AND DETAILING, TERMINATIONS)
    n. PANEL WATERPROOFING, ROUGH OPENING PENETRATION FLASHING, WINDOW INSTALLATION (INSTALLED OFF-SITE - VISITS TO BE COORDINATED WITH INSTALLER/CONTRACTOR, TYPICAL)
    o. WEATHER-RESISTIVE BARRIER TIE-IN (ON-SITE DETAILING, SLAB EDGE, TERMINATIONS, TIE-IN TO OTHER SYSTEMS)
    p. ALUMINUM STOREFRONT OR CURTAIN WALL SYSTEMS (PENETRATION FLASHING, SUB SILL PAN INSTALLATION, INTEGRATION WITH WRB)
    q. ROOFING (VAPOR BARRIER, INSULATION, PROTECTION LAYER, DRAINAGE DETAILING, TRANSITIONS, PARAPETS, OVERBURDEN)
3. REQUIRES MINIMUM 24 HOURS NOTICE PRIOR TO SITE VISIT
4. CLIENT TO PROVIDE REPORT DISTRIBUTION LIST

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# GENERAL BUILDING ENCLOSURE NOTES

| ISSUANCE HISTORY | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



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| DESIGN | |
| DRAWN | KRM |
| CHECK | |

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| OAC PROJ. No. | R12-190420.00 |

SECTION 01 4000 QUALITY ASSURANCE

**PRE-INSTALLATION MEETING**

HOLD INDIVIDUAL PRE-INSTALLATION MEETINGS, AS NECESSARY, PRIOR TO THE START OF WORK OF EACH ENCLOSURE-RELATED TRADE WORK (I.E. INSULATION, ROOFING, WEATHER BARRIERS, WINDOW INSTALLATION, SIDING, ETC.) TO ENSURE PROPER COORDINATION AND INSTALLATION OF THE BUILDING ENVELOPE SYSTEMS. REPRESENTATIVE OF ALL INVOLVED PARTIES SHOULD BE PRESENT INCLUDING OWNER, GENERAL CONTRACTOR, SUBCONTRACTOR, ARCHITECT, BUILDING ENCLOSURE CONSULTANT, AND SPECIFIC PRODUCT MANUFACTURER REPRESENTATIVES. APPLICABLE SUBMITTAL ITEMS SHOULD BE REVIEWED AND APPROVED PRIOR TO PRE-INSTALLATION MEETINGS.

TRADE CONTRACTOR'S ARE ENCOURAGED TO PROVIDE VALUE ENGINEERING SUGGESTIONS AND MAY SUBMIT ALTERNATE PRODUCTS FOR REVIEW AND APPROVAL BY OWNER/CONTRACTOR AND ARCHITECT/BUILDING ENVELOPE CONSULTANT. ALLOW ADDITIONAL TIME FOR REVIEW AND APPROVALS.

**MOCK-UPS**

EACH TRADE CONTRACTOR SHALL COMPLETE A MOCK-UP OF THEIR WORK TO DETAIL THE CORRECT MATERIALS, METHODS, SEQUENCING, AND INTERFACING OF THEIR WORK WITH OTHER TRADES FOR REVIEW AND APPROVAL BY OWNER/CONTRACTOR AND BUILDING ENVELOPE CONSULTANT. THE MOCK-UP WILL SERVE AS THE APPROVED METHOD OF INSTALLATION AND THE MODEL FOR ALL WORK IN PLACE ON THE PROJECT. THE MOCK-UP WILL BE IN-SITU, COMPLETED AS AN INTEGRAL PART OF FINAL WORK IN PLACE AT THE DISCRETION OF THE OWNER.

| SPECIFICATION NUMBER | PRODUCT | APPLICATION | PRODUCT RECOMMENDATIONS | | COMMENTS |
|---|---|---|---|---|---|
| | | | PRIMARY | ALTERNATE(S) | |
| 04 4313.16<br>ADHERED STONE MASONRY | PRE-FABRICATED MASONRY WALL PANELS AND CORNERS | VERTICAL STONE PANELS | MSI: STACKED STONE | | AS INDICATED ON THE FINISH SCHEDULE |
| 07 2100<br>THERMAL INSULATION | SEMI-RIGID, MINERAL WOOL BATT INUSLATION | CONTINUOUS EXTERIOR WALL CAVITY INSULATION | ROCKWOOL: COMFORTBOARD 110 | OWENS CORNING: THERMAFIBER RAINBARRIER | R-13 AT ALL EXTERIOR WALLS |
| | LOW DENSITY, FIBERGLASS INSULATION | BLOWN-IN ATTIC INSULATION | OWENS CORNING: ATTIC CAT | KNAUF: JET STREAM ULTRA | R-49 AT STEEP-SLOPE ROOF ATTIC CONDITIONS |
| | RIGID, GLASS-MAT FACED POLYISOCYANURATE INSULATION | LOW-SLOPE ROOF INSULATION AND TAPERED INSULATION | HUNTER PANELS | ATLAS<br>JOHNS MANVILLE | |
| 07 2500<br>WEATHER BARRIERS | WEATHER-RESISTIVE BARRIER SHEET MEMBRANE | MECHANICALLY ATTACHED SHEET MEMBRANE BEHIND SIDING AT CMU/FRAMED WALLS. APPROVED FOR AIR BARRIER APPLICATIONS (NON-EXPOSED CLADDING ASSEMBLIES) | VAPROSHIELD: WRAPSHIELD IT/SA | DUPONT: TYVEK COMMERCIALWRAP D<br>KINGSPAN: GREENGUARD C2000 | INSTALL PER MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS. |
| | ACCESSORY MATERIALS: ROUGH OPENING FLASHING | SHEET MEMBRANE FOR WINDOWS AND DOORS PENETRATION FLASHING | VAPROSHIELD: WRAPSHIELD SA | DUPONT: FLEXWRAP NF<br>DUPONT: STRAIGHTFLASH | |
| | ACCESSORY MATERIALS: ROUGH OPENING FLASHING | FLUID-APPLIED MEMBRANE FOR WINDOWS AND DOORS PENETRATION FLASHING | VAPROSHIELD: VAPROLIQUI-FLASH | PROSOCO: FAST FLASH | |
| | ACCESSORY MATERIALS: ROUGH OPENING FLASHING | ADHESIVE MEMBRANE AND SILL FLASHING COMPONENTS OF PENETRATION FLASHING SYSTEM | VAPROSHIELD: VAPROTAPE | DUPONT: FLASHING TAPE<br>SIGA: WIGLUV ## (TAPE)<br>NICHIGO: G-TAPE | |
| | ACCESSORY MATERIALS: COMPOSITE FLASHING PANELS | FLASHING PANELS AT STANDARD PENETRATIONS (ELECT. BOXES, VENTS, PIPES, HOSE BIBS, ETC.) | WEATHERPROOFING PRODUCTS: QUICKFLASH | | |
| | ACCESSORY MATERIALS: SELF-ADHESIVE MEMBRANE ("SAM") | SELF-ADHERED MEMBRANE AT BUILDING TRANSITIONS AND UNIQUE CONDITIONS THAT MAY NOT BE COVERED BY PRIMARY WRB SYSTEM | GCP APPLIED TECHNOLOGIES: VYCOR | PROTECTOWRAP: PS 45<br>DUPONT: FLASHING TAPE<br>H&B: TEXTROFLASH | VERIFY SUBSTRATE/WRB/ROOFING COMPATIBILITIES PRIOR TO INSTALLING. |
| | ACCESSORY MATERIALS: HIGH-TEMPERATURE SELF-ADHESIVE MEMBRANE ("HTSAM") | SELF-ADHERED MEMBRANE BELOW SHEET METAL CONDITIONS SUBJECTED TO HIGHER TEMPERATURES | GCP APPLIED TECHNOLOGIES: ULTRA<br>GCP APPLIED TECHNOLOGIES: ICE & WATER SHIELD | TREMCO: EXOAIR 111<br>CARLISLE: CCW WIP300<br>PROTECTOWRAP: JIFFY SEAL HT | VERIFY SUBSTRATE/WRB/ROOFING COMPATIBILITIES PRIOR TO INSTALLING. |
| 07 2600<br>VAPOR RETARDERS | VAPOR RETARDER | PAINTABLE VAPOR RETARDER AND AIR BARRIER PAINT (PVA) | BENJAMIN MOORE: ULTRA SPEC LATEX VAPOR BARRIER PRIMER SEALER 573 | SHERWIN WILLIAMS: PVA INTERIOR LATEX PRIMER & SEALER | VERIFY PRODUCTS ARE COMPLIANT WITH ESDS REQUIREMENTS. |
| 07 3113<br>ASPHALT SHINGLES | 3-TAB COMPOSITION ASPHALT SHINGLES | STEEP-SLOPE ROOFING | CERTAINTEED | GAF<br>IKO | INSTALL MANUFACTURER'S STANDARD SYNTHETIC UNDERLAYMENT |
| 07 4646<br>FIBER CEMENT SIDING | 5/16" FIBER CEMENT PANEL AND LAP VERTICAL SIDING | VERTICAL CLADDING | JAMES HARDIE HZ10 | ALLURA | |
| 07 5216<br>SBS-MODIFIED BIT MEMBRANE ROOFING | 2-PLY MODIFIED BITUMEN ROOFING MEMBRANE SYSTEM | LOW-SLOPE ROOFING | SOPREMA | GAF<br>FIRESTONE | |
| 07 6200<br>SHEET METAL FLASHING AND TRIM | PRE-FINISHED EXPOSED FLASHINGS | EXPOSED METAL FLASHINGS | 24 GAUGE, PRE-FINISHED SHEET METAL WITH KYNAR FINISH (SEAL SEAMS WITH COLOR MATCHED SEALANT) | 24 GAUGE, PRE-FINISHED ALUMINUM (CANNOT BE IN CONTACT WITH STEEL) | |
| | SHEET METAL FLASHINGS | BOOT AND SADDLE FLASHINGS BEHIND CLADDING SYSTEMS | 24 GAUGE, FULLY SOLDERED, GALVANIZED G-90 SHEET METAL (FOR CONCEALED) | 0.025" STAINLESS STEEL, FULLY SOLDERED SHEET METAL (FOR EXPOSED) | |
| | FLEXIBLE COMPOSITE FLASHINGS | FLEXIBLE THROUGH-WALL FLASHINGS | GCP APPLIED TECHNOLOGIES: PERM-A-BARRIER WALL FLASHING | YORK: VARIOUS<br>CARLISLE: CCW-705-TWF | |
| 07 9200<br>EXTERIOR JOINT SEALANT | SINGLE-COMPONENT POLYURETHANE SEALANT | GENERAL EXTERIOR SEALANT JOINTS | BASF: MASTERSEAL NP 100 | TREMCO: DYMOINC 100<br>PECORA: DYNATROL 1-XL<br>SIKA: SIKAFLEX 1A<br>SIKA: SIKAFLEX 15LM | |
| | SILICONE SEALANT | EXTERIOR NON-PAINTED SURFACES | DOWSIL: 795 SILICONE SEALANT | TREMCO: SPECTRUM 1<br>GE SILICONES: SCS2700 SILPRUF LM | |
| | SILICONE SEALANT | AIR BARRIER SEALANT (NON-EXPOSED) | DOWSIL: 758 WEATHER BARRIER SEALANT | TREMCO: TREMSIL 600<br>SIKA: SIKASIL GP | |
| | SILICONE SEALANT | CMU/ MASONRY/ CONCRETE JOINTS (HORIZONTAL) | DOWSIL: 790 SILICONE SEALANT | | |
| | BACKER ROD | SEALANT BACKING | NOMACO: SOF ROD (HYBRID-CELL, RECOMMENDED) | W.R. MEADOWS: CERA-ROD (CLOSED-CELL)<br>NOMACO: HBR (CLOSED-CELL) | |

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PRODUCT MATRIX

DRAWING REVISIONS

| | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



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| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

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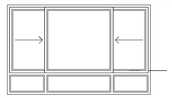
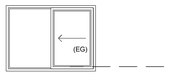
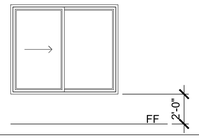
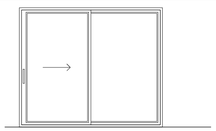
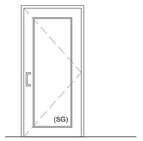
| OAC PROJ. No. | R12-190420.00 |

## DOOR & WINDOW SCHEDULE

| CPD # | CONFIGURATION | SIZE & TYPE | DESIGNATION | QTY | MANUFACTURER & SERIES | U-VALUE | SHGC | FINISH |
|---|---|---|---|---|---|---|---|---|
| VPI-A-29 |  | 8'-0" x 5'-0" OXOAT DOUBLE SLIDER | W-1 | 18 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.29 | INTERIOR: WHITE<br>EXTERIOR: BRONZE |
| VPI-A-29 |  | 4'-0" x 3'-8" OX SLIDER | W-2 | 28 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.29 | INTERIOR: WHITE<br>EXTERIOR: BRONZE<br>**OPENING DIRECTION MAY VARY - REFER TO ELEVATIONS FOR OPERATION DIRECTION** |
| VPI-A-29 |  | 6'-0" x 5'-0" OX SLIDER | W-3 | 3 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.29 | INTERIOR: WHITE<br>EXTERIOR: BRONZE<br>**OPENING DIRECTION MAY VARY - REFER TO ELEVATIONS FOR OPERATION DIRECTION** |
| VPI-A-29 |  | 4'-6" x 3'-2" OX SLIDER | W-4 | 8 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.29 | INTERIOR: WHITE<br>EXTERIOR: BRONZE<br>**OPENING DIRECTION MAY VARY - REFER TO ELEVATIONS FOR OPERATION DIRECTION** |
| VPI-A-18 |  | 4'-0" x 2'-2 ½" PICTURE | W-5 | 7 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.30 | INTERIOR: WHITE<br>EXTERIOR: BRONZE |
| VPI-A-18 |  | 6'-0" x 5'-0" PICTURE | W-6 | 1 | VPI ENDURANCE SERIES (VINYL) | 0.27 | 0.30 | INTERIOR: WHITE<br>EXTERIOR: BRONZE |
| VPI-A-18 |  | 4'-0" x 1'-8" PICTURE | W-7 | 1 | VPI ENDURANCE SERIES (VINYL) | 0.29 | 0.30 | INTERIOR: WHITE<br>EXTERIOR: BRONZE |
| VPI-A-18 |  | 4'-0" x 3'-0" PICTURE | W-8 | 1 | VPI ENDURANCE SERIES (VINYL) | 0.29 | 0.30 | INTERIOR: WHITE<br>EXTERIOR: BRONZE |

## DOOR & WINDOW SCHEDULE

| CPD # | CONFIGURATION | SIZE & TYPE | DESIGNATION | QTY | MANUFACTURER & SERIES | U-VALUE | SHGC | FINISH |
|---|---|---|---|---|---|---|---|---|
| VPI-A-57 |  | 6'-8" x 8'-0" SLIDING GLASS DOOR | SGD-1 | 9 | VPI ENDURANCE SERIES (VINYL) | 0.29 | 0.30 | INTERIOR: WHITE<br>EXTERIOR: BRONZE<br>**OPENING DIRECTION MAY VARY - REFER TO ELEVATIONS FOR OPERATION DIRECTION** |
| P-KAW5464 |  | 3'-6" x 7'-4 ¾" STOREFRONT DOOR | SFD-1 | 2 | KAWNEER TRIFAB 451UT | 0.56 | | FRAME: BRONZE<br>INTEGRATED DOOR - MATCH (E) DOOR WIDTH (36")<br>INSTALL NEW EMERGENCY EGRESS HARDWARE AND AUTOMATIC OPENERS<br>**SWING MAY VARY - MATCH EXISTING SWING - V.I.F.** |
| |  | 6'-8" x 3'-6" HMD w/ RE-LITE | HMD-1 | 2 | CECO DOORS SERIES SU (MATCH DEPTH OF EXISTING) | 0.60 | | PRIMED - PAINTED IN FIELD<br>INSTALL NEW EMERGENCY EGRESS AND TAMPER-RESISTANT HARDWARE<br>**SWING MAY VARY - MATCH EXISTING SWING - V.I.F.** |

### WINDOW & DOOR SYMBOLS

- **"SG" - SAFETY GLASS"EG" - EMERGENCY EGRESS**
- **"X" REFERS TO THE OPERABLE PORTION OF WINDOW**
- **"O" REFERS TO THE FIXED PORTION OF WINDOW**
- **WINDOW OPERATION IS REFERENCE FROM THE EXTERIOR SIDE**

### U-VALUE / SHGC

1. PER 2018 SEATTLE ENERGY CODE (SEC), TABLE C402.4, U-VALUE TO BE MINIMUM 0.34 FOR FIXED AND 0.36 FOR OPERABLE WINDOWS.
2. PER 2018 SEC, TABLE C402.4, U-VALUE TO BE A MINIMUM 0.60 FOR ENTRANCE DOORS.
3. SOUTH, EAST, AND WEST FACING WINDOWS TO HAVE AN SHGC FACTOR OF 0.32 OR LESS.

### FENESTRATION PRODUCT RATING

1. 2018 SEATTLE ENERGY CODE (SEC), SECTION C303.1.3, FENESTRATION PRODUCT RATING REQUIRES ALL NEW FENESTRATION TO BE NFRC100 AND NFRC200 LABELED AND CERTIFIED.

### HARDWARE LOCATIONS

1. LOCKS, LATCHES, ROLLER AND DOUBLE HANDSETS - 38" - 42" CENTERLINE OF LOCK STRIKE FROM BOTTOM OF FRAME, NO HIGHER THAN 48" AFF
2. RIM AND MORTISE PANIC DEVISES - 38" - 42" CENTERLINE OF LOCK STRIKE FROM BOTTOM OF FRAME, NO HIGHER THAN 48" AFF.
3. CYLINDRICAL AND MORTISE DEADLOCK - 48" TO CENTERLINE OF STRIKE FROM BOTTOM OF FRAME UNLESS SPECIFIED OTHERWISE
4. PUSH PLATES - CENTERLINE 45" FROM BOTTOM OF FRAME
5. PULL PLATES - CENTERLINE OF GRIP @ 42" FROM BOTTOM OF FRAME
6. COMBINATION PUSH BAR - CENTERLINE OF 42" FROM BOTTOM OF FRAME
7. HINGES - TOP - TO 11 ¾" FROM RABBET SECTION OF FRAME TO CENTERLINE OF HINGE; BOTTOM - UP TO 13" FROM BOTTOM OF FRAME TO CENTERLINE OF HINGE; INTERMEDIATE - EQUALLY SPACED BETWEEN TOP AND BOTTOM HINGES*
8. PROVIDE ANTI-PRY HARDWARE AT EXTERIOR DOORS AND VERIFY ANY ELECTRICAL REQUIREMENTS AT ENTRY DOORS.

### EXISTING VENTILATION SYSTEMS

- INVESTIGATE EXISTING WINDOWS FOR PRESENCE OF VENTILATING WINDOW FRAME TRICKLE VENTS. ALL REPLACEMENT WINDOW PRODUCTS SHALL BE PROVIDED WITH WINDOW FRAME TRICKLE VENTS TO MATCH EXISTING FRAME OPENINGS, PER THE ARCHITECTURAL DRAWINGS, LIKE FOR LIKE.

### WINDOW OPENING GUARD PROTECTION

- IBC SECTION 1015.8 - AT WINDOW OPENINGS MORE THAN 72" ABOVE GRADE THAT ARE LESS THAN 36" ABOVE THE FLOOR MUST BE PROVIDED WITH GUARDS OR FIXED OPENINGS THAT WILL NOT ALLOW THE PASSAGE OF A FOUR-INCH DIAMETER SPHERE.
- IT IS THE INTENT THAT GUARD PROTECTION NOT BE REQUIRED TO BE INSTALLED FOR THIS PROJECT. WHEN THE WINDOW OPENING IS LESS THAN 36" ABOVE FLOOR ELEVATION,THE CONTRACTOR SHALL REFRAMED (RAISE) TO ROUGH OPENING SO THAT THE WINDOW WILL NOT REQUIRE GUARD PROTECTION.

### CONTRACTOR VERIFICATION

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SIZES TO ACCOMMODATE NEW WATERPROOFING AND WINDOW SYSTEMS.

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

***PRIORITY 2***

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t: 206.285.4900
f: 206.285.4371
w: www.oacsvcs.com

## WINDOW & DOOR SCHEDULE

| ISSUANCE HISTORY | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

A0.04

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |

| LIGHTING SCHEDULE | | | | |
|---|---|---|---|---|
| | LOCATION | MANUFACTURER | MODEL | NOTES |
| | COMMON AREAS | | | |
| △ | ENTRY | WAVE LIGHTING | 163FM LR15 WH W | |
| | JANITOR'S CLOSET | LEDVANCE SYLVANIA | SYL 2X4 32W Flat Panel 61882 + Mount Kit | |
| | PROPERTY MANAGEMENT OFFICE | LEDVANCE SYLVANIA | SYL 2X4 32W Flat Panel 61882 + Mount Kit | |
| | MAIL AREA | LEDVANCE SYLVANIA | SYL 2X4 32W Flat Panel 61882 + Mount Kit | |
| ⊕ | COMMUNITY ROOM | GREEN CREATIVE | LED 6W A19 97731 | REPLACE LAMPS ONLY IN THE ADJUSTABLE SURFACE-MOUNT CAN LIGHTS |
| | COMMUNITY ROOM | LEDVANCE SYLVANIA | 61882 SYL 1X4 32W Flat Panel + Mount Kit | |
| ◇ | COMMUNITY ROOM KITCHEN | WAVE LIGHTING | 163FM LR15 WH W | |
| | STOVE VENT | GREEN CREATIVE | LED 6W A19 97731 | REPLACE SCREW-IN BULB |
| | BATHROOM HALL | SYLVANIA | UltraLED RT6 ITEM# 75138 | MUST BE IC RATED |
| | BATHROOM | MAXIM LIGHTING | 52100PC | COLOR: POLISHED CHROME |
| ▭ | LAUNDRY | LEDVANCE SYLVANIA | SYL 2X4 32W Flat Panel 61882 + Mount Kit | |
| | "MAIN" CLOSET | GREEN CREATIVE | LED 6W A19 97731 | REPLACE SCREW-IN BULB |
| △ | 1ST FLOOR HALL | WAVE LIGHTING | 163FM LR15 WH W | |
| | 1ST FLOOR TRASH | WAVE LIGHTING | 163FM LR15 WH W | |
| | SPRINKLER ROOM | GREEN CREATIVE | LED 6W A19 97731 | REPLACE SCREW-IN BULB |
| | ELECTRICAL ROOM | COLUMBIA LIGHTING | MPS4-30ML-CW-EU | |
| △ | 2ND FLOOR HALL | WAVE LIGHTING | 163FM LR15 WH W | |
| | 2ND FLOOR TRASH | WAVE LIGHTING | 163FM LR15 WH W | |
| △ | 3RD FLOOR HALL | WAVE LIGHTING | 163FM LR15 WH W | |
| | 3RD FLOOR TRASH | WAVE LIGHTING | 163FM LR15 WH W | |
| | 3RD FLOOR "MAIN" CLOSET | COLUMBIA LIGHTING | MPS4-30ML-CW-EU | |
| | STAIRCASE #1 | WAVE LIGHTING | 163FM LR15 WH W | |
| | STAIRCASE #2 | WAVE LIGHTING | 163FM LR15 WH W | |
| ○ | DWELLING UNITS | | | |
| | LIVING ROOM | NUVO | 62-1342 | FINISH: BLACK<br>SIZE: 11" |
| | BEDROOM | NUVO | 62-1342 | FINISH: BLACK<br>SIZE: 11" |
| ▱ | KITCHEN | NUVO | 62-1056 | FINISH: WHITE<br>SIZE: 5" X 36' |
| | BATH | MAXIM LIGHTING | 52100PC | COLOR: POLISHED CHROME |

NOTES:
1. PROVIDE PRODUCTS LISTED OR APPROVED EQUAL. SUBSTITUTIONS SHALL BE ENERGY STAR CERTIFIED OR DESIGNLIGHT CONSORTIUM CERTIFIED .
2. VERIFY ALL EXISTING LIGHTING LOCATIONS, SIZES, QUANTITIES, AND COMPATIBILITY WITH EXISTING FIXTURE (IF PROVIDING LAMPS ONLY) PRIOR TO PURCHASING LIGHTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
3. WHERE EXISTING ELECTRICAL CONNECTIONS CANNOT BE REUSED AS-IS, MODIFY CONNECTIONS TO CONNECT FIXTURES AND LAMPS TO PROVIDE FULLY FUNCTIONING LIGHTS. MODIFICATIONS SHALL MEET ALL CURRENT CODE REQUIREMENTS. REPAIR AND/OR PATCH INTERIOR FINISHES THAT ARE AFFECTED BY THE MODIFICATION AND FINISH TO MATCH (E) ADJACENT SURFACES.
4. NOT ALL LIGHTS ARE SHOWN ON PLANS. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BIDDING.

SEATTLE HOUSING AUTHORITY
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t: 206.285.4900
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w: www.oacsvcs.com

# LIGHTING SCHEDULE

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

A0.05

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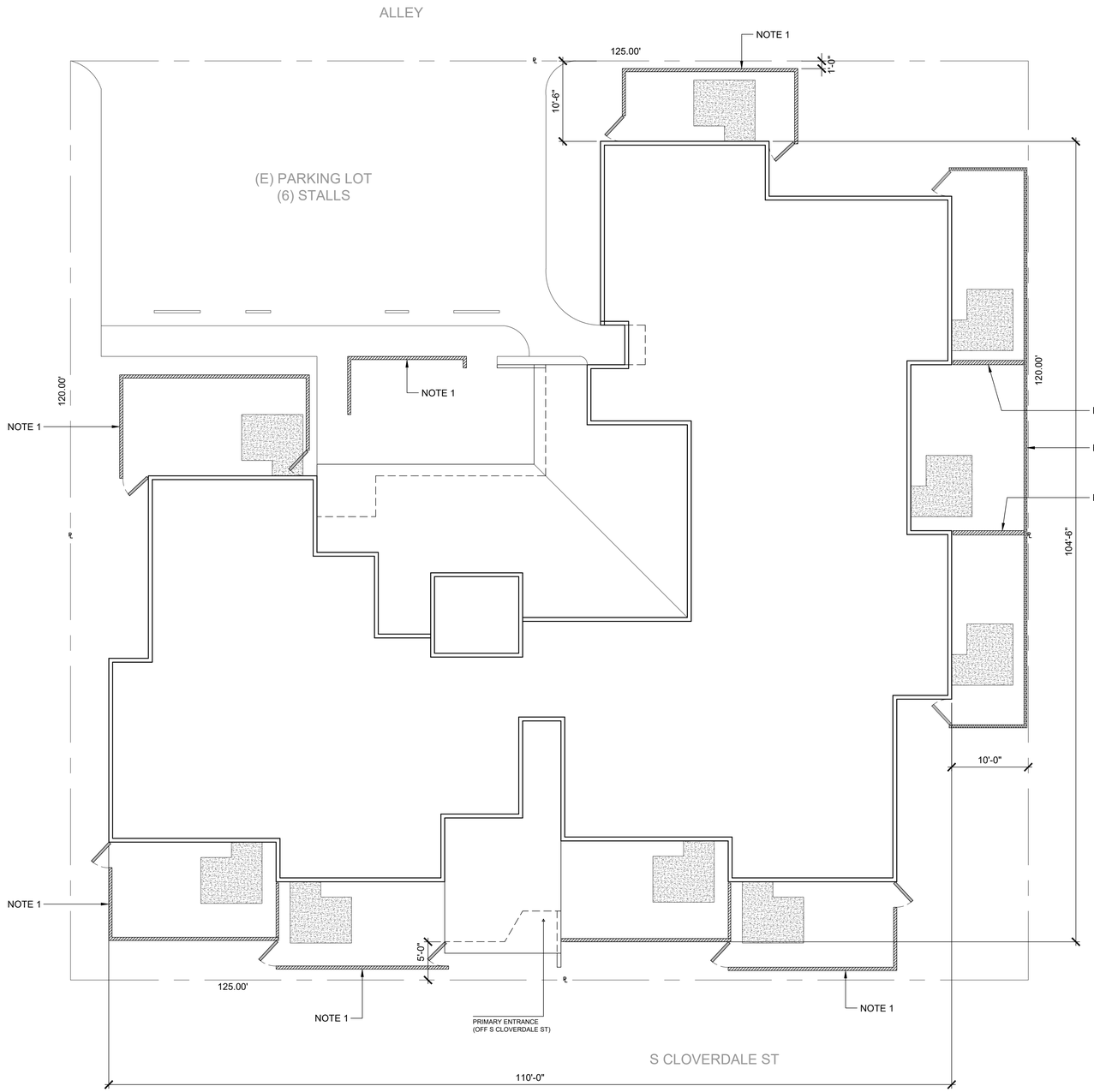
|---|---|
| OAC PROJ. No. | R12-190420.00 |




01 SITE PLAN
SCALE: 1/8" = 1'-0"

FENCE REPAIR/ REPLACEMENT SCOPE

- REPLACE SLATS WITH 6" CEDAR SLATS/ STAINED
- CLEAN EXISTING LAP SIDING, REPLACE ANY DAMAGED PLANKS, PAINT TO MATCH
- CLEAN EXISTING GATE DOORS, REPLACE ANY DAMAGED SLATS, REPLACE HARDWARE, PAINT TO MATCH

NOTE:
1. REMOVE AND REPLACE TOP RAIL AND END CAP 2x MEMBERS - PAINT SHERWIN-WILLIAMS SW7069 "IRON ORE" PER FINISH SCHEDULE.
2. CONSTRUCT NEW PARTITION FENCE (REMOVE EXISTING NON-ATTACHED FENCE) IN-KIND WITH PERMANENT FENCING.

PROJECT INFORMATION

| | |
|---|---|
| OWNER: | SEATTLE HOUSING AUTHORITY<br>190 QUEEN ANNE AVE N<br>SEATTLE, WASHINGTON 98109 |
| PARCEL NO.: | 788360-0815 |
| ADDRESS: | 520 S CLOVERDALE ST, 98108 |
| LEGAL DESC: | SOUTH PARK, Plat Block: 4, Plat Lot: 40THRU44 INCL |
| YEAR BUILT: | 1983 |
| ZONE: | LR3 |
| LAND SF: | 15,000 SF |

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

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t: 206.285.4300
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w: www.oacsvcs.com

## SITE PLAN

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

19012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

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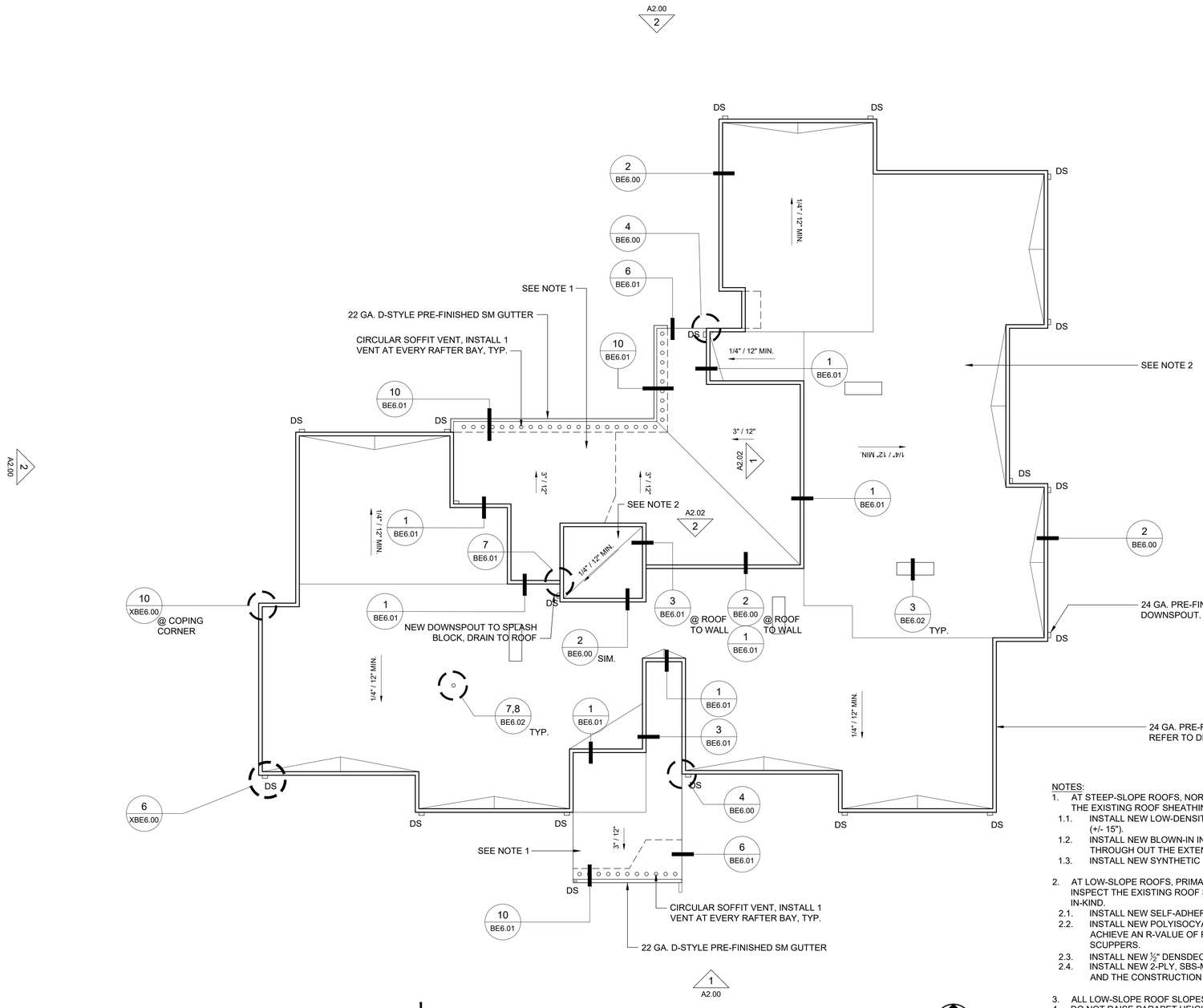
OAC PROJ. No. R12-190420.00




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

NOTES:

1. AT STEEP-SLOPE ROOFS, NORTH AND SOUTH ELEVATIONS, REMOVE EXISTING ASPHALT SHINGLES AND INSPECT THE EXISTING ROOF SHEATHING. REPAIR ANY DAMAGED ROOF SHEATHING IN-KIND.
   - 1.1. INSTALL NEW LOW-DENSITY, BLOWN-IN INSULATION AT THE ATTIC SPACES TO ACHIEVE AN R-VALUE OF R-49 (+/- 15").
   - 1.2. INSTALL NEW BLOWN-IN INSULATION AT ALL RAFTER CAVITIES AT VAULTED CEILINGS. LEAVE 1" AIR SPACE THROUGH OUT THE EXTENT OF THE ROOF SHEATHING.
   - 1.3. INSTALL NEW SYNTHETIC UNDERLAYMENT, METAL FLASHING, AND ASPHALT SHINGLES.
2. AT LOW-SLOPE ROOFS, PRIMARY AND PENTHOUSE, REMOVE EXISTING BUILT-UP ROOFING MEMBRANE AND INSPECT THE EXISTING ROOF SHEATHING AND PARAPET FRAMING. REPAIR ANY DAMAGED ROOF SHEATHING IN-KIND.
   - 2.1. INSTALL NEW SELF-ADHERED VAPOR BARRIER, PER ROOF MANUF. STANDARDS.
   - 2.2. INSTALL NEW POLYISOCYANURATE INSULATION ABOVE THE ROOF DECK, STAGGERED SEAMS (12" MIN.) TO ACHIEVE AN R-VALUE OF R-38 (+/- 6"). INSTALL TAPERED INSULATION TO DIRECT WATER TO EXISTING SCUPPERS.
   - 2.3. INSTALL NEW ½" DENSDECK ROOFBOARD (COVERBOARD).
   - 2.4. INSTALL NEW 2-PLY, SBS-MODIFIED ROOF MEMBRANE SYSTEM. INSTALL PER MANUF. STANDARD DETAILS AND THE CONSTRUCTION DOCUMENTS.
3. ALL LOW-SLOPE ROOF SLOPES TO BE ¼" PER 12" MINIMUM. CRICKETS ARE TO BE ½" PER 12"MINIMUM.
4. DO NOT RAISE PARAPET HEIGHT - ADJUST DEPTH OF INSULATION TO FIT EXISTING PARAPET HEIGHT.
5. SLOPE TO EXISTING SCUPPERS - MODIFY SCUPPER SIZE AS NECESSARY TO INSTALL ROOFING THROUGH, TO MEET MANUF. REQUIREMENTS AND STANDARD DETAILS.
6. RAISE CURBS, AS NECESSARY, RE-INSTALL EXISTING VENT CAPS.
7. RAISE VENT PIPES AND FALL ARREST ANCHORS TO ACCOMMODATE DEPTH OF NEW INSULATION.

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## ROOF PLAN

| | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

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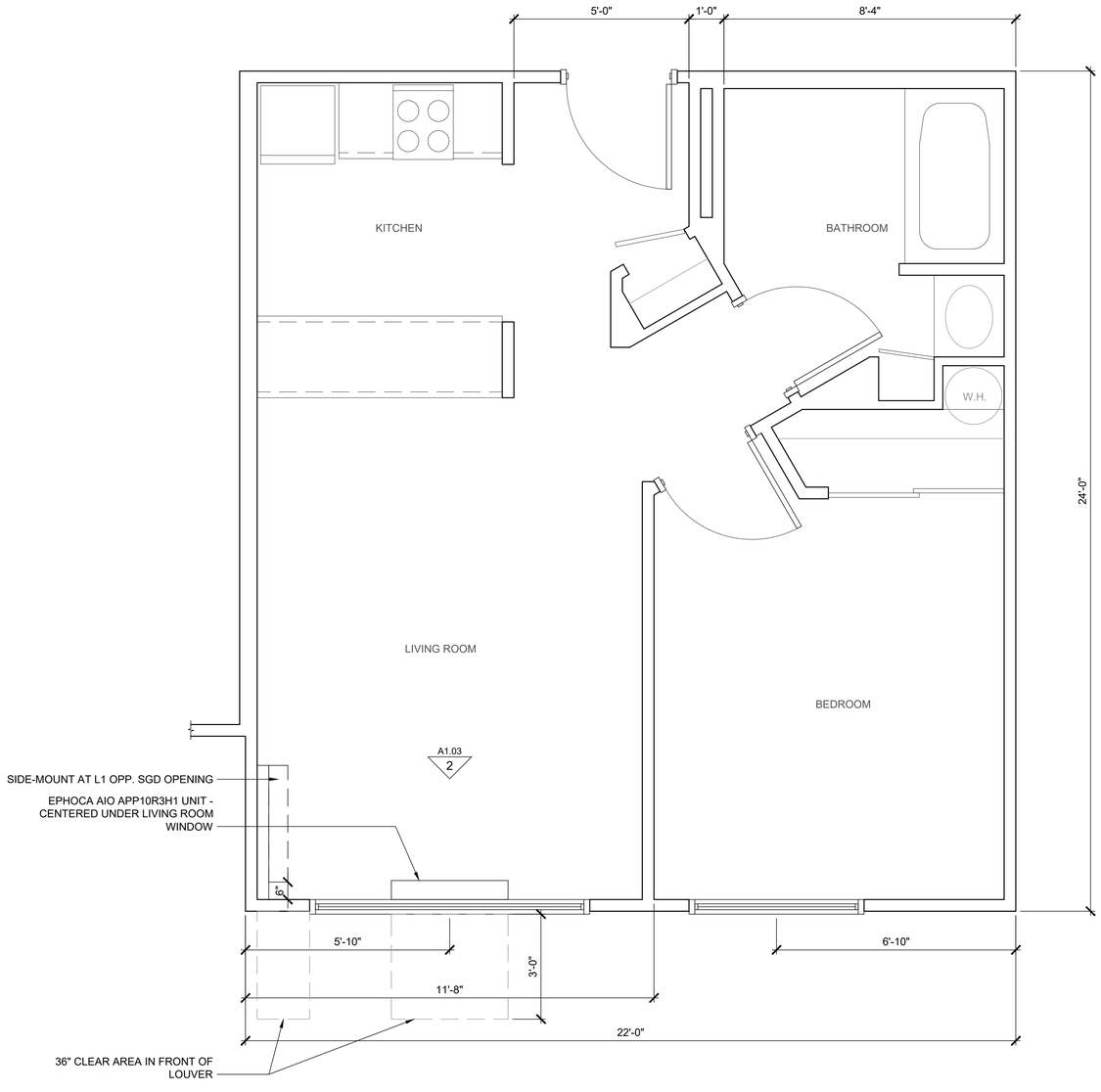
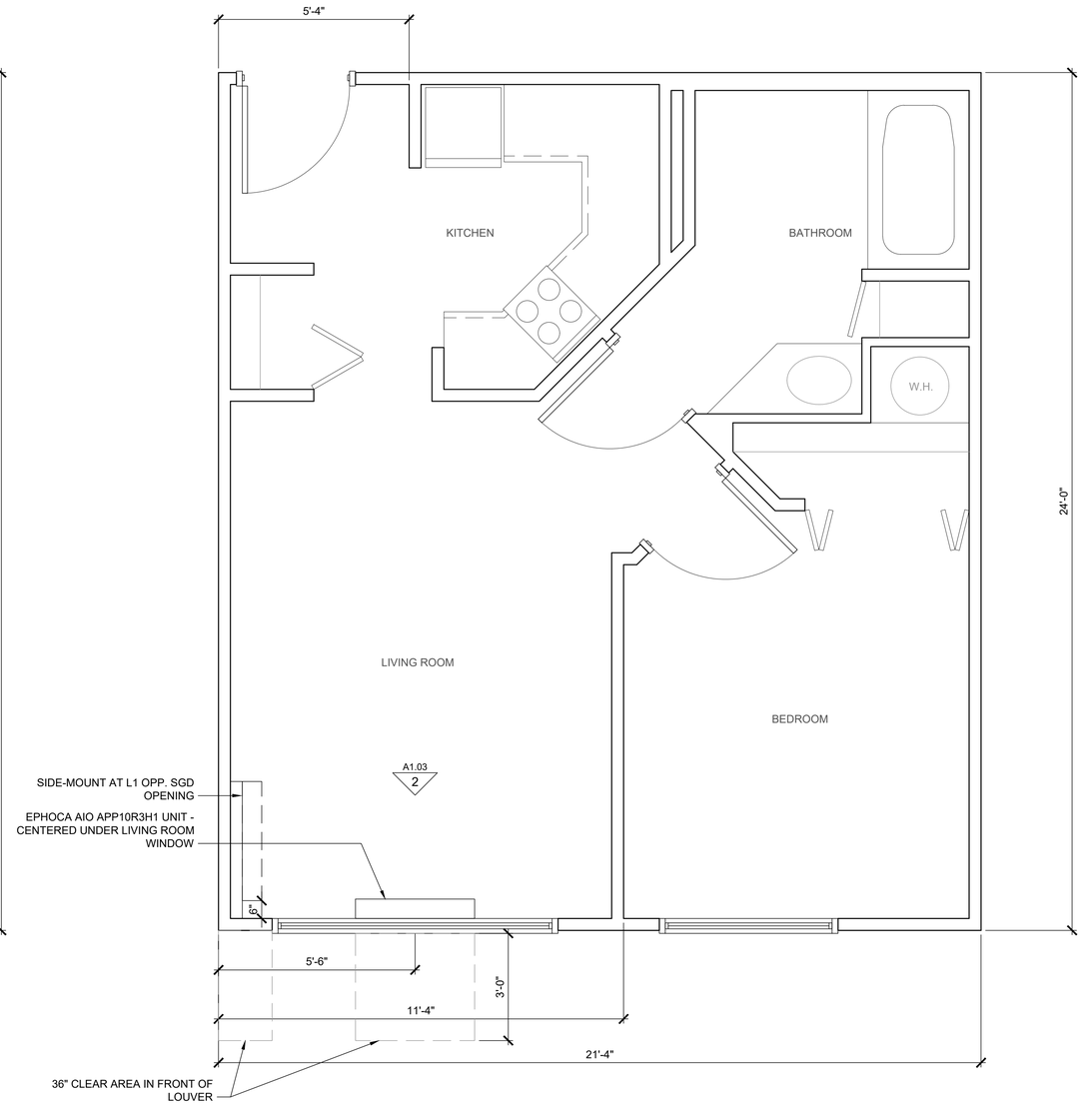
| OAC PROJ. No. | R12-190420.00 |




02 MODIFIED ONE BEDROOM
SCALE: 1/2" = 1'-0"
UNIT 101




01 ONE BEDROOM
SCALE: 1/2" = 1'-0"

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

***PRIORITY 2***

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## UNIT PLANS

| Drawing Revisions | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

A1.02

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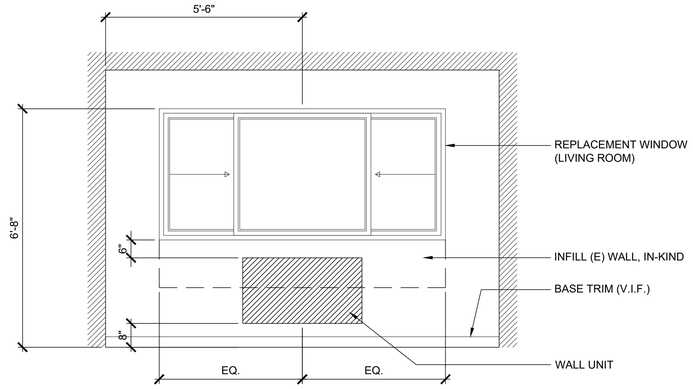
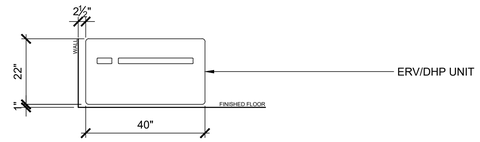
|---|---|
| OAC PROJ. No. | R12-190420.00 |



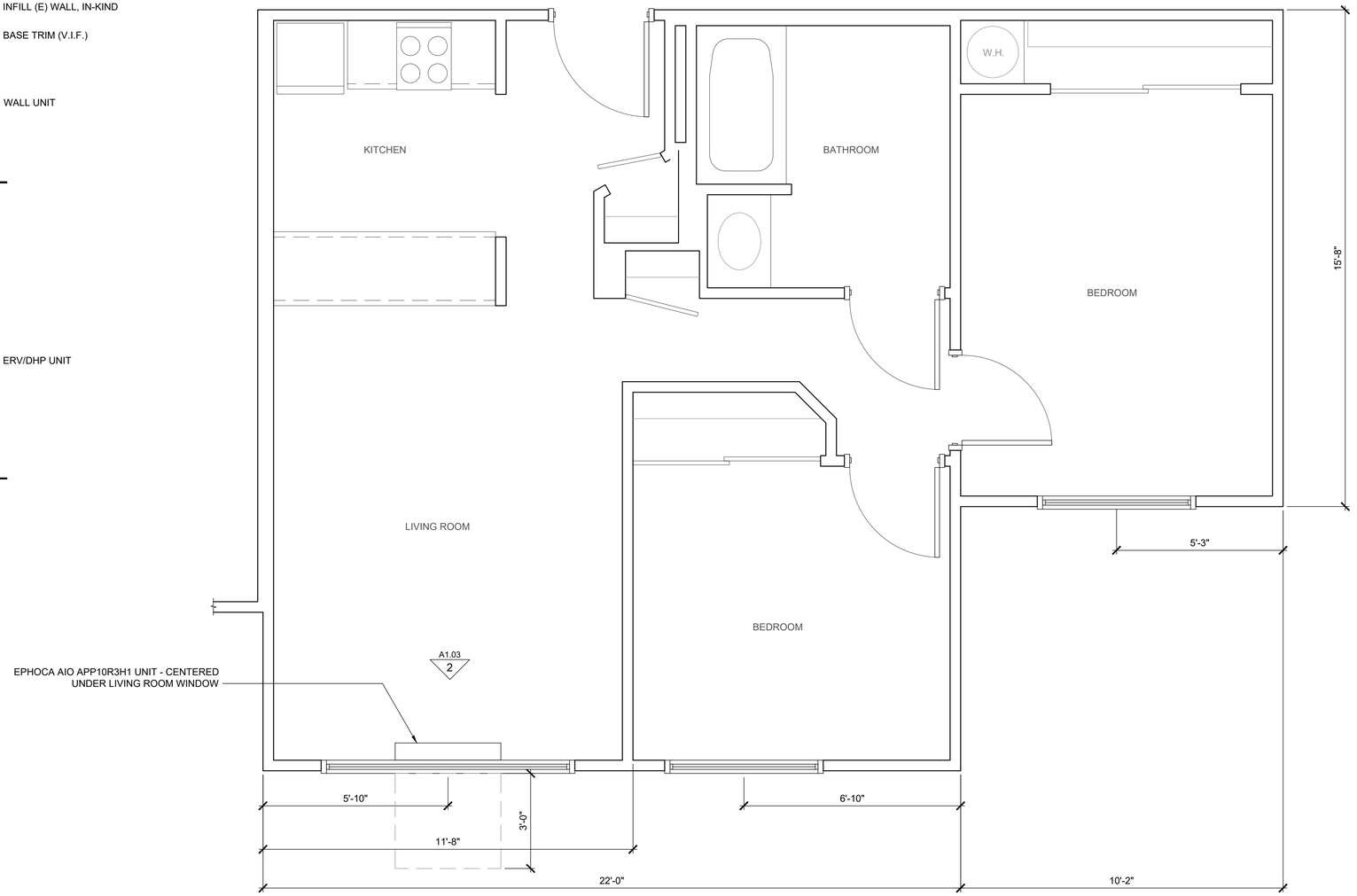

02 INTERIOR ELEVATION - EXTERIOR WALL LIVING ROOM

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




03 EPHOCA AIO APP10R3H1 - CLEARANCES

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




01 TWO BEDROOM

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

UNIT 201 & 301

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

***PRIORITY 2***

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## UNIT PLANS

| ISSUANCE INFORMATION | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

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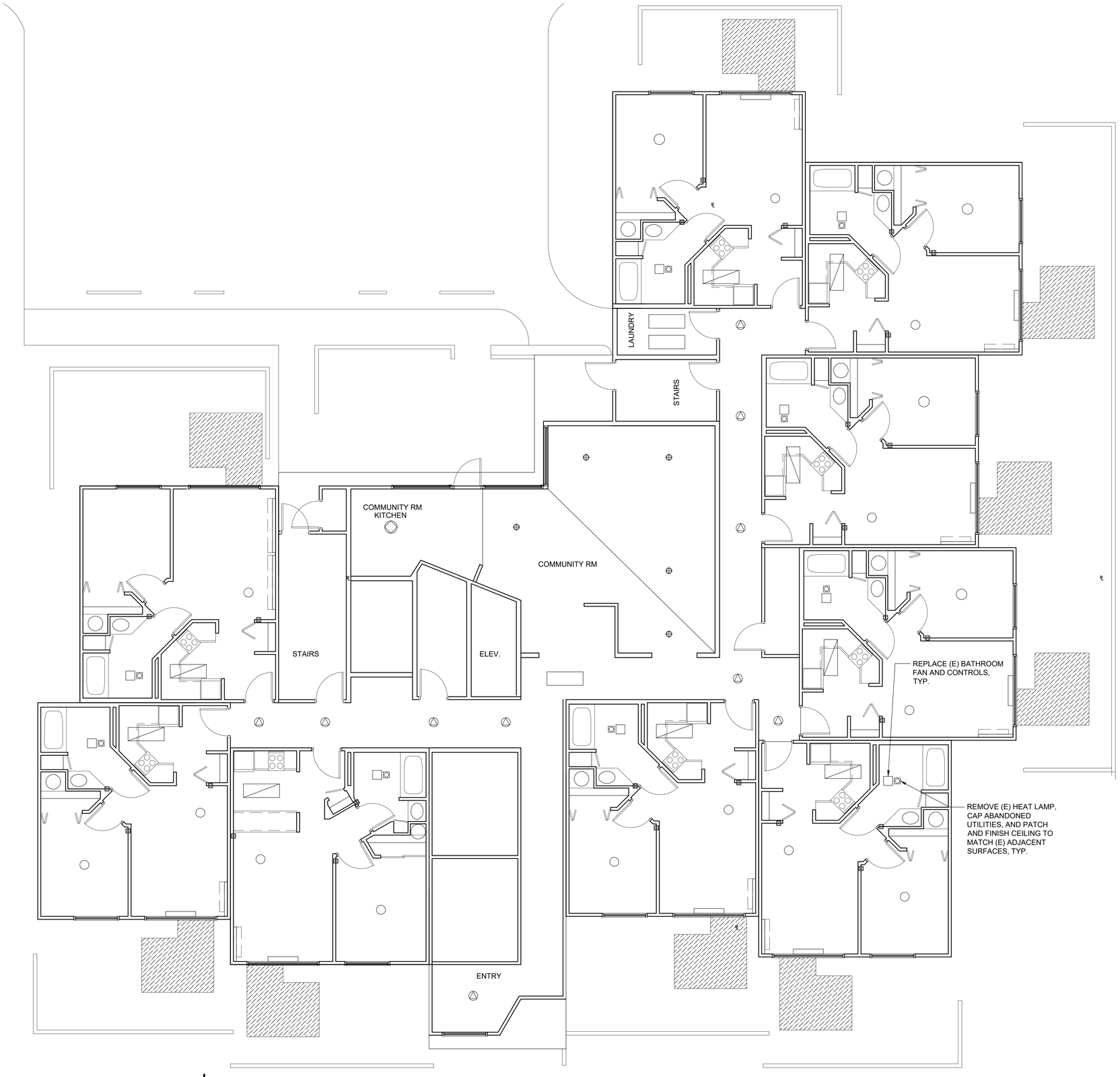
| OAC PROJ. No. | R12-190420.00 |




01 FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTES:

1. REPLACE ALL EXISTING LIGHT FIXTURES WITH LED FIXTURES AS SCHEDULED.
   - 1.1. VERIFY ALL EXISTING LIGHTING LOCATIONS AND SIZES PRIOR TO PURCHASING LIGHTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
   - 1.2. LIGHT FIXTURE SIZE TO MATCH EXISTING, TYP.
   - 1.3. INSTALL LIGHTS AT SAME LOCATION AS EXISTING.
   - 1.4. PATCH AND FINISH CEILING SURFACES DAMAGED AND/OR EXPOSED DURING LIGHTING REPLACEMENT TO MATCH ADJACENT EXISTING CEILING SURFACES. NO GAPS, HOLES, OR UNFINISHED CEILING SHALL BE LEFT EXPOSED AT THE COMPLETION OF THE WORK.
2. VERIFY LOCATIONS OF EXISTING RECESSED LIGHTING PRIOR TO PURCHASING LIGHTS. REPLACE ALL EXISTING RECESSED LIGHTS AS SCHEDULED. SEAL CEILING OPENING AROUND NEW LIGHTS TO PROVIDE AN AIRTIGHT INSTALLATION.
3. AIR SEAL ALL PENETRATIONS IN INTERIOR WALLS AND CEILINGS, INCLUDING ELECTRICAL OUTLETS AND SWITCH PLATES, PLUMPING PENETRATIONS, CEILING OPENING AROUND FANS, AND DUCT PENETRATIONS. SEE SHEET BE5.05 FOR TYPICAL CONDITIONS.
4. NOT ALL LOCATIONS OF PENETRATIONS AND LIGHTING ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY QUANTITIES AND SIZES PRIOR TO BIDDING.

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

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***PRIORITY 2***

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f: 206.285.4371
w: www.oacsvcs.com

## FIRST FLOOR REFLECTED CEILING PLAN

| DRAWING REVISIONS | |
|---|---|
| | 2022-1007 BUILDING PERMIT SUBMITTAL |
| 1 | 2023-0130 PERMIT CORRECTIONS #01 |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



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| DESIGN | |
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| CHECK | |

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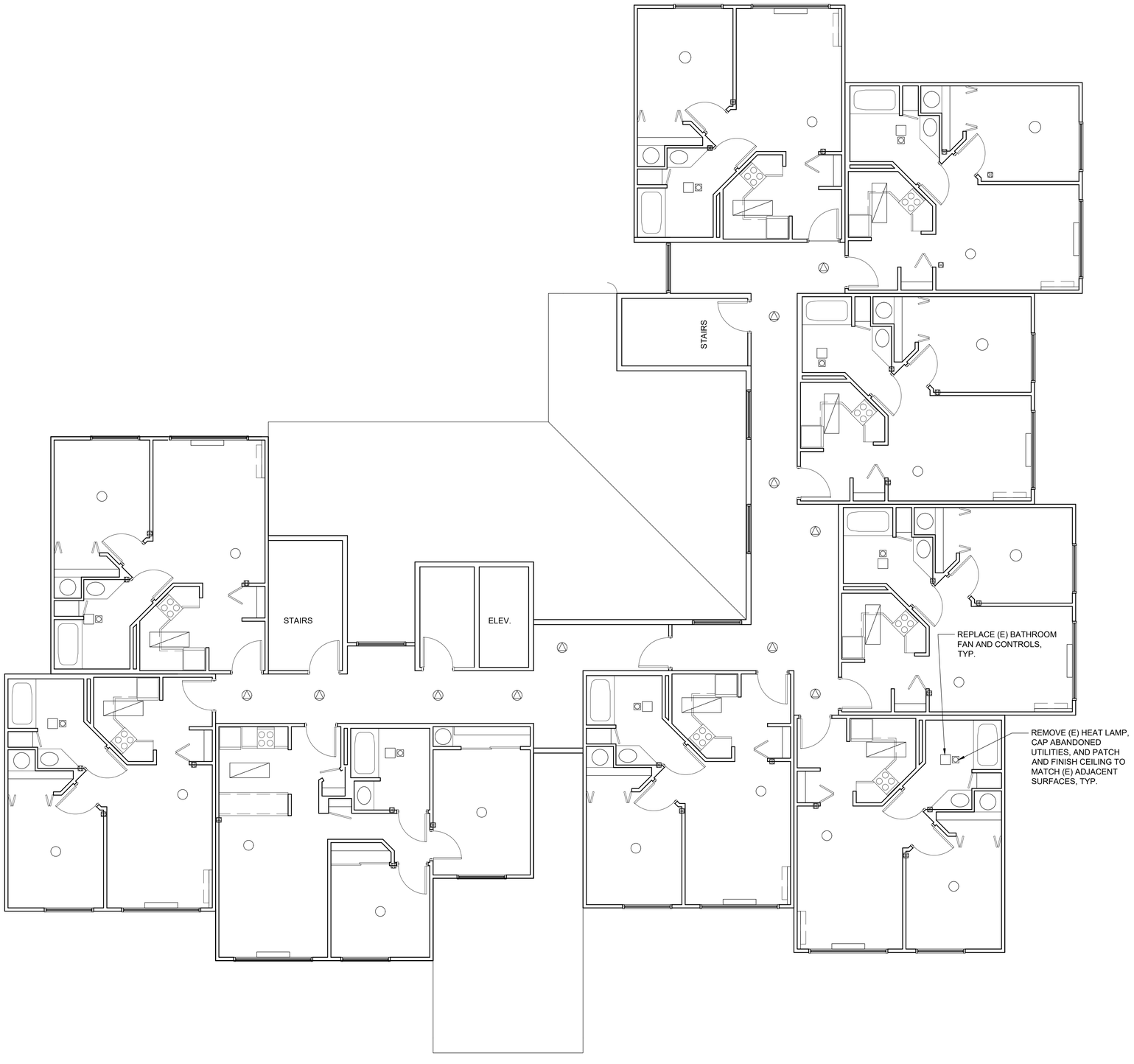
| OAC PROJ. No. | R12-190420.00 |




01 SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTES:

1. REPLACE ALL EXISTING LIGHT FIXTURES WITH LED FIXTURES AS SCHEDULED.
   - 1.1. VERIFY ALL EXISTING LIGHTING LOCATIONS AND SIZES PRIOR TO PURCHASING LIGHTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
   - 1.2. LIGHT FIXTURE SIZE TO MATCH EXISTING, TYP.
   - 1.3. INSTALL LIGHTS AT SAME LOCATION AS EXISTING.
   - 1.4. PATCH AND FINISH CEILING SURFACES DAMAGED AND/OR EXPOSED DURING LIGHTING REPLACEMENT TO MATCH ADJACENT EXISTING CEILING SURFACES. NO GAPS, HOLES, OR UNFINISHED CEILING SHALL BE LEFT EXPOSED AT THE COMPLETION OF THE WORK.
2. VERIFY LOCATIONS OF EXISTING RECESSED LIGHTING PRIOR TO PURCHASING LIGHTS. REPLACE RECESSED LIGHTS AS SCHEDULED. SEAL CEILING OPENING AROUND NEW LIGHTS TO PROVIDE AN AIRTIGHT INSTALLATION.
3. AIR SEAL ALL PENETRATIONS IN INTERIOR WALLS AND CEILINGS, INCLUDING ELECTRICAL OUTLETS AND SWITCH PLATES, PLUMPING PENETRATIONS, CEILING OPENING AROUND FANS, AND DUCT PENETRATIONS. SEE SHEET BE5.05 FOR TYPICAL CONDITIONS.
4. NOT ALL LOCATIONS OF PENETRATIONS AND LIGHTING ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY QUANTITIES AND SIZES PRIOR TO BIDDING.

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

520 SOUTH CLOVERDALE STREET
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t: 206.285.4300
f: 206.285.4371
w: www.oacsvcs.com

## SECOND FLOOR REFLECTED CEILING PLAN

| | | |
|---|---|---|
| | 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 1 | 2023-0130 | PERMIT CORRECTIONS #01 |
| | | |
| | | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

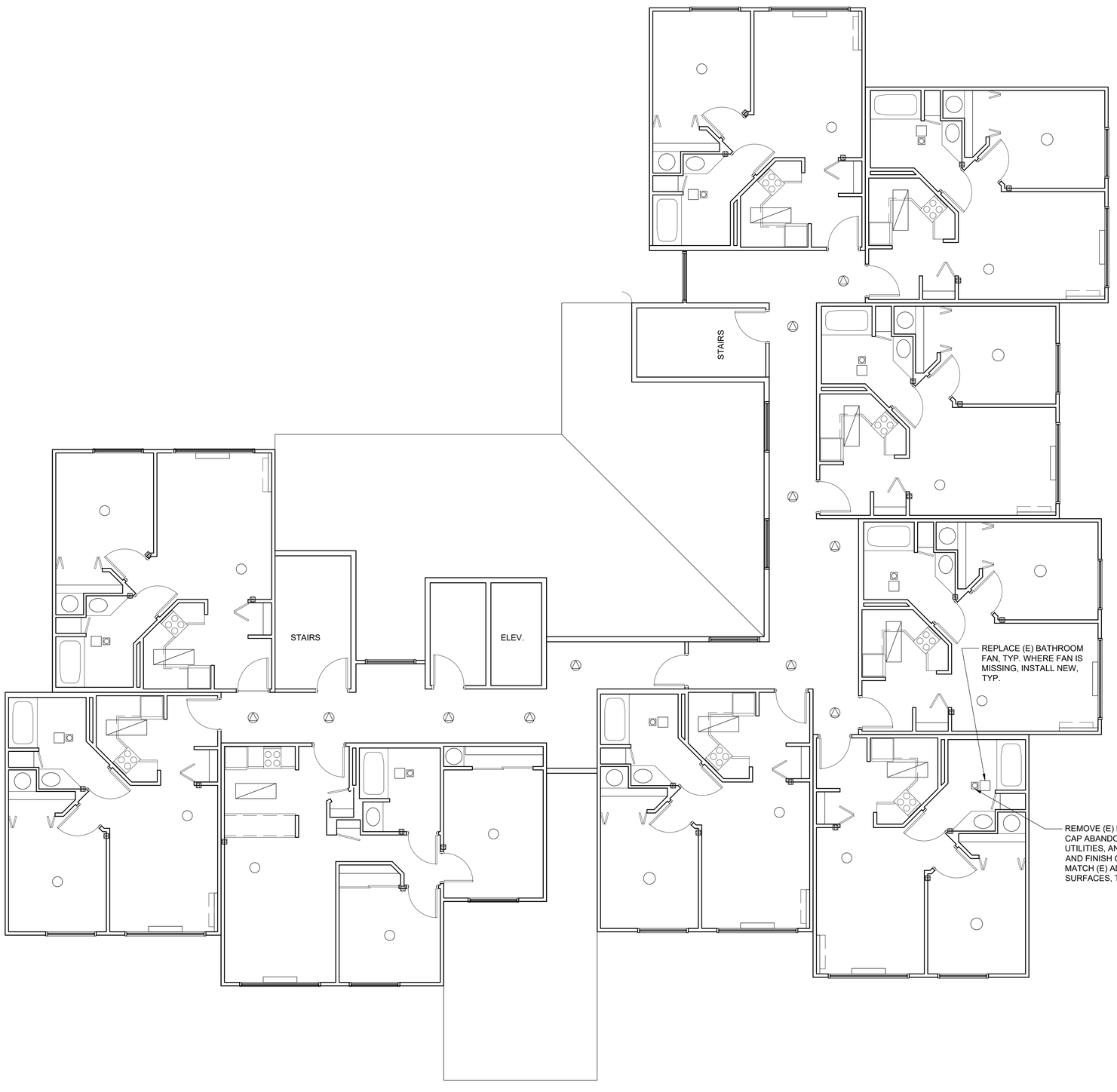
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | MN |
| CHECK | |

A1.05

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




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

NOTES:
1. REPLACE ALL EXISTING LIGHT FIXTURES WITH LED FIXTURES AS SCHEDULED.
   1.1. VERIFY ALL EXISTING LIGHTING LOCATIONS AND SIZES PRIOR TO PURCHASING LIGHTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
   1.2. LIGHT FIXTURE SIZE TO MATCH EXISTING, TYP.
   1.3. INSTALL LIGHTS AT SAME LOCATION AS EXISTING.
   1.4. PATCH AND FINISH CEILING SURFACES DAMAGED AND/OR EXPOSED DURING LIGHTING REPLACEMENT TO MATCH ADJACENT EXISTING CEILING SURFACES. NO GAPS, HOLES, OR UNFINISHED CEILING SHALL BE LEFT EXPOSED AT THE COMPLETION OF THE WORK.
2. VERIFY LOCATIONS OF EXISTING RECESSED LIGHTING PRIOR TO PURCHASING LIGHTS. REPLACE RECESSED LIGHTS AS SCHEDULED. SEAL CEILING OPENING AROUND NEW LIGHTS TO PROVIDE AN AIRTIGHT INSTALLATION.
3. AIR SEAL ALL PENETRATIONS IN INTERIOR WALLS AND CEILINGS, INCLUDING ELECTRICAL OUTLETS AND SWITCH PLATES, PLUMPING PENETRATIONS, CEILING OPENING AROUND FANS, AND DUCT PENETRATIONS. SEE SHEET BE5.05 FOR TYPICAL CONDITIONS.
4. NOT ALL LOCATIONS OF PENETRATIONS AND LIGHTING ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY QUANTITIES AND SIZES PRIOR TO BIDDING.

SEATTLE HOUSING AUTHORITY
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# THIRD FLOOR REFLECTED CEILING PLAN

| ISSUE RECORD | |
|---|---|
| | 2022-1007 BUILDING PERMIT SUBMITTAL |
| 1 | 2023-0130 PERMIT CORRECTIONS #01 |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

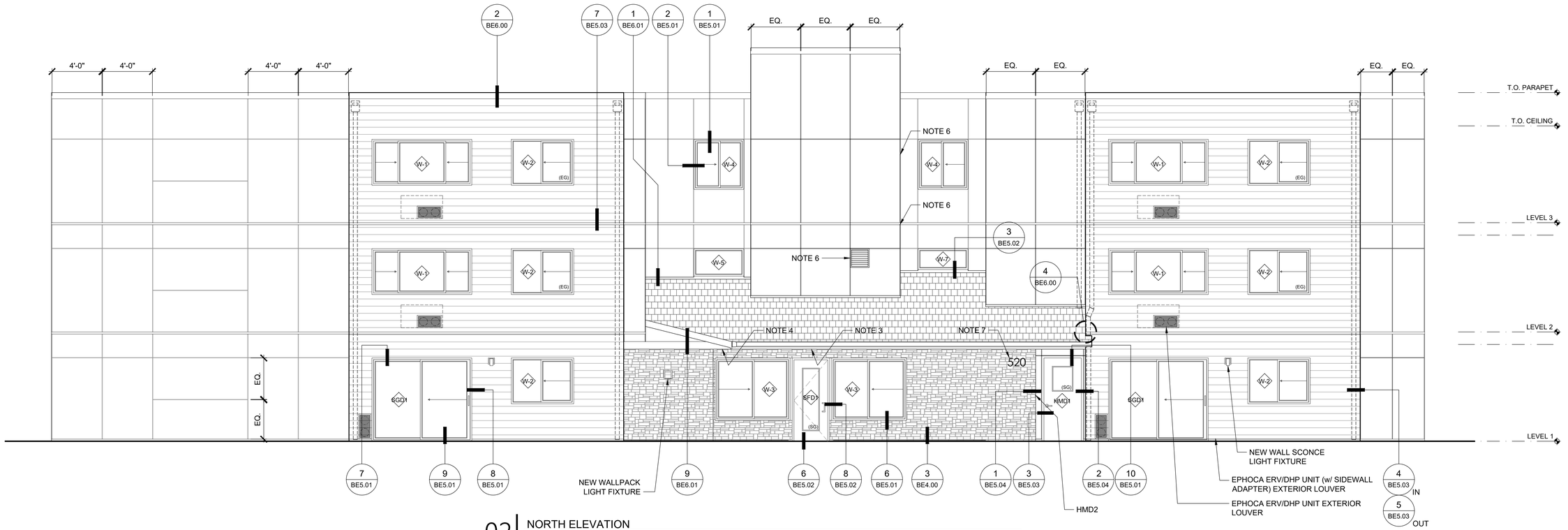
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | MN |
| CHECK | |

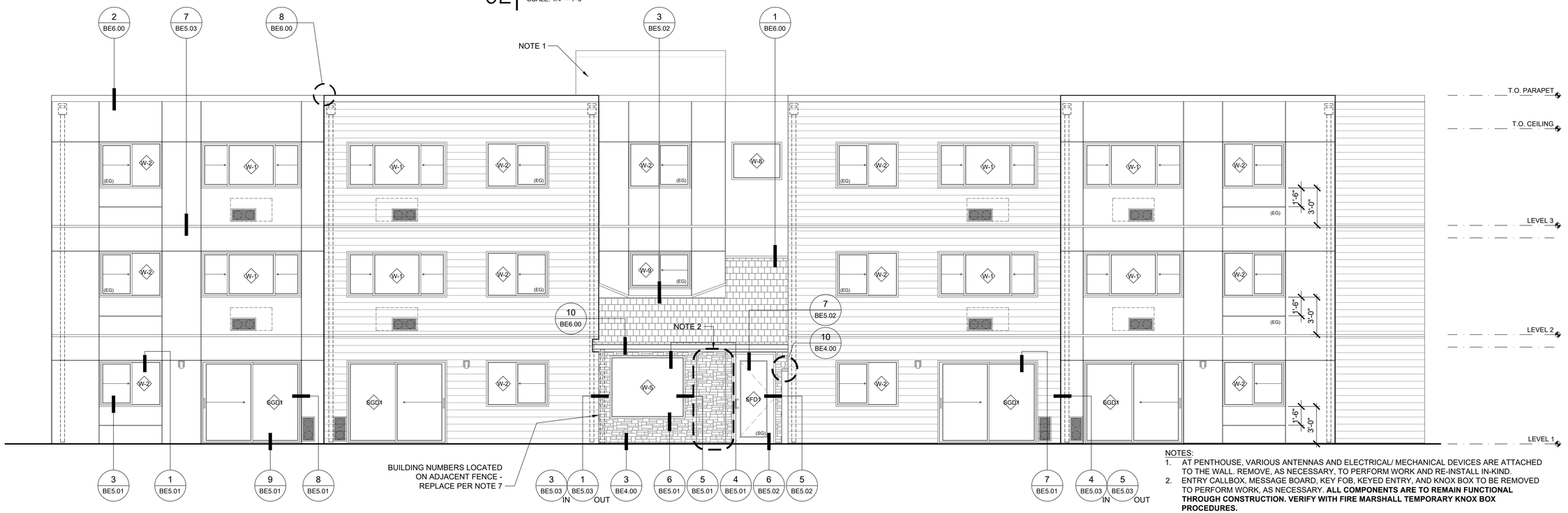
A1.06

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




02 NORTH ELEVATION

SCALE: 1/4" = 1'-0"




01 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

1. AT PENTHOUSE, VARIOUS ANTENNAS AND ELECTRICAL/ MECHANICAL DEVICES ARE ATTACHED TO THE WALL. REMOVE, AS NECESSARY, TO PERFORM WORK AND RE-INSTALL IN-KIND.
2. ENTRY CALLBOX, MESSAGE BOARD, KEY FOB, KEYED ENTRY, AND KNOX BOX TO BE REMOVED TO PERFORM WORK, AS NECESSARY. **ALL COMPONENTS ARE TO REMAIN FUNCTIONAL THROUGH CONSTRUCTION. VERIFY WITH FIRE MARSHALL TEMPORARY KNOX BOX PROCEDURES.**
3. INSTALL NEW 6" RECESSED SOFFIT CAN (LED) AND TRIM - SHEET A0.01.
4. REMOVE (E) CAMERA, AS NECESSARY, TO PERFORM WORK AND RE-INSTALL. **ALL SURFACE MOUNTED CONDUIT TO BE RE-LOCATED BEHIND CLADDING (IN RAINSCREEN OR WALL CAVITY).**
5. SOFFIT TO BE 5/16" SMOOTH FIBER CEMENT PANEL. REPLACE VENTING IN-KIND WITH 2" STRIP VENT - TAMLYN CUV8A50P, OR EQUAL.
6. FIELD VERIFY LOUVER SIZES - REPLACE WITH GREENHECK ESD-435, OR EQUAL. CONTRACTOR TO PROVIDE COLOR TO ARCHITECT FROM MANUF. STANDARD COLOR LIST. REMOVE ELEVATOR PENTHOUSE LOUVER - INFILL FRAMING IN-KIND.
7. REPLACE BUILDING IDENTIFICATION NUMBERS - REPLACE WITH 5" ALUMINUM OR ZINC ALLOY STAND-OFF NUMBERS, BRUSHED NICKEL FINISH.

**PRIORITY 2**

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## ELEVATIONS

| | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

**A2.00**

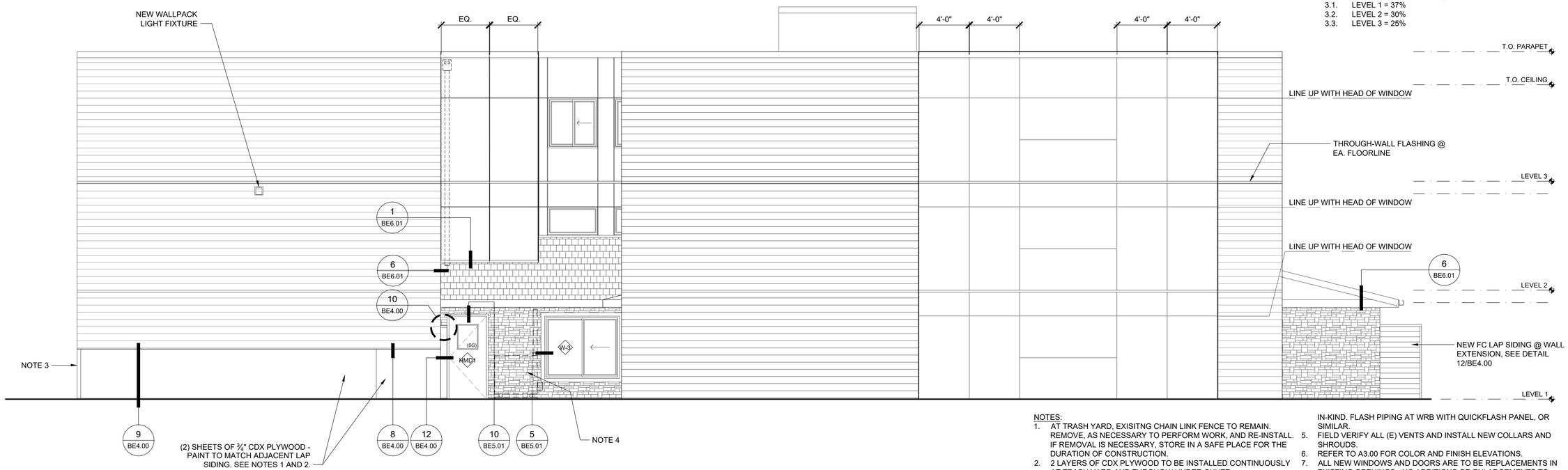
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |


02 EAST ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

1. REFER TO A3.00 FOR COLOR AND FINISH ELEVATIONS.
2. ALL NEW WINDOWS AND DOORS ARE TO BE REPLACEMENTS IN EXISTING OPENINGS - NO ADDITIONS OR ENLARGEMENTS TO ROUGH OPENINGS ALLOWED.
   2.1. PROPOSED OPENINGS THAT ARE WITHIN 10'-0" FROM A SHARED PROPERTY LINE (PER SBC TABLE 705.8) ARE TO BE REPLACEMENTS IN THE EXISTING OPENING - NO ENLARGEMENT TO ROUGH OPENINGS ALLOWED.
3. AREA OF EXISTING OPENINGS (ON ELEVATIONS (2) WITHIN 10'-0" OF SHARED PROPERTY LINE):
   3.1. LEVEL 1 = 37%
   3.2. LEVEL 2 = 30%
   3.3. LEVEL 3 = 25%




01 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

1. AT TRASH YARD, EXISITNG CHAIN LINK FENCE TO REMAIN. REMOVE, AS NECESSARY TO PERFORM WORK, AND RE-INSTALL. IF REMOVAL IS NECESSARY, STORE IN A SAFE PLACE FOR THE DURATION OF CONSTRUCTION.
2. 2 LAYERS OF CDX PLYWOOD TO BE INSTALLED CONTINUOUSLY AT TRASH YARD AND THROUGH/ UNDER CHUTE.
3. AT OUTSIDE CORNER OF TRASH YARD, INSTALL 5/4" x 4" CEMENTITIOUS TRIM. INSTALL FILLET SEALANT BEAD BETWEEN TRIM AND PLYWOOD. RUN FLASHING OVER TRIM, TYP. ABUT ADJACENT CORNER TRIM AND INSTALL FILLET SEALANT.
4. DISCONNECT AND REMOVE MINI SPLIT CONDENSER, PIPING, AND PIPE COVERING TO PERFORM WORK AND RE-INSTALL IN-KIND. FLASH PIPING AT WRB WITH QUICKFLASH PANEL, OR SIMILAR.
5. FIELD VERIFY ALL (E) VENTS AND INSTALL NEW COLLARS AND SHROUDS.
6. REFER TO A3.00 FOR COLOR AND FINISH ELEVATIONS.
7. ALL NEW WINDOWS AND DOORS ARE TO BE REPLACEMENTS IN EXISTING OPENINGS - NO ADDITIONS OR ENLARGEMENTS TO ROUGH OPENINGS ALLOWED.
   7.1. PROPOSED OPENINGS THAT ARE WITHIN 10'-0" FROM A SHARED PROPERTY LINE (PER SBC TABLE 705.8) ARE TO BE REPLACEMENTS IN THE EXISTING OPENING - NO ENLARGEMENT TO ROUGH OPENINGS ALLOWED.

# SEATTLE HOUSING AUTHORITY
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## ELEVATIONS

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

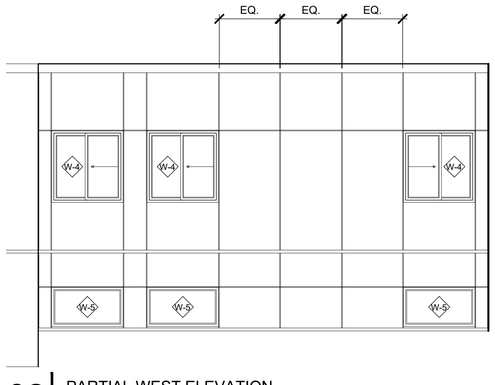
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

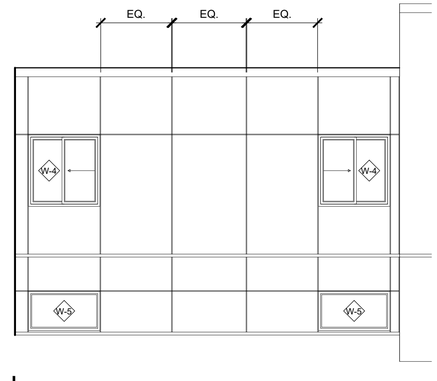
**A2.01**

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




02 PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0"




01 PARTIAL NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

1. REFER TO A3.00 FOR COLOR AND FINISH ELEVATIONS.
2. ALL NEW WINDOWS AND DOORS ARE TO BE REPLACEMENTS IN EXISTING OPENINGS - NO ADDITIONS OR ENLARGEMENTS TO ROUGH OPENINGS ALLOWED.
   2.1. PROPOSED OPENINGS THAT ARE WITHIN 10'-0" FROM A SHARED PROPERTY LINE (PER SBC TABLE 705.8) ARE TO BE REPLACEMENTS IN THE EXISTING OPENING - NO ENLARGEMENT TO ROUGH OPENINGS ALLOWED.

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SEATTLE HOUSING AUTHORITY
SOUTH PARK MANOR RE-CLAD

520 SOUTH CLOVERDALE STREET
SEATTLE, WASHINGTON 98108

***PRIORITY 2***

# ELEVATIONS

| Drawing revisions | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

A2.02

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |


04 NORTH ELEVATION
SCALE: NTS


03 SOUTH ELEVATION
SCALE: NTS


02 WEST ELEVATION
SCALE: NTS


01 EAST ELEVATION
SCALE: NTS

NOTES:
1. CONTRACTOR TO PROVIDE COLOR MOCK-UP FOR OWNER APPROVAL PRIOR TO INSTALLATION.
2. ALL NEW WINDOWS AND DOORS ARE TO BE REPLACEMENTS IN EXISTING OPENINGS - NO ADDITIONS OR ENLARGEMENTS TO ROUGH OPENINGS ALLOWED.
   2.1. PROPOSED OPENINGS THAT ARE WITHIN 10'-0" FROM A SHARED PROPERTY LINE (PER SBC TABLE 705.8) ARE TO BE REPLACEMENTS IN THE EXISTING OPENING - NO ENLARGEMENT TO ROUGH OPENINGS ALLOWED.
3. ERV/DHP UNITS NOT SHOWN - REFER TO UNIT LAYOUT AND ELEVATION SHEETS.
4. REFER TO ELEVATION **SHEETS A0.04** AND ELEVATION **A2.00 - A2.02** FOR WINDOW SIZE AND LAYOUT. SCHEMATIC FOR FINISHES AND COLOR SHOWN ONLY.

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

***PRIORITY 2***

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## COLOR & FINISH ELEVATIONS

| Submittal / Revisions | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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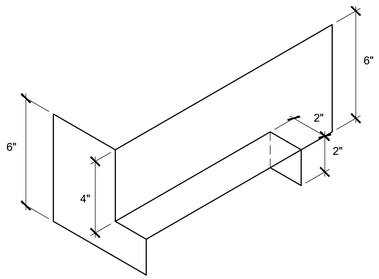
13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



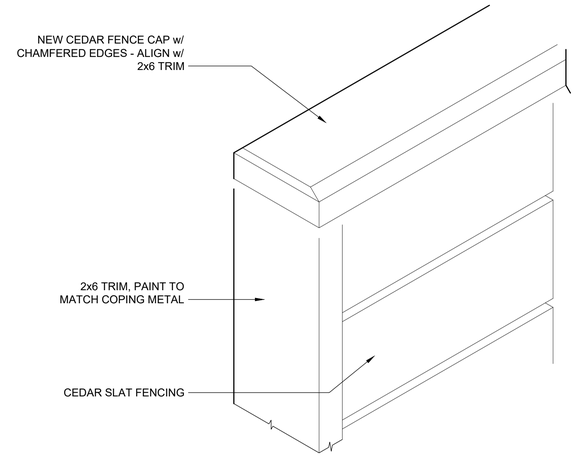
| | |
|---|---|
| DESIGN | OAC |
| DRAWN | KRM |
| CHECK | |

A3.00

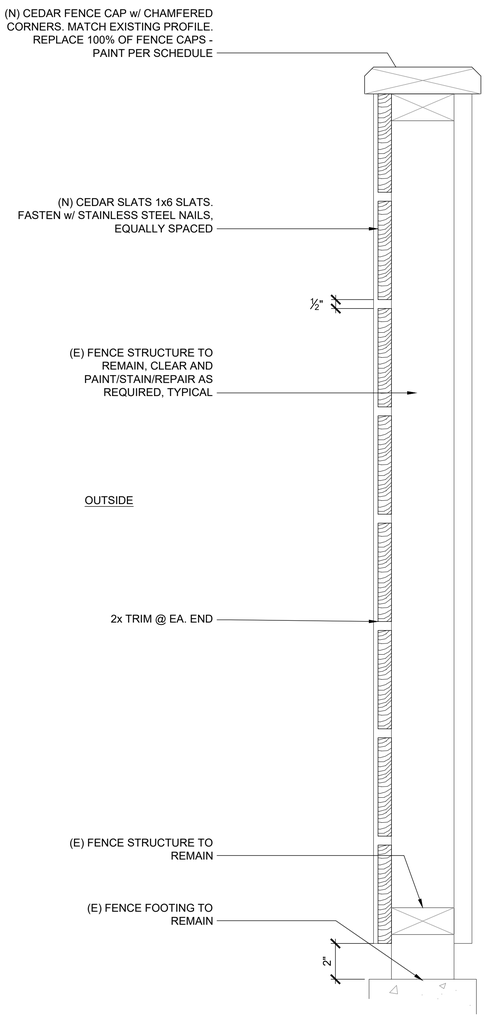
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



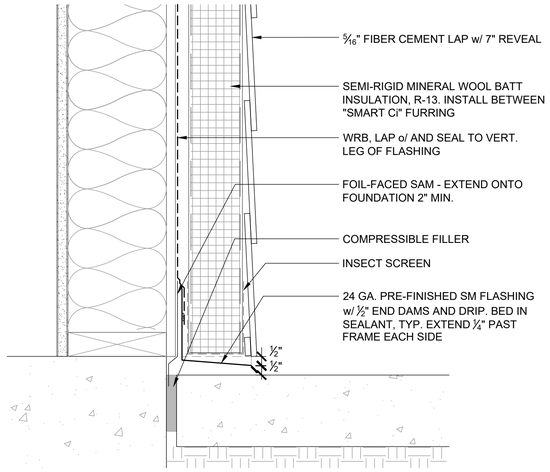

## 10 WALL EXTENSION TO BUILDING SADDLE
SCALE: NTS



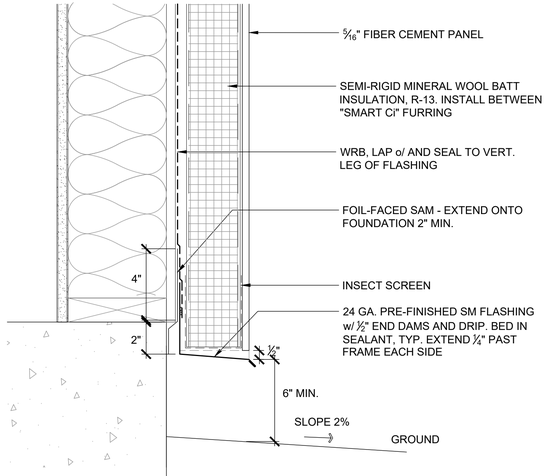

## 7 END CAP DETAIL
SCALE: NTS



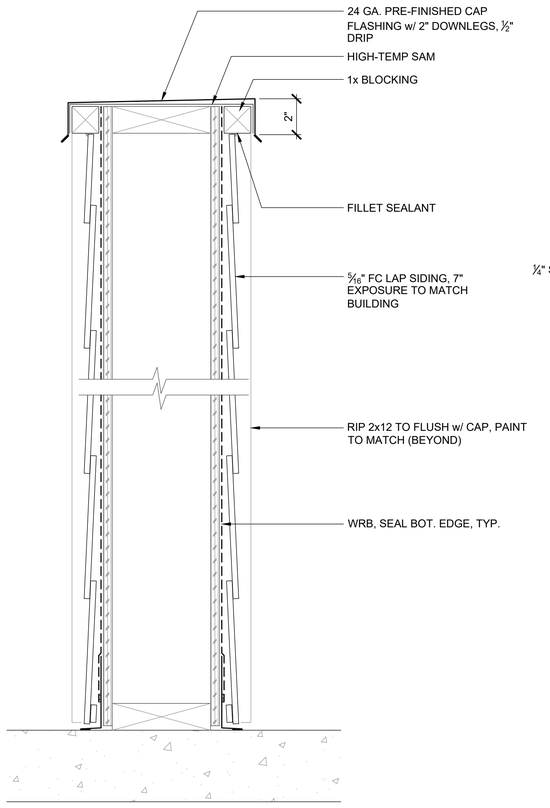

## 5 FENCE - SECTION
SCALE: NTS



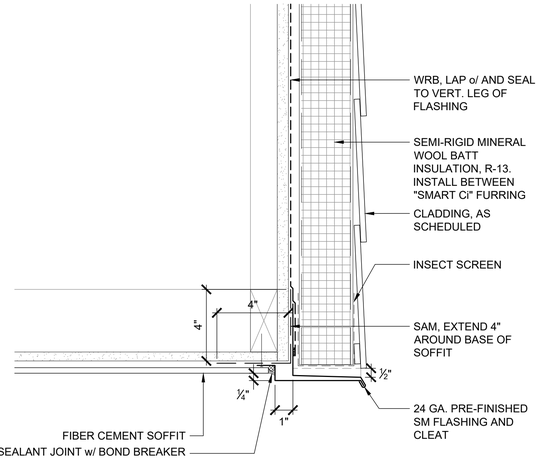

## 1 BASE OF WALL - HARDSCAPE
SCALE: NTS



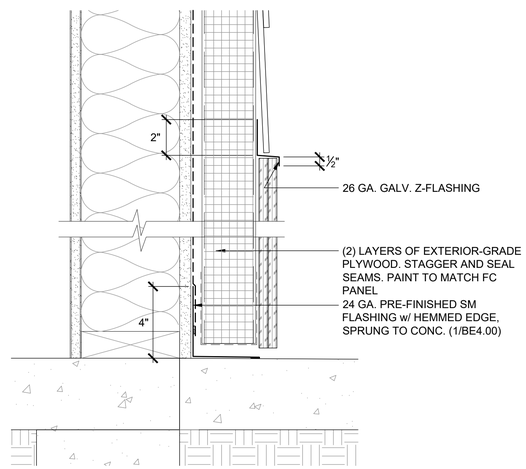

## 2 BASE OF WALL - SOFTSCAPE
SCALE: NTS



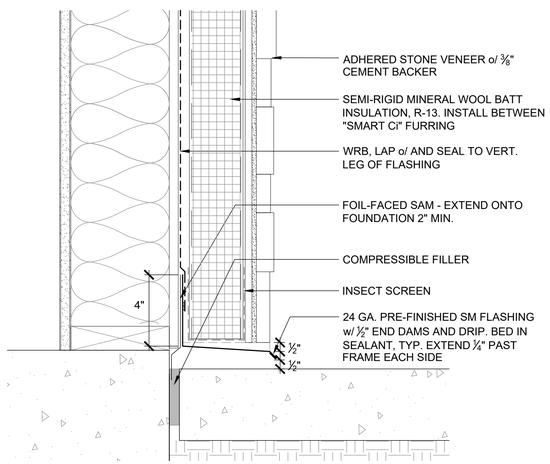

## 12 WALL EXTENSION - COURTYARD/ MAIN ENTRY
SCALE: NTS




## 8 TRASH CHUTE SOFFIT
SCALE: NTS




## 9 TRASH CHUTE PLYWOOD WALL
SCALE: NTS




## 3 BASE OF WALL - STONE VENEER
SCALE: NTS

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w: www.oacsvcs.com

# FOUNDATION & GRADE DETAILS

| | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

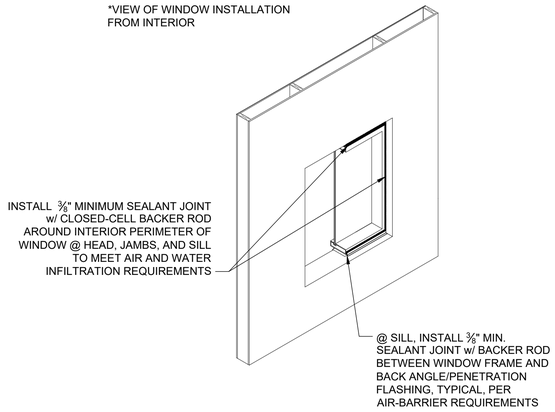
13012 REGISTERED ARCHITECT
KERRY R. RAY
STATE OF WASHINGTON



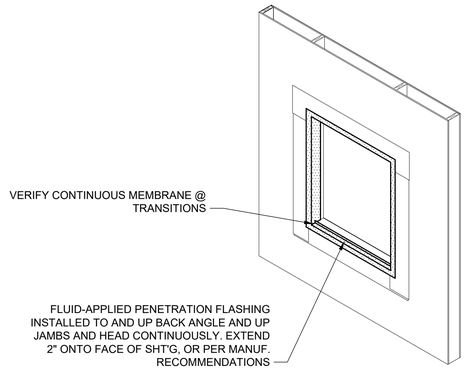
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

**BE4.00**

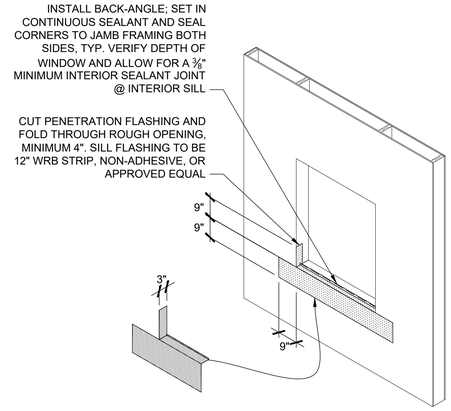
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



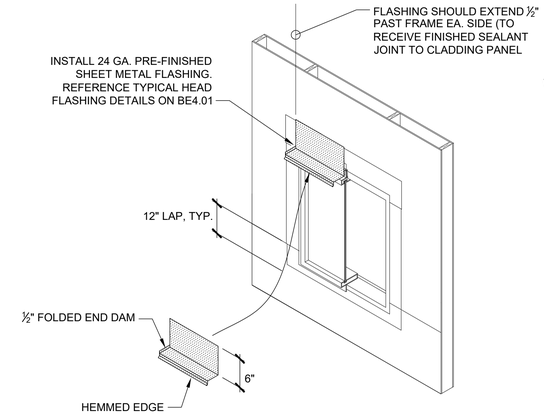

7 STEP G: INTERIOR AIR/WATER SEAL
SCALE: NTS




4 STEP D: FA PENETRATION FLASHING (FAPF)
SCALE: NTS



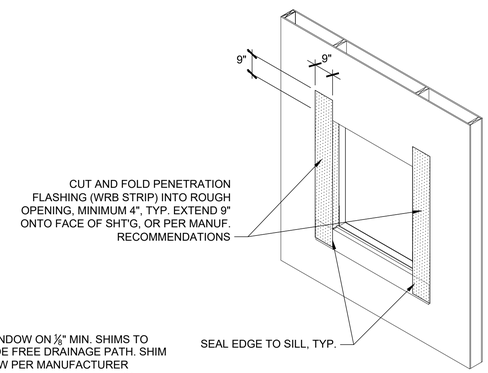

1 STEP A: SILL FLASHING
SCALE: NTS




8 STEP H: METAL HEAD FLASHING
SCALE: NTS

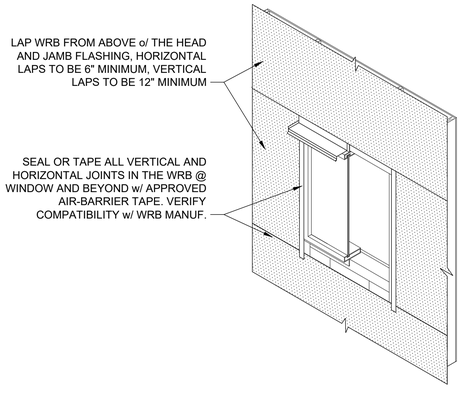



5 STEP E: INSTALL WINDOW
SCALE: NTS

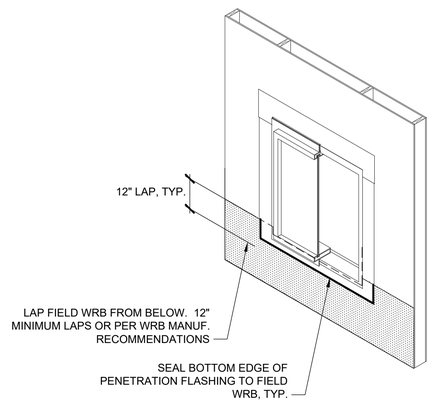



2 STEP B: JAMB FLASHING
SCALE: NTS

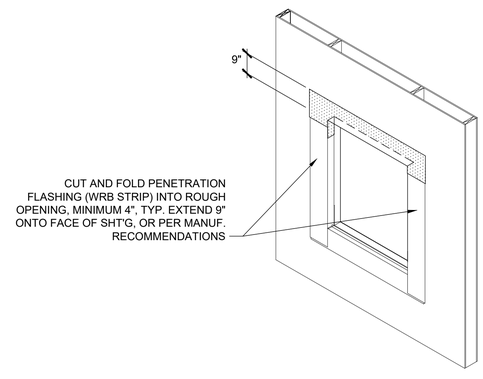
NOTES:
1. REFER TO MANUFACTURERS PUBLISHED PREPARATION AND INSTALLATION RECOMMENDATIONS FOR ADDITIONAL RECOMMENDATIONS.
2. ALL SEAMS IN WRB/ PENETRATION WRAP ARE TO BE SEALED OR TAPED.
3. PROJECT IS NOT REQUIRED TO MEET THE REQUIREMENTS FOR AIR BARRIER CONSTRUCTION, PER WSEC C402.5 - WRB EDGES, SEAMS, PENETRATIONS, AND TRANSITIONS WILL BE SEALED AND DETAILED PER INDUSTRY STANDARDS.
4. CONTRACTOR TO VERIFY COMPATIBILITY OF SEALANTS AND TAPES WITH THE SELECTED WEATHER-RESISTIVE BARRIER AND PENETRATION FLASHINGS.
5. REFER TO 2018 WSEC SECTION C402.4 FOR AIR LEAKAGE OF FENESTRATION REQUIREMENTS.




9 STEP I: WRB FIELD - SEAL SEAMS
SCALE: NTS




6 STEP F: WRB
SCALE: NTS




3 STEP C: HEAD FLASHING
SCALE: NTS

SEATTLE HOUSING AUTHORITY
SOUTH PARK MANOR RE-CLAD
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Suite 200
Seattle, WA 98134
t: 206.285.4900
f: 206.285.4371
w: www.oacsvcs.com

# WINDOW WRAP SEQUENCE

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

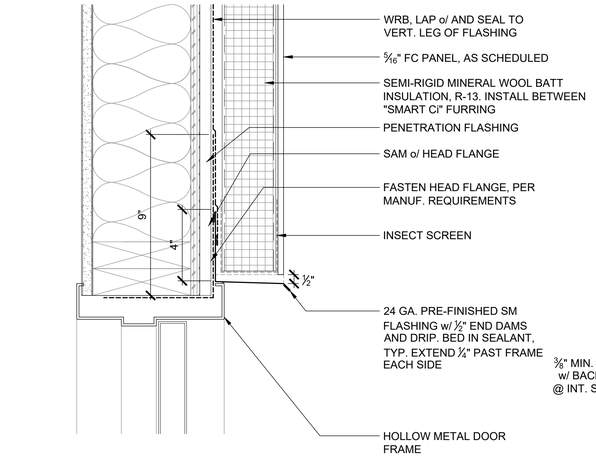
13012 REGISTERED ARCHITECT
KERRY R. KAY
STATE OF WASHINGTON



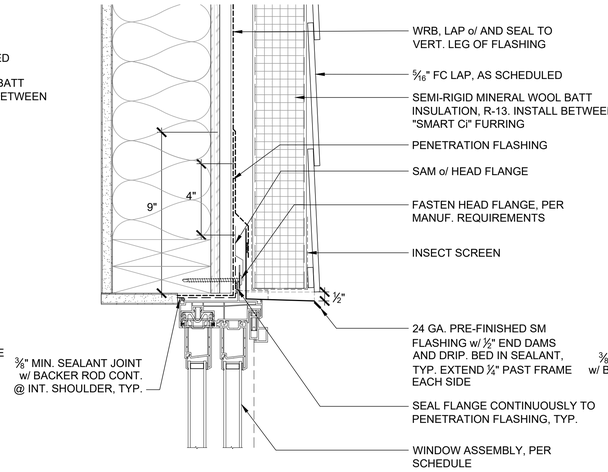
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

**BE5.00**

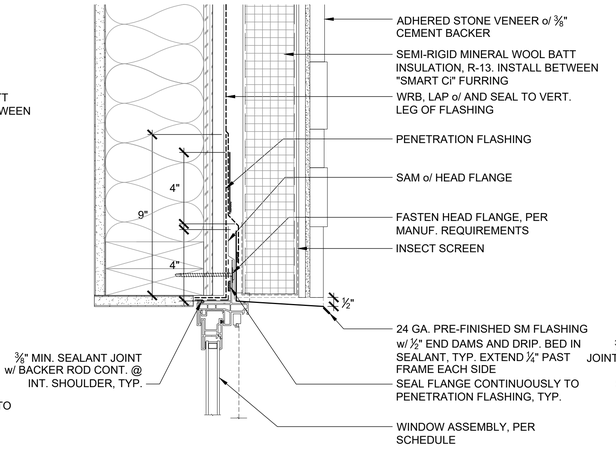
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



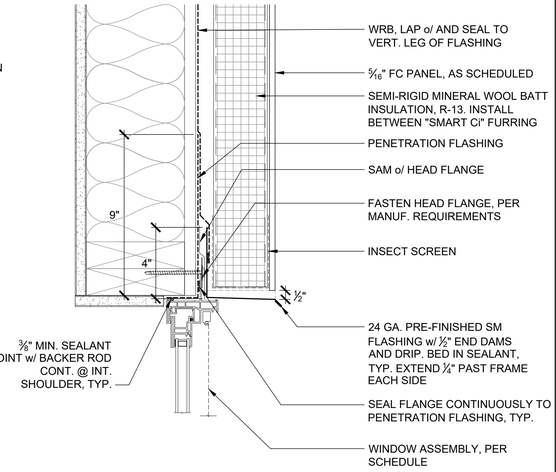

10 HOLLOW METAL DOOR HEAD, TYP.
SCALE: NTS



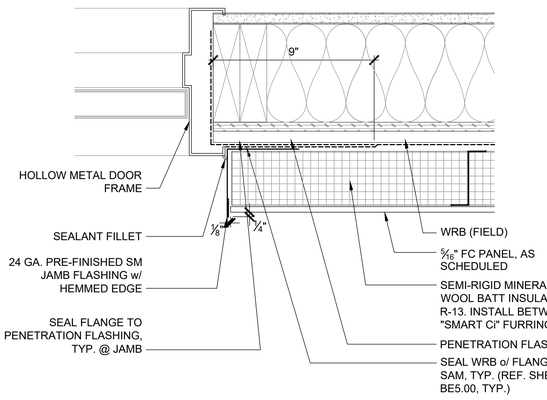

7 SLIDING GLASS DOOR HEAD, TYP.
SCALE: NTS



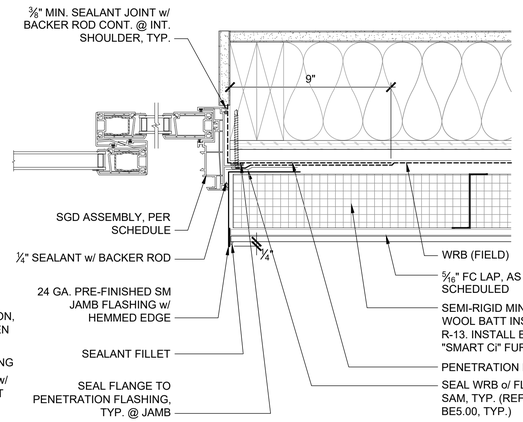

4 WINDOW HEAD @ STONE VENEER, TYP.
SCALE: NTS



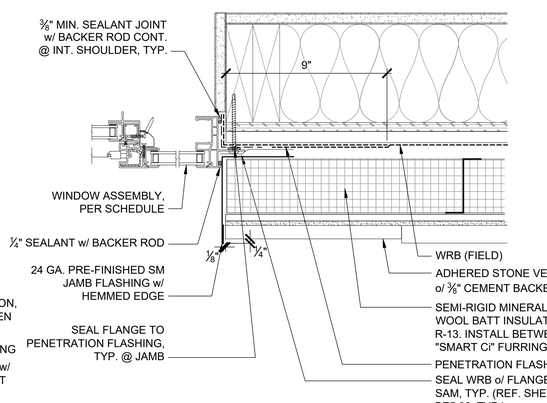

1 WINDOW HEAD, TYP.
SCALE: NTS



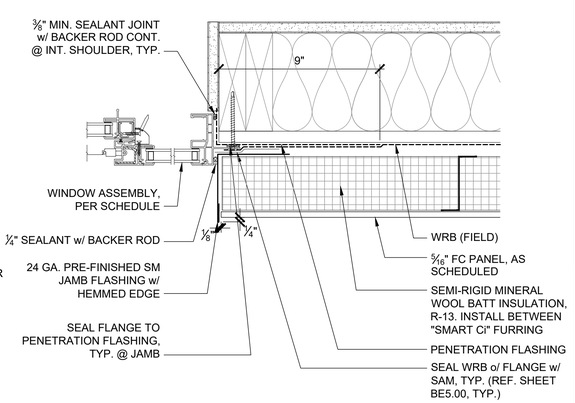

11 HOLLOW METAL DOOR JAMB, TYP.
SCALE: NTS



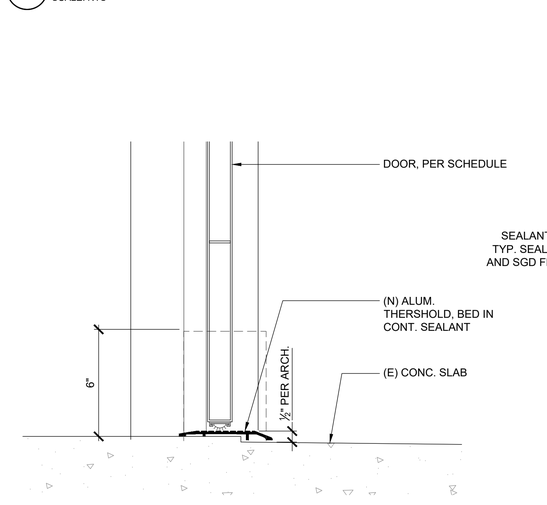

8 SLIDING GLASS DOOR JAMB, TYP.
SCALE: NTS



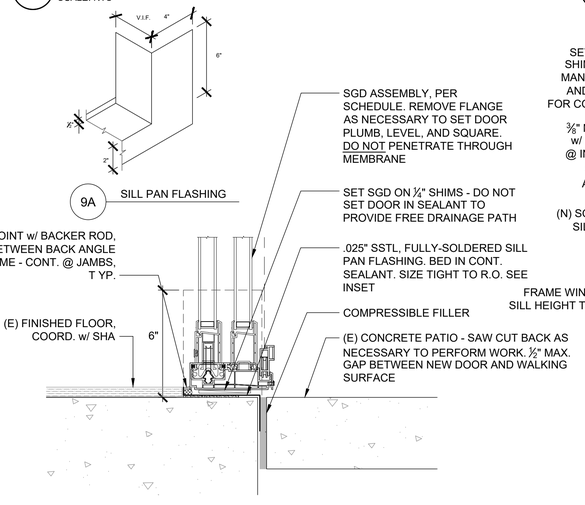

5 WINDOW JAMB @ STONE VENEER, TYP.
SCALE: NTS



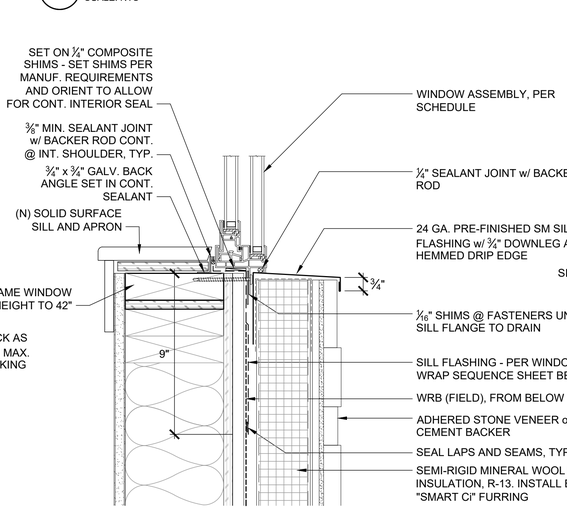

2 WINDOW JAMB, TYP.
SCALE: NTS



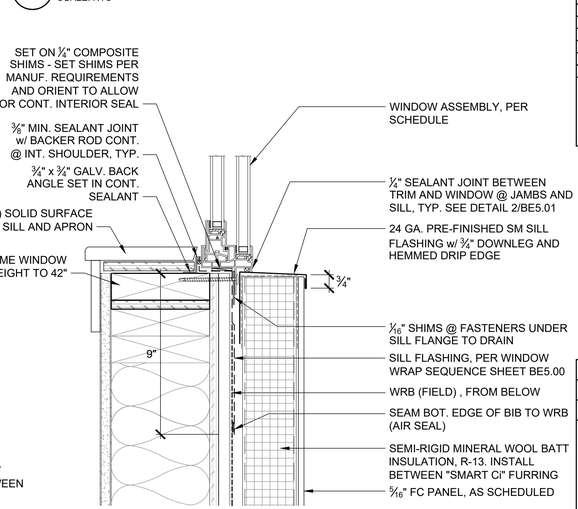

12 DOOR THRESHOLD @ CONC., TYP.
SCALE: NTS




9 SLIDING GLASS DOOR SILL, TYP.
SCALE: NTS




6 WINDOW SILL @ STONE VENEER, TYP.
SCALE: NTS




3 WINDOW SILL, TYP.
SCALE: NTS

SEATTLE HOUSING AUTHORITY
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w: www.oacsvcs.com

# WINDOW & DOOR DETAILS

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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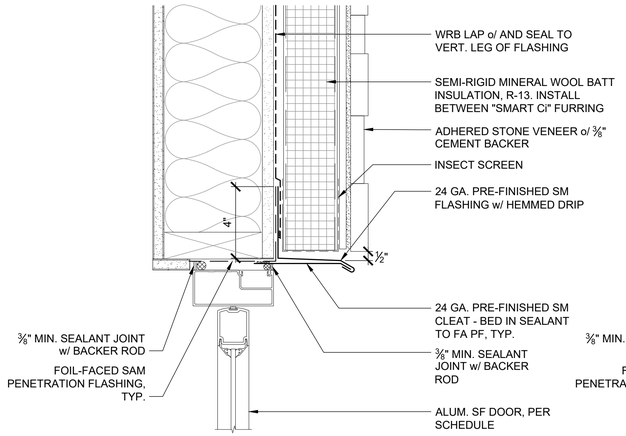
13012 REGISTERED ARCHITECT
KERRY R. KAY
STATE OF WASHINGTON



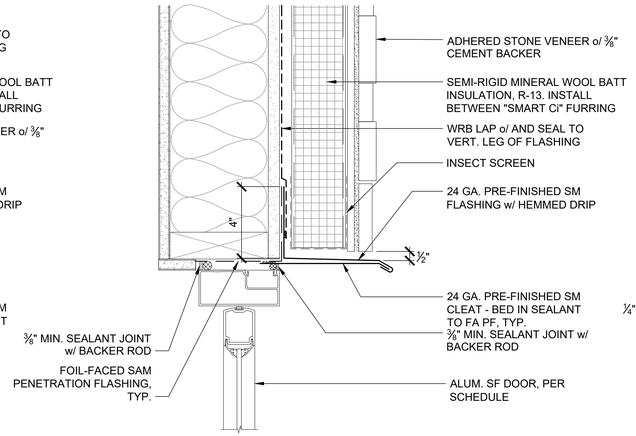
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

BE5.01

| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |

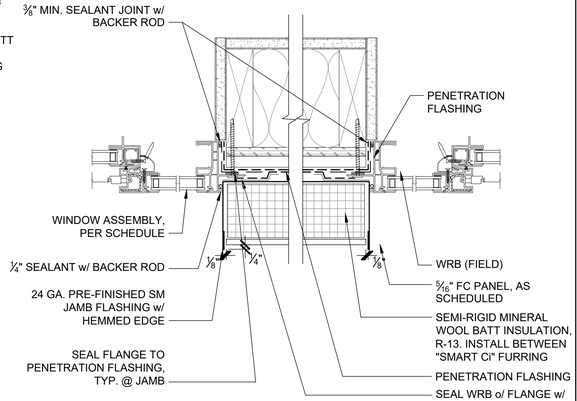



7 ALUM. STOREFRONT DOOR HEAD (w/ TRIM), TYP.
SCALE: NTS

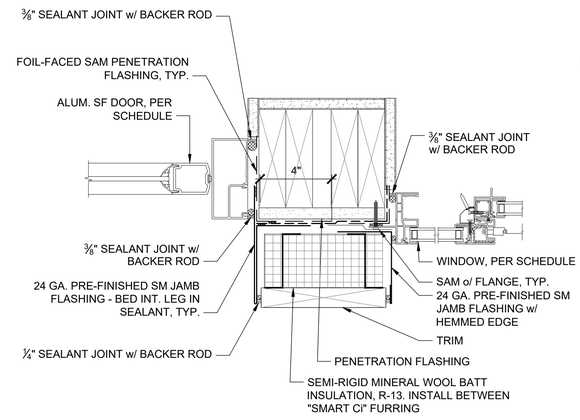



4 ALUM. STOREFRONT DOOR HEAD, TYP.
SCALE: NTS

NOTE:
1. SIMILAR AT ADHERED MASONRY VENEER.



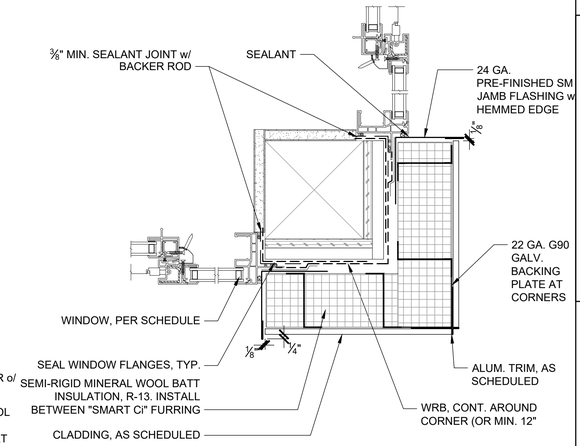

1 VERTICAL WINDOW TRANSOM, TYP.
SCALE: NTS



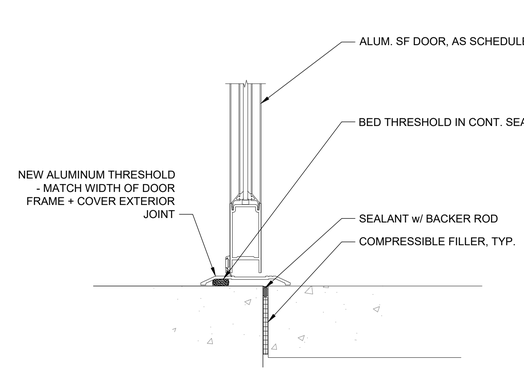

8 VERT. TRANSOM STOREFRONT DOOR TO WINDOW, TYP.
SCALE: NTS



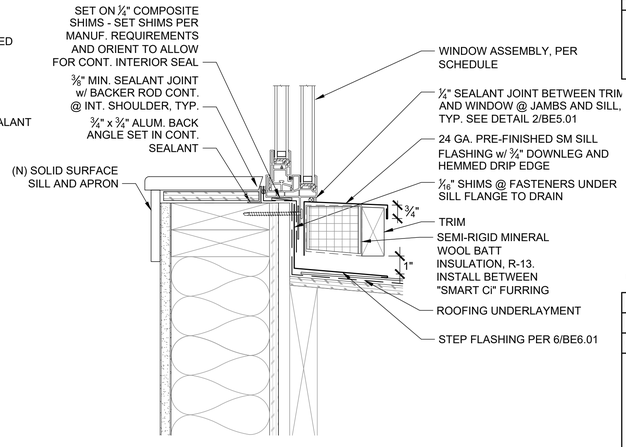

5 ALUM. STOREFRONT DOOR JAMB, TYP.
SCALE: NTS




2 VERTICAL WINDOW TRANSOM, OUTSIDE CORNER
SCALE: NTS




6 ALUM. STOREFRONT DOOR THRESHOLD, TYP.
SCALE: NTS




3 WINDOW SILL @ ROOF, TYP.
SCALE: NTS

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

**PRIORITY 2**

520 SOUTH CLOVERDALE STREET
SEATTLE, WASHINGTON 98108

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Seattle, WA 98134
t: 206.285.4900
f: 206.285.4371
w: www.oacsvcs.com

## WINDOW & DOOR DETAILS

| ISSUANCE HISTORY | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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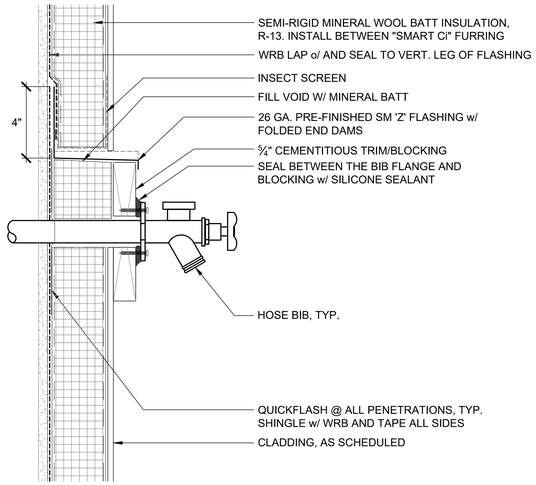
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



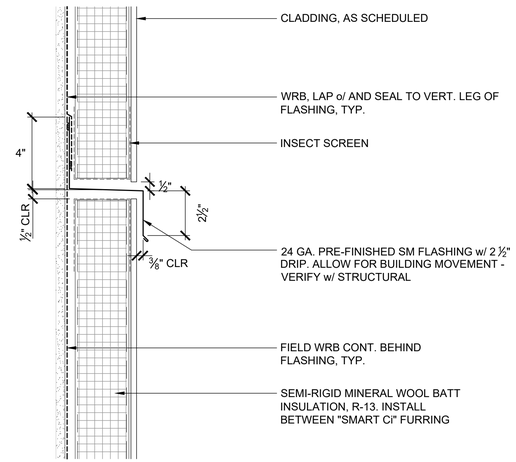
| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

**BE5.02**

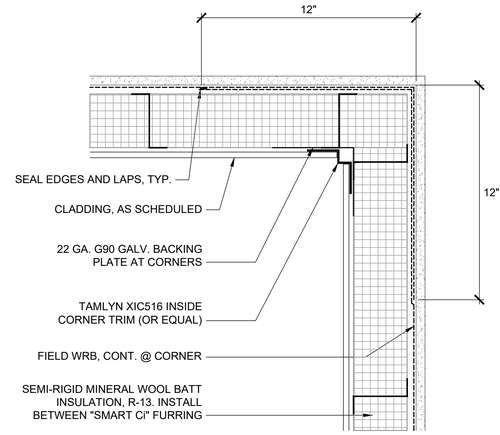
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




10 HOSE BIB, TYP.
SCALE: NTS

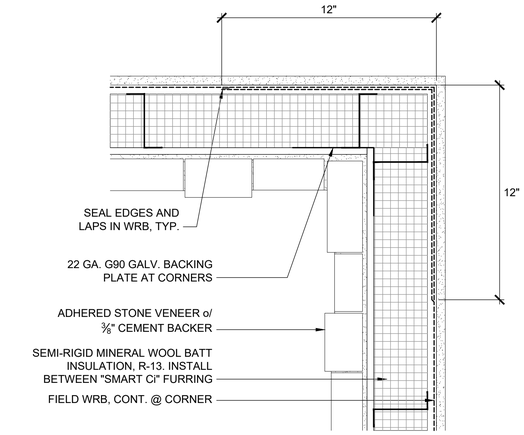



7 THROUGH WALL FLASHING, TYP.
SCALE: NTS

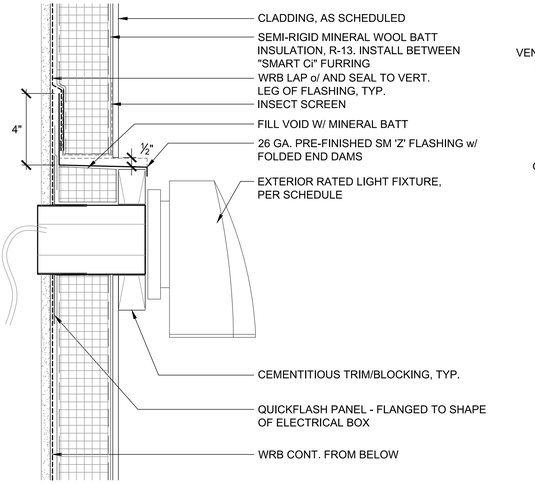



NOTE:
1. SIM. AT PANEL TO LAP INSIDE CORNER.

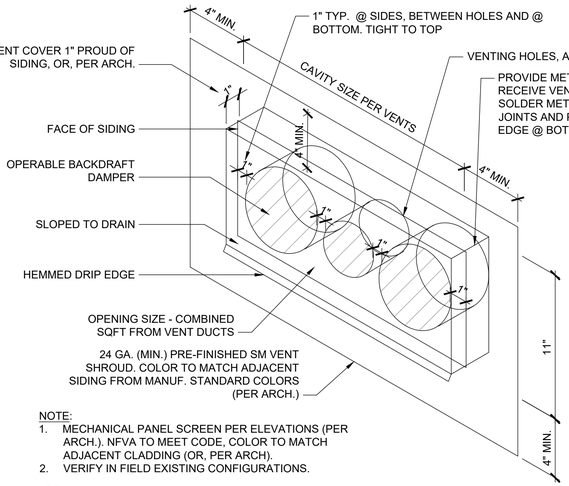
4 INSIDE CORNER - PANEL
SCALE: NTS




1 INSIDE CORNER - STONE VENEER
SCALE: NTS

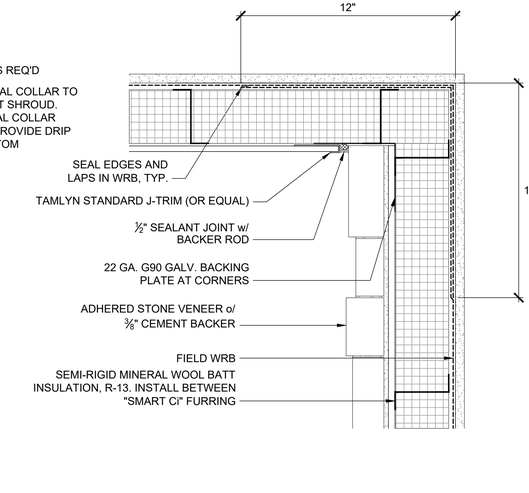



11 PIPE PENETRATION, TYP.
SCALE: NTS

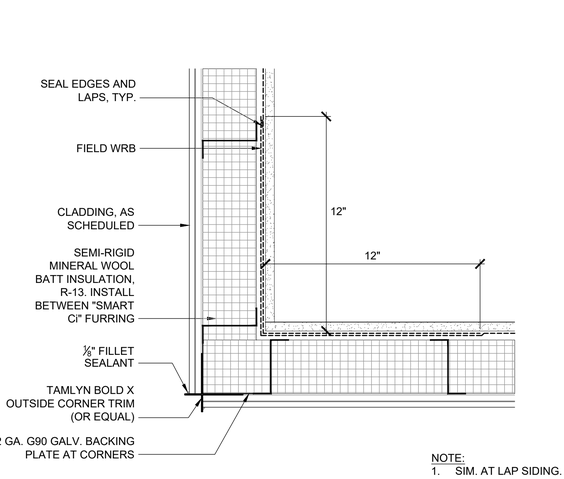



NOTE:
1. SEAL WRB TO VENT FLANGES AT THE TOP AND SIDES. LEAVE BOTTOM FLANGE OPEN FOR DRAINAGE.
2. VERIFY WITH ARCHITECT VENT ASSEMBLY.
3. WRB/TARGET FLASHING SAME FOR VENTS LOCATED IN ENGINEERED STONE VENEER.

8 VENT SHROUD HOOD
SCALE: NTS




5 OUTSIDE CORNER - PANEL
SCALE: NTS




2 OUTSIDE CORNER - STONE VENEER
SCALE: NTS




12 EXT. LIGHT FIXTURE, TYP.
SCALE: NTS




NOTE:
1. MECHANICAL PANEL SCREEN PER ELEVATIONS (PER ARCH.). NFVA TO MEET CODE, COLOR TO MATCH ADJACENT CLADDING (OR, PER ARCH).
2. VERIFY IN FIELD EXISTING CONFIGURATIONS.

9 VENT SHROUD COLLAR
SCALE: NTS




6 INSIDE CORNER - STONE TO PANEL
SCALE: NTS




NOTE:
1. SIM. AT LAP SIDING.

3 OUTSIDE CORNER - LAP SIDING
SCALE: NTS

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t: 206.285.4000
f: 206.285.4371
w: www.oacsvcs.com

# EXTERIOR DETAILS

| DRAWING RELEASE | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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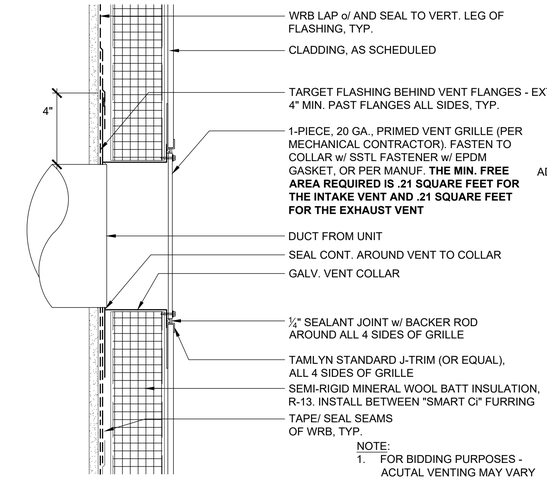
13012 REGISTERED ARCHITECT
KERRY R. KAY
STATE OF WASHINGTON



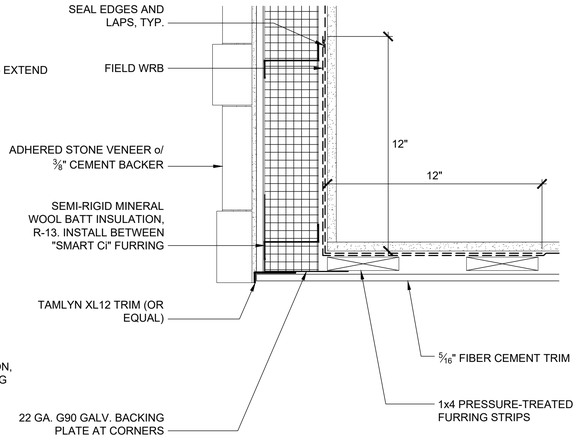
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

**BE5.03**

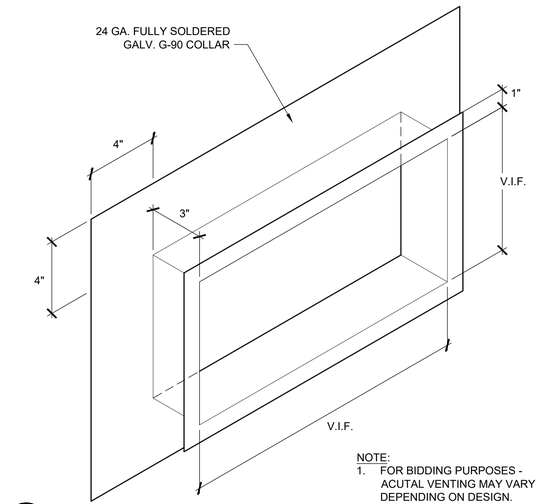
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



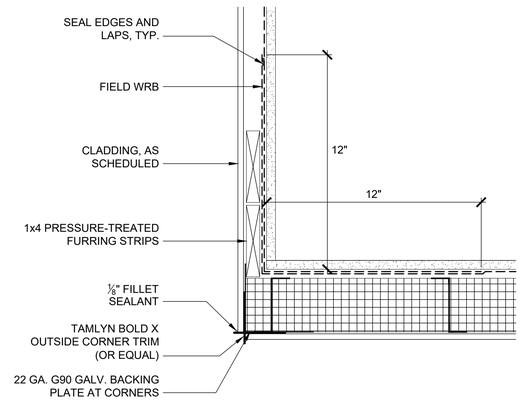

4 ERV VENT COLLAR/ GRILLE
SCALE: NTS



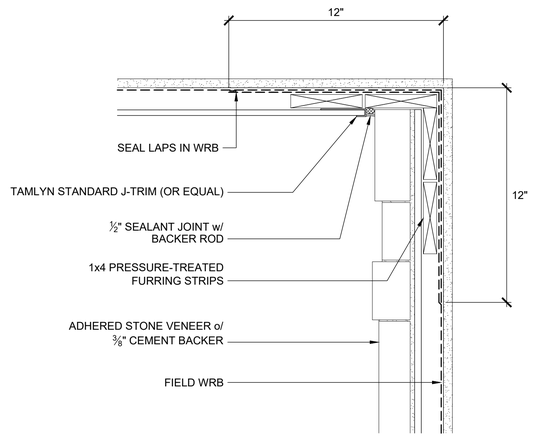

1 OUTSIDE CORNER - Ci TO FURRING
SCALE: NTS




5 ERV VENT COLLAR
SCALE: NTS




2 OUTSIDE CORNER - Ci TO FURRING
SCALE: NTS




3 INSIDE CORNER - RAINSCREEN FURRING
SCALE: NTS

**SEATTLE HOUSING AUTHORITY**
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# EXTERIOR DETAILS

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

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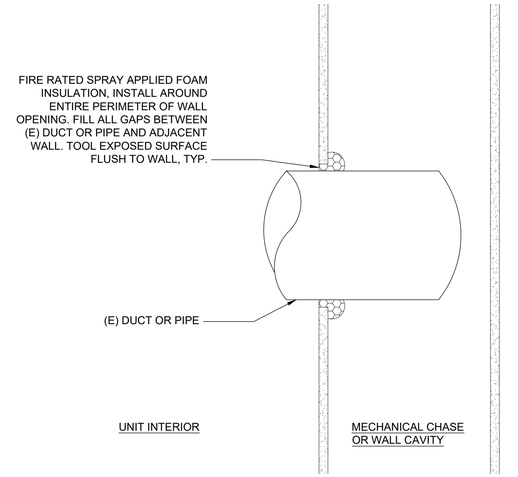
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



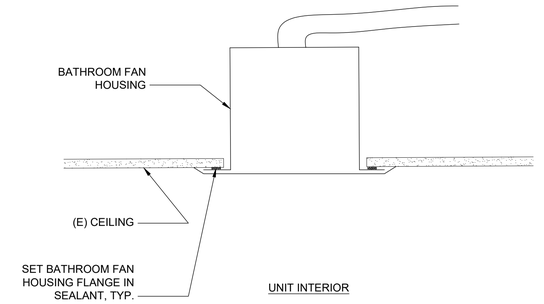
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

**BE5.04**

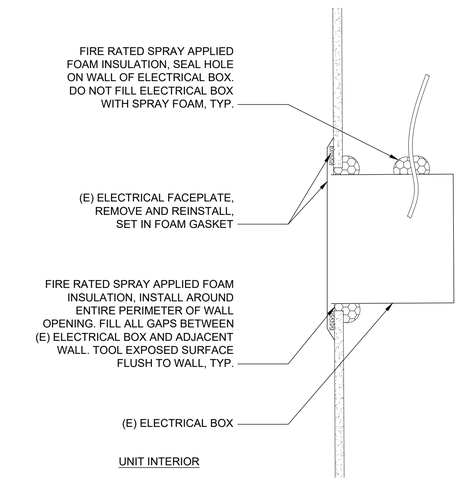
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




1 AIR SEAL AT INTERIOR PLUMBING OR DUCT PENETRATION
SCALE: NTS




2 AIR SEAL AT BATHROOM FAN
SCALE: NTS




3 AIR SEAL AT ELECTRICAL OUTLETS AND SWITCHES
SCALE: NTS

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

**PRIORITY 2**

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SEATTLE, WASHINGTON 98108

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Seattle, WA 98134
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f: 206.285.4371
w: www.oacsvcs.com

## INTERIOR AIR SEAL DETAILS

DRAWING REVISIONS

| | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

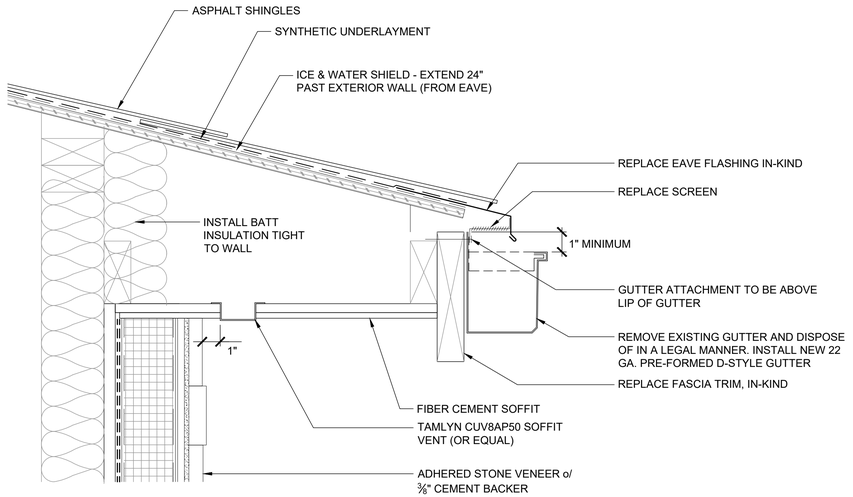
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



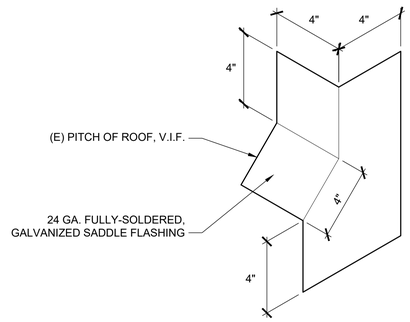
| | |
|---|---|
| DESIGN | KRM |
| DRAWN | KRM |
| CHECK | |

**BE5.04**

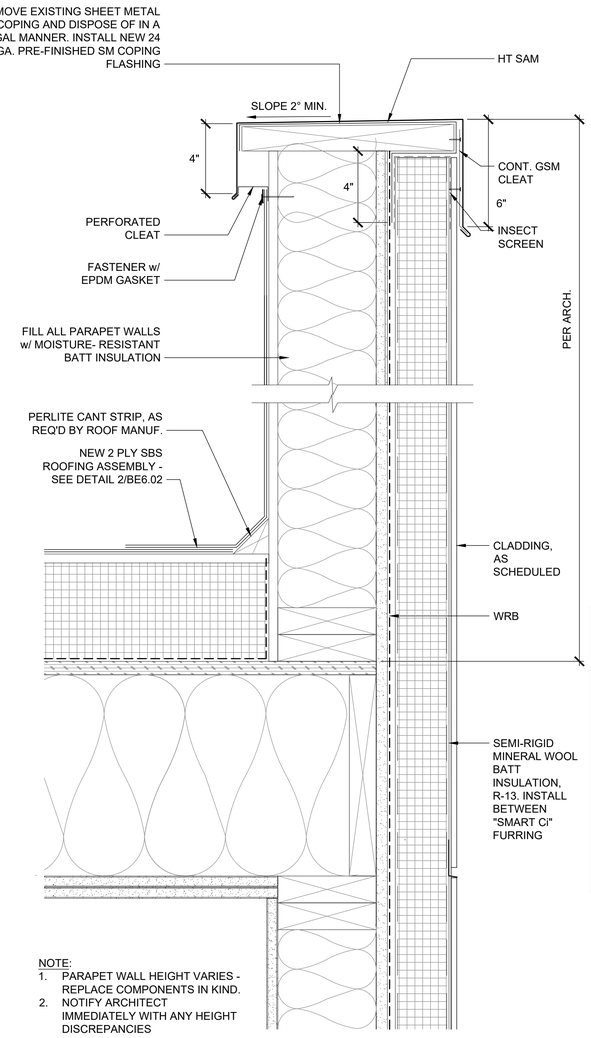
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |




10 ENTRY/COMMUNITY ROOF ROOF OVERHANG, TYP.
SCALE: NTS

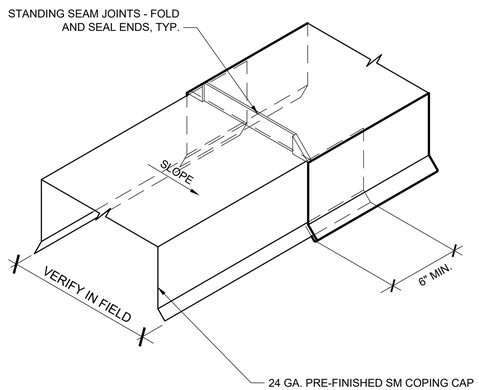



4 ROOF TO WALL SADDLE FLASHING, TYP.
SCALE: NTS

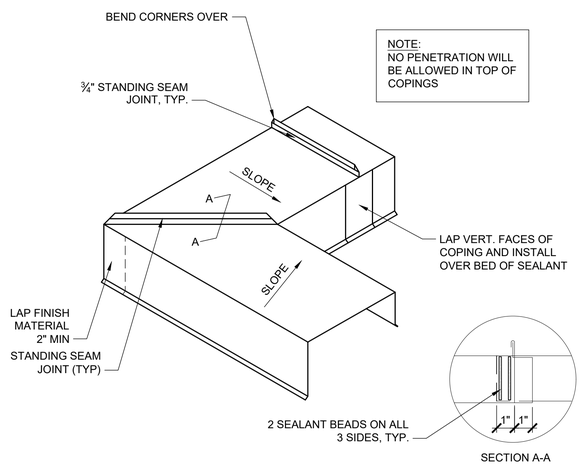



NOTE:
1. PARAPET WALL HEIGHT VARIES - REPLACE COMPONENTS IN KIND.
2. NOTIFY ARCHITECT IMMEDIATELY WITH ANY HEIGHT DISCREPANCIES

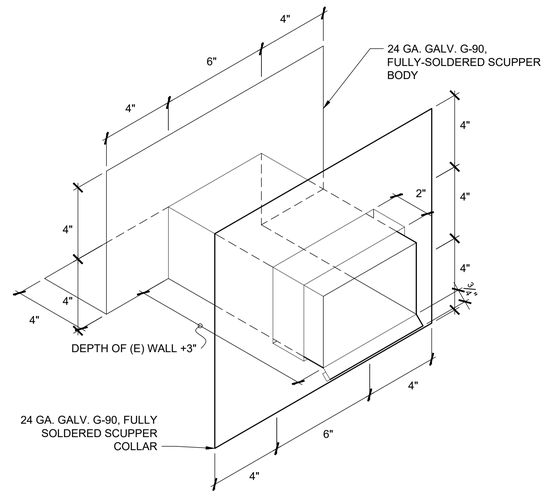
2 PARAPET WALL, TYP.
SCALE: NTS



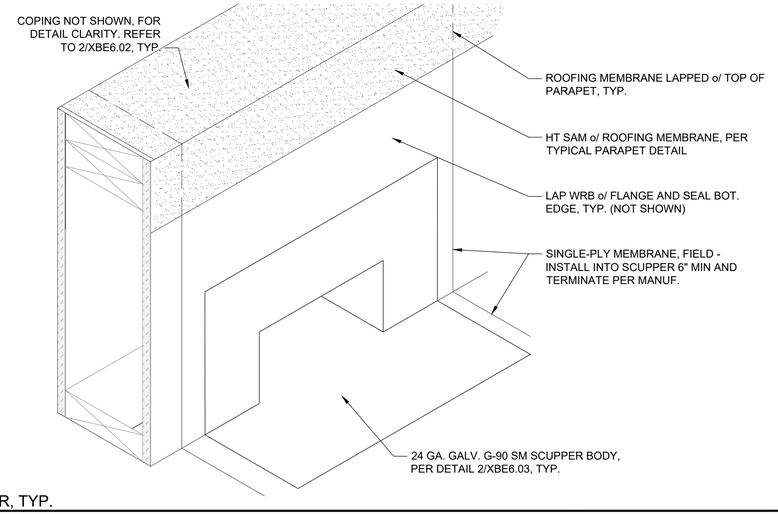

11 COPING SEAM, TYP.
SCALE: NTS



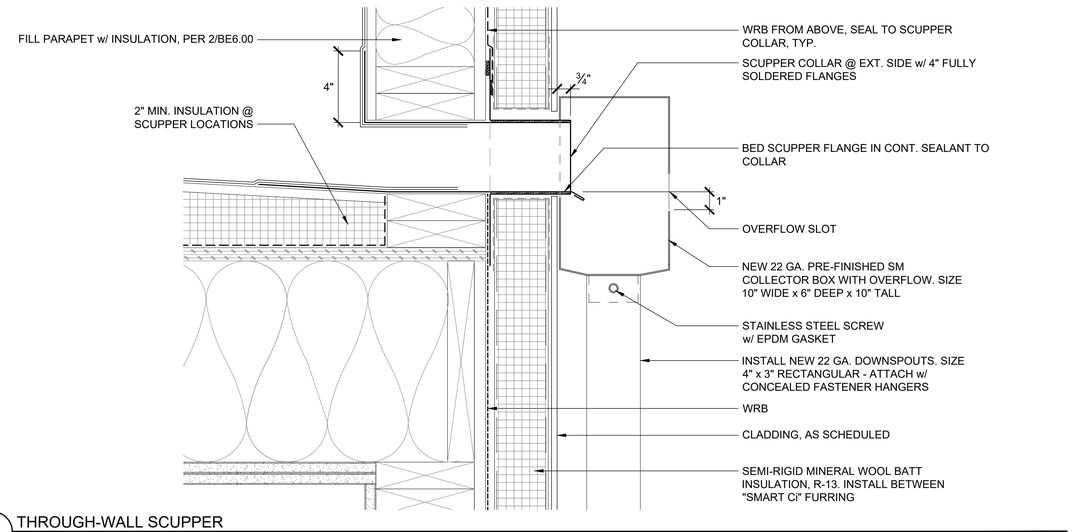

8 COPING CORNER, TYP.
SCALE: NTS




5 THROUGH-WALL SCUPPER BODY AND COLLAR, TYP.
SCALE: NTS




12 THROUGH-WALL SCUPPER, TYP.
SCALE: NTS




6 THROUGH-WALL SCUPPER
SCALE: NTS

SEATTLE HOUSING AUTHORITY
SOUTH PARK MANOR RE-CLAD
520 SOUTH CLOVERDALE STREET
SEATTLE, WASHINGTON 98108

**PRIORITY 2**

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ROOF DETAILS

| ISSUANCE HISTORY | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
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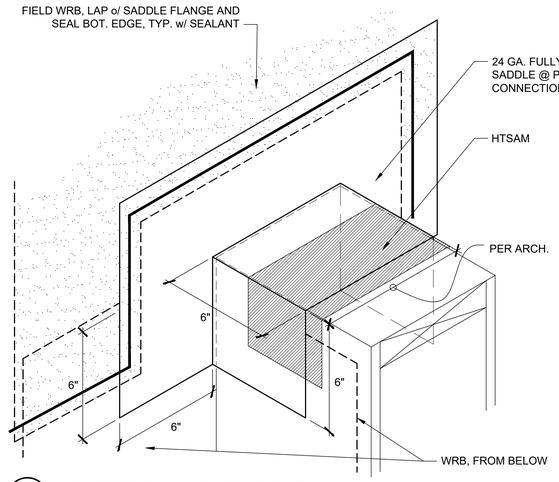
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



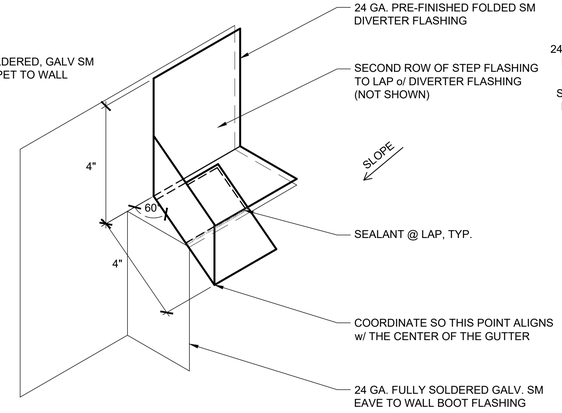
| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

BE6.00

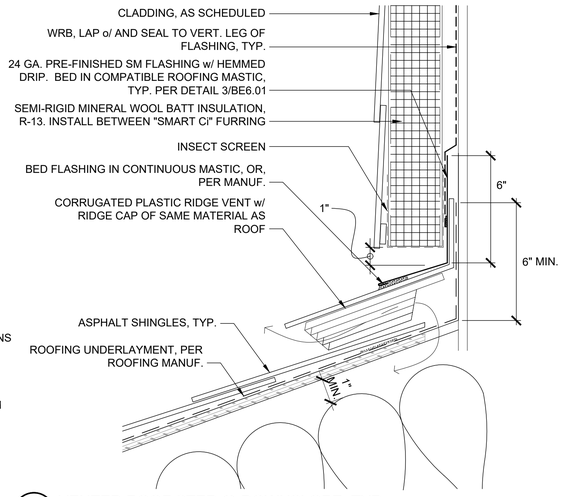
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



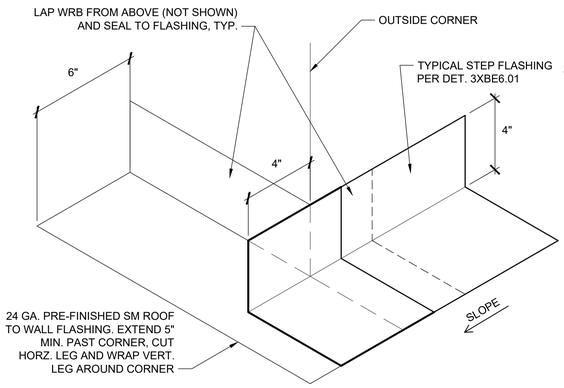

7 PARAPET TO WALL SADDLE, TYP.
SCALE: NTS



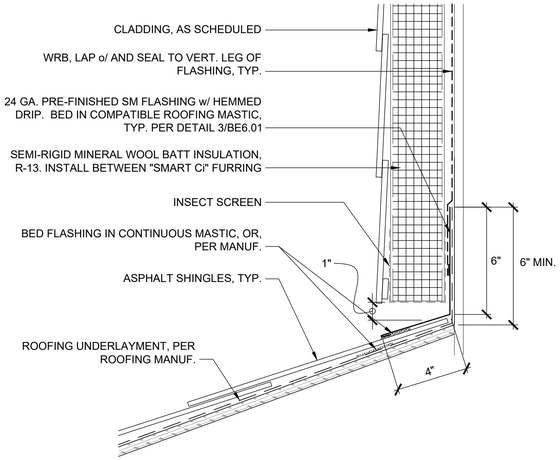

4 DIVERTER FLASHING, TYP.
SCALE: NTS



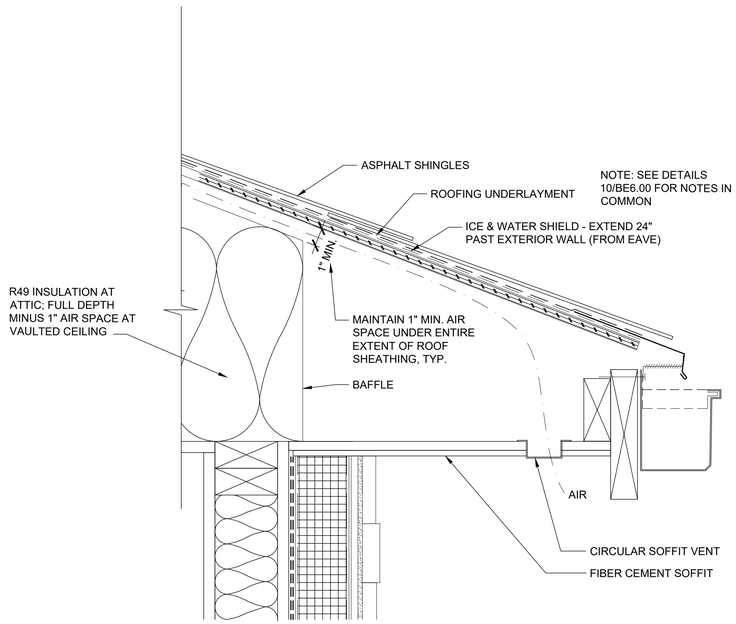

1 VENTED ROOF STEP @ DOWNSLOPE, TYP.
SCALE: NTS



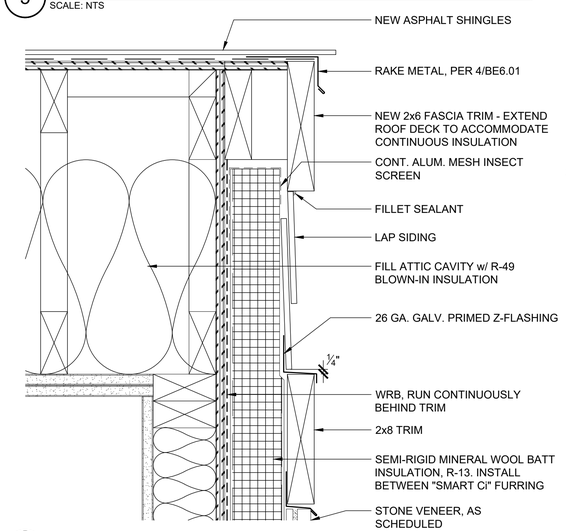

5 STEP FLASHING @ BUILDING CORNER, TYP.
SCALE: NTS



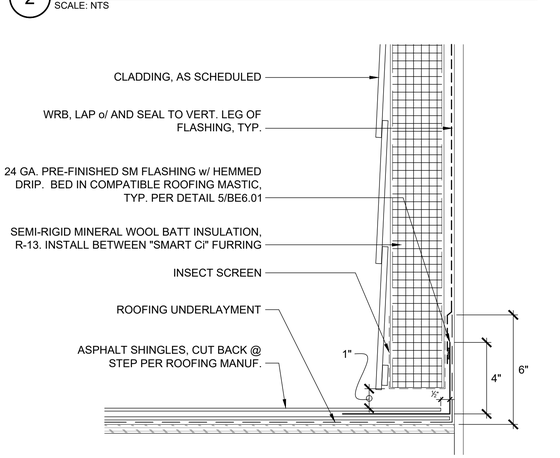

2 UN-VENTED ROOF STEP @ DOWNSLOPE, TYP.
SCALE: NTS




10 ROOF INSULATION AND SOFFIT VENTS
SCALE: NTS




6 RAKE DETAIL
SCALE: NTS




3 ROOF STEP, TYP.
SCALE: NTS

# SEATTLE HOUSING AUTHORITY
# SOUTH PARK MANOR RE-CLAD

**PRIORITY 2**

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## ROOF DETAILS

DRAWING REVISIONS

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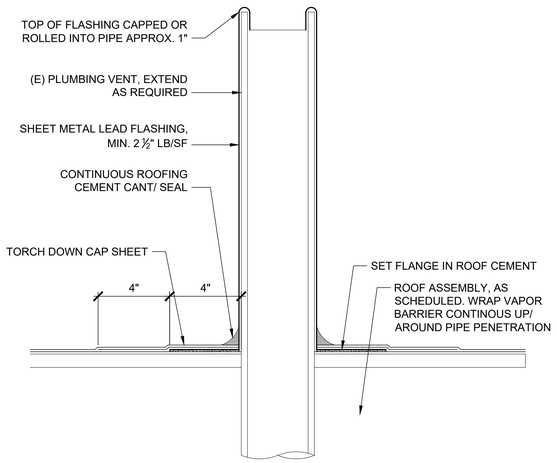
13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



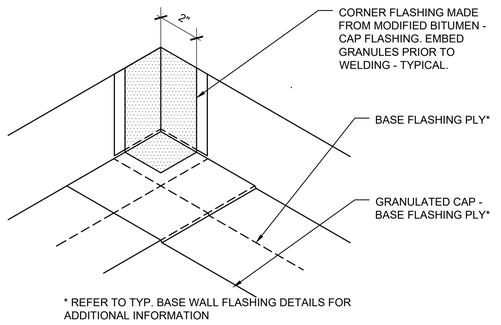
| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

## BE6.01

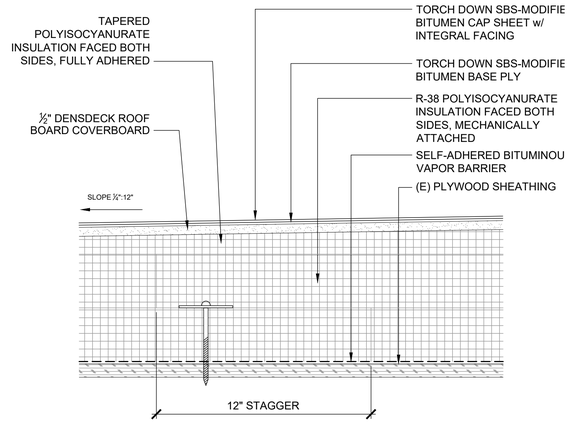
| | |
|---|---|
| OAC PROJ. No. | R12-190420.00 |



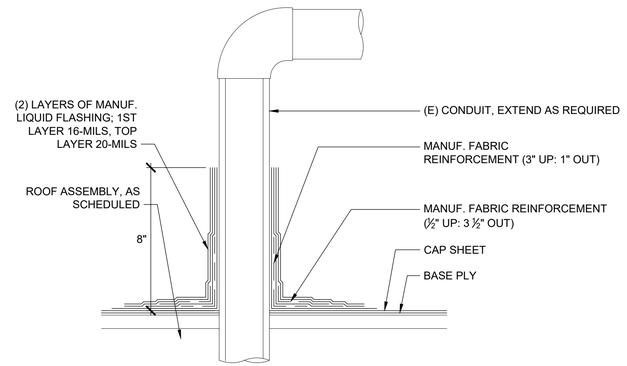

7 PIPE/VENT STACK PENETRATION FLASHING, TYP.
SCALE: NTS



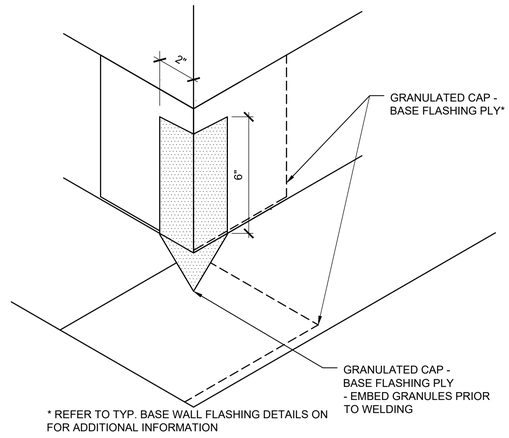

4 INSIDE CORNER



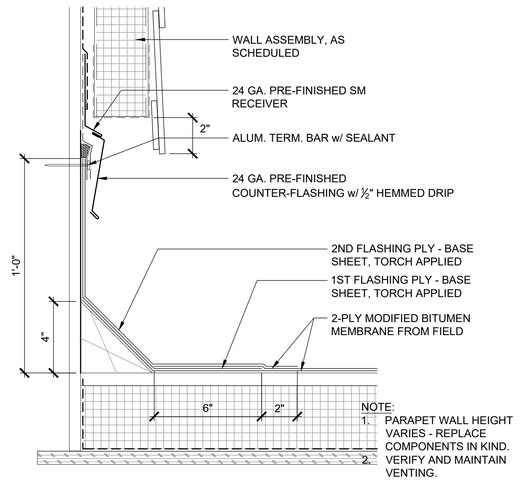

1 TYPICAL - ROOF ASSEMBLY



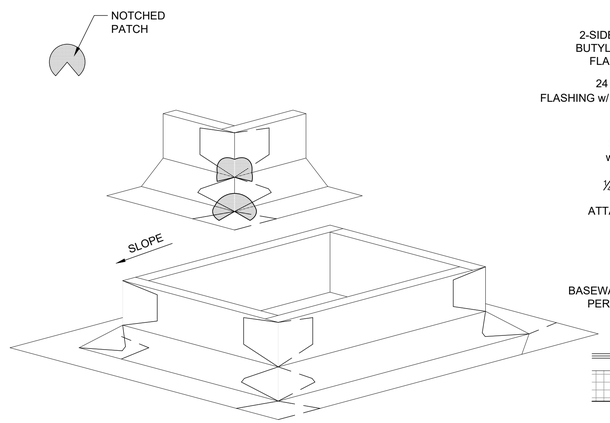

8 LIQUID APPLIED PENETRATION FLASHING, TYP.
SCALE: NTS



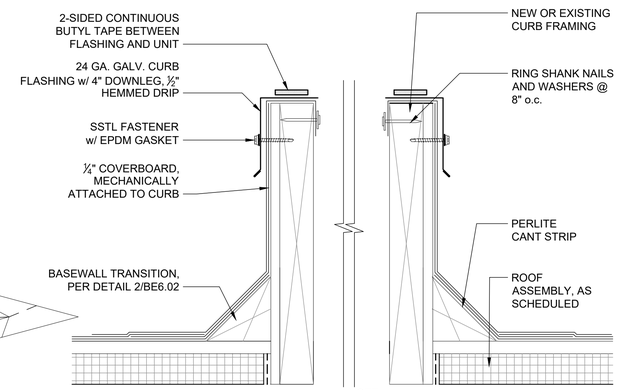

5 OUTSIDE CORNER




2 BASE OF WALL FLASHING, TYP.
SCALE: NTS




6 MECH. CURB FLASHING, TYP.
SCALE: NTS




NOTE:
1. USE SMACNA APPROVED JOINTS AT LAPS AND CORNERS OF METAL COUNTERFLASHINGS. USE FULLY SOLDERED CORNER PIECES AT CORNER LAPS.

SEATTLE HOUSING AUTHORITY
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# ROOF DETAILS

DRAWING REVISIONS

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13012 REGISTERED ARCHITECT
KERRY R. MAY
STATE OF WASHINGTON



| | |
|---|---|
| DESIGN | |
| DRAWN | KRM |
| CHECK | |

**BE6.02**

OAC PROJ. No. R12-190420.00

# GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

**A. GENERAL:**

1. **CODE AND STANDARDS**: ALL MATERIALS, DESIGN, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STRUCTURAL DRAWINGS ISSUED BY OAC, AND THE SEATTLE BUILDING CODE (SBC), 2018 EDITION.

2. **STRUCTURAL DRAWINGS**: CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. REFER TO THIS SHEET FOR MATERIAL SPECIFICATIONS AND TYPICAL REMEDIATION OF STRUCTURAL FRAMING. REFER TO REPAIR PLANS, ELEVATIONS AND SKETCHES ISSUED DURING CONSTRUCTION FOR STRUCTURAL REPAIR DETAILS UNIQUE TO SPECIFIC LOCATIONS.

3. **NON-STRUCTURAL INFORMATION**: REFERENCE ARCHITECTURAL AND BUILDING ENCLOSURE DRAWINGS FOR ALL RELATED INFORMATION.

4. **VERIFY DIMENSIONS**: CONTRACTOR SHALL VERIFY ALL EXISTING MEMBER SIZES, DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK.

5. **DEMOLITION**: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) TO 20 PSF.

6. **TEMPORARY BRACING AND SHORING**: CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING OF THE EXISTING BUILDINGS IN WHICH PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED OR MODIFIED. THIS TEMPORARY BRACING AND SHORING SHALL REMAIN IN PLACE UNTIL NEW CONSTRUCTION AND /OR STRUCTURAL MODIFICATIONS ARE COMPLETED. THE CONTRACTOR SHALL DESIGN, PROVIDE MATERIALS FOR, AND INSTALL SUCH TEMPORARY WORK.

7. **SAFETY PRECAUTIONS, MEANS AND METHODS**: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK. STRUCTURAL DESIGN IS BASED ON RESISTANCE TO DEAD LOADS, CODE-SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED.

8. **FIELD ERECTED COMPONENTS**: ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE SUPPLIER.

9. **GENERAL INSPECTIONS**: GENERAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE CRITERIA SET FORTH BY THE CITY OF SEATTLE BUILDING DEPARTMENT.

10. **PRE-ENGINEERED STRUCTURAL COMPONENTS**: PRE-MANUFACTURED AND/OR PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA SPECIFIED IN THE SEATTLE BUILDING CODE, 2015 EDITION. STRUCTURAL CALCULATIONS SUPPORTING THE COMPONENT DESIGN SHALL BE STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE NOT SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS.

11. **DEFERRED SUMBITTALS**: SHOP DRAWINGS AND CALCULATIONS FOR PRE-MANUFACTURED / PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. STRUCTURAL ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR DESIGN INTENT ONLY. DIMENSIONS AND QUANTITIES ARE NOT GUARANTEED BY THE ENGINEER OF RECORD AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. DRAWINGS FOR COMPONENTS DESIGNED PRIMARILY BY OTHERS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE STRUCTURAL ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND A COPY; REPRODUCIBLE WILL BE REVIEWED AND RETURNED. SHOP DRAWINGS MUST BE REVIEWED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO REVIEW BY STRUCTURAL ENGINEER OF RECORD.

**B. DESIGN CRITERIA:** .

DESIGN LOAD: DESIGN LOADS SPECIFIED BELOW ARE BASED ON THE ORIGINAL DRAWINGS DEVELOPED BY "THE DEPNER ASSOCIATION", DATE JUNE 21,1983.

a. SNOW LOAD..... 25 PSF
b. FLOOR LIVE LOAD..... 40 PSF
c. STAIR AND CORRIDOR LIVE LOAD..... 100 PSF

LATERAL LOADS

d. WIND: 110 MPH ULTIMATE DESIGN WIND SPEED (FIGURE 26.5-1A)
EXPOSURE B; IW = 1.0; RISK CATEGORY II; KZT = 1.00 (AREA 8);
COMPONENTS AND CLADDING LOAD WALLS ..... POSITIVE 20 PSF (ULTIMATE)
..... NEGATIVE 26 PSF (ULTIMATE)

e. SEISMIC: IE = 1.0, SEISMIC USE GROUP I, SITE CLASS D
SDS = 1.018 g; SD1 = 0.582 g, SEISMIC DESIGN CATEGORY D

## SPECIAL INSPECTION

SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE CITY OF SEATTLE AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY SECTION 108 OF THE SEATTLE BUILDING CODE.
SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE STRUCTURAL ENGINEER AND APPROVED BY THE OWNER.

**SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:**
(PER SBC SECTION 1705)

**EPOXY GROUTED ANCHORS:**
DURING INSTALLATION OF EPOXY GROUTED ANCHORS.

# MATERIAL SPECIFICATIONS

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

**A. CODES AND STANDARDS**: ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE SEATTLE BUILDING CODE (SBC) 2018 EDITION. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FASTENING SCHEDULE GIVEN IN TABLE 2304.10.1 OF THE 2018 SBC.

**B. DIMENSIONAL FRAMING LUMBER**: ALL DIMENSIONAL LUMBER SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

| FRAMING MEMBERS | SPECIES AND GRADE |
|---|---|
| 2x JOISTS, STUDS & PLATES | DOUG FIR #2 |
| 2x LEDGERS & BLOCKING | DOUG FIR #2 |
| 4x, 6x BEAMS AND POSTS | DOUG FIR #1 |

**C. WOOD SHEATHING**: WOOD SHEATHING SHALL BE APA PERFORMANCE RATED PLYWOOD PANELS PER NER REPORT NUMBER 108. PLYWOOD PANELS SHALL BE GRADE CD AND CONFORM TO PS 1-83. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE SUPPORTED BY STUDS, PLATES, OR BLOCKING. SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. UNLESS NOTED OTHERWISE, NAIL ALL PLYWOOD SHEATHING WITH 10d AT 4" O.C. AT PANEL EDGES; 12" O.C. AT INTERMEDIATE SUPPORTS.

| SHEATHING LOCATION | THICKNESS |
|---|---|
| EXTERIOR WALLS | 7/16" (MIN) |
| ROOF | 1/2" (MIN) |

**D. NAILS**: NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES INDICATED. SUBSTITUTION REQUESTS MAY BE MADE BY THE GENERAL CONTRACTOR IN WRITING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. UNLESS OTHERWISE NOTED, FURNISH THE MINIMUM NAIL SIZES:

| COMMON WIRE | MINIMUM SIZE |
|---|---|
| 8d | 0.131" DIAM X 2 ½" LENGTH |
| 10d | 0.148" DIAM X 3" LENGTH |
| 16d | 0.162" DIAM X 3 ½" LENGTH |

**E. BOLTS**: CONNECTION BOLTS AND THREADED STUDS AT WOOD / STEEL CONNECTIONS SHALL CONFORM TO ASTM A307.

**F. FRAMING HARDWARE**: NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBER OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. SUBSTITUTION REQUESTS MAY BE MADE BY THE GENERAL CONTRACTOR IN WRITING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. FASTEN ALL HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

**G. EXPOSED FASTENERS:** EXPOSED FASTENERS FOR WOOD SHALL BE Z MAX, HOT DIPPED GALVANIZED (G185), STAINLESS STEEL, OR MEET ASTM 153 REQUIREMENTS.

**H. EXPOSED WOOD:** ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY AND ALL WOOD MEMBERS PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.

# REMEDIATION OF STRUCTURAL DAMAGE

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON PLAN.

**REMEDIATION OF EXTERIOR WALLS AND WOOD FRAMING**

A. REMEDIATION OF EXTERIOR WALL SHEATHING
1. ORIGINAL WALL CONSTRUCTION:
2. THE ORIGINAL STRUCTURAL DRAWINGS FOR THE BUILDING (CIRCA 1983) DEVELOPED BY "THE DEPNER ASSOCIATION" - ORIGINAL SPECIFICATIONS (EXTERIOR WALLS):
   a. 1-ST FLOOR - ½" GYPSUM WALLBOARD SHEATHING NAILED DIRECTLY TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH #11 GAUGE, 1-3/4", 7/16" HEAD DIAMOND POINT GALVANIZED NAILS AT 4" O.C. PROVIDE SOLID BLOCKING AT ALL FREE EDGES.
   b. 2-ND FLOOR AND ABOVE - ½" GYPSUM WALLBOARD SHEATHING NAILED DIRECTLY TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH #11 GAUGE, 1-3/4", 7/16" HEAD DIAMOND POINT GALVANIZED NAILS AT 7" O.C.
3. EXTERIOR WALL SHEATHING REPAIR:
   a. GYPSUM SHEATHING - REMOVE AND REPLACE DAMAGED GYPSUM SHEATHING IN-KIND. FASTENING AND NAIL PATTERN OF NEW GYPSUM SHEATHING SHALL MATCH EXISTING PATTERN AND EXTERIOR WALL SCHEDULE DESCRIBED IN A2. FOR BIDDING PURPOSES ASSUME THAT 40% TO 60% OF DAMAGED GWB HAS TO BE REPLACED IN LIKE KIND.
   b. INTERSECTING WALLS - PROVIDE (2) STUDS MINIMUM AT ALL WALL ENDS; NAIL INTERSECTING END STUDS TOGETHER WITH 16d AT 8" o.c.
4. HOLDOWNS AND ANCHOR BOLTS - OAC SHALL REVIEW CONDITIONS, WHERE EXPOSED. REPAIR OF DAMAGED OR DEFECTIVE ANCHOR BOLTS OR HOLDOWN HARDWARE SHALL BE SPECIFIED BY OAC FOLLOWING OBSERVATION.

B. REMEDIATION OF EXISTING WOOD FRAMING - REPAIR IN PLACE
1. DOCUMENTATION - 100% OF DAMAGE TO EXISTING WOOD FRAMING MEMBERS SHALL BE DOCUMENTED BY ENGINEER OF RECORD PRIOR TO REMOVAL.
2. TOPICAL WOOD PRESERVATIVE TREATMENT - SHALL CONTAIN COPPER NAPHTHENATE, BORACARE OR SIMILAR.
3. STUDS IN THE FIELD OF WALLS WITH SURFACE DECAY (LESS THAN ¼") - SCRAPE AND CLEAN DECAY FROM STUDS; TREAT WITH APPROVED WOOD PRESERVATIVE.
4. STUDS IN THE FIELD OF WALLS WITH GREATER THAN ¼" BUT LESS THAN 1" DECAY AT OUTBOARD EDGE - SCRAPE AND CLEAN DECAY FROM STUDS; TREAT WITH AN APPROVED WOOD PRESERVATIVE, AND SISTER NEW STUD WITH (2) 10d AT 8" o.c. TO PROVIDE SOUND SHEATHING NAILING SURFACE.
5. FIELD STUDS WITH GREATER THAN 1" DECAY AT OUTBOARD EDGE AND ALL OTHER FRAMING ELEMENTS WITH ANY AMOUNT OF DECAY SHALL BE REVIEWED BY ENGINEER OF RECORD.

C. REMEDIATION OF EXISTING WOOD FRAMING - REMOVAL AND REPLACEMENT
1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND INTERIOR PROTECTION AS REQUIRED TO FACILITATE REPAIRS (SEE GENERAL STRUCTURAL NOTES).
2. 2X STUDS: TOE-NAIL NEW STUDS WITH (2) 16d TO PLATES, TOP AND BOTTOM. WHERE FRAMING IS EXPOSED, ENSURE A MINIMUM OF 2-2X STUDS AT WALL CORNERS AND AT THE ENDS OF ALL EXTERIOR WALLS AND WALL CORNERS.
3. 2X PLATES: WHERE EXISTING TOP OR BOTTOM PLATES ARE DAMAGED, REMOVE AND REPLACE 6" (MIN) BEYOND EXTENT OF DECAY AND IN A MANNER SATISFYING THE FOLLOWING REQUIREMENTS:
   a. DOUBLE TOP PLATE: STAGGER PLATE SPLICE (1) STUD BAY; DO NOT SPLICE BOTH PLATES ON SAME STUD.
   b. ENSURE DOUBLE TOP PLATES STITCHED TOGETHER WITH (2) 10d AT 6" o.c., STAGGERED.
   c. STRAP UPPER DOUBLE TOP PLATE TO ADJACENT EXISTING TOP PLATE WITH A SIMPSON CS 16 X 4'-0", CENTERED ON JOINT.
   d. ENSURE BOTTOM PLATES ARE NAILED THROUGH FLOOR SHEATHING TO RIM PER THE SHEAR WALL REPAIR SCHEDULE.
4. RIM JOISTS / BLOCKING: WHERE RIM JOISTS AND/OR JOIST BLOCKS ARE AFFECTED, REMOVE AND REPLACE IN A MANNER SATISFYING THE FOLLOWING REQUIREMENTS:
   a. REMOVE AND REPLACE DETERIORATED RIM JOIST TO 6" (MIN) BEYOND EXTENT OF DECAY.
   b. WHERE EXISTING JOIST BLOCKING IS AFFECTED, REMOVE FULL BLOCKING MEMBER AND REPLACE IN-KIND.
   c. ATTACH RIM JOISTS AND BLOCKING TO DOUBLE TOP PLATES WITH 16d TOENAILS AT 6" o.c., TYP. FACE NAIL (RIM) OR TOE NAIL (BLOCKING) TO EXISTING JOISTS WITH (4) 16d EACH JOIST. ENSURE NEW RIM/BLOCKING RECEIVES BOTTOM PLATE NAILING PER NOTE (3.d.) ABOVE.

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**GENERAL STRUCTURAL AND FRAMING REPAIR NOTES**

| DRAWING REVISIONS | |
|---|---|
| 2022-1007 | BUILDING PERMIT SUBMITTAL |
| 2022-0130 | PERMIT CORRECTIONS |
| 2023-0430 | BID SET |
| 2023-0518 | REVISED BID SET |
| 2023-0809 | PERMIT REVISION |
| | |
| | |

**THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT, IN MY PROFESSIONAL JUDGEMENT, ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.**

MARTA DZHENEVA
STATE OF WASHINGTON
61842
REGISTERED
PROFESSIONAL ENGINEER

10/07/2022



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| DESIGN | MD |
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