Addendum



421 W. RIVERSIDE SUITE 860 SPOKANE, WA 99201

ZBAARCHITECTURE.COM t. 509.456.8236

ADDENDUM NO. 03

March 22, 2021

PACIFIC PLACE RENOVATION South Bend, Washington

The following addendum items shall become part of the Contract Documents for the above referenced project.

GENERAL INFORMATION

Item No. 1: Sign-in Sheet from the PRE-BID WALKTHROUGH is attached.

PROJECT MANUAL

Item No. 2: Bid Form Update BID BOND section as follows:

Make check or bond payable to Joint Pacific County Housing Authority.

- Item No. 3: AIA A101-2007 Draft Contract Article 8, delete the listed Owner's Representative.
- Item No. 4: Section 11900 RESIDENTIAL EQUIPMENT

2.2 REFRIGERATORS

Where shown on drawings - G.E. 16.6 Cubic Foot Top–Freezer Refrigerator Model#GTS17DTNRWW. Controls must be in the front. Freezer must be have a height to the middle of the freezer of 54 inches or less. All refrigerators shall be WHITE in color.

2.3 RANGES

Where shown on drawings – Whirlpool Freestanding 4.8 Cubic Foot Guided Electric Front Coil Range Model#WEC310SAGW, controls shall be on the front. All ranges shall be WHITE in color.

DRAWINGS

Item No. 5:Replace SHEET A401 with the one attached (changes are clouded).Item No. 6:Replace SHEET A601 with the one attached (changes are clouded).

END OF ADDENDUM

PACIFIC PLACE WALKTHROUGH

Location: 208 Central Ave #104, South Bend, WA Date & Time: Wednesday, March 17 from 1pm-4pm

NO.	NAME	COMPANY	# IN PARTY	EMAIL	TIME SLOT
1	Kurt Moyer	Pacific Tech Construction	1	kmoyer@pactechgroup.com	1pm-2pm
2	David Brenton	Rognlin's, Inc.	1	daveb@rognlins.com	1pm-2pm
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					

TO: Pacific Place Renovations 208 Central Ave. South Bend, WA 98586

The undersigned hereby submits the following proposal:

Pursuant to and in compliance with Contract Documents, the undersigned hereby certifies that he/she has personally and carefully examined Invitation for Bids, Agreement Between Owner and Contractor, Conditions to the Contract (General and Special), Specifications (Division 1 thru 16), other referenced documents and other related documents, and Drawings entitled:

PACIFIC PLACE RENOVATIONS SOUTH BEND, WASHINGTON

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to reach Substantial Completion of the PROJECT within 182 (one hundred eighty-two) consecutive calendar days thereafter. Bidder further agrees to pay as liquidated damages, the sum of \$500.00 (five hundred dollars) for each consecutive calendar day thereafter as provided in Special Conditions for Project 2.

BIDDER hereby agrees to perform all the work described in the CONTRACT DOCUMENTS for the following lump sum Basic Bid Price, including all applicable taxes and fees, except Washington State Sales tax as noted in the special conditions:

TOTAL BASE BID AMOUNT

Dollars \$

(Express in words)

(Express in Figures)

The undersigned agrees not to withdraw his/her proposal until the expiration of 120 days after date on which the proposals are due.

OFFICE OF RECORD

Undersigned designates his/her office of record to which notices may be mailed as

EXECUTION OF CONTRACT

If written notice of acceptance of this proposal is mailed, telegraphed, or delivered to undersigned within 120 days after date of opening of proposals, or any time thereafter before proposal is withdrawn, undersigned will, within 10 days after date of such mailing, telegraphing, or delivering of such notice, execute and deliver in form of agreement stated in this Project Manual.

TIME OF COMPLETION

The undersigned acknowledges and agrees to abide by all provisions of the "Time of Completion" section of the Special Conditions.

ADDENDA

<u>ADDENDA</u> The undersigned acknowledges receipt of the following addenda:	Addendum Number	Dated
The understyled details the gas receipt of the rono wing addendar		Build

BID BOND

Enclosed is a certified check, cashier's check or bid bond, in the amount of 5% of the Basic Bid, which the undersigned agrees to forfeit to the payee if the party is making this proposal fails to enter into contract with approved sureties within 10 days after contract is awarded to said party. Bid Bond shall contain all provisions of AIA Document A312, 2010 Edition. Make check or bond payable to Joint Pacific County Housing Authority.

BIDDER INFORMATION AND SIGNATURE

Submitted By:			Date:
J	(Signature)		
Proposing Firm*:			
Ву:			
	(Type or Print Name)		
Address:			
City, State, Zip Code:			
Telephone:	Fax:	E-Mail:	
State of Washington Contractor's	Licensing No.:		
*Note: If firm is a corporation w	rite State of Incorporation und	ler signature and if a p	ortnorshin give full name of

Note: If firm is a corporation, write State of Incorporation under signature, and if a partnership, give full name of all partners.

SEAL - (if Bid is by a corporation)

BID ALTERNATES – ON SEPARATE FORM

UNIT PRICES - ON SEPARATE FORM

END OF BID FORM

RAFT AIA Document A101[™] - 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the « » day of « » in the year « » (In words, indicate day, month and year.)

BETWEEN the Owner: (Name, legal status, address and other information)

«Joint Pacific County Housing Authority »« » «820 11th Ave. » «Longview, WA 98632 » « »

and the Contractor: (Name, legal status, address and other information)

« »« » « » «» « »

for the following Project: (Name, location and detailed description)

«Pacific Place Renovation» «208 Central Ave. » «South Bend, WA 98586 »

The Architect: (Name, legal status, address and other information)

«ZBA Architecture, PS »« » «421 W. Riverside Ste. 860 » «Spokane, WA 99201 » « »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification. The parties should complete A101™-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



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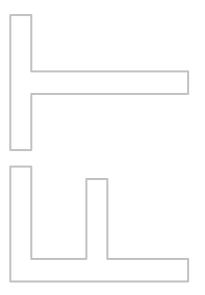
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TABLE OF ARTICLES

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- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- CONTRACT SUM 4
- 5 PAYMENTS
- 6 **DISPUTE RESOLUTION**
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS



The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be: (Check one of the following boxes.)

[« »] The date of this Agreement.

[« X »] A date set forth in a notice to proceed issued by the Owner.

[« »] Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

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[« X »] Not later than « two hundred seventy » (« 270 ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work Substantial Completion Date « »

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be « » (\$ « »), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price	
« »		

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item		Price	Conditions for Acceptance
« »			
§ 4.3 Allowances, if any (Identify each allowanc	<i>e</i> , included in the Contract Sum: <i>e</i> .)		
ltem « »	Pric	Ce	
§ 4.4 Unit prices, if any (Identify the item and su	: tate the unit price and quantity lin	nitations, if any, to which th	ne unit price will be applicable.)
Item		Units and Limitations	Price per Unit (\$0.00)
« »			
§ 4.5 Liquidated damage	es, if any:		

(Insert terms and conditions for liquidated damages, if any.)

		/		
«\$500 per calendar day »				
§ 4.6 Other: (Insert provisions for bonus or other incentives, if any, that might result in a change to the (Cont	ract S	Sum.)	

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ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the « » day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the « » day of the « » month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than « » (« ») days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201[™]–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

« (10%) Ten Percent »

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§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

« »

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

« »

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

« »

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

« »

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. (Insert rate of interest agreed upon, if any.)

« 5 » % « Five Percent »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201-2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. (If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

- « »
- ~
- « »
- ~ >>

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§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows: (Check the appropriate box.)

[« »] Arbitration pursuant to Section 15.4 of AIA Document A201-2017

[« X »] Litigation in a court of competent jurisdiction

[« »] Other (Specify)

« »

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

TERMINATION OR SUSPENSION ARTICLE 7

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows: (Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

« »

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

MISCELLANEOUS PROVISIONS ARTICLE 8

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

« »

§ 8.3 The Contractor's representative: (Name, address, email address, and other information)

« » « >> « » « » «

> § 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101TM–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

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§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101TM-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203TM–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

« » § 8.7 Other provisions: « » ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS § 9.1 This Agreement is comprised of the following documents: .1 AIA Document A101TM–2017, Standard Form of Agreement Between Owner and Contractor .2 AIA Document A101TM–2017, Exhibit A, Insurance and Bonds .3 AIA Document A201TM–2017, General Conditions of the Contract for Construction .4 AIA Document E203TM–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below: (Insert the date of the E203-2013 incorporated into this Agreement.) « » .5 Drawings Number Title Date « » .6 Specifications Title Date Section Pages « » .7 Addenda, if any: Number Date Pages «» Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9. .8 Other Exhibits: (Check all boxes that apply and include appropriate information identifying the exhibit where required.) [« »] AIA Document E204TM–2017, Sustainable Projects Exhibit, dated as indicated below: (Insert the date of the E204-2017 incorporated into this Agreement.)

« »

[« »] The Sustainability Plan:

Title	D	ate Pages	
« »			

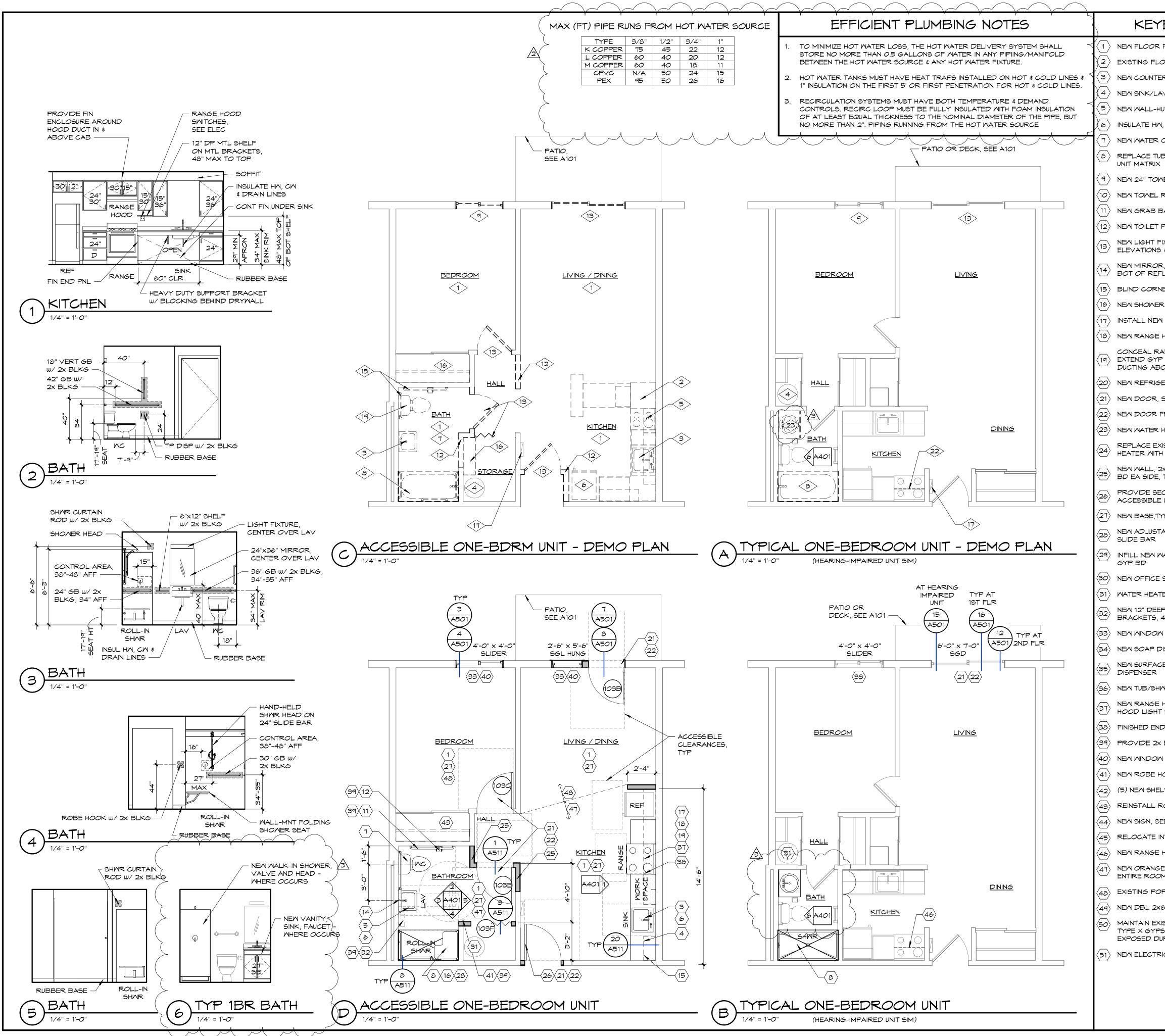
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[« »] Supplementary and other Conditions of the Contract:

Document « »	Title	Date	Pages
.9 Other documents, if any, listed below: (List here any additional documents that the Document A201 [™] –2017 provides that the sample forms, the Contractor's bid or pro requirements, and other information furn proposals, are not part of the Contract D documents should be listed here only if in	e advertisement or invitation oposal, portions of Addenda ished by the Owner in antico ocuments unless enumerated	n to bid, Instructio relating to biddir ipation of receivir l in this Agreemen	ons to Bidders, ng or proposal ng bids or nt. Any such
« » This Agreement entered into as of the day and year first	written above.		
« »	« »		
OWNER (Signature)	CONTRACTOR (Signat	ure)	
« »« »	« »« »		
(Printed name and title)	(Printed name and title	e)	



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NER CABINET AND DOOR STARTER (DI NSI ALLA ILON SR ROD Image: Start					
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E HOOD E HOO	W RANGE				
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CELING TEXTURE AND PANT ENTRE CELING TEXTURE AND PANT AND PANT ENTRE CELING TEXTURE AND PANT AND P	P BD TO CEILING TO CONCEAL	11.	REPAIR, PATCH, & PAINT CEILINGS WHERE		
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R HEATER RINDTING ELECTRIC BASEBOARD TH COVE HEATER 2x4 STUDS AT 16' OC W/GYP ECOND DOOR VIEWER AT 2x4 STUDS AT 16' OC W/GYP ECOND DOOR VIEWER AT 11. SEE A&OI FOR REPLACEMENT INDOVS MITH AN OPENING BELION 36' ABOVE THE PINEHED FLOOR SHALL HAVE A DOVOS MITH AN OPENING SCATEGO LEVICE COMPLYING SCR EVERENCY DEVICE COMPLYING SCR EVERENCY AND/OVER SCR EVERENCY ADD/OS MITH AN OPENING SUBLE/ ADD/OS MITH AN OPENING SCATEGO LEVICE COMPLYING SCR EVERENCY ADD/OS MITH AN OPENING SCATEGO LEVICE COMPLYING SCR EVERENCY ADD/OS MITH AN OPENING SCATEGO LEVICE COMPLYING SCR EVERTIFIE S ADALL SCALES INTRACTORY INTEGRITUCATION INTRACTORY INTRACTORY INTRACTORY INTRACTORY INTRACTORY INTRACTORY INTO INTRACTORY INTRACTORY INTRACTORY INTEGRITUCATION INTRACTORY INTEGRITUCATION INTRACTORY INTEGRITUCATION INTRACTORY INTEGRITUCATION INTEGRITUCATION INTRACTORY INTEGRITUCATION INTEGRITUCATION INTEGRITUCATION INTRECON INTEGRITUCATION INTRECTORY INTEGRITUCATIN					
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2x4 STUDS AT 16" OC W/ GYP INIDIO/SE NITH AN OPENING BELION 36" 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE NITH AN OPENING SCATECU DEVICE 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE NITH AND OPENING SCATECU DEVICE 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE NITH ASTM E3203 AND 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE CR EMERGENCY E3REISS 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE CR EMERGENCY E3REISS 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE CR EMERGENCY E3REISS 2x4 STUDS AT 16" OC W/ GYP INIDIO/SE CR EMERGENCY E3REISS 2x5 STUDS AT 16" OC W/ GYP INIDIO/SE CR EMERGENCY E3REISS 2x6 STUDS AT 16" OC W/ GYP INIDIO/SE CREATER 2x7 STUDS AT 16" OC W/ GYP INIDIO/SE CREATER 2x8 STUDS AT 16" OC PERABLE WINDOW HANDLES INIDIO/SE CREATER FILESS 2x8 STUDS AT 16" OC PERABLE WINDOW INIT ASTERS SEC UNIT MATRIX 2x8 STUDS AT 16" OC PERABLE WINDOW INIT ASTERS SHOWER FILESS 2x8 STUDS AT 16" OC PERABLE WINDOW INIT ASTERS SHOWER FILESS 2x8 STUDS AT 16" OC PERABLE WINDOW INIT ASTERS SHOWER FOR TO PERABLE 3x8 STUDS AT 16" OC PERABLE WINDOW INIT ASTERS SHOWER FOR TO PERABLE 4x8 STUDS AT 16 OF PARENT INIT ASTERS SHOWER FOR TO PERABLE 1x9 STUDS AT 16" OC PERABLE I					
E, TYP ECOND DOOR VIENER AT ELUNTS, SEE 4 / A601 TYP SEE FINSH LEGEND JTABLE SHOWER HEAD W/ 24" WALL, MATCH EXIST FRAMING 4 WAR SEE 3 / A512 4 6 / A511 YER, SEE UNIT MATRIX EP METAL SHELF ON METAL , 49' MAX TO TOP WOR RELIGHT, SIZE PER PLAN DISPENSER KCE MOUNT PAPER TOWEL HWR SEAT E HOOD FAN SWITCH 4 RANGE ND PANEL, TYP IX BLOCKING BETWEEN STUDS WI REATMENT HOOK, 49'' MAX TO TOP ELVES ROD 4 SHELF, SEE 4 / A511 SE FIEL CELLING TEXTURE IN MAR SEAN TO TOP E HOOD SE PEL CELLING TEXTURE IN MAR SEAN TO TOP E HOOD SE PEL CELLING TEXTURE IN MAR BERGE READ MAR SEAN TO TOP ELVES REMOVE DAOR & ADOR HARDWARE, REMOVE DAOR & ADOR HARDWARE, FRAME TO REMAIN BE HOOD SE PEL CELLING TEXTURE IN MAR SEAN CO TOR REMAIN BE HOOD SE REMOVE BASEBOARD HEATERS BO ZOOR REMAIN <t< td=""><td></td><td></td><td>WINDOWS WITH AN OPENING BELOW 36"</td><td></td><td></td></t<>			WINDOWS WITH AN OPENING BELOW 36"		
E UNTS, SEE 4/A601 TYP SEE FINSH LEGEND ITABLE SHOVER HEAD W/ 24" WALL, MATCH EXIST FRAMING 4 E SIGN, SEE 3/A512 4 6/A511 NTER, SEE UNIT MATRIX EF METAL SHELF ON METAL , 49" MAX TO TOP W OR RELIGHT, SIZE PER PLAN DISPENSER CE MOUNT PAPER TOWEL HWR SEAT E HOOD FAN SWITCH 4 RANGE E HOOD FAN SWITCH 4 RANGE E HOOD FAN SWITCH 4 RANGE I SWITCH TOP W TREATMENT HOOK, 49" MAX TO TOP ELVES REMOVE ALL BATH ACCESSORIES I SWITCH 4 RANGE I SWITCH TOP W TREATMENT HOOK, 49" MAX TO TOP ELVES REMOVE HEATER I SWITCH I REMOVE HEATER REMOVE HEATER I SWITCH I RANGE I SWITCH I SWITCH I RANGE I SWITCH I SWITCH	E, TYP		A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090 AND		
TYP SEE FINISH LEGEND AREAS AND ACCESSIBLE UNITS SHALL BE AREAS AND ACCESSIBLE UNITS SHALL BE TABLE SHOWER HEAD W/ 24" AREAS AND ACCESSIBLE UNITS SHALL BE AREAS AND ACCESSIBLE UNITS SHALL BE TABLE SHOWER HEAD W/ 24" MAX TO TOP OF OF DEVICE LATCHES SHALL AREAS AND ACCESSIBLE ONTO SHALL BE VALL, MATCH EXIST FRAMING 4 MAX TO TOP OF OF DEVICE LATCHES SHALL ACTIVATE WITH 5 LBF OF LESS. VALL, MATCH EXIST FRAMING 4 DEMO NOTES VALL, MATCH EXIST FRAMING 4 REMOVE FLOOR FINISHES VALL, MATCH EXIST FRAMING 4 REMOVE FLOOR FINISHES VALL MATCH EXIST FRAMING 4 REMOVE CASINETS 4 COUNTERTOP VALL MAX TO TOP REMOVE SINK/LAV VAR RELIGHT, SIZE FER PLAN REMOVE RANGE 4 RANGE HOOD VAR SEAT REMOVE RANGE 4 RANGE HOOD VAR SEAT REMOVE ALL BARS, SHOWER ROD, TP DISP, ETC.) VAR TREATMENT REMOVE MINDON VOD ELVES REMOVE DOOR 1 DOOR HARDWARE, FRAME TO REMAIN VAR SHELP, SEE 4 / ASTI REMOVE DOOR 1 DOOR HARDWARE, AND DOOR FRAME VAR SHEE ANDOL DOOR FRAME NATE OF WASHINGTON VAR SHEE ANDOL DOOR FRAME 3/22/21 VAR SHEE ANDOL POOR REAME 3/22/21 VAR SHEE ANDOL 3/22/21		15			
MALL, MATCH EXIST FRAMING # MALL, MATCH EXIST FRAMING # E SIGN, SEE 3/A512 # 6/A511 NTER, SEE UNIT MATRIX EP METAL SHELF ON METAL , 40° MAX TO TOP WY OR RELIGHT, SIZE PER PLAN DISPENSER CE MOUNT PAPER TOWEL HWR SEAT E HOOD FAN SWITCH # RANGE HYR SEAT E HOOD FAN SWITCH # RANGE HOOK, 45° MAX TO TOP ELVES RCD # SHELF, SEE 4/A511 SEE 1/A512 INTERCOM E HOOD SE PEEL CELLING TEXTURE IN CM COCORN CELLING TEXTURE IN CM COCORN CELLING TEXTURE IN CM COCORN CELLING TO REMAIN CEMOVE ROD # SHELF, STORE FOR COCORN CELLING TO REMAIN COCORN COCORN		ł	AREAS AND ACCESSIBLE UNITS SHALL BE ACCESSIBLE: OPERABLE WINDOW HANDLES		
NTER, SEE UNIT MATRIX EP METAL SHELF ON METAL , 40° MAX TO TOP WOR RELIGHT, SIZE PER PLAN DISPENSER CCE MOUNT PAPER TOWEL Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel	TABLE SHOWER HEAD $w/24$ "		MAX TO TOP OF DEVICE. LATCHES SHALL \checkmark		L ∠
NTER, SEE UNIT MATRIX EP METAL SHELF ON METAL , 40° MAX TO TOP WOR RELIGHT, SIZE PER PLAN DISPENSER CCE MOUNT PAPER TOWEL Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel	WALL, MATCH EXIST FRAMING $\&$		AUTIVALE MITH 9 LDF OF LE99.	11	Ŭ Į
NTER, SEE UNIT MATRIX EP METAL SHELF ON METAL , 40° MAX TO TOP WOR RELIGHT, SIZE PER PLAN DISPENSER CCE MOUNT PAPER TOWEL Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel Image: Sear Top Sear Towel Image: Sear Towel	E SIGN, SEE 3/A512 \$ 6/A511				
EP METAL SHELF ON METAL , 49' MAX TO TOP DEMO NOTES Image: Comparison of the state of t	TER, SEE UNIT MATRIX	⊢			μ Ψ Ψ Ψ Ψ
Image: Section 1, Size 1 End between study Image: Section 2, Size 1, Size 1, Size 1, Size 1, Size 1, Asize 1,			DEMO NOTES		
HWR SEAT <5				Q Q	
HWR SEAT <5	DISPENSER	\sim			
HWR SEAT <5	CE MOUNT PAPER TOWEL			E-Bi	
E HOOD FAN SWITCH & RANGE 6 REMOVE REFRIGERATOR IT SWITCH REMOVE ALL BATH ACCESSORIES IND PANEL, TYP 1 REMOVE ALL BATH ACCESSORIES IX BLOCKING BETWEEN STUDS 8 REMOVE TUB/SHOWER, SEE UNIT MATRIX IND REATMENT 9 REMOVE TUB/SHOWER, SEE UNIT MATRIX IND REATMENT 9 REMOVE HEATER IND & SHELF, SEE 4 / A511 10 REMOVE HEATER INTERCOM 11 REMOVE DOOR & DOOR HARDWARE, E HOOD 13 REMOVE DOOR, DOOR HARDWARE, GE PEEL CEILING TEXTURE IN OM 13 REMOVE BASEBOARD HEATERS INTERCOM 14 REMOVE ALL GRAB BARS OPCORN CEILING TO REMAIN 16 REMOVE ROD & SHELF, STORE FOR	HWR SEAT			N N	
ND PANEL, TYP IND PANEL, TYP INTERATMENT HOOK, 48" MAX TO TOP ELVES ROD & SHELF, SEE 4/A511 SEE 1/A512 INTERCOM E HOOD GE PEEL CEILING TEXTURE IN OM OM OPCORN CEILING TO REMAIN INTERCOM INOM INTERCOM	E HOOD FAN SWITCH & RANGE				PAC PAC
EX.BLOCKING BETWEEN STUDS Image: Construction of the struction			> (TOWEL BARS, SHOWER ROD, TP DISP,		UN UN
Image: Non-Section of the state of the	X BLOCKING BETWEEN STUDS				F
HOOK, 48" MAX TO TOP ELVES ROD & SHELF, SEE 4 / A511 SEE 1 / A512 INTERCOM E HOOD GE PEEL CEILING TEXTURE IN OM COCORN CEILING TO REMAIN HOOK, 48" MAX TO TOP IO REMOVE HEATER REMOVE DOOR & DOOR HARDWARE, AND DOOR FRAME III REMOVE DOOR. DOOR HARDWARE, AND DOOR FRAME III REMOVE BASEBOARD HEATERS III REMOVE ALL GRAB BARS IIII REMOVE ROD & SHELF, STORE FOR IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	DW TREATMENT	\sim			PR, O
ELVES Image: Constraint of the state				SEAL	
INCOD & SHELLY, SEE 47 ASTT INCOME TO RELIVIE TO RELIVIENCE SEE 1/A512 INCOME TO REMOVE WALL INTERCOM INCOD & DOOR DOOR HARDWARE, AND DOOR FRAME E HOOD INCOME TO REMOVE BASEBOARD HEATERS GE PEEL CEILING TEXTURE IN OM INCOME TO REMAIN OPCORN CEILING TO REMAIN IS REMOVE ROD & SHELF, STORE FOR PROJECT NO. 2039			REMOVE DOOR & DOOR HARDWARE,	II	
INTERCOM E HOOD GE PEEL CEILING TEXTURE IN OM OPCORN CEILING TO REMAIN INTERCOM IB REMOVE DOOR. DOOR HARDWARE, AND DOOR FRAME IB REMOVE BASEBOARD HEATERS IB REMOVE ALL GRAB BARS IB REMOVE ALL GRAB BARS IB REMOVE ROD & SHELF, STORE FOR PROJECT NO. 2039					
E HOOD IS AND DOOR FRAME STATE OF WASHINGTON GE PEEL CEILING TEXTURE IN IA REMOVE BASEBOARD HEATERS 3/22/21 OPCORN CEILING TO REMAIN IA REMOVE ROD & SHELF, STORE FOR PROJECT NO.				21	Mark S. KING
GE PEEL CEILING TEXTURE IN 3/22/21 OM 15 REMOVE ALL GRAB BARS OPCORN CEILING TO REMAIN 16 REMOVE ROD & SHELF, STORE FOR			AND DOOR FRAME		
OPCORN CEILING TO REMAIN					 3/22/21
				PROJECT NO	
DRAWN:					2039
XISTING BEAM, WRAP W/ 5/8"	XISTING BEAM, WRAP W/ 5/8"				
PSUM BOARD ON ALL SIDES IF 18 REMOVE EXIST AC UNIT SEMB DURING CONSTRUCTION 18 REMOVE INIT ER CLOSET DATE:	PSUM BOARD ON ALL SIDES IF	\sim			
RICAL PANEL 01/29/2021	RICAL PANEL				
20 REMOVE DISHWASHER 21 REMOVE SIGN				DRAWING NC	<i>.</i> .
				2	
22 REMOVE RANGE HOOD		22	REMOVE RANGE HOOD	🗡	
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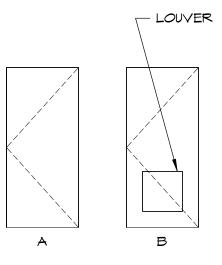
ROOM					ł	NALL			
#	ROOM NAME	FLR	BASE	NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST	CLNG	NOTES
120	COMMUNITY ROOM	LVP	ND	PNT-1	PNT-1	PNT-1	PNT-1	-	
121	LAUNDRY	LVP	RB	-	-	-	-	-	
122	RESTROOM	-	-	-	-	-	-	-	
123	ACCESSIBLE RESTROOM	57	RB	PNT-1	PNT-1	PNT-1/PLAM-2*	PNT-1/PLAM-2*	PNT-1	*SEE INTERIOR ELEVATIONS
124	HALL	LVP	ND	-	-	-	-	-	
125	STAIRS #2	-	-	-	-	-	-	-	
126	STORAGE	-	-	-	-	-	-	-	
127	CORRIDOR	EM/LVP**	ND	-	-	-	-	-	**SEE A101
128	LOBBY	LVP	RB	-	-	-	-	-	
129	VEST	EM	RB	-	-	-	-	-	
130	OFFICE	LVP	ND	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
131	ELEC / ELEV EQUIPMENT	-	-	-	-	-	-	-	
132	TENANT STORAGE	-	-	-	-	-	-	-	
132A	MAINT	-	RB	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
133	TENANT STORAGE	-	-	-	-	-	-	-	
134	STAIRS #1	-	-	-	-	-	-	-	
220	CORRIDOR	LVP	ND	-	-	-	-	-	
221	LIBRARY	-	_	_	-	-	-	-	

	FINISH LEGENI	
ITEM CODE	PRODUCT/COLOR NAME & NUMBER	NOTES
09650	RESILIENT FLOORING & BASE	
LVP-1	TAS FLOORING; ODYSSEY EIR, BALBOA NOLVO201	COMMON AREA LUXURY VINYL PLANK
LVP-2	TAS FLOORING; EXPEDITION, MAGELLAN IMLV0306	UNIT LUXURY VINYL PLANK
RB-1	TARKETT; TRADITIONAL 4" WALL BASE, 283 TOAST	RUBBER BASE (THROUGHOUT)
SV-1	ARMSTRONG; DECORART ABODE, 80822 ROUGH LINEN, ALMOND GRAY	RESTROOM & UNIT BATH SHEET VINYL
EM-1	SHAW CONTRACT; PATH TILE 5T034, PORTABELLA 34761	
	PAINTING	
09900		GENERAL PAINT
09900 PNT-1	PAINTING	GENERAL PAINT EXTERIOR FIELD PAINT
	PAINTING SHERWIN WILLIAMS; SW7103 WHITETAIL	
09900 PNT-1 PNT-2 PNT-3	PAINTING SHERWIN WILLIAMS; SW7103 WHITETAIL SHERWIN WILLIAMS; TBD	EXTERIOR FIELD PAINT
09900 PNT-1 PNT-2 PNT-3	PAINTING SHERWIN WILLIAMS; SW7103 WHITETAIL SHERWIN WILLIAMS; TBD SHERWIN WILLIAMS; TBD	EXTERIOR FIELD PAINT
09900 PNT-1 PNT-2 PNT-3 11950 C CAB-1	ABINETS & COUNTERTOPS	EXTERIOR FIELD PAINT EXTERIOR TRIM PAINT

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UNIT #		REPLACE LIGHT FIXTURES	REPLACE BASEBOARD HEATERS WITH COVE HEATERS	
101	1 BR HEAR	Y	۲	
102	1 BR	Y	۲	
103	1 BR ACC	丫*	丫*	
104	2 BR ACC	۲*	丫*	
105	1 BR	Y	Y	
106	1 BR	Y	Y	
107	1 BR	Y	۲	
108	1 BR	Y	Y	
109	1 BR	Y	Y	
110	1 BR	Y	۲	
111	1 BR	۲	۲	
112	1 BR	Y	۲	
201	1 BR	-	-	
202	1 BR	-	-	
203	1 BR	-	-	
204	1 BR	-	-	
205	1 BR	-	-	
206	1 BR	-	-	
207	1 BR	-	-	
208	1 BR	-	-	
209	1 BR	-	-	
210	1 BR	-	-	
211	1 BR	-	-	
212	1 BR	-	-	

UNIT MATRIX LEGEND NO WORK -

YES (REPLACE / PROVIDE NEW) Y ACCESSIBLE UNIT, WORK SHALL NOT BE REMOVED BY BID ALTERNATES *



DOOR LEGEND

N.T.S.

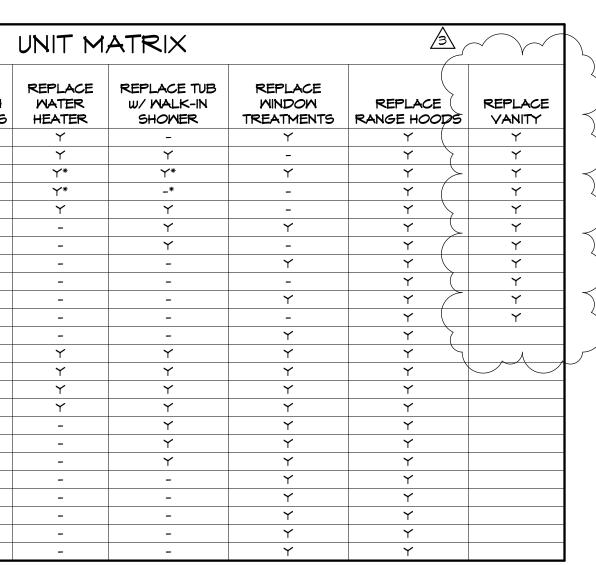
MARK	DIMENSIONS			DOOR				FRAME		HDM	FIRE	
	M	HT	THK	TYPE	MAT'L	FIN	GLAZ	MAT'L	FIN	GROUP RATI	RATING	NOTES
103A	3'-0"	6'-8"	1 3/4"	A	SCWD		N	HM	PNT	4	20 MIN	
103B	3'-0"	6'-8"	1 3/4"	C	FG	PNT	IGU	MD	PNT	1	N	
1030	3'-0"	6'-8"	1 3/8"	A	SCWD	PNT	N	ND	PNT	8	N	
103E	3'-0"	6'-8"	13/8"	A	SCWD	PNT	N	ND	PNT	8	N	
103F	3'-4"	6'-8"	1"	F	CP	FF	N	GYP	PNT	11	N	
104A	3'-0"	6'-8"	1 3/4"	A	SCWD	PNT	N	HM	PNT	4	20 MIN	
104B	3'-0"	6'-8"	1 3/4"	C	FG	PNT	IGU	MD	PNT	1	N	
104C	6'-0"	6'-8"	13/8"	E	ND	PNT	N	MD	PNT	10	N	
104D	3'-0"	6'-8"	1 3/8"	A	SCWD	PNT	N	ND	PNT	9	N	
104E	3'-0"	6'-8"	13/8"	A	SCWD	PNT	N	MD	PNT	9	N	
104F	3'-0"	6'-8"	13/8"	A	SCWD	PNT	N	MD	PNT	8	N	
104G	4'-0"	6'-8"	13/8"	E	ND	PNT	N	MD	PNT	10	N	
104H	3'-0"	6'-8"	13/8"	A	SCWD	PNT	N	MD	PNT	8	N	
104J	3'-4"	6'-8"	1"	F	CP	FF	N	GYP	PNT	11	N	
120	3'-0"	6'-8"	1 3/4"	A	-	-	N	-	-	6	20 MIN	PROVIDE NEW CLOSER/MAG HOLDOPEN
123	3'-0"	6'-8"	1 3/4"	A	SCWD	PNT	N	HM	PNT	٦	20 MIN	
127B	3'-0"	6'-8"	1 3/4"	D	FG	PNT	IGU	ND	PNT	2	N	
131	3'-0"	6'-8"	1 3/4"	В	НМ	PNT	N	-	-	З	N	20"x20" LOUVER

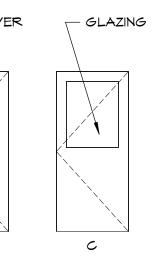
DOOR SCHEDULE LEGEND-EXIST TO REMAINCPCOMPOSITE

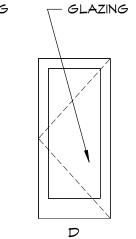
- FF
- FACTORY FINISH FIBERGLASS, INSULATED HOLLOW METAL INSULATED GLAZING UNIT
- NONE

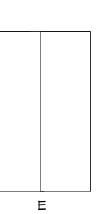
FG HM IGU N

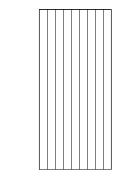
PNT PAINT WD WOOD, HOLLOW CORE SCWD WOOD, SOLID CORE



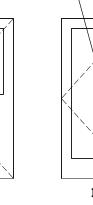


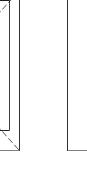






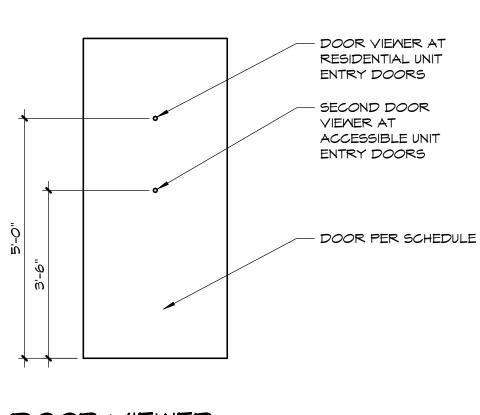


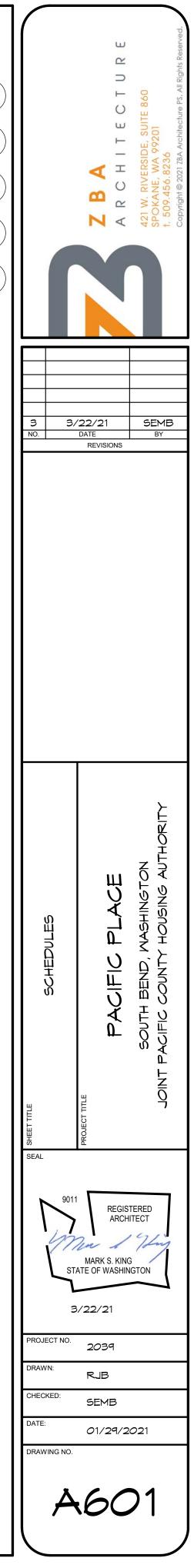












4 DOOR VIEWER

DR004