Project description:

Project name: Mack House
Address: 1014 1st Ave S

The existing building is located at the NW corner of the site. The building has been vacant for over a decade. The roof structure is car decking supported by dimensional lumber. Both westerly and southerly facades are painted brick. The westerly façade above the existing window opening has metal siding. The easterly façade is CMU. The existing floor structure is car decking.

The building remodel will require that the existing roofing is removed and new sheathing nailed to the existing structure and reroofed. The CMU wall is not reinforced and has numerous cracks. This wall needs to be demolished and replaced with new wood wall that will be cladded with brick that will match, as close as possible, the existing brick. The existing brick is painted and we intend to remove the paint and tuck and point both west and east facades. We are proposing to install new aluminum storefront windows in the exiting openings located at the west and east facades. New storefront entry is proposed at the east and south façade along with two glass panel upward action sectional doors to be located at the east facade. The building remodel will need to meet substantial alteration which will include adding beam to column connections, new shear walls, new HVAC system, new electrical service, new plumbing and two ADA toilets.

The possible uses will be rental hall, retail or restaurant.

MACK HOUSE
1014 1ST AVE S

West Elevation

East Elevation

South Elevation

PROJECT STATISTICS:

CODE:	SBC 2018
ADDRESS:	1014 1ST AVE S
PARCEL NUMBER:	7666206678
SITE AREA:	10,078 SF
ZONING:	PSM-85-120
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B
BUILDING AREA:	
EXISTING:	2,066 SF
PROPOSED COVERAGE:	20.2% (2066/10078)

PARKING:

PARKING REQUIRED:	NONE
PARKING PROVIDED:	23
STANDARD:	20
COMPACT:	3
ADA VAN STALL REQUIRED:	1
ADA VAN STALLS PROVIDED:	1

BUILDING CODE SUMMARY:

CONSTRUCTION TYPE	OCCUPANCY	SPRINKLER	ALLOWABEL AREA	ALLOWABLE FLOORS	PROPOSED
V-B	B	NONE	9,000	2	2066

STRUCTURAL ELEMENTS FOR EXTERIOR WALLS

X<5=2 HR RATED WALL
X≥30=0 HR RATED WALL

ENERGY:

PRESCRIPTIVE:

	R	u
A. ROOF	**38**	
B. FENESTRATION		**.38**
C. WOOD FRAME WALL	**21**	
D. SWINGING DOORS		**.37**
F. SLAB INSULATION	**10**	

ZONING CODE SUMMARY:

SETBACKS:

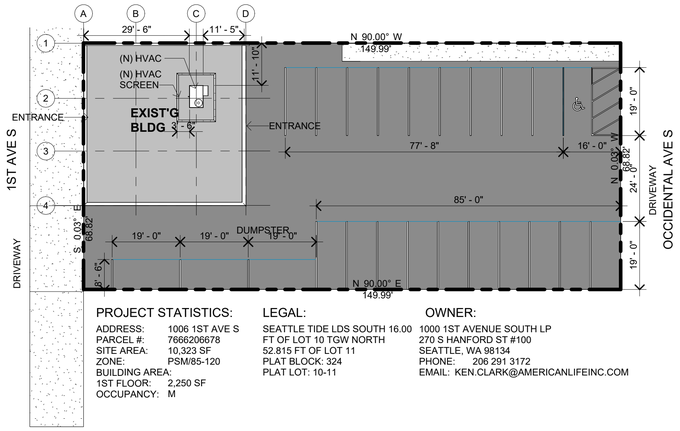
FRONT:	0
SIDE:	0
REAR:	0

LEGAL DESCRIPTIONS

SEATTLE TIDE LDS S 7.185 FT OF 11
PLat Block: 324
Plat Lot: 11

SYMBOLS

- A / A-13 — SECTION IDENTIFICATION LOCATED ON SHEET
- 1 / A-10 — DETAIL IDENTIFICATION LOCATED ON SHEET
- A / A-10 / A — ELEVATION IDENTIFICATION LOCATED ON SHEET
- 100 / OFFICE — ROOM NUMBER ROOM NAME
- REVISION CLOUD
- 1 — IDENTIFICATION NUMBER
- 1 — DOOR NUMBER
- A — GRID IDENTIFICATION
- CENTER LINE
- PROPERTY LINE



PROJECT STATISTICS:

ADDRESS:	1006 1ST AVE S
PARCEL #:	7666206678
SITE AREA:	10,323 SF
ZONE:	PSM/85-120
BUILDING AREA:	
1ST FLOOR:	2,250 SF
OCCUPANCY:	M

LEGAL:

SEATTLE TIDE LDS SOUTH 16.00 FT OF LOT 10 TGW NORTH 52.815 FT OF LOT 11
PLAT BLOCK: 324
PLAT LOT: 10-11

OWNER:

1000 1ST AVENUE SOUTH LP
270 S HANFORD ST #100
SEATTLE, WA 98134
PHONE: 206 291 3172
EMAIL: KEN.CLARK@AMERICANLIFEINC.COM

SITE PLAN

1" = 20'-0"

GENERAL NOTES

1. PROVIDE EMERGENCY LIGHTING AT EACH EXIT CORRIDOR AND FIRE ALARM SYSTEM AS REVIEWED BY LOCAL BUILDING OFFICIALS AND FIRE MARSHALL
2. HOT WATER PIPING AND ROOF LEADERS IN UNHEATED SPACES SHALL BE INSULATED WITH R-3 INSULATION (FLAMESPREAD 25 OR LESS)
3. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS
4. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENT
5. SUBCONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING IN THEIR AREA.
6. REPETITIVE FEATURE MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL
7. TIGHTLINE DOWNSPOUT TYPICAL AND INSULATE AT PENETRATION OF OUTSIDE BUILDING ENVELOPE
8. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUDNATIONS, WALLS AND ROOF AND BETWEEN WALL PANELS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF; AND ALL OTHER SUCH OPENINGS IN THE BUILDNG ENVELOPE SHALL BE SEALED, CAULKED OR WEATHERSTRIPPED PER SECTION 502.4.1 OF THE 2018 EDITION OF WASHINGTON ENERGY CODE WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE
9. ALL DUCT PENETRATIONS AT ONE HOUR RATED SHAFTS REQUIRE SMOKE DAMPERS AND FIRE DAMPERS PER SBC 2018 SECTIONS 712 AND 716
10. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR MARKED BY AN APPROVED AGENCY.
11. ELECTRICAL AND MECHANICAL SYSTEM ARE BIDDER DESIGN
12. CONCRETE WALK TO BE SMOOTH BROOM FINISH, SLOPE TO DRAIN, EXP JOINT @ 20'-0" O.C. TJ @ 5'-0" O.C. OR PER COUNTY SPECS
13. ALL MATERIALS INSTALLED IN STAIRWAYS TO BE FLAME SPREAD B PER IBC, SECTION 803, TABLE 803.5 ALL MATERIALS IN CORRIDORS TO BE FLAME SPREAD C PER IBC, SECTION 803, TABLE 803.5 ALL MATERIALS IN CORRIDORS TO BE FLAME SPREAD C PER SBC, SECTION 803, TABLE 803.5
14. ALL ROOF MOUNTED EQUIPMENT MUST BE APPROVED BY STRUCTURAL ENGINEER RESPONSIBLE FOR THAT AREA WITH DRAWINGS SHOWING LOCATION AND TIEDOWNS PRIOR TO INSTALLATION
15. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING AND SECURING ALL PERMITS EXCEPT THE BUILDING PERMIT
16. ALL DIMENSIONS ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
17. PROVIDE HORIZONTAL AND VERTICAL FIRE BLOCKING IN ALL FRAMED WALL @ 10' INTERVALS PER SBC 717
18. PROVIDE A FLOOR OR LANDING WITH A MIN. WIDTH OF DOOR AND A TRAVEL DISTANCE NOT LESS THEN 4' -0" AND NOT GREATER THEN 1/2" BELOW THRESHOLD AT ALL DOORWAYS
19. PROVIDE ALL SIGNAGE REQUIRED BY CODE INCLUDING AN ADDRESS ON FACE OF BUILDING, LETTER SIZED PER CODE THIS IS TO INCLUDE VISUALLY IMPAIRED SIGNS FOR COMMON AREAS SUCH AS PUBLIC REST ROOMS, STAIRS, ELEVATORS ETC.
20. PROVIDE TYPE 2-A 10BC FIRE EXTINGUISHERS PER CODE, LOCAL BUILDING OFFICIAL, AND FIRE MARSHALL (ONE EXTINGUISHER FOR EVERY 3000 SQ FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO ANY EXTINGUISHER)
21. INSTALL EXIT SIGNS AS REQUIRED BY CODE AND LOCAL OFFICIALS PER SBC CHAPTER 10, SECTION 1011
22. INSTALL ALL BACKFLOW PREVENTION DEVICES AS REQ. BY CODE AND LOCAL BUILDING OFFICIALS
23. SPECIAL INSPECTIONS SHALL BE APPROVED BY THE BUILDING OFFICIALS PRIOR TO CONSTRUCTION
24. AT BUILDING ENVELOPE WHERE INSULATION IS INDICATED ON PLANS PROVIDE A FIRE RESISTIVE FOIL FACE INSULATION OR VAPOR BARRIER AT WARM FACE OF INSULATION. THE FACING SHALL NOT BE IN DIRECT CONTACT WITH WALL OR CEILING. THE FLAME SPREAD SHALL HAVE A CLASS OF ONE
25. PROVIDE ILLUMINATED EXIT SIGNS AS INDICATED ON DRAWINGS AND AS REQUIRED BY CODE AND LOCAL BUILDING OFFICIALS
26. PROVIDE AUTOMATIC LIGHTING CONTROLS TO SHUT OFF INTERIOR LIGHTING DURING UNOCCUPIED HOURS PER WSEC 1513.6
27. INSPECTIONS SHALL BE PERFORMED PER SBC 104.4 THE PROGRAM SHALL INCLUDE SAMPLES OF INSPECTION REPORTS AND PROVIDE TIME LIMITS FOR SUBMISSION OF REPORTS
28. MECHANICAL AND ELECTRICAL SYSTEMS PER WASHINGTON ENERGY CODE, INDOOR AIR AND VENTILATION CODE 2018, UNDER SEPARATE PERMIT
29. ALL TRIMS WOOD AND METAL ARE TO BE A CAULKED AND PAINTED
30. THE JOB SUPERINTENDENT SHALL MAINTAIN AT THE JOB SHACK A LIST OF CERTIFIED WELDERS PERFORMING WORK ON THIS JOB SITE. INCLUDED ON THE LIST WILL BE NAMES, DATE OF EXPIRATION OF CERTIFICATIONS AND TYPE OF WELDING THE INDIVIDUAL IS QUALIFIED TO PERFORM
31. THE JOB SUPERINTENDENT SHALL MAINTAIN A CURRENT LIST OF THE SPECIAL INSPECTORS CONDUCTING INSPECTIONS ON THIS JOB. THE LIST SHALL INCLUDE NAME OF THE INSPECTOR, DATES AND TIMES PRESENT ON THE JOB SITE AND TYPES OF INSPECTIONS DONE
32. SEPARATE PERMITS ARE REQUIRED FOR PLUMBING, MECHANICAL, ELECTRICAL, SIGNS, CARPORTS, FENCES, POOLS, UNDERGROUND OR ABOVE GROUND STORAGE TANKS, AND DEMOLITIONS. SEWER CAPPING PERMIT REQUIRED PRIOR TO DEMOLITION PERMIT.
33. ALL REQUEST CHANGES TO THE APPROVED PLANS SHALL BE PREPARED BY THE PROJECT ARCHITECT AND SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. COPIES OF SUCH APPROVALS SHALL BE ON THE JOB SITE PRIOR TO COMMENCEMENT OF WORK. CHANGES INCLUDE BUT NOT LIMITED TO PROPANE TANKS, ADDITIONAL OPENINGS IN WALLS, EXTERIOR BUILDING MATERIALS, FENCE LOCATIONS, RETAINING WALLS, ROCKERIES, LANDSCAPING, PARKING LOTS, LOADING DOCKS, ETC. A MINIMUM OF TWO TO FIVE WORKING DAYS SHALL BE EXPECTED FROM APPLICATION TO ISSUANCE OF APPROVAL OF CHANGES
34. THE FINAL SIGNED REPORT FROM THE TESTING LAB SHALL BE RECEIVED BY THE BUILDING OFFICIAL PRIOR TO FINAL INSPECTION FOR OCCUPANCY
35. ALL SIGNS AND FENCES SHALL BE UNDER A SEPARATE PERMIT
36. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
37. ALL FIRE RESISTIVE DOOR ASSEMBLIES SHALL BE TESTED TO THE PROVISIONS OF THE SBC STANDARDS CHAPTER 7, SECTION 715
38. ALL CONSTRUCTION JOINTS FOR THE TOPS OF WALLS AND SMOKE BARRIERS SHALL COMPLY WITH SBC CHAPTER 7
39. ALL PENETRATIONS THROUGH FIRE RESISTIVE HORIZONTAL ASSEMBLIES SHALL CONFORM WITH SBC CHAPTER 7, SECTION 712
40. NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY "NO EXCEPTIONS". APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY PUBLIC WORKS, PLANNING, FIRE MARSHAL, AND BUILDING OFFICIAL. FIRE DEPARTMENT NOTES:
41. ALL REQUIRED FIRE HYDRANTS, WATER SUPPLIES, AND FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO ANY CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 901.3 AND 8704 OF THE SFC. STANDPIPES SHALL BE INSTALLED AND MADE SERVICEABLE AS REQ BY SECTION 8704.4.3 OF THE IFC.
42. AUTOMATIC SPRINKLER PLANS MUST BE SUBMITTED TO AND APPROVED BY THIS OFFICE PRIOR TO INSTALLATION OF THE SPRINKLER SYSTEM.
43. INDICATE ON THE PLANS THERE WILL BE ONE INCH OF CLEARANCE AROUND THE SPRINKLER RISER AT THE FLOOR PENETRATION TO ALLOW FOR MOVEMENT.
44. PROVIDE A MIN HEATING SOURCE IN THE SPRINKLER ROOM TO PROVIDE 40 DEG F DURING ALL WEATHER CONDITIONS.

DEFERRED SUBMITTALS:

45. THE FOLLOWING ITEMS SHALL BE SUBMITTED AS DEFERRED SUBMITTALS. DEFERRED DOCUMENTS AND PLANS SHALL BE SUBMITTED TO THE ARCHITECT, ENGINEER OR DESIGNEE WITH A NOTATION INDICATING THAT THE PLANS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THIS BUILDING. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY OF BOTHELL WITHIN 180 DAYS PER IBC 106.3.4.2 FIRE SPRINKLER, FIRE ALARM, UNDERGROUND FIRE LINE, PLUMBING, MECHANICAL

ABBREVIATIONS

∠		CH	CHANNEL	ENCL	ELCLOSURE	H.B.	HOSEBIB
CL	CENTERLINE	CLG	CEILING	EP	ELECT.PANEL	H.C.	HOLLOW CORE
⊥	PERPENDICULAR	CLR	CLEAR	EQ.	EQUAL	HDCP	HANDICAP
#	POUND/NUMBER	COL	COLUMN	EQUIP.	EQUIPMENT	HDWD	HARDWOOD
&	AND	CONC.	CONCRETE	EXIST	EXISTING	HDWR	HARDWARE
@	AT	CONN	CONNECTION	EXPO	EXPOSED	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	CONST	CONSTRUCTION	EXT	EXTERIOR	HR.	HOUR
ACOUS	ACOUSTICAL	CONT	CONTINUOUS	F.D.	FLOOR DRAIN	HT	HEIGHT
AFF	ABOVE FIN. FLR	CT	CERAMIC TILE	F.E.	FIRE EXTINGUSHER	INST	INSTALLATION
AGGR	AGGREGATE	CTR	CENTER	F.F.	FINISH FLOOR	INSUL	INSULATION
ALUM	ALUMINUM	CTSK	COUNTERSUNK	FLASH	FLASHING	INT	INTERIOR
ANOD	ANODIZED	D.S.	DOWNSPOUT	FLR	FLOOR	LAM	LAMINATED
APROX	APPROXIMATE	DBL	DOUBLE	FLUOR	FLUORESCENT	LB	POUND
ARCH	ARCHITECTUAL	DEPT	DEPARTMENT	FOUND	FOUNDATION	LOC	LOCATION
ASPH	ASPHALT	DET	DETAIL	FRM'G	FRAMING	M.H.	MANHOLE
BD.	BOARD	DIA	DIAMETER	FT	FOOT/FEETS.	MATL	MATERIAL
BLDG	BUILDING	DIA	DIAMETER	FTG	FOOTING	MAX	MAXIMUM
BLK	BLOCK	DIM	DIMENSION	FURR	FURRING	MECH	MECHANICAL
BLK'G	BLOCKING	DN	DOWN	G.C.	GENERAL CONTR.	MFR	MANUFACTURE
BM	BEAM	DR.	DOOR	GA	GAUGE	MIN	MINIMUM
BOT	BOTTOM	DWG	DRAWING	GALV	GALVINIZED	MISC	MISCELLANEOUS
BUR	BUILT UP ROOFING	E	EAST	GL	GLASS	MTD	MOUNTED
C.B.	CATCH BASIN	E.J.	EXPANSION JOINT	GND	GROUND	MTL	METAL
C.J	CONTROL JOINT	EA	EACH	GP	GROUP	N	NORTH
C.O.	CLEAN OUT	ELEC	ELECTRICAL	GR	GRADE	NIC	NOT IN CONTRACT
CAB	CABINET	EL	ELEVATION	GWB	GYPSUM WALL BD	NO.	NUMBER
CEM	CEMENT	ELEV	ELEVATOR	GYP S.C.	GYPSUM SOLID CORE	NTS	NOT TO SCALE
O.C.	ONCENTER	SVC	SERVICE	S/V	STAIN/VARNISH	UNF	UNFINISHED
O/	OVER	SYM	SYMETRICAL	S/W	SIDEWALK	UON	UNLESS
OPP	OPPOSITE	T	TREAD	SCHED	SCHEDULE		OTHERWISE NOTED
P.I.	POST INDICATOR	T&G	TOUNGE&GROVE	SHT	SHEET	VERT	VERTICAL
P.P.	POWERPOLE	T.C	TOP OF CURB	SHT'G	SHEATHING	W	WEST
PL	PLATE	TEL	TELEPHONE	SIM	SIMILAR	W.P.	WATERPROOF
PLYWD	PLYWOOD	THK	THICK	SPEC	SPECIFACATION	W.R.	WATER RESISTANT
R.	RADIUS/RISER	TOP	TOP OF PLATE	SQ.	SQUARE	W/	WITH
R.D.	ROOF DRAIN	TP	TOP OF PAVMENT	STD	STANDARD	W/O	WITHOUT
REC.	RECOMMEND	TW	TOP OF WALL	STL	STEEL	WD	WOOD
REF	REFERENCE	TYP	TYPICAL	STOR	STORAGE	WSCT	WAINSCOTE
RM	ROOM	IBC	SEATTLE BUILDING CODE	STRUC	STRUCTURAL	WT	WEIGHT
S.	SOUTH			SUSP	SUSPENDED		

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4423 REGISTERED ARCHITECT
EDI LINARDIC
STATE OF WASHINGTON

consultants:

project title:

MACH HOUSE

SEATTLE, WA

sheet title:

SITE PLAN

No:	Description:	Date:

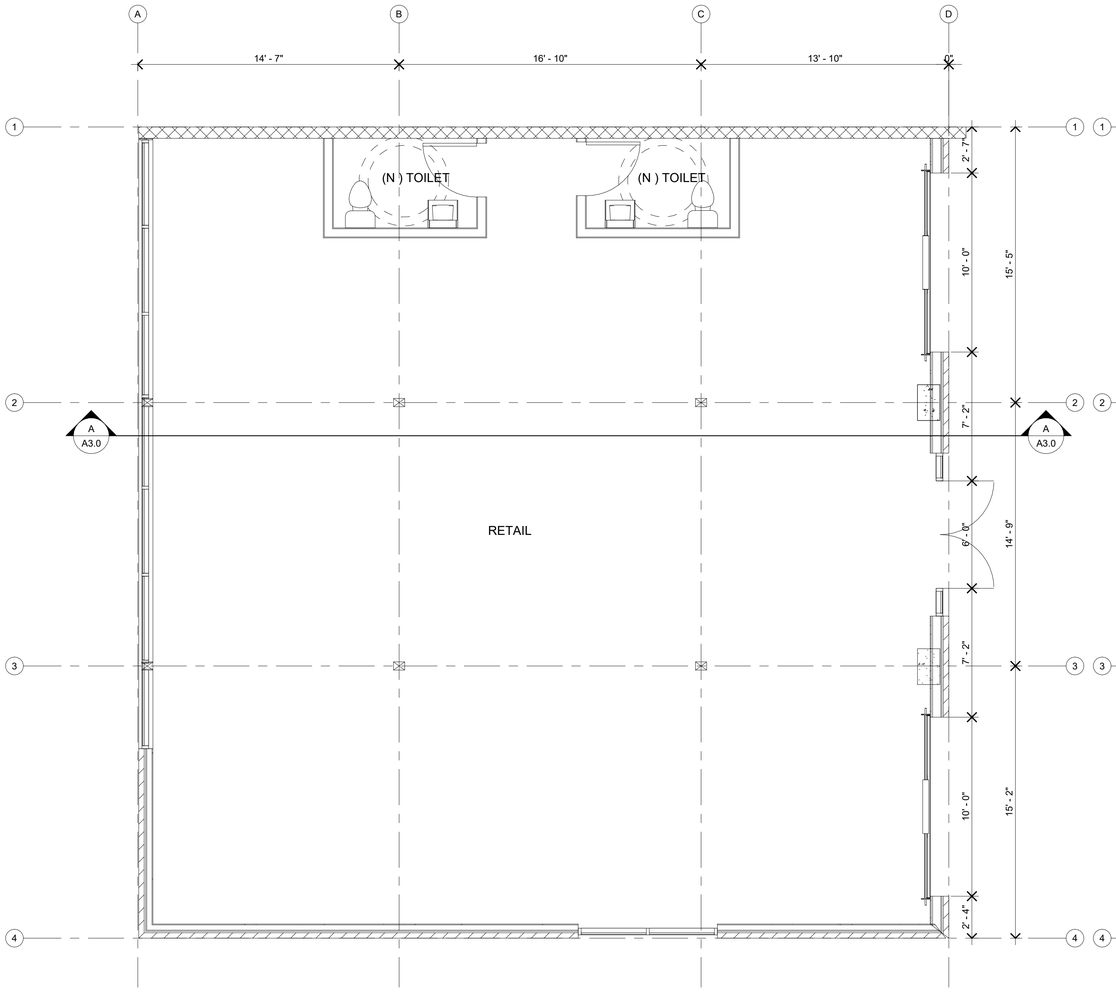
Project Number

Drawn By

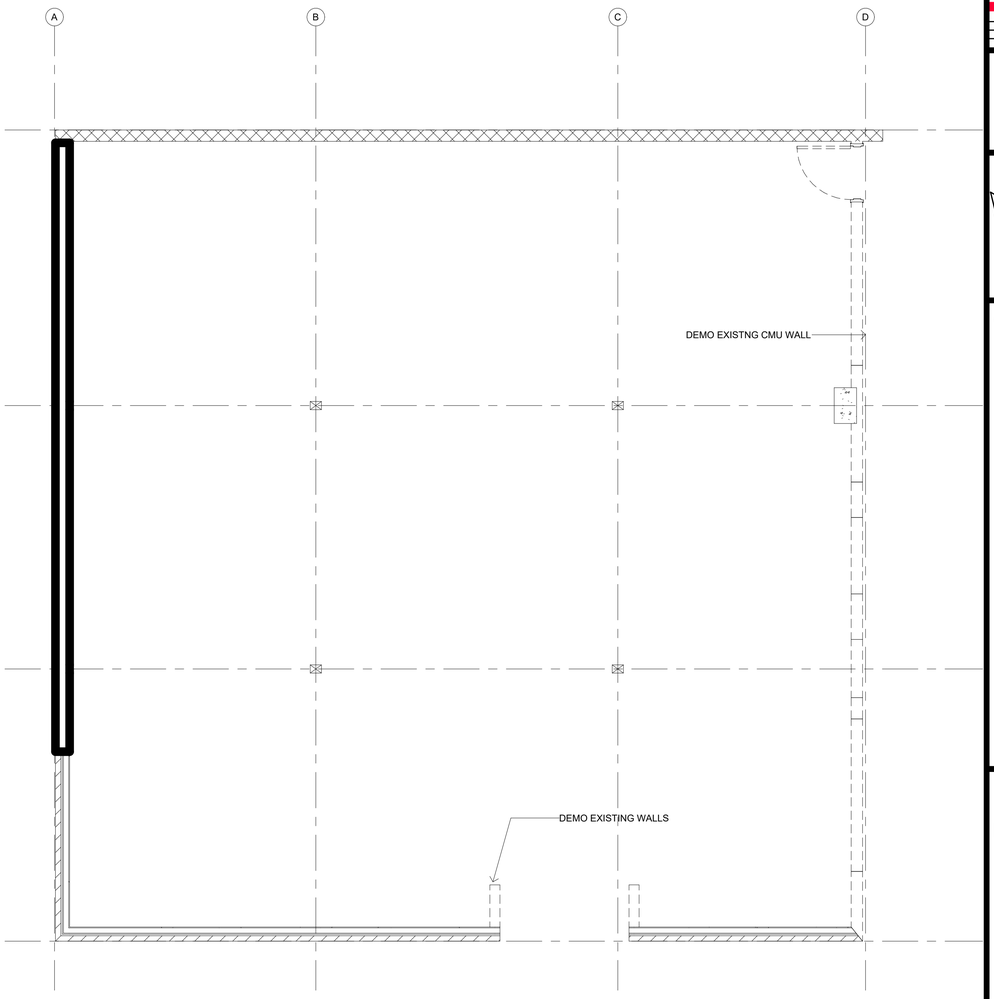
Checked By

Date 06/02/21

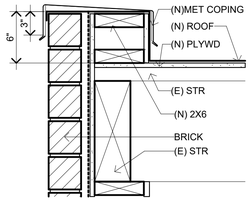
A1.0



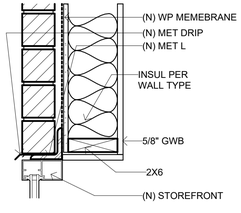
FLOOR PLAN
1/4" = 1'-0"



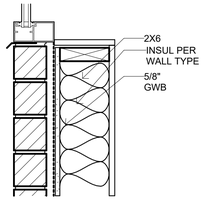
DEMO FLOOR PLAN
1/4" = 1'-0"



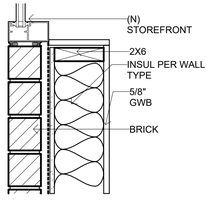
1 COPING
1 1/2" = 1'-0"



2 HEAD @ STOREFRONT
1 1/2" = 1'-0"



3 SILL
1 1/2" = 1'-0"



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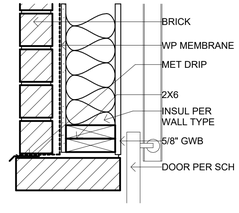
1 1/2" = 1'-0"



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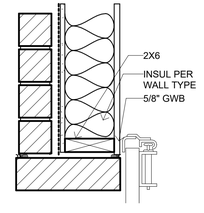
1 1/2" = 1'-0"



6 JAMB
1 1/2" = 1'-0"

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FLOOR PLANS

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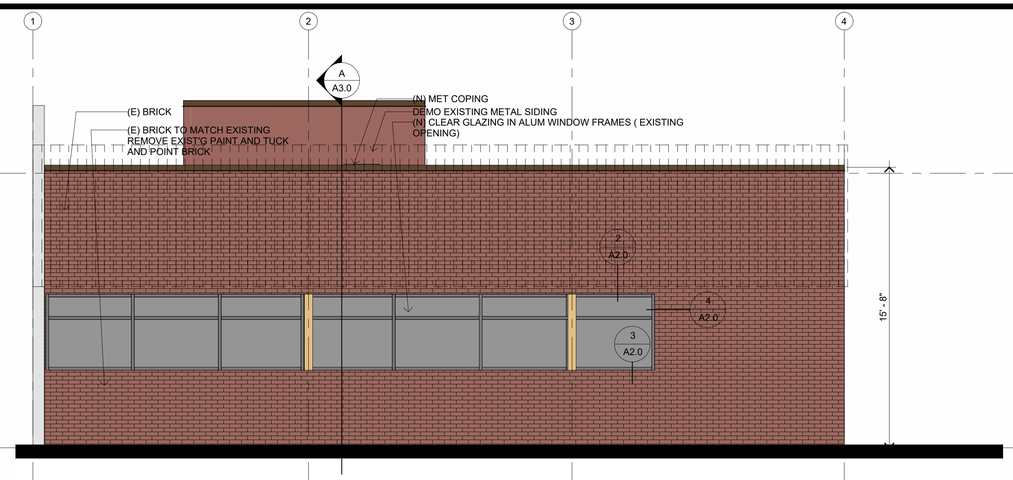
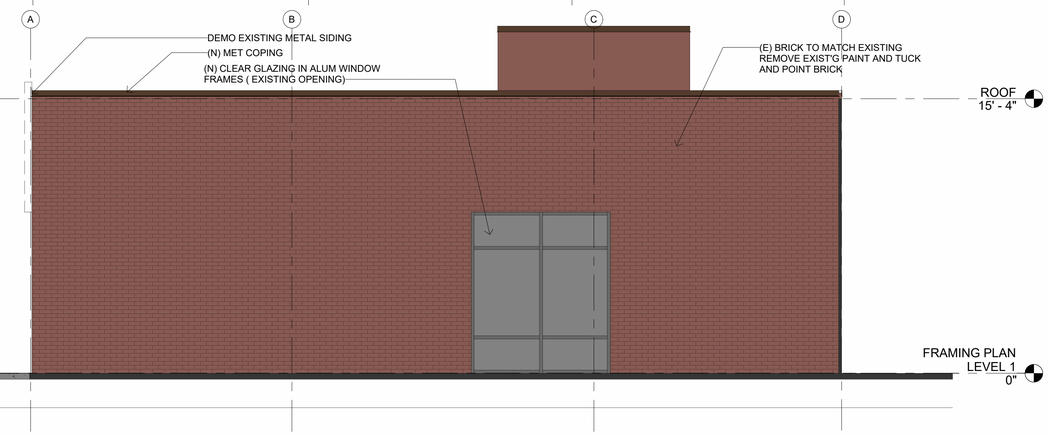
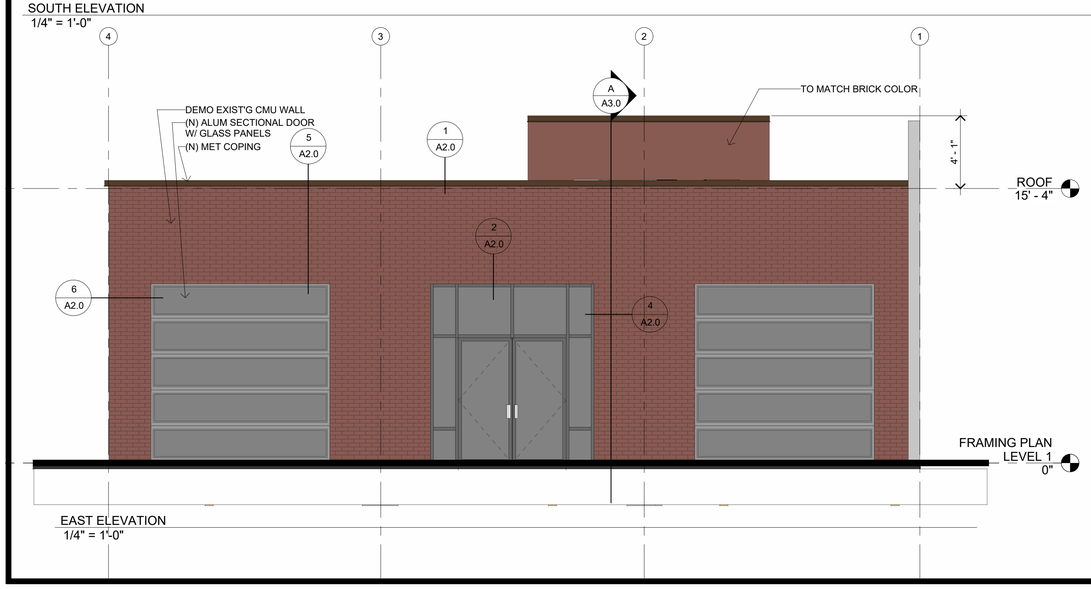


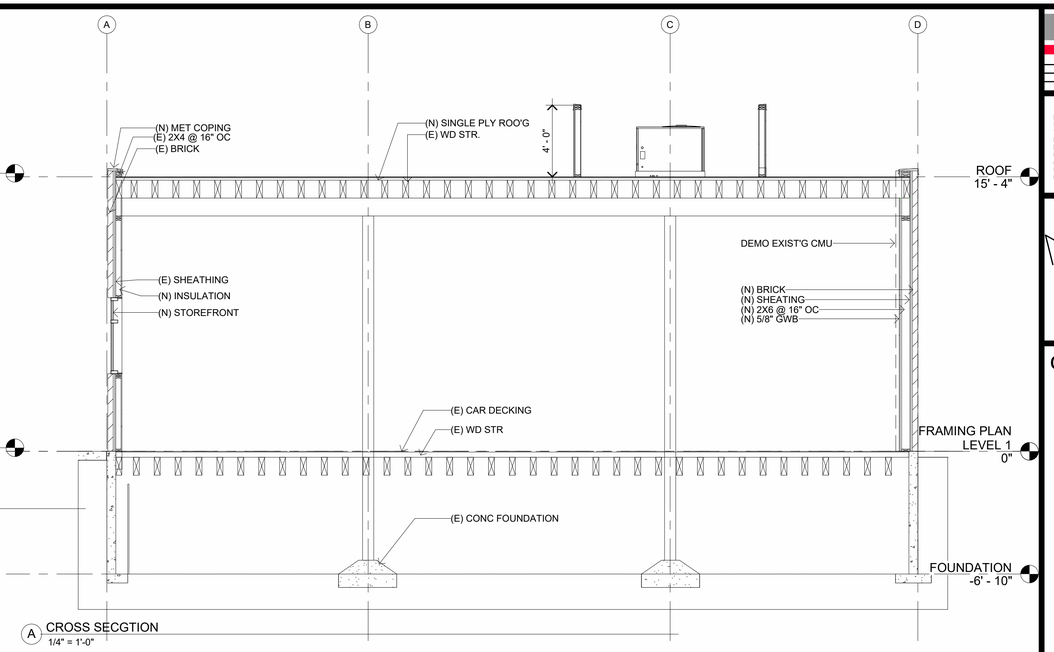
WEST ELEVATION
1/4" = 1'-0"





SOUTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"



A CROSS SECGTION
1/4" = 1'-0"

BRICK SAMPLE

COPING AND STOREFRONT

Dark Bronze

SCREEN PAINT SAMPLE

SW 7599
Brick Paver
Interior / Exterior
Location Number: 119-C?

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ELEVATIONS AND CROSS SECTION

No:	Description:	Date:

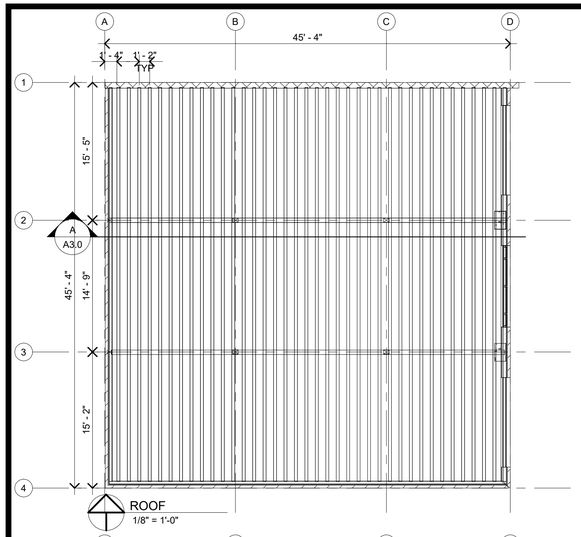
Project Number

Drawn By

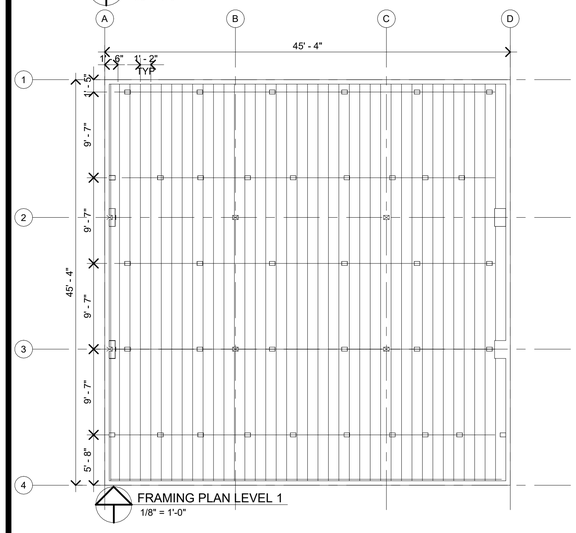
Checked By

Date 02/23/23

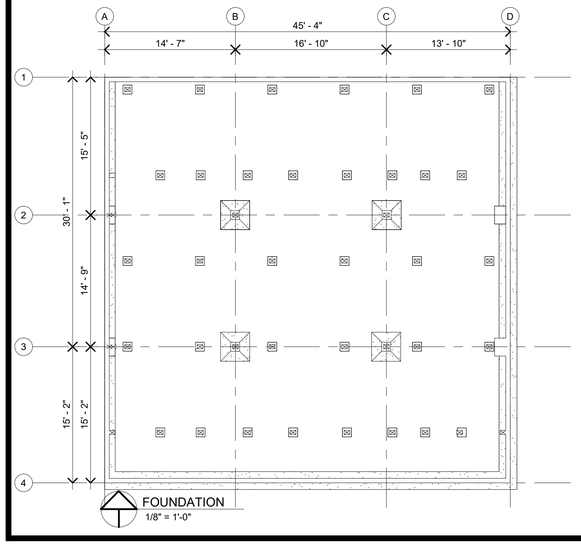
A3.0



ROOF
1/8" = 1'-0"



FRAMING PLAN LEVEL 1
1/8" = 1'-0"



FOUNDATION
1/8" = 1'-0"

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sheet title:

PLANS

No:	Description:	Date:

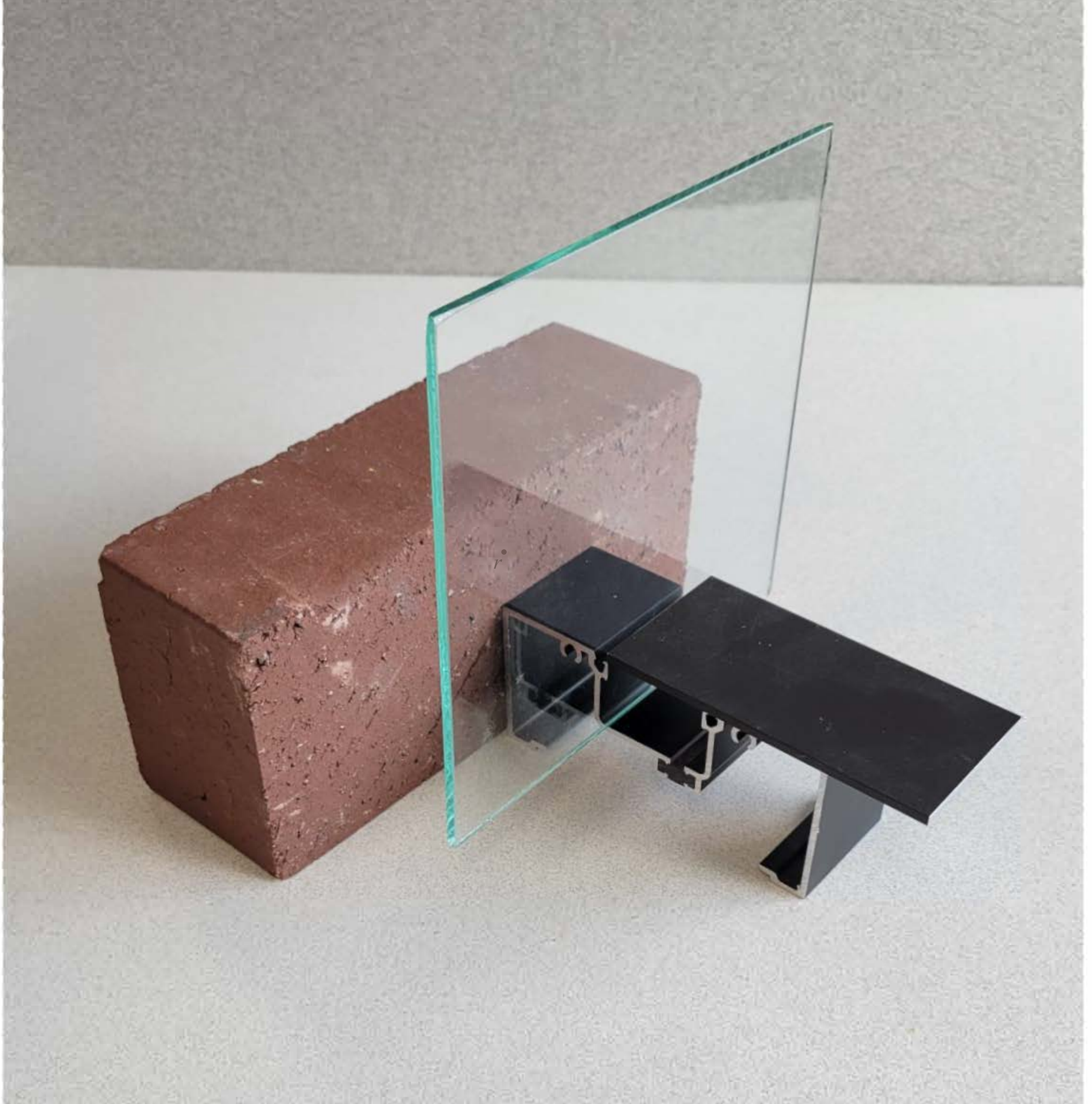
Project Number

Drawn By

Checked By

Date 06/09/23

A3.1



1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

GENERAL

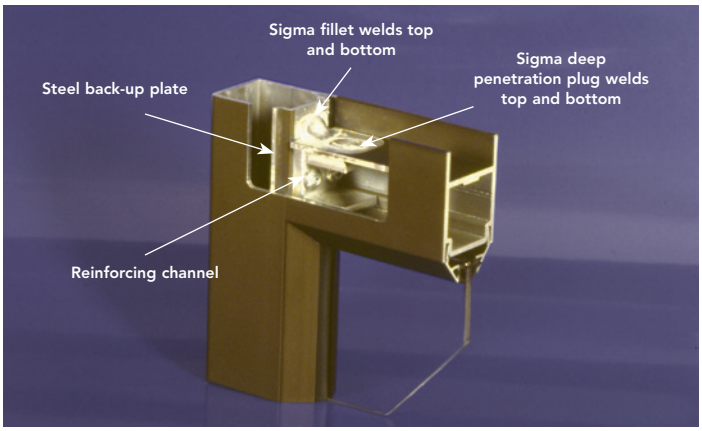
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

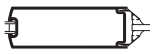
Form No. 22-2354

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL

www.kawneer.com

Product Selection Guide

Product	190 Standard Entrances Narrow Stile	350 Standard Entrances Medium Stile	500 Standard Entrances Wide Stile	
Catalog Section	Entrances	Entrances	Entrances	
Typical Detail				
Sightline	2-1/8"	3-1/2"	5"	
Depth	1-3/4"	1-3/4"	1-3/4"	
Applications	Moderate Traffic	Moderate to High Traffic	High Traffic	
Infill Options	Up to 1"	Up to 1"	Up to 1"	
Cross Rails/Muntins	Yes	Yes	Yes	
Thermal	No	No	No	
2 Color Option	No	No	No	
Product Description	190 narrow stile entrance door offers a slim appearance, features dual-moment corner construction and is designed for applications such as offices, stores and apartment buildings.	350 medium stile entrance door offers a rugged appearance features dual-moment corner construction and is designed for schools, institutions, and other high traffic conditions.	500 wide stile entrance door features dual-moment corner construction, and it creates a monumental visual appearance for banks, libraries or buildings experiencing the heaviest traffic conditions.	
Testing for Protective Glazing	—	—	—	
Performance Class/Rating	—	—	—	
Performance Test Standards	ASTM E283 Dual Moment Corner	ASTM E283 Dual Moment Corner	ASTM E283 Dual Moment Corner	

511/521/522

Aluminum Door Systems

ALUMINUM SECTIONAL DOORS

VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

ALUMINUM DOOR SYSTEMS

MODELS **511/521/522** offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Model 521, Clear anodized finish with Clear glass

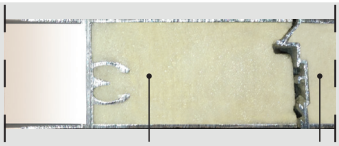
ALUMINUM DOOR SYSTEMS MODEL 521

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, powder coat black finish and Clear glass.

Optional Polyurethane Insulation for Stiles and Rails up to 18'2" Wide

1/2" Insulated Glazing Unit	Door R-Value
DSB- Clear, Tempered, Obscure	2.87
Clear Polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL Argon Filled	4.09
Multi-wall Polycarbonate	**Door R-Value**
1/4" Thick Unit	2.75
3/8" Thick Unit	3.21
5/8" Thick Unit	3.48
Insulated Panels	**Door R-Value**
3/8" EPS Solid Panels	2.60



Polyurethane filled rails and stiles

*R-Value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Standard Features at a Glance

Section Thickness	1 ¾" (45 mm)
Maximum Standard Height	20'1" (6121 mm)
Maximum Standard Width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard Finish	204R-1 clear anodized (painted white at no charge)
Center Stile Width	2 11/16" (68 mm)
End Stile Width	3 5/16" (85 mm)
Top Rail Width	2 3/8" (60 mm) or 3 ¾" (95 mm)
Top Intermediate Rail Width	2 1/8" (54 mm)
Bottom Intermediate Rail Width	1 19/32" (40 mm)
Bottom Rail Width	3 ¾" (95 mm) or 4 ½" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard Springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

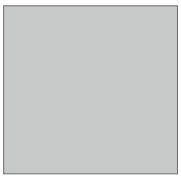
Options

Glazing Options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass
Electric operator or chain hoist
Bottom sensing edge
3" track
Bracket mounting (not available on full vertical door tracks)
Higher-cycle springs in 25k, 50k, 75k, 100k cycles
Exhaust ports
Four-section pass door
Wind load and impact rated door available
Posi-tension drums
Bronze anodization
Powder coat finish
Pass door

†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure Options

Anodized Finishes


Clear (standard)


Light Bronze

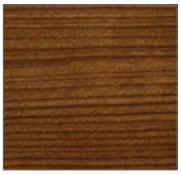

Medium Bronze


Dark Bronze


Black

Wood Grain Powder Coat Finishes*


Knotty Pine


Cherry


Cherry with Flame


Dark Walnut

Powder Coat Finishes

Select from approximately 200 RAL powder coat color options to best match your home.

*Wood grain availability dependent upon location.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel Layout

Door Width	Number of Panels
to 9'2" (to 2794 mm)	2 or 3 (standard)
9'3" to 12'2" (2819 mm to 3708 mm)	3
12'3" to 16'2" (3734 mm to 4953 mm)	4
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)
18'3" to 19'2" (5562 mm to 5842 mm)	5
19'3" to 20'11" (5867 mm to 6375 mm)	6**
21'0" to 23'11" (6401 mm to 7290 mm)	8**
24'0" to 26'2" (7315 mm to 7976 mm)	10**

Section Stack

Door Height	Number of Sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8
16'2" to 18'1" (4928 mm to 5512 mm)	9
18'2" to 20'1" (5537 mm to 6121 mm)	10

**Special construction. Consult your local Overhead™ Door Distributor for additional information.

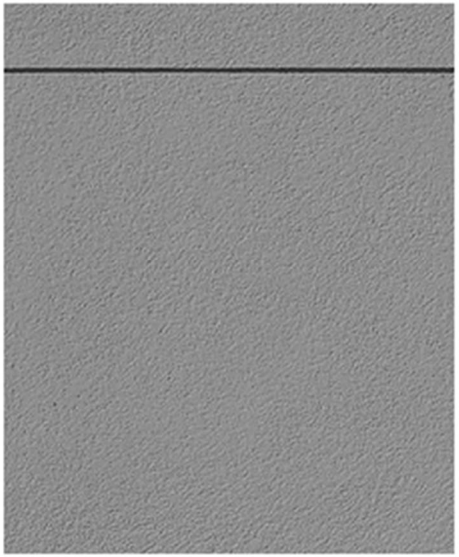
HARDIE™ ARCHITECTURAL COLLECTION

FINE SAND-GROOVED

Create a fresh new look with these even-textured, smooth, and consistent finish panels. Grooves are milled into the panel every 16 inches to create clean architectural lines. Panels can be oriented horizontally or vertically to achieve a variety of designs.

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	120"	144"
WIDTHS:	48.197"	48.197"
	96"	
	48.197"	

Request a Sample >

RELATED DOCUMENTS

A. Work of this section shall be governed by the Contract Documents. Provide materials, labor, equipment, and services necessary to furnish, deliver, and install all work of this section as shown on the drawings, as specified herein, and/or as required by job conditions.

1.2 SUMMARY OF WORK

A. This section includes, but is not limited to the following:
a. Paint removal by chemicals from all historic surfaces including smooth and ornamental wood, metal, masonry, concrete, and brick. Mock-ups will determine the best appropriate method.
B. Protection of concrete mosaic, metals, stone, and other adjacent materials during all other work activities in related sections, below.
C. Visual Requirements:
a. Maintain aesthetic or historic qualities of Project by protecting Work designated to remain.

1.3 REFERENCE

A**.** Manufacturer's specifications and instructions.

1.4 SUBMITTAL

A. Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
B. Product Data: Submit manufacturer's specifications and installation instructions for products used including finishing materials and methods.
C. Submit manufacturer's technical data sheet for each product indicated including chemical analysis and recommendations for their application and use. Include test reports and certifications substantiating that products comply with requirements.
D. Submit a detailed plan for proposed paint removal methods for each type of paint removal Work, for review and approval by owner or owner's representatives.
E. Submit a work plan describing chemicals used to strip paint; procedures used to provide inlets, and capture, store, sample and dispose of all waste generated throughout this project.
F. Samples: Provide sample installation of paint removal. Locations per the owner or owner's representatives' directions.

1.5 QUALITY ASSURANCE

A. Mock-ups: Prepare sample for each type of removal on the appropriate material indicated to be stripped. See 1.6 Test Panels.
B. Provide at least one person who shall be present at all times during the execution of the work of this section, who shall be thoroughly familiar with the specified requirements, and the materials and methods needed for their execution, and who shall direct all work performed under this section.
B. Provide adequate numbers of workers skilled in the necessary crafts and properly informed of the specialized methods and materials to be used in this work.

1.6 TEST PANELS

A. The Contractor shall arrange for preparing test panels to determine the appropriate thickness at which the product is applied to the surface and the time values for removing the product. Size of testing area shall be no smaller than 1' SF.
B. Contractor shall prepare a written report detailing results of testing including description of methods employed, materials, concentrations of chemicals, dwell times and other elements of test procedures.
C. Each test panel must be carefully labeled, charted, and photographed.
D. Approved test panels will become a part of the Work, and serve as the quality standard for similar type work on this project. Additional test panels, up to a maximum of 3 for each type of c stripping, shall be prepared if necessary to obtain satisfactory results.

E. Notify the owner's representative seven (7) days in advance of the dates and time when the test panels will be installed.
F. As the Work progresses along the building, the Contractor shall perform test panels to confirm which paint removal product will be best for that location being worked on. Designated areas should take into consideration that the paint removal product will react differently based on temperature, substrate and type of coating. Prior repairs, remaining paint layers, type of paint, and sun exposure may not be uniform on the building and will potentially need separate removal products, amounts of chemical removers, and dwell times. Size of testing area will be no larger than 5' SF.

1.7 PROJECT/SITE CONDITIONS

A. Contractor shall be responsible for protecting all existing adjacent materials such as doors, windows, flashings, roofing, and other existing material assembles.
B. Contractor shall be responsible for the repair of all damaged adjacent materials due to the execution of the cleaning work at no additional expense to the Owner. Repairs shall be made by qualified mechanics skilled in the type of repairs required, to the satisfaction of the owner's representative.
C. Protect adjacent areas and surfaces not being cleaned with barriers suitable for the chemical cleaners being used. Cover air intakes, air conditioning vents and similar openings that may come in contact with the chemical cleaners, residues, and their fumes. Leave covers in place throughout the cleaning process.
D. Protect trees, plants, foliage, storm sewers, and surrounding surfaces from paint removers, neutralizers, residue, and rinse waters.
E. Take appropriate precautions to avoid harm to building occupants, pedestrians and nearby property. Terminate work when wind drift may injure passerby or damage vehicles and adjacent property.
F. Safety: For any number of reasons, it is essential to maintain a high degree of worker and occupant safety while working with hazardous materials. Most of the processes used to remove lead paint on this scale will require a full-time industrial hygienist to test air quality and lead levels in all persons entering the contaminated area.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Chemical Strippers
a. Acceptable products: Graffiti Solutions Elephant Snot Graffiti Remover, Prosoco Heavy Duty Paint Stripper.
B. Specialty Materials for Delicate Items
a. Product(s) shall be chosen based upon test samples prepared by Contractor onsite.
C. Miscellaneous Equipment
a. Stiff natural bristle brushes
b. Soft, clean rags
c. Clean, potable water
d. Rubber gloves
e. Eye and skin protection
f. Putty knives or paint scrapers, metal, and plastic.
g. Airless Spray equipment with adjustable pressure (between 100-600 psi.) and a 0.19" or larger fan tip outfitted with chemical resistant packings. Titan 640i or larger pump or equal
h. Standard Pressure washers with tip pressures no greater than 3600 psi at the tip.
i. Wire Brush (for removing rust bloom only; for metal surfaces; NEVER ON MASONRY).

PART 3- EXECUTION

3.1 PREPRATION

A. Protect adjacent surfaces with paper, drop cloths, and other means. Special protection

should be applied to window, concrete mosaic ceiling, and other historic material should be applied.
B. When removing paint from metallic surfaces make sure surface has been mechanically cleaned free of rust with wire brush. Prime rusted areas as soon as possible to prevent recurrence of rust bloom.
a. Refer to Part B Specifications, Section 02064 for removal requirements involving lead-based paint.

3.2 GENERAL APPLICATION OF INITIAL CHEMICAL TREATMENT
(For paint removal from concrete, excluding metal railings)
A. Follow manufacturers' instructions.
B. Plan to remove paint in sections that can easily be applied in one working shift.
C. Clearly mark or identify time of application and dwell time.
D. Remove paint stripper in the same sequence of sections in which it was applied.
E. The contractor shall have adequate staff available to monitor the process at the end of the dwell time cycle and who will be available to remove the paint stripper. Do not leave chemicals on the building past their designated dwell time.
F. General Instructions

For Gel Based Paint Removal Products:
a. Rely on information from test panels to determine which chemical product to use.
b. Determine the dry film thickness of the coating to be removed.
c. Cover adjacent areas during spray application. Typical masking is required for only the adjacent 3 feet.
d. Cover ground directly beneath application to collect drips from application of stripper and to collect removed paint.
e. Apply with airless spray equipment or brush approximately 30-50% thicker than the film thickness of the coating to be removed. (Test patches will make the determination of application thickness). Covering of the stripper application is only required for applications in direct sunlight, high wind, high heat (greater than 85□F), or if inclement weather is expected to prevent stripper from drying or being washed off. Only if required, use 1 mil polyethylene plastic or other suitable material, otherwise leave uncovered. DO NOT rub or work plastic covering into surface of the stripper, merely hang plastic barrier covering over surface. Dwell time can be between 4-24 hours depending on the thickness and type of coating being removed. Remove plastic covering (if applied) and remove coating with suitable hand tools such as scrapers.
f. Leave on for up to 24 hours or longer according to test patch findings. Typical architectural coatings are removed by late afternoon application of stripper and removal the next morning. Typical architectural applications require two (2) applications.
g. Remove as much residue as possible with tools before clean-up procedure.
h. Collect paint and remaining residue, put into plastic bags and dispose of in compliance with Federal, State and local regulations. Never dispose of stripper or stripper residue in steel drums unless completely dry.
i. Rinse surface with pressure washer and surfactant cleaner, **working from the bottom up.** Collect water if required by environmental guidelines. If location does not allow pressure washing, clean all surfaces with clean rags saturated in denatured alcohol, cycling rags often, to remove any stripper residue. Dispose of rags in accordance with Federal, State and Local regulations.

3.4 GEL PAINT REMOVAL PRODUCT CONTAINMENT & REMOVAL (IF REQUIRED)
A. Use the following outline to develop a containment area:
a. First layer: clear polyethylene at least 6 mil. X 20' x 100'.
b. Install as follows:

1. Lay out a layer of polyethylene plastic. Using a roll of 4” duct tape, apply 2” of the roll along the edge of the clear polyethylene and attach the remaining 2” width of tape to the previously applied duct tape (see direction 2) that has been attached to the base of the building.
2. Outside of the containment area, take 4” plastic in 10’ sections and roll the clear black polyethylene over tubes and under so that when you have finished it will be possible to contain all liquids used in the stripping procedure.

3.5 PAINT REMOVALL AND SURFACE PREP

A. No work shall commence until methods and materials for each type of cleaning are approved by the owner’s representative as determined by test panels. Repeat test panels as required to demonstrate means and methods to acceptable levels as determined by the owner’s representative.
B. **Pressure washing shall be at a pressure, which will not damage the surface, yet provide effective removal.**
C. Personnel performing cleaning operations shall at adhere to the Personnel Protective Equipment (PPE) stipulated on the SDS for products being used.
D. Exercise caution during cleaning operations to avoid wind drift of materials to adjacent properties. Persons, or cars below. Schedule cleaning operations for times or days when risk to pedestrians or vehicles is at a minimum.
E. Generally, treat surfaces by directing low pressure water washing over the surface as determined by test panels.
F. Use only methods and materials determined during testing phase and approved by owner’s representative. Clean surface to degree accepted by owner’s representative. Do not permit cleaning to continue if methods and materials employed results in any permanent damage to surfaces.
G. Do not proceed with surface preparation until proper protection has been installed for adjacent materials.
H. Contractor shall reclaim, characterize and dispose of all removed paint and stripper residue used in conjunction with this project in accordance with applicable laws. Disposal sites shall be approved by the owner’s representative.

3.6 CLEAN UP

A. During the work, remove from the site discarded cleaning and coating materials, rubbish, cans and rags at the end of each workday.
B. Upon completion of work, remove all protective coverings and coatings, and clean window glass and other spattered surfaces. Remove spattered coatings by proper methods as recommended by manufacturer, using care not to damage adjacent surfaces.

LDG
ARCHITECTS
LINARDIC DESIGN GROUP
6525 15TH AVE. NW. ▲ SUITE 220 ▲ SEATTLE, WA 98117
TELEPHONE ▲ 206-283-4764

April 10, 2024

SDCI
700 5th Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

RE: PSB 194/23

SDCI review staff,

1. The pressure will be in 100-300 psi range, it was a typo.
2. The picture of the brick was taken at the west façade near top right corner where the brick was not pained near the canopy. I have emailed this picture to Stan Carper (Mutual material rep) and he believes that Inca is the brick that would match the existing brick.

Please free to get in contact by phone or email if you have any questions or require additional information.

Sincerely,
LDG architects

Edi Linardic