Anderson Hall Renovation

University of Washington | DON Certificate of Approval Application | Forest Club Room Mezzanine Removal

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CA 4-A
PROJECT VISION & GOALS

PROJECT VISION

The Anderson Hall Renovation will celebrate the building's historic significance while embodying the collaborative and innovative spirit of the School of Environmental and Forest Sciences. This will be achieved by maximizing programmatic improvements within the limitations of the available budget, balancing program and infrastructure needs (including accessibility upgrades and targeted seismic and system upgrades as able).

PROJECT GOALS

1. To provide welcoming and inclusive spaces enabling the brightest minds in science to work across disciplinary boundaries
2. To modernize classroom and office space, supporting impactful research cultivating a sense of community
3. To create flexible learning environments that promote innovation, engineering, and analysis in support of forest-dependent industries and culturally significant uses by Western and Indigenous populations
4. To respectfully, thoughtfully, and strategically renovate this historic building
5. To strategically reinvigorate the courtyard between Anderson Hall, Winkenwerder Hall & Bloedel Hall

1926 Forestry Club in front of Anderson Hall (MSCUA UW Libraries. Photo Coll 700)

c.1960 students in Anderson Hall library (MSCUA UW Libraries. Photo Coll 700)

Current use of the Forest Club Room (also known as Reading Room) for lectures

CA 4-B
HISTORIC SIGNIFICANCE

INTRODUCTION

SUMMARY OF HISTORY, SIGNIFICANCE, AND DESIGNATION

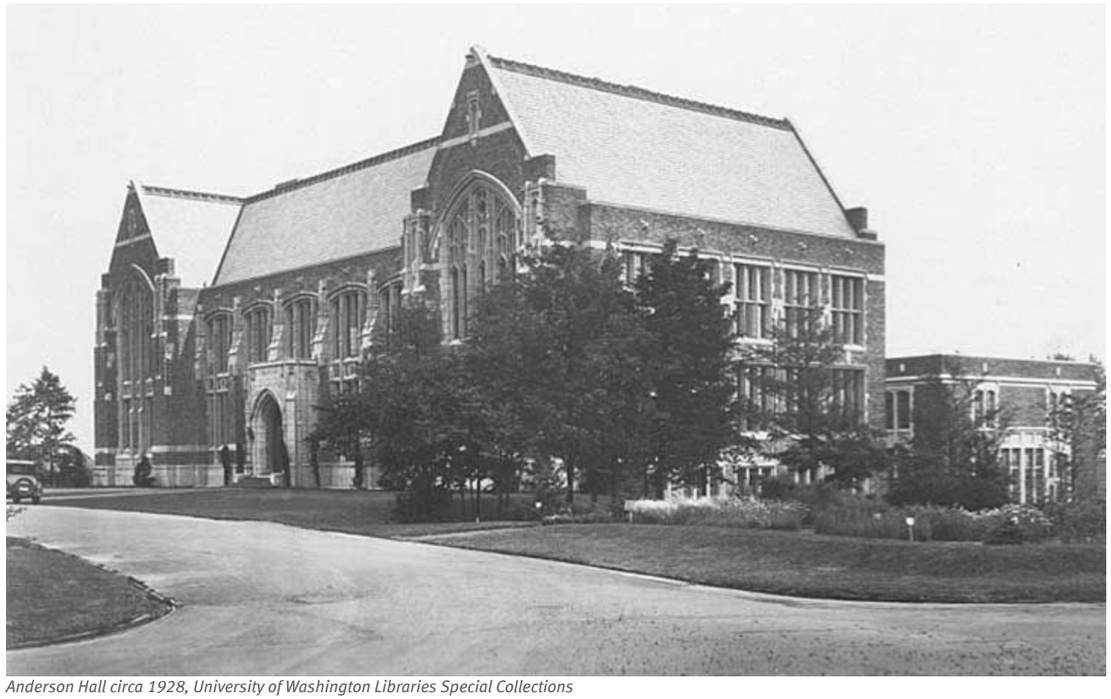
Anderson Hall was constructed in 1924-25 to house the School of Forestry. The building was made possible by a generous donation in 1923 from Agnes Healy Anderson, widow of the late lumberman and state legislator Alfred H. Anderson, for the purposes of housing the growing school. The building was designed by the architectural firm Bebb and Gould, in the Collegiate Gothic architectural style that dominated campus development through the first half of the 20th century.

Anderson Hall was locally designated a historic landmark by the Seattle Landmarks Preservation Board in May 2023. The Landmarks Preservation Board made its designation based on the building meeting the following criteria:

- It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.
- It is an outstanding work of a designer or builder.

Features and characteristics identified as contributing to the designation include:

- The site bound by W Stevens Way NE, 30 feet from the east and west building walls, and 15 feet from the south building wall into the modern-era courtyard between Anderson, Bloedel, and Winkenwerder.
- The exterior of the building, including all elevations and roof.
- Interior spaces retaining historic character including the primary entrance vestibule and corridor intersection, historic stairs in the east and west building wings, the Auditorium, and the Forest Club Room (also known as Reading Room).



Anderson Hall circa 1928, University of Washington Libraries Special Collections

CA 4-C
HISTORIC COMPLIANCE

The University of Washington Anderson Hall was designated a Seattle Historic Landmark in May 2023. Regulatory controls associated with this designation apply to:

- The site (as illustrated in Attachment A of the Landmarks Preservation Board Controls and Incentives Agreement).
- The exterior of the building.
- Historic interior spaces, including: the first floor main entryway and hall with vaulted ceilings, the east and west stairs from the ground floor up through the third floor (excluding the adjacent hallways), the Reading Room at the second and third floors, and the Auditorium/Lecture Hall at the second and third floors.

The Controls and Incentives Agreement further defines the building and site features subject to regulatory controls.

A Certificate of Approval, issued by the Landmarks Preservation Board, is a written authorization, much like a permit, that must be issued before any changes can be made to the designated features of Anderson Hall. When reviewing an application, the Board/ Commission uses its Landmark regulations, guidelines, and the Secretary of the Interior's Standards for the Treatment of Historic Properties to evaluate proposed work.

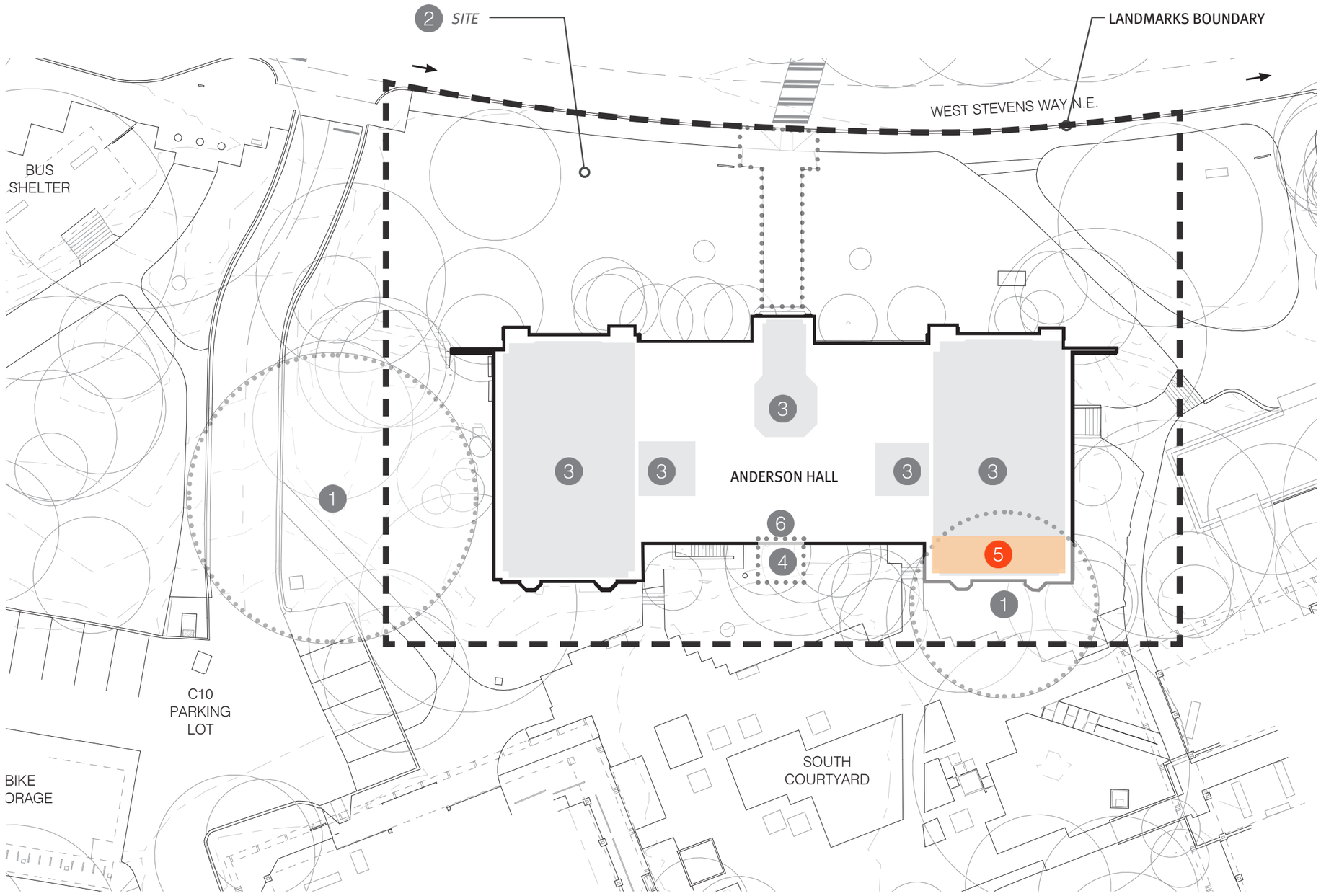
The Design-Build has submitted the following Certificate of Approval Applications:

1. Tier-2 Tree Removal (DONH-COA-01316) - APPROVED
   - Removal of two exceptional trees within Landmarks Boundary
   - Scope included in SDCI permit record #6983949-GR, #7003255-GR, and #6983948-CN.
2. Site and Exterior (DONH-COA-01331) - APPROVED
   - Building exterior and roof repairs and in-kind replacement (exempt, for reference only)
   - Seismic improvements impacting the building exterior and roof
   - Site improvements
   - All exterior and site scope not covered in CofA 1. North Path Replacement and Tier-2 Tree Removal and CofA 4. New South Entry Certificate of Approval
   - Scope included in SDCI permit record: #6983949-GR, #7003255-GR, and #6983948-CN.
3. Interior Rehabilitation (DONH-COA-01269) - APPROVED
   - Preservation, restoration, and renovation (to meet code and programmatic requirements) within landmark designated interior spaces
   - Mechanical, electrical, lighting, plumbing, and fire protection upgrades and modernization
   - Seismic up grades to building structure and work required within the building
   - Scope included in SDCI permit record #6981621-CN and #6983948-CN.
4. New South Entry (DONH-COA-01341)
   - Reinstate second primary building entry at the ground floor of the south facade. This new entry will be the primary accessible building entry
   - Scope included in SDCI permit record # 6983948-CN.
5. **Removal of Forest Club Room (Historic Reading Room) Mezzanine (DONH-COA-01342)**
   - **Mezzanine removal to address SDCI Life Safety concerns**
   - **Scope to be included in post permit revision to SDCI permit record #6983948-CN.**
6. Construction Access (DONH-COA-01399) - APPROVED
   - Selective dismantling of non-historic infill at the south facade to allow for construction access to enable work within areas that are not designated historic spaces and features.
   - Salvaging of all existing material for reinstallation or for exterior repair work as indicated in Certificate of Approval Application for the Site and Exterior (DONH-COA-01331).
   - Note that this application precedes the application for the New South Entry (DONH-COA-01341). The proposed design to replace the south facade that is dismantled as part of this application will be reviewed and approved under the New South Entry application (DONH-COA-01341).
   - Scope included in SDCI permit record # 6983948-CN.

CA 4-D
CERTIFICATE OF APPROVAL SCOPES

CERTIFICATE OF APPROVAL KEY

1. Tier-2 Tree Removal
2. Site and Exterior
3. Interior Rehabilitation
4. New South Entry
5. **Removal of Forest Club Room (Historic Reading Room) Mezzanine (this application)**
6. Construction Access



CA 4-E
PROPOSED SCOPE OF WORK

INTRODUCTION

SDCI PERMIT INFORMATION

This project will rehabilitate, seismically upgrade, and modernize Anderson Hall, a landmark building located on the University of Washington's Seattle campus. The building will continue to function as higher education (Business and Assembly occupancies); no change in use is proposed. In addition to building infrastructure upgrades, spaces will be reconfigured to meet programming requirements. This rehabilitation project plans to attain LEED Silver certification.

This substantial alteration project is being submitted to the Seattle Department of Construction and Inspections in a phased manner as follows:

- #6983949-GR – Demo Grading
  - Scope Description: Site demo grading and clearing.
- #7003255-GR – Site Utilities
  - Scope Description: Work for proposed storm water, sewer, and utilities connections to support building renovation and site improvements. Includes storm water code compliance for new and replaced hard surfaces and a new connection to a City of Seattle Storm main.
- #6983948-CN – Building + Site Improvements
  - Scope Description: Work for building structure improvements and fire and life safety improvements in compliance to Seattle Building Code 2018. Includes masonry and stone anchorage, seismic upgrades to the building structure, and work to support building renovations. Interior renovation within historic landmark designated spaces and non-historic spaces to meet programmatic needs and code requirements. Site improvements to meet accessibility and programmatic needs.
- #6981621-CN – Mechanical
  - Scope Description: Building mechanical upgrade.

PROPOSED ALTERATIONS - CA 5 FOREST CLUB ROOM MEZZANINE REMOVAL

This Certificate of Approval application is focused on the removal of the mezzanine within the Forest Club Room on the 2nd floor of Anderson Hall. The mezzanine will be removed to address life safety concerns identified and reviewed with SDCI and the University.

- Remove mezzanine floor, stair and stair railing
- Salvage mezzanine railing and reinstall along the south wall
- Salvage historic wall paneling to infill at removed stair
- New cornice trim/cap at wall paneling
- New mantel at fireplace to house proposed projector screen

All other proposed work within the Landmarks Boundary or within designated historic spaces will be included in separate Certificate of Approval applications as noted on CA 4-C.

CA 4-01
2ND FLOOR | ORIGINAL DRAWINGS

HISTORIC CONTEXT

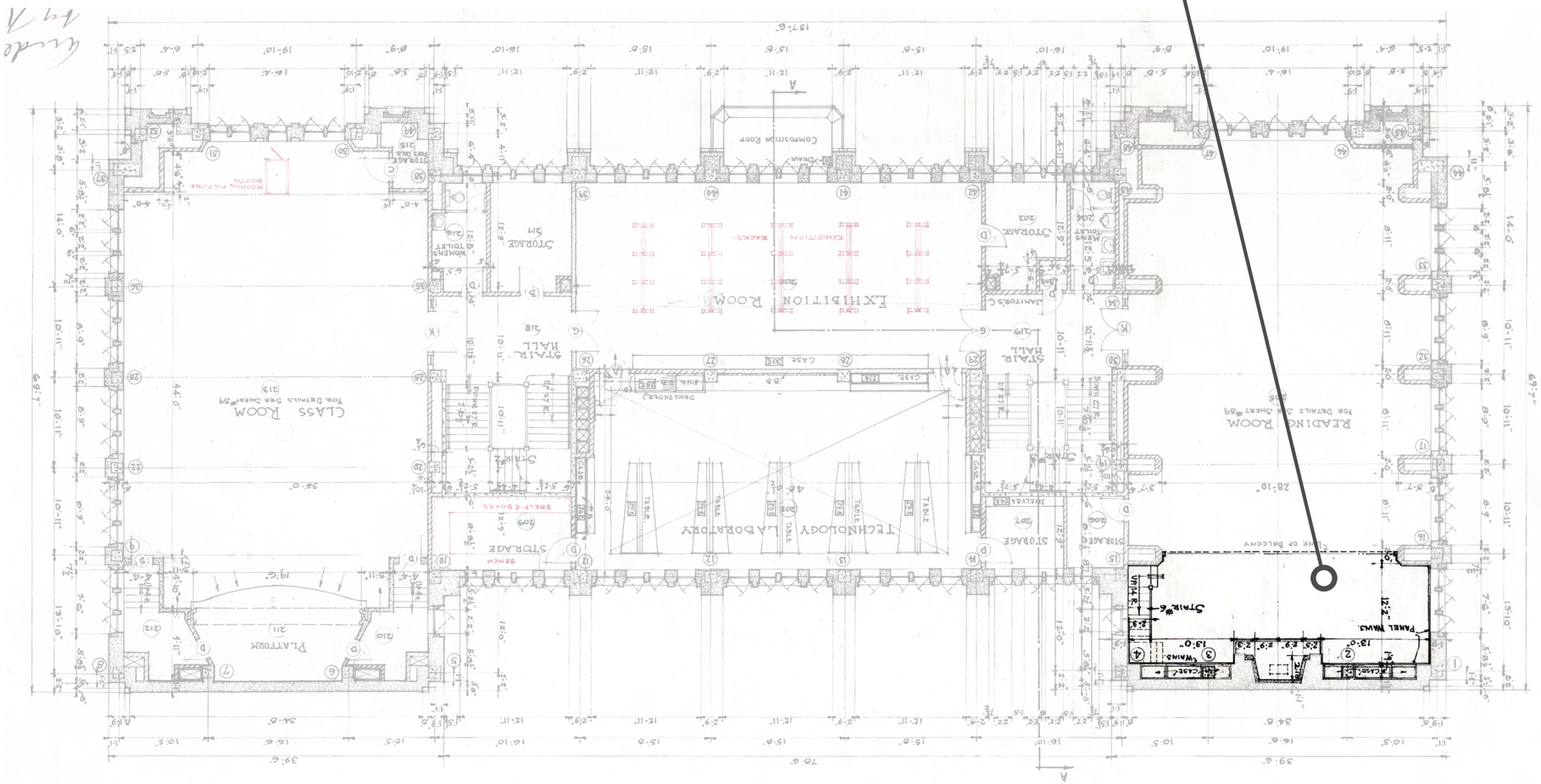
HISTORIC CONTEXT

Historically, the Forest Club Room has been used and continues to be used as a student gathering and study space. The mezzanine is assumed to be an extension of the main area of the Forest Club Room.

The original drawing set for Anderson Hall did not indicate a use for the mezzanine and the Furnishings Plan for the Forest Club Room does not include furnishings for the mezzanine. Based on the original structural drawings, the historic use of the mezzanine is limited by the structural load capacity.

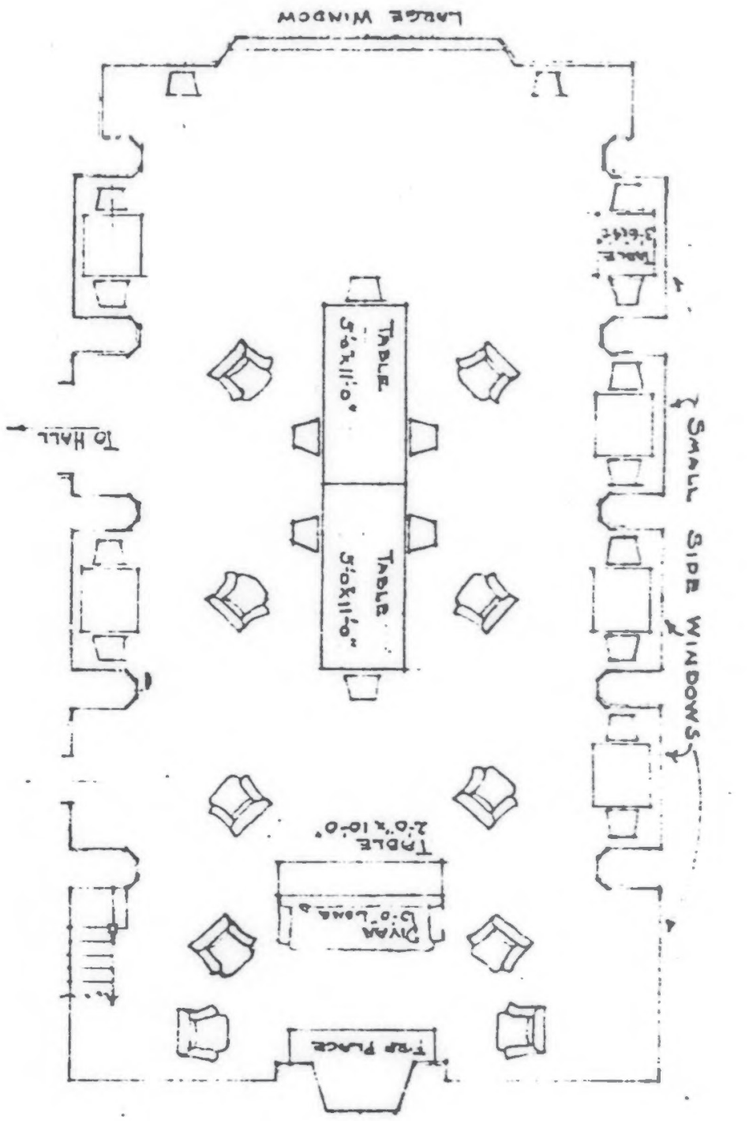
Additionally, historic photos for the Forest Club Room and mezzanine were not included in the Landmark nomination report for Anderson Hall and no additional historic photos were discovered as part of the project team's research.

MEZZANINE ABOVE (NO ORIGINAL FLOOR PLANS FOR THE MEZZANINE EXIST)

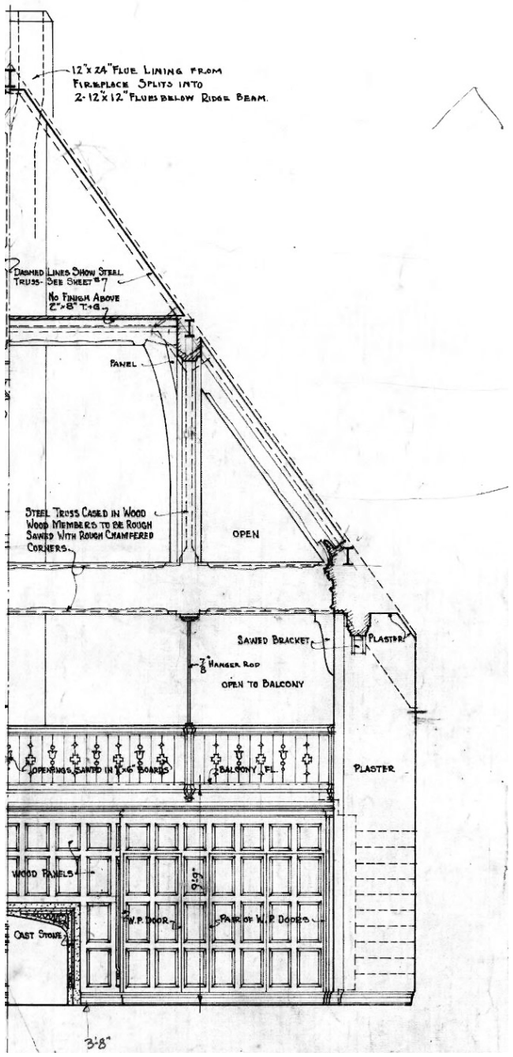


2ND FLOOR PLAN

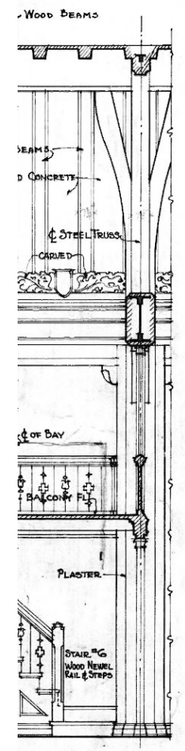
CA 4-02
FURNISHINGS PLAN & DETAILS | ORIGINAL DRAWINGS



FOREST CLUB ROOM FURNISHINGS PLAN

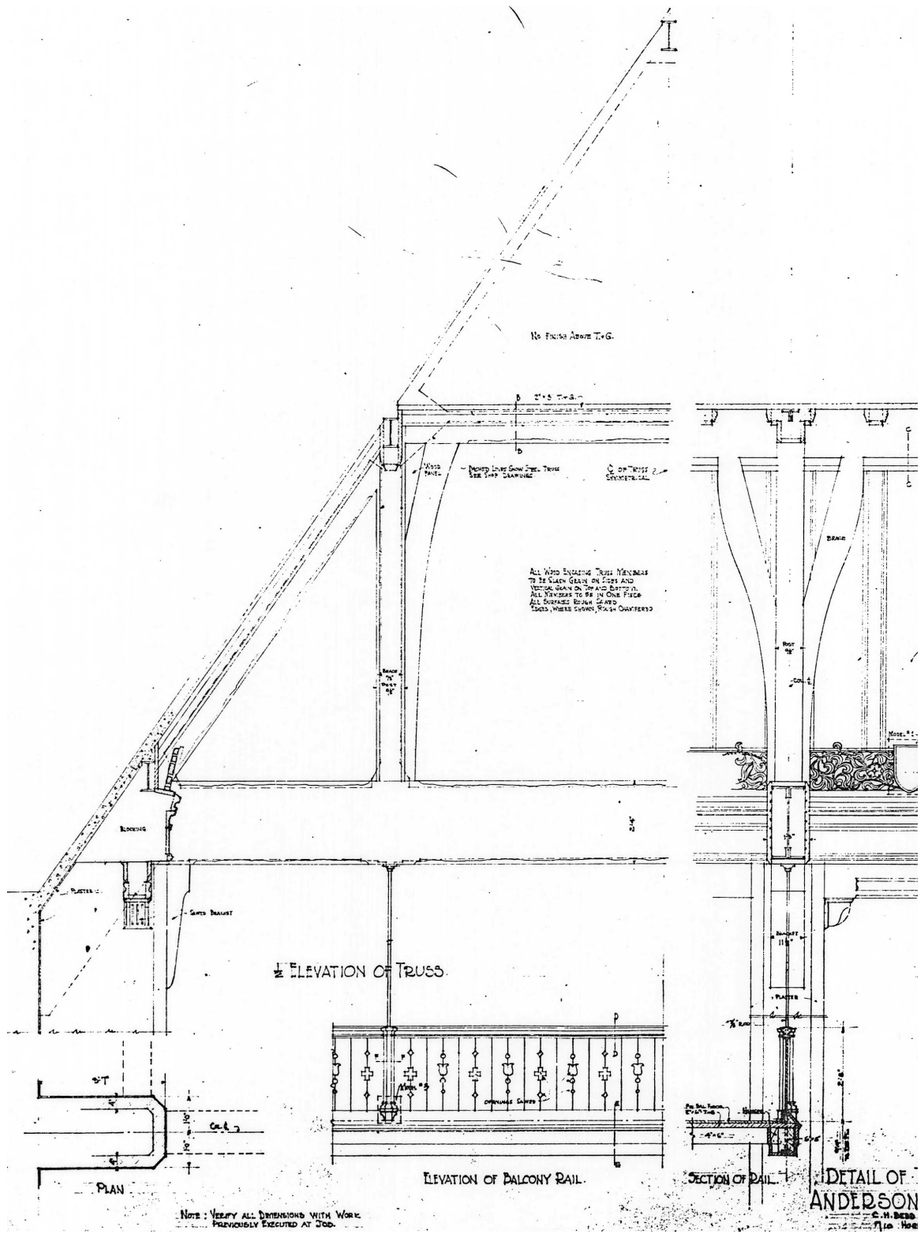


PARTIAL SECTION/INTERIOR ELEVATION LOOKING SOUTH

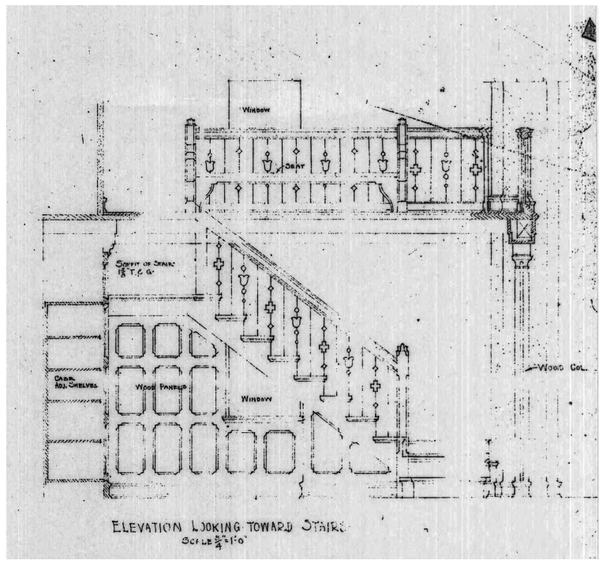


PARTIAL SECTION/INTERIOR ELEVATION LOOKING EAST

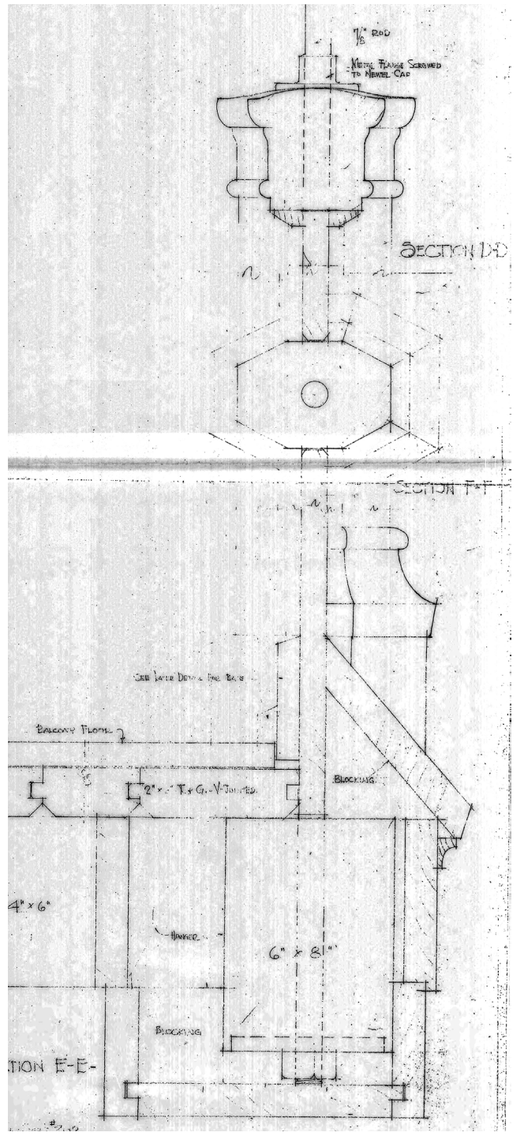
CA 4-03
DETAILS | ORIGINAL DRAWINGS



PARTIAL ENLARGED MEZZANINE SECTIONS/ELEVATIONS



MEZZANINE ELEVATION LOOKING EAST



MEZZANINE RAILING DETAIL

HISTORIC CONTEXT

EXISTING CONDITIONS

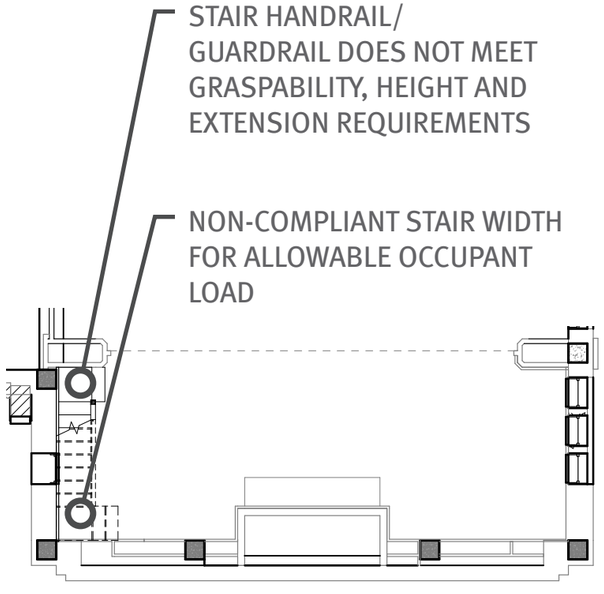
EXISTING CONTEXT & CONDITION

Currently, the mezzanine in the Forest Club Room is not used and the University has restricted access to the space due to public safety concerns with non-compliant conditions. Additionally, access is currently restricted with a chain and signage but the University has found this solution to be insufficient. As an area that is inherently sequestered and removed from sightlines, the mezzanine is an area of concealment, isolation and security risk.

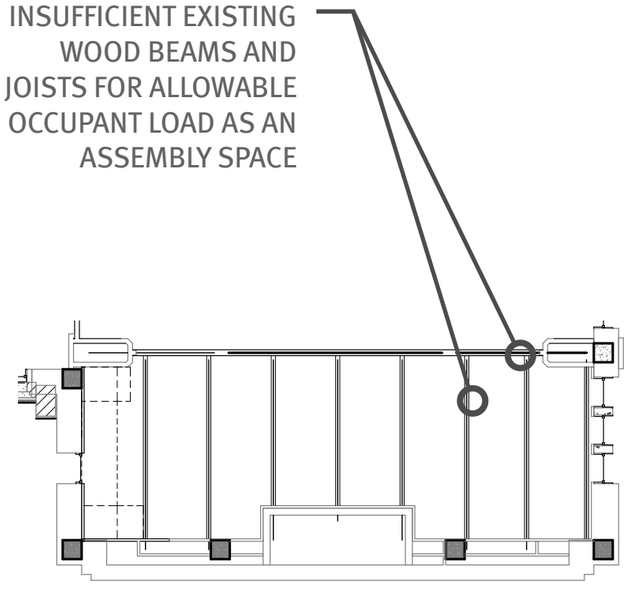
As part of a the project's presubmittal conference with SDCI, the team reviewed the following non-compliant conditions:

- The mezzanine does not comply with means of egress for the allowable occupant load
- The structural capacity of the mezzanine is insufficient for the allowable occupant load
- The mezzanine does not comply with stair and elevated surface guardrail heights

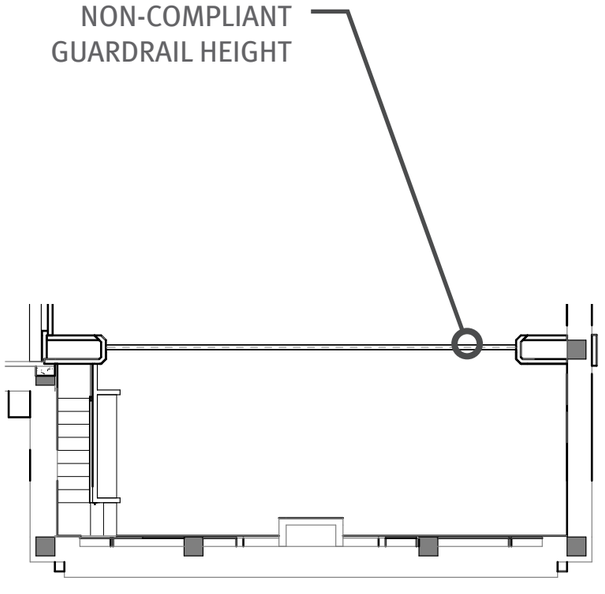
As a result, SDCI requires restricting use of the mezzanine with a more robust barrier than the existing chain and signage unless the mezzanine is made to be compliant or removed.



PLAN BELOW MEZZANINE



CEILING PLAN BELOW MEZZANINE



MEZZANINE PLAN

CA 4-05
PHOTOS

EXISTING CONDITIONS

Forest Club Room, looking south at the mezzanine

Forest Club Room, looking north

CA 4-06
PHOTOS

EXISTING CONDITIONS

Looking east under mezzanine

Fireplace

Built-in cabinet behind wall panelling

Looking east at steel windows and wall paneling

Looking west at fireplace, paneling, and mezzanine stair

Wall paneling with hidden casework

Stair to mezzanine

CA 4-07
PHOTOS

EXISTING CONDITIONS

Looking east from mezzanine

Looking west from mezzanine

Looking north from mezzanine

Mezzanine railing

Mezzanine railing details

Mezzanine railing and bench above stair opening

PRELIMINARY DESIGN STUDIES

DESIGN OBJECTIVES

The project team explored several design variations to address the following:

1. **Code compliance**

   Address non-compliant egress and accessibility conditions, and modify as required for allowable occupant load.

2. **University's security concerns**

   Mitigate security concerns due to the mezzanine area being inherently sequestered and removed from sightlines, creating an area of concealment and isolation.

3. **Impact to historic fabric**

   Per feedback received at the Landmark Preservation Board briefing on May 15th, 2024, minimize impact to the existing historic elements and if removal is required, prioritize salvaging and leaving evidence of historic elements that was removed.

4. **Universal Access**

   In alignment with the University's commitment to provide universal access to the diverse community it serves, mitigate or eliminate conditions of universal access inequity.

DESIGN STUDIES:

Option 1: Retain Mezzanine & Make Code Compliant

Option 2: Remove Entire Mezzanine

Option 3: Remove Mezzanine Floor & Stair

Option 4 - PROPOSED: Remove Mezzanine Floor & Stair, and Salvage Railing for Reuse

PRELIMINARY DESIGN STUDIES

OPTION 1: RETAIN MEZZANINE AND MAKE CODE COMPLIANT

1 Code compliance

The existing mezzanine would undergo several modifications to comply with code (see diagrams on this page).

2 University's security concerns

Code improvements do not address the mezzanine as an area of concealment and isolation and would continue to be a security concern.

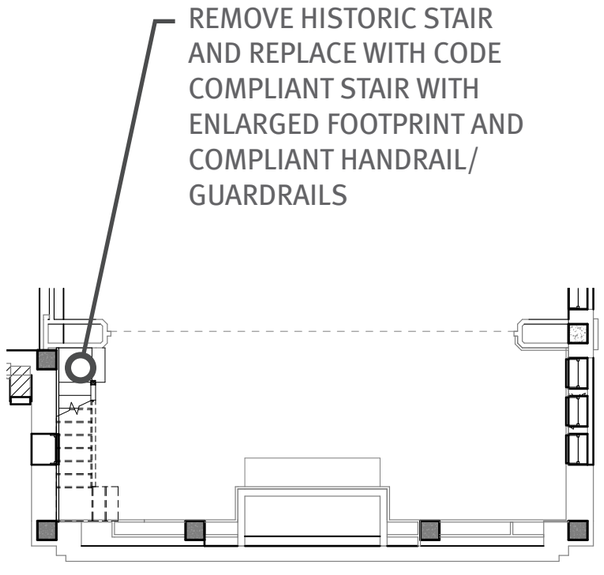
3 Impact to historic fabric

Achieving code compliance will result in significant visible alterations to the stair, stair opening, railings, and exposed underside of the mezzanine.

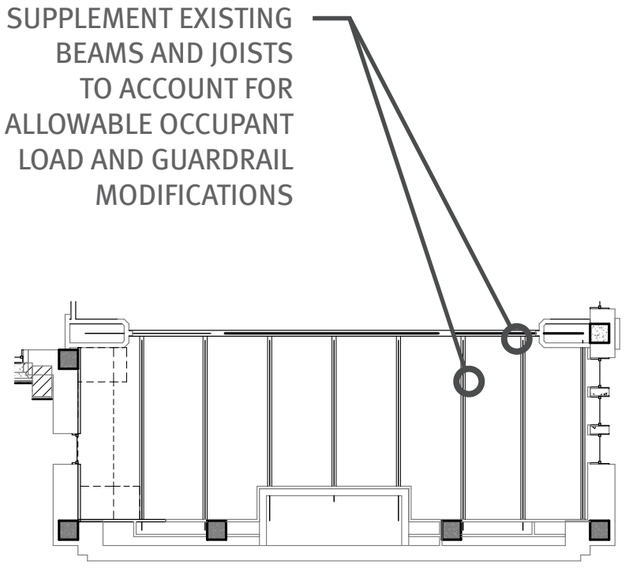
4 Universal Access

Although the stairs will be modified to be accessible, since the mezzanine area is only accessible by stairs, this area would continue to be an area of universal access inequity.

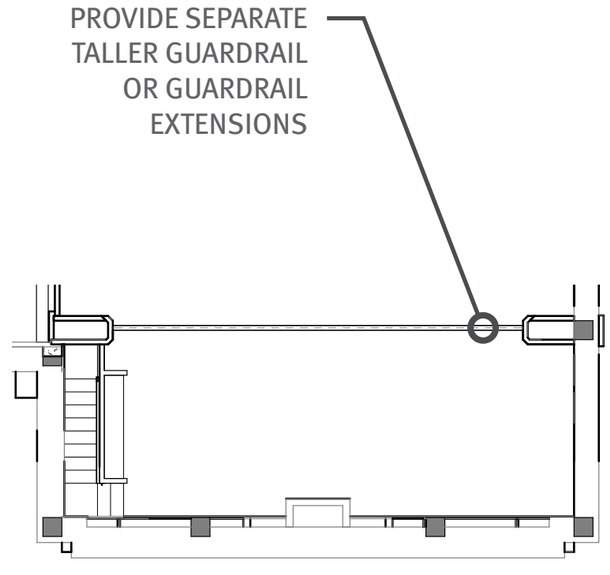
Although this option addresses code compliance, it is not recommended as it would drastically change the character of the space, continue to be a security issue for the University, and does not address the current condition of universal access inequity.



PLAN BELOW MEZZANINE



CEILING PLAN BELOW MEZZANINE



MEZZANINE PLAN

PRELIMINARY DESIGN STUDIES

OPTION 2: REMOVE ENTIRE MEZZANINE

1. **Code compliance**
   The existing non-compliant mezzanine and stair would be removed.

2. **University's security concerns**
   Removal of the mezzanine and stair would eliminate the current security concern.

3. **Impact to historic fabric**
   Historic elements are not proposed to be salvaged and little to no evidence of the mezzanine and stair would remain.

4. **Universal Access**
   Removing the mezzanine eliminates the condition of universal access inequity.

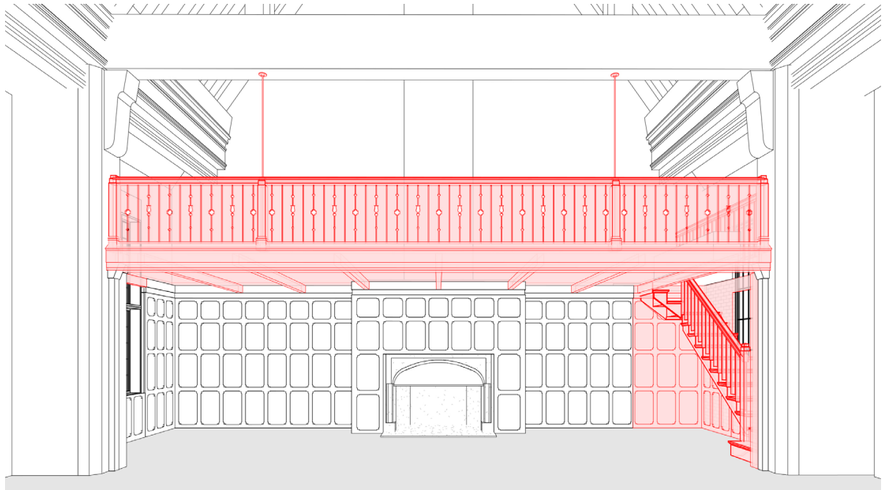
Although this option addresses the code compliance, safety concerns and eliminates the current condition of universal access inequity, because it removes all elements of the mezzanine leaving no evidence of the original mezzanine, this option is not recommended.

LEGEND:

= DEMOLITION

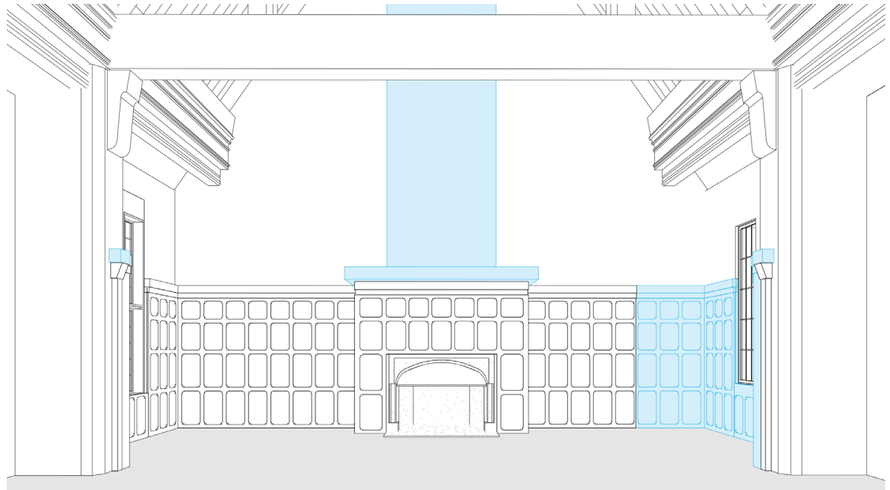
= SALVAGE

= NEW



OPTION 2 - SELECTIVE DEMOLITION & SALVAGE DIAGRAM

- Remove non-compliant mezzanine
- Remove non-compliant and non-accessible mezzanine stair



OPTION 2 - DESIGN DIAGRAM

- Provide new painted wood paneling to match existing historic wood paneling
- Provide new wood trim to match existing historic wood trim
- Provide new wood trim mantel and integrate projector screen

PRELIMINARY DESIGN STUDIES

OPTION 3: REMOVE MEZZANINE FLOOR & STAIR

1 Code compliance

The non-compliant mezzanine and stair would be removed.

2 University's security concerns

Although removal of the mezzanine floor and stair addresses security concerns as an area of concealment and isolation, the exposed joists create a new risk and liability to the University (the bottom of the joists are 9'-1" above the finished floor).

3 Impact to historic fabric

Maintains more of the historic fabric and clear evidence of original mezzanine. However, maintaining the mezzanine beams and joists would require new infrastructure (exposed conduits, exposed sprinkler pipes and heads, and structural reinforcement) to comply with current Code.

4 Universal Access

Removing the mezzanine eliminates the condition of universal access inequity.

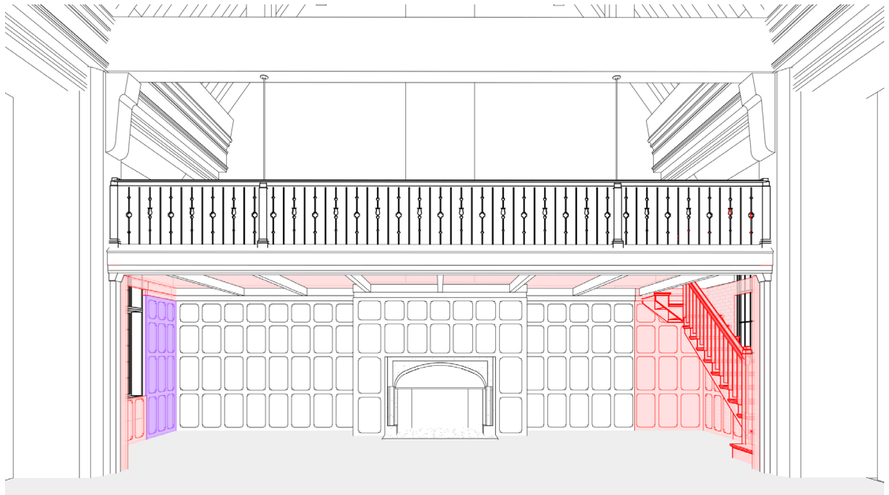
Although this option addresses code compliance issues and the University's security concern, eliminates conditions of universal access inequity, as well a maintains clear evidence of the original mezzanine, because it introduces new risk to the University, this option is not recommended.

LEGEND:

= DEMOLITION

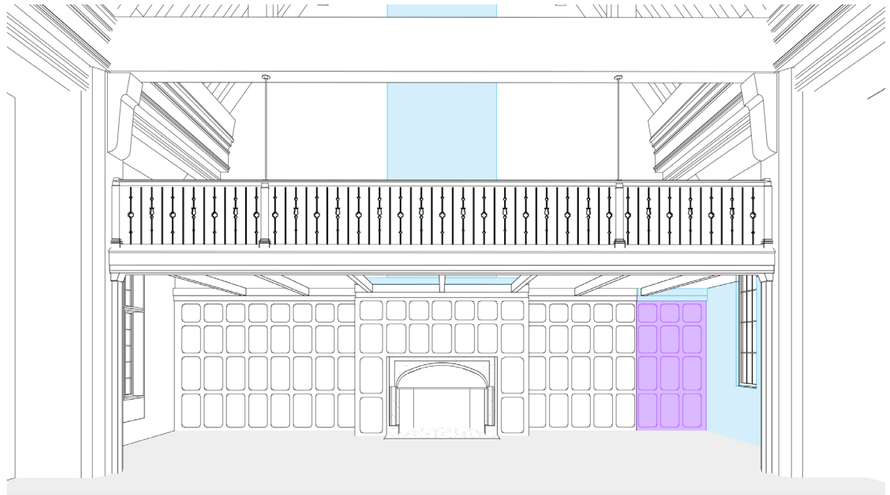
= SALVAGE

= NEW



OPTION 3 - DEMOLITION & SALVAGE DIAGRAM

- Remove mezzanine floor
- Remove non-compliant and non-accessible mezzanine stair



OPTION 3 - DESIGN DIAGRAM

- Provide new painted wood paneling to match existing historic wood paneling
- Provide new wood trim to match existing historic wood trim
- Provide new wood trim mantel and integrate projector screen

PROPOSED

OPTION 4 - PROPOSED: REMOVE MEZZANINE FLOOR & STAIR, AND SALVAGE RAILING FOR REUSE

1. **Code compliance**
   The existing non-compliant mezzanine and stair would be removed.

2. **University's security concerns**
   Removal of the mezzanine and stair would eliminate the current security concern.

3. **Impact to historic fabric**
   Salvages and reuses the historic railing and paneling to provide context and evidence of original mezzanine.

4. **Universal Access**
   Removing the mezzanine eliminates the condition of universal access inequity.

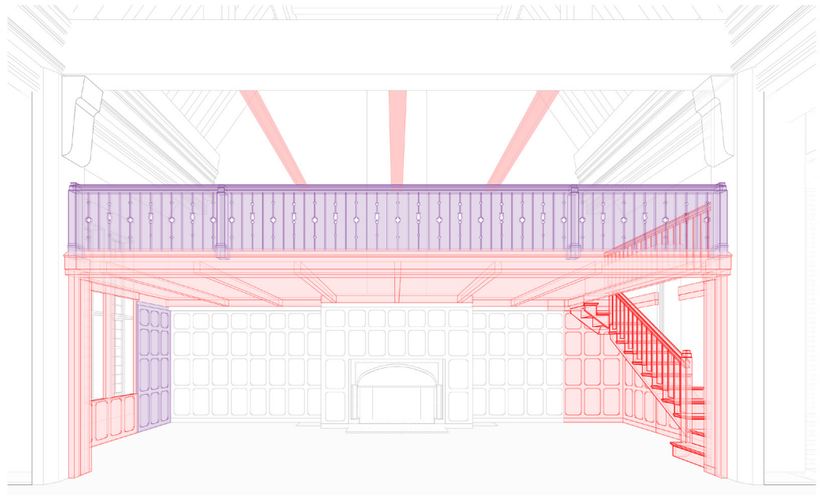
This option is recommended and proposed as it addresses code compliance issues and the University's safety concerns, retains historic fabric to provide evidence of the original mezzanine, and eliminates the current condition of universal access inequity.

LEGEND:

= DEMOLITION

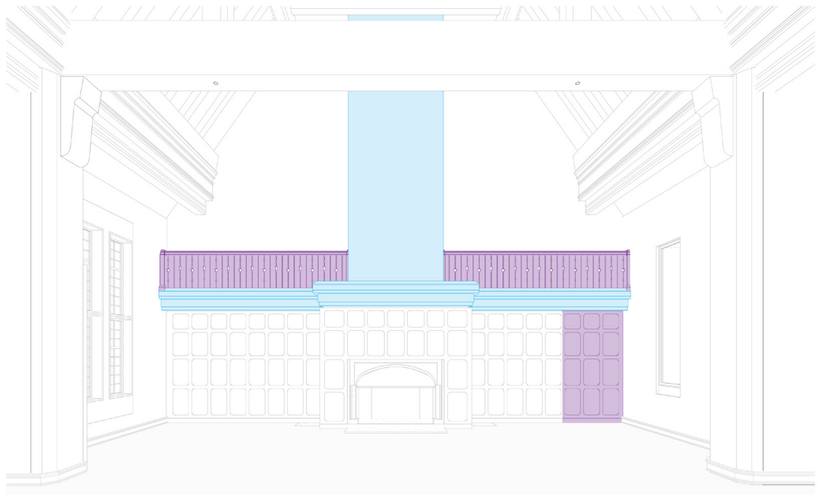
= SALVAGE

= NEW



PROPOSED SELECTIVE DEMOLITION & SALVAGE DIAGRAM

- Remove non-compliant mezzanine
- Remove non-compliant and non-accessible mezzanine stair
- Salvage historic railing
- Salvage wood panelling
- Remove non-historic mezzanine lights



PROPOSED DESIGN DIAGRAM

- Install salvaged historic railing
- Provide new wood trim mantel with roll-down projection screen
- Install salvaged wood panelling
- Repair plaster on west wall as required

CA 4-13
OPTION 4 | INTERIOR RENDERINGS

PROPOSED

Current condition looking southeast

Proposed design looking southeast

CA 4-14
OPTION 4 | INTERIOR RENDERINGS

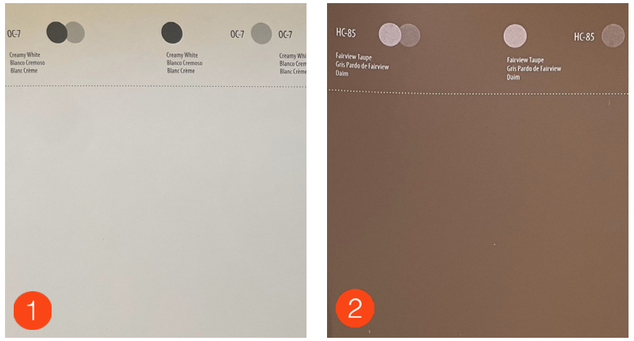
PROPOSED

Current condition looking south

Proposed design looking south

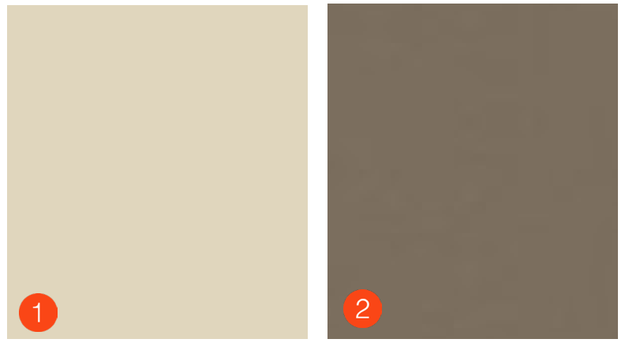
PROPOSED

PROPOSED PAINT PALETTE:
PHOTOS OF PHYSICAL SAMPLES*

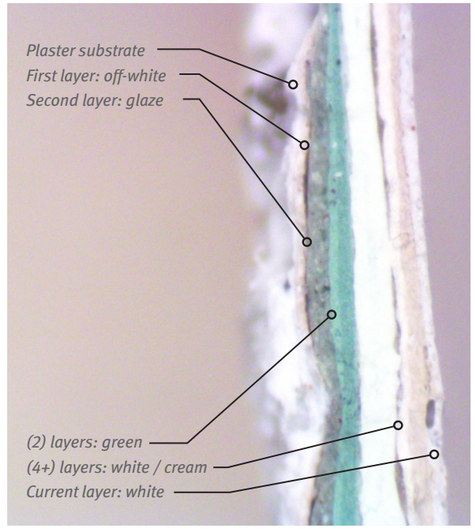


**Photographing physical samples presents challenges for color rendering accuracy due to camera limitations and lighting conditions. The photos shown were taken in an environment with both natural daylight and artificial lighting. Manufacturer's digital samples have also been provided.*

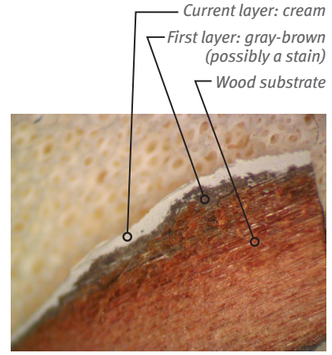
PROPOSED FINISH PALETTE:
DIGITAL SAMPLES



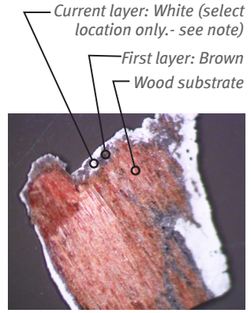
MICROSCOPIC ANALYSIS & EXISTING CONDITIONS



1 *Microscopic paint sample from Forest Club Room plaster wall*



1 *Microscopic paint sample from Forest Club Room wall woodwork*



2 *Microscopic paint sample from Forest Club Room wood ceiling. Note: sample was taken from lower north-south running beam along east elevation that has been painted white, but originally matched the rest of the ceiling*

PAINT PRODUCTS AND GENERAL NOTES:

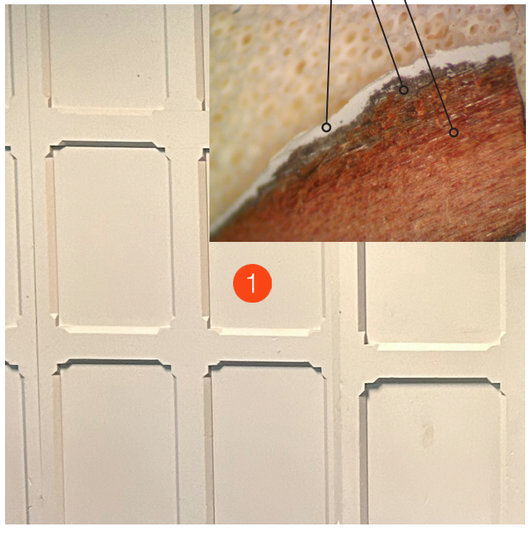
All proposed paint selections and mockups are to be approved by Landmarks before the work can proceed. All proposed paint at this area to be satin finish. See the following page for proposed paint locations.

1. Benjamin Moore - Creamy White OC-7 (based on microscopic match)
2. Benjamin Moore - Fairview Taupe HC 85 (based on microscopic match)

CA 4-16
OPTION 4 | MATERIALITY

PROPOSED

WOODWORK



Proposed paint for Forest Club Room wood features at walls and mezzanine

PLASTER WALLS

Proposed paint for Forest Club Room plaster walls.

1. Benjamin Moore - Creamy White OC-7
2. Benjamin Moore - Fairview Taupe HC 85

Note: The salvaged wall paneling and mezzanine railing are proposed to be a creamy white, which is consistent with the current treatment.

The salvaged corbels at the pilasters, window sills, and wall base not at the paneling are proposed to be painted to match the historic brown.

See CA4-17 for locations.

All proposed paint selections and mockups are to be approved by Landmarks before the work can proceed. All proposed paint at this area to be satin finish.

CA 4-17
OPTION 4 | MATERIALITY

PROPOSED

LOCATION	FEATURE	COLOR/FINISH		APPROACH
Walls	Gypsum plaster veneer	Creamy White OC-7	1	Repair, Paint
Casework	Wood	Creamy White OC-7	1	Repaint
Mezzanine railings & trim	Wood	Creamy White OC-7	1	Repaint
Window jambs, heads, mullions	Gypsum plaster veneer	Creamy White OC-7	1	Repaint
Corbels at Pilasters	Wood	Fairview Taupe HC-85	2	Repaint
Window sills	Wood	Fairview Taupe HC-85	2	Repaint
Wall base	Wood	Creamy White OC-7 at casework. Fairview Taupe HC-85 typical at walls	1 2	Replace, Paint

Refer to the Interior Rehabilitation Certificate of Approval Application (DONH-COA-01269) for proposed finishes outside of the mezzanine area.

1

2

APPENDIX

01 35 91 - Historic Treatment Procedures

02 42 96 - Historic Removal and Dismantling

06 03 12 - Historic Wood Repair

09 26 13 - Gypsum Veneer Plastering

Architectural Construction Documents

Structural Calculations

SECTION 01 35 91

HISTORIC TREATMENT PROCEDURES

PART 1- GENERAL

1.1 SUMMARY

A. This Section includes special procedures for historic treatment on Projects including, but not limited to, the following:
   1. Storage and protection of existing historic materials;
   2. Temporary protection of historic materials during construction;
   3. Protection during use of heat-generating equipment; and
   4. Historic treatment procedures.

1.2 DEFINITIONS

A. "Preservation": To apply measures necessary to sustain the existing form, integrity, and materials of a historic property. Work may include preliminary measures to protect and stabilize the property.

B. "Rehabilitation": To make possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

C. "Restoration": To accurately depict the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

D. "Reconstruction": To reproduce in the exact form and detail a building, structure, or artifact as it appeared at a specific period in time.

E. "Stabilize": To apply measures designed to re-establish a weather-resistant enclosure and the structural reinforcement of an item or portion of the building while maintaining the essential form as it exists at present.

F. "Protect and Maintain": To remove deteriorating corrosion, reapply protective coatings, and install protective measures such as temporary guards; to provide the least degree of intervention.

G. "Repair": To stabilize, consolidate, or conserve; to retain existing materials and features while employing as little new material as possible. Repair includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials. Within restoration, repair also includes limited replacement in-kind, rehabilitation, and construction, with compatible substitutes materials for deteriorated or missing parts so features that where there are surviving prototypes.

H. "Replace": To duplicate and replace entire features with new material in kind. Replacement includes the following conditions:
   1. Duplication: Includes replacing elements damaged beyond repair or missing. Original material is indicated as the pattern from creating new duplicated elements.
   2. Replacement with New Materials: Includes replacement with new material when original material is not available as patterns for creating new duplicated elements.
   3. Replacement with Substitute Materials: Includes replacement with compatible substitute materials. Substitute materials are not allowed, unless otherwise indicated.

I. "Remove and Salvage": To detach items from existing construction and deliver them to Owner.

J. "Remove and Reinstall": To detach items from existing construction, repair and clean them for reuse, and reinstall them where indicated.

K. "Existing to Remain" or "Retain": Existing items of construction that are not to be removed and that are not otherwise indicated to be removed and salvaged, or removed and reinstalled.

L. "Material in Kind": Material that matches existing materials, as much as possible, in species, cut, color, grain, and finish.

1.3 SUBMITTALS

A. Historic Treatment Program: Submit a written plan of each phase or process including protection of surrounding materials during operations. Describe in detail materials, methods, and equipment to be used for each phase of work.

B. Alternative Methods and Materials: If alternative methods and materials to those indicated are proposed for any phase of work, provide a written description including evidence of successful use on other, comparable projects, and program of testing to determine effectiveness for use on the Project.

C. Photographs: Show existing conditions of adjoining construction and site improvements, including finish surfaces that might be misconstrued as damage caused by historic treatment operations. Submit before work begins.

1.4 QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this work as specified in each section, and that has completed a minimum of five recent historic projects with a record of successful in-service performance that demonstrate the firm's qualifications to perform this work.

B. Historic Treatment Pre-construction Conference: Conduct conference at Project site prior to any work. This may be combined with the Pre-Construction Conference.

1.5 STORAGE AND PROTECTION OF HISTORIC MATERIALS

A. Removed and Reinstalled Historic Materials:
   1. Clean and repair historic items to functional condition adequate for intended reuse.
   2. Pack or crate items after cleaning and repairing. Identify contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

B. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling during historic treatment. When permitted by Architect, items may be removed to a suitable, protected storage location during historic treatment and cleaned and reinstalled in their original locations after historic treatment operations are complete.

C. Storage and Protection: When removed from their existing location, store historic materials within a weather tight enclosure where they are protected from wetting by rain, snow, humidity, or ground water, and temperature variations. Secure stored materials to protect from theft.
   1. Identify removed items with an inconspicuous mark indicating their original location and orientation if orientation is not obvious.

1.6 PROJECT-SITE CONDITIONS

A. Exterior Cleaning and Repairing:
   1. Proceed with the work only when forecasted weather conditions are favorable.
      a. Wet Weather: Do not attempt exterior repairs during rainy or foggy weather. Do not apply primer, paint, putty, or epoxy when the relative humidity is above 80 percent. Do not remove exterior element of buildings when rain is forecast or in progress.
      b. Do not perform exterior work when the air temperature is below 40 degrees F.

c. Do not begin cleaning, patching, or repairing when there is any likelihood of frost or freezing.
d. Do not begin cleaning when either the air or the surface temperature is below 45 degrees F unless approved means are provided for maintaining a 45 deg. F temperature of the air and materials during, and for 48 hours subsequent to, cleaning or approved in writing by the Architect.

2. Perform cleaning and rinsing of the exterior only during daylight hours unless approved in writing by the Architect.

B. Owner will occupy buildings immediately adjacent to this work. Conduct historic treatment so Owner's operations will not be disrupted. Provide not less than 48 hours' notice to Owner of activities that will affect Owner's operations.

PART 2- PRODUCTS

2.1 PREFORMANCE REQUIREMENTS

A. This project is a rehabilitation of an historic building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project building is a designated City of Seattle Landmark.

B. Existing construction, materials, and finishes are considered historic fabric in historically designated all locations, including the building exterior and historically designated interior. As a rehabilitation project, the goal is to disturb as little historic fabric as possible. Care must be taken when removing materials for reinstallation or salvage to prevent damage to the material removed or the surrounding historic building fabric. Demolition must be selective. Disturbance to historic fabric not identified in these drawings and specifications must be approved by the Owner and Architect prior to removal. See specifications sections 01 35 91 Historic Preservation Treatment Procedures and Section 02 41 19 Selective Demolition for detailed information and processes.

C. The contractor is responsible for repairing any damage caused by the execution of this contract, to the satisfaction of the Owner and Architect. Each employee of the contractor and their subcontractors shall be informed of the historic significance of the building and made responsible for the protection of the building artifacts, found objects, and other "collectible" items uncovered during the work. These items are the property of the Owner and no such property shall be removed from the site by the contractor, contractor's employees or subcontractors. If any cultural materials are discovered during construction work in the area shall halt immediately, and procedures followed for evaluation by an archaeologist.

PART 3- EXECUTION

3.1 PROTECTION, GENERAL

A. Comply with manufacturer's written instructions for precautions and effects of products and procedures on adjacent building materials, components, and vegetation.

B. Ensure that supervisory personnel are present when work begins and during its progress.

C. Temporary Protection of Historic Materials during Construction:
1. Protect existing materials during installation of temporary protections and construction. Do not deface or remove existing materials
2. Attachments of temporary protection to existing construction shall be approved by Architect prior to installation.

D. Protect landscape work adjacent to or within work areas as follows:
1. Provide barriers to protect tree trunks.
2. Bind spreading shrubs.
3. Use coverings that allow plants to breathe and remove coverings at the end of each day. Do not cover plant material with a waterproof membrane for more than 8 hours at a time.

4. Set scaffolding and ladder legs away from plants.

E. Existing Drains: Prior to the start of work or any cleaning operations, test drains and other water removal systems to ensure that drains and systems are functioning properly. Notify Architect immediately of drains or systems that are stopped or blocked. Do not begin Work of the Section until the drains are in working order.
1. Provide a method to prevent solids including stone or mortar residue from entering the drains or drain lines. Clean out drains and drain lines that become blocked or filled by sand or any other solids because of work performed under this Contract.
2. Protect storm drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

3.2 PROTECTION DURING APPLICATION OF CHEMICALS

A. Use of chemicals is not allowed.

3.3 PROTECTION DURING USE OF HEAT-GENERATING EQUIPMENT

A. Comply with the following procedures while performing work with heat-generating equipment, including welding, cutting, soldering, brazing, and other operations where open flames or implements utilizing heat are used:
1. Obtain Owner's approval for operations involving use of open-flame or welding equipment.
a. Notification shall be given for each occurrence and location of work with heat -generating equipment.
2. As far as practical, use heat-generating equipment in shop areas or outside the building.
3. Before work with heat-generating equipment commences, furnish personnel to serve as a fire watch (or watches) for location(s) where work is to be performed.
4. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use a combustible gas indicator test to ensure that the area is safe.
5. Remove and keep the area free of combustibles, including, rubbish, paper, waste, etc., within area of operations.
a. If combustible material cannot be removed, provide fireproof blankets to cover such materials.
6. Where possible, furnish and use baffles of metal or gypsum board to prevent the spraying of sparks or hot slag into surrounding combustible materials.
7. Prevent the extension of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.
8. Inspect each location of the day's work not sooner than 30 minutes after completion of operations to detect hidden or smoldering fires and to ensure that proper housekeeping is maintained.

B. Paint removal with heat is not allowed.

3.4 HISTORIC TREATMENT PROCEDURES

A. The principal aim of preservation work is to halt the process of deterioration and stabilize the item's condition, unless otherwise indicated. Repair is required where specifically indicated. The following procedures shall be followed:
1. Retain as much existing material as possible; repair rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes whenever possible.
4. Use traditional replacement materials and techniques. New work shall be distinguishable to the trained eye, on close inspection, from old work.

5. Record the work before the procedure with preconstruction photos and during the work with periodic construction photos. Photographic documentation is specified in Division 1 Section 01 32 22- Photographic Documentation.

B. Prohibit smoking by personnel performing work on or near historic buildings.

C. Obtain Architect's review and written approval in the form of a Constructive Change Directive or Supplemental Instruction before making changes or additions to construction or removing historic materials.

D. Notify Architect of visible changes in the integrity of material or components whether due to environmental causes including biological attack, UV degradation, freezing, or thawing; or due to structural defects including cracks, movement, or distortion.
1. Do not proceed with the work in question until directed by Architect.

E. Where missing features are indicated to be repaired or replaced, provide features whose designs are based on accurate duplications rather than on conjectural designs, subject to the approval of Architect.

F. Where Work requires exiting features to be removed, cleaned, and reused, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

G. Identify new or replacement materials and features with inconspicuous, permanent marks to distinguish them from original materials. Record the legend of identification marks and the locations of these marks on Record Drawings.

H. When cleaning, match samples of existing materials that have been cleaned and identified for acceptable cleaning levels. Avoid over cleaning to prevent damage to existing materials during cleaning.

END OF SECTION

SECTION 02 42 96

HISTORIC REMOVAL AND DISMANTLING

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:
1. Historic treatment procedures for removal and dismantling work for designated historic spaces, areas, rooms, and surfaces and the following specific work:
a. Removal and dismantling of indicated portions of building or structure for reuse, salvage, or debris hauling.
b. Removal and dismantling of indicated site elements for ruse, salvage, or debris hauling.
c. Salvage of existing interior items for reinstallation or salvage.

1.2 RELATED REQUIREMENTS:

A. Section 01 35 15 - LEED Requirements

B. Section 01 81 19 - Construction IAQ Management

C. Section 01 74 19 - Construction Waste Management and Disposal

D. Section 01 35 91 "Historic Treatment Procedures" for general historic treatment requirements.

1.3 DEFINITIONS

A. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

B. Existing to Remain: Existing items that are not to be removed or dismantled, except to the degree indicated for performing required Work.

C. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

D. Retain: To keep an element or detail secure and intact.

E. Salvage: To protect removed or dismantled items and deliver them to Owner.

1.5 INFORMATIONAL SUBMITTALS

A. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's removal and dismantling operations.

B. Removal and Dismantling Historic Treatment Program: Submit 30 days before work begins.

C. List of Items Indicated To Be Salvaged or Reinstalled: Prepare a list of items indicated on Drawings to be salvaged for Owner's use or for reinstallation. Submit 15 days before preconstruction conference.

D. Inventory of Salvaged Items: After removal or dismantling Work is complete, submit a list of items that have been salvaged for reinstallation or return to Owner.
1. Include item description, item condition, number of items if more than one of a type, and tag number. Include photo of item in original location.
2. As work proceeds, include on the inventory items that were indicated to be salvaged and items of historic importance discovered during the work. Document reasons, if any, why an item indicated to be salvaged was not salvaged.

1.6 QUALITY ASSURANCE

A. Removal and Dismantling Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of removal and dismantling work, including protection of surrounding and substrate materials and Project site.
   1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.
   2. Debris Hauling: Include plans clearly marked to show debris-hauling routes, turning radii, and locations and details of temporary protective barriers.

1.7 FIELD CONDITIONS

A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as long as practicable.

B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling work.

C. Hazardous Materials:
   1. It is unknown whether hazardous materials will be encountered in the Work.
      a. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
      b. In the case of asbestos, stop work in the area of potential hazard, shut off fans and other air handlers ventilating the area, and rope off area until the questionable material is identified. Resume work in the area of concern after safe working conditions are verified.

D. Storage or sale of removed or dismantled items on-site is not permitted unless otherwise indicated.

PART 2 PRODUCTS - (NOT USED)

PART 3 EXECUTION

3.1 LEED EXECUTION REQUIREMENTS

A. Refer to Section 01 35 15, LEED Requirements for additional information relating to execution of the following LEED credits:
   1. Sustainable Sites – Construction Activity Pollution Prevention: Comply with provisions of 01 57 13 Temporary Erosion and Sedimentation Controls.
   2. Materials & Resources – Construction Waste Management: Comply with provisions of Section 01 74 19 Construction Waste Management and Disposal.

3.2 HISTORIC REMOVAL AND DISMANTLING EQUIPMENT

A. Removal Equipment: Use manual, handheld tools. Handheld power tools may be permitted on a case-by-case basis with approval by Architect.

B. Dismantling Equipment: Use manual, handheld tools, except as follows or otherwise approved by Architect on a case-by-case basis:
   1. Handheld power tools are permitted only as submitted in the historic treatment program. They must be adjustable so as to penetrate or cut only the thickness of material being removed.
   2. Pry bars more than 18 inches long and hammers weighing more than 2 lb are not permitted for dismantling work.

3.3 EXAMINATION

A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work. Examine adjacent work to determine what protective measures are necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.
   1. Verify that affected utilities are disconnected and capped.
   2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage. Enter this information on the inventory of salvaged items.
   3. Before removal or dismantling of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

B. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.
   1. Comply with requirements specified in Section 013233 "Photographic Documentation."

C. Perform surveys as the Work progresses to detect hazards resulting from historic removal and dismantling procedures.

3.4 HISTORIC REMOVAL AND DISMANTLING

A. General: Have removal and dismantling work performed by a qualified historic removal and dismantling specialist. Ensure that historic removal and dismantling specialist's field supervisors are present when removal and dismantling work begins and during its progress.

B. All paints and coatings, including accessories, applied on site must comply with the VOC limits, emissions testing and Submittal requirements for IEQ Credit Low-Emitting Materials as specified in Section 01 35 15 LEED Requirements.

C. Comply with requirements in Section 01 35 91 "Historic Treatment Procedures" for identifying and storing historic items.

D. Perform work according to the historic treatment program.
   1. Perform removal and dismantling to the limits indicated.
   2. Provide supports or reinforcement for existing construction that becomes temporarily weakened by removal and dismantling work, until the Project Work is completed unless otherwise indicated.
   3. Perform cutting by hand or with small power tools as permitted by Architect wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.
   4. Do not operate air compressors inside building unless approved by Architect in each case.
   5. Do not drill or cut columns, beams, joints, girders, structural slabs, or other structural supporting elements, without having Contractor's professional engineer's written approval for each location before such work is begun.
   6. Dispose of removed and dismantled items off-site unless indicated to be salvaged or reinstalled.

E. Unacceptable Equipment: Keep equipment that is not permitted for historic removal or dismantling work away from the vicinity where such work is being performed.

F. Removing and Dismantling Items on or Near Historic Surfaces:
   1. Use only dismantling equipment and procedures within 12 inches of historic surface. Protect historic surface from contact with or damage by tools.
   2. Wherever possible, unfasten items in the opposite order from which they were installed.

3. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
4. Dismantle anchorages.

3.5 CLEANING

A. Dispose of all waste material in compliance with project's Waste Management Plan in accordance with Section 01 74 19 - Construction Waste Management and Disposal.

3.6 HISTORIC REMOVAL AND DISMANTLING SCHEDULE

A. Existing Items to Be Dismantled and Salvaged:
   1. Interior paneled wood doors

B. Existing Items to Be Dismantled and Reinstalled:
   1. Interior:
      a. Auditorium - Wood ceiling components requiring removal to execute structural, electrical, and FLS work
      b. Reading Room - Wood ceiling components requiring removal to execute structural, electrical, and FLS work
      c. Reading Room - Wood wall paneling and closet doors requiring removal to execute structural work
      d. Reading Room - Wood stair and balcony railing components requiring removal to execute structural work

C. Existing Items to Remain:
   1. Historic steel windows
   2. Historic terrazzo flooring
   3. Historic plaster walls and ceilings at north vestibule, hall, and vaulted area.
   4. Historic stairs
   5. Woodwork in historic Auditorium and Reading Room unless noted otherwise

3.8 SCHEDULE

A. Work of this section applies to (as noted but not limited to):
   1. Interior:
      a. Paneled wood doors
      b. Work adjacent to perimeter historic steel windows to remain in place
   2. Auditorium
      a. Wood ceiling components requiring removal to execute structural, electrical, and FLS work
   3. Reading Room
      a. Wood ceiling components requiring removal to execute structural, electrical, and FLS work
      b. Wood wall paneling and closet doors requiring removal to execute structural work
      c. Wood stair and balcony railing components requiring removal to execute structural work

END OF SECTION

SECTION 06 03 12

HISTORIC WOOD REPAIR

PART 1 GENERAL

1.1 SUMMARY

A. Section includes historic treatment of wood in the form of repairing wood features as follows:
   1. Repairing wood paneling, wood doors, and decorative trim and woodwork.
   2. Replacing wood paneling and decorative trim and woodwork.
   3. Repairing, refinishing, and replacing hardware.

1.2 RELATED REQUIREMENTS

A. Section 01 35 15 - LEED Requirements
B. Section 01 81 19 - Construction IAQ Management
C. Section 01 74 19 - Construction Waste Management and Disposal
D. Section 01 35 91 "Historic Treatment Procedures" for general historic treatment requirements.
E. Section 02 42 96 "Historic Removal and Dismantling" for historic removal and dismantling work.

1.3 SEQUENCING AND SCHEDULING

A. Perform historic wood repair in the following sequence, which includes work specified in this and other Sections:
   1. Before removing wood components for on-site or off-site repair, tag each component with location-identification numbers. Indicate on tags and building plans the locations of each component, such as "Baseboard on North Side of Room 101."
   2. Dismantle hardware and tag with location-identification numbers.
   3. In the shop, label each repaired component and whole or partial replacement with permanent location-identification number in inconspicuous location and remove site-applied tags.
   4. Sort units by condition, separating those that need extensive repair.
   5. Clean surfaces.
   6. General Wood-Repair Sequence:
      a. Remove paint to bare wood.
      b. Repair wood by consolidation, replacement, partial replacement, and patching.
      c. Sand, prime, fill, sand again, and prime surfaces again for refinishing.
   7. Repair, refinish, and replace hardware if required. Reinstall operating hardware.
   8. Reinstall components.
   9. Apply finish coats.
   10. Install remaining hardware.

1.4 SUBMITTALS

A. Product Data: For each type of product.
   1. Include recommendations for product application and use. Include test data substantiating that products comply with requirements.

B. Shop Drawings:
   1. Include plans, elevations, and sections showing locations and extent of repair and replacement work, with enlarged details of replacement parts indicating materials, profiles, joinery, reinforcing, method of splicing or attaching wood members to other surfaces, accessory items, and finishes.
   2. Include field-verified dimensions and the following:
      a. Full-size shapes and profiles with complete dimensions for replacement components and their jointing, showing relationship of existing components to new components.

b. Templates and directions for installing hardware and anchorages.
c. Identification of each new unit and its corresponding location in the building on annotated plans and elevations.

C. Samples for Initial Selection: For each type of exposed wood and finish.
1. Identify wood species, cut, and other features.
2. Include Samples of hardware and accessories involving color selection.

D. Samples for Verification: Actual sample of finished products for the following products in manufacturer's standard sizes unless otherwise indicated:
1. Replacement Wood: 12-inch- (300-mm-) long, full-size molding sections with applied finish.
a. Additional Samples of replacement members that show fabrication techniques, materials, and finishes as requested by Architect.
2. Repaired Wood: Prepare Samples using existing wood removed from site, repaired, and prepared for refinishing.
3. Refinished Wood: Prepare Samples using existing wood removed from site, repaired, and refinished.
4. Hardware: Full-size units with each factory-applied or restored finish.

1.5 INFORMATIONAL SUBMITTALS

A. Wood Historic Treatment Program: Submit before work begins.

B. LEED Submittals: For components of this section submit the following in compliance with Section 01 35 15 LEED Requirements.
1. LEED Submittal Coversheet
2. Low-Emitting Materials Submittals:
a. EQ Credit Low Emitting Materials: General Emissions Evaluation. Documentation certifying all paints and coatings, products comply with current California Department Public Health Standard (CDPH) Method v1.1-2010 or later, in accordance with Section 01 35 15 LEED Requirements.
b. EQ Credit Low Emitting Materials: Additional VOC content requirements for wet-applied paints and coatings products applied onsite: Documentation of certification from the manufacturer that the product meets the applicable VOC limits listed in Section 01 35 15 LEED Requirements.
3. Materials and Resources Submittals:
a. MR Credit - Sourcing of Raw Materials: Manufacturer’s documentation demonstrating product claims of extended producer responsibility program, recycled-content, or FSC certified wood, in accordance with Section 01 35 15 LEED Requirements when available for products selected.
b. Include manufacturer documentation confirming city/state/country of material extraction, manufacturer and purchase and air distance from these locations to project site for products extracted and manufactured within 100 miles of the project site.

1.6 QUALITY ASSURANCE

A. Wood Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for historic treatment work, including protection of surrounding materials and Project site.
1. If materials and methods other than those indicated are proposed for any phase of historic treatment work, add a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project.

1.8 MOCKUPS

A. Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects, to set quality standards for materials and execution, and to set quality standards for fabrication and installation. Prepare mockups so they are inconspicuous.
1. Locate mockups on existing surfaces where directed by Architect.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.
3. Mockups in designated historic spaces must be approved by the City of Seattle Landmarks Preservation Board coordinator before the work can proceed.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Pack, deliver, and store products in suitable packs, heavy-duty cartons, or wooden crates; surround with sufficient packing material to ensure that products will not be deformed, broken, or otherwise damaged.

B. Until installed, store products inside a well-ventilated area and protect from weather, moisture, soiling, abrasion, extreme temperatures, and humidity, and where environmental conditions comply with manufacturer's requirements.

1.10 FIELD CONDITIONS

A. Weather Limitations: Proceed with historic wood repair only when existing and forecasted weather conditions are within environmental limits set by each manufacturer's written instructions and specified requirements.

PART 2 PRODUCTS

2.1 LEED PERFORMANCE REQUIREMENTS

A. For all field applied paint or other coatings including touch up products:
1. Meet emissions testing and requirements of CDPH Standard Test Method v1.1-2010 or later and meet the applicable VOC content limits of the California Air Resources Board (CARB) 2007 Suggested Control Measure (SCM) for Architectural Coatings, or the South Coast Air Quality Management District (SCAQMD) Rule 1113, effective June 3, 2011, Section 01 35 15 LEED Requirements.

2.2 HISTORIC WOOD REPAIR QUALITY STANDARD

A. Quality Standard: Comply with applicable requirements in Section 12, "Historic Restoration Work," and related requirements in AWMAC/WI's "North American Architectural Woodwork Standards" for construction, finishes, grade rules, and other requirements unless otherwise indicated.
1. Exception: Industry practices cited in Section 12, Paragraph 6, "Industry Practices," under Article 12.1, "Basic Considerations," of AWMAC/WI's "North American Architectural Woodwork Standards" do not apply to the Work of this Section.

2.3 REPLICATED WOOD ITEMS

A. Replicated Wood Paneling and Decorative Trim and Woodwork: Custom-fabricated replacement wood units and components, with operating and latching hardware.
1. Joint Construction: Joints matching existing joints.
2. Wood Species: Match species of existing wood.
3. Wood Cut: Match cut of existing wood.
4. Wood Member and Trim Profiles: Match profiles and detail of existing.
5. Hardware: Reuse existing unless otherwise indicated.

6. Date Identification: Emboss on a concealed surface of each replaced item, in easily read characters, " MADE 2025." Manufacturer's name may also be embossed.

2.4 WOOD-REPLACEMENT MATERIALS

A. Wood, General: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide.
   1. Species: Match species of each existing type of wood component or assembly unless otherwise indicated.

B. Paneling: Match existing species.

C. Interior Decorative Trim and Woodwork: Match existing species.

2.5 WOOD-REPAIR MATERIALS

A. Source Limitations: Obtain wood consolidant and wood-patching compound from single source from single manufacturer.

B. Wood Consolidant: Ready-to-use product designed to penetrate, consolidate, and strengthen soft fibers of wood materials that have deteriorated due to weathering and decay and designed specifically to enhance the bond of wood-patching compound to existing wood.
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
      a. Abatron, Inc.
      b. ConServ Epoxy LLC.

C. Wood-Patching Compound: Two-part, epoxy-resin, wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound must be designed for filling voids in damaged wood materials that have deteriorated due to weathering and decay. Compound must be capable of filling deep holes and spreading to featheredge.
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
      a. Abatron, Inc.
      b. Advanced Repair Technology, Inc.
      c. ConServ Epoxy LLC.

2.6 HARDWARE

A. Hardware, General: Provide hardware required for each type of replicated or repaired wood, including, but not limited to, hinges, pulls, latches, fasteners, and accessories indicated or required for proper operation. Hardware must smoothly operate, tightly close, and secure units appropriately for frequency of use, unit weight, and dimensions.

B. Replacement Hardware: Replace existing damaged or missing hardware with new hardware matching existing material and finish.

2.7 MISCELLANEOUS MATERIALS

A. Adhesives: Wood adhesives with minimum 15- to 45-minute cure at 70 deg F (21 deg C), in gunnable and liquid formulations as recommended in writing by adhesive manufacturer for each type of repair and exposure condition.

B. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.
   1. Match existing fasteners in material and type of fastener unless otherwise indicated.
   2. Use concealed fasteners for interconnecting wood components.
   3. Use concealed fasteners for attaching items to other work unless exposed fasteners are unavoidable or the existing fastening method.

4. For fastening metals, use fasteners of same basic metal as fastened metal unless otherwise indicated.
5. For exposed fasteners, use Phillips-type machine screws of head profile flush with metal surface unless otherwise indicated.
6. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.

2.8 WOOD FINISHES

A. Unfinished Replacement Units: Provide exposed exterior and interior wood surfaces of replacement units unfinished; smooth, filled, and suitably prepared for on-site priming and finishing.

B. Refinished Existing Woodwork: Match existing color, transparency, and sheen.

PART 3 EXECUTION

3.1 LEED EXECUTION REQUIREMENTS

A. Refer to Section 01 35 15, LEED Requirements for additional information relating to execution of the following LEED credits:
   1. Materials & Resources – Construction Waste Management: Comply with provisions of Section 01 74 19 Construction Waste Management and Disposal.

3.2 EXAMINATION

A. Verify products have been stored, and will be installed, in accordance with project's Construction Indoor Air Quality Management Plan specified in Section 01 81 19 Construction Indoor Air Quality Management.

3.3 PREPARATION

A. Protect adjacent materials from damage by historic wood repair.

B. Clean wood of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. After cleaning, rinse thoroughly with fresh water. Allow to dry before repairing or painting.

C. Condition replacement wood members and replacement units to prevailing conditions at installation areas before installing.

3.4 HISTORIC WOOD REPAIR, GENERAL

A. All paints and coatings, including accessories, applied on site must comply with the VOC limits, emissions testing and Submittal requirements for IEQ Credit Low-Emitting Materials as specified in Section 01 35 15 LEED Requirements.

B. Historic Treatment Appearance Standard: Completed work is to have a uniform appearance as viewed by Architect from 5 ft. (1.5 m) away for interior work.

C. General: In treating historic items, disturb them as minimally as possible and as follows:
   1. Stabilize and repair wood to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
   2. Remove coatings and apply borate preservative treatment before repair. Remove coatings in accordance with Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
   3. Repair items in place where possible.
   4. Install temporary protective measures to protect wood-treatment work that is indicated to be completed later.
   5. Refinish historic wood in accordance with Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.

D. Mechanical Abrasion: Where mechanical abrasion is needed for the Work, use only the gentlest mechanical methods, such as scraping and natural-fiber bristle brushing, that will not abrade wood substrate, reducing clarity of detail. Do not use abrasive methods, such as sanding, wire brushing, or power tools, except as indicated as part of the historic treatment program and as approved by Architect.

E. Repair and Refinish Existing Hardware: Dismantle hardware; strip paint, repair, and refinish it to match finish samples; and lubricate moving parts just enough to function smoothly.

F. Repair Wood: Match existing materials and features, retaining as much original material as possible to perform repairs.
   1. Unless otherwise indicated, repair wood by consolidating, patching, splicing, or otherwise reinforcing wood with new wood matching existing wood or with salvaged, sound, original wood.
   2. Where indicated, repair wood by limited replacement matching existing material.

G. Replace Wood: Where indicated, duplicate and replace units with units made from salvaged, sound, original wood or with new wood matching existing wood. Use surviving prototypes to create patterns for duplicate replacements.
   1. Do not use substitute materials unless otherwise indicated.
   2. Compatible substitute materials may be used.

H. Identify removed items with numbering system corresponding to item locations, to ensure reinstallation in same location. Key items to Drawings showing location of each removed unit. Permanently label units in a location that will be concealed after reinstallation.

3.5 WOOD PATCH-TYPE REPAIR

A. General: Patch wood that exhibits depressions, holes, or similar voids, and that has limited amounts of rotted or decayed wood.
   1. Verify that surfaces are sufficiently clean and free of paint residue prior to patching.
   2. Treat wood with wood consolidant prior to application of patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and refuses to absorb more. Allow treatment to harden before filling void with patching compound.
   3. Remove rotted or decayed wood down to sound wood.

B. Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
   1. Prime patch area with application of wood consolidant or manufacturer's recommended primer.
   2. Mix only as much patching compound as can be applied according to manufacturer's written instructions.
   3. Apply patching compound in layers as recommended in writing by manufacturer until the void is completely filled.
   4. Sand patch surface smooth and flush with adjacent wood, without voids in patch material, and matching contour of wood member.
   5. Clean spilled compound from adjacent materials immediately.

3.6 WOOD-REPLACEMENT REPAIR

A. General: Replace parts of or entire wood items at locations indicated on Drawings and where damage is too extensive to patch.
   1. Remove surface-attached items from wood surface before performing wood-replacement repairs unless otherwise indicated.
   2. Verify that surfaces are sufficiently clean and free of paint residue prior to repair.
   3. Remove broken, rotted, and decayed wood down to sound wood.

   4. Custom fabricate new wood to replace missing wood; either replace entire wood member or splice new wood part into existing member.
   5. Secure new wood using finger joints, multiple dowels, or splines with adhesive and nailing to ensure maximum structural integrity at each splice. Use only concealed fasteners. Fill nail holes and patch surface to match surrounding sound wood.

B. Repair remaining depressions, holes, or similar voids with patch-type repairs.

C. Clean spilled materials from adjacent surfaces immediately.

D. Reinstall items removed for repair into original locations.

3.8 ADJUSTMENT

A. Adjust existing and replacement operating items, hardware, and accessories for a tight fit at contact points and for smooth operation and tight closure. Lubricate hardware and moving parts.

3.9 CLEANING AND PROTECTION

A. Dispose of all waste material in compliance with project's Waste Management Plan in accordance with Section 01 74 19 - Construction Waste Management and Disposal.

B. Protect wood surfaces from contact with contaminating substances resulting from construction operations. Monitor wood surfaces adjacent to and below exterior concrete and masonry during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances contact wood surfaces, remove contaminants immediately.

C. Clean exposed surfaces immediately after historic wood repair. Avoid damage to coatings and finishes. Remove excess sealants, patching materials, dirt, and other substances.

END OF SECTION

SECTION 09 26 13

GYPSUM VENEER PLASTERING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Gypsum veneer plaster on gypsum veneer base and concrete, including repairs where historic plaster is damaged, has been removed, or is being replaced.

B. Gypsum veneer base and accessories.

1.2 REFERENCE STANDARDS

A. ASTM C587 - Standard Specification for Gypsum Veneer Plaster; 2004 (Reapproved 2018).

B. ASTM C843 - Standard Specification for Application of Gypsum Veneer Plaster; 2023.

C. ASTM C844 - Standard Specification for Application of Gypsum Base to Receive Gypsum Veneer Plaster; 2015 (Reapproved 2021).

D. ASTM C1047 - Standard Specification for Accessories For Gypsum Wallboard and Gypsum Veneer Base; 2014a.

E. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2014.

F. GA-216 - Application and Finishing of Gypsum Board; 2013.

G. GA-600 - Fire Resistance Design Manual; 2015.

1.3 SUBMITTALS

A. Product Data: Provide data on veneer plaster products.

B. Submit two samples, 12 by 12 inch in size illustrating finish color and texture.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing the work of this section with minimum five years of experience.

1.5 MOCK-UPS

A. Construct mock-up of interior wall, 4 feet long by 4 feet wide, illustrating surface finish.

B. Construct mock-up of interior wall plaster repair, illustrating surface finish and technique for blending with adjacent historic plaster.

C. Locate where directed.

D. Mock-up may remain as part of the work.

E. Mock-ups of plaster replacement and repair in designated historic spaces must be approved by the City of Seattle Landmarks Preservation Board coordinator before the work can proceed.

1.6 FIELD CONDITIONS

A. Do not apply veneer plaster when substrate or ambient air temperature is less than 50 degrees F nor more than 80 degrees F; for 24 hours prior to, during operations and after, until building heating system can maintain the above minimum temperature.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Gypsum Veneer Plaster:
1. Georgia-Pacific Gypsum LLC: www.gpgypsum.com.
2. National Gypsum Company: www.nationalgypsum.com.
3. USG: www.usg.com.

4. Or approved equal

2.2 GYPSUM VENEER PLASTER ASSEMBLIES

A. Interior Partitions (VP-1): Provide completed assemblies with the following characteristics:
1. Acoustic Attenuation: STC of 50-54 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

B. Fire Rated Assemblies: Provide completed assemblies complying with applicable code.

2.3 MATERIALS

A. Gypsum Veneer Plaster: ASTM C587, mixed in accordance with manufacturer's instructions.

B. Maximum Variation From Specified Thickness: Plus or minus 1/64 inch.

C. Standard Gypsum Veneer Base: ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Thickness: 1/2 inch.
2. Edges: Square.

D. Fire-Rated Gypsum Veneer Base: ASTM C1396/C1396M, fire rated Type X; sizes to minimize joints in place; ends square cut.
1. Thickness: 1/2 inch.
2. Edges: Square.

E. Beads, Screeds, Joint Accessories, and Other Trim: Depth governed by plaster thickness, maximum possible lengths.
1. Material: Formed zinc, solid flanges.
2. Casing Beads: Match installation of existing edges.
3. Corner Beads: Match installation of existing corners.
4. Base Screeds: Match installation of existing edges.

F. Gypsum Board Accessories: Complying with ASTM C1047, GA-216, and GA-600.

G. Joint Reinforcing for Gypsum Veneer Base: Comply with ASTM C587.

H. Fasteners: Comply with ASTM C844.

I. Bond Coat: ASTM C631, vinyl polymer type, bonding compound.

J. Acoustic Insulation: See Section 07 21 00.

K. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that substrates are ready to receive work.

B. Verify concrete surfaces are flat, honeycombs are filled flush, and surface is ready to receive work of this section. Verify no bituminous, water repellent, or form release agents exist on concrete surfaces.

C. Verify gypsum board substrate is flat, joints are taped and sanded, and surface is ready to receive work of this Section. Verify joint and surface perimeter accessories are in place.

D. Verify gypsum plaster base is flat, smooth and surface is ready to receive work. Verify joint and surface perimeter accessories are in place.

3.2 PREPARATION

A. Clean surfaces of dust or loose matter.

B. Remove projections greater than 1/8 inch and fill depressions greater than 1/4 inch with Portland cement mortar.

C. Apply bond coat to prepare concrete surfaces within 24 hours of veneer plaster application. Apply in accordance with manufacturer's instructions.

3.3 INSTALLATION - GYPSUM PLASTER BASE

A. Install gypsum base in accordance with ASTM C844.

B. Use drywall screws to fasten gypsum base to framing substrate.

C. Install accessories.

D. Tape, fill, and sand filled joints, edges, corners, openings, and trim to produce surface ready to receive veneer finish.

E. Feather coats onto adjoining surfaces so that joint camber is maximum 1/32 inch.

3.4 INSTALLATION - VENEER PLASTER

A. Install gypsum veneer plaster in accordance with ASTM C843 and manufacturer's instructions.

B. Dampen concrete surfaces without leaving visible water on surface, to minimize suction from veneer plaster materials. Install veneer plaster immediately after dampening.

C. Two Coat Applications.
1. Apply base coat to a thickness of 1/8 inches
2. Apply final coat over slightly green, almost dry base coat, to a thickness of 1/16 inch.
3. Total Thickness: 3/16 inch.

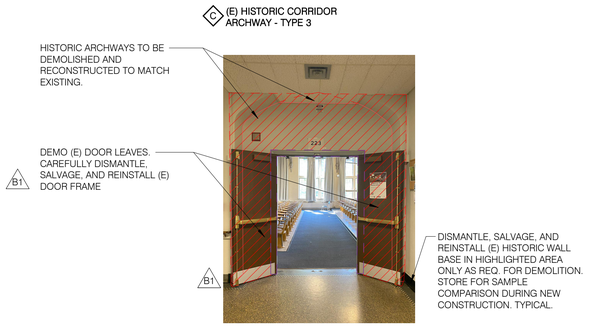
D. Feather edges of repair to blend with existing historic plaster. Finish surface to match existing historic plaster.

3.5 PROTECTION

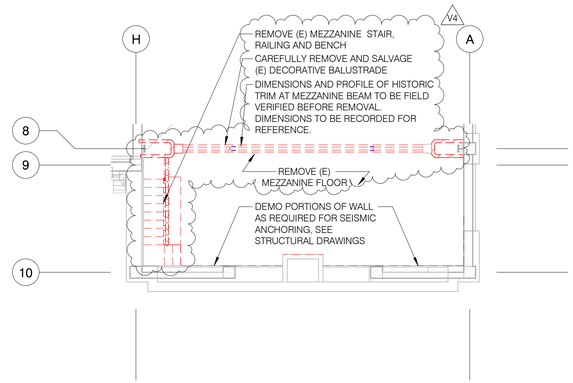
A. Do not permit traffic near unprotected finished surfaces.

END OF SECTION

ARCHITECTURAL CONSTRUCTION DRAWINGS



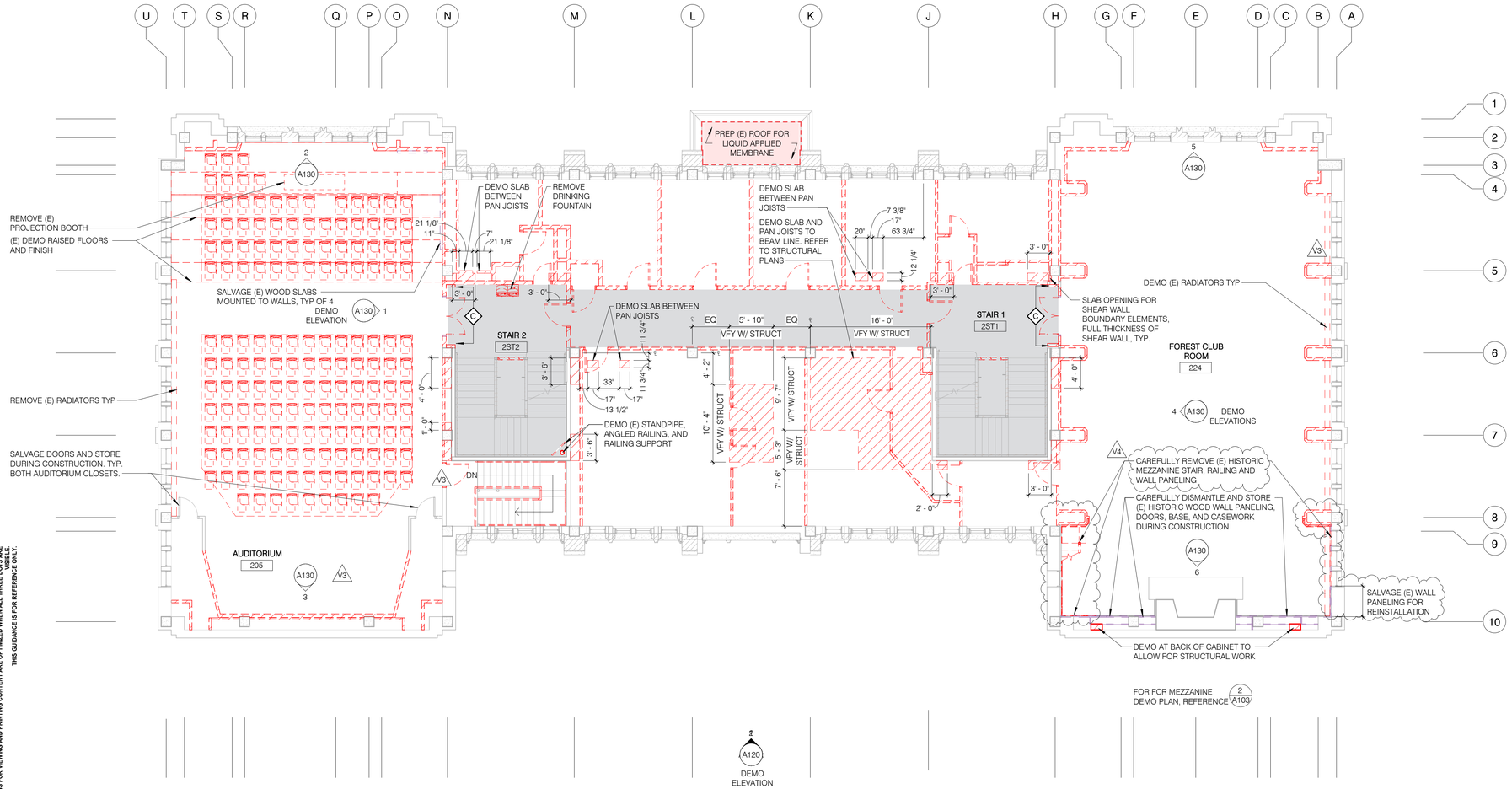
3 A103 EXISTING CONDITION PHOTOS - 2ND FLOOR
3/4" = 1'-0"



2 A103 DEMOLITION PLAN - 2ND FLOOR MEZZANINE
1/8" = 1'-0"
0' 2' 4' 8' 16'

DEMOLITION PLAN NOTES

1. SEE COVER SHEET FOR GENERAL NOTES.
2. SEE SPECIFICATION SECTIONS 02 41 00 - DEMOLITION AND 02 42 96 - HISTORIC REMOVAL AND DISMANTLING.
3. COORDINATE DEMOLITION IN CONJUNCTION WITH REHABILITATION AND NEW CONSTRUCTION.
4. WHERE NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPRISED OF MULTIPLE ELEMENTS, THE DESIGN BUILDER SHALL DISMANTLE AND COMPLETELY REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
5. DESIGN BUILDER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE ACTUAL AMOUNT OF SLAB THAT NEEDS TO BE REMOVED AND REINSTALLED FOR THE CONSTRUCTION OF NEW PLUMBING LINES FROM NEW PLUMBING FIXTURES TO EXISTING PLUMBING LINES.
6. THE DESIGN BUILDER SHALL COORDINATE DEMOLITION WITH EXISTING SYSTEMS SUCH AS STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS.
7. CONDUITS, DUCTS, PANELS, PLUMBING FIXTURES AND PIPES LOCATED ON OR IN WALLS SCHEDULED FOR DEMOLITION SHALL BE REMOVED OR RELOCATED AS PART OF THE WORK OF REMOVING THE WALL ASSEMBLY UNLESS SPECIFICALLY NOTED OTHERWISE.
8. REMOVE ABANDONED HVAC, PLUMBING, AND ELECTRICAL ITEMS IF THEY WILL BE VISIBLE AFTER COMPLETION OF THE PROJECT IF UNCOVERED DURING CONSTRUCTION.
9. ITEMS TO BE SALVAGED SHALL BE CLEANED AND STORED. COORDINATE WITH OWNER THE RETURN OF SALVAGED ITEMS.
10. ALL LOCALLY RECYCLABLE MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO THE APPROPRIATE RECYCLER.
11. DEMO EXISTING DOOR AND DOOR FRAMES WHERE INDICATED UNLESS OTHERWISE NOTED.
12. EXISTING FLOOR FINISH AND WALL BASE TO BE REMOVED UON.
13. EXISTING WINDOW COVERINGS TO BE REMOVED UON.
14. WITHIN HISTORIC SPACES, DESIGN BUILDER TO LIMIT DEMOLITION AS FOLLOWS:
    A. MINIMIZE EXTENTS OF DISMANTLING.
    B. DISMANTLE INTACT COMPONENTS RATHER THAN CUTTING PORTIONS.
    C. REPAIR AND REFINISH TO MATCH EXISTING.
15. IN SPACES TO RECEIVE WALL INSULATION: REMOVE (E) PLASTER AND METAL BEADING AT WINDOW JAMB AND HEAD RETURNS. REMOVE UNSOUND PLASTER AT INTERIOR SURFACES OF EXTERIOR WALLS TO PREP FOR APPLICATION OF SPRAY FOAM INSULATION TO PLASTER SURFACES.
16. WHERE (E) DOORS ARE TO BE REMOVED ON WALLS TO REMAIN, INFILL WALL TO MATCH EXISTING WALL TEXTURE.
17. PROTECT HISTORIC WINDOWS, WALLS, CEILINGS, FLOORS, AND OTHER FEATURES AND MATERIALS TO REMAIN IN PLACE IN HISTORIC SPACES, AT PERIMETER WALLS, AND AT BUILDING EXTERIOR TO AVOID UNNECESSARY DAMAGE TO AND / OR LOSS OF HISTORIC MATERIALS.
18. DISMANTLE AND STORE (E) HISTORIC WINDOWS AND WINDOW COMPONENTS AS REQ FOR CONTSRUCTION ACCESS, STARTING WITH SASH AND MEETING BAR, STORE DURING CONSTRUCTION FOR REINSTALLATION, PROTECT MASONRY OPENING.
19. PROTECT (E) HISTORIC WOOD-CLAD STEEL TRUSSES, DECORATIVE TRUSS TERMINATIONS, AND HISTORIC DECORATIVE ORNAMENTATION DURING CONSTRUCTION.
20. (E) HISTORIC RAILING WOOD CAP IN STAIRS 1 & 2 TO BE DISMANTLED AND REINSTALLED ON ALL LEVELS. REFER TO **4/A532**.
21. REMOVE (E) WINDOW COVERINGS, RODS, AND HARDWARE TYP @ ALL WINDOWS. PROTECT WALL SURFACES DURING REMOVAL. PATCH AND REPAIR DAMAGE TO MATCH EXISTING.



1 A103 DEMOLITION PLAN - 2ND FLOOR
1/8" = 1'-0"
0' 2' 4' 8' 16'

DEMOLITION PLAN LEGEND

- KEY - REFERENCE EXISTING PHOTOS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING COMPONENT TO BE REMOVED
- EXISTING CONCRETE SLAB ON GRADE TO BE REMOVED. EXISTING CONCRETE FLOOR TO BE SELECTIVELY REMOVED. EXISTING PAN AND JOISTS TO BE REMOVED. COORDINATE REMOVAL WITH NEW WORK AND EXISTING ELEMENTS TO REMAIN.
- EXISTING COMPONENT TO BE SALVAGED AND STORED
- EXISTING WALL TO BE REMOVED (R.O.)
- RETAIN (E) HISTORIC TERRAZZO FLOOR, BASE, CONCRETE STAIR WITH TERRAZZO TREADS AND LANDINGS. RETAIN (E) HISTORIC RAILINGS AT STAIRS.
- EXISTING WALL TO BE DISMANTLED AND STORED V3

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ANDERSON HALL

3715 W Stevens Way NE,
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HEA Project no.	22077
UW Project no.	203303
UW Facility no.	1351
SDCI no.	#6983948-CN
Date:	05/31/2024

BUILDING + SITE IMPROVEMENTS

Revisions:

B1	6/14/24	Building Rev #1
C5	07/12/24	CDR 005
C8	07/23/24	CDR 008
C15	08/02/24	CDR 015
C26	11/14/24	CDR 026
C34	TBD	CDR (Misc. DON not capture in V4 or earlier)
C35	10/08/24	CDR 035
C37	10/17/24	CDR 037
V3	08/16/24	Voluntary Rev #3
V4	TBD	Voluntary Rev #4

Drawn by: RC
Checked by: PK
Sheet:

DEMOLITION PLAN - 2ND FLOOR

A103

BUILDING + SITE IMPROVEMENTS

THE ADJACENT SAMPLES SHOW THREE LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING CONTENT ARE OPTIMIZED WHEN ALL THREE DOTS ARE VISIBLE. THIS GUIDANCE IS FOR REFERENCE ONLY.

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LIGHT GRAY

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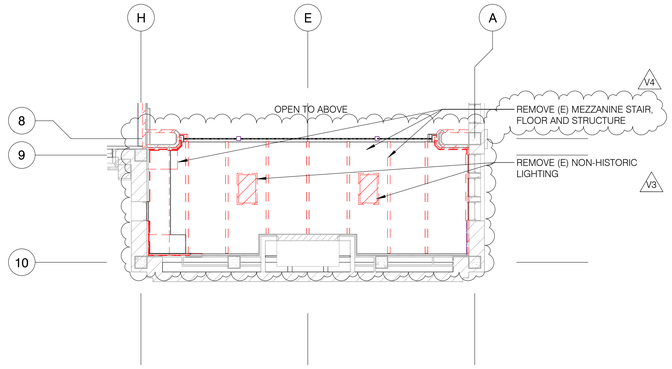
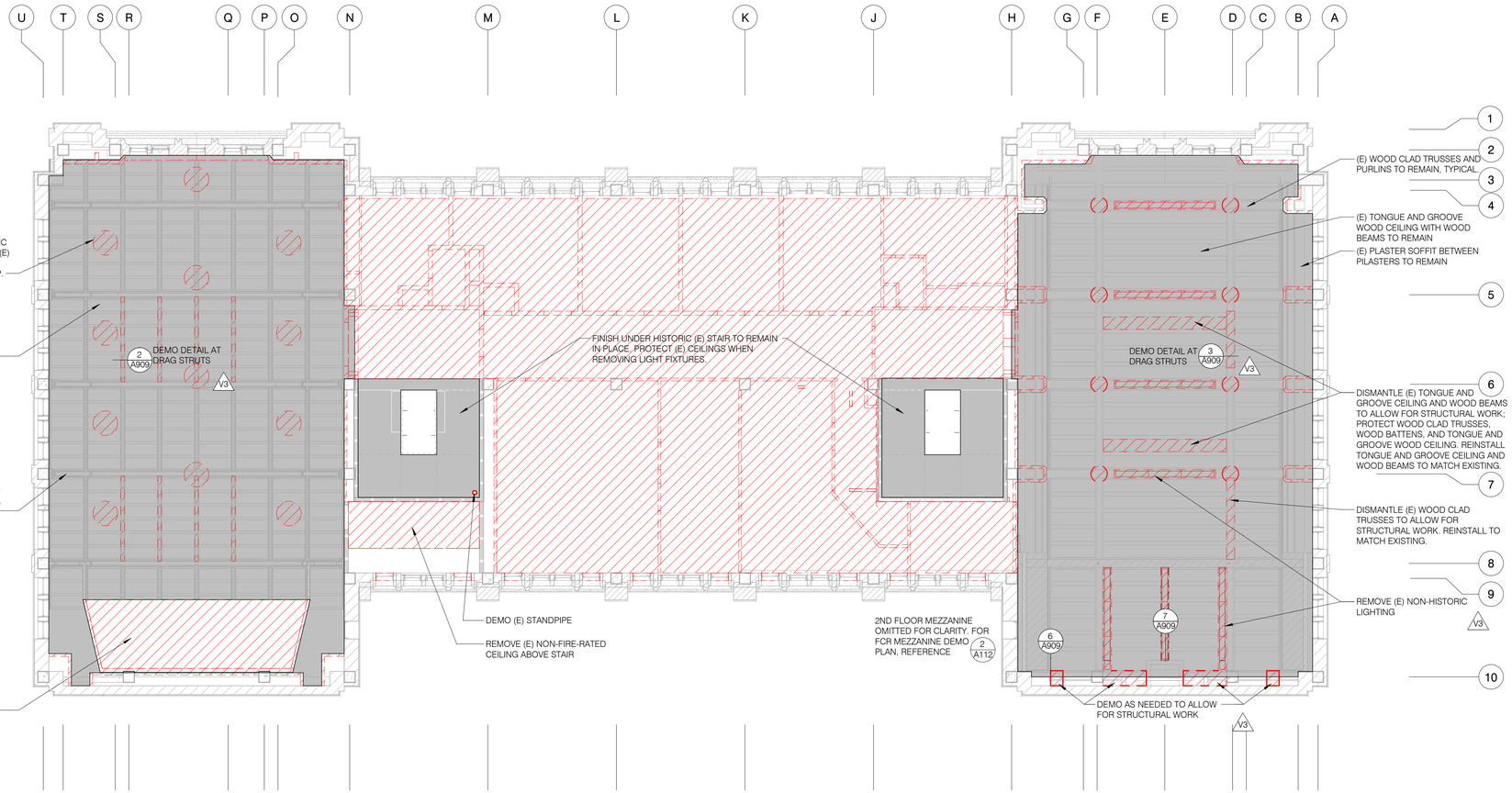


2 A112 DEMOLITION CEILING PLAN - B.O. 2ND FLOOR MEZZANINE
1/8" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION CEILING PLAN NOTES

1. SEE COVER SHEET FOR GENERAL NOTES.
2. SEE SPECIFICATION SECTIONS 02 41 00 - DEMOLITION AND 02 42 96 - HISTORIC REMOVAL AND DISMANTLING.
3. COORDINATE DEMOLITION IN CONJUNCTION WITH REHABILITATION AND NEW CONSTRUCTION.
4. WHERE NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPRISED OF MULTIPLE ELEMENTS, THE CONTRACTOR SHALL DISASSEMBLE AND COMPLETELY REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
5. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH EXISTING SYSTEMS SUCH AS STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS.
6. WHERE CEILING IS CALLED TO BE DEMOLISHED REMOVE ITEMS SUCH AS LIGHT FIXTURES, VENTS, GRILLES, HEATING ELEMENTS, MECHANICAL GRILLES OR AS OTHERWISE NOTED.
7. LIGHT FIXTURES, CONDUITS, DUCTS, PANELS, AND PIPES LOCATED ON OR IN WALLS SCHEDULED FOR DEMOLITION SHALL BE REMOVED OR RELOCATED AS PART OF THE WORK OF REMOVING THE WALL ASSEMBLY UNLESS SPECIFICALLY NOTED OTHERWISE.
8. REMOVE ABANDONED HVAC, PLUMBING, AND ELECTRICAL ITEMS IF THEY WILL BE VISIBLE AFTER COMPLETION OF THE PROJECT IF UNCOVERED DURING CONSTRUCTION.
9. ITEMS TO BE SALVAGED SHALL BE CLEANED AND STORED. COORDINATE WITH OWNER THE RETURN OF SALVAGED ITEMS.
10. ALL LOCALLY RECYCLABLE MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO THE APPROPRIATE RECYCLER.
11. PROTECT (E) HISTORIC WOOD-CLAD STEEL TRUSSES, DECORATIVE TRUSS TERMINATIONS, AND HISTORIC DECORATIVE ORNAMENTATION DURING CONSTRUCTION.
12. WITHIN HISTORIC SPACES, DESIGN BUILDER TO LIMIT DEMOLITION AS FOLLOWS:
    A. MINIMIZE EXTENTS OF DISMANTLING.
    B. DISMANTLE INTACT COMPONENTS RATHER THAN CUTTING PORTIONS.



1 A112 DEMOLITION CEILING PLAN - 2ND FLOOR
1/8" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION CEILING PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING COMPONENT TO BE REMOVED
- EXISTING CEILINGS TO BE REMOVED
- (E) TO BE SALVAGED
- (E) WALL TO BE REMOVED
- (E) HISTORIC CEILING AND ARCHITECTURAL ELEMENTS TO REMAIN IN PLACE, UNO.
- (E) CHANDELIER TO BE REMOVED

R.O.

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HEA Project no.	22077
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Date:	05/31/2024

BUILDING + SITE IMPROVEMENTS

Revisions:

C8	07/23/24	CDR 008
C15	08/02/24	CDR 015
V3	08/16/24	Voluntary Rev #3
V4	TBD	Voluntary Rev #4

BUILDING + SITE IMPROVEMENTS

Drawn by: RC
Checked by: PK
Sheet:

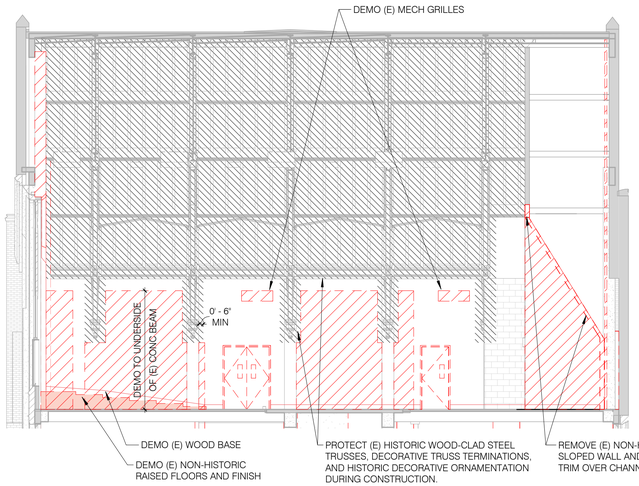
DEMO RCP - 2ND FLOOR

A112

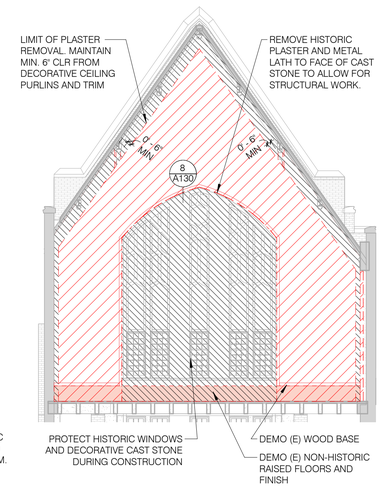
THE ADJACENT SAMPLES SHOW THREE LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING CONTENT ARE OPTIMIZED WHEN ALL THREE DOTS ARE VISIBLE. THIS GUIDANCE IS FOR REFERENCE ONLY.

BLACK
DARK GRAY
LIGHT GRAY

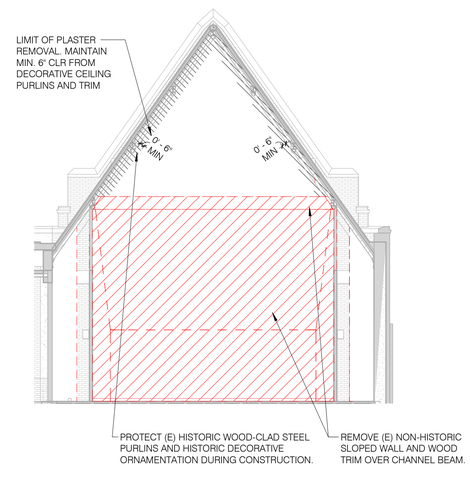
GENERAL NOTE: SEE REFLECTED CEILING PLANS FOR LIGHTING REMOVAL. NOT SHOWN FOR CLARITY.



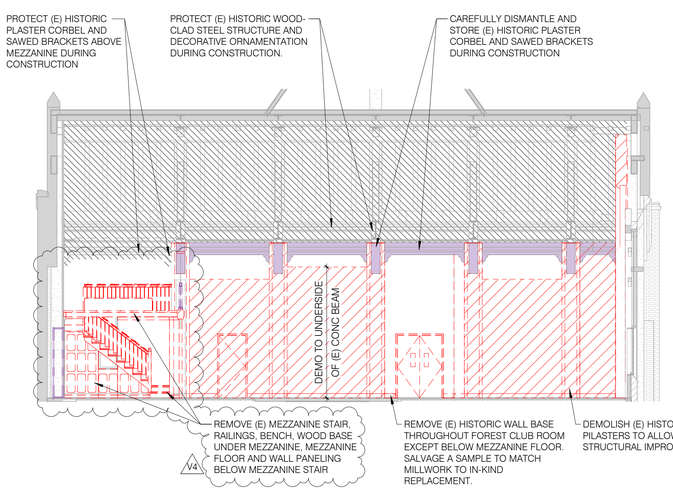
1 A130 DEMO ELEVATION - AUDITORIUM - EAST
1/8" = 1'-0"



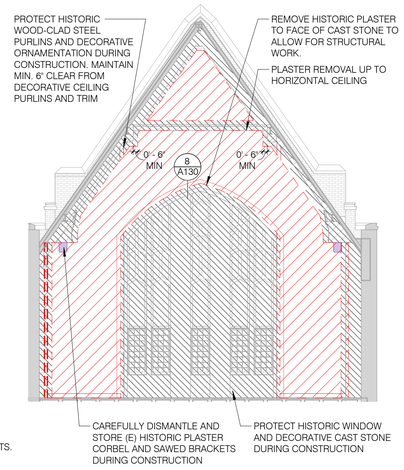
2 A130 DEMO ELEVATION - AUDITORIUM - NORTH
1/8" = 1'-0"



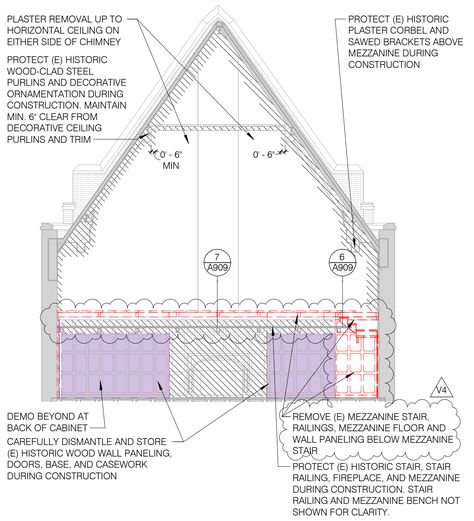
3 A130 DEMO ELEVATION - AUDITORIUM - SOUTH
1/8" = 1'-0"



4 A130 DEMO ELEVATION - FCR - WEST
1/8" = 1'-0"

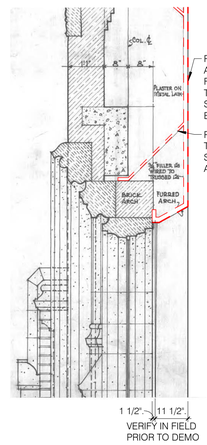


5 A130 DEMO ELEVATION - FCR - NORTH
1/8" = 1'-0"

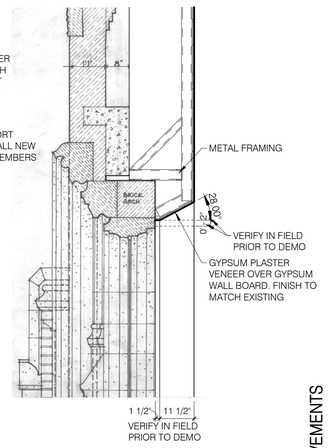


6 A130 DEMO ELEVATION - FCR - SOUTH
1/8" = 1'-0"

DEMO DETAIL



PLASTER REPLACEMENT DETAIL



8 A130 DETAILS - NORTH ARCHED WINDOW
1/2" = 1'-0"

DEMOLITION ELEVATION NOTES

1. SEE COVER SHEET FOR GENERAL NOTES.
2. SEE SPECIFICATION SECTIONS 02 41 00 - DEMOLITION AND 02 42 96 - HISTORIC REMOVAL AND DISMANTLING.
3. COORDINATE DEMOLITION IN CONJUNCTION WITH REHABILITATION AND NEW CONSTRUCTION.
4. WHERE NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPRISED OF MULTIPLE ELEMENTS, THE DESIGN BUILDER SHALL DISMANTLE AND COMPLETELY REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
5. THE DESIGN BUILDER SHALL COORDINATE DEMOLITION WITH EXISTING SYSTEMS SUCH AS STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS.
6. CONDUITS, DUCTS, PANELS, AND PIPES LOCATED ON OR IN WALLS SCHEDULED FOR DEMOLITION SHALL BE REMOVED OR RELOCATED AS PART OF THE WORK OF REMOVING THE WALL ASSEMBLY UNLESS SPECIFICALLY NOTED OTHERWISE.
7. REMOVE ABANDONED HVAC, PLUMBING, AND ELECTRICAL ITEMS IF THEY WILL BE VISIBLE AFTER COMPLETION OF THE PROJECT IF UNCOVERED DURING CONSTRUCTION.
8. ITEMS TO BE SALVAGED SHALL BE CLEANED AND STORED. COORDINATE WITH OWNER THE RETURN OF SALVAGED ITEMS.
9. ALL LOCALLY RECYCLABLE MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO THE APPROPRIATE RECYCLER.
10. DEMO EXISTING DOOR AND DOOR FRAMES WHERE INDICATED UNLESS OTHERWISE NOTED.
11. DESIGN BUILDER TO LIMIT DEMOLITION AS FOLLOWS:
    A. MINIMIZE EXTENTS OF DISMANTLING.
    B. DISMANTLE INTACT COMPONENTS RATHER THAN CUTTING PORTIONS.
    C. REPAIR AND REFINISH TO MATCH EXISTING.

DEMOLITION ELEVATION LEGEND

- EXISTING ELEMENT TO REMAIN
- EXISTING ELEMENT TO BE REMOVED
- EXISTING ELEMENT TO BE PROTECTED
- EXISTING ELEMENT TO BE SALVAGED

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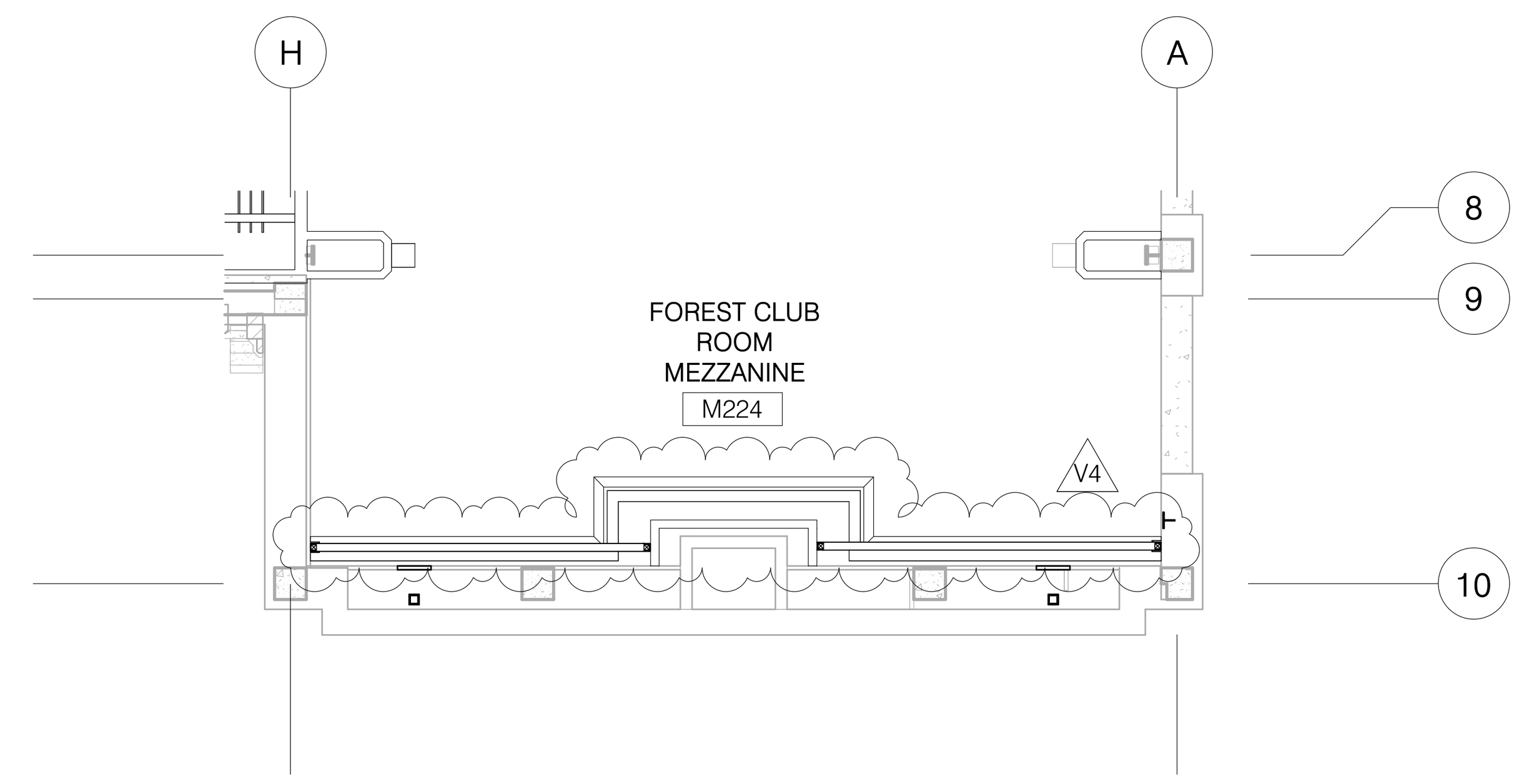
C16	-	-
C19	-	-
V3	08/16/24	Voluntary Rev #3
V4	TBD	Voluntary Rev #4

Drawn by: RC
Checked by: ET
Sheet:

DEMO INTERIOR ELEVATIONS

A130 V3

BUILDING + SITE IMPROVEMENTS



2 A203 FLOOR PLAN - 2ND FLOOR MEZZANINE
1/8" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN NOTES

1. SEE COVER SHEET FOR GENERAL NOTES.
2. SEE SHEET AG01 FOR TYPICAL ACCESSIBILITY CLEARANCE REQUIREMENTS.
3. SEE SHEET A900 FOR INTERIOR PARTITION TYPES.
4. SEE SHEET A920 FOR DOOR SCHEDULE.
5. SEE INTERIOR ELEVATIONS FOR VERTICAL DIMENSIONS AND TYPICAL FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
6. UNO, DIMENSIONS ARE TO:
   A. FACE OF EXISTING FINISH.
   B. FACE OF STUD (PRIMARY).
   C. GRIDLINE.
   D. FACE OF MASONRY.
7. DIMENSIONS AND REFERENCE TAGS ARE SHOWN ON ENLARGED PLANS WHEN ENLARGED PLANS ARE PROVIDED.
8. REFER TO CODE SHEETS FOR FIRE RESISTANCE RATING REQUIREMENTS AND EXTENT. ATTACHMENT AND ASSEMBLY OF MATERIALS MUST COMPLY WITH REQUIREMENTS OF UL LISTINGS PER "FIRE RESISTANCE DIRECTORY", WHERE LISTED.
9. WHERE RATED WALLS ARE SHORTER THAN COMPLETE RATING DEPICTION, RATE WALL THE SAME AS ADJOINING WALL.
10. INTERIOR PARTITIONS ARE TYPE C2.3A^ UNLESS NOTED OTHERWISE.
11. INTERIOR PARTITIONS LOCATED AGAINST THE PERIMETER OF THE EXTERIOR WALL ARE TYPE W1 UNLESS NOTED OTHERWISE.
12. WHERE NEW GYP BD WALL ALIGNS WITH OR INTERSECTS WITH EXISTING WALL, FINISH NEW WALL TO MATCH ADJACENT (E) WALL PLANE AND FINISH
13. PROTECT HISTORIC WINDOWS, WALLS, CEILINGS, FLOORS, AND OTHER FEATURES AND MATERIALS TO REMAIN IN PLACE IN HISTORIC SPACES, AT PERIMETER WALLS, AND AT BUILDING EXTERIOR TO AVOID UNNECESSARY DAMAGE TO AND / OR LOSS OF HISTORIC MATERIALS.
14. REPAIR DAMAGED HISTORIC FEATURES AND MATERIALS TO MATCH EXISTING APPEARANCE AND FINISH.
15. EXPOSED COLUMNS AND PARTIALLY EXPOSED COLUMNS (PARTIALLY EMBEDDED WITHIN PARTITIONS) TO BE CLAD IN GYP BD. REFER TO DETAIL 10/A902

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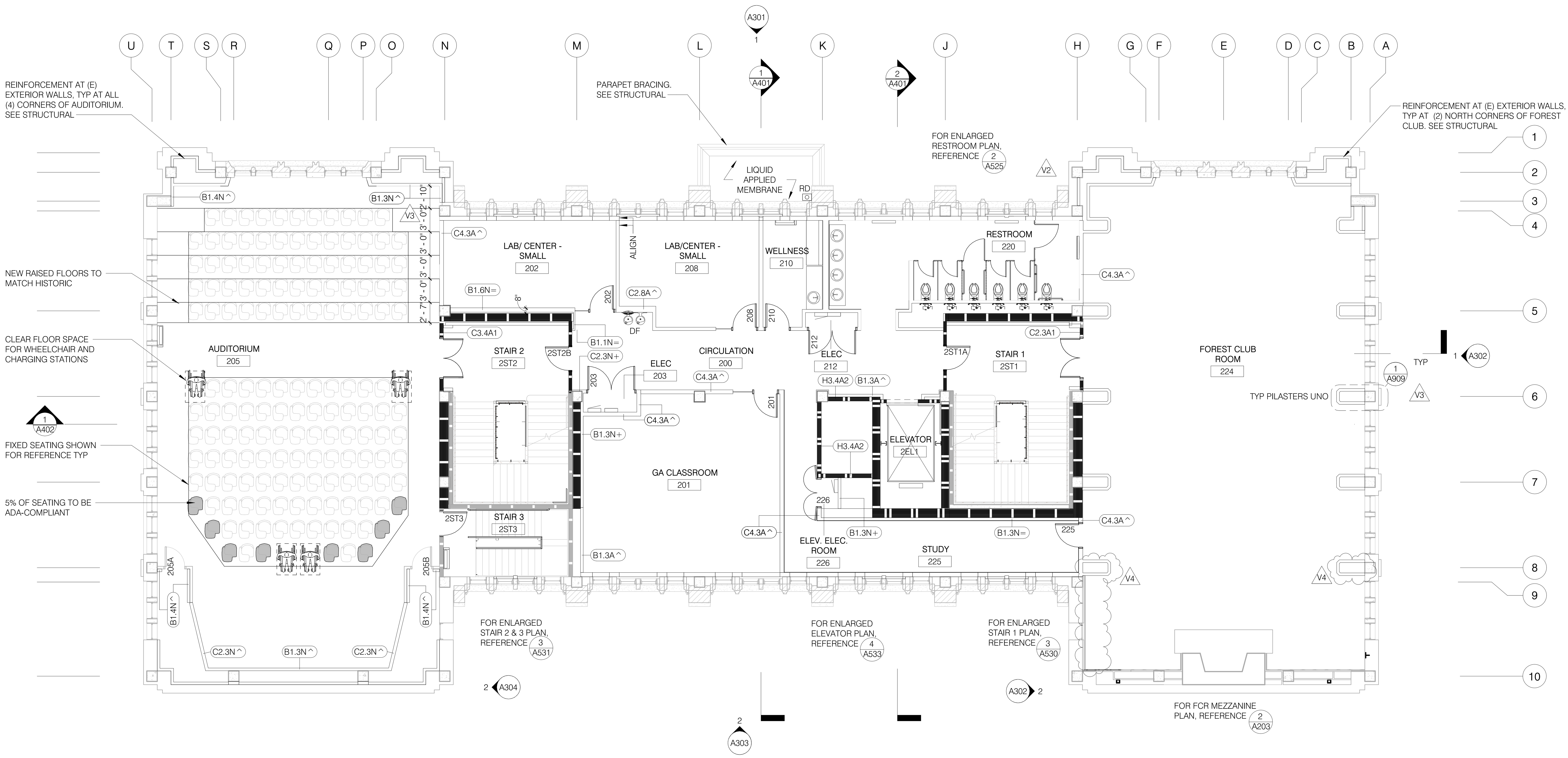

1 A203 FLOOR PLAN - 2ND FLOOR
1/8" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN LEGEND

- PARTITION WALL
- 1 HR FIRE BARRIER WALL
- 2 HR FIRE BARRIER WALL
- 1 HR FIRE PARTITION WALL
- (FIRE RATING DESIGN # PER PARTITION TYPES ON SHEET A900)
- INTERIOR WINDOW/SIDELIGHT
- ELEMENT BY OWNER/TENANT AS NOTED
- FE — FIRE EXTINGUISHER
- FEC — FIRE EXTINGUISHER CABINET
- DF — DUAL DRINKING FOUNTAIN / WATER BOTTLE FILLING STATION

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THE ADJACENT SAMPLES SHOW THREE LEVELS OF SHADING. SETTINGS FOR VIEWING AND PRINTING CONTENT ARE OPTIMIZED WHEN ALL THREE DOTS ARE VISIBLE. THIS GUIDANCE IS FOR REFERENCE ONLY.

BLACK
DARK GRAY
LIGHT GRAY

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C13	10/01/24	CDR 013
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C23	09/12/24	CDR 023
C26	11/14/24	CDR 026
C34	TBD	CDR (Misc. DON not capture in V4 or earlier)
V2	06/14/24	Voluntary Rev #2
V3	08/16/24	Voluntary Rev #3
V4	TBD	Voluntary Rev #4

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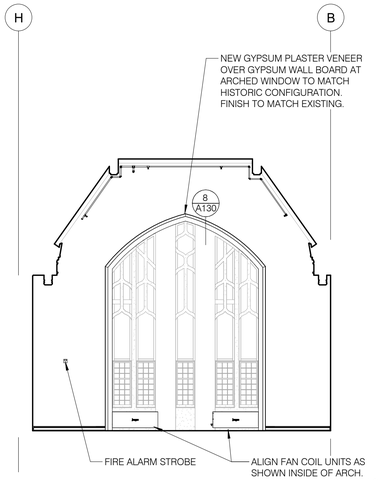
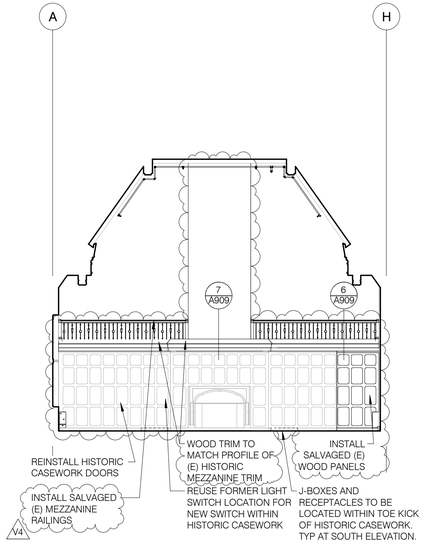
FLOOR PLAN - 2ND FLOOR

BUILDING + SITE IMPROVEMENTS

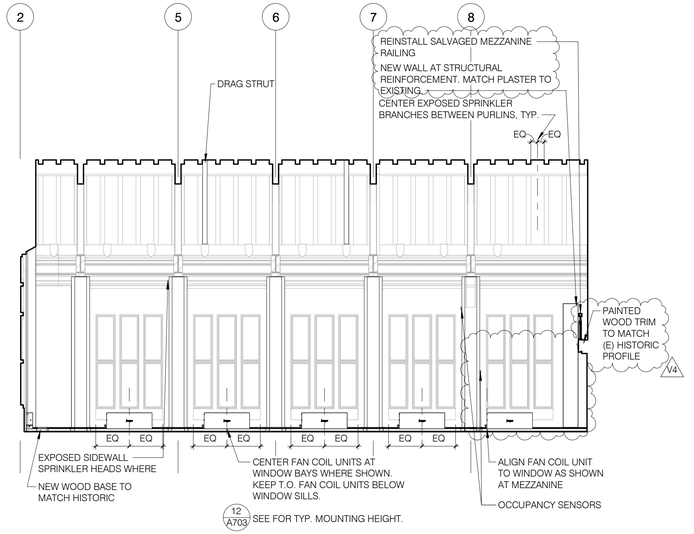
A203



03 A703 FOREST CLUB ROOM 224 - NORTH ELEVATION
1/8" = 1'-0"



02 A703 FOREST CLUB ROOM 224 - SOUTH ELEVATION
1/8" = 1'-0"



01 A703 FOREST CLUB ROOM 224 - EAST ELEVATION
1/8" = 1'-0"

INTERIOR ELEVATION NOTES

1. SEE COVER SHEET FOR GENERAL NOTES.
2. SEE SHEET AG01 FOR TYPICAL ACCESSIBILITY MOUNTING HEIGHTS FOR DEVICES, RESTROOM ACCESSORIES AND SIMILAR WALL MOUNTED ELEMENTS.
3. MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM AND TELECOMMUNICATION DEVICES/EQUIPMENT INDICATED ON INTERIOR WALL ELEVATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. REFERENCE MEPF DRAWINGS FOR TYPE, SIZE, AND QUANTITIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. SEE FLOOR PLANS ON SHEETS A201 - A205 FOR INTERIOR PARTITION TAGS. SEE PARTITION TYPES ON A900.
5. SEE SPECIFICATION SECTION 09 00 00 FOR INTERIOR FINISH SCHEDULE.
6. VERIFY ALL DIMENSIONS IN THE FIELD.
7. SEE SIGNAGE SHEETS A9XX - A9XX FOR SIGN TYPES.
8. CEILING-MOUNTED LIGHTING NOT SHOWN FOR CLARITY.

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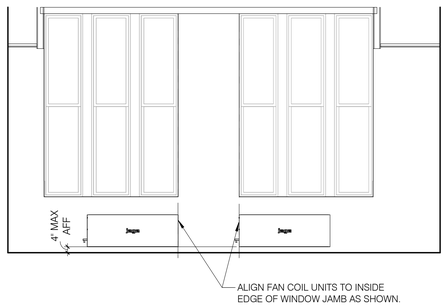
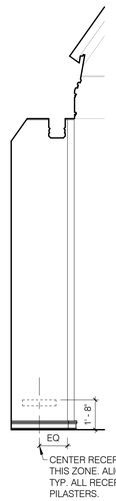
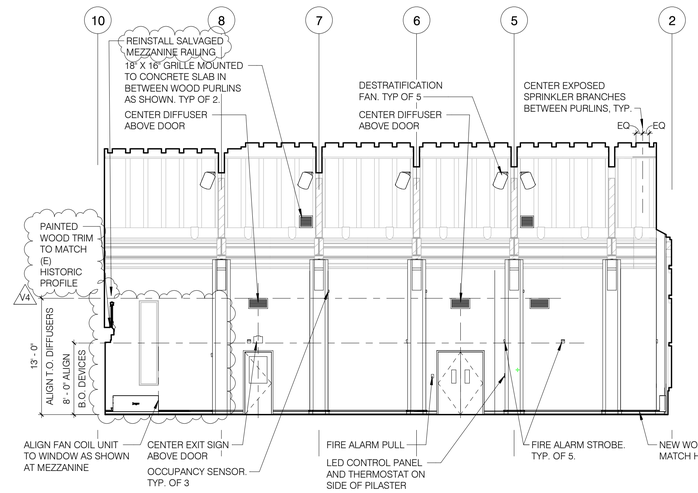


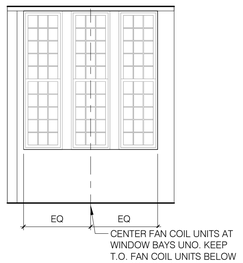
06 A703 SEFS SEMINAR G25 - EAST ELEVATION
1/4" = 1'-0"



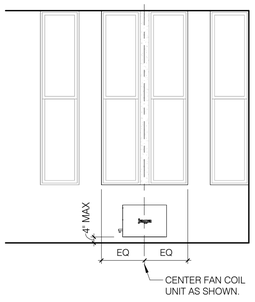
05 A703 ELEVATION - TYP. PILASTER
1/4" = 1'-0"



04 A703 FOREST CLUB ROOM 224 - WEST ELEVATION
1/8" = 1'-0"

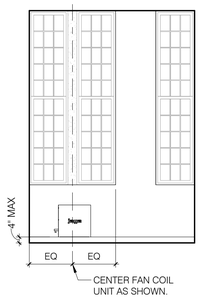


12 A703 ELEVATION - TYP. FCU AT WINDOWS
1/4" = 1'-0"

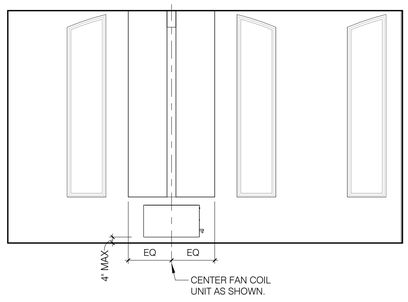


11 A703 KITCHENETTE 110G - SOUTH
1/4" = 1'-0"

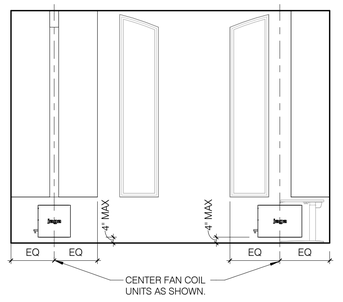
NOTE: ADMIN 110E SIM



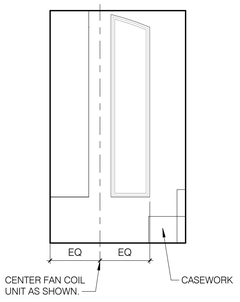
10 A703 ELEVATION - ADMIN 110A
1/4" = 1'-0"



09 A703 LAB / CENTER 202 - NORTH
1/4" = 1'-0"



08 A703 LAB / CENTER 208 - NORTH
1/4" = 1'-0"



07 A703 WELLNESS 210 - NORTH
1/4" = 1'-0"

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Revisions:

C18	09/09/24	CDR 018
C34	TBD	CDR (Misc. DON not capture in V4 or earlier)
V4	TBD	Voluntary Rev #4

BUILDING + SITE IMPROVEMENTS

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INTERIOR ELEVATIONS

A703

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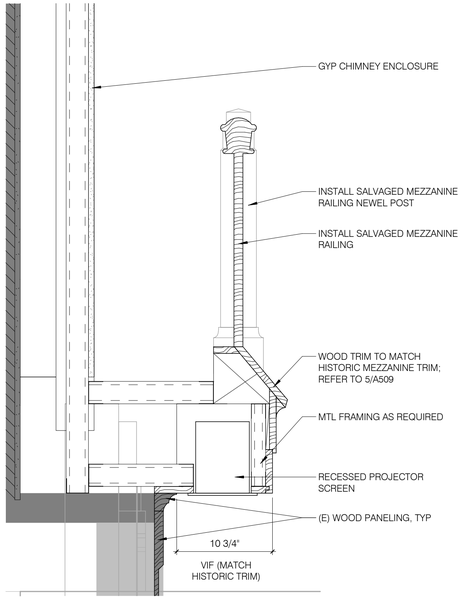
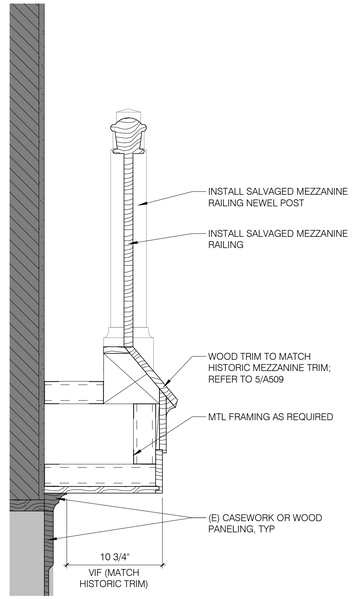
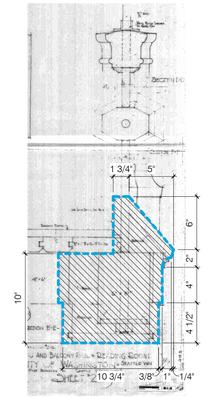


7 A909 SECTION DETAIL - CHIMNEY ENCLOSURE @ WALL PANELS
1 1/2" = 1'-0"

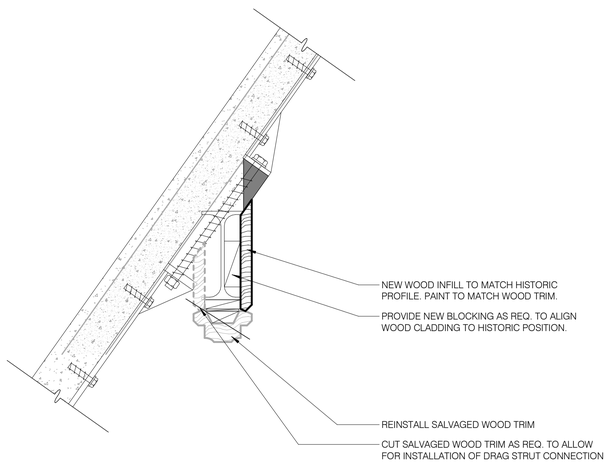


6 A909 SECTION DETAIL - FCR MEZZANING RAIL @ WALL PANELS
1 1/2" = 1'-0"

ALL MEASUREMENTS TO BE VERIFIED IN FIELD BEFORE MEZZANINE TRIM AND BEAM REMOVAL. DIMENSIONS TO BE RECORDED FOR REFERENCE.

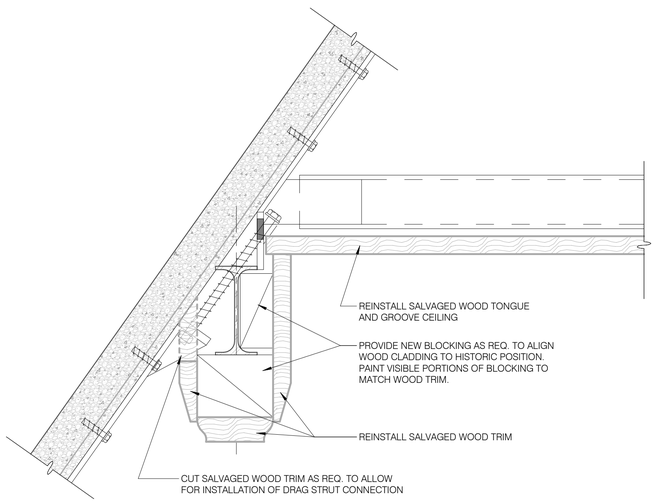


5 A909 SECTION DETAIL - HISTORIC FCR MEZZANINE
1 1/2" = 1'-0"



FOR STRUCTURAL NOTES SEE DETAIL 10/S506

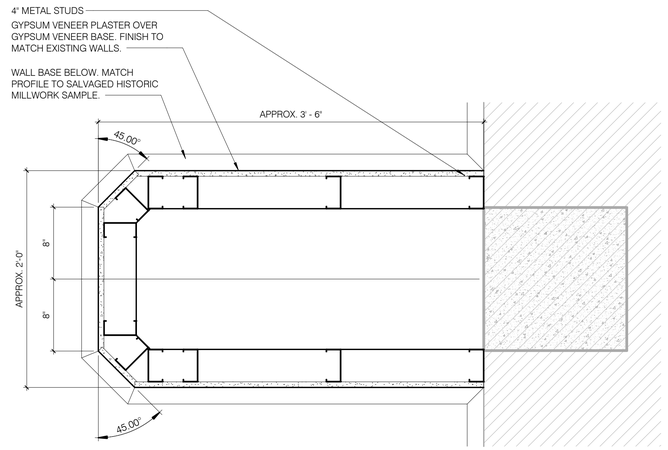
2 A909 DETAIL - DRAG STRUT AT AUDITORIUM
1 1/2" = 1'-0"



FOR STRUCTURAL NOTES SEE DETAIL 5/S506

3 A909 DETAIL - DRAG STRUT AT FCR
1 1/2" = 1'-0"

ALL MEASUREMENTS TO BE VERIFIED IN FIELD BEFORE PILASTER REMOVAL TO MAINTAIN HISTORIC CONFIGURATION.



1 A909 DETAIL - PILASTER RECONSTRUCTION
1 1/2" = 1'-0"

RESERVED FOR AHJ USE

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UNIVERSITY OF WASHINGTON

ANDERSON HALL

3715 W Stevens Way NE,
Seattle, WA 98195

HEA Project no.	22077
UW Project no.	203203
UW Facility no.	1351
SDCI no.	
Date:	05/31/2024

BUILDING + SITE IMPROVEMENTS

Revisions:

C15	08/02/24	CDR 015
C16	-	-
V3	08/16/24	Voluntary Rev #3
V4	TBD	Voluntary Rev #4

Drawn by: RC
Checked by: PK
Sheet:

BUILDING + SITE IMPROVEMENTS

INTERIOR DETAILS

A909

V3

STRUCTURAL CALCULATIONS

COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

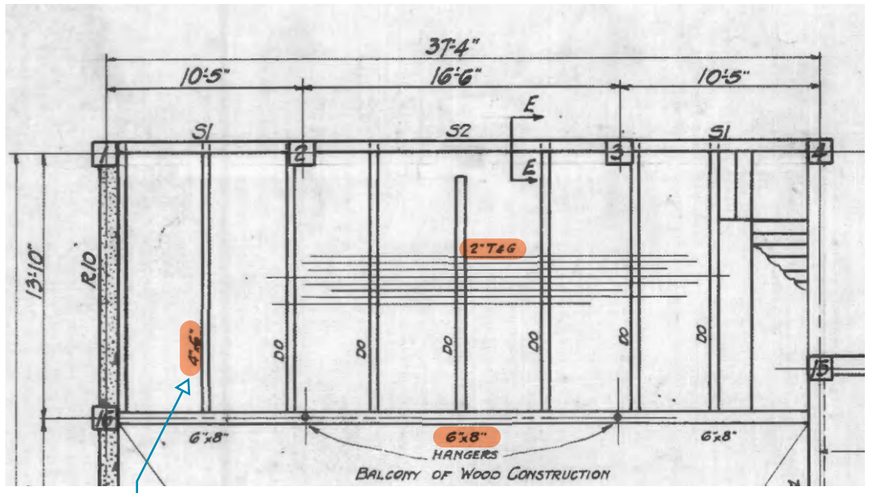
SUPPLEMENTAL STRUCTURAL CALCULATIONS

UW Anderson Hall – Level 3 Mezzanine

University of Washington
November 13, 2024
S23153

PREPARED BY:
Rebecca Hix Collins, P.E., S.E.
Joe Kaldestad

ORIGINAL DRAWINGS



N

The 4x6 joists are the controlling members. Max allowable live load for the L3 mezzanine is 13 psf

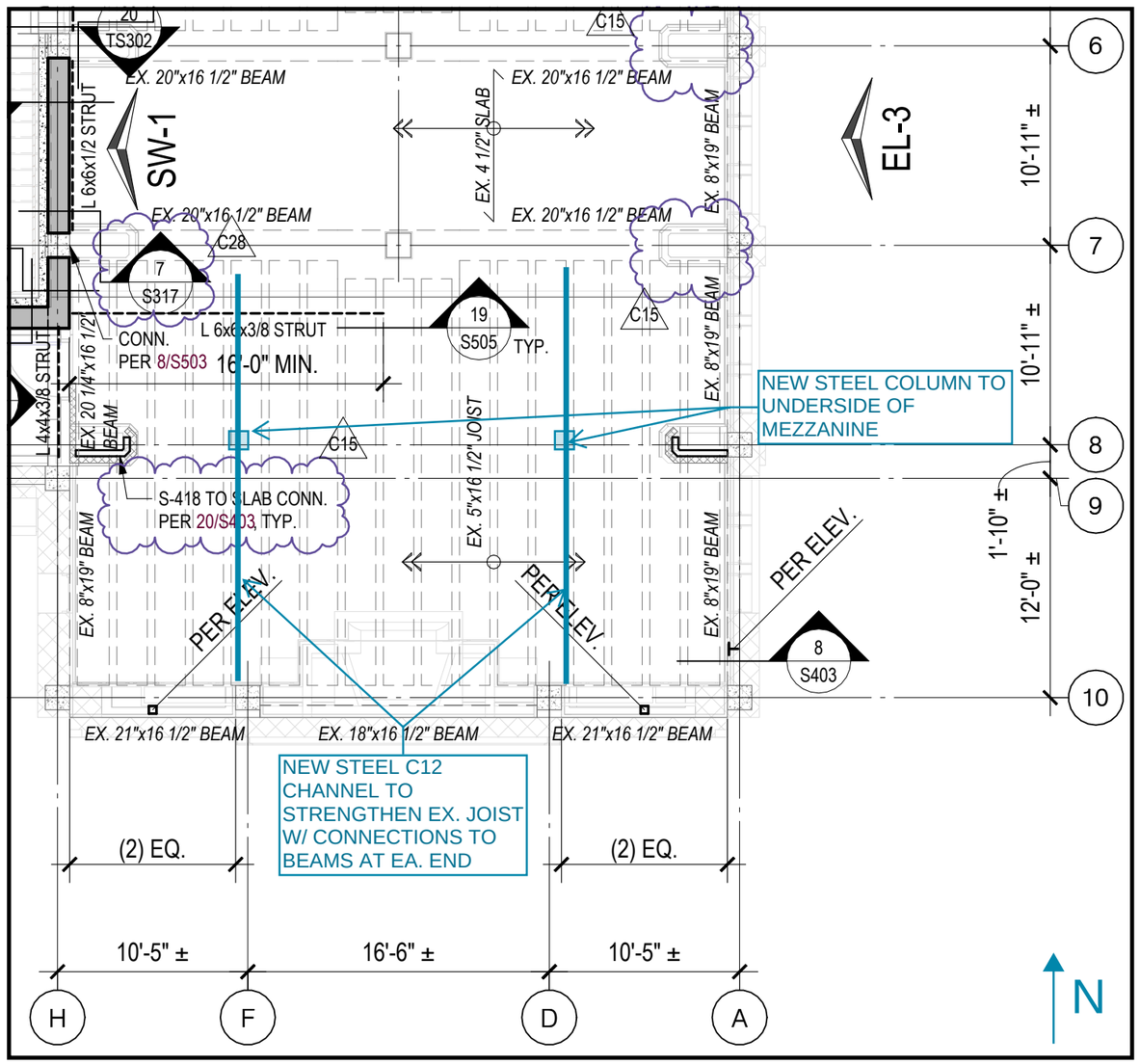
see following pages for capacity checks of each member

UW ANDERSON HALL - L3 MEZZANINE PROPOSED RETROFIT SCHEME

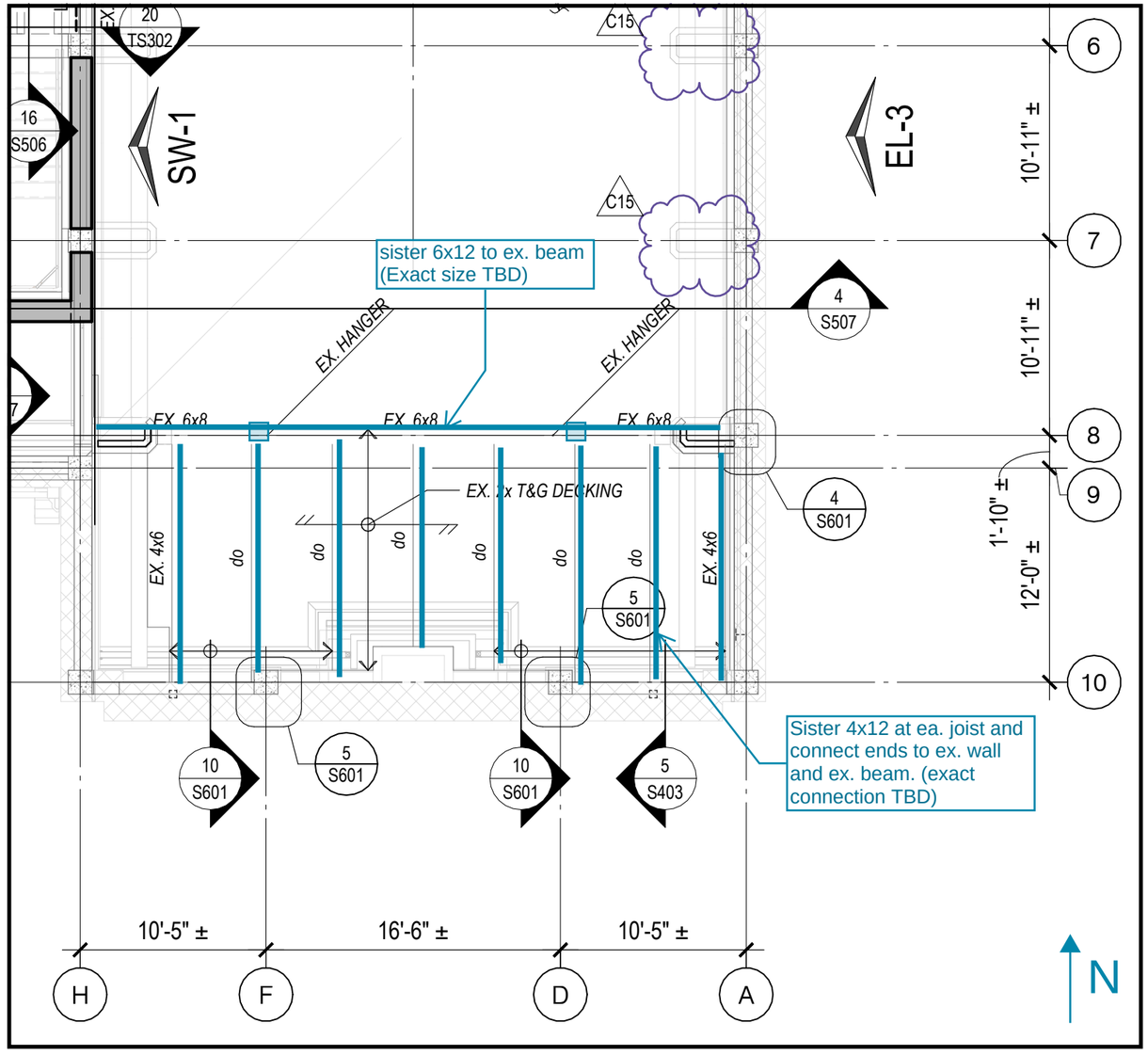
COUGHLIN PORTER LUNDEEN
STRUCTURAL · CIVIL · SEISMIC ENGINEERING

Assumes 40 psf Classroom Live Load - if require 100 psf Assembly Load, members will be larger and more closely spaced

LEVEL 2 FRAMING PLAN



LEVEL 3 FRAMING PLAN



Project: **UW ANDERSON HALL**
Designed By: Date:
Project No: Client:
Checked By: Sheet:

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COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

Project:	UW Anderson	Designed By:	Date:	11/13/2024
Project No.:		Client:	Sheet:	of

BEAM STABILITY FACTOR, C_L

2015 NDS section 3.3.3

INPUT

Beam Type:	2x decking
Span Type:	Single Span
Load Type	Uniform

INPUT

E_{min}'	620	ksi	Minimum Elastic Modulus
l_u	1.0	in	Unsupported Length
b	3.5	in	Thickness (Breadth)
d	1.5	in	Width (Depth)
F_b	1000.0	psi	Bending Design Value

Adjustment Factors		
C_d	1.00	Load Duration Factor
C_m	1.00	Wet Service Factor
C_t	1.00	Temperature Factor
C_F	1.00	Size Factor
C_i	1.00	Incising Factor
C_r	1.00	Repetitive Member Factor
C_v	1.00	Volume Factor for glulam beams

OUTPUT

l_e	2.06	in	Effective Span Length
R_b	0.50		Slenderness ratio
F_{bE}	2949515	psi	Critical Buckling Design Value for Bending Members
F_b^*	1000.00	psi	Adjusted Bending Design Value excluding C_L, C_V, and C_{fu}
C_L	1.00		Beam Stability Factor
F_b'	999.98	psi	Adjusted Bending Design Value

Max Allowable LL

Span	4.5	ft
DL	8	psf
S	1.3	in^3
Mmax	1312.5	lb-in
	109.4	lb-ft
Trib width	3.5	in.
Max Allowable LL	**140.1**	**psf**

Project:	UW Anderson	Designed By:	Date:	11/13/2024
Project No.:		Client:	Sheet:	of

BEAM STABILITY FACTOR, C_L

2015 NDS section 3.3.3

INPUT

Beam Type:	4x6 Joists
Span Type:	Single Span
Load Type	Uniform

INPUT

E_{min}'	620	ksi	Minimum Elastic Modulus
l_u	1.0	in	Unsupported Length
b	3.5	in	Thickness (Breadth)
d	5.5	in	Width (Depth)
F_b	1500.0	psi	Bending Design Value

Adjustment Factors		
C_d	1.00	Load Duration Factor
C_m	1.00	Wet Service Factor
C_t	1.00	Temperature Factor
C_F	1.00	Size Factor
C_i	1.00	Incising Factor
C_r	1.00	Repetitive Member Factor
C_v	1.00	Volume Factor for glulam beams

OUTPUT

l_e	2.06	in	Effective Span Length
R_b	0.96		Slenderness ratio
F_{bE}	804413.1	psi	Critical Buckling Design Value for Bending Members
F_b*	1500.00	psi	Adjusted Bending Design Value excluding C_L, C_V, and C_{fu}
C_L	1.00		Beam Stability Factor
F_b'	1499.86	psi	Adjusted Bending Design Value

Max Allowable LL		
Span	13.5	ft
DL	8.3	psf
S	17.6	in^3
Mmax	26466.3	lb-in
	2205.5	lb-ft
Trib width	4.5	ft
Max Allowable LL	**13.2**	**psf**

Dead Load		
2x decking	4.3	psf
floor finishes	1.0	psf
joists	1.0	psf
misc	2.0	psf
total	8.3	psf

4x6 joists are the controlling member. Max allowable live load for the L3 mezzanine is 13 psf

Project:	UW Anderson	Designed By:	Date:	11/13/2024
Project No.:		Client:	Sheet:	of

BEAM STABILITY FACTOR, C_L

2015 NDS section 3.3.3

INPUT

Beam Type:	6x8 Beam
Span Type:	Single Span
Load Type	Uniform

INPUT

E_{min}'	580	ksi	Minimum Elastic Modulus
l_u	48.0	in	Unsupported Length
b	5.5	in	Thickness (Breadth)
d	7.5	in	Width (Depth)
F_b	1600.0	psi	Bending Design Value

Adjustment Factors		
C_d	1.00	Load Duration Factor
C_m	1.00	Wet Service Factor
C_t	1.00	Temperature Factor
C_F	1.05	Size Factor
C_i	1.00	Incising Factor
C_r	1.00	Repetitive Member Factor
C_v	1.00	Volume Factor for glulam beams

OUTPUT

l_e	98.88	in	Effective Span Length
R_b	4.95		Slenderness ratio
F_{bE}	28389.97	psi	Critical Buckling Design Value for Bending Members
F_b^*	1685.78	psi	Adjusted Bending Design Value excluding C_L, C_V, and C_{fu}
C_L	1.00		Beam Stability Factor
F_b'	1680.49	psi	Adjusted Bending Design Value

Max Allowable LL		
Span	16.5	ft
DL	9.0	psf
S	51.6	in^3
Mmax	86650.3	lb-in
	7220.9	lb-ft
Trib width	7.0	ft
Max Allowable LL	**21.3**	**psf**