



ADDENDUM # 4

To: File 1903-910-65-4901

IFB for: Castle Point Exterior Renovations and Site Improvements

The following questions are asked:

Question 1: We were walking the buildings in regards to the bedroom windows meeting egress and noticed the 32"x36" windows do not meet the 5.7 sq ft opening for egress nor does it meet the 44" from the floor. The windows are measuring 47" from the floor and that does not meet egress code. How will the architect address?

Answer 1: Egress windows are not need in bedrooms with doors to the balconies. All bedrooms with balconies that do not have doors will need to meet the required means of egress for window openings.

All egress windows shall have a sill height of 44", per the windows with 47". Based on the 2015 IEBC 406.3. We are grandfathered from having to have a lower sill height, as long as we meet the following parameters. Please research and understand all the additional requirements regarding replacement windows.

All window hardware is to have the correct ASTM F 2090 requirements.

All new casement windows are to have internal screens within the window frame.

Window screens are not to be installed on the exterior of the windows.

"406.3 - Replacement window emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the International Building Code provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

2. The replacement of the window is not part of a change of occupancy.

If windows do not open fully, contractor is to cut the fascia and soffit as necessary to allow the casement windows to fully swing open. (See attached detail and plan locations for casement windows.) All windows may not need to have the fascia/soffit cut. Please field verify

Window type "C & E" in bedroom only are to have casement windows that swing open. These windows are located at: buildings # 3, 5, 7, 11, 15, 16, 17



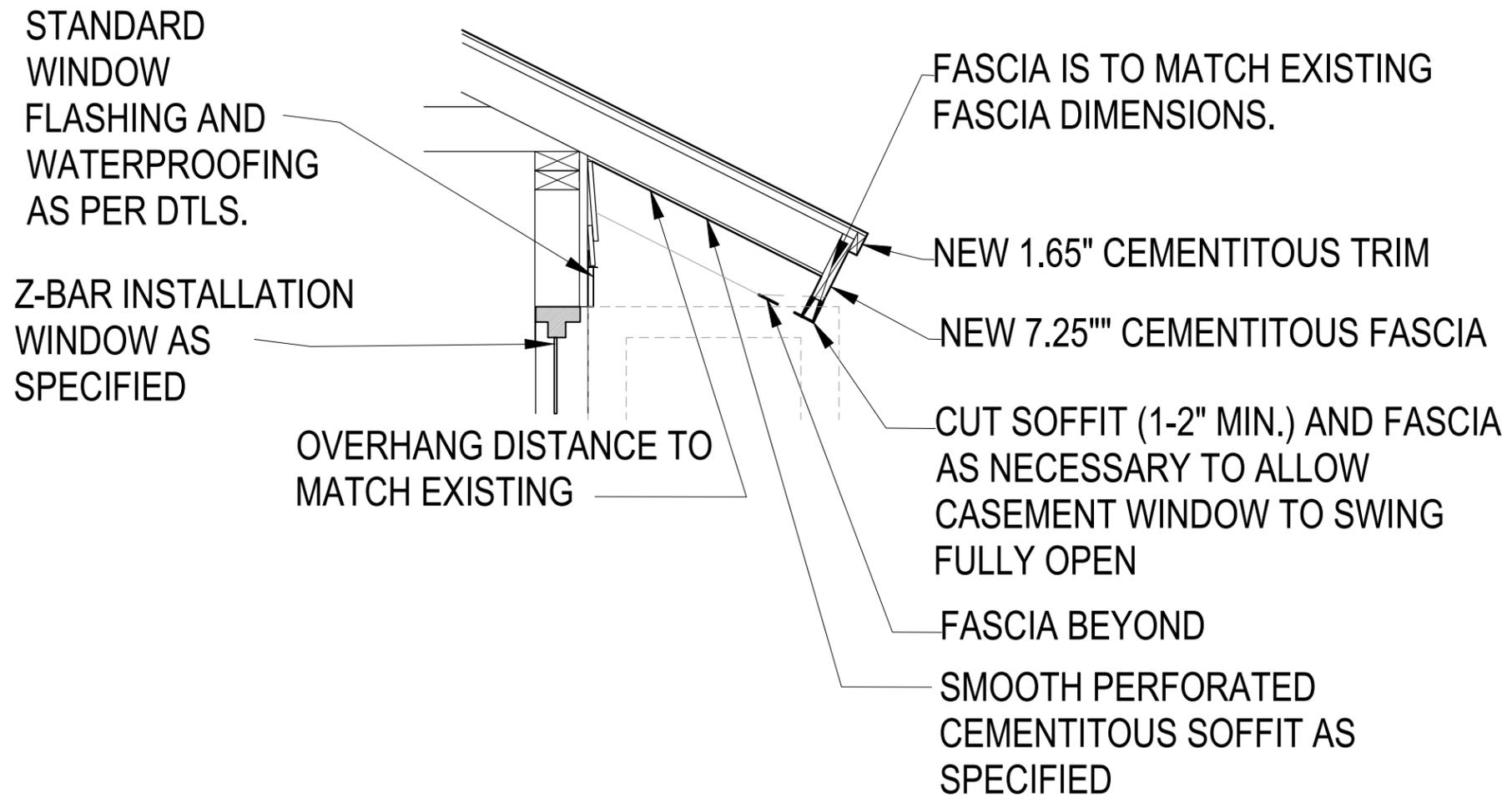
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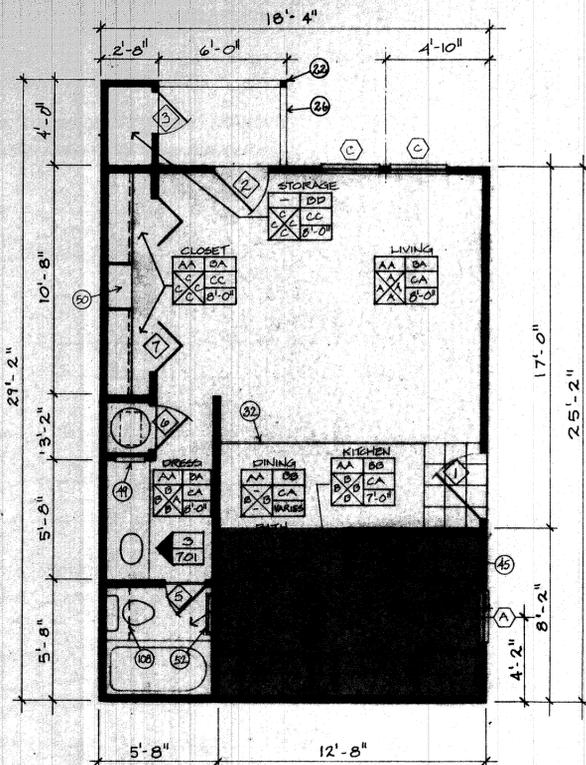
Question 2: Casement clearance with existing roof eaves - On building type IV and V there is an existing roof eave that extends out over the top of the window "pairs" on the building. I checked it out today and took some pictures and video. The challenge we are running into is that the existing fascia is going to interfere with a casement window opening 90 degrees at that location. Based on my rough calculations it is probably less than 1" for clearance, but the window will have a 26" projection and it will still not permit a full opening.

Answer 2: See answer 1 above.

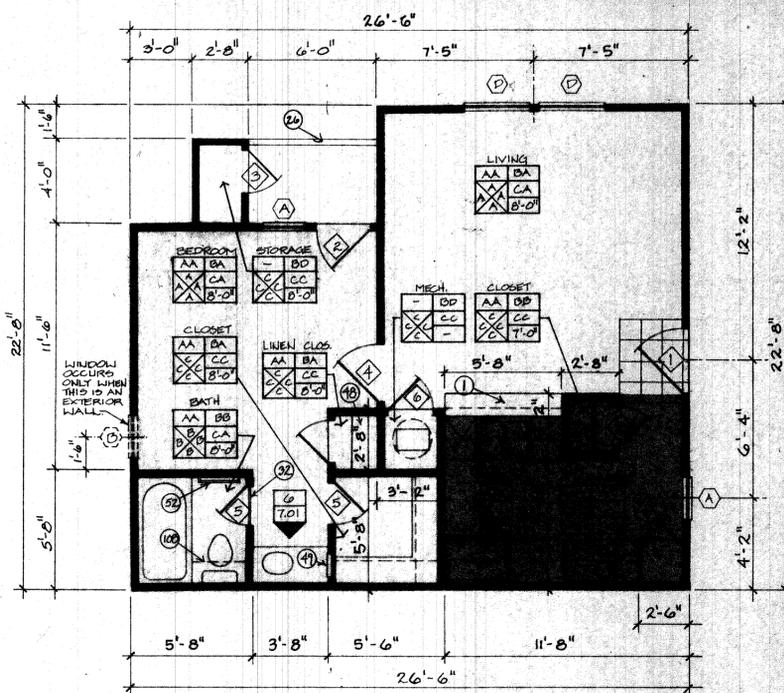
By: *Charles R Bode*
Charles Bode Asst. Director of Procurement

Date: April 12, 2019



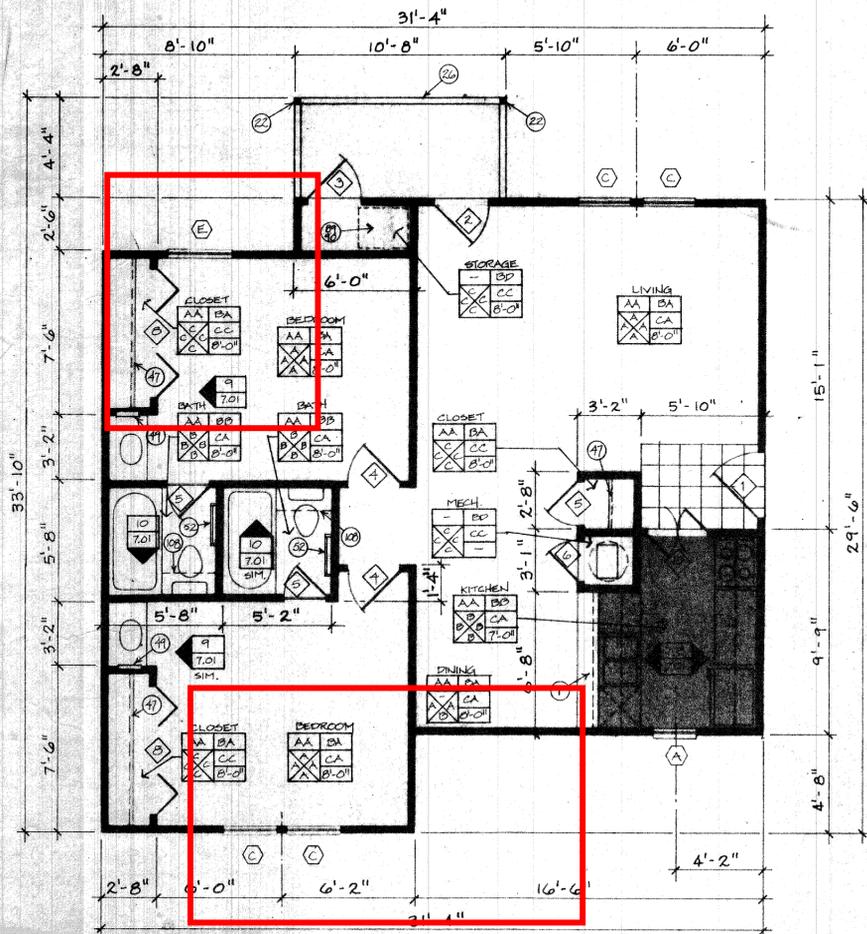


1 UNIT TYPE A (EFFICIENCY UNIT - 416 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

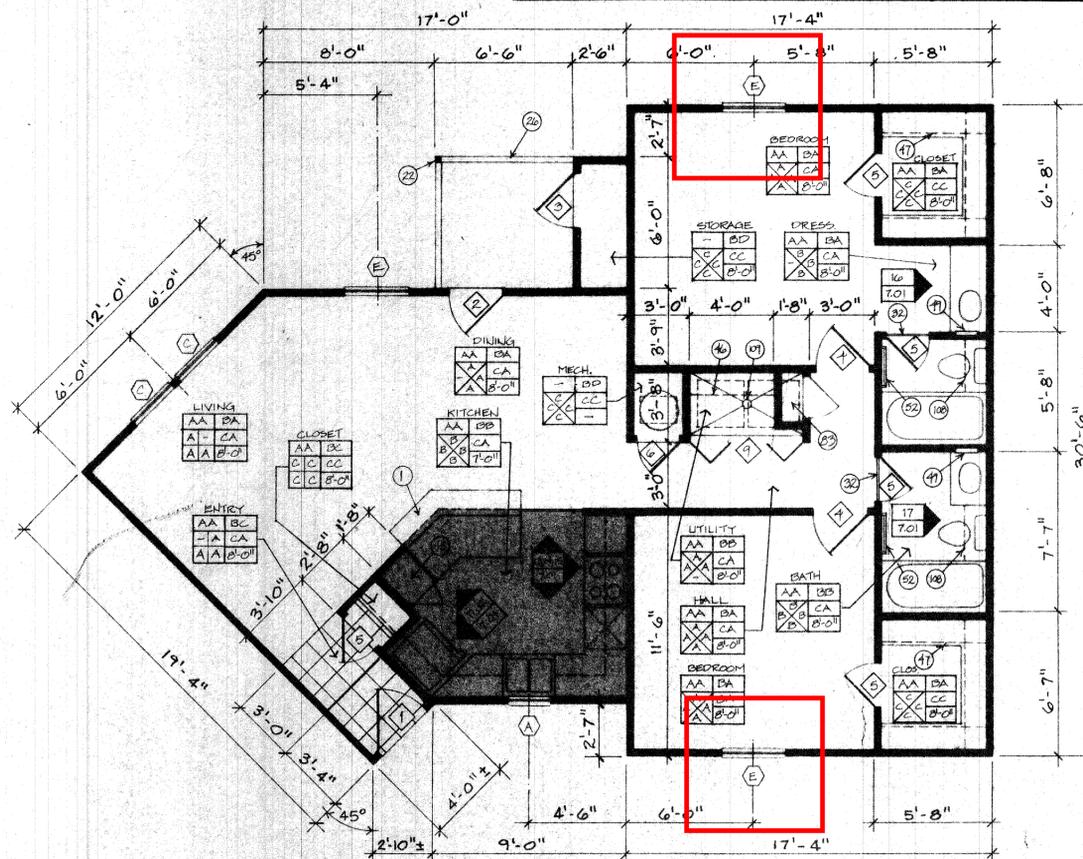


2 UNIT TYPE B (ONE BEDROOM - 571 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

SHADING INDICATES AREAS TO BE FURRED DOWN TO 7'-0"



3 UNIT TYPE C (TWO BEDROOM - 871 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"



4 UNIT TYPE D (TWO BEDROOM - 989 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

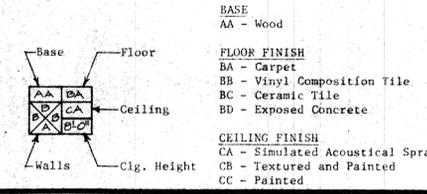
DOOR SCHEDULE

No.	Size	Description
1	32 x 68 x 1 3/4"	EXTERIOR SOLID CORE
2	28 x 68 x 1 3/4"	EXTERIOR - 15 LITE DOOR WITH KEY-OPERATED
3	24 x 68 x 1 3/4"	EXTERIOR HOLLOW CORE
4	28 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
5	28 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
6	28 x 68 x 1 3/8"	INTERIOR - UPPER HALF LOUVERED
7	32 x 68	BI-FOLD DOORS
8	68 x 68	BI-FOLD DOORS
9	52 x 68	BI-FOLD DOORS
10	(2) 12	DOUBLE ACTING "CAFE" DOORS
11	32 x 68 x 1 3/4"	EXTERIOR SOLID CORE (9 LITE DOOR)
12	32 x 68 x 1 3/8"	EXTERIOR SOLID CORE WITH LOUVER
13	32 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
14	(2) 28 x 68 x 1 3/4"	EXTERIOR SOLID CORE (9 LITE DOOR)
15	(2) 28 x 68 x 1 3/4"	EXTERIOR SOLID CORE WITH LOUVERS
16	28 x 68 x 1 3/8"	INTERIOR - FULL LOUVERED DOOR
17	68 x 68	SLIDING GLASS DOOR
18	28	TOILET PARTITION DOOR
19	92 x 72	OVERHEAD DOOR

WINDOW SCHEDULE

Mk.	Size	Description
A	22 x 32	SINGLE HUNG
B	28 x 52	SINGLE HUNG
C	28 x 32	SINGLE HUNG
D	28 x 32	SINGLE HUNG
E	32 x 32	SINGLE HUNG
F	12 x 52	FIXED GLASS (TEMPERED)
G	28 x 52	FIXED GLASS (TEMPERED)
H	68 x 42	FIXED GLASS

ROOM FINISH SCHEDULE KEY



Keynotes

- PASS-THRU BAR, SEE DETAIL 4 ON SHEET A5.01
- 1/2" DRYWALL
- 1/2" DRYWALL WITH SIMULATED, ACOUSTICAL CEILING SPRAY
- 5/8" TYPE "X" DRYWALL
- 5/8" TYPE "X" DRYWALL WITH SIMULATED, ACOUSTICAL CEILING SPRAY
- 1" AIR SPACE
- WOOD BASE, PAINTED
- TYPICAL BRICK VENEER WITH WEEPS AT 32" ON CENTER (MAXIMUM)
- DOOR AND FRAME (SEE DOOR SCHEDULE ON SHEET A4.01)
- 2 X 4 WOOD STUDS AT 16" ON CENTER WITH R-11 INSULATION
- 1-1/2" LIGHTWEIGHT CONCRETE ON 15# FELT ON 5/8" PLYWOOD
- 18" ENGINEERED FLOOR TRUSSES AT 24" ON CENTER
- "CAFE DOOR" WITH DOUBLE ACTING HINGES
- JOIST HANGER
- 2 X WOOD FRAMING MEMBERS
- MASONRY WALL TIES AT 24" VERTICAL, 16" HORIZONTAL
- WOOD BLOCKING
- 2 X 4 CONTINUOUS WOOD NAILER
- 1/2" CD PLYWOOD
- 1/2" EXTERIOR SHEATHING
- TREATED 2 X 4 RAIL CAP
- 2 X 4 ROUGH SAWN CEDAR COLUMN, PAINTED
- TYPICAL 1 X 4 ROUGH SAWN CEDAR TRIM, PAINTED
- 3/8" EXTERIOR GRADE, ROUGH SAWN PLYWOOD SOFFIT WITH SCREEN VENTS, STAINED
- 4 X 12 ROUGH SAWN CEDAR BEAM, PAINTED
- HANDRAIL - SEE DETAILS, SHEET A9.01
- ENGINEERED ROOF TRUSSES, AT 24" ON CENTER
- COMPOSITION SHINGLES ON 15# FELT
- 3'-6" WIDE STEEL STAIRS WITH HANDRAIL, PAINTED, SEE DETAILS ON SHEET A8.01
- GALVANIZED METAL GABLE LOUVER, 8'-0" BASE, PAINTED. SEE DETAIL 13 ON SHEET A6.02 (SIMILAR)
- LAP & GAP WOOD SIDING, STAINED
- METAL STRIP AT CARPET EDGE
- SEALANT
- TYPICAL CEILING ACCESS PANEL (22" X 30")
- TYPICAL ALUMINUM WINDOWS WITH MUNTINS, HEAD 6'-8" ABOVE FINISHED FLOOR. SEE DETAILS ON SHEET A6.01.
- SLIDING GLASS DOOR, SEE DETAILS ON SHEET A6.01.
- FIXED GLASS WINDOW
- BENT METAL WOOD COLUMN ANCHOR
- 3/4" STEEL RAIL FRAME WITH 3/8" STEEL PICKETS AT 6" ON CENTER, PAINTED.
- 22 X 18" GALVANIZED METAL LOUVER WITH SCREEN, PAINTED, SEE DETAIL 13 ON SHEET A6.02
- R-19 INSULATION
- 26 GAUGE GALVANIZED METAL FLASHING
- 4 X 4 ROUGH SAWN CEDAR POST, PAINTED
- 42" METAL FIREPLACE
- TYPICAL PANTRY, SEE DETAIL 2, SHEET A5.01
- TYPICAL 30" CABINET ABOVE WASHER AND DRYER AS REQUIRED
- SHelf AND ROD, SEE DETAIL 3, SHEET A5.01
- TYPICAL LINEN CLOSET, SEE DETAIL 1, SHEET A5.01
- RECESSED MEDICINE CABINET
- SHelves, MADE WITH 1 X 12'S WITH 1 X 2 LEDGER BOARDS, PAINTED
- CLIP ANGLE
- 24" TOWEL BAR
- TYPICAL CABINET FRONT
- CORNER REINFORCING
- METAL CASING BEAD
- 2 X 4'S AT 16" ON CENTER WITH 1/2" DRYWALL BOTH SIDES
- DOUBLE 2 X 12 HEADER WITH SOLID 1/2" PLYWOOD SPACER
- 2 X 12 FRAMING MEMBERS AT 12" ON CENTER
- RAISED BRICK HEARTH
- WOOD TRIM, PAINTED
- BI-FOLD DOOR TRACK AND WOOD TRIM
- 1 X 6 HARDWOOD SILL, STAINED AND LAQUERED
- STEEL ANGLE
- DOUBLE 2 X 6 HEADER WITH SOLID 1/2" PLYWOOD SPACER
- 2 X 2 WOOD NAILER
- 2 X 12
- 2 X 6
- WEATHER STRIPPING
- ALUMINUM THRESHOLD SET IN MASTIC WITH ANCHORS
- 1 X 6 WOOD TRIM, PAINTED
- MASONRY SILL
- SLIDING ALUMINUM SCREEN
- 2 X 8 ROUGH SAWN CEDAR FASCIA WITH 1 X 2 ROUGH SAWN CEDAR SHINGLE MOULDING, PAINTED
- BRICK SOLDIER COURSE
- WATER HEATER UNDER COUNTERTOP
- TISSUE PAPER DISPENSER
- SOUND ATTENUATION INSULATION
- 2 X 4 STUDS AT 16" ON CENTER
- 2 X 8 ROUGH SAWN CEDAR JOISTS AT 16" ON CENTER, PAINTED
- GALVANIZED METAL GABLE LOUVER, 6'-0" BASE, PAINTED. SEE DETAIL 13 ON SHEET A6.02 (SIMILAR)
- 4 X 8 ROUGH SAWN CEDAR MANTLE
- ELECTRIC METER
- LINEN CLOSET ABOVE DRYER, SEE DETAIL 5 ON SHEET A5.01
- 3/8" EXTERIOR GRADE PLYWOOD, ROUGH SAWN, STAINED
- DOUBLE 2 X 4 WOOD PLATES
- 2 X 4 WOOD PLATE
- CONCRETE SLAB
- 1/2" DRYWALL ON 2 X 4 WOOD STUDS
- DRYER
- WASHER
- WATER HEATER
- 16-1/2" ENGINEERED FLOOR TRUSSES AT 24" ON CENTER
- HANDICAP GRAB BARS
- BUILDING IDENTIFICATION SIGN, MOUNTED 10' ABOVE FINISHED FLOOR (TO BOTTOM) WITH LIGHT FIXTURE ABOVE
- STEEL STRINGER WITH STEEL PANS FILLED WITH CONCRETE, PAINTED
- CONTINUOUS METAL EDGE
- 1 X 2 ROUGH SAWN CEDAR, PAINTED
- 2 X 4 ROUGH SAWN CEDAR, PAINTED
- 1 X 6 ROUGH SAWN CEDAR, PAINTED
- RAIN DIVERTER AT ENTRANCES
- 2 X 8 ROUGH SAWN CEDAR JOISTS AT 24" ON CENTER WITH 1 X 2 ROUGH SAWN CEDAR ON EDGE SPANNING ACROSS AT 3" ON CENTER, PAINTED
- CONVENTIONAL ROOF FRAMING
- CASED OPENING, SEE DETAIL 1 ON SHEET A6.02
- LAMINATED PLASTIC ON 3/4" PLYWOOD OR PARTICULAR BOARD
- CEMENT WASH
- 2 X 8 ROUGH SAWN CEDAR FASCIA, PAINTED
- DOUBLE 2 X 4 WOOD COLUMN
- TYPICAL 30" CABINET ABOVE WATER CLOSET
- FLOOR DRAIN
- OVERHEAD WOOD DOOR

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SERIAL NO 2574
N.C.A.R.B. CERT. NO. 18781

Castle Point
220 Unit Apartment Complex
RAND DEVELOPMENT CORPORATION
TYPICAL UNIT FLOOR PLANS

No.	Date	Revision

Project no: 8267
Date: 16 MAY 1983
Checked by: RWA

Sheet no: **A4.01**