

Washington Park Project Description Phase 2

The Washington Park project at 68 S Washington St consisted of a full historic renovation to produce an historic waterfront landmark. The existing interior demising within each floor was entirely demolished to allow for open floors within the lower level and floors 1-3. Structural components were added, including a sheer wall and brace framing to adhere to modern seismic code. A new elevator was installed serving all levels. An architecturally significant stair was added to formally connect the lower level and first floor and bring light into the lower level. Floors 1-3 were delivered finished ready for occupancy, with the exception of the 1st floor retail space. Features within the each floor include a kitchenette and conference room, with finishes featuring hardwood, new lighting, exposed brick and original windows. The lower level was delivered with a polished slab and built-out conference space. The building entry was revised into a re-purposed lobby featuring consistent finishes with floor 1-3. The exterior façade was repaired and cleaned to enhance the building presentation.

Insurance (Phases 1 and 2): maintaining insurance including builder's risk and earthquake, property tax payments, and dewatering the basement.

Site (Phase 2): Retain existing site. Install a hatch doorway (electrical vault access) in the south sidewalk near the east end of the building. Install new bike racks along S Washington Street along the curb of the sidewalk.

Exterior walls (Phase 2): Clean and re-point the masonry, including removal of the painted signage on the west facade (third story).

- Wash walls with Sure Klean 600 Detergent, warm water, not exceeding 900psi. Remove mortar to 3/4-inch depth and re-point with a premixed type O mortar. Clean off re-pointed areas using ProSoCo's Sure Klean 600 detergent and low pressure rinse. Remove paint at broken, chipped, and gouged areas in the sandstone.
- Repair with Cathedral Stone's Jahn M70 patching compound or approved equivalent.
- Repaint all currently painted sandstone with vapor permeable elastomeric coating (two coats).
- Rebuild missing stucco sections at brick headers and sills and repaint all painted stucco with the same elastomeric coating.
- Replace caulking at all masonry/window brick molding joints.
- Retain the west fire escape, removing the lower and upper access ladders and floors at each landing. Clean and repaint metal matching existing black. Remove the south fire escape ladder and landings. Patch former anchor locations as part of exterior wall re-pointing.
- Install exterior cylinder up light and arm mounted down light fixtures (9) at the second story above the stone pediments to provide a light wash on the pilasters. Power for each fixture to be run through the masonry wall. Install side mounted wall scones at the alley.

Windows (Phase 2): Retain and repair existing windows, sills and trim. Protect windows during construction. Remove individual sash for repairs, and rabbeting to install 1/2 inch insulated glazing units with Cardinal LowE270 glass. Clean and repaint (dark gray) all wood surfaces. East

facade window, replace window with metal louvers, painted dark gray to match the roll up door color.

Roof and parapet (Phases 1 and 2): Retain south one-third of roof framing and rebuild the north two-thirds of the roof as part of the penthouse construction. Install added plywood sheathing as needed on the existing roof framing, along with insulation and membrane roofing.

- Remove all parapet brick down to the roof line and reconstruct the parapet and associated original cornice based on historic photographs and physical evidence on the building. Use brick veneer with structural backing, and inner metal panel finish. Match brick to existing either through use of salvaged brick from interior wall locations where being removed for structural access or with new brick. Upper cornice elements to consist of painted polymer-modified glass fiber reinforced gypsum (PGRG) supported by a steel structure anchored to the masonry walls and steel strong backing at the third floor.
- Construct the hipped penthouse roof to have a low pitch with perimeter gutter connecting to roof drains.
- Install steel planters on wheels, locate against the base of the penthouse. Install planters at the northwest corner adjacent building to north and southeast corner, both set behind the parapet. Install concrete pavers on a pedestal system for the roof deck to provide a level walking surface at the sloped original roof framing.

Seismic retrofit (Phases 1 and 2): Complete seismic retrofit of the building. All exposed steel to be painted. All anchor connections at exterior walls installed from interior as core-drilled holes with either non-shrink or epoxy grouted anchors depending on locations. Install plywood sheathing over existing flooring at the first, second and third floors; and as new sheathing at the roof, added mezzanines, penthouse, and penthouse roof to function as diaphragm. Install two new steel structural columns (HSS 4 by 4 by 3/8-inch) adjacent two cast iron columns in the northwest corner of the basement floor. These will support the new stair and are independent from existing cast iron columns.

Shear walls: install at basement level on south facade east end; north facade east end; north facade west end; and west facade with thickness ranging from 10 to 16-inches. The south and west facade shear walls transition to braced frames at the first floor. All others continue as shear walls up to the penthouse level. Connect shear walls to masonry walls with epoxy grouted dowels. Clad interior face with painted gypsum board over metal stud furring and insulation. Construct the north elevator shaft to function as a shear wall. Install metal stud shear wall at inner face of east facade at each floor level.

Braced frames: install at first floor up through third floor on south and west facades extending up from basement shear walls. Consist of diagonal vertical steel with horizontal beams set just below the ceiling level and above window header heights. Frames set back from storefronts and windows and exterior walls. Steel size decreases at second and third floors.

Strong backing: install at basement, first, and second floors along inner face of north facade.

Existing wood strong backing at second floor west facade and west end of south facade retained. At the third floor install at inner face of all facades. All columns to be HSS 6x6x1/2-inch.

Struts: angle iron attached based on location to underside of floor when parallel to joist and underside of joists when perpendicular, and at exterior walls. Sized at 6x6x3/8 inch with 5/8

inch thick material at second floor along outer walls. Placement runs north/south and east/west from shear walls to facades. The second and third floors have struts along the length of all outer walls. A strut runs along the outer south edge of each mezzanine level and is attached to the outer face of the columns.

12. Vertical circulation (Phase 2): Finishes on new stairwells listed below consist of concrete flooring; wood base, painted gypsum wall board walls; and ceiling open to stair carriage structure. Install a new north elevator located immediately west of the original shaft location. This placement allows the elevator shaft walls will function as shear walls in conjunction with the shear wall on the north wall. Clad the shaft at each floor with painted vertical board salvaged from the original shaft location. The elevator will extend from the basement to the penthouse.

- Install new east stairway (Stair 2), along east facade near the former elevator and stairwell locations. The stairwell extends along the back side of the parapet, extending above the parapet height.
- Install new northwest stairways (Stairs 1 and 3) along the north wall adjacent the elevator. Stair 1 extends from the first floor to the penthouse. The stairwell extends from the north wall to the back side of the northern most column row, retaining column visibility at each floor. Stair 3 descends from the first floor to the basement.
- Install new material lift in the northeast corner of the building, extending from basement up to first floor. This lift connects to trash room at basement level and will be used for moving garbage and recycling within the building.
- Reuse the north stair railing at Stair 6 at the second floor mezzanine level.

Entrance, Primary (Phase 2): The main double-door with rounded arch transom entrance is at the north end of the west facade. Repair the transom, replacing missing glass panes and repairing muntins. Replace existing doors with a pair of single lite aluminum doors (black finish). Clean and repaint (dark gray) all exterior and interior features.

Entrances, Secondary (Phase 2): There is one east facade secondary entrance that is not part of a storefront. The east facade doorway provides to the alley and has a stone header. Alterations infilled the former transom, infilled to reduce the opening size and installed a security door. Enlarge this existing east facade doorway to function as a new gas meter alcove. Install a metal gate across the opening. Replace the stone header with a steel header. New exit from Stair 2, install to south of the existing doorway. Saw cut the opening in the brick wall. Recess the doorway so the door swing does not extend out into traffic along alley; install steel header; install a wood door with hollow metal frame.

New trash room door, install north of the existing doorway. Saw cut opening in the brick wall. Install a roll up metal door; install steel header.

Storefronts and entrances (Phase 2): Install new storefronts based on original design, evident in 1920s and ca. 1937 historic photographs. These consist of recessed bulkhead panels with corresponding glass display windows separated by wood mullion, with corresponding transoms separated by wood mullion.

- Utilize horizontal sliding display windows at the two west and four south (westernmost) facade storefronts. Bulkheads to have a painted (dark gray) steel finish. Transom and bulkhead elements to be painted (dark gray) and display windows to be wood with a clear finish.
- All of the following wood and steel elements to be painted, dark gray. All aluminum elements to have a black finish.
- Utilize fixed wood display windows at the remaining south facade storefronts. Bulkheads to have a painted steel finish.
- Install retractable (manual west facade and motorized south facade operation) cloth awnings at the transom bar at each storefront, black finish.
- Remove existing wall, door, and floor to widen concrete stairs westward to full width of bay; and construct a new interior vestibule with wood sidelights, single aluminum door, and concrete landing, single fixed light wood transom above doorway, with main two light wood storefront transom above.
- South (entrance 100.1): new entrance, remove existing floor for stairway construction; construct new concrete stairs and vestibule, with single aluminum door and wood side light; install aluminum louvers at the storefront transom window locations, set within the wood mullions; bulkhead below storefront to have a painted steel finish, single fixed light wood transom direct.