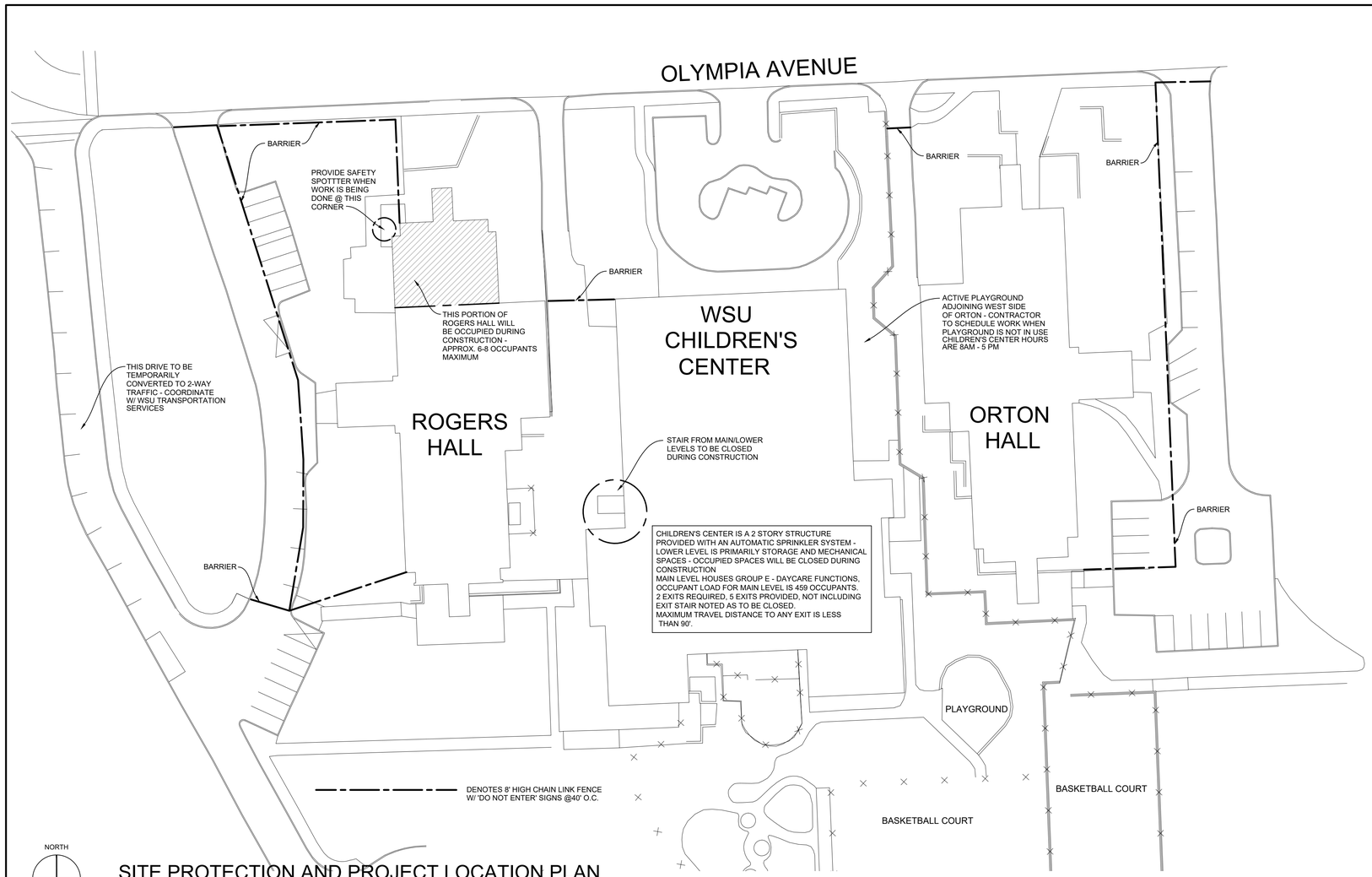
ROGERS AND ORTON HALLS
EXTERIOR REPAIRS
Washington State University

Department of Facilities Services Capital **Pullman, Washington**



SITE PROTECTION AND PROJECT LOCATION PLAN
1/32"=1'-0"

INDEX of DRAWINGS

SHEET #	SHEET TITLE
A100	COVER SHEET
S100	ELEVATIONS AND DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTING ANY WORK AND SHALL NOTIFY FACILITIES SERVICES - CAPITAL N WRITING OF ANYTHING DIFFERING FROM THAT SHOWN ON THE DRAWINGS. FAILURE TO DO SO WILL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
2. ALL WORK SHALL COMPLY WITH 2018 IBC AND STATE OF WASHINGTON, CITY OF PULLMAN AND WSU CODES AND ORDINANCES.
3. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL PREVAIL.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO ANY PHASE OF CONSTRUCTION. FEES AND ANY RELATED COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. EXISTING BUILDINGS, UTILITIES, ETC. OR PORTIONS THEREOF, WHICH ARE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION, UNLESS OTHERWISE NOTED TO BE REMODELED PER THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG", AT (800) 553-4344 AND/OR ALL APPROPRIATE UTILITY COMPANIES FOR BURIED PIPES OR CABLES, PRIOR TO ANY EXCAVATION.
7. EXACT LOCATIONS OF EXISTING UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR.
8. THE DUTIES OF THE OWNER/WASHINGTON STATE UNIVERSITY, ITS ENGINEER, AND ITS DESIGNATED CONSULTING ENGINEER DOES NOT INCLUDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
9. FOLLOWING IS A LIST OF TELEPHONE NUMBERS THAT MAY NEED TO BE CONTACTED DURING THE CONSTRUCTION PHASE OF THE. PROJECT:

[ ] Kevin Poitra
PROJECT MANAGER (509) 335-4121

[ ] Roxanne Holden
PROJECT MANAGER (Auxiliary Facilities Services)
(509) 335-1176

[ ] WSU DEPARTMENT OF FACILITIES OPERATIONS
(UTILITY INFORMATION) (509) 335-9000

BUILDING INFORMATION

BUILDING CODE OF RECORD:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2018 WASHINGTON STATE ENERGY CODE (WSEC)
2018 UNIFORM PLUMBING CODE (UPC)

PROJECT LOCATION:
ROGERS & ORTON HALLS - CONCRETE COLUMN REPAIRS
WSU PULLMAN CAMPUS
PULLMAN, WA

SCOPE OF WORK:
MINOR REPAIR AND REFINISHING TO BUILDING EXTERIOR COLUMNS

BUILDING INFORMATION:
BUILDING TYPE: II-B
CURRENT OCCUPANCY: B
PROPOSED OCCUPANCY: B
OCCUPANCY LOAD/EXITING: UNCHANGED

DESIGN FIRM:

Palouse Design Associates

Palouse Design Associates, PLLC

1005 SW Crestview
Pullman, WA 99163
509.432.6652

CONSULTANTS:

Coughlin Porter and Lundeen
Structural Engineers

801 2nd Avenue, Suite 900
Seattle, WA 98104
206.343.0460

PROVISIONAL STAMP:

4687 REGISTERED ARCHITECT CRAIG D. BEAUMONT STATE OF WASHINGTON

WASHINGTON STATE UNIVERSITY

Facilities Services PH 509-335-5571
2425 E. Grimes Way FAX 509-335-6875
Pullman, Wa. 99164-3611

ROGERS & ORTON HALLS
EXTERIOR REPAIRS

FACILITIES N0. 83 & 87

MARK	DATE	DESCRIPTION
	7/19/23	CONSTRUCTION DOCUMENTS - REVISED
	6/29/23	CONSTRUCTION DOCUMENTS
	6/13/23	75% REVIEW

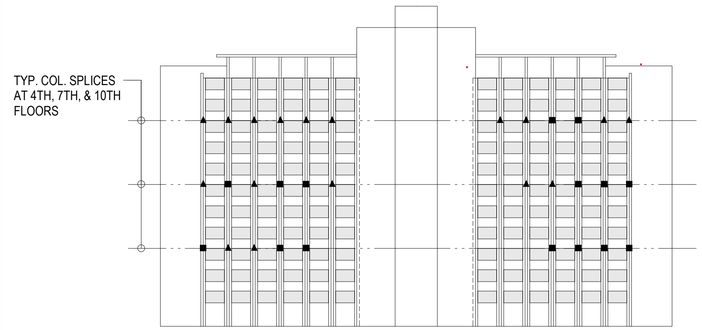
CAD DWG FILE:	ROGERSINT1.DWG		
DESIGN BY:	CB		
DRAWN BY:	CB	CHECKED BY:	CB
PROJECT No.	1969-2023	FILE No.	83-G-014
COPYRIGHT:	WASHINGTON STATE UNIVERSITY		

SHEET TITLE

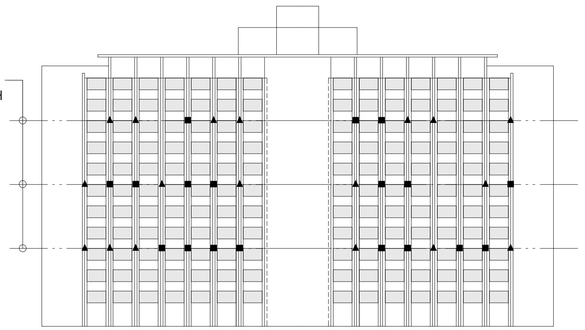
COVER SHEET

A100

SHEET 1 OF 2 SHEETS

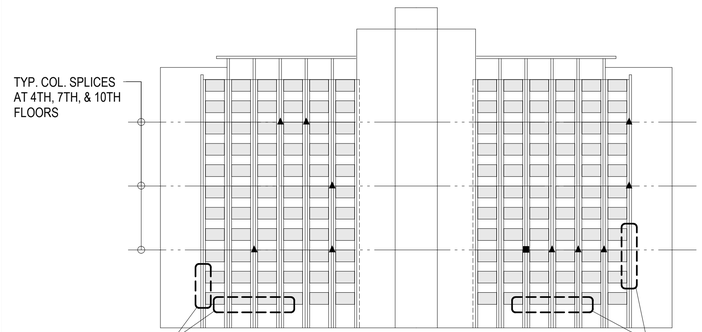


1 ROGERS HALL - EAST ELEVATION
1/32" = 1'-0"

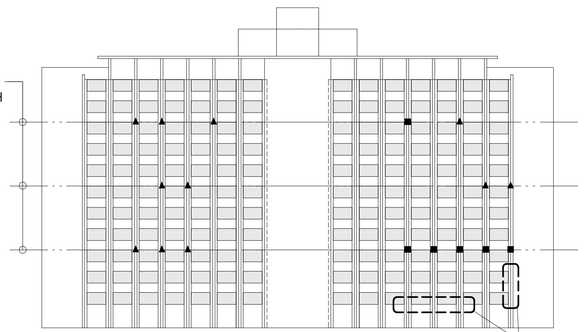


2 ROGERS HALL - WEST ELEVATION
1/32" = 1'-0"

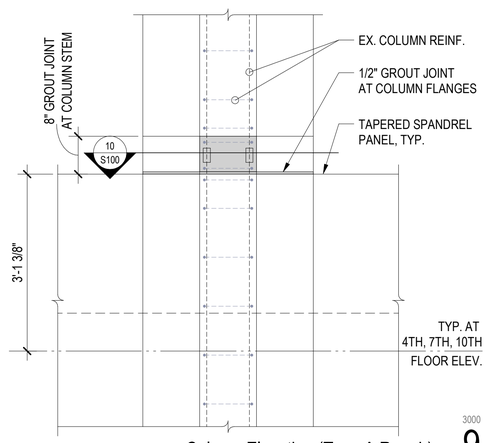
LEGEND:
- ■ REPAIR TYPE A
- ▲ REPAIR TYPE B



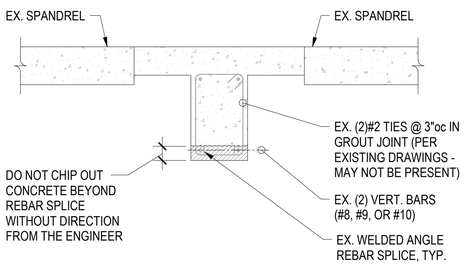
3 ORTON HALL - WEST ELEVATION
1/32" = 1'-0"



4 ORTON HALL - EAST ELEVATION
1/32" = 1'-0"



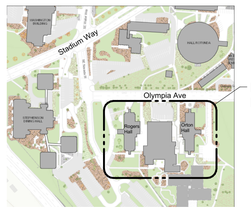
3000 9 Column Elevation (Type A Repair)



3001 10 Column Section (Type A Repair)

SUMMARY OF JOINT REPAIRS AND RECOMMENDED COSMETIC/PAINTING REPAIRS			
	FULL JOINT REPAIR (CHIPPING AND PATCHING; PAINTING) TYPE A = ■	COSMETIC REPAIR ONLY (BRUSHING, SEALING, PAINTING) TYPE B = ▲	TOTAL JOINTS REQUIRING ACCESS AND PAINTING
ROGERS	33	35	68
ORTON	7	21	28
TOTAL	40	56	96

NOTE:
AN ALLOWANCE FOR ADDITIONAL JOINTS REQUIRING REPAIR THAT MAY BE DISCOVERED DURING THE WORK IS NOT INCLUDED IN THE ABOVE TOTALS.



KEY PLAN
N.T.S.

General Repair Instructions

1. CONCRETE COLUMN JOINTS THAT ARE EXPECTED TO REQUIRE EITHER SURFACE OR MORE EXTENSIVE REPAIRS ARE INDICATED BASED ON VISUAL SURVEY OF THE BUILDING FROM GROUND LEVEL. THE CONTRACTOR IS REQUIRED TO PROVIDE A UNIT COST FOR REPAIR OF AN ADDITIONAL 10 MORE JOINTS, AT THE UNIVERSITY'S DISCRETION, THAN INDICATED IN CASE MORE DAMAGED JOINTS ARE DISCOVERED AS CLOSE ACCESS IS GAINED DURING THE REPAIR WORK. REFER TO THE TABLE BELOW FOR THE ESTIMATED NUMBER OF JOINTS THAT WILL REQUIRE EITHER COSMETIC OR MORE EXTENSIVE REPAIRS AND PROVIDE A UNIT COST AS NOTED ABOVE FOR ADDITIONAL WORK AS PART OF THE BASIC SERVICES.

2. EXTERIOR WORK ON RESIDENCE HALLS MUST BE REVIEWED AND APPROVED FOR SAFETY AND PRIVACY CONCERNS. COORDINATE TIMES AND LOCATIONS FOR WORK WITH THE UNIVERSITY.

3. PROTECT ALL AREAS BELOW REPAIR WORK AND AROUND EQUIPMENT AS REQUIRED BY THE UNIVERSITY.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS FOR GAINING SAFE ACCESS TO COMPLETE REPAIRS. IT MUST BE ASSUMED THAT ALL ROOMS MAY BE OCCUPIED DURING CONSTRUCTION.

5. REPAIRS WILL LIKELY REQUIRE EQUIPMENT ACCESS AROUND THE EXTERIOR OF THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPING, IRRIGATIONS SYSTEMS, ETC. OR WILL NEED TO REPAIR OR REPLACE PER THE DISCRETION OF THE UNIVERSITY.

6. **AT ALL JOINTS NOTED ON THE ELEVATION AS POTENTIAL REPAIR SITES:**

   a. THOROUGHLY CLEAN SURFACE OF CONCRETE AT JOINT AREA AND APPROXIMATELY 12 INCHES ABOVE AND BELOW THE JOINT. CLEAN THE PROTRUDING STEM OF THE COLUMN "T" BACK TO THE FACE OF THE BUILDING ON BOTH SIDES OF THE COLUMN. MAKE SURE AREA IS FREE OF LOOSE PAINT, DIRT, ANY MOSS, ETC.

   b. VISUALLY INSPECT CONCRETE AND GROUT FOR ANY CRACKED, SPALLED, OR LOOSE CONCRETE. VERIFY SOUNDNESS BY TAPPING OR OTHER NON-DESTRUCTIVE METHOD. ALSO INSPECT FOR EVIDENCE OF CORROSION IN THE REINFORCING STEEL.

   c. MAKE DETERMINATION OF TYPE OF REPAIR REQUIRED. FOR AREAS REQUIRING CLARIFICATION OF REPAIRS, CONTRACTOR TO SUBMIT REPAIR CLARIFICATION VIA RFI. THE RFI SHOULD CLEARLY NOTE THE LOCATION AND PROVIDE SUFFICIENT PHOTOS AND/OR SKETCHES TO INDICATE THE CONDITION AND CONCERN OR REQUEST FOR LOCAL REPAIR.

7. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING CAULKING, PAINTING, OR COATING AT REPAIRED AREAS.

Type A Repair Instructions

IF LOOSE OR SPALLED CONCRETE OR MORTAR IS FOUND, IF THERE IS EXTENSIVE CRACKING, OR IF SIGNIFICANT EVIDENCE OF STEEL CORROSION IS OBSERVED:

1. CHIP OUT AND CAREFULLY REMOVE ALL LOOSE CONCRETE AND MORTAR TO A MAXIMUM DEPTH AS SHOWN IN THE REPAIR DETAILS 9 AND 10. DO NOT EXPOSE THE FULL BAR ON ALL SIDES WITHOUT DIRECTION FROM THE ENGINEER.

2. NEATLY SAW-CUT SURFACE AT BOUNDARY EDGES OF REPAIR AREA TO A MINIMUM DEPTH OF 1/2" BUT NO MORE THAN 1". CUT EDGES WILL PROVIDE A CLEAN EDGE FOR REPAIR PATCHING WITHOUT CREATING AREAS OF THIN REPAIR MORTAR. OVERCUTTING AT CORNERS IS STRICTLY PROHIBITED. BE VERY CAREFUL NOT TO CUT ANY EXISTING REINFORCING.

3. POWER-TOOL WIRE BRUSH OR SAND BLAST SURFACE, REMOVING ALL LOOSE MATERIAL AND EVIDENCE OF CORROSION.

4. APPLY SIKA ARMATEC 110EPOCEM® BONDING PRIMER AND REINFORCEMENT CORROSION PROTECTION TO THE SURFACE PER THE MANUFACTURERS RECOMMENDATIONS. COAT AND PROTECT THE EXPOSED STEEL, IF ANY, IN SEPARATE COAT PRIOR TO COATING THE ENTIRE SURFACE TO RECEIVE THE REPAIR MORTAR.

5. PATCH THE REPAIR AREA WITH SIKATOP 123 ® PLUS NON-SAG MORTAR ACCORDING TO THE MANUFACTURERS RECOMMENTATIONS. IF CURING COMPOUNDS ARE USED ENSURE THEY ARE COMPATIBLE WITH FINISHED COATINGS PER THE PAINTING REQUIREMENTS.

Type B Repair Instructions

IF THERE IS NO EVIDENCE OF LOOSE CONCRETE, CRACKED OR LOOSE MORTAR, OR SIGNIFICANT EVIDENCE OF CORRODED REINFORCING:

1. SEAL ANY SURFACE CRACKING WITH AN APPROVED CAULKING OR OTHER SEALER.

2. COMPLY WITH THE REQUIREMENTS FOR PAINTING THE SURFACE PER ARCHITECTURAL DRAWINGS.

DESIGN FIRM:
Palouse Design Associates

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1005 SW Crestview
Pullman, WA 99163
509.432.6652

CONSULTANTS:
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801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

PROVISIONAL STAMP:
CORY GENE HITZEMANN — STATE OF WASHINGTON — 38636 — PROFESSIONAL ENGINEER — 07/12/23

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ROGERS AND ORTON HALLS

STOREFRONT UPGRADES

FACILITIES NO. 83 & 87

MARK	DATE	DESCRIPTION
	7/12/23	CONSTRUCTION DOCUMENT - REVISED
	7/3/23	CONSTRUCTION DOCUMENT - REVISED
	6/5/23	CONSTRUCTION DOCUMENT - REVISED
	1/31/23	CONSTRUCTION DOCUMENT
	11/21/22	75% REVIEW

CAD DWG FILE:
DESIGN BY: SJS
DRAWN BY: DAM | CHECKED BY: SJS
PROJECT No. 1894-2023 | FILE No. 83-G-012

SHEET TITLE
ELEVATIONS AND DETAILS

S100

SHEET 2 OF 2 SHEETS