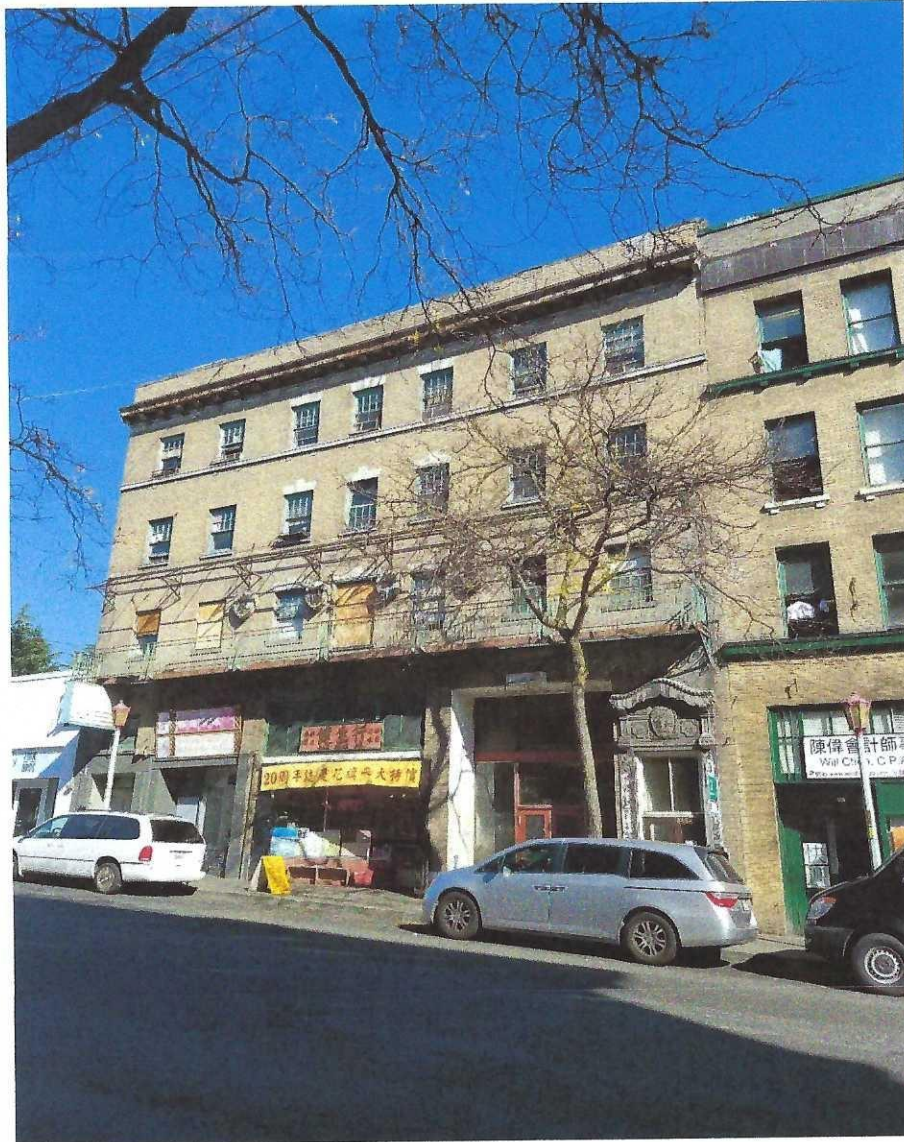


# THE REPUBLIC HOTEL

January 2021

Proposed building historic feature rehabilitation (Phase 1)



PREPARED BY:

**WU ARCHITECTURE**

8817 NE 116<sup>TH</sup> Place, Kirkland, WA 98034

Paul Wu, AIA

P 425-503-2182

## INTRODUCTION

**The Republic Hotel** – Completed in 1920, is listed in the National Register of Historic Places. It is one of the contributing structures in the Chinatown Historic District registered with the Department of the Interior. The building is currently one of the most vandalized structures in Seattle. The Republic Hotel building was purchased by RAC Investments, LLC (a Washington State Corporation) in 2015, and has been completely vacant since 2016.

## THE PROJECT

**The Project** – RAC Investments intend to rehabilitate the Republic Hotel building into a viable economic contributing structure in the Chinatown/International District. Planned improvements include complete structural upgrade to meet current seismic design requirements, construction of 43 apartment units, street level retail spaces and a community space on the Second Floor for activities supporting local organizations.

The building exterior, including masonry, cornices, steel balcony/canopy, façade, storefront and windows will be rehabilitated to the extent possible. Scope of these facade and building exterior improvements will require further consultation with the International Special Review District (ISRD) and preservation consultants.

The building structure consists of load bearing masonry walls on concrete foundation and mixed steel, concrete and wood framing. In anticipation of the potential seismic event for the region, the Seattle Department of Construction and Inspection (SDCI) initiated a program to mitigate the damages to the most vulnerable type of structures within the City. These structures are mostly of unreinforced masonry (URM) construction. While the Unreinforced Masonry Retrofit Policy is being developed at this time, the Owner of Republic Hotel will undertake efforts to protect this community asset. The structure will be engineered and reinforced to meet SDCI requirements.

## THE DESIGN TEAM

A design team, led by Wu Architecture is currently undertaking the rehabilitation efforts. Team members include **DCI Engineers** (structural engineering), **Robison Engineering** (Mechanical/Plumbing/Electrical engineering), **PanGeo Inc.** (Geotechnical & Earthquake engineering) and **TerraForma Design Group** (Civil Engineering).



## BUILDING HISTORY

**The Republic Hotel** – The **Republic Hotel**, completed in 1920, was designed by **John Creutzer**, Architect for the **T. Ding Association**. Our research showed the building was originally designed as a 5-story structure with a mezzanine. The building was built with 1 less story (current configuration) as a workingman's hotel with 75 units. The Single Room Occupancy (SRO) units do not have kitchens, but have shared bathrooms. The last SRO tenant moved out in 2014. The street level supported retail businesses until 2016. The second floor was designed as the headquarters of a family association (**Chiu Lum Association**). Subsequently, the space was remodeled as a club (**Little Harlem Club**, circa 1934) and then a restaurant (**Twin Dragon's Café**, circa 1939).

## JURISDITIONAL APPROVALS & RECORDS

The following are jurisdictional actions and approvals in the ISRD records:

**8/15/1980 Certificate of Approval** - Change of Use; Façade alterations  
7200 SF restaurant on 3<sup>rd</sup>. floor; removal of existing canopy above street level entry.

**8/03/1984 - Notice of Violation of Building Code** Section 203; remove or repair marquee. Marquee roof tilework removed as required.

**8/25/2010 Emergency Certificate of Approval** – Emergency canopy shoring or removal. Canopy removed as required.

**3/09/2011 Certificate of Approval** – Exterior alterations Removal of a damaged projecting steel canopy above the northernmost entrance.

**11/22/2016 Certificate of Approval** – retroactive approval of a chain link fence in the middle of vacated Canton Alley between S. King Street and South Jackson Street.

**1/27/2017 Certificate of Approval** – Exterior alterations.  
removal of steel fire escape on the east (vacated alley) façade.  
Abandoned fire escape removed.

**8/24/2018 – Certificate of Approval – Use**  
revision to primary use from single-room occupancy (SRO) hotel to apartments (43 units), with ground floor commercial (3,925 SF) and community space (2,180 SF) on the mezzanine level. (see Exhibit)

## **PROPOSED PHASE 1 REHABILITATION OF BUILDING HISTORIC FEATURES**

The following itemized listing describes our proposed rehabilitation efforts to restore features of the historic building components. The Exhibits and Image Gallery further includes specifications, images with captions and our proposed treatment of each components.

1. **SITE IMPROVEMENTS** – The **Republic Hotel** fronts 7<sup>th</sup> Avenue South, abuts adjacent properties to the north and south and retains an 8 ft. vacated alley to the east. We do not anticipate any work within the City street and sidewalk ROW (see Site Plan). The vacated alley to the east will be cleared and repaved to maintain drainage and open space.
2. **MASONRY WALLS** – A preliminary assessment of the masonry walls were prepared by MIW (**Masonry Institute of Washington**) masonry restoration experts (Roy Ingrassia, Amy Wood and Casey Weisdock). (Report available if required).

Prior to any exterior construction activities, a thorough inspection and survey of the existing masonry walls will be conducted by experienced masonry contractor. Inspection and evaluation performed by **Finishing Touch Masonry & Restoration Solutions, LLC** in October, 2020.

Masonry Contractor - All team members of the Masonry Contractor will be required to have Certificate (HMPC) prior to the start of masonry restoration. See attached Specifications Section 04 01 10.

Mortar Analysis – Prior to masonry restoration, a mortar analysis by a qualified laboratory will be performed to determine the structural properties of the existing mortar. The new mortar must match the historic mortar in color, texture and tooling.

Mortar Type and Mix – Repointing mortar shall conform to specifications of ASTM C 270, Mortar for Unit Masonry. The sand must match the sand in the historic mortar. The new mortar must be as vapor permeable and as soft or softer than the historic mortar. Depending on lab test results, a Type N (750 psi) or Type O (350 psi) mortar mix may be used. See additional requirements Section 04 01 10.

All seismic bracing will be interior; due to the thick masonry walls, exterior anchors will be embedded within the thick masonry walls behind the face brick. No seismic anchorage (rosettes) will be visible from the streets.

Attached specifications:

**Section 04 01 10 MASONRY RESTORATION AND CLEANING**



## REPUBLIC HOTEL RENOVATION - 2021

The following **recommendations** from the **Department of the Interior, National Park Service** Preservation Briefs are adopted and included in the scope of work:

**Preservation Briefs #1** Cleaning and Water-Repellent Treatments for Historic Masonry Buildings;

**Preservation Briefs #2** Repointing mortar Joints in Historic Masonry Buildings;

**Preservation Briefs #6** Dangers of Abrasive Cleaning to Historic Buildings;

**Preservation Briefs #38** Removing Graffiti from Historic Masonry

3. **MASONRY CHIMNEY** – The existing masonry chimney will be removed. Salvaged face brick will be used as replacement units for damaged face brick elsewhere. Newly exposed liner bricks will be removed and replaced with new masonry units to match adjacent masonry in size, coursing and finish. This portion of masonry wall was originally painted, new paint will be applied to match; color selection will be submitted to ISRD for approvals under Phase 2 application. See Drawing Set Sheet A-11, A-11a and A-15.
4. **MASONRY PARAPET** – The damaged parapet will be structurally reinforced to meet seismic requirements (no visible anchors or braces on masonry walls). Painted metal coping will be installed as part of the buildings water barrier. Color selection will be submitted for ISRD approval prior to fabrication under Phase 2 application.
5. **MISC. PIPING, DOWNSPOUTS, DUCTWORK, CONDUITS & ANCHORS**  
Remove abandoned ductwork, piping, downspouts, conduits and misc. appurtenances from exterior wall surfaces (see attached images of existing conditions). Anchor and attachments to masonry grout joints will be patched as part of the repointing work. Where anchors were installed into face brick (if any), the brick unit will be removed and replaced with matching salvaged face brick as part of the masonry restoration work described in Section 04 01 10 Masonry Restoration and Cleaning.
6. **METAL CORNICE** – The deteriorating metal cornice feature will be removed. This historic feature will be maintained. The metal cornice will be replicated in fiberglass and painted to match the historic feature (shop drawings and color selection will be submitted for ISRD approvals prior to fabrication/installation). See Drawing Set A-16.

This approach was successfully used in the renovation of the **Milwaukee Hotel** across the street.

7. **CANOPY SUPPORTS** – The deteriorating canopy was deemed public hazard. The roof tiles of the formerly tiled canopy were removed under a **Certificate of Approval from the International Special Review District**

in 1984. The steel supports for the canopy will be restored and maintained as a historic feature of the building. Steel members will be re-finished with paint (color to be submitted for ISRD approval) . All anchors for the steel ironwork will be inspected by Structural Engineer and reinforced (if required). Any reinforcement to the canopy will be submitted for ISRD approval prior to performance of work.

Procedures and specifications for metal refinishing and painting shown on Exhibit (Section 09 01 10 - **Stripping and Repainting Iron & Steel Features**). Color selection will be submitted for ISRD approvals under Phase 2 application.

8. **STEEL BALCONY** – The existing steel balcony will be restored and maintained as a historic feature. Due to uncertainty of its structural capacity, the canopy will not be used to support life loads. To that effect, all balcony anchorage will be inspected by a structural engineer, structural deficiencies will be reinforced and all access to the canopy will be removed. The formerly access doorway will be permanently locked shut. The canopy will remain a non-functioning historic feature to the building.

Any work performed on the Balcony will be submitted for review and approval of ISRD before starting work. Procedures and specifications for metal refinishing and painting shown on Exhibit (Section 09 01 10 - **Stripping and Repainting Iron & Steel Features**). Color selection will be submitted for ISRD approvals under Phase 2 application.

9. **ROOF ACCESS PENTHOUSE** – Construct code required roof access penthouse as shown on drawings (see Drawing Set A-8 and A-14). The penthouse will not be visible from street levels, except from the East on 8<sup>th</sup> Avenue South. The construction of “Uncle Bob’s Place” (a multi-story mixed use development), when completed, will block all views of the penthouse from the surrounding streets. See **3D mode views** attached in Exhibit.

**10. REMOVE EXISTING SKYLIGHTS AND LOW ROOF MONITOR –**

Construction of the living units and courts on Third Level requires removal and re-construction of the entire low roof. The existing low roof features (2 skylights and a roof monitor) will be removed. These existing roof features were visible on Jackson Street. When the adjacent property to the north is developed, these features will not be visible from the surrounding streets. See Drawing Set A-8a and Floor Plans.

11. **ALLEY LEVEL WALLS/WINDOWS** – Construct new walls and windows to replace damaged alley level walls (see building images and drawings Sheet A-12 and Sheet A-13). Since this wall is located within the internal vacated alley space, it will not be visible from any streets. Color selection of wall



## REPUBLIC HOTEL RENOVATION - 2021

material & window to be submitted for ISRD approvals under Phase 2 application.

- 12. ALLEY LEVEL STAIR RAIL** – Rebuild concrete access stairway to Utility Storage space, install new pre-fabricated powder-coated Aluminum Railing Color: Black sand.  
(see attached product specifications).

# EXHIBITS

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**Site Plan / Vicinity Map**

**Aerial view of Chinatown Historic District**

**Building images (January 2020)**

**Building features to be restored (canopy, balcony, cornice)**

**Images of masonry chimney, ductwork and piping  
(to be removed under Phase 1 application).**

**Building Images (3-D Model Views)**

**Specifications:**

**Masonry Restoration & Cleaning Specifications  
(Section 04 01 10)**

**Stripping and Repainting Iron & Steel Features  
(Section 09 01 10)**

**Architectural Drawings (Plans, Elevations & Details)  
18 pages.**



S. JACKSON STREET

7TH AVENUE S.

8TH AVENUE S.

S. KING STREET



SITE PLAN

/ VICINITY MAP

# REPUBLIC HOTEL RENOVATION

416 - 7TH AVENUE SOUTH, SEATTLE, WASHINGTON

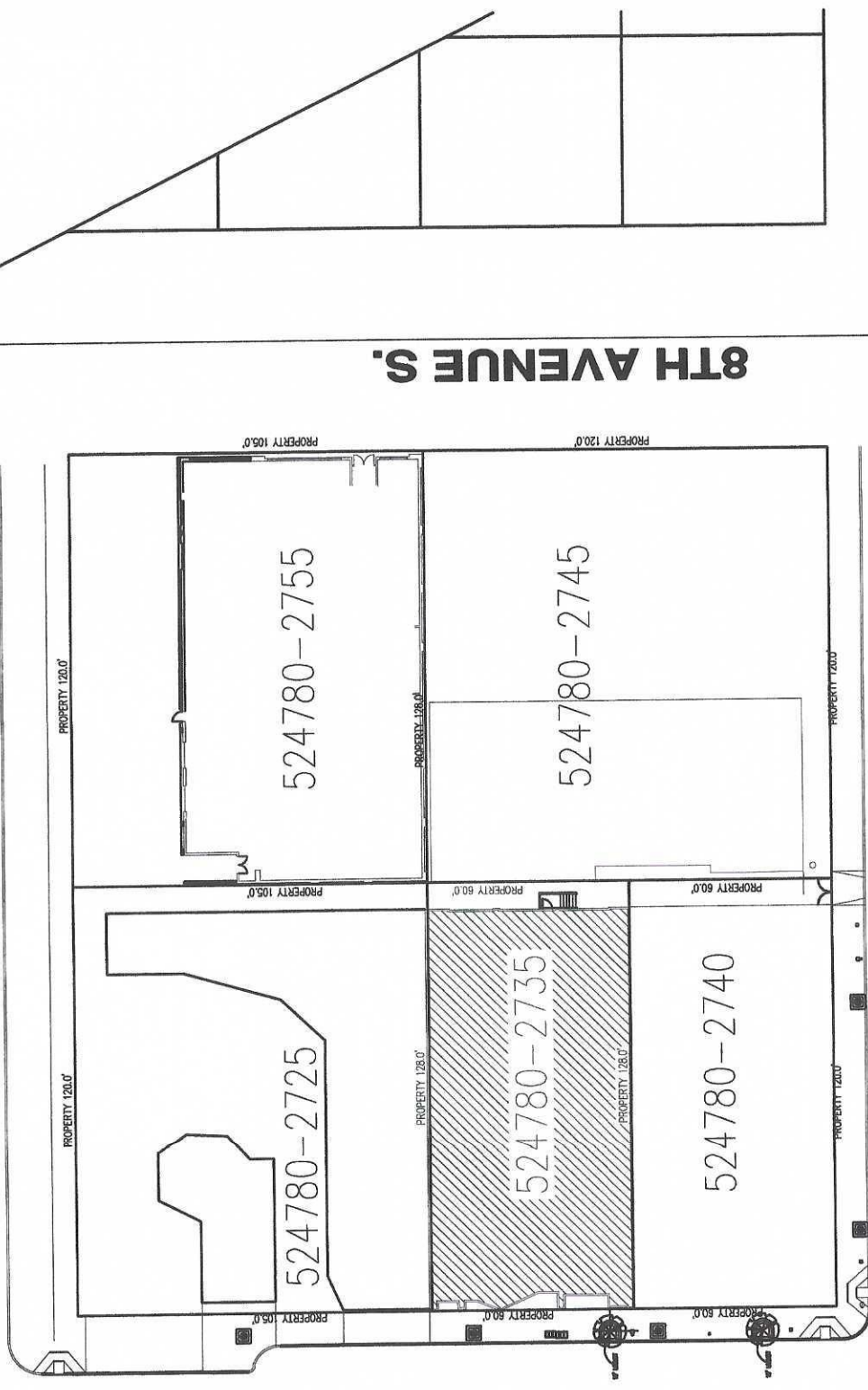
WU ARCHITECTURE  
DATE: 12/04/2019

LEGAL DESCRIPTION:  
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VOL. 1 OF PLATS, PAGE 23, KING COUNTY, WASHINGTON  
KING COUNTY TAX PARCEL #524780-2735

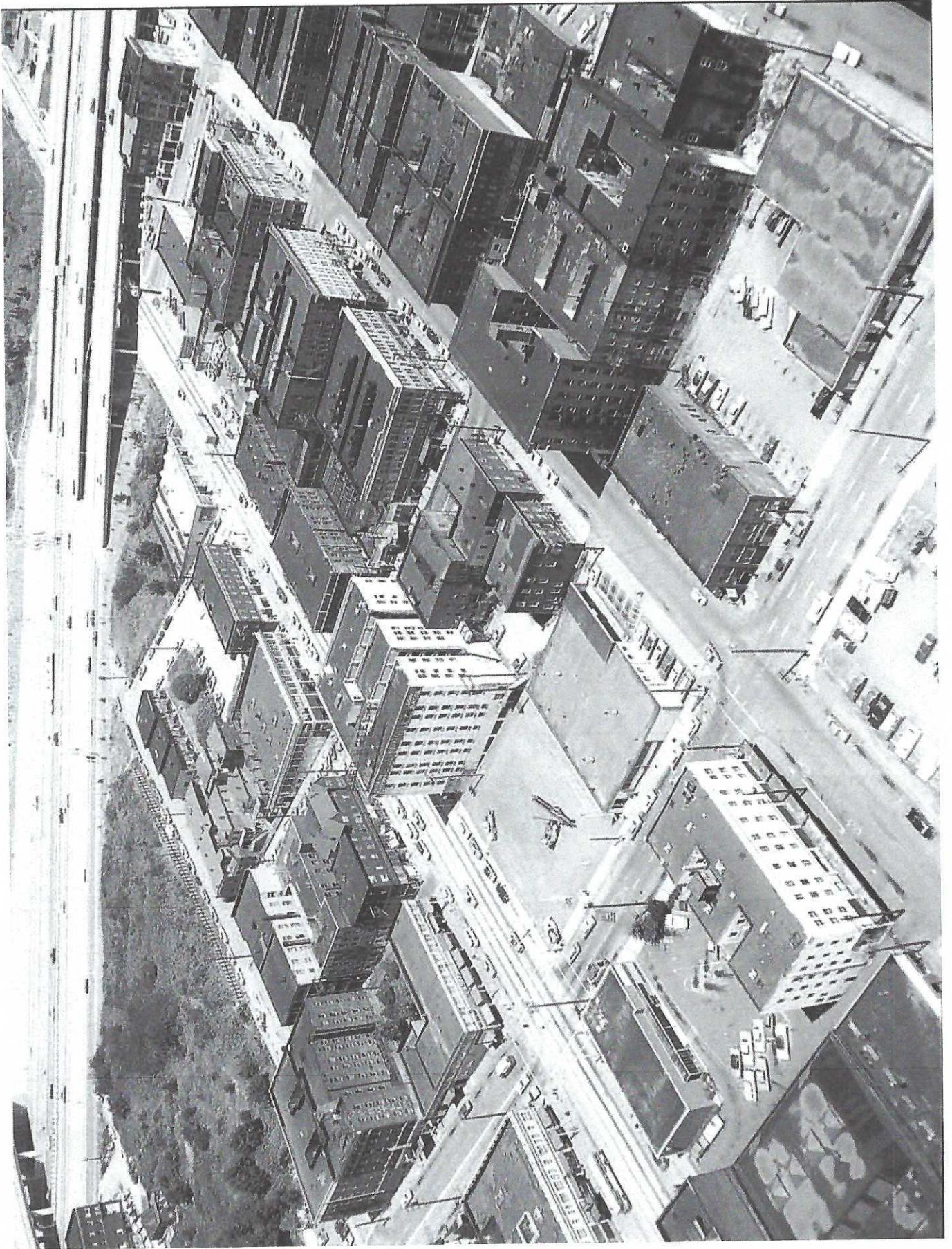
3359

REGISTERED  
ARCHITECT

*Paul Z. Wu*  
PAUL Z. WU  
STATE OF WASHINGTON







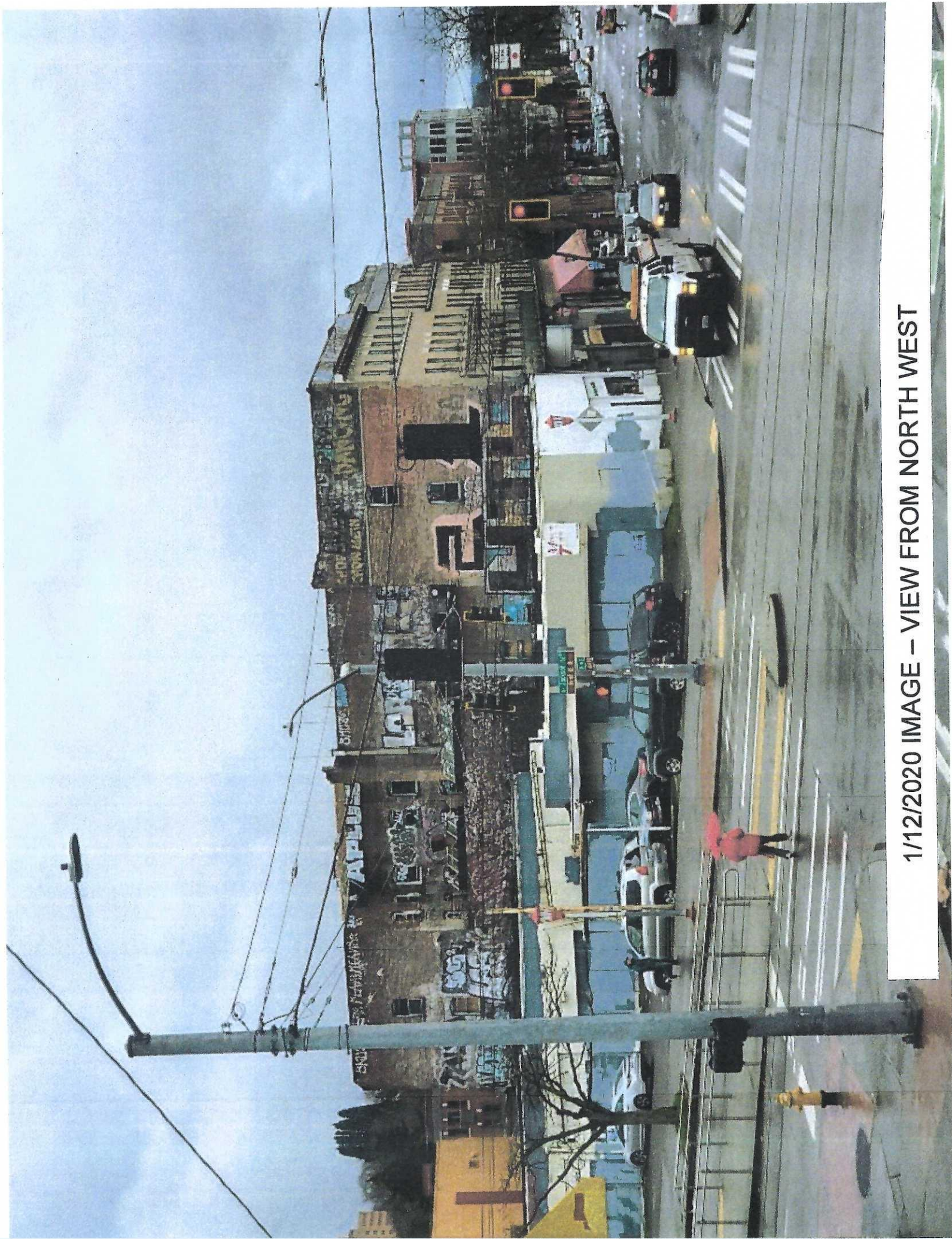


## **Building Images (January 2020)**



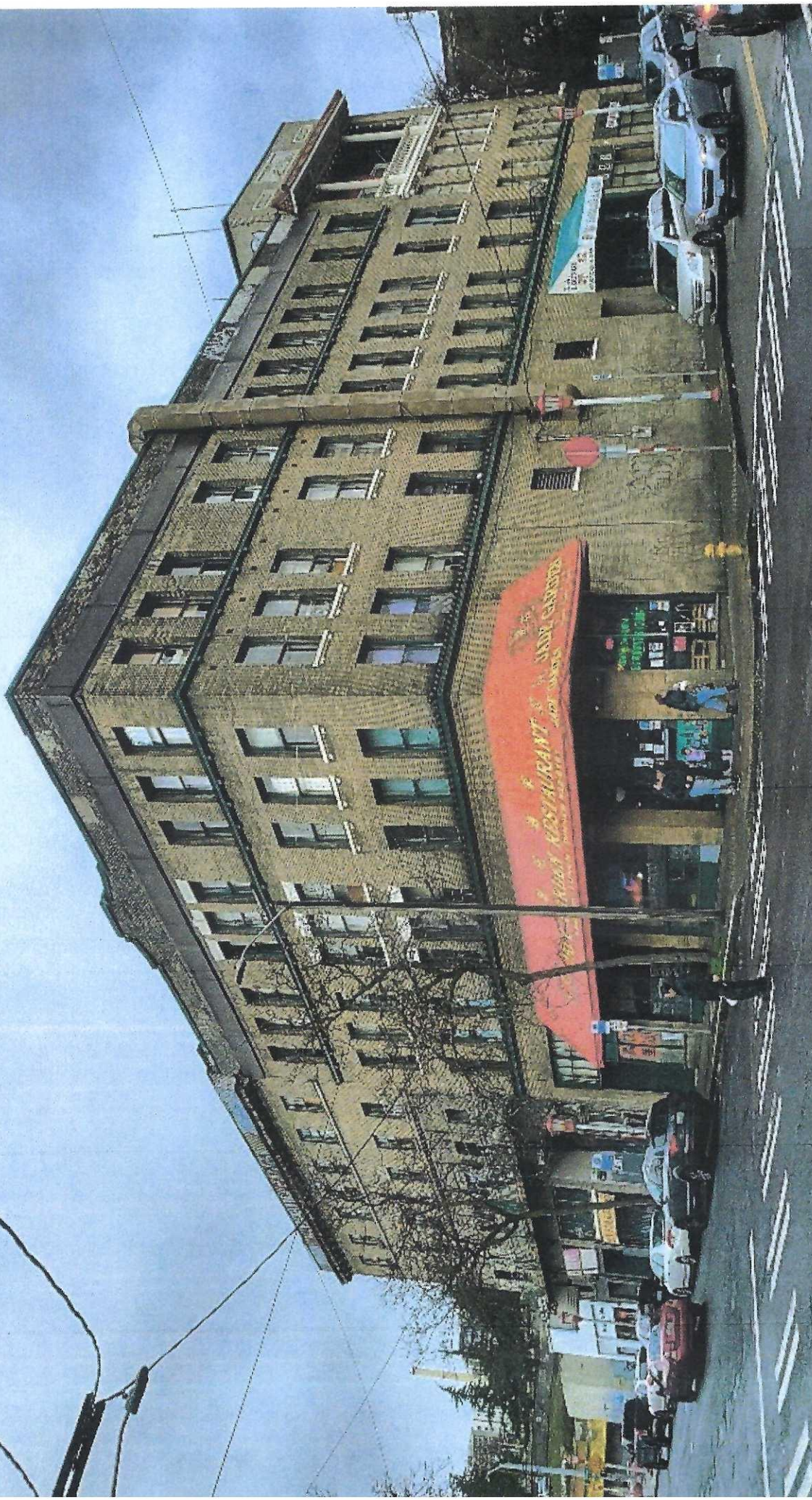






1/12/2020 IMAGE – VIEW FROM NORTH WEST





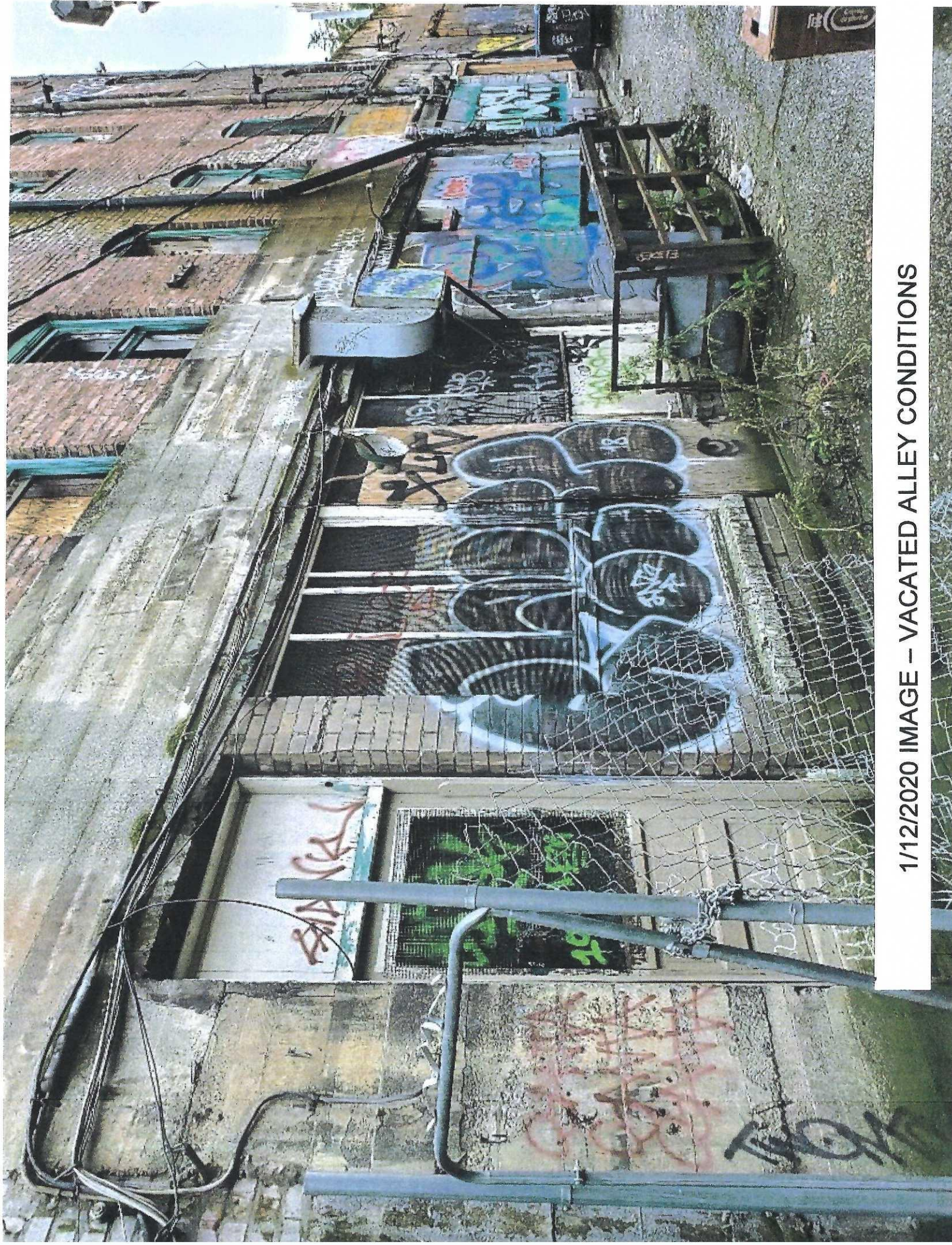
1/12/2020 IMAGE – VIEW FROM SOUTH WEST





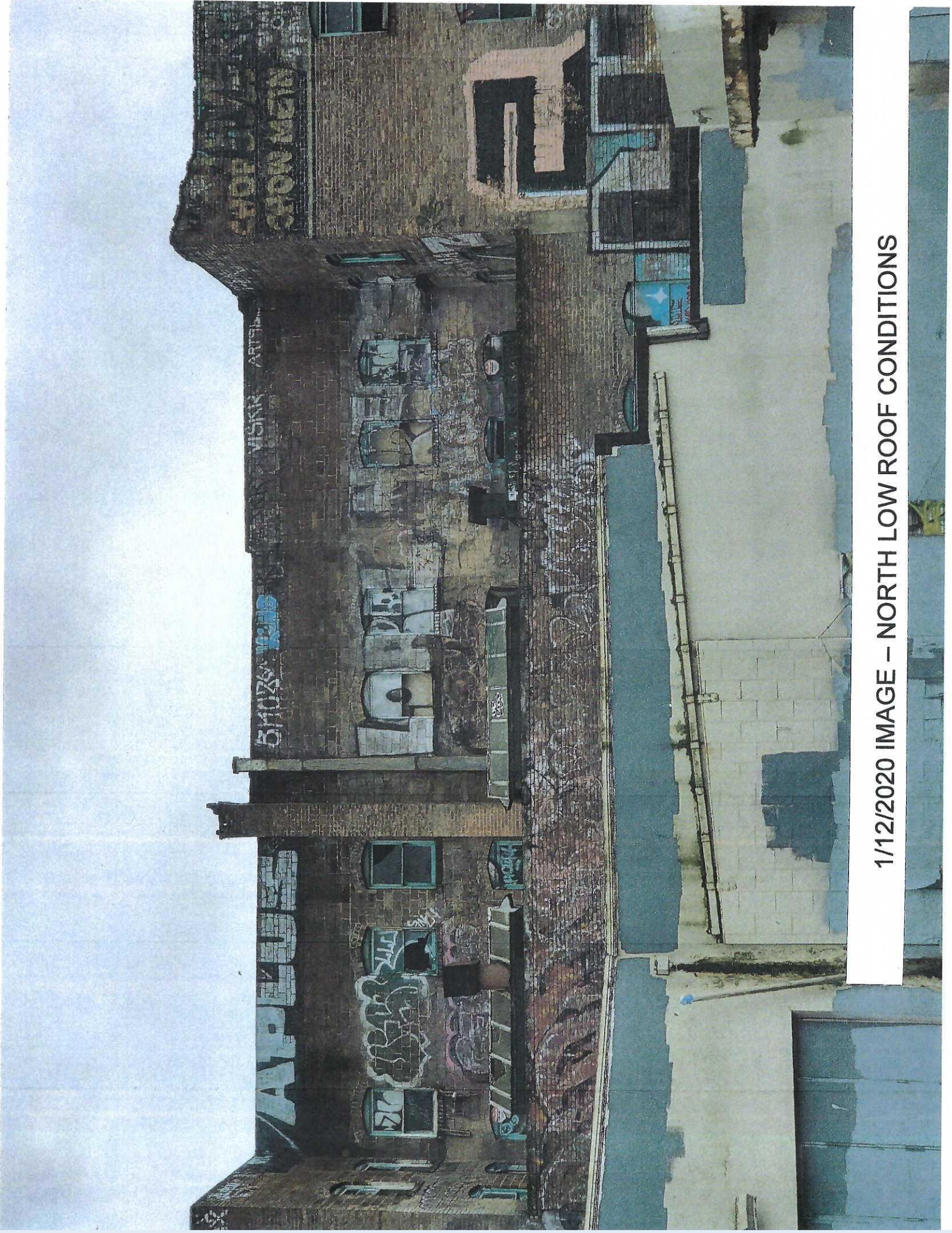
1/12/2020 IMAGE – VIEW FROM EAST (8<sup>TH</sup> AVENUE SOUTH)





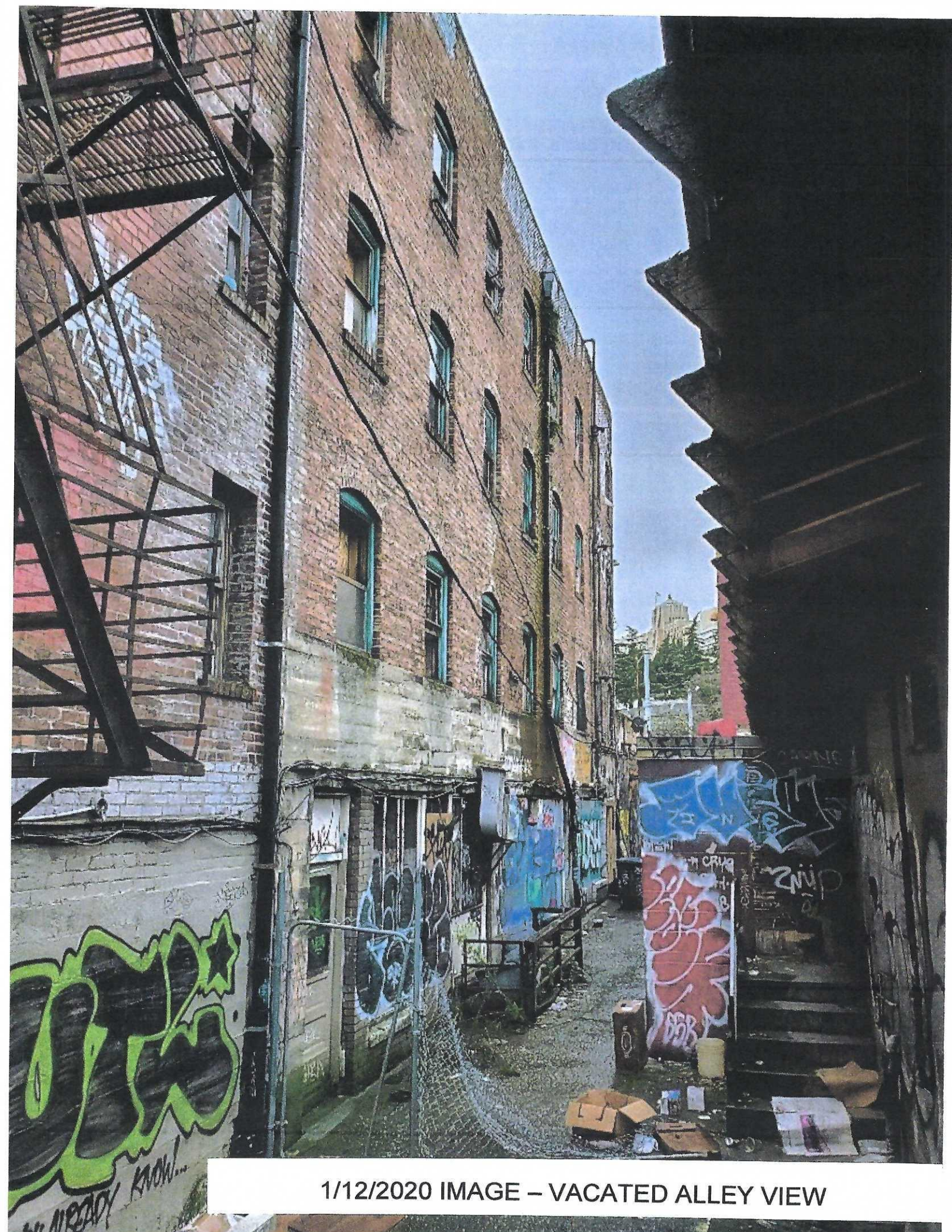
1/12/2020 IMAGE – VACATED ALLEY CONDITIONS





1/12/2020 IMAGE – NORTH LOW ROOF CONDITIONS



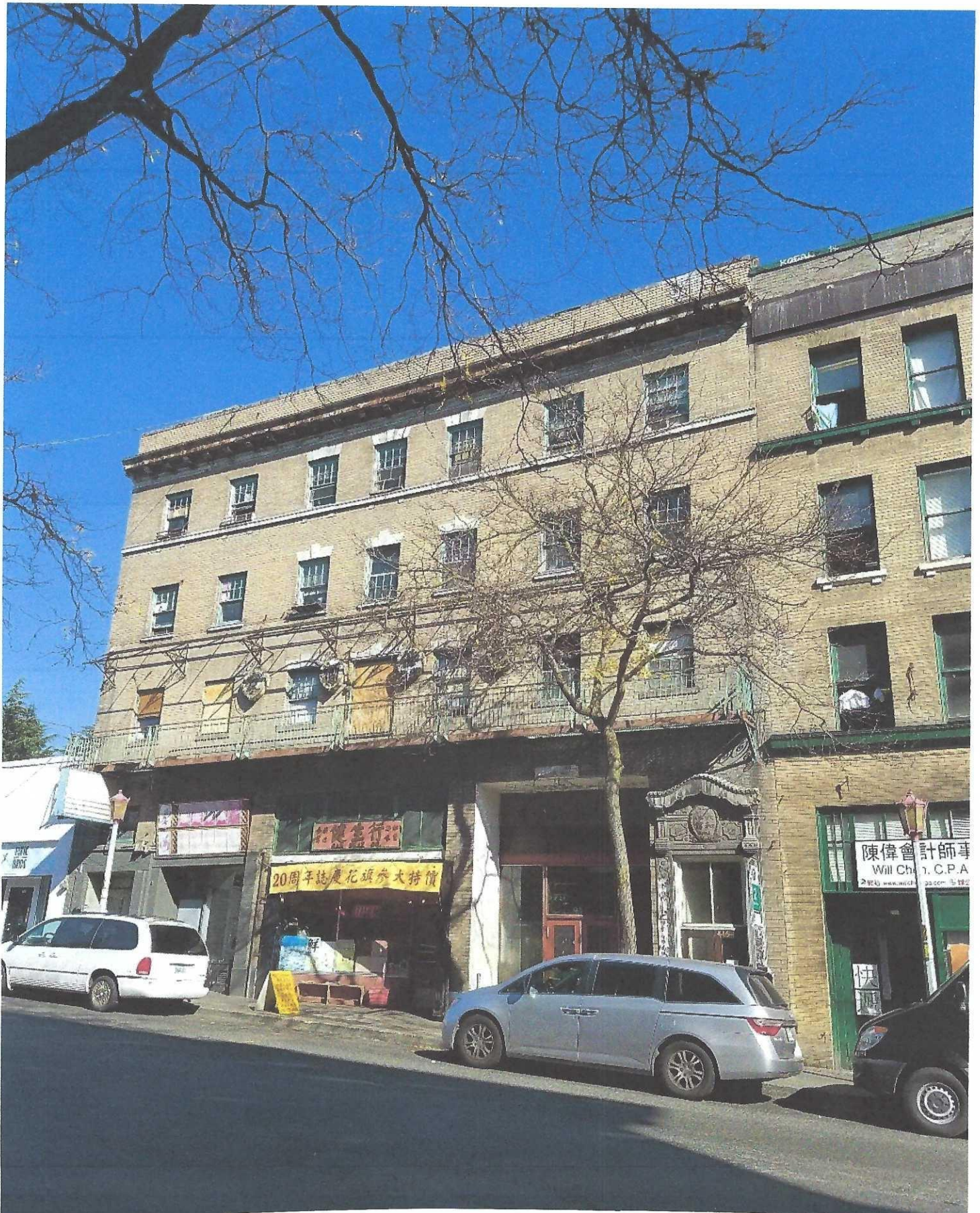


1/12/2020 IMAGE – VACATED ALLEY VIEW



## **Building features to be restored**





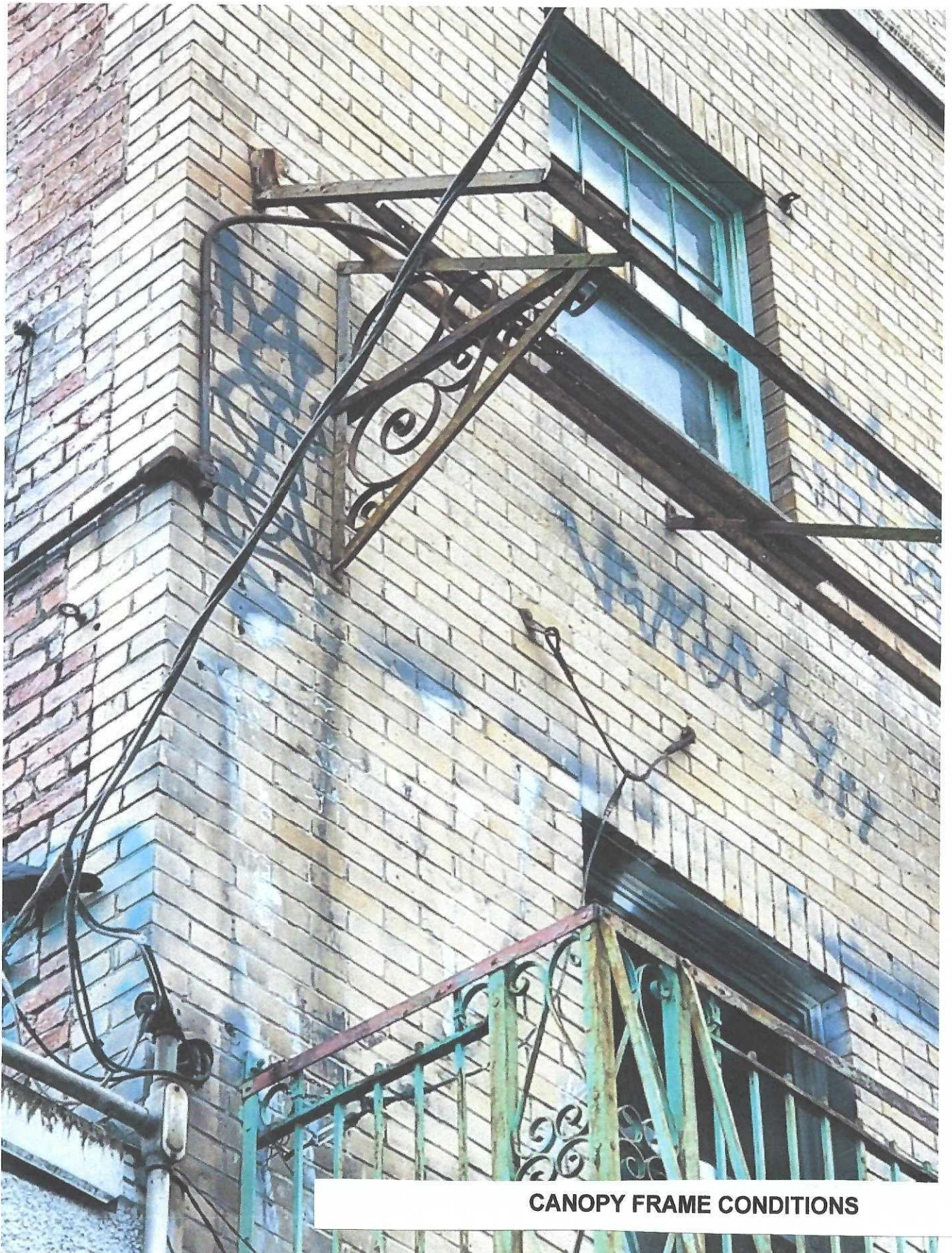
**CANOPY FRAME AND BALCONY CONDITIONS**





**CANOPY FRAME AND BALCONY CONDITIONS, NOTE DETERIORATION**





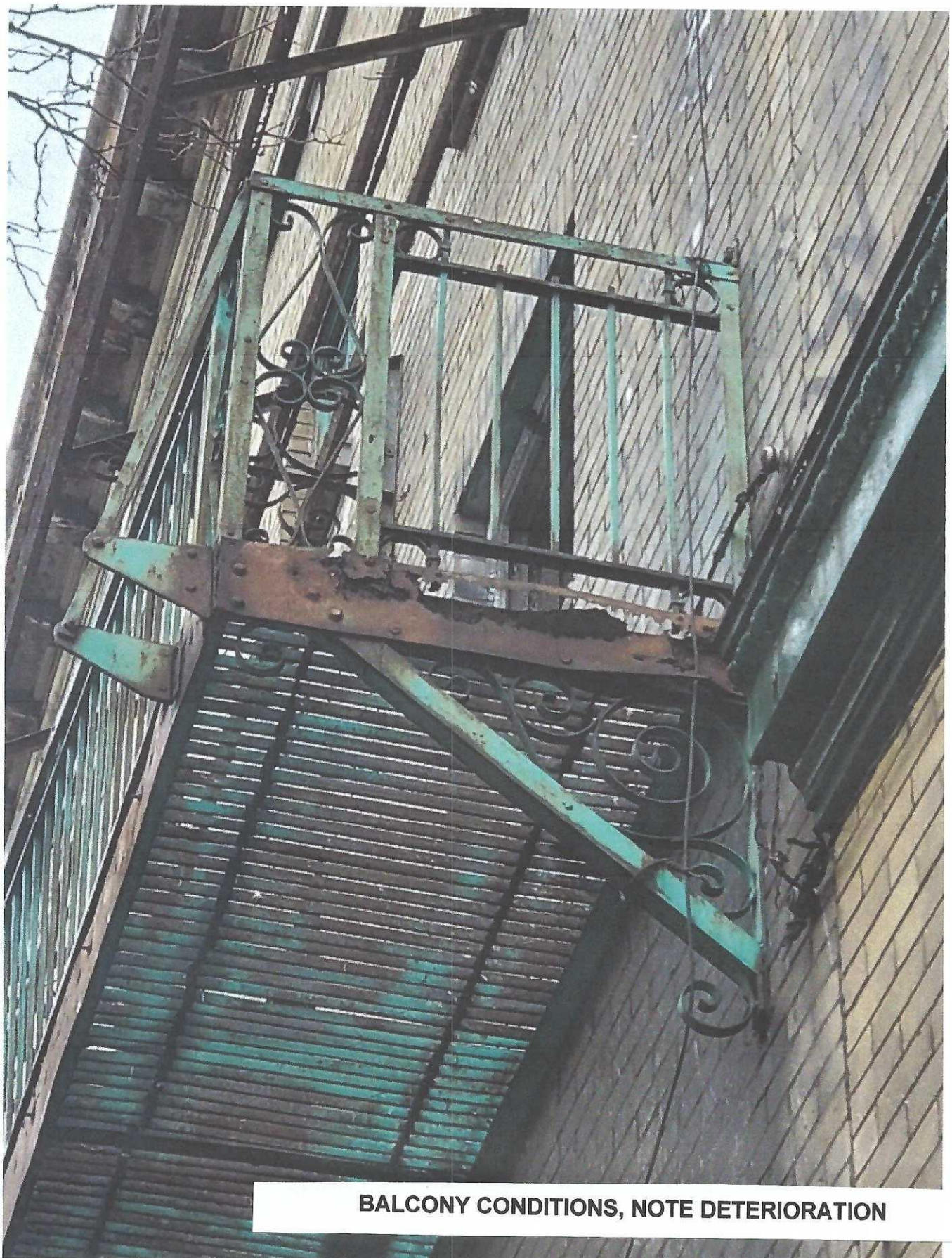
**CANOPY FRAME CONDITIONS**





**BALCONY CONDITIONS**





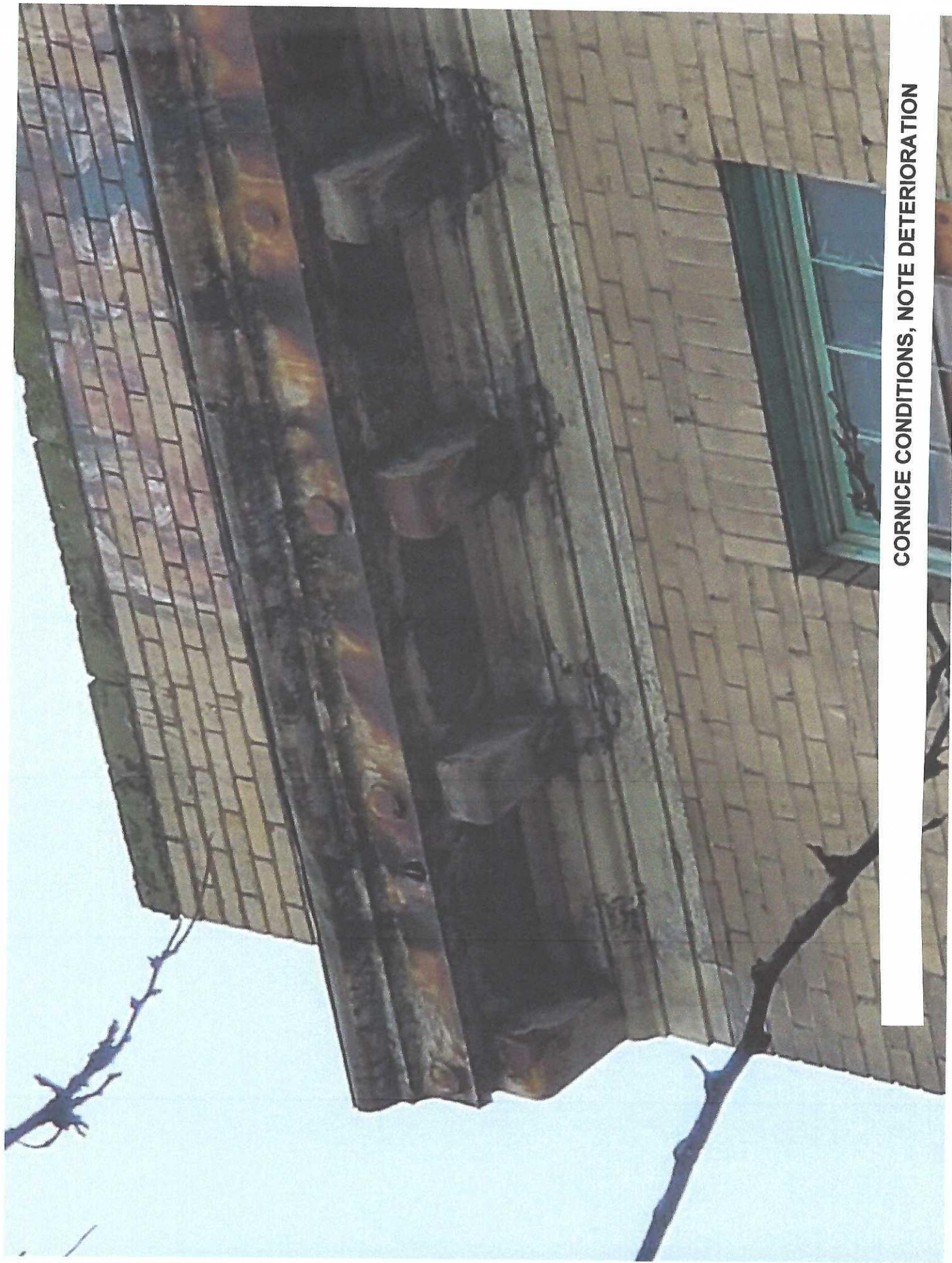
**BALCONY CONDITIONS, NOTE DETERIORATION**





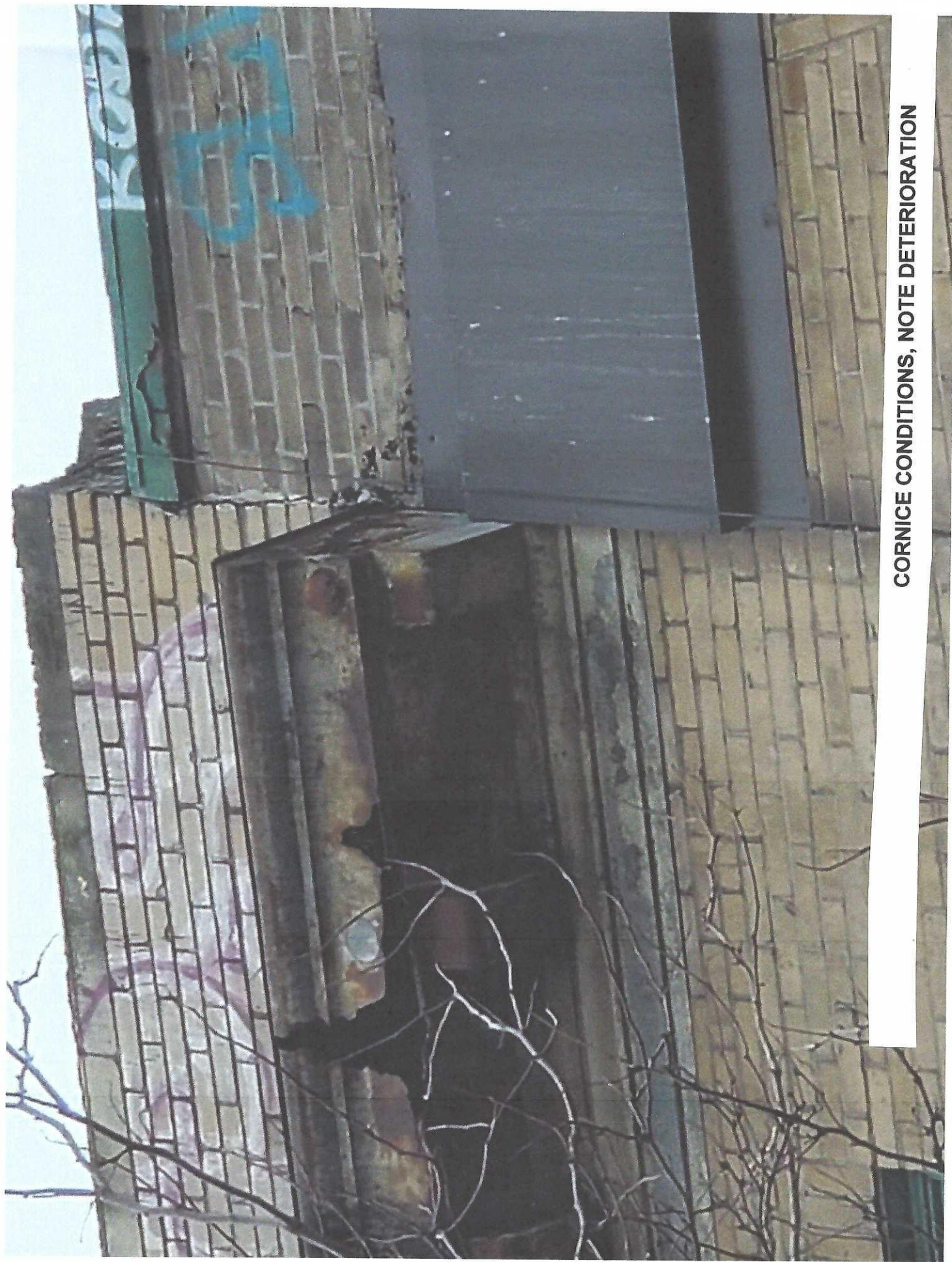
**CANOPY FRAME CONDITIONS**





CORNICE CONDITIONS, NOTE DETERIORATION





**CORNICE CONDITIONS, NOTE DETERIORATION**

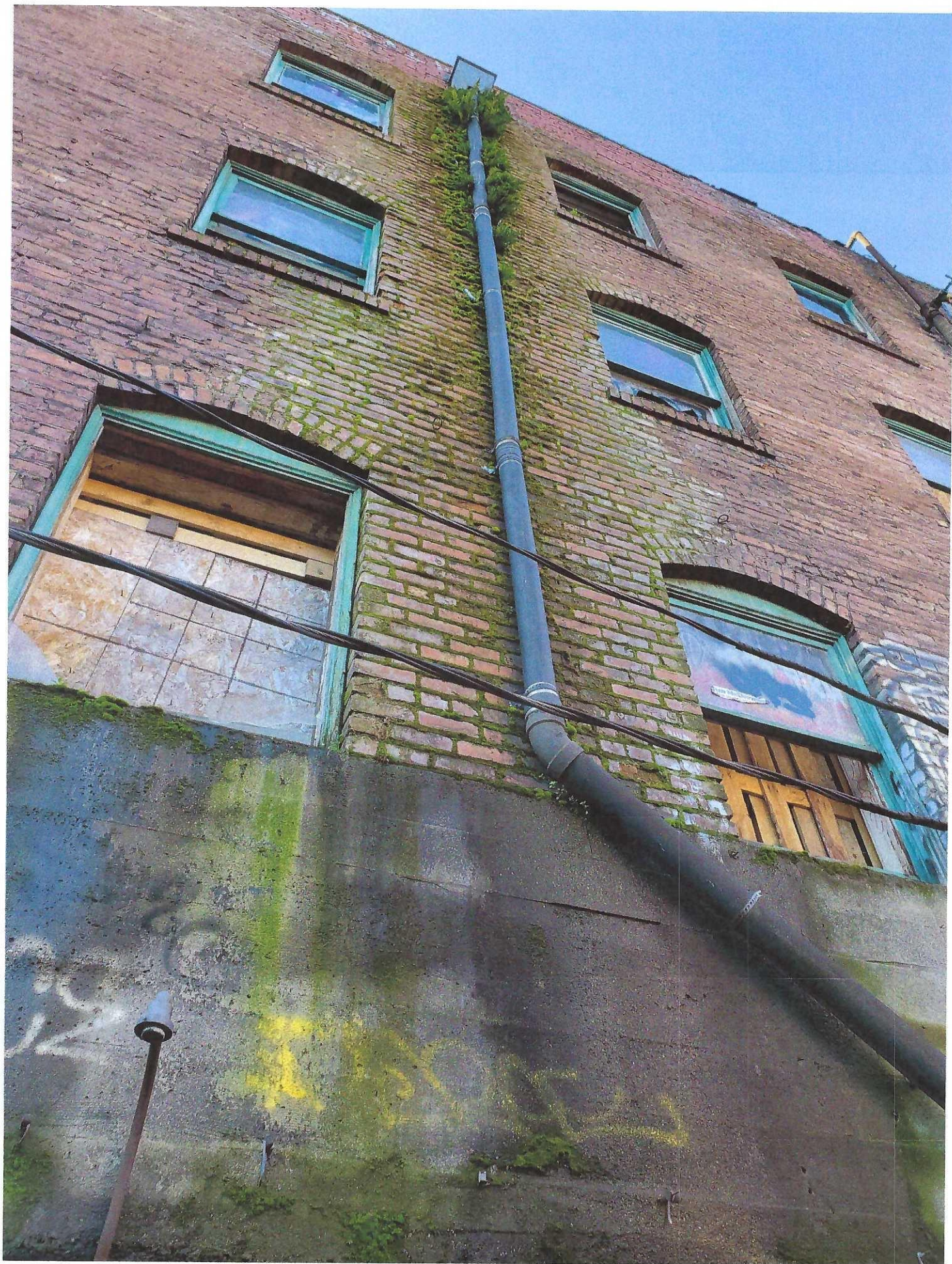


## **Images of masonry Chimney, ductwork and piping to be removed**

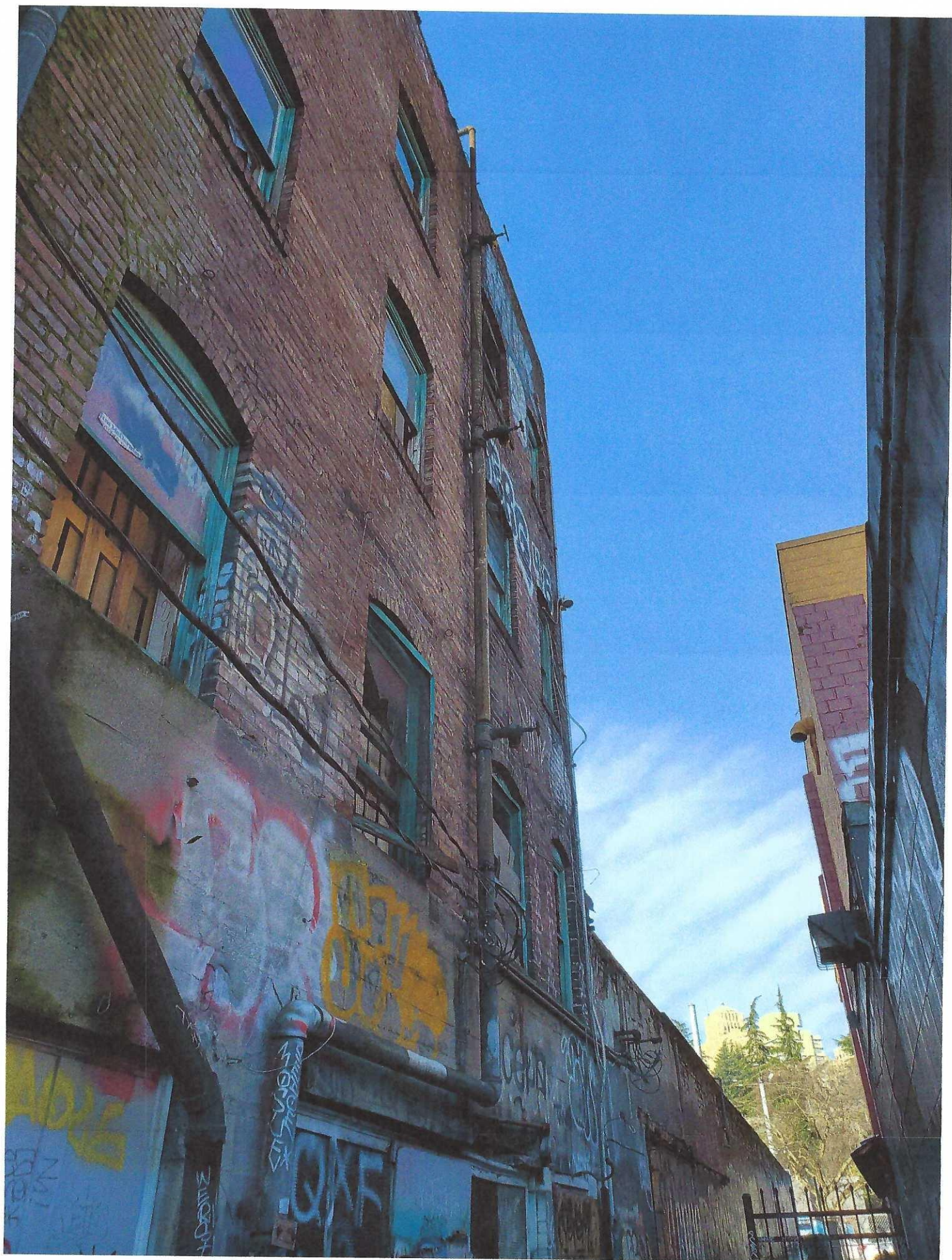




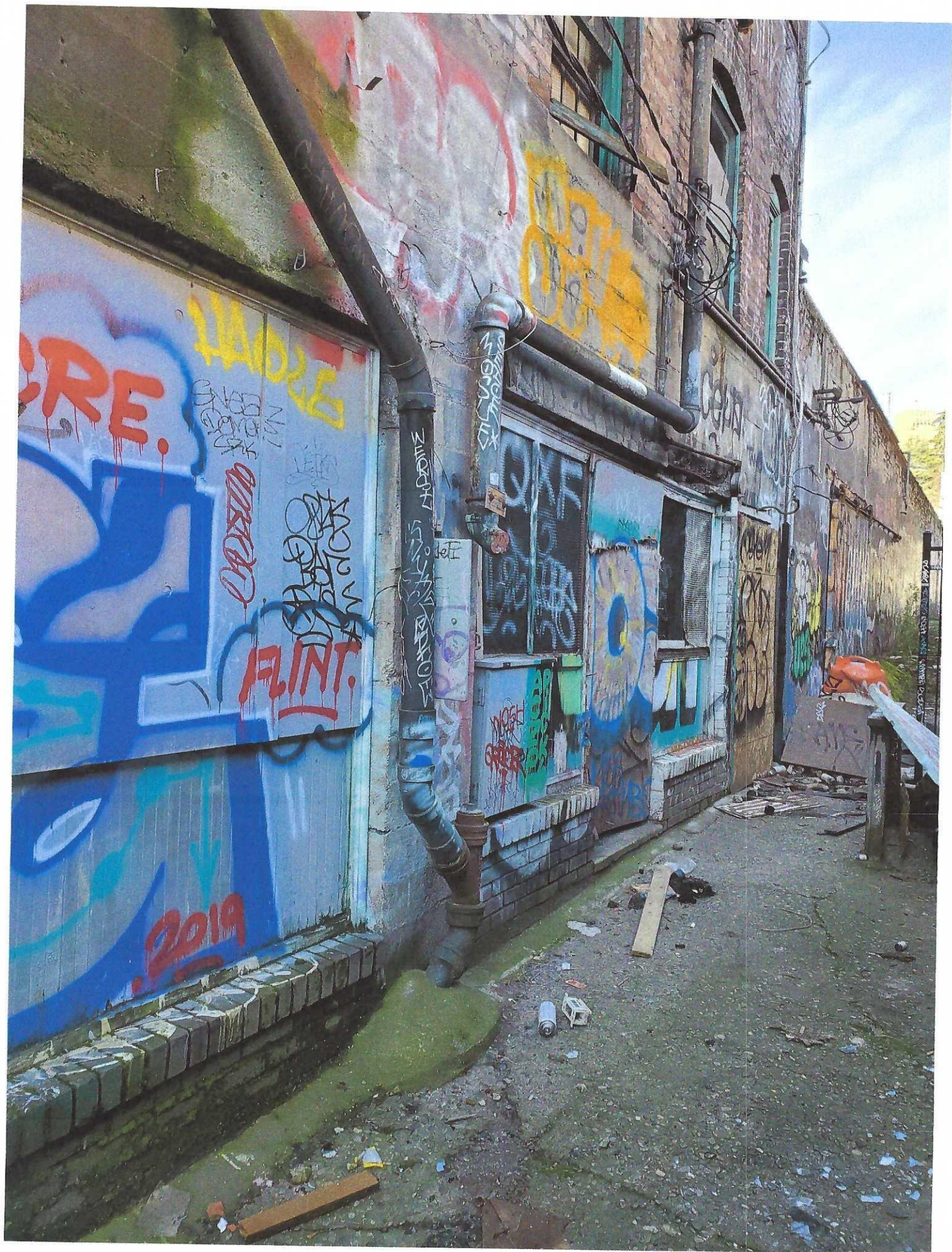




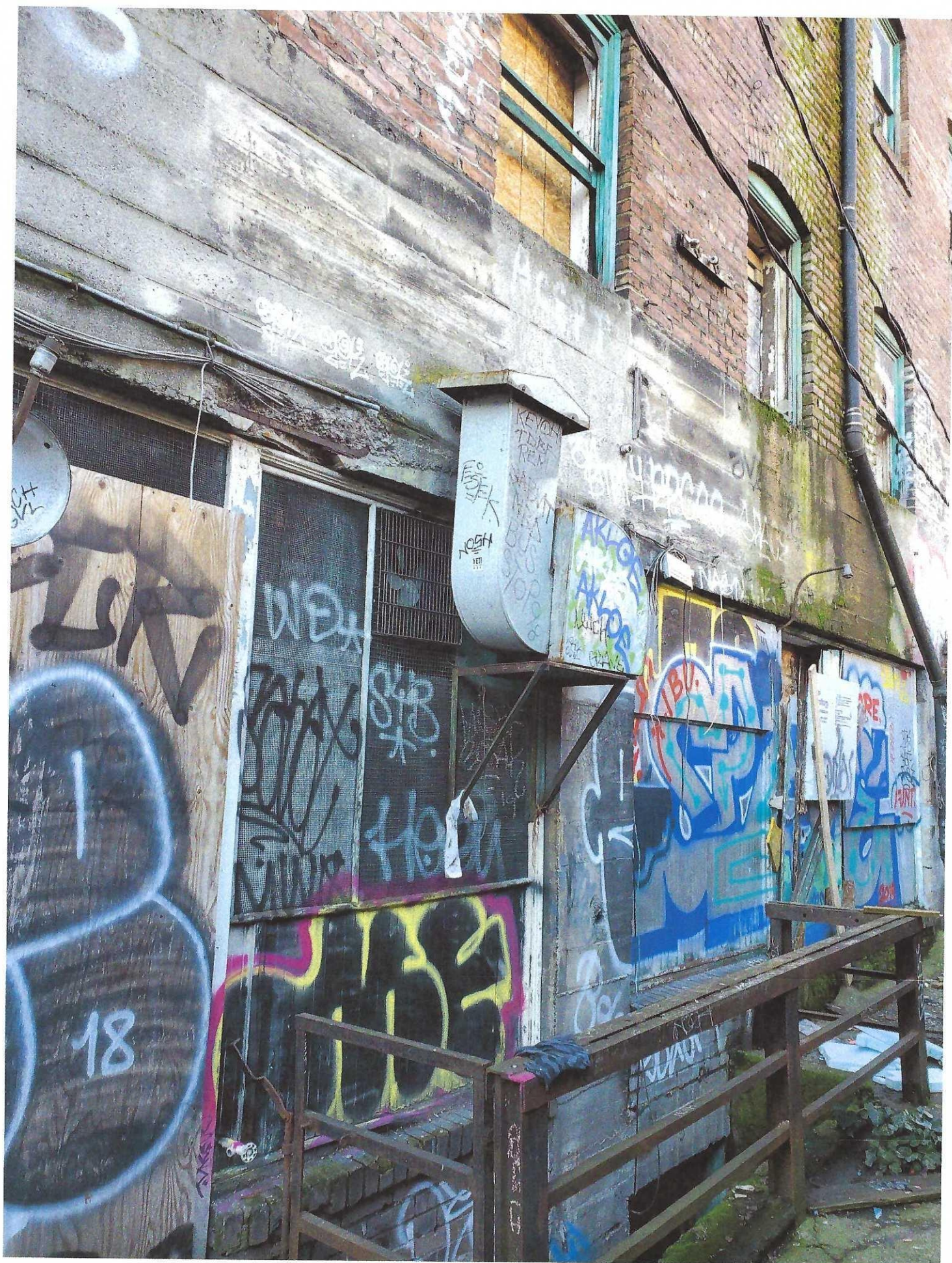








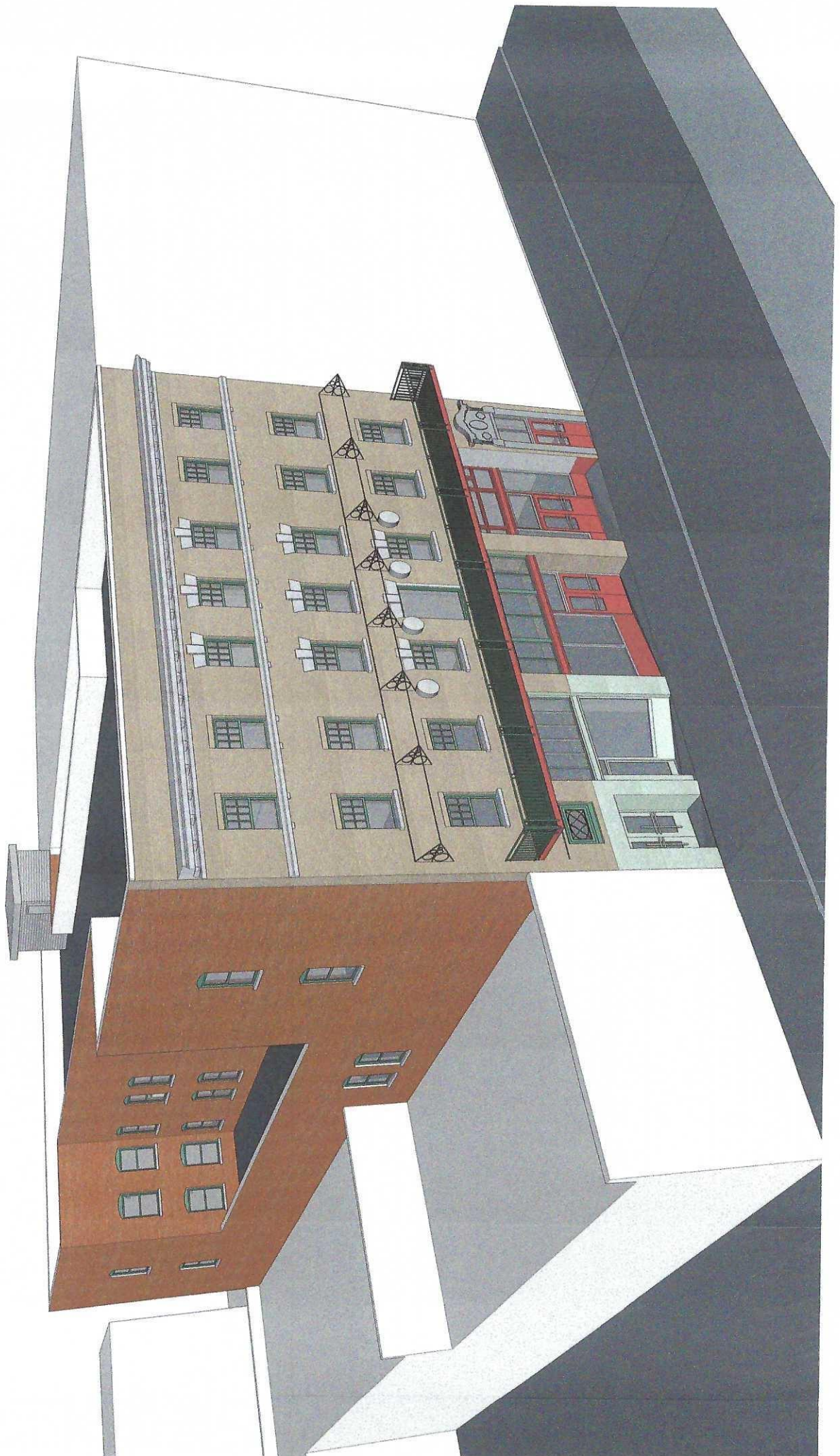




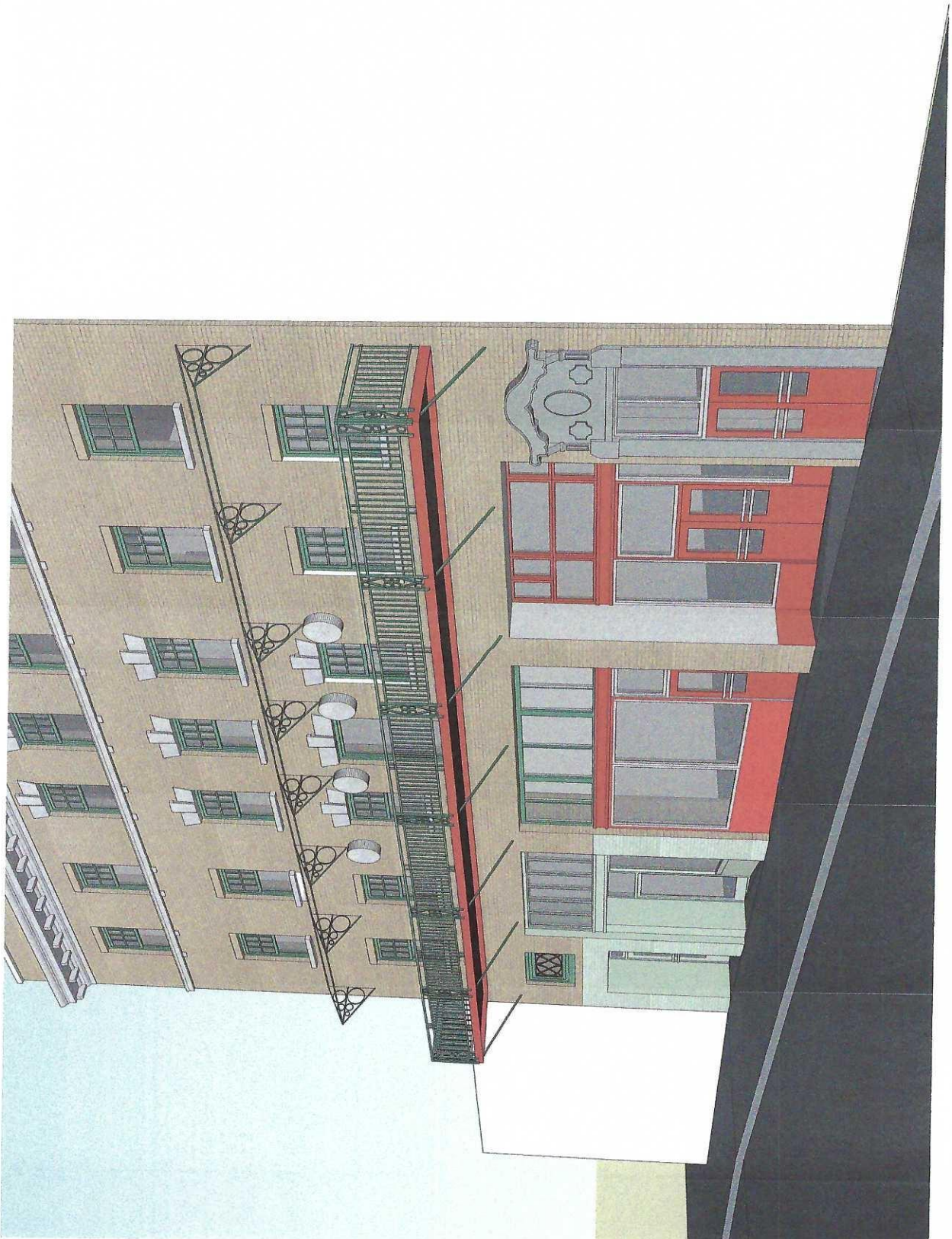


## **Building images (3-D models)**

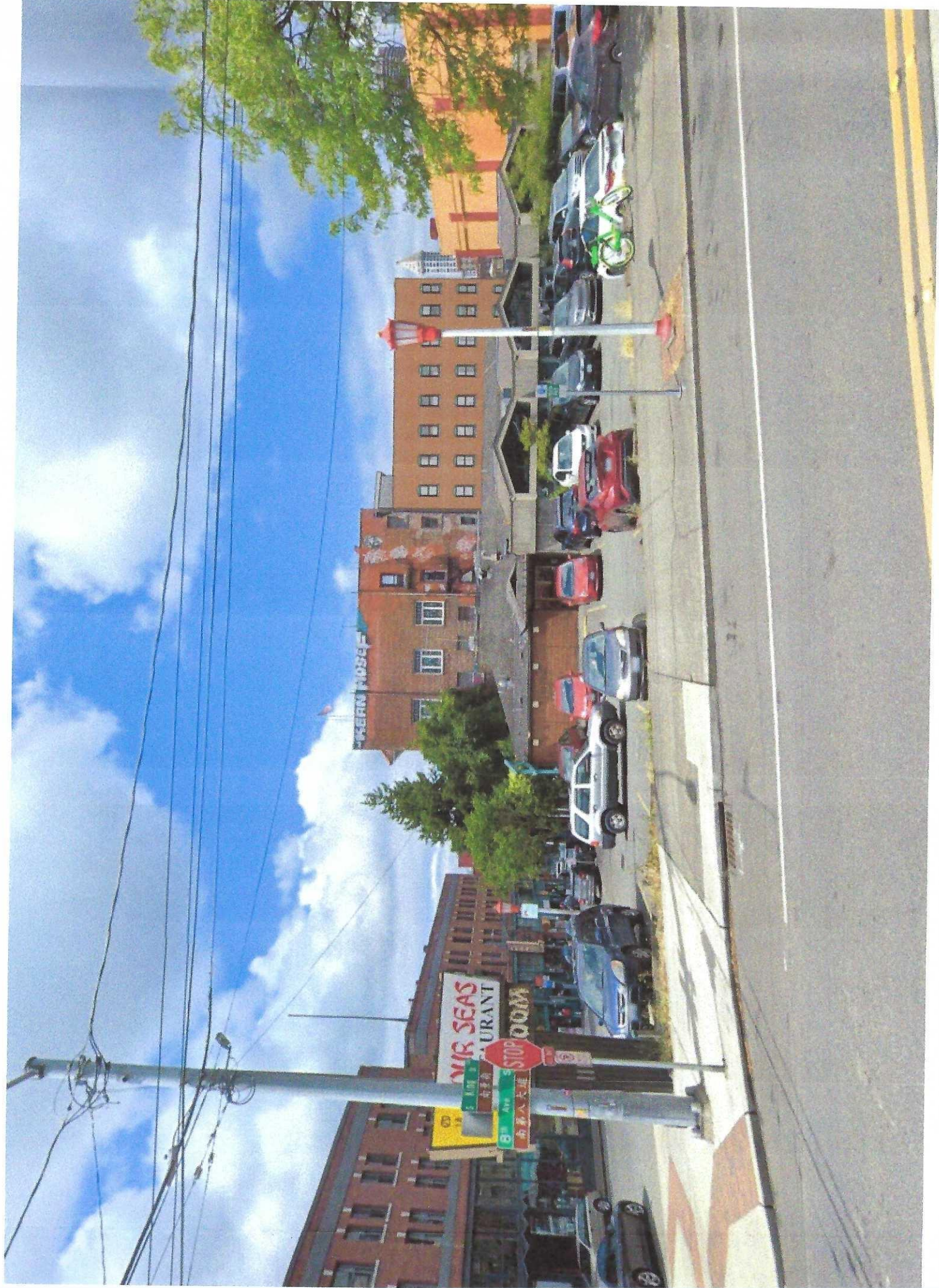














## Specifications



SECTION 04 01 10 – MASONRY RESTORATION AND CLEANING

PART 1 GENERAL

1.1 SUMMARY

- A. Scope: One hundred percent of exposed existing exterior masonry, including cast stone, shall be cleaned under the Work of this Project.
- B. Section includes:
  - 1. Protection of adjacent surfaces;
  - 2. Removal of paint and stains;
  - 3. Cleaning of exterior masonry and exposed stone and concrete surfaces;
  - 4. Repointing mortar joints;
  - 5. Repair of damaged masonry and stone surfaces;
  - 6. Remove existing anchors and miscellaneous attachments not being used, grout holes in masonry units with grout in matching color;
  - 7. Final cleaning of exterior;
  - 8. Water repellant treatment for masonry and stone.

1.2 SUBMITTALS

- A. Product Data: Required for all products under this Section.
- B. Shop Drawings: Not required.
- C. Samples: Submit grout samples.
- D. Manufacturer's installation Instructions.
- E. Masonry survey: Following initial cleaning and prior to repointing, prepare a summary condition survey of the entire building and submit a written summary to the Architect.

1.3 REFERENCE STANDARDS

- A. United States Secretary of the Interior Standards for Rehabilitation.
- B. BIA Tech Note No. 20 – Cleaning Brick Masonry.

1.4 QUALITY ASSURANCE

- A. CONTRACTOR/INSTALLER: Company specializing in performing Work of this Section with minimum five (5) years documented experience.
- B. VERIFICATION OF EXISTING CONDITIONS: Contractor/Installer shall check and verify all existing conditions in the field prior to submitting a bid.
- C. MOCKUP:
  - 1. Restore and repoint 4 ft. by 4 ft. test panels on street and alley elevations (minimum 2 required).
  - 2. Clean a wall panel, 10 ft. by 10 ft. to determine extent of cleaning, cleaning methods and cleaning products. Repeat, using same or different cleaning methods up to 3 different panels, until acceptable. Allow waiting period of not less than 7 calendar days after completion of each sample cleaning to permit study of sample areas for negative reactions. Written approval shall be obtained from the Architect on cleaning methods, materials, equipment used and mock-up areas before proceeding with general cleaning operations. Acceptable panels illustrating results of restoration and cleaning will become standard for Work of this Section.
- D. PRE-INSTALLATION CONFERENCE: Convene minimum one week prior to commencing Work of this Section.
- E. SEQUENCING: Perform repointing before cleaning masonry surfaces.

1.5 PROJECT CONDITIONS



- A. ENVIRONMENTAL REQUIREMENTS: Comply with hot and cold weather requirements in accordance with Northwest Masonry Institute recommendations and industry standards.
- B. ENVIRONMENTAL REQUIREMENTS – Cleaning Operations:
  - 1 Do not apply at surface and air temperatures below 40 degrees F. or above 95 degrees F. unless otherwise indicated by manufacturer's written instructions.
  - 2 Do not apply under windy conditions, which would cause cleaning products or protective treatments to be blown onto adjacent unprotected surfaces.
  - 3 Do not apply consolidation or protective treatment earlier than 24 hours after rain or if rain is predicted for a period of 6 hours after application, unless otherwise indicated by manufacturer's written instructions.
  - 4 Dispose of run-off from cleaning operations by legal means and in a manner which prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

## PART 2 PRODUCTS

### 2.1 MASONRY RESTORATION AND CLEANING

- A. MANUFACTURERS:
  - 1. PROSOCO, Inc.
  - 2. Diedrich Chemicals Restoration Technology.
  - 3. Substitutions: As approved by Architect.
- B. CLEANING AGENTS:
  - 1. Brick surfaces: PROSOCO Inc., Sure Kleen Restoration Cleaner.
  - 2. Sandstone/cast stone surfaces: PROSOCO Inc., Sure Kleen 766 Masonry Prewash with Limestone Afterwash, or approved equal.
  - 3. Paint stripper: PROSOCO Inc., Sure Kleen Heavy Duty Paint Stripper.
- C. TUCK POINT MORTAR AND GROUT: ASTM C270
  - 1. Mortar strength shall not exceed strength in existing masonry construction.
  - 2. Tuck pointing mortar shall not be denser than original mortar; tuck pointing mortar shall be pre-hydrated.
  - 3. Tuck pointing mortar shall match existing (original) in color, consistency, and texture. To ensure matching color and texture of un-weathered historic mortar, submit a sample of the proposed cured mix for approval. This sample shall be broken open and the broken surface compared with a broken surface of a "saved" sample of historic mortar.
- D. WATER REPELLANT FOR MASONRY/STONE:
  - 1. PROSOCO Inc., Sure Klean – Weather Seal Siloxane WD or approved equal.

## PART 3 EXECUTION

### 3.1 PREPARATION

- A. Verify surfaces to be cleaned and restored are ready for Work of this Section.
  - 1. Clean substrates of substances that interfere with penetration or performance of surface treatments.
  - 2. Test for moisture content and pH level, according to manufacturer's instructions, to ensure surface is prepared and dry to receive surface treatments.
- B. Protect elements surrounding Work of this Section from damage or disfiguration.
- C. Immediately remove stains, efflorescence, or other excess resulting from Work of this Section.



- D. Protect roof membrane and flashings from damage; lay ½" plywood on roof surfaces over full extent of work area and traffic route.
- E. Protection:
  - 1. Close off, seal, mask and board up areas, landscaping, material and surfaces not receiving Work of this Section to protect from damage.
  - 2. Protect persons and motor vehicles surrounding building where masonry surfaces are being restored.
  - 3. Protect glass, unpainted metal trim and polished stone from contact with acidic chemical cleaners by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape; apply masking agent to comply with manufacturer's recommendations; do not apply liquid masking agent to painted or porous surfaces.
  - 4. Construct dust proof and weatherproof partitions to close off occupied areas.

### 3.2 REPOINTING

- A. Cut out loose or disintegrated mortar in joints to depths equal to 2-1/2 times width of joint but not less than minimum ½ inch depth, or until sound mortar is reached.
- B. Utilize power tools only after test cuts determine no damage to masonry units results.
- C. Do not damage masonry units, spall edge of masonry unit or widen joints; replace any masonry units which become damaged at the Contractor's expense.
- D. When cutting is complete, remove dust and loose material by brushing with air jet; brush, vacuum or flush joints to remove dirt and loose debris.
- E. Pre-moisten joint and apply mortar specified in this Section; joint surfaces shall be damp but free of standing water.
- F. Apply first layer of pointing mortar to areas where existing mortar was removed to depths greater than surrounding areas; apply in layers not greater than 3/8 inch until a uniform depth is formed; compact each layer thoroughly and allow to become thumb-print-hard before applying next layer.
- G. After joints have been filled to a uniform depth, place remaining pointing material in layers not to exceed 2/5 of joint depth; fully compact each layer and allow to become thumb-print-hard before applying next layer.
- H. Take care not to spread mortar over edges onto exposed surfaces or to feather edge mortar.
- I. When mortar is thumb-print-hard, tool joints to match original appearance of joints, unless otherwise indicated.
- J. Tuck pointing mortar shall not be denser than original mortar.
- K. Moist cure for 72 hours.
- L. Where repointing Work precedes cleaning of existing masonry and stone, allow mortar to harden not less than 30 days before beginning cleaning Work.

### 3.3 CLEANING EXISTING EXTERIOR MASONRY

- A. Select gentlest cleaning method.
- B. Clean surfaces and remove large particles with wood scrapers or non-ferrous wire brush.
- C. Unless otherwise indicated, dilute chemical cleaning materials with water to produce solutions of concentration indicated but not greater than that recommended by chemical cleaner manufacturer.
- D. Burch coat brick masonry with restoration cleaner, mixed into solutions identical to solution required for sample area.
- E. Provide a second application when required by preliminary test of sample area.
- F. Allow sufficient time for solution to remain on masonry and agitate with soft fiber brush or sponge.
- G. Rinse thoroughly from wall with garden hose pressure to remove majority of cleaning solution. Flush again immediately using a low pressure wash from bottom up with potable pressurized water.



3.4 PAINT STRIPPING

- A. Test a small area of each surface to confirm suitability and desired results.
- B. Apply according to manufacturer's instructions.

3.5 WATER REPELLANT TREATMENT

Clean surfaces to receive water repellant treatment per this Section. Apply according to manufacturer's instruction.

3.6 FIELD QUALITY CONTROL

- A. Manufacturer's Field Services: Provide manufacturer's field service consisting of product use recommendations and periodic site visit for inspection of product installation in accordance with manufacturer's instructions.
- B. Site Visits: Manufacturer's field service representative shall be required for Pre-installation Meeting, two visits during execution of Work, and for a final inspection of completed Work.

3.7 CLEANING

- A. As Work proceeds and on completion, remove excess mortar, smears, droppings, using stiff nylon bristle brushes and clean water, spray applied at low pressure (40 psi maximum); metal scrapers or brushes shall not be used; acid or alkali cleaning agents shall not be used.
- B. Remove temporary coverings and protection of adjacent work area.
- C. Clean surrounding surfaces.
- D. Repair or replace damaged or deteriorated surfaces.
- E. Remove construction debris from project site and legally dispose of debris.

END OF SECTION



SECTION 09 01 10 – STRIPPING AND REPAINTING IRON & STEEL FEATURES

PART 1 GENERAL

1.1 SUMMARY

- A. Scope: Stripping iron and steel of all paint build-up and repainting
- B. Section includes:
  - 1. Protection of adjacent surfaces;
  - 2. Historic Structure Precautions;
  - 3. Submittals
  - 4. Quality Assurance
  - 5. Delivery, Storage and Handling
  - 6. Project/Site Conditions
  - 7. Sequencing and Scheduling
  - 8. General Protection (Surface and Surrounding))

1.2 SUBMITTALS

- A. Product Data: Required for all products under this Section.
- B. Shop Drawings: Not required.
- C. Samples: Not required.
- D. Manufacturer's installation Instructions.

1.3 REFERENCE STANDARDS

- A. Applicable sections of the United States Department of the Interior, National Park Service Preservation Briefs.
- B. Applicable sections and recommendations of the Masters Painters Institute (MPI) Manuals.

1.4 QUALITY ASSURANCE

- A. CONTRACTOR/INSTALLER: Company specializing in performing Work of this Section with minimum five (5) years documented experience.
- B. VERIFICATION OF EXISTING CONDITIONS: Contractor/Installer shall check and verify all existing conditions in the field prior to submitting a bid.
- C. PRE-INSTALLATION CONFERENCE: Convene minimum one week prior to commencing Work of this Section.
- D. SEQUENCING: Perform refinishing iron and steel work after all exterior masonry restoration work is completed.
- E. MOCKUPS: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. Architect will select one surface to represent surfaces and conditions for application of each paint system. Final approval of color selections will be based on mockups.  
If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.  
Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

1.5 PROJECT CONDITIONS

- A. ENVIRONMENTAL REQUIREMENTS: Comply with hot and cold weather requirements in accordance with industry standards.
- B. ENVIRONMENTAL REQUIREMENTS – Painting operations:



- C. Do not apply under windy conditions, which would cause painting products or protective treatments to be blown onto adjacent unprotected surfaces.
- D. Do not apply painting product earlier than 12 hours after rain or if rain is predicted for a period of 6 hours after application, unless otherwise indicated by manufacturer's written instructions. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- E. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

#### 1.6 DELIVERY & HANDLING:

Deliver products to Project site in an undamaged condition in manufacturer's original sealed containers, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Packaging shall bear the manufacture's label with the following information:

- 1. Product name and type (description).
- 2. Batch date.
- 3. Color number.
- 4. VOC content.
- 5. Environmental handling requirements.
- 6. Surface preparation requirements.
- 7. Application instructions.

Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).

Maintain containers in clean condition, free of foreign materials and residue.  
Remove rags and waste from storage areas daily.

### PART 2 PRODUCTS

#### 2.1 PAINT MATERIALS

##### A. MANUFACTURERS:

- 1. Benjamin Moore Company.
- 2. Sherwin Williams Company.
- 3. Devcon Corporation.

##### B. PAINT MATERIALS:

- 1. Metal filler: Steel filled: two part, epoxy, metal filler, putty grade; "Plastic Steel" (Dovon Corporation)
- 2. Primer: Compatible with top coats of paint; make each coat clearly different in color
- 3. Base and Finish coats: Alkyd resin semi-gloss.
- 4. Dry film thickness: Primer – 2 mils.  
Base and Finish coats – 2 mils each.

### PART 3 EXECUTION

#### 3.1 PREPARATION

- A. Verify surfaces to be painted and restored are ready for Work of this Section.
- B. Protect elements surrounding Work of this Section from damage or disfiguration.
- C. Protection:



1. Close off, seal, mask and board up areas, landscaping, material and surfaces not receiving Work of this Section to protect from damage.
  2. Protect persons and motor vehicles surrounding building where masonry surfaces are being restored.
  3. Protect glass, unpainted metal trim and polished stone from contact with acidic chemical cleaners by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape; apply masking agent to comply with manufacturer's recommendations; do not apply liquid masking agent to painted or porous surfaces.
  4. Construct dust proof and weatherproof partitions to close off occupied areas.
- D. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.
- E. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer.

SSPC-SP 2, "Hand Tool Cleaning."

SSPC-SP 3, "Power Tool Cleaning."

SSPC-SP 11, "Power Tool Cleaning to Bare Metal."

- F. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

### 3.2 APPLICATION

- B. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual." Use applicators and techniques suited for paint and substrate indicated.
- C. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.
- D. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- E. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

### 3.3 FIELD QUALITY CONTROL

Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.



### 3.4 CLEANING AND PROTECTION

At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

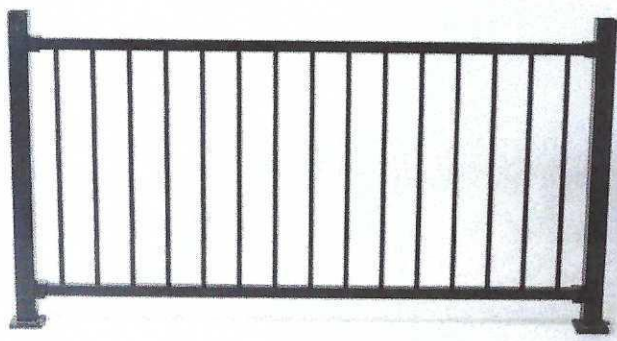
END OF SECTION



# AVANT 36" X 6' Black Sand Preassembled Aluminum Panel

(Actual Size 32.5" X 69.5")

Model Number: 503001 | Menards® SKU: 1710700



Color: Black Sand

Size: 32.5" x 6'



## FREE Ship To Store

Enter Your ZIP Code for store information



## Shipping

Available

## Description & Documents

The AVANT 36" x 6' Black Sand powder-coated Aluminum Railing Panel is Preassembled with pre-welded pickets to the top and bottom rails that make up this quality aluminum railing panel.

**Shipping Dimensions:** 69.00 H x 32.50 W x 1.57 D

**Shipping Weight:** 13.125 lbs

Click here to see more products from [Fortress](#)



## Features

- Durable, FortressLock product provides a premium powder-coated finish creating a virtually maintenance-free system
- Measures 72" W x 36" H installed with a 3.5" bottom kick space
- Includes 15-year warranty
- Posts and brackets sold separately

## Specifications

Product Type	Railing	Material	Aluminum
Color/Finish	Black	Assembled Width	72 inch
Assembled Depth	2.5 inch	Assembled Height	36 inch
Number of Spindles per Panel	15	Minimum Opening Width	69.5 inch
Maximum Opening Width	70 inch	For Use With	AVANT by Fortress Panel, AVANT by Fortress Post, AVANT by Fortress Railing
Includes	Panel	Package Quantity	1
Resistance Features	Fading, Corrosion, Insects, Decay	Spindle Shape	Square
<a href="#">View Return Policy</a>	Regular Return		

**Please Note:** Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)®