



LANDMARKS PRESERVATION BOARD BRIEFING

LEONA CONDOMINIUMS WINDOW REPLACEMENT

916 QUEEN ANNE AVE N, SEATTLE, WA

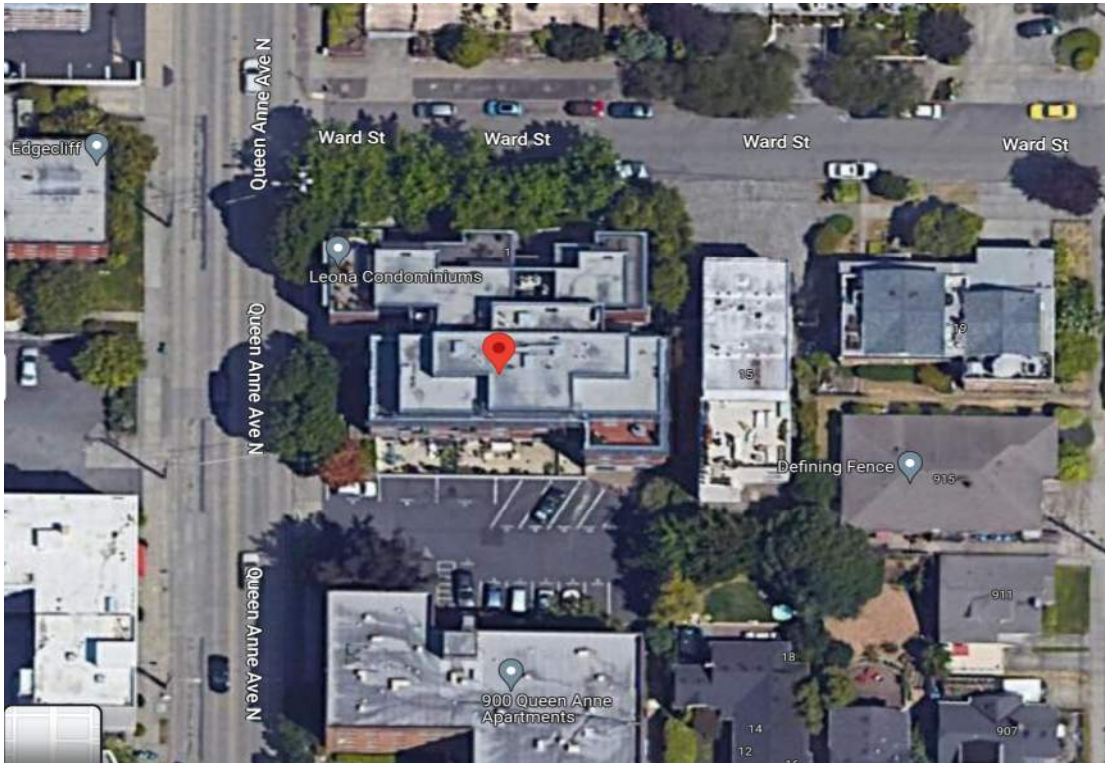
Presented by: Marta Dzheneva | Grace Wong | Jim Hay

AGENDA:

- **BACKGROUND INFO**
- **RESTORATION SPECIALIST ASSESSMENT**
- **PROJECT INTENT FOR WINDOW REPLACEMENT**
- **RATIONALE FOR REPLACEMENT WINDOWS**
- **EXISTING AND PROPOSED WINDOW COMPARISON**
- **QUESTIONS**

Background Info:

The Leona Condominiums a historic multi-story building constructed in 1909 and it is in the Queen Anne neighborhood of Seattle





North Elevation



West Elevation



South Elevation



East Elevation

LEGACY RESTORATION – WINDOW AND DOOR SURVEY STUDY, JUNE 29, 2023

WINDOW CONDITION:

- Significant weathering and deterioration observed on the south and west elevations, including on windows that were replaced in 2007.

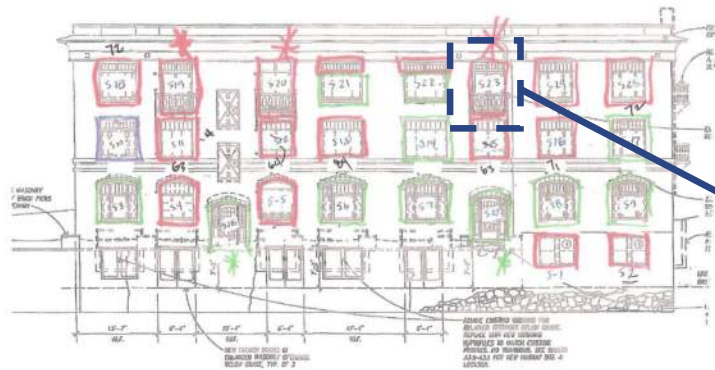
WINDOW RESTORATION:

- Water intrusion concerns would be mitigated.
- Thermal, air leakage, and acoustical performance would be improved but still short of HOA expectations.
- Maintenance challenges would be unchanged.

WINDOW REPLACEMENT:

- Thermal, air-leakage, water intrusion, and acoustical concerns would all be mitigated.
- Severe weather exposure issues could be fully addressed for south and west facing windows and doors.
- Window replacement could be implemented in significantly less time and cost impositions to the homeowners.
- Maintenance of New windows are well understood by homeowners.
- Operation of New windows are much easier for homeowners to operate.

LEGACY RESTORATION – WINDOW AND DOOR SURVEY STUDY, JUNE 29, 2023



3 SOUTH DEMOLITION ELEVATION
S-19, 20, & 23 - DOORS
S-26 & 27 - REVERSE HANDING ON DOORS.

Green box	Low End RESTORE
Blue box	High End RESTORE
Red box	NEW LEGACY



Project Intent:

The window replacement is being proposed as part of a larger exterior remedial project. Although not fully discussed within this presentation, the project intent consists of targeted repairs and related finishes at the 1909 portion of the building as follows:

- structural repairs to the multi-wythe masonry wall with helical anchors
- repairs to the stone arch lintels
- repairs of the EIFS cornice
- repairs to the existing Juliette balconies
- replacement of the existing doors and windows

Window replacement is being undertaken in response to:

- Need for removal of existing windows to perform structural repairs
- Operational and maintenance concerns
- Water intrusion concerns
- Acoustical concerns
- Energy concerns

Rationale For Replacement Windows

WINDOW REPLACEMENT:

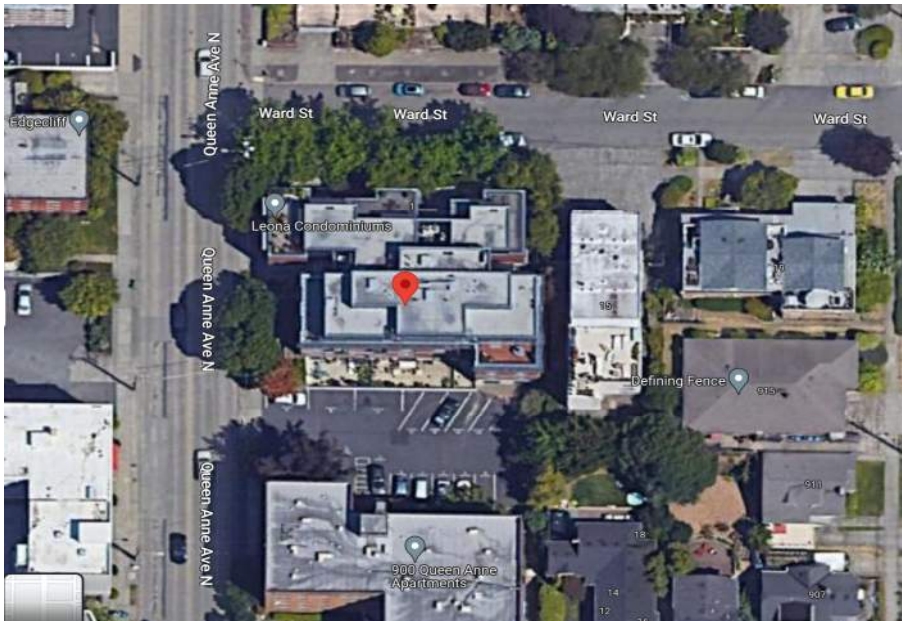
- Thermal, air-leakage, water intrusion, and acoustical concerns would all be mitigated.
- Severe weather exposure issues could be fully addressed for south and west facing windows and doors.
- Window replacement could be implemented in significantly less time and cost impositions to the homeowners.
- Long term maintenance would be far simpler. Maintenance of New windows are well understood by homeowners.
- Operation of New windows are much easier for homeowners to operate.

WINDOW REFURBISHMENT (Contemplated):

- The window rough openings are deformed, racking the existing windows. It will be challenging to reinstall the refurbished windows back into the deformed openings without modifying overall size of the windows.
- Refurbishment would not address the poor thermal and acoustical performances.
- Window refurbishment would take far longer to complete, leaving homeowners in windowless units for an extended period of time.
- Operable hardware function cannot be maintained, possible failure on most if not all windows.
- Remediation of lead paint could pose a health concern if abatement is done on-site.

Rationale For Replacement Windows

Maintenance Access Challenges



Site Plan



South-West Elevation

Rationale For Replacement Windows



Reference attached "Window Replacement Proposal" for additional details.



Existing and Proposed Window Comparison



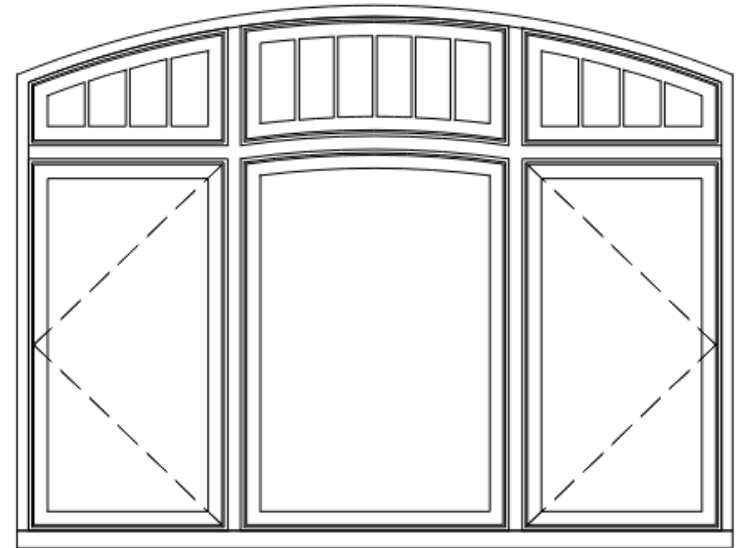
Existing



Proposed Window

BASES OF DESIGN FOR WINDOWS AND DOORS REPLACEMENT – MARVIN WINDOWS & DOORS are nationally approved product for use for windows and doors replacement at historic buildings. Most recently approved use for the 317 Marion Building in Seattle, Washington.

MAVIN WINDOWS & DOORS SIGNATURE ULTIMATE ALUMINUM CLAD WOOD



Proposed Windows & Doors

FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
PT1	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	37100 (BLACK)	USED AT THE EIFS CORNICE FILED
PT2	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	31307 (CREAM)	USED AT THE EIFS CORNICE ACCENTS
WD1	EXTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	EBONY / ALUMINUM	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS
WD2	INTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	PRE-PRIMED / WOOD	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS - FINAL COLORS BY UNIT OWNER

NOTE: FINISHES AND COLORS SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT FINAL APPEARANCE.

BASIS OF DESIGN



Ebony

WD1 EXTERIOR WINDOW FINISH

BASIS OF DESIGN



Primed White

WD2 INTERIOR WINDOW FINISH

Proposed Windows & Doors

Marvin > Products > Window And Door Collections > Signature Collection > Marvin Signature® Ultimate > Ultimate Casement



Ultimate Casement

The Marvin Signature® Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive wash mode for easy cleaning even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

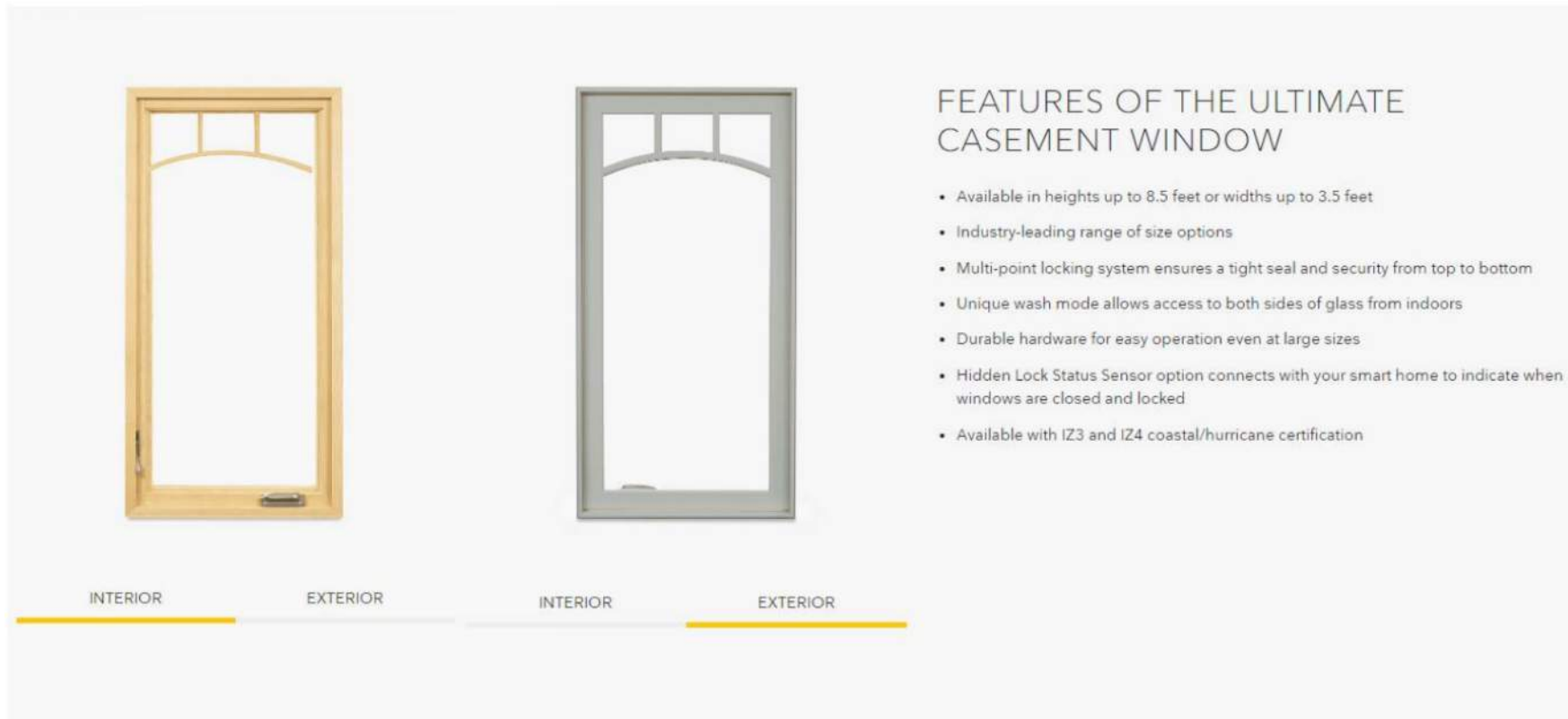
Find Marvin products in your area. Connect with a dealer near you to get started.

FIND A DEALER




<https://www.marvin.com/products/collections/signature/ultimate/casement>

Proposed Windows & Doors



<https://www.marvin.com/products/collections/signature/ultimate/casement>

Proposed Windows & Doors



INTERIOR EXTERIOR

INTERIOR EXTERIOR

FEATURES OF THE ULTIMATE DOUBLE HUNG G2 WINDOW

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification

<https://www.marvin.com/products/collections/signature/ultimate/casement>

Proposed Windows & Doors



Ultimate Swinging French Door G2


The Marvin Ultimate Swinging French door G2 combines a traditional French style with expert craftsmanship. Engineered for both quality and performance, this swinging French door features a beautiful wood interior and a long-lasting, low-maintenance, extruded aluminum clad exterior. And the durable Ultrex[®] fiberglass sill will stand up to even the harshest climates. To maximize views and access to the outdoors, select from inswing or outswing operation in configurations up to 14 feet wide.

Find Marvin products in your area. Connect with a dealer near you to get started.

FIND A DEALER

<https://www.marvin.com/products/collections/signature/ultimate/swinging-french-door-g2>

Proposed Windows & Doors



3

FEATURES OF THE ULTIMATE SWINGING FRENCH DOOR G2

- Inswing or Outswing
- Wood interiors with clad extruded aluminum exteriors
- A traditional panel aesthetic features 4 3/4" stiles and top rail, and an 8 1/8" bottom rail
- Available in heights up to 10 feet or widths up to 14 feet
- Handles available in a wide range of styles
- Durable Ultrex fiberglass sill is engineered for years of energy-efficient and weathertight performance
- Fully concealed multi-point locking system
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked

INTERIOR EXTERIOR

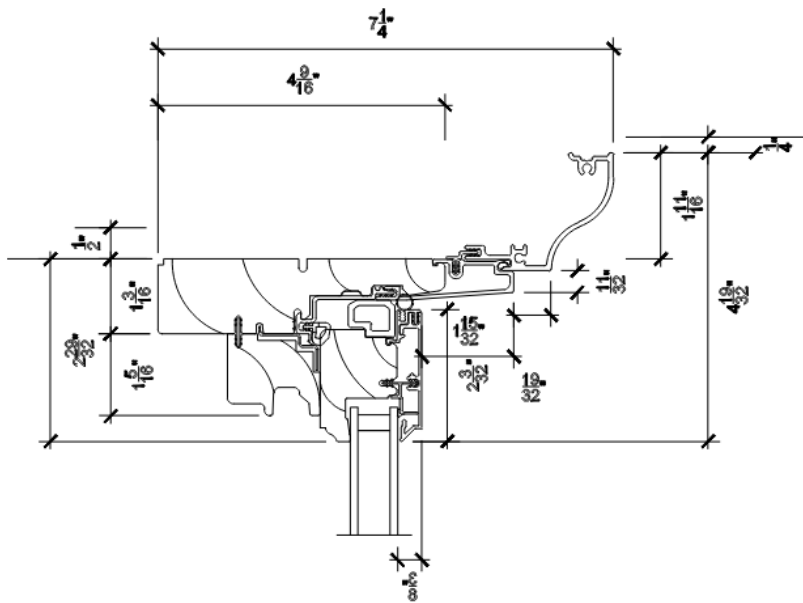
INTERIOR EXTERIOR

<https://www.marvin.com/products/collections/signature/ultimate/swinging-french-door-g2>

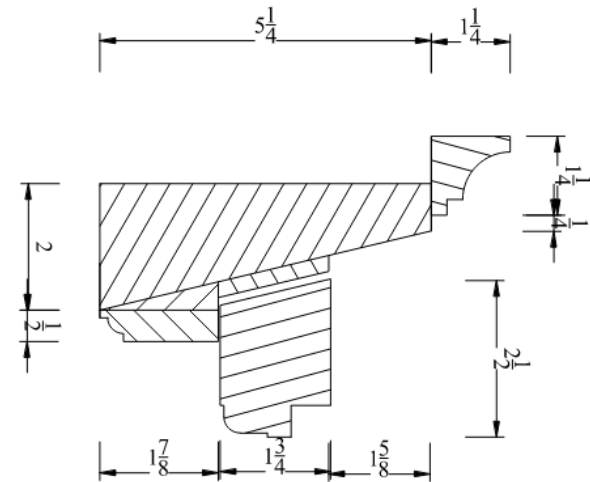
Existing v. New Profile Comparison

BASIS OF DESIGN - MAVIN WINDOWS & DOORS SIGNATURE ULTIMATE ALUMINUM CLAD WOOD

The images below are not intended to provide a comprehensive comparison of all conditions but represent the typical condition at Leona



New Window/Door Head

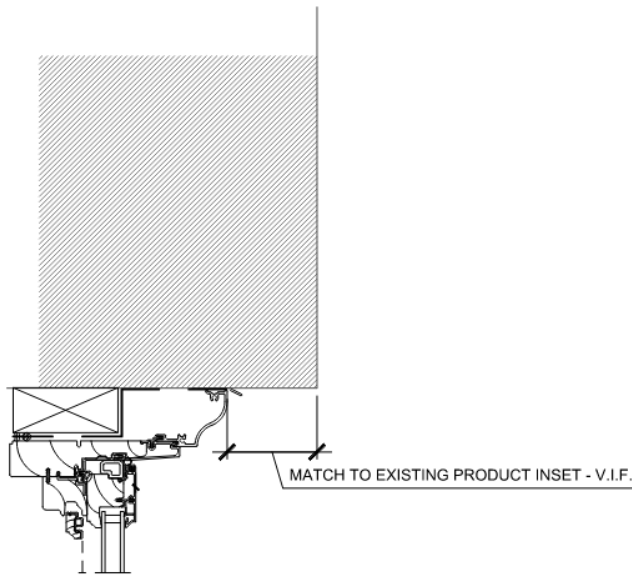


Existing Window/Door Head

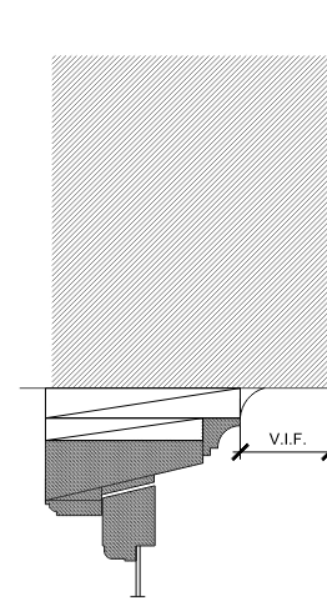
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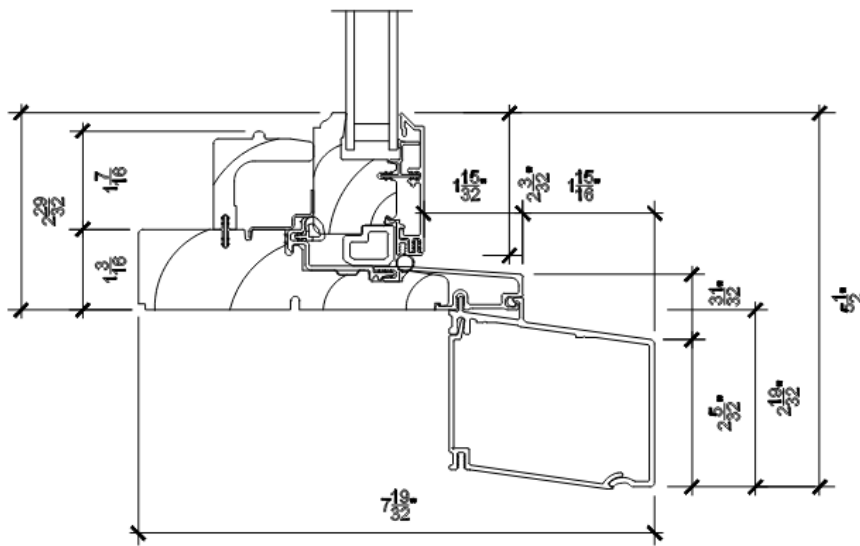


Existing Window/Door Head

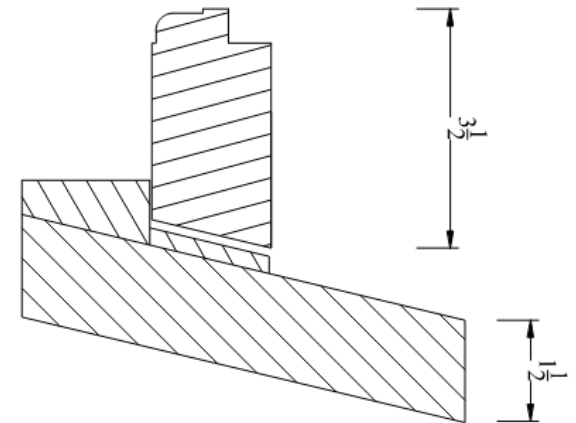
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New Windowsill

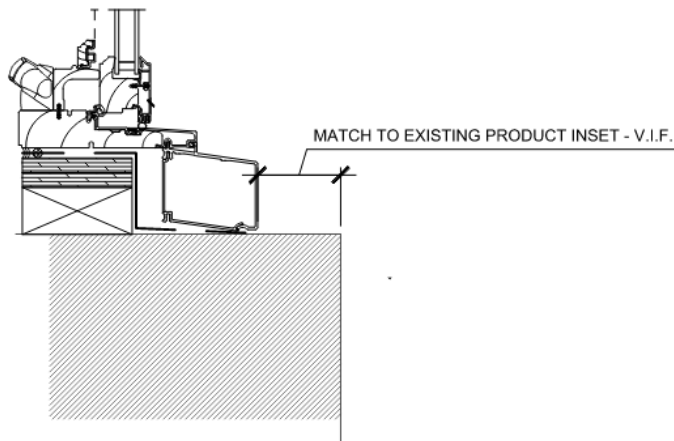


Existing Windowsill

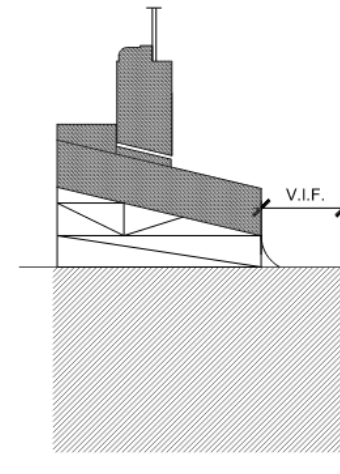
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New Windowsill

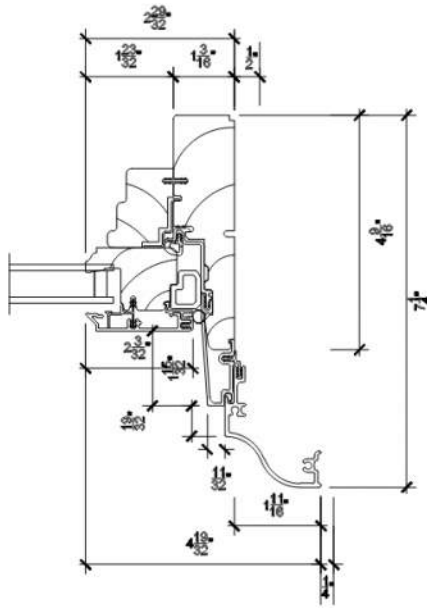


Existing Windowsill

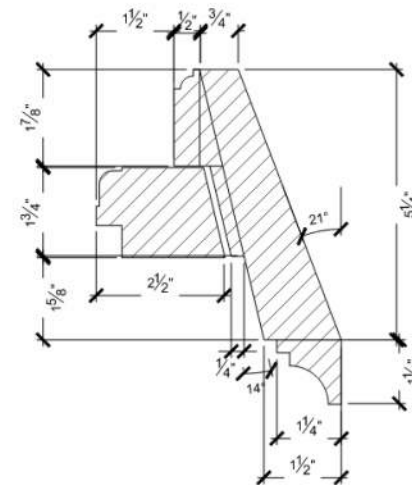
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New Window/Door Jamb

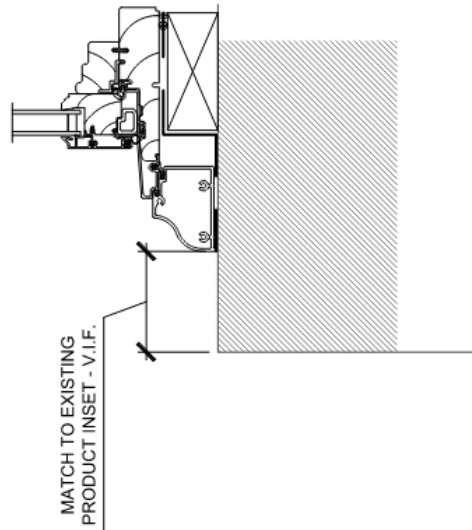


Existing Window/Door Jamb

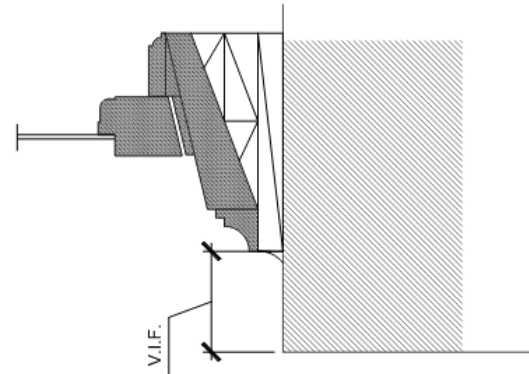
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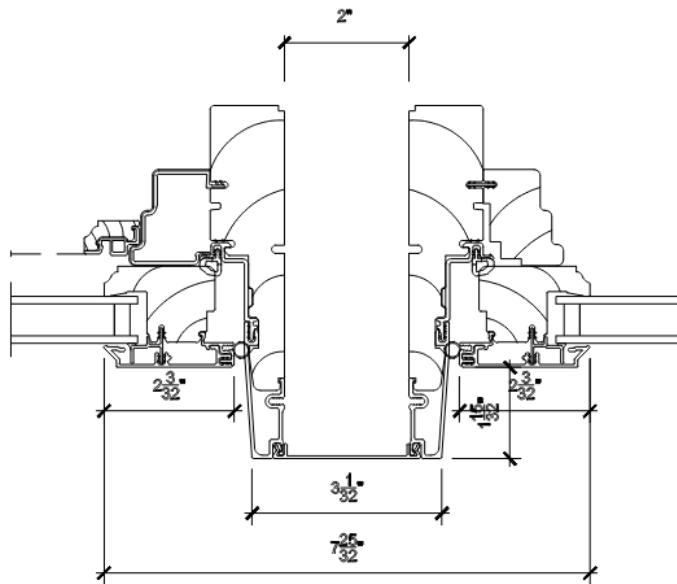


Existing Window/Door Jam

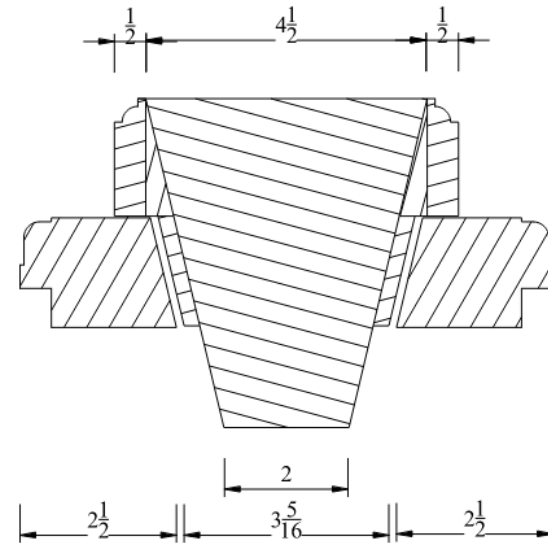
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New Intermediate Mullion
Protruded Profile

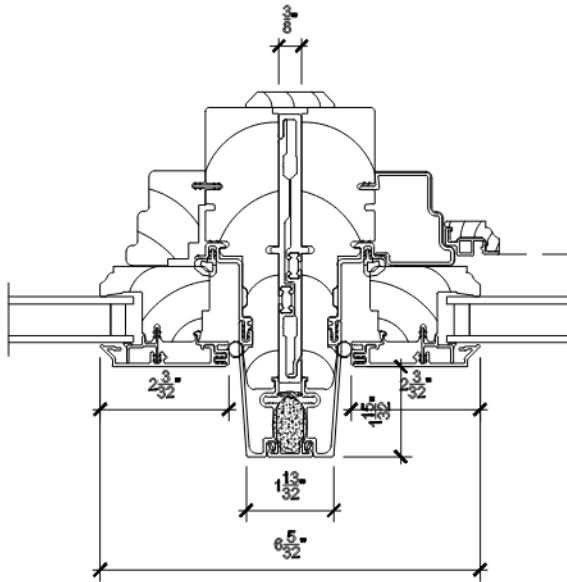


Existing Intermediate Mullion
Protruded Profile

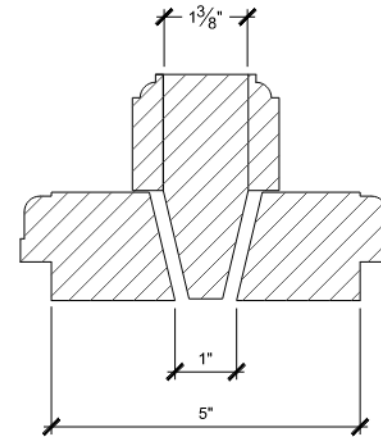
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New Intermediate Mullion
Flushed Profile

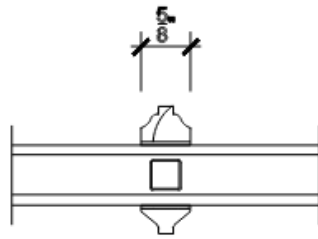


Existing Intermediate Mullion
Flushed Profile

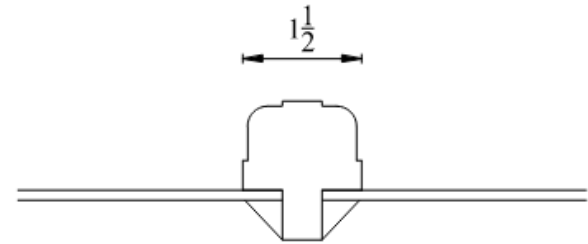
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New Muntin

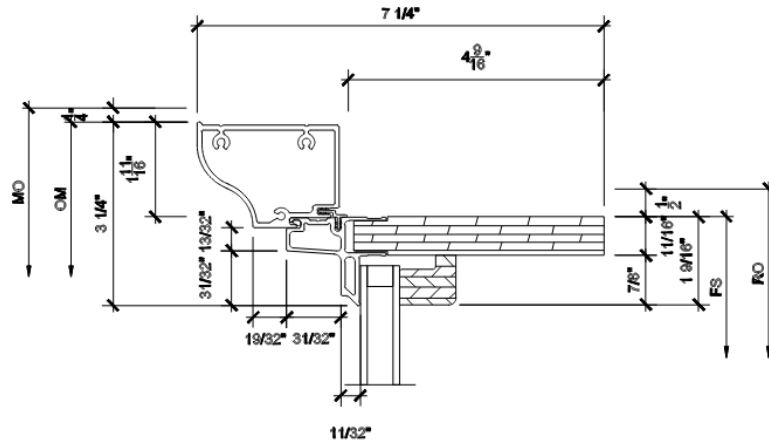


Existing Muntin

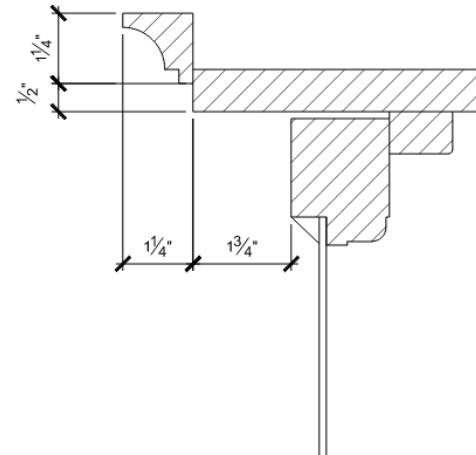
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New Door Head

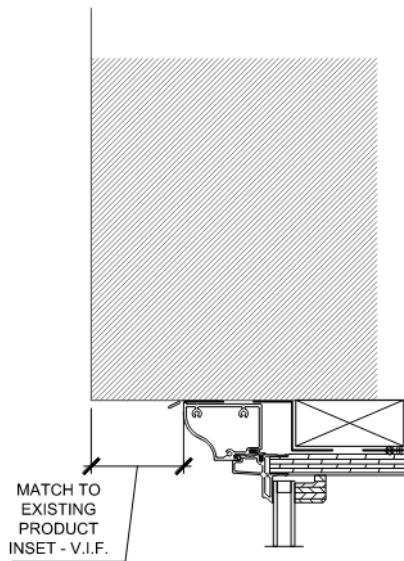


Existing Door Head

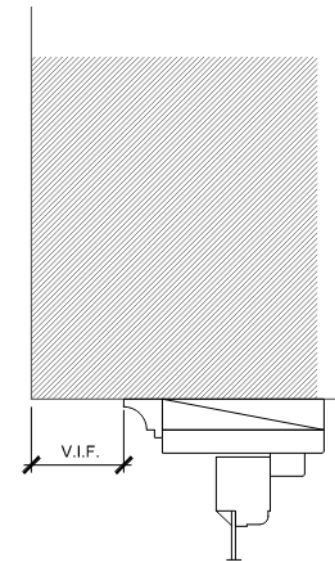
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New Door Head

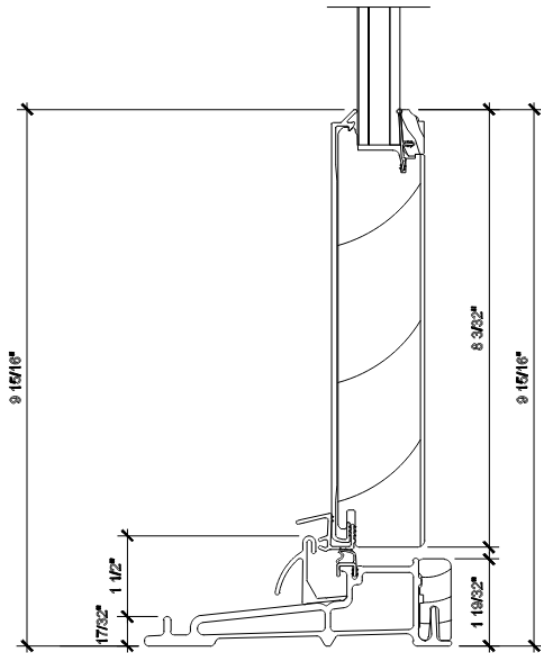


Existing Door Head

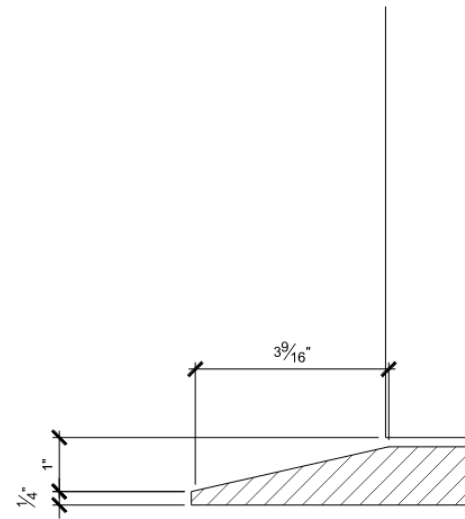
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New Door Threshold

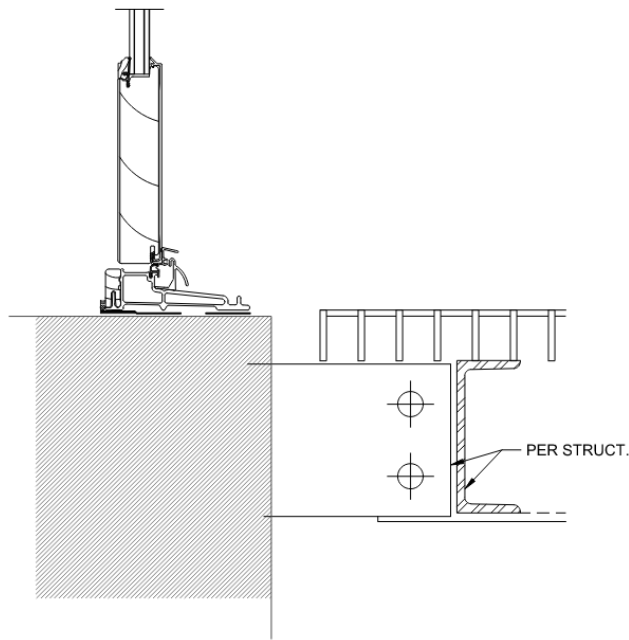


Existing Door Threshold

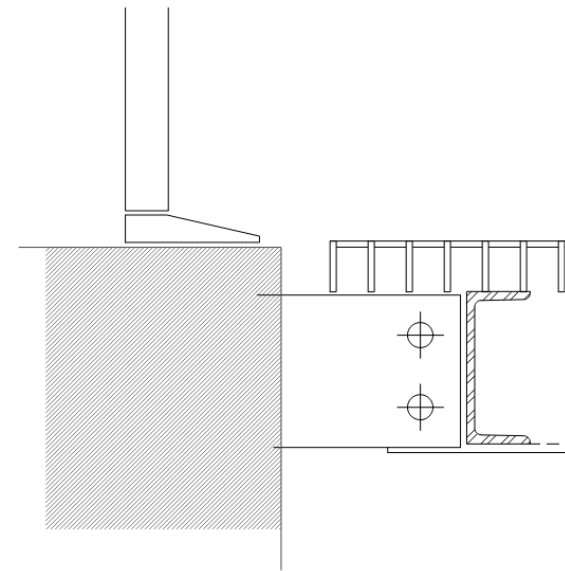
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New Door Threshold

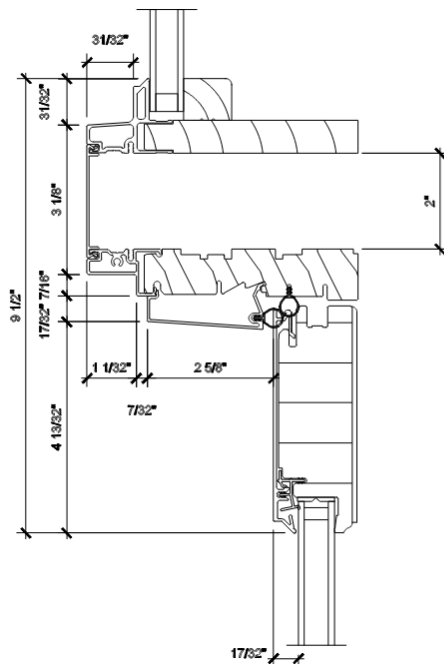


Existing Door Threshold

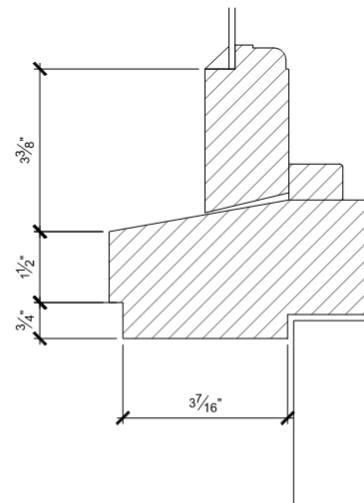
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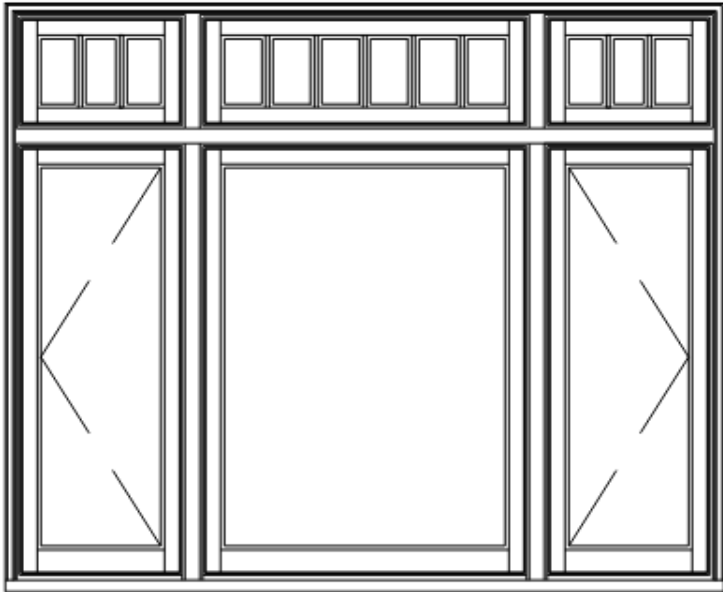


New Transom Sill

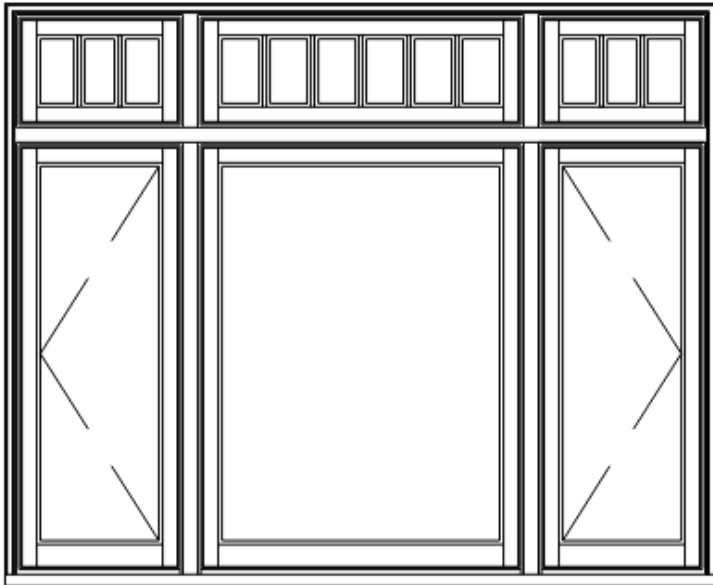


Existing Transom Sill

Existing Window W1

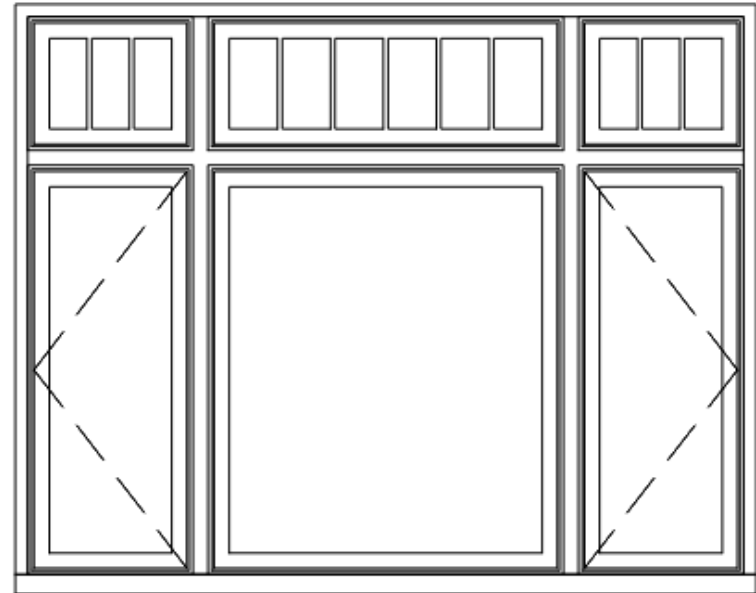


Existing Window W1



EXISTING

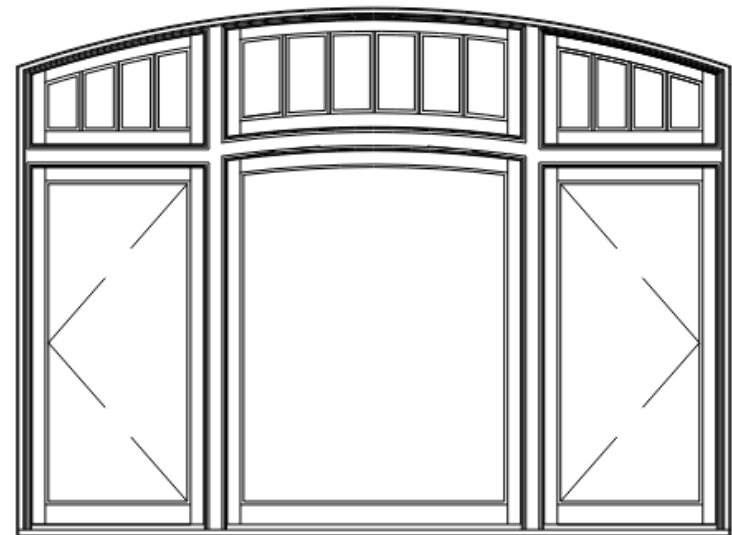
New Window W1



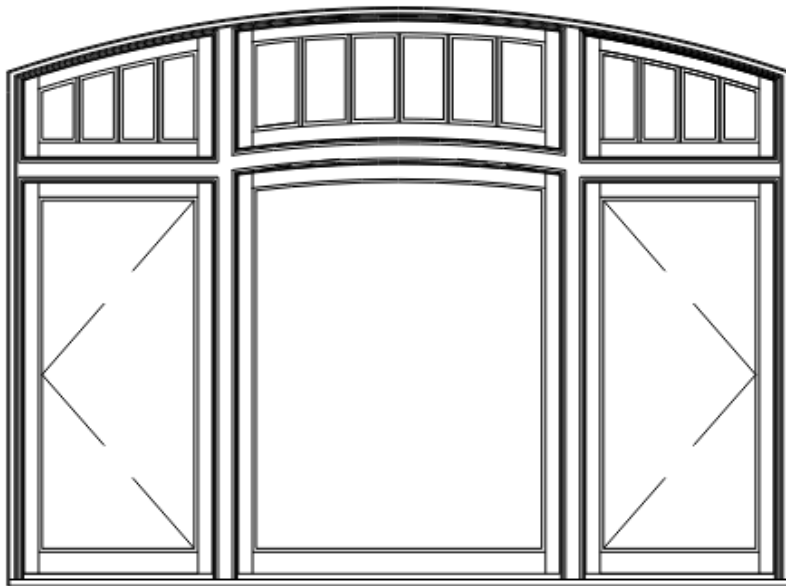
NEW

W1

Existing Windows W2

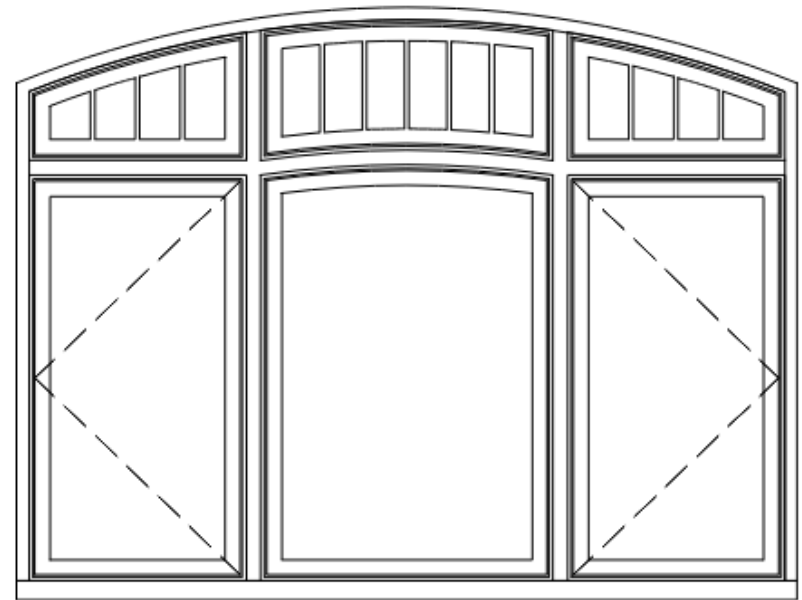


Existing Windows W2



EXISTING

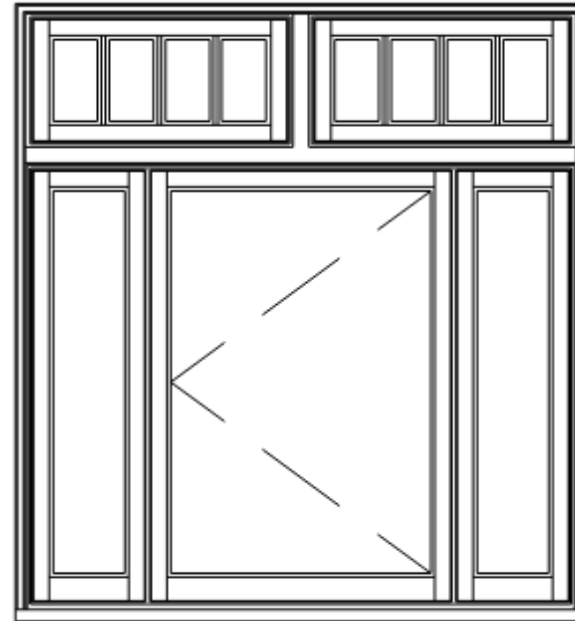
New Windows W2



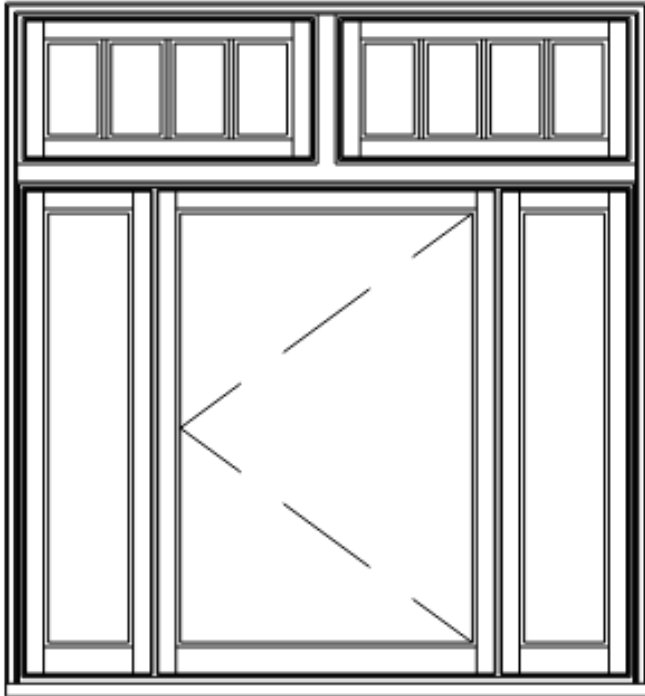
NEW

W2

Existing Windows W3, W5, W8

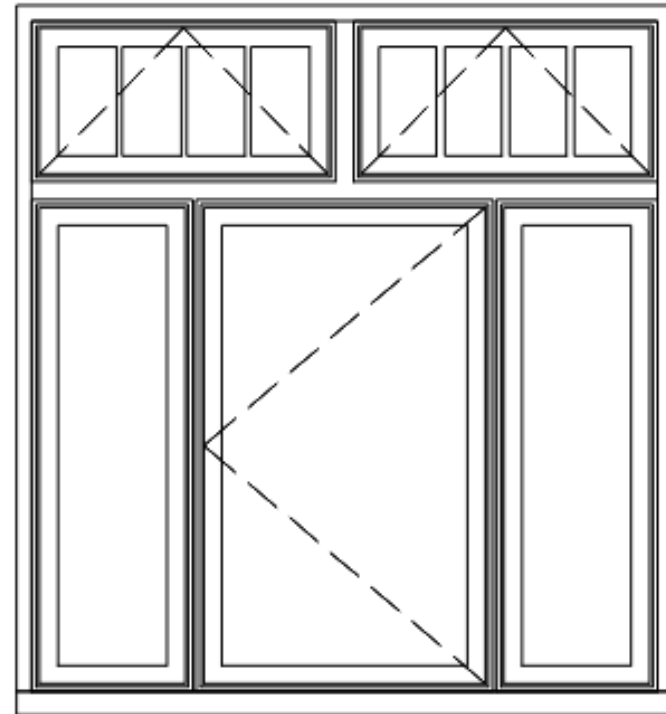


Existing Windows W3, W5, W8



EXISTING

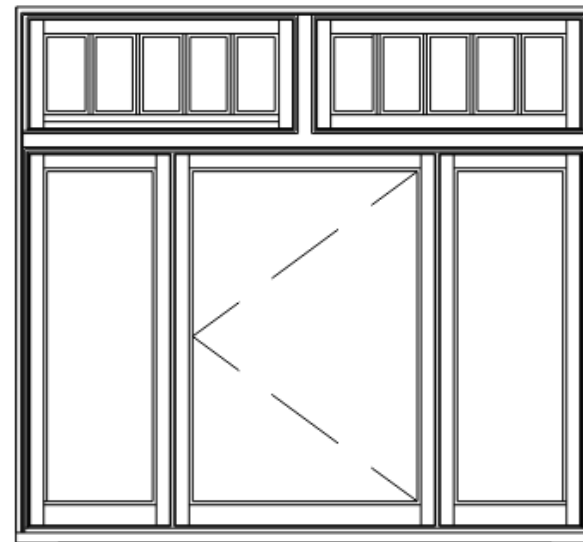
New Windows W3, W5, W8



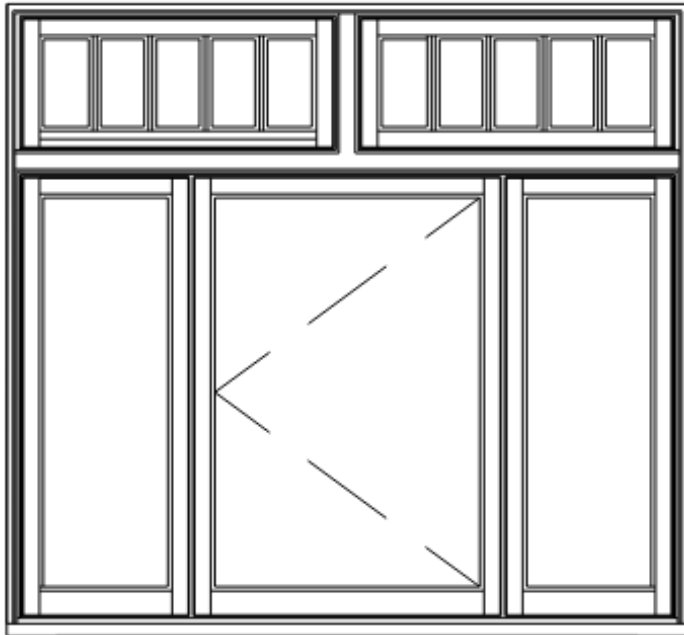
NEW

W3

Existing Windows W8A

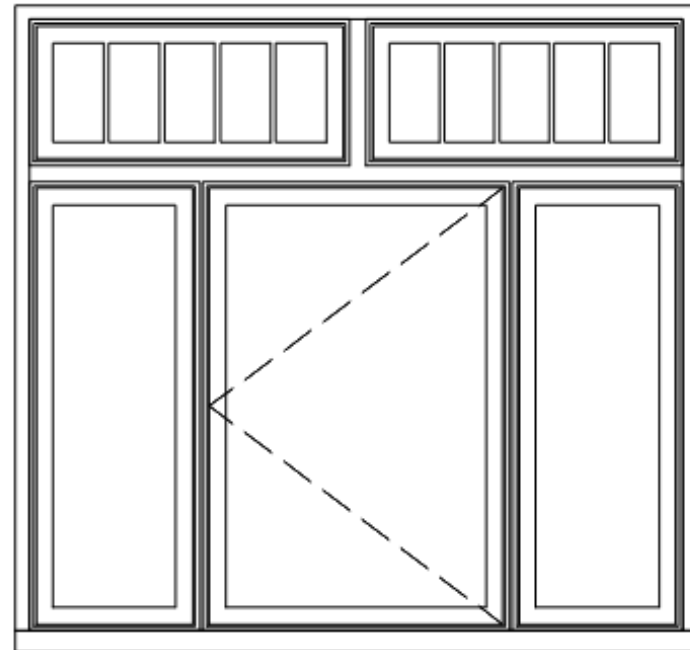


Existing Windows W8A



EXISTING

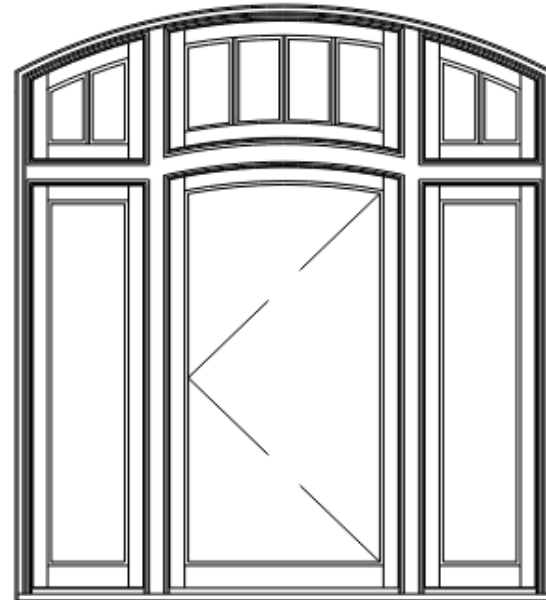
New Windows W8A



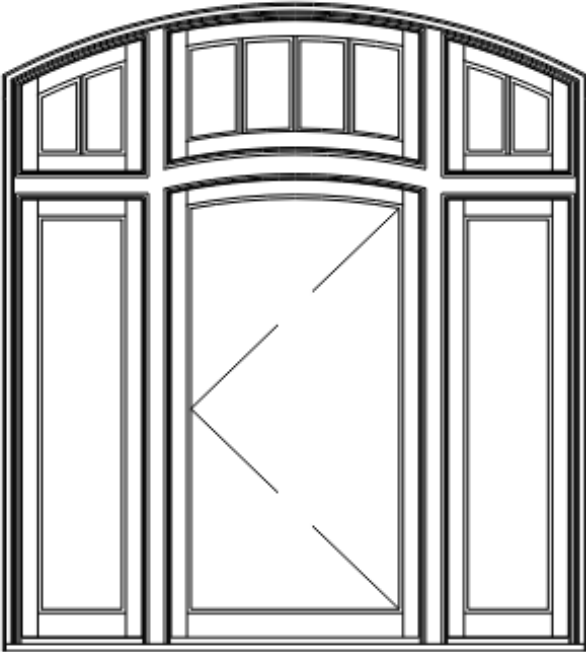
NEW

W8A

Existing Windows W6, W7

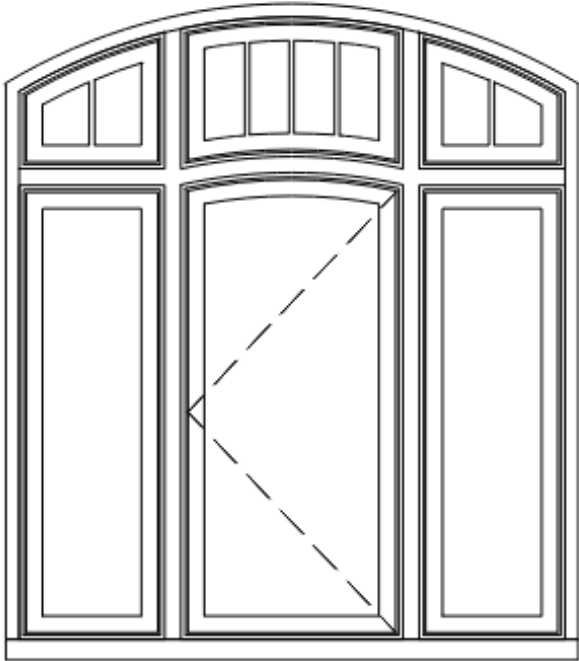


Existing Windows W6, W7



EXISTING

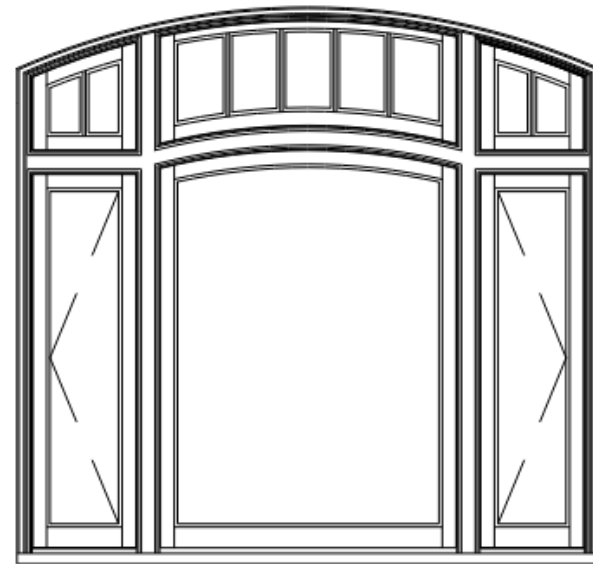
New Windows W6, W7



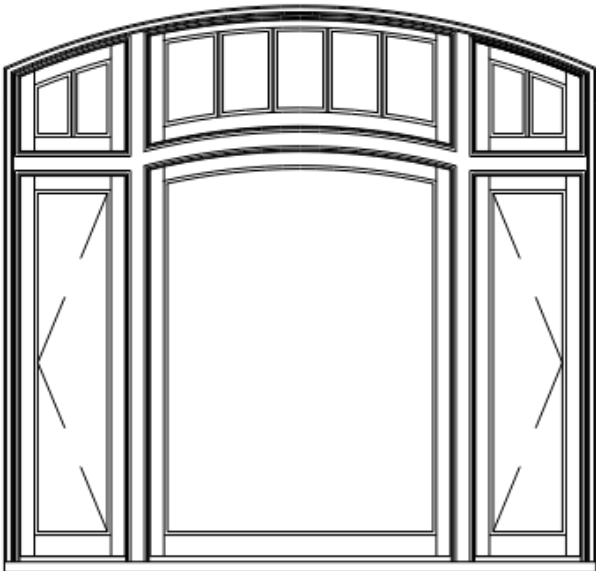
NEW

W6

Existing Windows W9

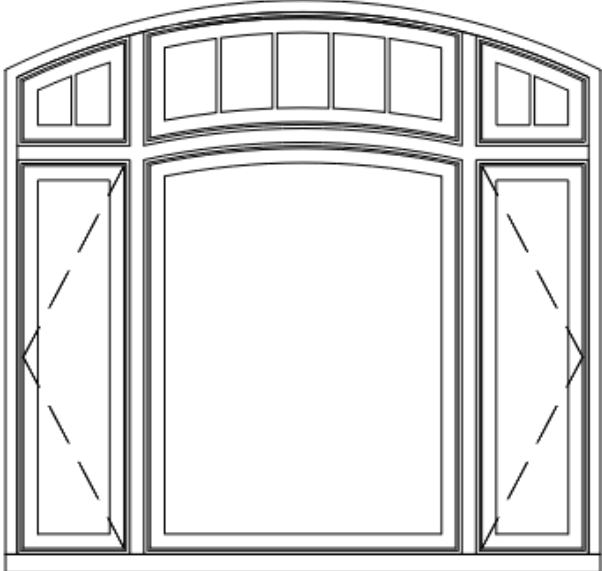


Existing Windows W9



EXISTING

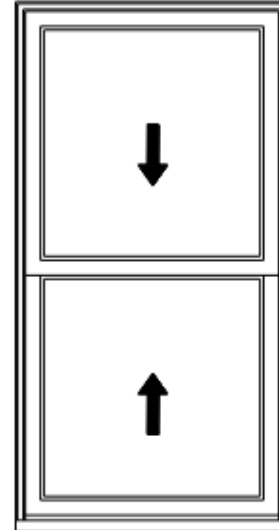
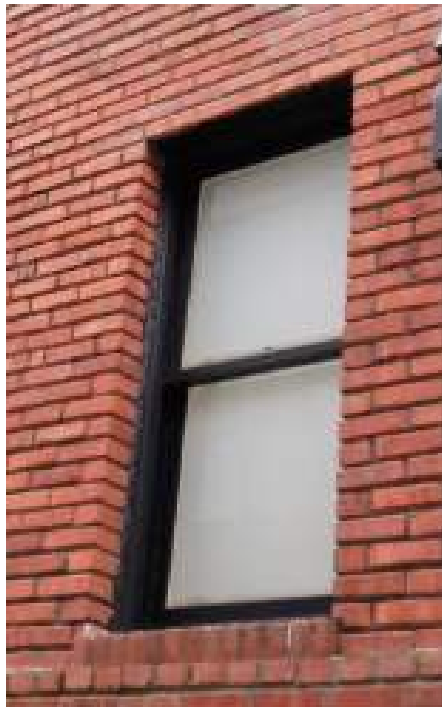
New Windows W9



NEW

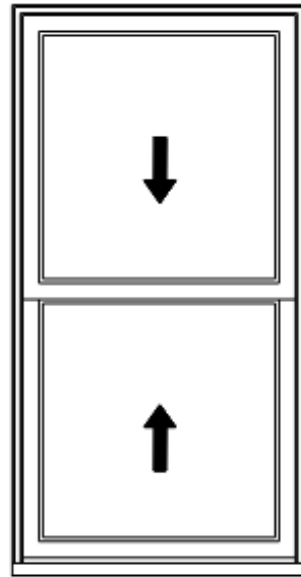
W9

Existing Windows W10, W14

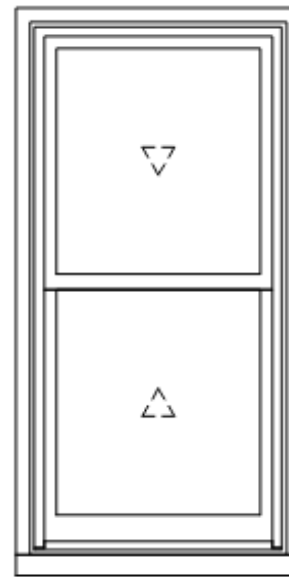


Existing Windows
W10, W14

New Windows
W10, W14



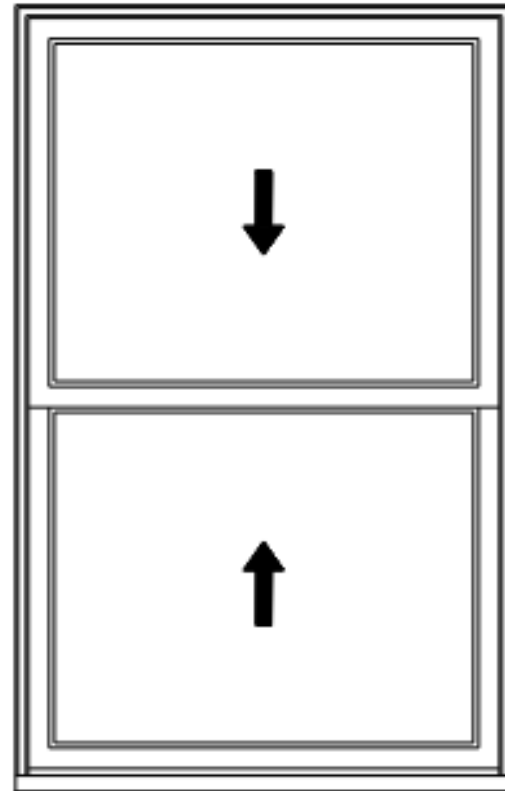
EXISTING



NEW

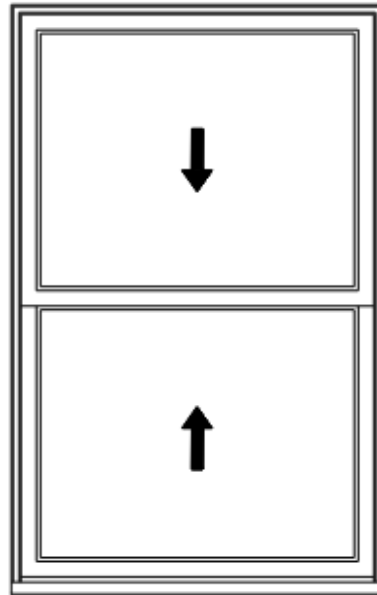
W10

Existing Windows W11, W12,W13

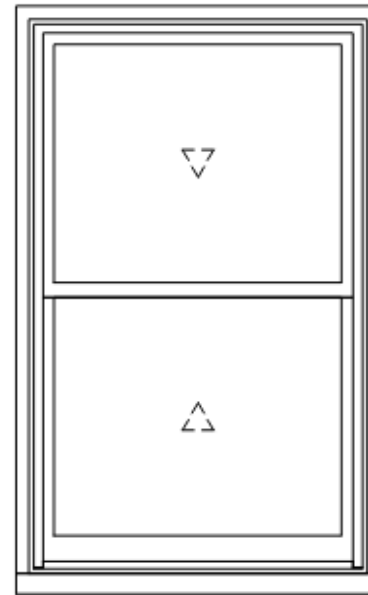


Existing Windows W11, W12, W13

New Windows W11, W12, W13



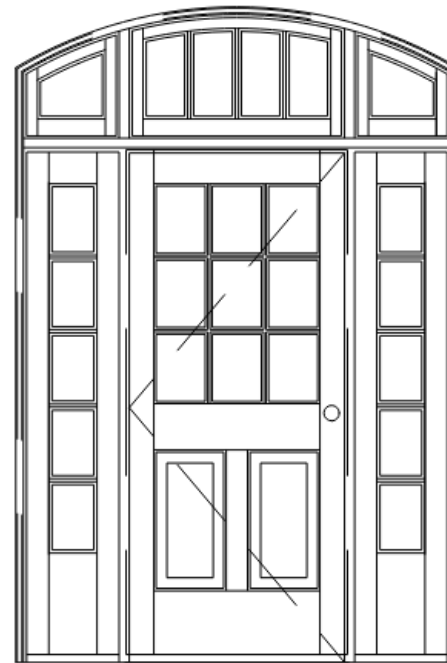
EXISTING



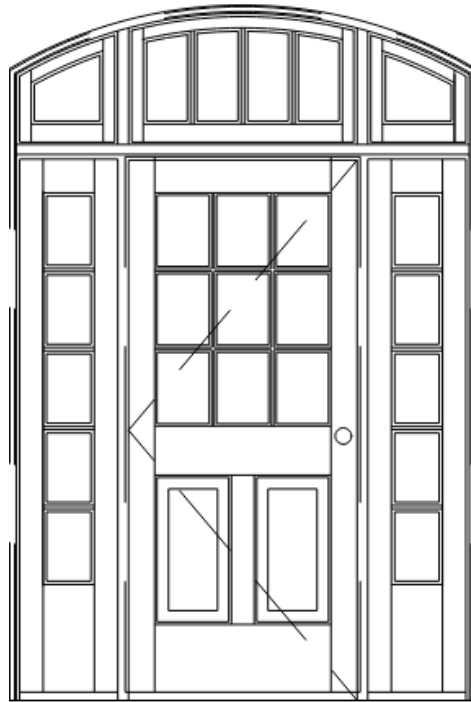
NEW

W12/W13

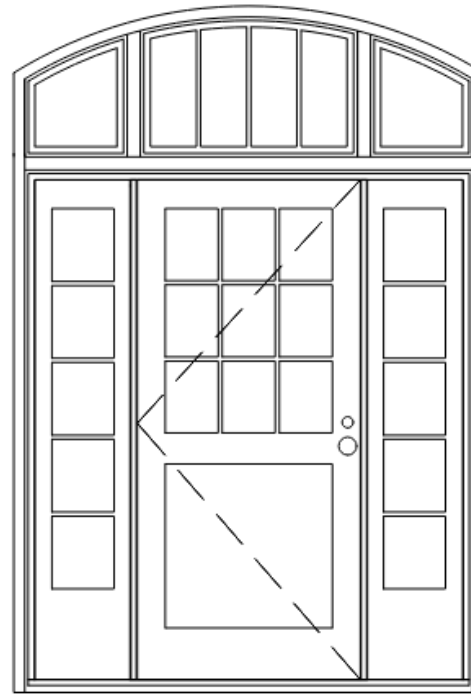
Existing Door D1



Existing Door D1 New Door D1



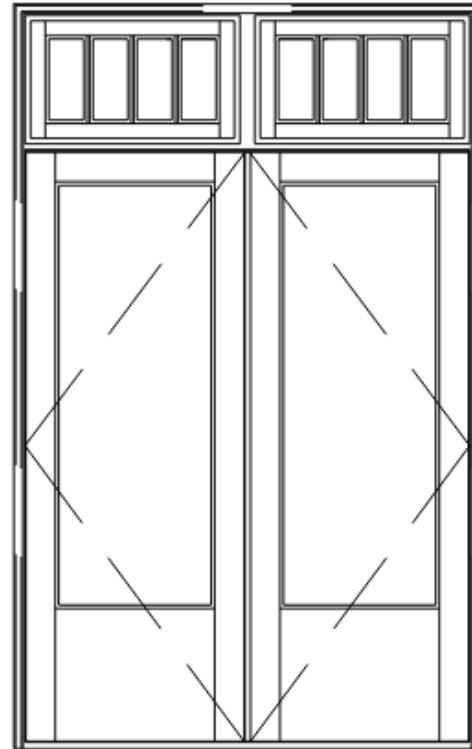
EXISTING



NEW

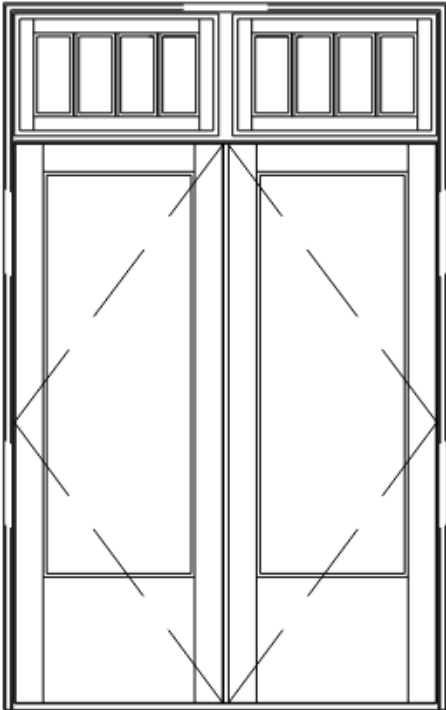
D1

Existing Door D2,D4

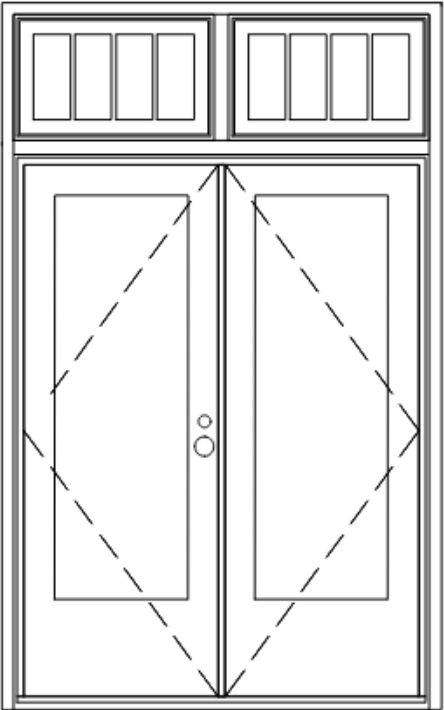


Existing Door D2,D4

New Door D2,D4



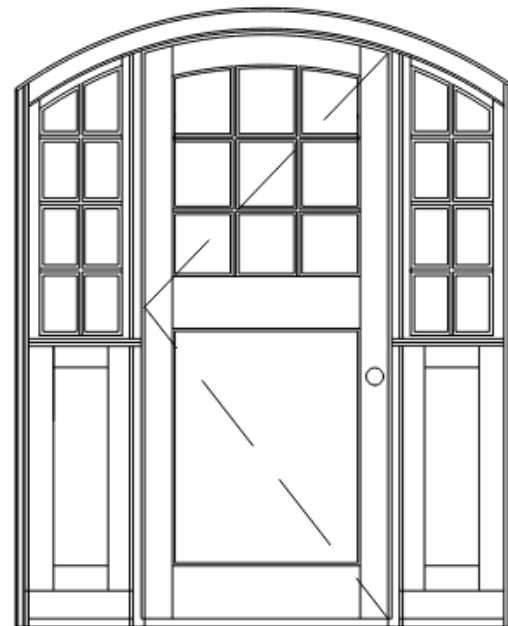
EXISTING



NEW

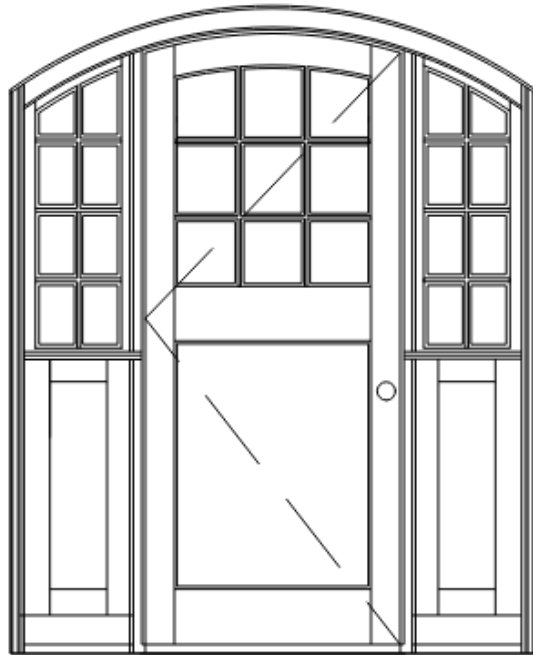
D2/D4

Existing Door D3, D6

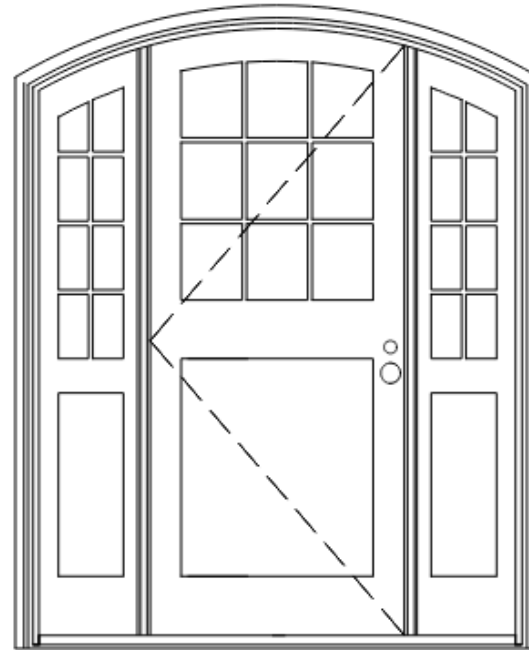


Existing Door D3, D6

New Door D3, D6



EXISTING



NEW

D3/D6

CERTIFICATE OF APPROVAL

1. Approval of Replacement Windows & Doors
2. Q & A

OAC

THANK YOU



June 29, 2023

OAC Services

Attn: Marta Dzheneva
2200 1st Ave So Suite 200
Seattle, WA 98134

Dear Marta:

The Leona Apartments is a fantastic building in Seattle and I'm glad to be a part of this phase of its life.

As I shared with you, Legacy Renovation was involved with the development of the project to condos in 2007 and 2008. I have experience with the site and the windows and doors there. Legacy Renovation has rebuilt more than half of the windows and replaced all the wood doors in the Leona.

For reference, the O&M for this project recommended that the windows and doors have new finish paint every 3-4 years due to the sheen and color chosen. The joint sealant was to be addressed every 6-8 years, all based on annual inspection. Without record, I cannot say whether this got that level of maintenance over the last 15 years or so. Some of the material is simply showing wear and age and needs maintenance.

After the walk, I have several notable thoughts:

1. Where the windows and doors are painted well and protected from the elements, they are holding up to time and functioning well.
2. Where the windows and doors have been exposed to the elements in the South and West elevations primarily and not painted regularly, the paint is failing and the material is showing signs of deterioration.
3. Where the exposure is the greatest and the doors are not recommended, there is considerable failure.
4. There are a large number of locations where failure of the window and door openings is exposing a failure in the exterior envelope system.
5. Regular maintenance seems to be difficult for the HOA to establish agreement and investment for. This has contributed to much of the documented failure.



The windows and doors are currently in a condition that could be treated with a scope in accordance with the Secretary of the Interiors' standards. While approximately half of the materials are not of the same age as the original structure, much is. The same treatment could be called upon for all of them. The windows could be restored with an agreed upon scope to verify material soundness while improving weather performance by identifying and treating the material.

The Secretary of the Interior preservation brief #9 would allow for the replacement of some of the existing components without special work plan or more involved scope.

The windows failure in the openings is of greater concern and contributing to most of the obvious fissures and gaps at the interior trim and casework to the windows.

1. The exterior brickmould casing caulking joints largely appear to be intact and still located in the plane originally installed. This would indicate that the windows are staying true to the masonry openings but the masonry is spreading or separating from the interior structure.
2. The exterior walls are separating from the interior finish materials due to settling and water intrusion.
3. This could be from the brick to the masonry substructure, a failure from the spawling and deteriorating lintels or both.
4. To fix these locations, the windows would need to be removed, the walls and lintels repaired, and the windows installed with a waterproofing design developed for the windows style and type.

Restoring the windows with a complete plan may mitigate water issues not associated with the masonry but will not provide improvement for heat or cold transfer in the window system. The weather-strip will help with air flow but the system will still rely on existing elements and will not be ideal. In addition, any effort to retain existing glass will not have an improvement in acoustic performance.

The paint color and sheen for the windows and doors at Leona is problematic if it isn't maintained. If the windows cannot be actively inspected, spot treated, and re-painted per O&M recommendations, the HOA should entertain an aluminum exterior product.

As was shared with me on site, the owners have expressed the desire to replace the windows with a new manufactured product with a maintenance free exterior. I have attached the shop drawings used for many of the windows in the renovation done in



2007 and 2008. The manufacture style and type is of a very intricate and unusual design. I am not aware of a new window on the market today that will match the details from these windows in a clad system. If altering the appearance of the mullion details is viable, then there are alternatives available in the market.

If a replacement window system is to be pursued, we would follow the same waterproofing plan as the disassemble and reassemble plan laid out for above, but install new in place.

There are options for improving the windows and retaining the existing frames including installing Thinsulate performance coating on the glass or an interior mounted storm. Retro-fitting insulated glass into the existing sashes is viable but all glazing options will still have the water-proofing and air infiltration aspects to consider with what is the end result of the improvement project.

Troy Axe

President
Legacy Renovation Products & Services, Inc.
3001 South Steele St
Tacoma, WA 98409
Ph: 253.474.5175
Fax: 253.474.5542
e-mail: taxe@legacyrenovation.com



Photos from site visit with OAC
on June 1, 2023



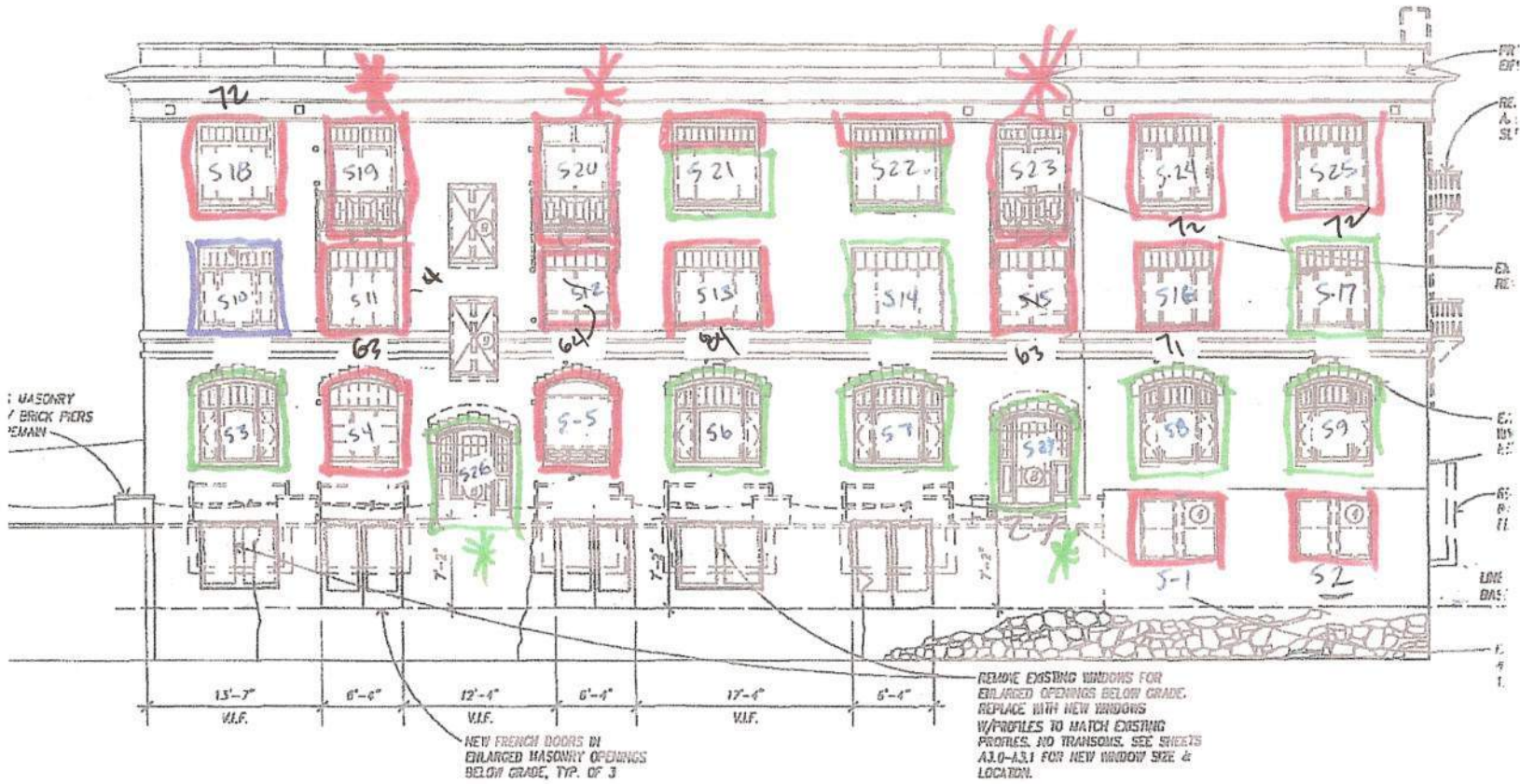
Locations where the windows and doors that are relatively protected, the paint, primer, and material substrate is sound and functioning well.

Locations where the windows and doors have high exposure, the paint is checking, chalky and faded. In some cases as noted by OAC, the paint is fully deteriorated from the components but the components of the windows still appear to be sound and are repairable.

Legacy provided new doors in most locations in 2007. In-swing French and single swing doors with exposure are trending away in the industry without adequate overhead cover. The condition here is indicative of that. Most door suppliers have stopped even offering 1 year warranties on this design in wood. Per previous comments, if maintenance can't be assured, a replacement product is recommended.



This document from 2007 is the direction and numbering system contracted at the time. We have transferred our numbers to the new document developed by OAC



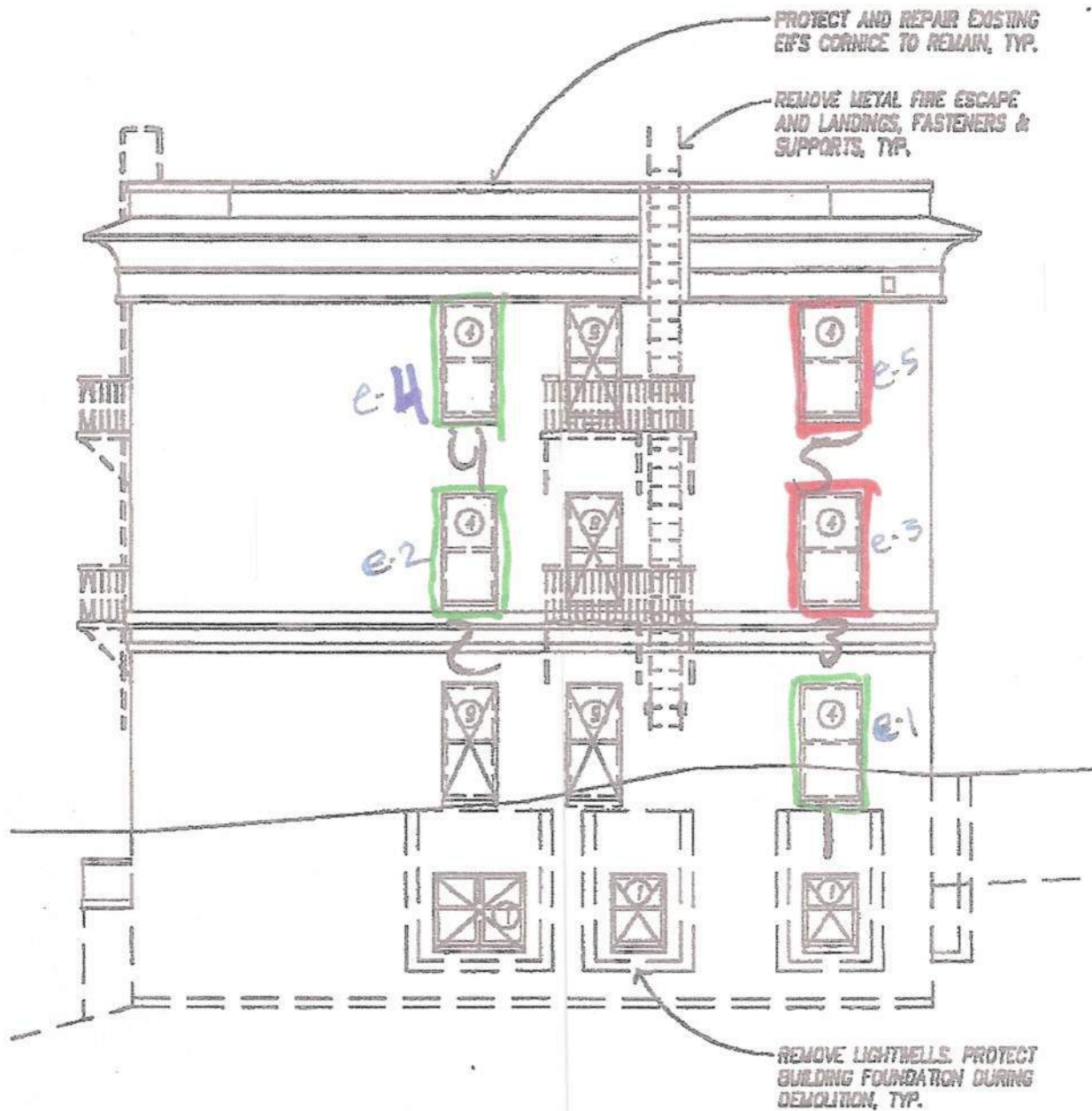
3 SOUTH DEMOLITION ELEVATION
1/2" = 1'-0"

S-19, 20, & 23 - DOORS

S-26 & 27 - REVERSE HANDING ON DOORS.

- LOW END RESTORE
- HIGH END RESTORE
- NEW LEGACY

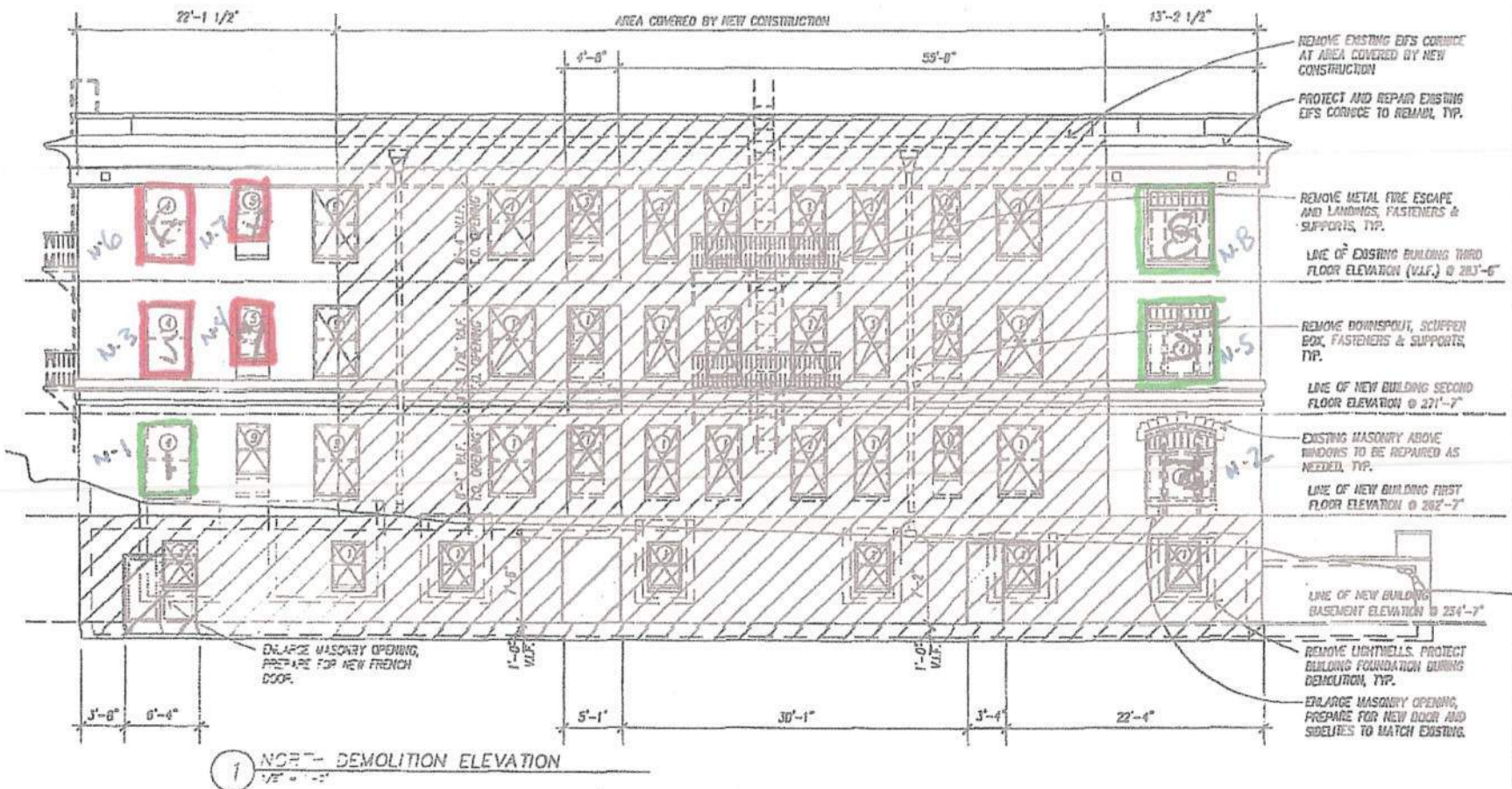
This document from 2007 is the direction and numbering system contracted at the time. We have transferred our numbers to the new document developed by OAC



2 EAST DEMOLITION ELEVATION
1/8" = 1'-0"

- LOW END RESTORE
- HIGH END RESTORE
- NEW LEGACY

This document from 2007 is the direction and numbering system contracted at the time. We have transferred our numbers to the new document developed by OAC



- = LOW-END RESTORE
- = HIGH END RESTORE
- = NEW LEGACY

This document from 2007 is the direction and numbering system contracted at the time. We have transferred our numbers to the new document developed by OAC



4 WEST DEMOLITION ELEVATION
1/8" = 1'-0"

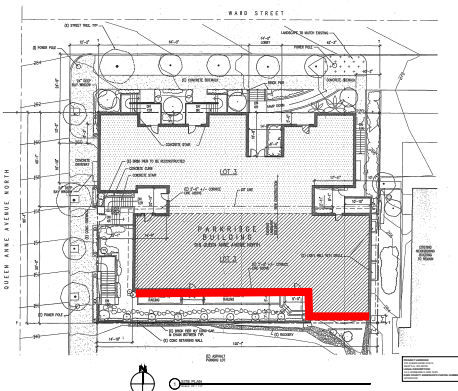
- = LOW END RESTORE
- = HIGH END RESTORE
- = NEW LEGACY

LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



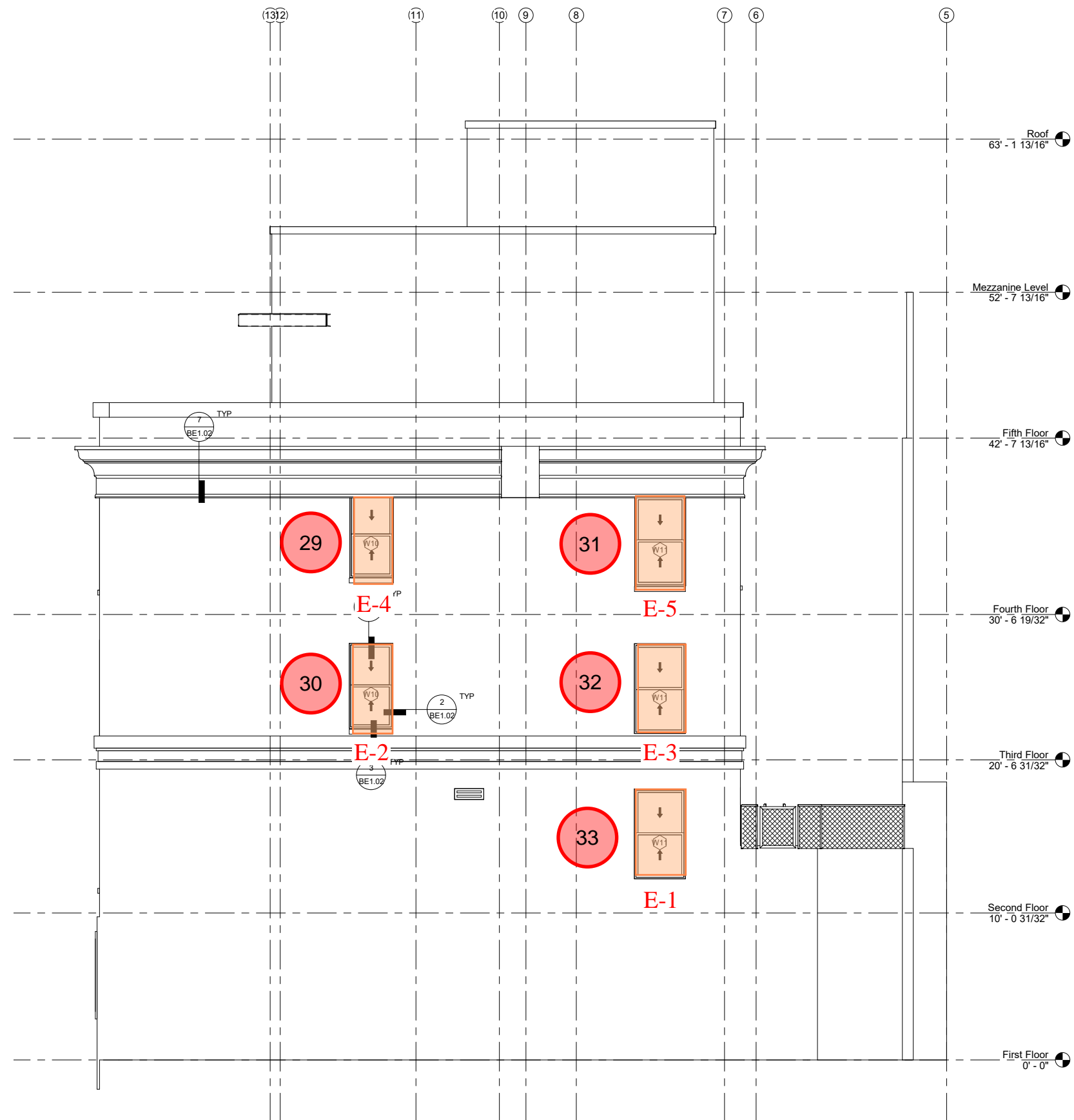
LEGEND:

- MODERATE UNIT CONDITION
- POOR UNIT CONDITION



1 SOUTH ELEVATION
1/4" = 1'-0"

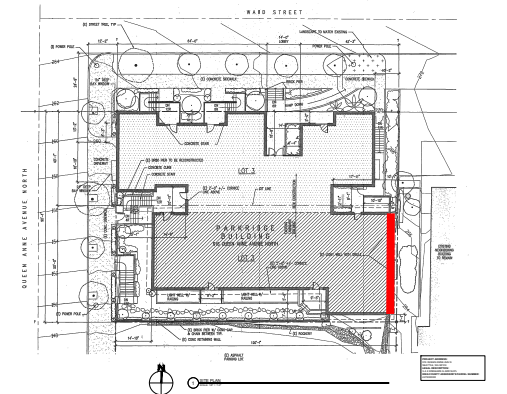
LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



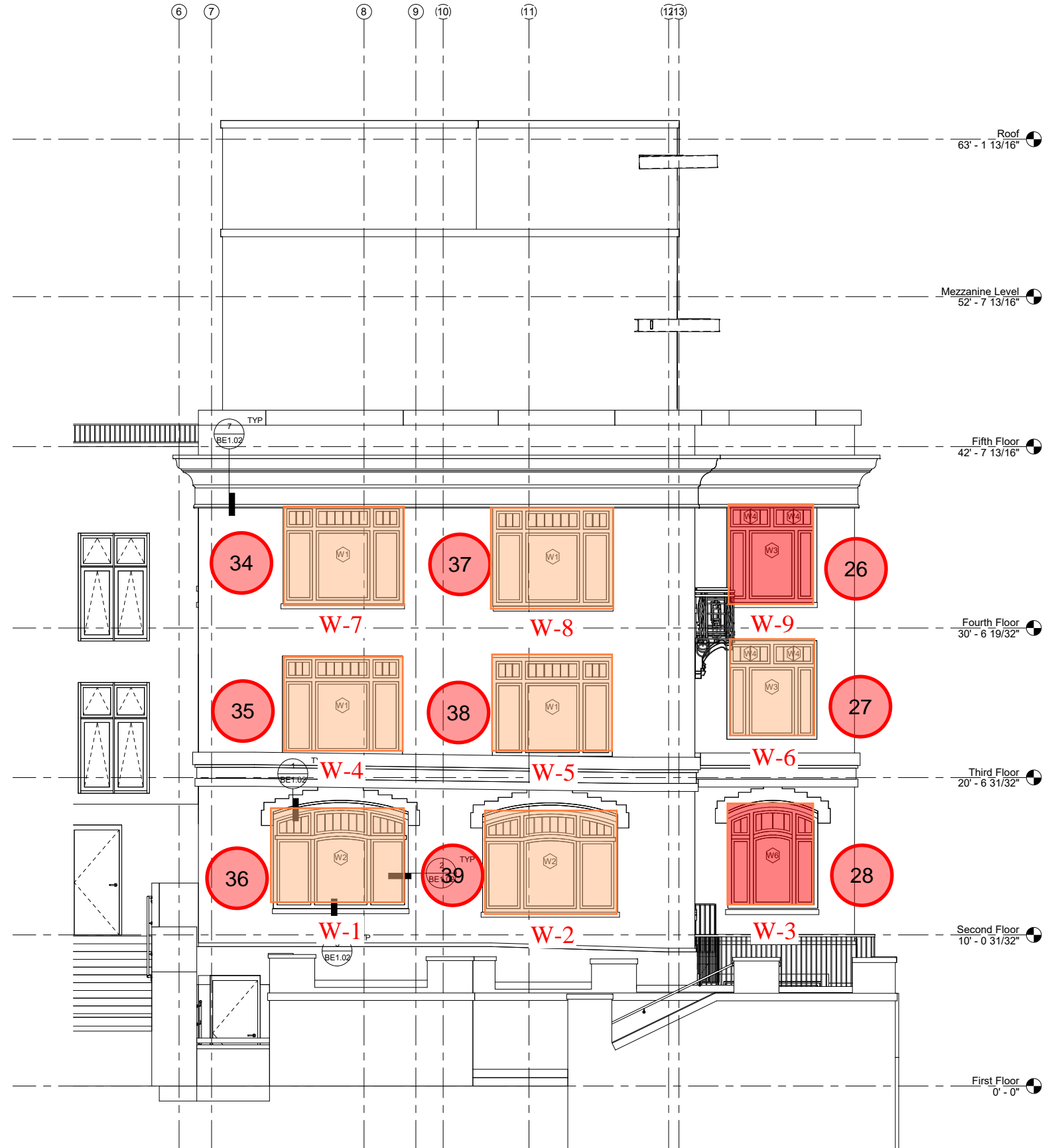
① EAST ELEVATION
1/4" = 1'-0"

LEGEND:

- MODERATE UNIT CONDITION
- POOR UNIT CONDITION



LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



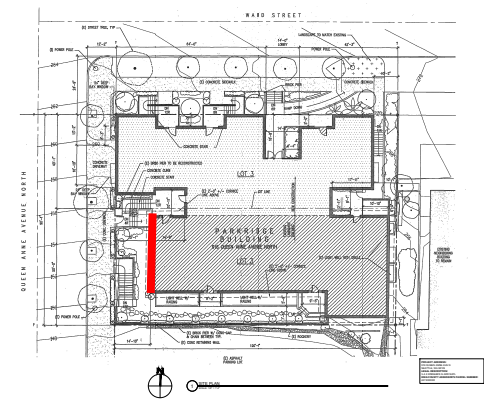
LEGEND:



MODERATE
UNIT CONDITION

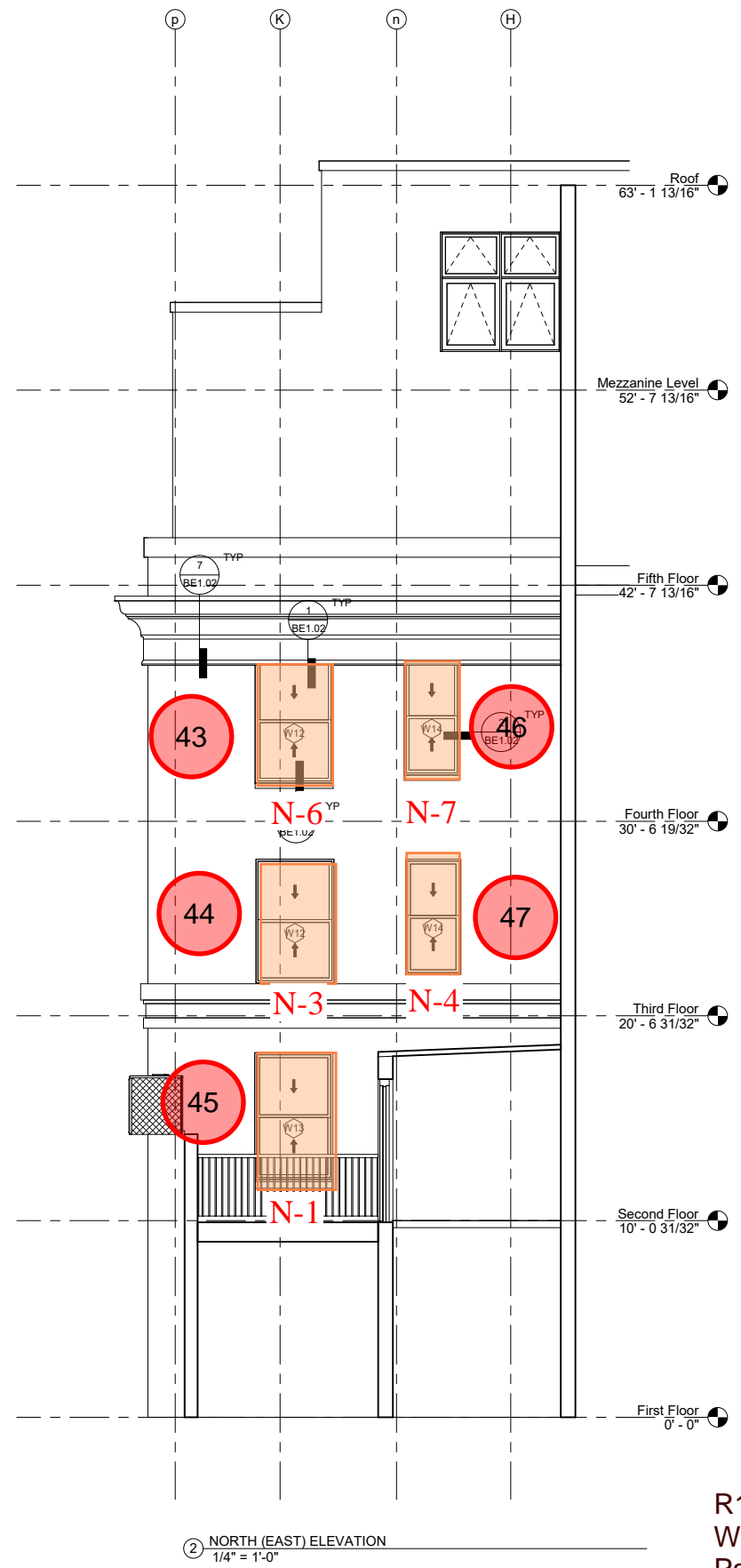
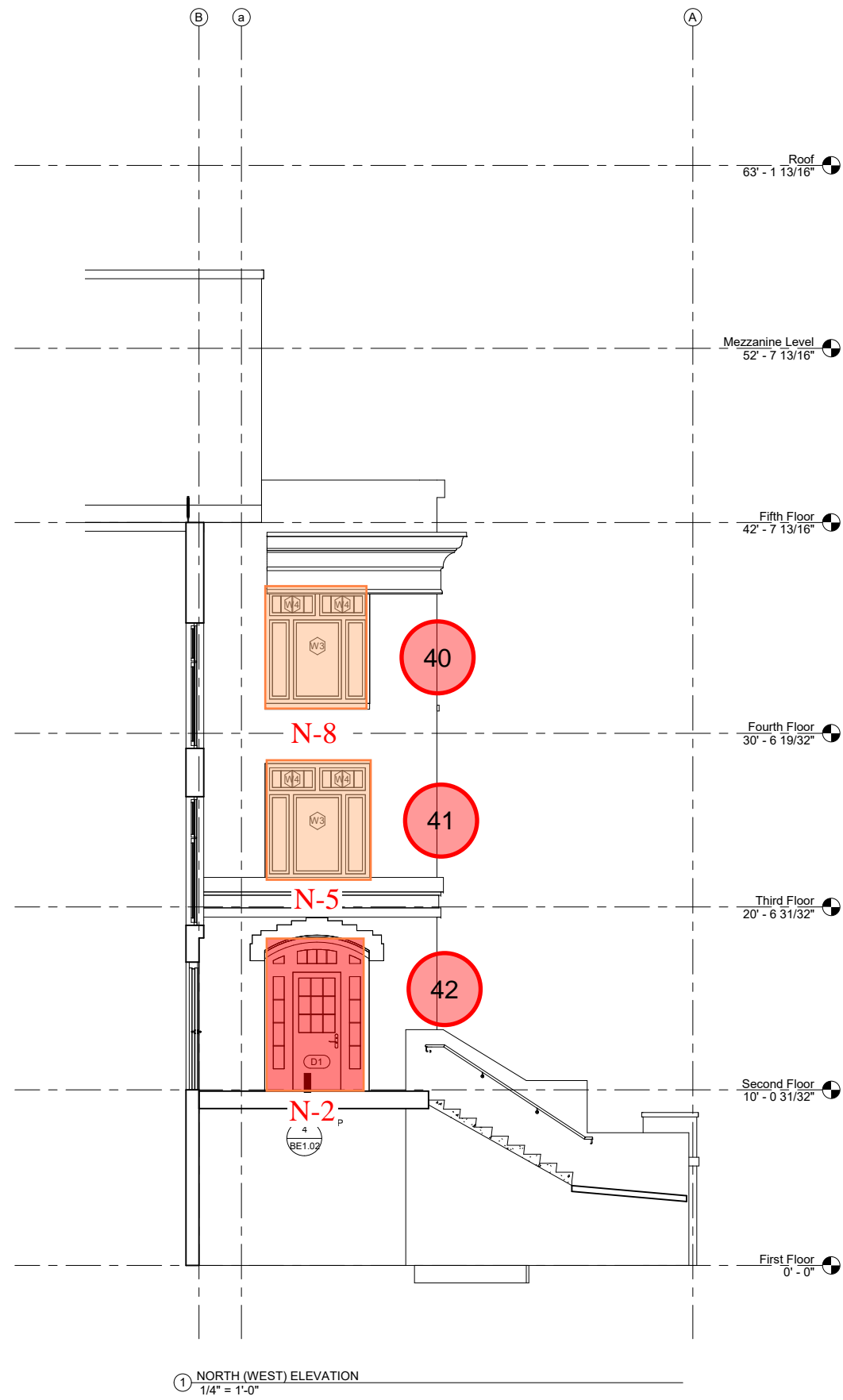


POOR
UNIT CONDITION



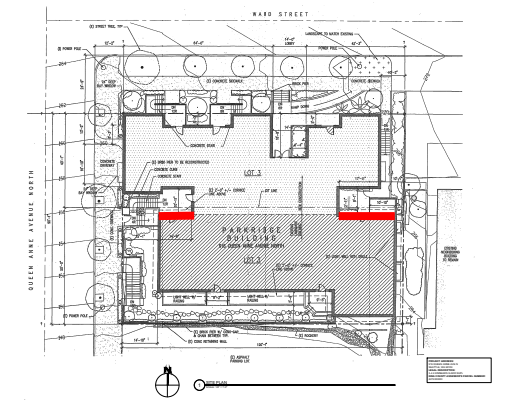
① WEST ELEVATION
1/4" = 1'-0"

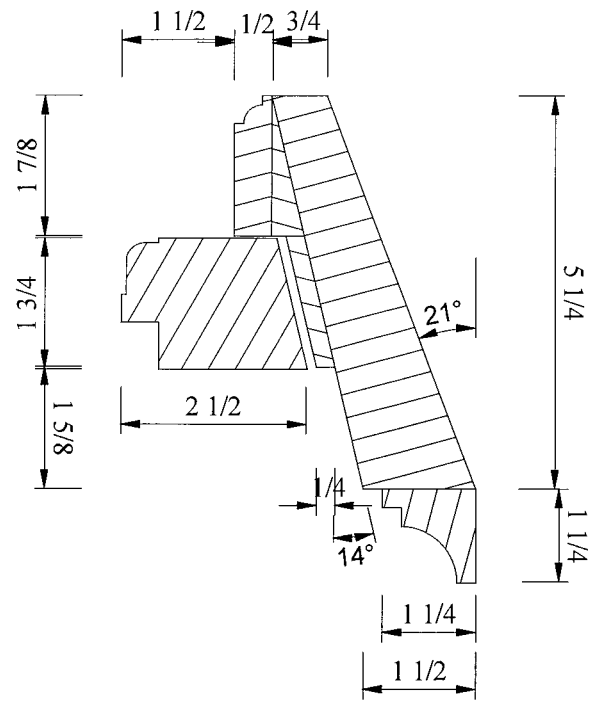
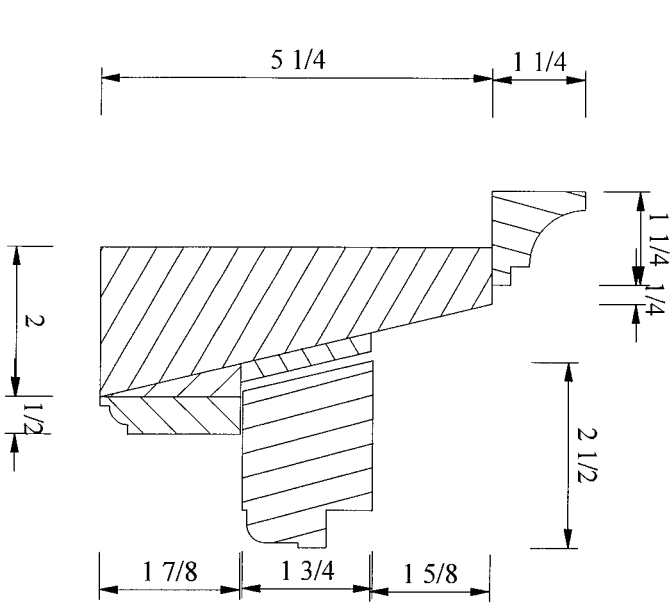
LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



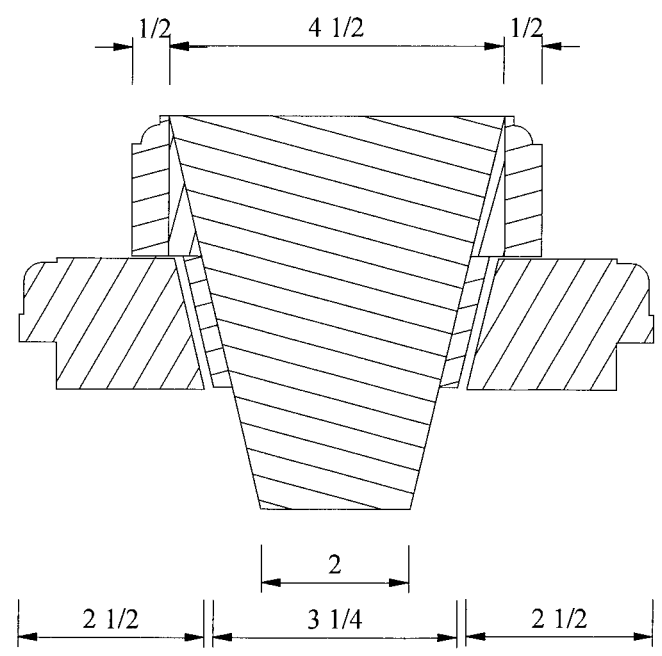
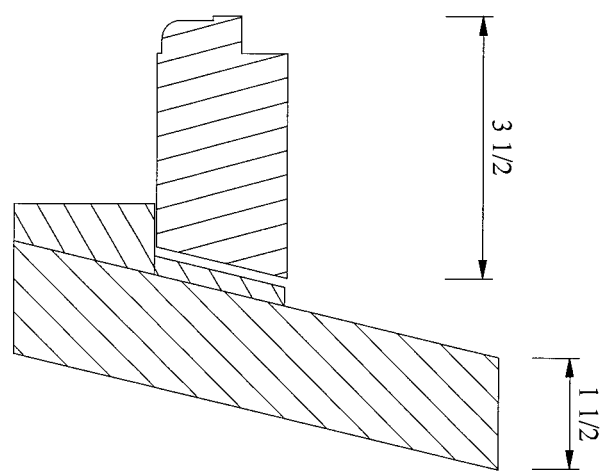
LEGEND:

- MODERATE UNIT CONDITION
- POOR UNIT CONDITION

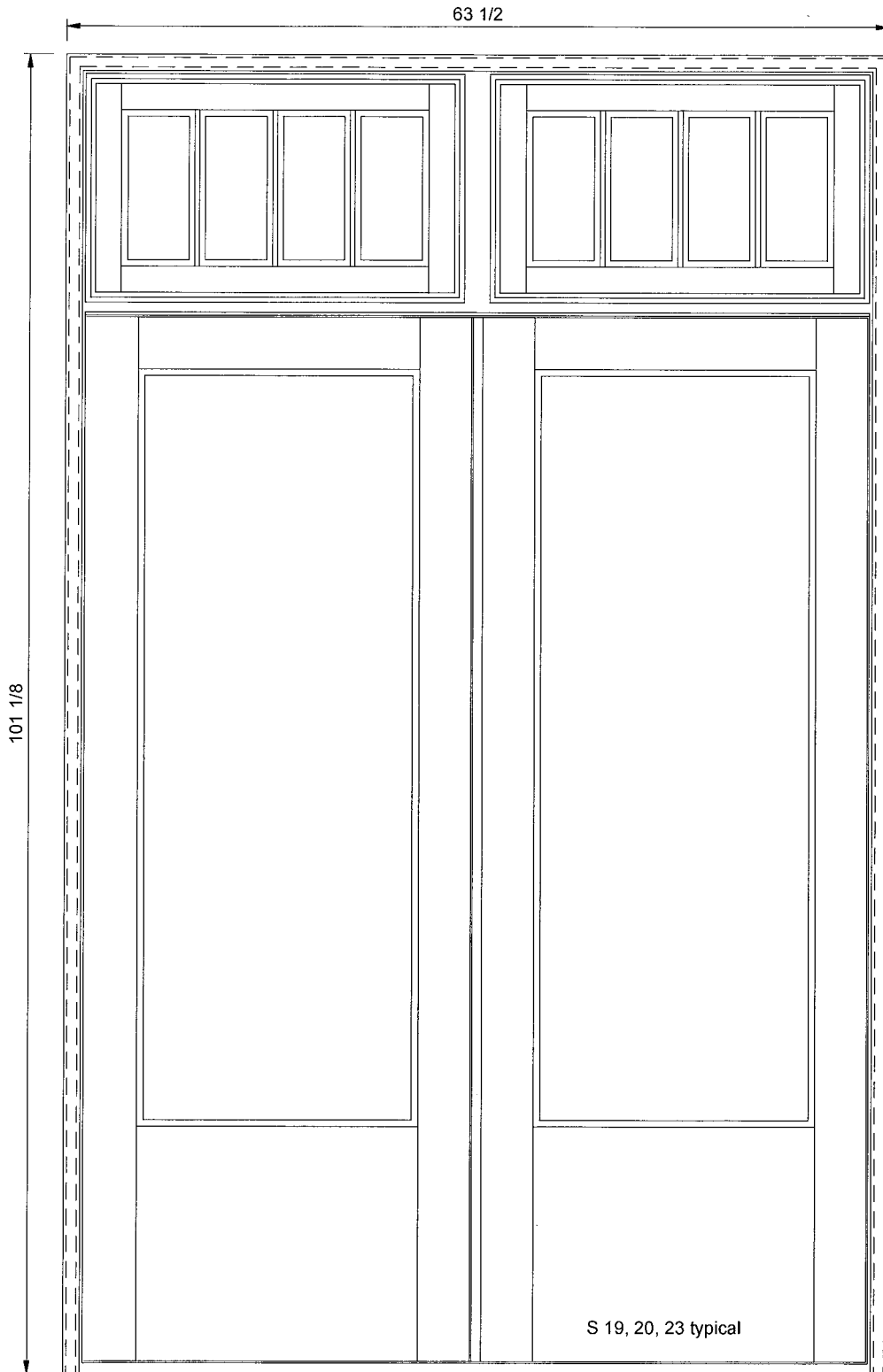


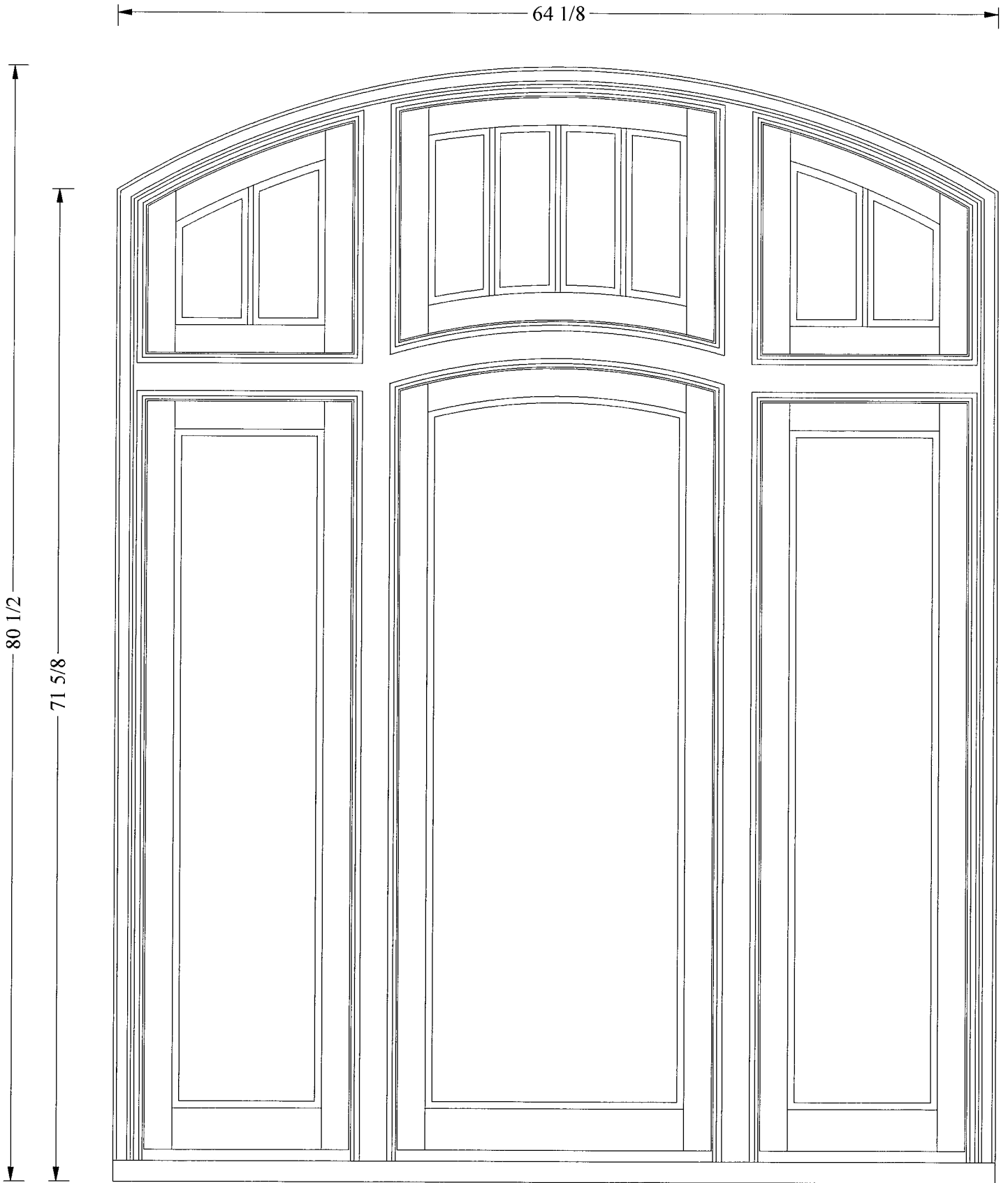


Typical Side

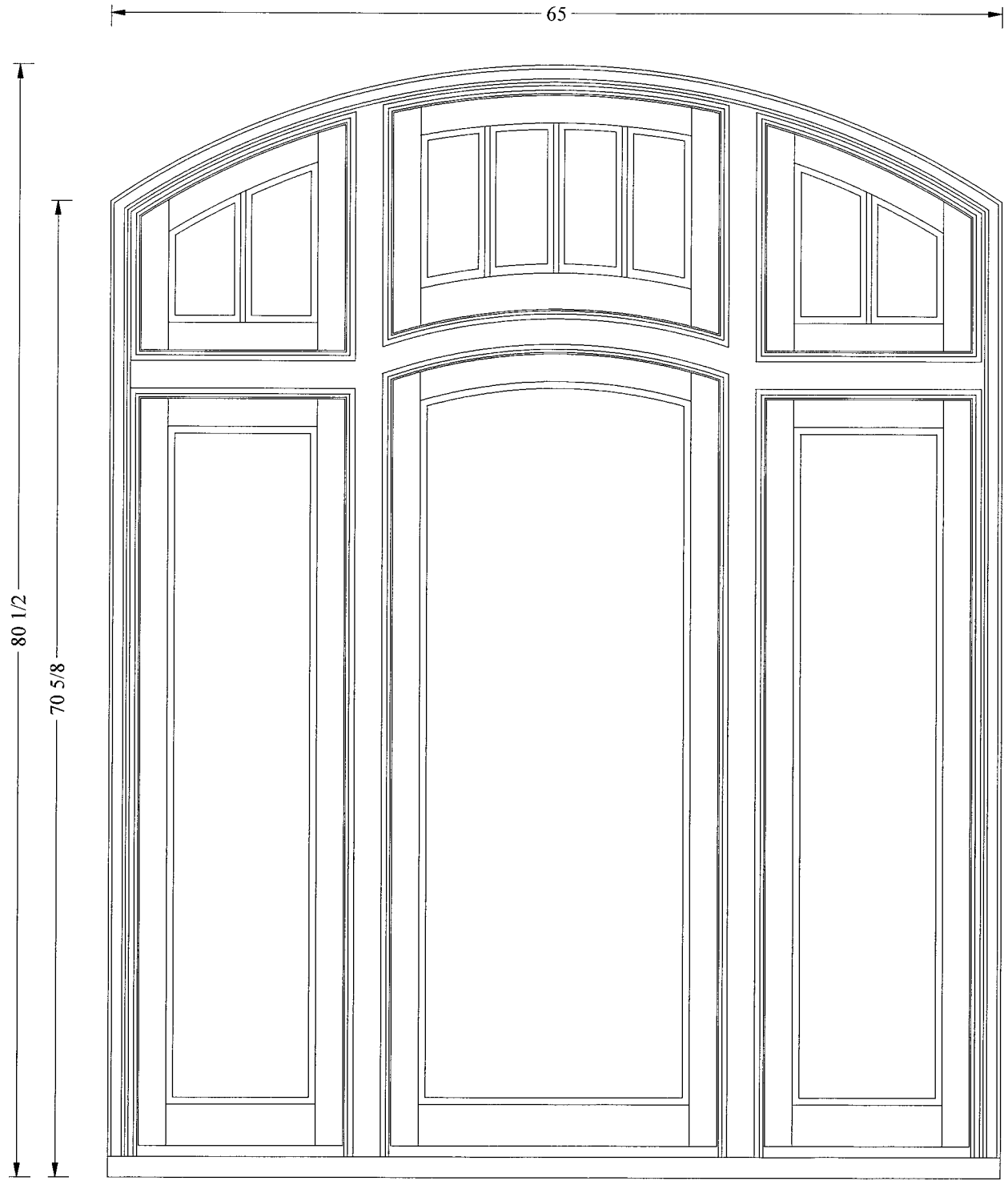


Jamb Details
 Saltaire at Parkridge
 11-8-07

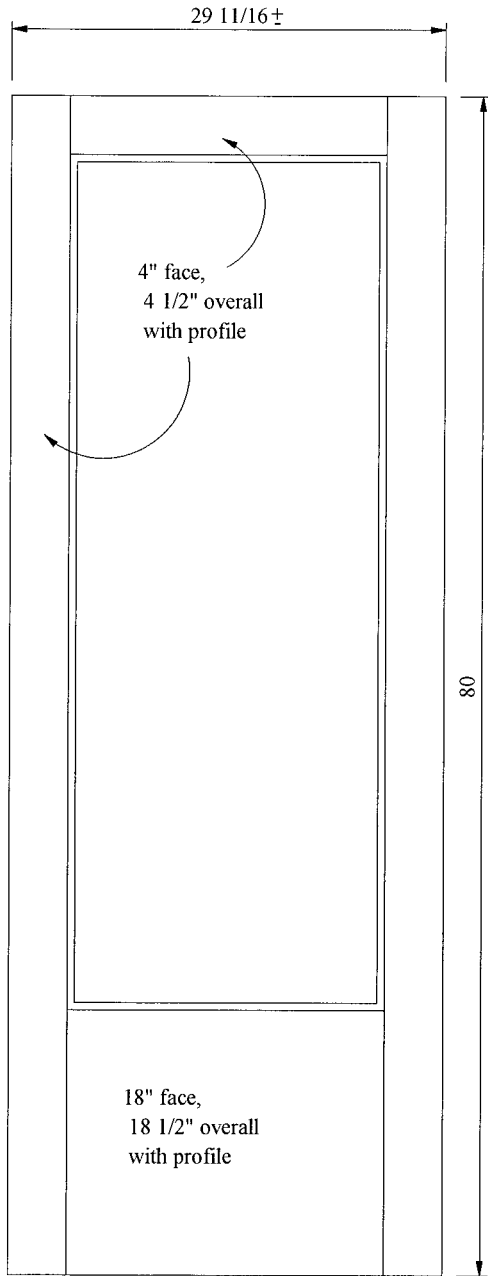


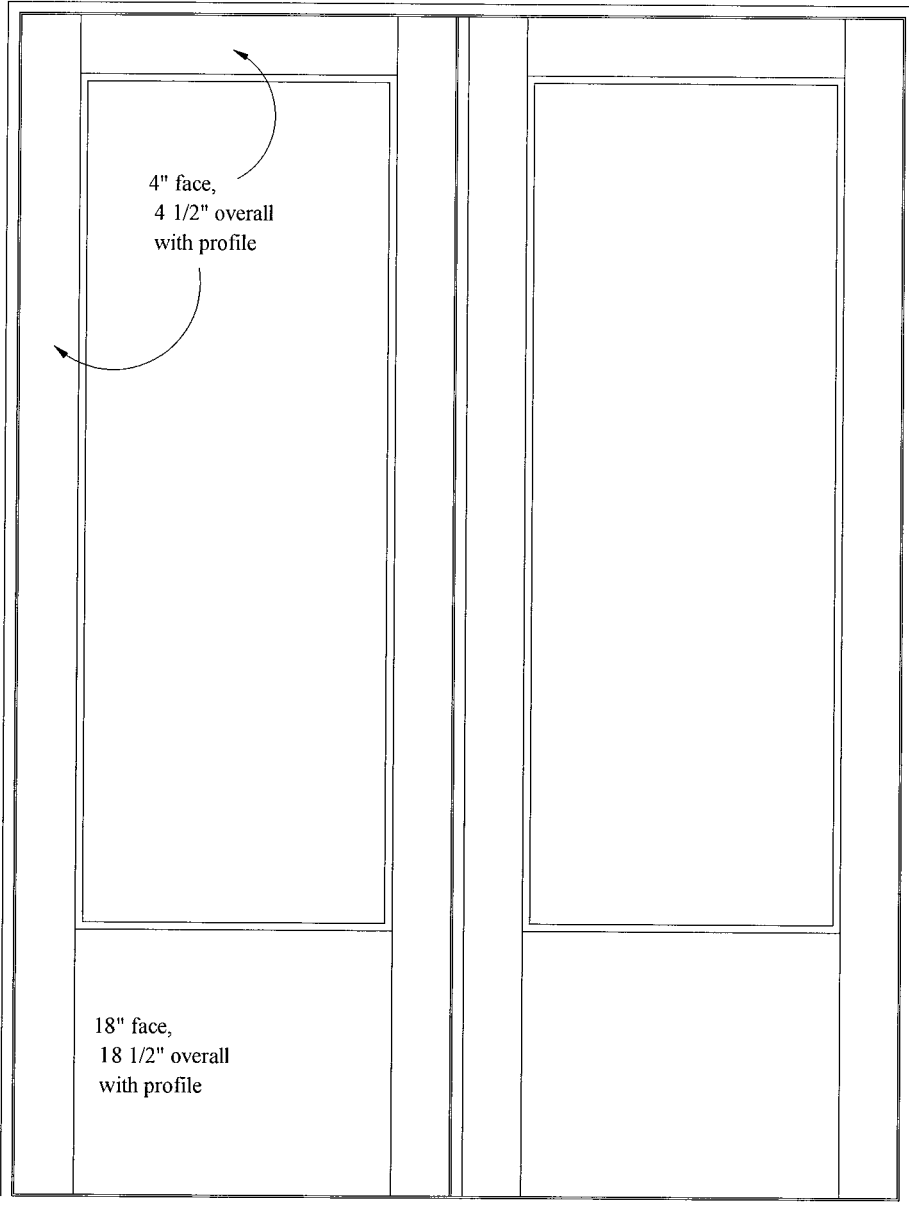


Leona S-5



Leona S-4





Two inswing french doors:
5 1/4" fir Jamb.
Open.
QWS w-strip
Bronze resid. thresh.
60" net jamb width
80" door panel height

One inswing french door:
5 1/4" fir Jamb.
Open.
QWS w-strip
Bronze resid. thresh.
59" net jamb width
80" door panel height

S-4



LEONA CONDOMINIUMS REMEDIATION

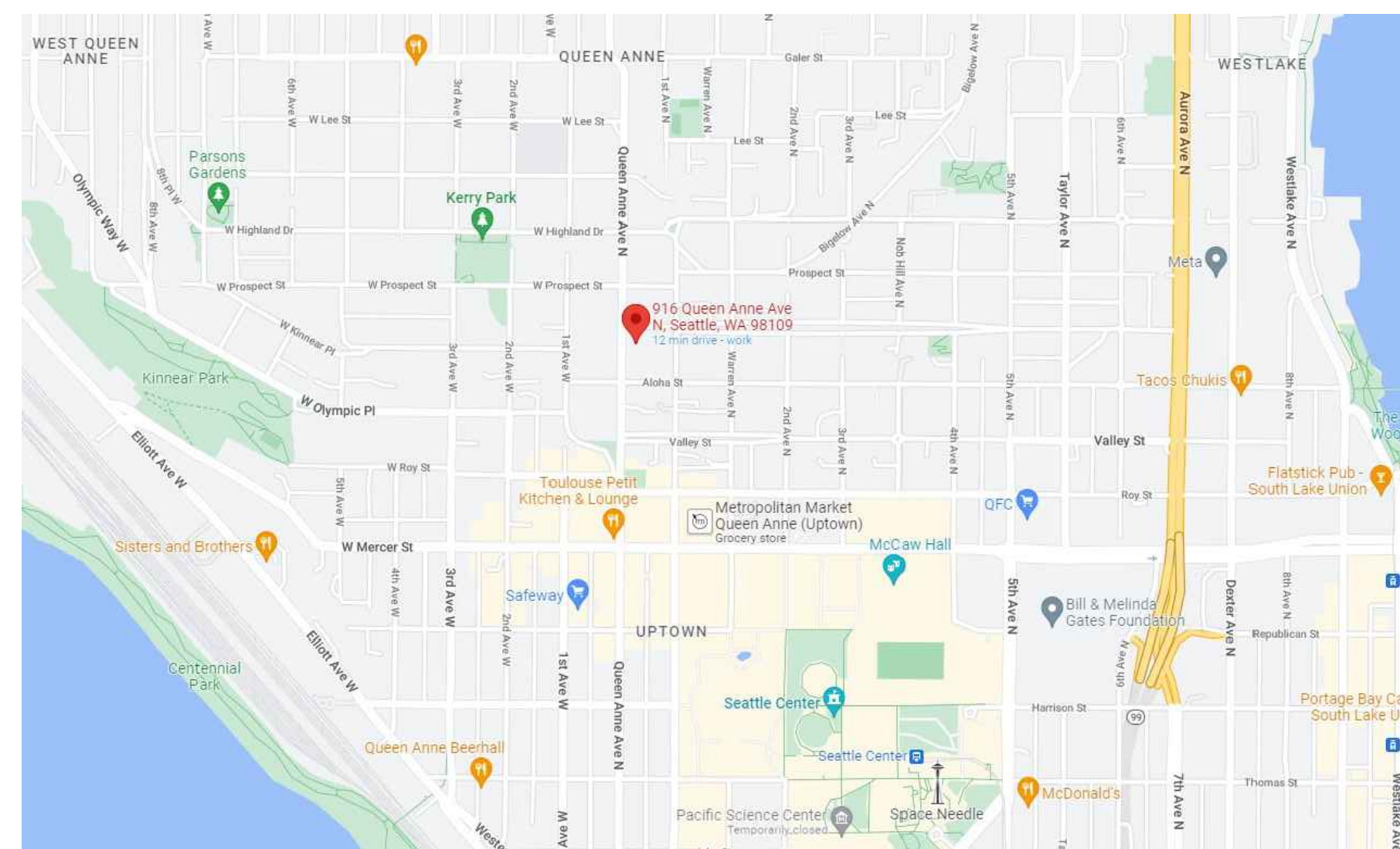
916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

SHEET INDEX

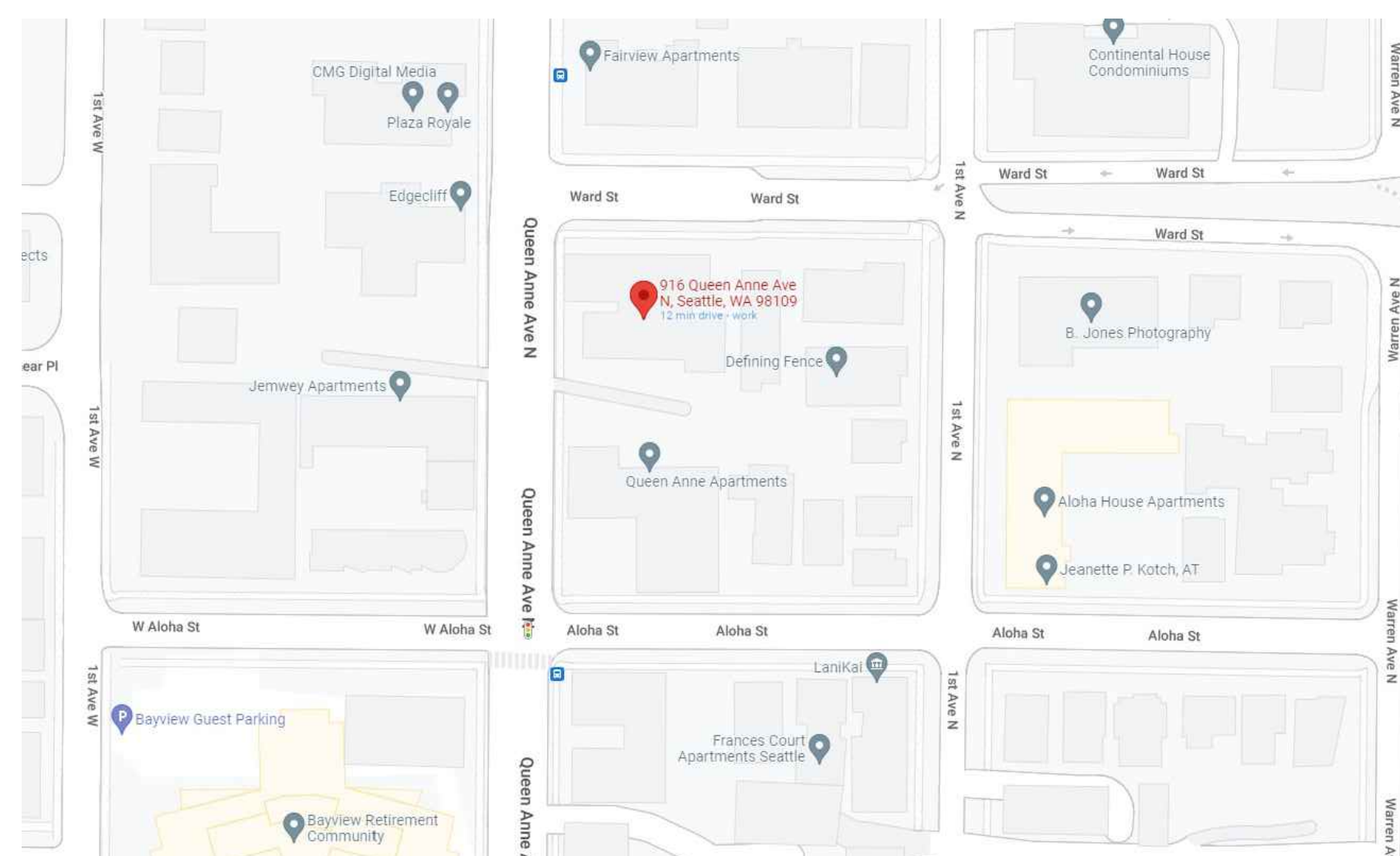
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		PERMIT SET	1	2	3	4	5	
		6/15/2022	9/22/2022	10/10/2022	11/01/2022	1/23/2023	4/18/2023	8/24/2023
CS	COVER SHEET	•	•	•	•	•	•	•
G1.00	DETAILED SCOPE OF WORK	•	•	•	•	•	•	•
G1.01	PRODUCT SPECIFICATIONS AND NOTES	•	•	•	•	•	•	•
A1.00	SITE PLAN	•	•	•	•	•	•	•
A1.01	KEY PLAN	•	•	•	•	•	•	•
A2.00	EAST ELEVATION	•	•	•	•	•	•	•
A2.01	NORTH ELEVATIONS	•	•	•	•	•	•	•
A2.02	SOUTH ELEVATION	•	•	•	•	•	•	•
A2.03	WEST ELEVATION	•	•	•	•	•	•	•
A6.00	WINDOW/DOOR SCHEDULES	•	•	•	•	•	•	•
A6.00a	WINDOW COMPARISONS							
A6.00b	WINDOW PROFILE COMPARISON							
A6.00c	DOOR PROFILE COMPARISON							
A6.01	MATERIAL/FINISH SCHEDULES			•	•	•	•	•
A6.02	PHOTOGRAPHS			•	•	•	•	•
A6.03	PHOTOGRAPHS					•	•	•
BE1.00	BUILDING ENCLOSURE NOTES	•	•	•	•	•	•	•
BE1.01	WINDOW / DOOR FLASHING SEQUENCE	•	•	•	•	•	•	•
BE1.02	BUILDING ENCLOSURE DETAILS	•	•	•	•	•	•	•
S1.0	GENERAL STRUCTURAL NOTES	•	•	•	•	•	•	•
S1.1	GENERAL STRUCTURAL NOTES	•	•	•	•	•	•	•
S2.1	ELEVATIONS	•	•	•	•	•	•	•
S5.1	DETAILS	•	•	•	•	•	•	•



VICINITY PLAN



SITE PLAN



PROJECT INFORMATION

SITE ADDRESS
916 QUEEN ANNE AVE. N,
SEATTLE, WA 98109

LEGAL DESCRIPTION
3-4 4 KINNEARS G ADD SUPL

PARCEL NUMBER
427200000

CODE INFORMATION

CODE: SBC 2018, SEBC 2018, SEC 2018, AND ASCE 7-16

CONSTRUCTION TYPE: TYPE V-A

OCCUPANCY: RESIDENTIAL (R2), PARKING (S2) (NO CHANGE)

PARKING: 17 EXISTING SPACES (NO CHANGE)

DWELLING UNITS: 18 EXISTING UNITS (NO CHANGE)

FIRE SPRINKLERS: FULLY SPRINKLERED (NO CHANGE)

PROJECT TEAM

OWNER/CLIENT
THE LEONA CONDOMINIUM OWNERS ASSOCIATION
916 QUEEN ANNE AVE N
SEATTLE, WA 98109

ARCHITECT
OAC SERVICES, INC.
2200 1ST AVE S
SEATTLE, WA 98119

STRUCTURAL ENGINEER
COUGHLIN, PORTER, LUNDEEN
801 2ND AVE, STE. 900
SEATTLE, WA 98104

MELISSA STRATTON (EWING & CLARK, INC.)
mstratton@ewingandclark.com

GRACE WONG, AIA, PE
gowing@oacsvcs.com

REBECCA HIX COLLINS PE, SE
RebeccaC@oplinc.com

SCOPE OF WORK

THE PROJECT SCOPE CONSISTS OF TARGETED REPAIRS TO MULTI-WYTHE MASONRY WALLS, REPLACEMENT OF EXISTING STEEL LINTELS, REPAIRS OF THE STONE ARCH LINTELS, REPAIR OF THE EIFS CORNICE, REPAIRS TO THE EXISTING JULIETTE BALCONIES, AND THE REPLACEMENT OF EXISTING WINDOW AND DOORS AT THE 1909 PORTION OF THE BUILDING.

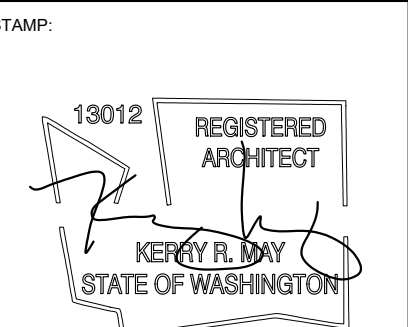
THE MAJORITY OF EXISTING WINDOWS AND DOORS ARE FROM THE ORIGINAL 1909 CONSTRUCTION WITH A FEW EXAMPLES HAVING BEEN REPLACED DURING 2006 CONSTRUCTION. DATES SPECIFIC WINDOWS AND DOORS WERE INSTALLED ARE PROVIDED IN THE WINDOW AND DOOR SCHEDULE ON SHEET A6.00.

WHERE EXISTING MASONRY UNITS ARE REMOVED FOR THE REPAIR OF STEEL LINTELS, WINDOW/DOOR REPLACEMENT, AND OTHER AREAS OF WORK SCOPE, THE EXISTING MASONRY IS TO BE PROTECTED AFTER REMOVAL AND REINSTALLED. IF EXISTING MASONRY FACE UNITS ARE DAMAGED OR DESTROYED DURING THIS WORK, REPLACE THESE UNITS WITH IN-KIND UNITS FROM THE PROPERTY STOCKPILE FIRST, SWAP WITH EXISTING INNER-WYTHE UNITS SECOND, OR THIRD REPLACE WITH A SLAVAGED MASONRY UNIT MATCHING THE EXISTING UNITS MATERIAL AND DIMENSIONS AS NOTED IN THE PROJECT SPECIFICATIONS.

ALL EXISTING BUILDING COMPONENTS INTENDED FOR REPLACEMENT OR REPAIR WILL BE IN-KIND.

SYMBOLS	
DETAIL TITLE BLOCK	1 TITLE SCALE
GRID LINE & TAG	GRID
DETAIL CALL OUT	1 XBE1.00
DETAIL CALL OUT	1 XBE1.00
	DIMENSIONAL LUMBER
	CONCRETE
	TRIM
	SEALANT W/ BACKER ROD

ABBREVIATIONS			
A.B.	AIR BARRIER	F.V.	FIELD VERIFY
ABV.	ABOVE	GA.	GAUGE
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED
ALT.	ALTERNATE	G.C.	GENERAL CONTRACTOR
ALUM.	ALUMINUM	GLB.	GLU-LAM BEAM
APPROX.	APPROXIMATE	GYP.	GYPSUM
ARCH.	ARCHITECT	GWB.	GYPSUM WALL BOARD
BL.W.	BELOW	GSM.	GALVANIZED SHEET METAL
BLDG.	BUILDING	HD.	HEAD
BLKG.	BLOCKING	HG.	HOT DIP GALVANIZED
BS.	BUG SCREEN	HDR.	HEADER
B.O.	BOTTOM OF	HMD.	HOLLOW METAL DOOR
BTWN.	BETWEEN	HORIZ.	HORIZONTAL
CL.	CENTERLINE	HT.	HEIGHT
CLG.	CEILING	HTSAM.	HIGH-TEMP SELF-ADHERED MEMBRANE
CLR.	CLEAR	I.A.	INSIDE DIAMETER
CONC.	CONCRETE	I.F.	INSIDE FACE
CONT.	CONTINUOUS	INSUL.	INSULATION
DET.	DETAIL	INT.	INTERIOR
DIA(Ø)	DIAMETER	LF.	LINEAR FEET
DS.	DOWNSPOUT	LOCAT.	LOCATIONS
DWG(S)	DRAWINGS	MANUF.	MANUFACTURER
(E) / EXIST.	EXISTING	MAX.	MAXIMUM
EA.	EACH	MIN.	MINIMUM
EQ.	EQUAL	MR.	MOISTURE RESISTANT
EXT.	EXTERIOR	MTL.	METAL
FA.	FLUID APPLIED	(A)	NEW
FA PF.	FLUID APPLIED PENETRATION FLASHING	NFVA.	NET FREE VENT AREA
FC.	FIBER CEMENT	NTS.	NOT TO SCALE
FCP.	FIBER CEMENT PANEL	or	OVER
FD.	FLOOR DRAIN	O.C.	ON CENTER
FOUND.	FOUNDATION	O.D.	OUTSIDE DIAMETER
F.B.	FACE OF BUILDING	O.F.	OUTSIDE FACE
F.O.C.	FACE OF CONCRETE	OH.	OVERHANG(HEAD)
F.O.S.	FACE OF SHEATHING	OPP.	OPPOSITE
FTG.	FOOTING	OPT.	OPTIONAL
		PC.	PRE-CAST
P.F.	PENETRATION FLASHING	PPT.	PRESERVATIVE
		R.S.	RAINSCREEN
		P.T.	PRESSURE-TREATED
		PVC.	POLYVINYL CHLORIDE
		QUANT.	QUANTITY
		R.O.	ROUGH OPENING
		SAM.	SELF-ADHERED MEMBRANE
		SF.	SQUARE FEET
		SGD.	SLIDING GLASS DOOR
		SHTG.	SHEATHING
		SIM.	SIMILAR
		SL.	SLOPE(D)
		SM.	SHEET METAL
		SOG.	SLAB-ON-GRADE
		SPF.	SPRAY FOAM INSULATION (CLOSED-CELL)
		SS.	STAINLESS STEEL
		S.S.A.	SEE STRUCTURAL DRAWINGS
		SSTL.	STAINLESS STEEL
		TERM.	TERMINATION
		T&G.	TONGUE AND GROOVE
		T.O.	TOP OF
		TS.	TUBE STEEL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
		VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		W.	WITH
		WD.	WOOD
		WDW.	WINDOW
		WP.	WATERPROOF
		WPM.	WATERPROOF MEMBRANE
		WRB.	WEATHER-RESISTIVE BARRIER
		WW.	WINDOW WALL



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LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

DATE	DESCRIPTION
12/20/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
9/22/2022	PRICING SET
10/10/2022	LANDMARKS COA APP SET
11/01/2022	BID ADDENDUM SET
1/23/2023	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2
8/24/2023	LANDMARKS CORRECTIONS 3

PROJECT NO.: R12-210158-00

SHEET TITLE:

COVER SHEET

CS

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

DETAILED SCOPE OF WORK



SELECTIVE DEMOLITION

REMOVE AND DISPOSE OF EXISTING EXTERIOR WOOD WINDOWS AND DOORS AT THE SECOND, THIRD, AND FOURTH FLOORS OF THE 1909 CONSTRUCTED BUILDING AS NOTED IN THE ARCHITECTURAL ELEVATIONS. TO BE REPLACED WITH LIKE-IN-KIND PRODUCTS.

MASONRY WALLS AT EXTERIOR ELEVATIONS

- A. WHERE DAMAGED OR OTHERWISE UNSOUND MASONRY IS FOUND ADJACENT TO OR BENEATH REMOVED WINDOWS AND DOORS, CLEAN AND REPOINT BRICK AS DESCRIBED IN THE STRUCTURAL NOTES.
B. PROVIDE HELICAL MASONRY TIES AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.
C. REPAIR THE EXISTING METAL LINTELS AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.
D. REPAIR THE EXISTING TERRA COTTA ARCHED LINTELS AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.

JULIETTE BALCONY REPAIRS

- A. CLEAN EXISTING JULIETTE BALCONY GUARDRAIL AND SUPPORT BRACKET AND PREPARE FOR REPAIR.
B. REPAINT JULIETTE BALCONIES WITH SPECIFIED PRODUCTS AND FOLLOWING PAINT MANUFACTURERS APPLICATION INSTRUCTIONS.
C. PROVIDE NEW WOOD PURLINS AND DECKING IF DAMAGED OR DECAYED PRODUCTS ARE FOUND. ASSUME 100% REPLACEMENT.
D. REINSTALL REPAINTED JULIETTE BALCONIES AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.

EIFS CORNICE REPAIRS

- A. CLEAN EXISTING EIFS CORNICE FOLLOWING MANUFACTURERS INSTRUCTIONS IN PREPARATION FOR CRACK REPAIR AND DRIP KERF CUT.
B. REMOVE AND LEGALLY DISPOSE OF ANY LOOSE EIFS MATERIAL DISPLACED DURING CLEANING AND REPAIR PREPARATION.
C. PROVIDE A NEWLY CUT DRIP KERF AT UNDERSIDE OF EIFS CORNICE ALONG FULL PERIMETER OF THE EXISTING EIFS SYSTEM.
D. PATCH EXISTING EIFS SYSTEM AND RECOAT FOLLOWING THE INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.

GENERAL FENESTRATION SCOPE

- A. CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SO THE NEW WINDOWS AND DOORS CAN BE INSTALLED WITH A 3/8" MINIMUM SEALANT JOINT AT THE HEAD, JAMB AND SILL ON THE INTERIOR SIDE.
1. CONTRACTOR TO PROVIDE OWNER AND ARCHITECT WEEKLY SCHEDULES FOR WHEN WINDOW AND DOOR REMOVAL AND ITS INSTALLATION IS TO OCCUR.
2. ALL OWNER FURNITURE AND DRAPERY/BLINDS TO BE REMOVED BY OWNER. CONTRACTOR SHALL ERECT A VISQUEEN BARRIER TO PROTECT OCCUPANTS FURNISHINGS FROM DUST AND DEBRIS, AS NECESSARY. BARRIER TO BE CONSTRUCTED 36" DEEP FROM EXTERIOR WALL.
3. CONTRACTOR TO REPLACE WINDOW LINERS IN KIND, AS REQUIRED, TO ACCEPT NEW WINDOWS AND DOORS. ASSUME WINDOW LINERS (HEAD, JAMB, SILL) ARE TEXTURED AND PAINTED GWB.
4. CONTRACTOR TO VERIFY THE CONSISTENCY OF THE EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS AND DOORS SO THAT THE NEW WINDOWS AND DOORS CAN BE INSTALLED WITH AN INTERIOR SEALANT JOINT.

WINDOWS / DOORS

- A. REMOVE AND LEGALLY DISPOSE OF EXISTING WINDOWS AND DOORS.
B. PREPARE ROUGH OPENING TO RECEIVE NEW FLUID APPLIED PENETRATION FLASHING. REFER TO INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.
C. PROVIDE NEW ALUMINUM CLAD WOOD WINDOWS AND DOORS SATISFYING THE 2018 SEATTLE ENERGY CODE PRESCRIPTIVE COMPLIANCE REQUIREMENTS AND AS APPROVED BY THE SEATTLE LANDMARKS PRESERVATION BOARD. REFER TO ARCHITECTURAL SPECIFICATION FOR APPROVED PRODUCT INFORMATION.

MISCELLANEOUS

- A. ANY OCCUPANT OWNED ITEMS SUCH AS: FURNITURE, PLANTERS, TV SATELLITE DISHES, CABLE TV LINES, AIR CONDITIONING UNITS, PLANT AND FLAG HANGERS, AND SIMILAR WILL BE ADDRESSED BY OWNER. A LINE ITEM HAS BEEN ADDED IN THE BID FORM FOR COORDINATION AND TEMPORARY STRUCTURE REQUIRE TO MAINTAIN USE OF THESE ITEMS, IF REQUIRED.

TEMPORARY UTILITIES AND CONTRACTOR STAGING AND STORAGE

- A. TEMPORARY POWER: THE CONTRACTOR CAN UTILIZE BUILDING OUTLETS ONLY IF PRIOR APPROVAL IS GIVEN BY THE OWNER AND ONLY IN HIGH NEED AND SHORT DURATIONS. THE CONTRACTOR IS TO ASSUME ALL POWER NEEDS WILL COME FROM GENERATORS.
B. STAGING: STAGING OF DUMPSTERS TO BE ON HARDSCAPES AND NOT ON ANY SOFTSCAPES. THE CONTRACTOR WILL BE RESPONSIBLE IN PROVIDING LOCATIONS OF DUMPSTERS PRIOR TO COMMENCING CONSTRUCTION FOR OWNER APPROVAL.
C. FOR BIDDING PURPOSES ASSUME THAT A JOB TRAILER WILL BE REQUIRED.
D. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SECURITY OF TOOLS, MACHINERY AND SIMILAR. AN AREA ACCEPTABLE TO THE OWNER AND THE CONTRACTOR WILL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION.

PROJECT CLOSE OUT

- A. UPON COMPLETION OF WORK, ALL BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER AND THE SITE CLEANED. ANY LANDSCAPING OR MISCELLANEOUS ITEMS THAT WERE AFFECTED DURING CONSTRUCTION, SHALL BE CLEANED AND RE-INSTALLED OR REPLACED IF DAMAGED.
B. SUBMIT A BOUND OPERATIONS AND MAINTENANCE MANUAL INCLUDING ALL PRODUCT AND INSTALLATION WARRANTIES TO THE OWNER.

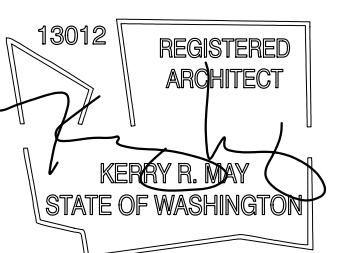
A. GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE 2018 SEATTLE BUILDING CODE (SBC) AS ADOPTED AND AMENDED BY THE CITY OF SEATTLE.
2. THE BUILDING ENCLOSURE (BE) DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY OTHER APPLICABLE DRAWINGS FOR BIDDING PURPOSES ONLY.
4. DO NOT SCALE DIMENSIONS FROM DRAWINGS. DIMENSIONS PROVIDED ON BUILDING ENCLOSURE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE BUILDING ENCLOSURE CONSULTANT.
7. SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND APPROVED BY THE OWNER. INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:
a. VERIFICATION OF STRUCTURAL MEMBER SIZES
b. VERIFICATION OF SPECIFIED STRESS GRADES OF STRUCTURAL MEMBERS
c. INSPECTION OF FRAMING ANCHORS, AND BOLTED AND NAILED CONNECTIONS
d. INSPECTION OF SHEATHING NAILING SIZE, SPACING, AND INSTALLATION
e. INSPECTION FOR COMPLETENESS OF STRUCTURAL SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS
10. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
11. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.
B. SPECIFICATIONS: REFER TO PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.
C. COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE DRAWINGS; TO CONFIRM AND CORRELATE ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING THE WORK IN A SAFE AND RESPONSIBLE MANNER.
D. DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS, DETAILS, OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING ENCLOSURE CONSULTANT AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
E. CONTRACTOR SHALL DEMONSTRATE IT IS A LICENSED AND BONDED FACILITY, WITH COVERAGE SUFFICIENT TO RECREATE THE HISTORIC FEATURES IN-KIND IF THEY ARE LOST OR DAMAGED.



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LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109



Table with 8 columns: ISSUE NO., DESCRIPTION, DATE. Rows include: 1. PERMIT PRE-APPLICATION (12/20/22), 2. PERMIT SET (8/15/2022), 3. PRICING SET (8/22/2022), 4. LANDMARKS CAN APP SET (10/26/2022), 5. BID ADDENDUM SET (11/01/2022), 6. LANDMARKS CORRECTIONS 1 (12/20/23), 7. LANDMARKS CORRECTIONS 2 (4/18/2023), 8. LANDMARKS CORRECTIONS 3 (8/24/2023)

PROJECT NO.: R12-210158-00

DETAILED SCOPE OF WORK

G1.00

DATE: August 17, 2023 SCALE: AS NOTED DRAWN BY: DS CHECKED BY: MD

GENERAL PRODUCT SPECIFICATIONS & NOTES

THE FOLLOWING SPECIFICATIONS AND PRODUCT RECOMMENDATIONS ARE SUBJECT TO OWNER/ CONSTRUCTION MANAGER APPROVAL. ALWAYS CONSULT MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION, INSTALLATION REQUIREMENTS, AND ACCESSORY MATERIALS. NOT ALL PRODUCTS MAY APPLY, VERIFY WITH ARCHITECT.

THE PROJECT WILL CONFORM TO THE FOLLOWING CODES AND STANDARDS:

- 2018 SEATTLE BUILDING CODE (SBC)
- 2018 SEATTLE EXISTING BUILDING CODE (SEBC), AS APPLICABLE
- 2018 SEATTLE ENERGY CODE (SEC), AS APPLICABLE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AS APPLICABLE
- 2018 INTERNATIONAL MECHANICAL CODE (IMC), AS APPLICABLE
- NATIONAL ELECTRICAL CODE (NEC), AS APPLICABLE
- UNIVERSAL PLUMBING CODE (UPC), AS APPLICABLE

A. WINDOW AND DOOR ROUGH OPENING PENETRATION FLASHING

1. THE ROUGH OPENING PENETRATION FLASHING MATERIAL SHALL BE INSTALLED CONTINUOUSLY IN A MONOLITHIC APPLICATION. MASK AREAS OF INTERIOR AND EXTERIOR FINISHES AND MASONRY NOT INTENDED TO RECEIVE PENETRATION FLASHING. FOLLOW THE MANUFACTURERS INSTRUCTIONS FOR PRODUCT INSTALLATION, STORAGE, HANDLING, AND CLEAN UP.
2. APPROVED PRODUCTS:
 - a. PROSOCO: R-GUARD
4. SUPPLEMENTAL MATERIALS:
 - a. PROSOCO: FASTFLASH
 - b. PROSOCO: JOINT AND SEAM FILLER
5. ALTERNATE MATERIALS:
 - a. CONSULT OWNER AND BUILDING ENCLOSURE CONSULTANT

B. WINDOW PENETRATION FLASHING SEQUENCE

1. REFERENCE APPROVED WINDOW WRAP SEQUENCE - SHEET BE1.01
2. INSTALL A "PAN" FLASHING ASSEMBLY AT THE SILL AND PENETRATION FLASHINGS AT THE JAMBS AND HEAD FOR NON-FLANGED WINDOW/DOOR ASSEMBLIES. PENETRATION FLASHING SYSTEM TO BE CONTINUOUS AT HEAD, JAMBS, AND SILL. SEAL CORNERS WITH FASTFLASH, PER THE WINDOW WRAP SEQUENCE. THIS PENETRATION FLASHING WILL PROTECT THE FRAMING AND DIRECT SUBSEQUENT MOISTURE TO THE SILL AND EJECT TO THE EXTERIOR.
3. AFTER NON-FLANGED WINDOWS/DOORS ARE INSTALLED, PROVIDE A CONTINUOUS SEALANT JOINT WITH BACKER ROD AT THE INTERIOR SHOULDER OF THE WINDOW/DOOR. SIZE THE ROUGH OPENING TO ALLOW FOR THE INSTALLATION OF A SEALANT JOINT AND BACKER ROD. SEALANT JOINT TO BE A MINIMUM OF 3/8". RECOMMENDED PRODUCTS: NOMACO: SOF ROD, PROSOCO: AIRDAM

C. EXPOSED METAL FLASHING

1. FOR WINDOW AND DOOR HEADS, AND OTHER EXPOSED METAL FLASHINGS.
 - a. PROVIDE A 24 GAUGE, PRE-FINISHED SHEET METAL FLASHING WITH A "KYNAR 500" FINISH (OR AS NOTED ON DRAWINGS).
 - b. COLOR AS APPROVED BY OWNER.

D. NON-EXPOSED METAL FLASHING/BACK DAMS

1. FOR NON-EXPOSED METAL FLASHINGS.
 - a. PROVIDE 24 GAUGE, 304 STAINLESS STEEL (OR AS NOTED ON DRAWINGS).

E. SEALANT

1. AT EXTERIOR & INTERIOR PERIMETER OF WINDOWS AND DOORS.
2. APPROVED PRODUCTS
 - a. DOW: DOWSIL 795 (EXTERIOR)
 - b. PROSOCO: AIR DAM (INTERIOR)
3. COLOR AS APPROVED BY OWNER.

H. MASONRY REPAIRS

1. ANY REPLACEMENT OF HISTORICAL BRICK, TERRA COTTA, AND MORTAR SHALL REQUIRE REVIEW AND APPROVAL BY THE LANDMARKS BOARD COORDINATOR PRIOR TO PERFORMING THE WORK.
2. BUILD A FREE-STANDING MOCK UP OF REPLACEMENT BRICK, TERRACOTTA, AND MORTAR FOR REVIEW AND APPROVAL BY THE LANDMARKS BOARD COORDINATOR PRIOR TO PROCURING AND INSTALLING REPLACEMENT MATERIALS.
3. FOR THE TREATMENT OF DAMAGED TERRA COTTA UNITS, FOLLOW THE PROTOCOL BELOW:
 - a. REPAIR TERRA COTTA UNITS THAT HAVE BROKEN INTO LARGE PIECES BY REINSTALLING THEM PIECE-BY-PIECE AND PATCHING WITH APPROVED REPAIR MORTAR.
 - a.a. SOURCE REPAIR MORTAR FROM THE BELOW SOURCE OR A COMPARABLE ENTITY. REPAIR MORTAR SHALL BE INCLUDED IN THE FREE-STANDING MOCK UP FOR REVIEW AND APPROVAL BY THE LANDMARKS BOARD COORDINATOR.
 - a.a.a. EDISON COATING: [HTTPS://WWW.EDISONCOATINGS.COM/TERRA_COTTA/TERRA_COTTA.HTML](https://www.edisoncoatings.com/terra_cotta/terra_cotta.html)
 - a.a.a. FOR TERRA COTTA UNITS THAT ARE DAMAGED BEYOND REPAIR, PROVIDE REPLACEMENT PIECES THAT ACCURATELY REPRESENT THE GEOMETRY, COLOR, AND TEXTURE OF THE EXISTING UNITS.
 - a.a.a. SOURCE REPLACEMENT PIECES FROM THE BELOW SOURCES OR A COMPARABLE ENTITY. REPLACEMENT PIECES SHALL BE REVIEWED AND APPROVED BY THE LANDMARKS BOARD COORDINATOR PRIOR TO INSTALLATION:
 - a.a.a.a. BOSTON VALLEY TERRA COTTA: [HTTPS://BOSTONVALLEY.COM](https://bostonvalley.com)
 - a.a.a.a. GLADDING MCBEAN: [HTTPS://WWW.GLADDINGMCBEAN.COM/TERRA-COTTA](https://www.gladdingmcbean.com/terra-cotta)
4. FOR THE REPAIR OF MASONRY ASSEMBLY ADJACENT TO OR BENEATH THE NEW WINDOWS AND DOORS THAT WOULD EFFECT THE ABILITY TO INSTALL NEW WINDOW AND DOOR PRODUCTS IF LEFT UNTOUCHED. VERIFY SPECIFIED MORTAR WITH STRUCTURAL ENGINEER PRIOR TO USE.
5. APPROVED PRODUCTS FOR TUCKPOINTING AND PATCHING
 - a. AMERIMIX: AMX 420 TUCK POINTING MORTAR (TYPE O)
 - b. COLOR: MATCH TO EXISTING AND AS APPROVED BY OWNER
6. FOR THE REPLACEMENT OF DAMAGED MASONRY UNITS DURING WINDOW/DOOR REPLACEMENT AND/OR MASONRY REPAIRS, FOLLOWING THE PROTOCOL BELOW:
 - a. WHERE EXISTING FACE BRICKS ARE DAMAGED OR DESTROYED DURING SCOPE OF WORK, REPLACE WITH BRICKS FROM PROPERTIES STOCK PILE OR WITH EXISTING INNER-WYTHE BRICKS EXPOSED AT WINDOW/DOOR ROUGH OPENINGS.
 - a.a. IF NO EXISTING BRICKS ARE AVAILABLE, SOURCE SIMILAR BRICKS FROM THE BELOW SOURCE OR A COMPARABLE ENTITY:
 - a.a.a. EARTHWISE SALVAGE; 3447 4TH AVE S. SEATTLE, WA 98134 206.624.4510 - SEATTLE@EWSALVAGE.COM
 - b. WHERE EXISTING INNER-WYTHE BRICKS ARE DAMAGED OR DESTROYED DURING SCOPE OF WORK, REPLACE WITH BRICKS OF IDENTICAL DIMENSIONS FROM A REPUTABLE SOURCE AS SELECTED BY THE MASONRY CONTRACTOR.

J. WINDOW & DOOR PRODUCTS

1. FOR THE REPLACEMENT OF EXISTING WINDOWS AND DOORS AT THE FIRST, SECOND, AND THIRD FLOORS OF THE 1909 CONSTRUCTED BUILDING AS NOTED IN THE ARCHITECTURAL ELEVATIONS.
2. APPROVED PRODUCTS

- a. PELLA: RESERVE TRADITIONAL SERIES
- b. COLOR: MATCH TO EXISTING AND AS APPROVED BY OWNER

K. WINDOW & DOOR TESTING

1. FIELD WATER PENETRATION RESISTANCE TESTING
2. PERFORMANCE REQUIREMENTS:
 - a. GENERAL: PROVIDE WINDOWS CAPABLE OF COMPLYING WITH PERFORMANCE REQUIREMENTS INDICATED, BASED ON TESTING MANUFACTURER'S WINDOWS THAT ARE REPRESENTATIVE OF THOSE SPECIFIED, AND THAT ARE OF TEST SIZE REQUIRED BY AAMA/WDMA 101/I.S.2/NAFS.
 - c. NO WATER LEAKAGE AS DEFINED IN AAMA/WDMA/CSA REFERENCED TEST METHODS AT A WATER TEST PRESSURE EQUALING THAT INDICATED, WHEN TESTED ACCORDING TO AAMA/WDMA/CSA 101/I.S.2/A440, WATER PENETRATION RESISTANCE TEST.
3. TESTING SERVICES: TESTING AND INSPECTION OF INSTALLED WINDOWS AND SLIDING DOORS SHALL TAKE PLACE AS FOLLOWS:
 - a. TESTING METHODOLOGY: TESTING OF WINDOWS FOR AIR INFILTRATION AND WATER RESISTANCE SHALL BE PERFORMED ACCORDING TO ASTM E 1105, METHOD B.
4. FIELD WATER RESISTANCE TESTING PRESSURES:
 - a. WINDOWS AND DOORS - FIELD WATER RESISTANT TEST PRESSURE = 3.0 PSF MIN.
7. FIELD WATER RESISTANCE TESTING PROCEDURES:
 - a. TEST PRESSURE: TWO-THIRDS TIMES DESIGN TEST PRESSURE REQUIRED TO DETERMINE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440 PERFORMANCE GRADE INDICATED OR AS SPECIFIED.
 - b. ALLOWABLE WATER INFILTRATION: NO WATER PENETRATION.
8. TESTING EXTENT: ONE WINDOW AND DOOR OF EACH TYPE (TYPICALLY LARGEST, MOST COMMON CONFIGURATION) AS SELECTED BY ARCHITECT OR BUILDING ENVELOPE CONSULTANT. TESTING SHALL OCCUR AFTER PERIMETER SEALANTS HAVE CURED.
9. FAILED WATER TESTED ASSEMBLIES SHALL BE CORRECTED OR REPAIRED ON A WHOLESALE BASIS BY THE MANUFACTURER AND CONTRACTOR, AND BE RE-TESTED UNTIL SPECIFIC WINDOW TYPE PASSES TWO CONSECUTIVE TESTING WITHOUT A FAILURE.
10. REMOVE AND REPLACE NON-COMPLYING WINDOWS AND DOORS AND RE-TEST, AS SPECIFIED ABOVE.
11. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
12. PREPARING FOR TEST AND INSPECTION REPORTS.
 - a. ADJUSTING, CLEANING, AND PROTECTION.
 - b. LUBRICATE HARDWARE AND MOVING PARTS.
 - c. ADJUST OPERATING PANELS AND SCREENS TO PROVIDE A TIGHT FIT AT CONTACT POINTS AND WEATHER STRIPPING FOR SMOOTH OPERATION, WITHOUT BINDING, AND WEATHERTIGHT CLOSURE.
 - d. ADJUST HARDWARE FOR PROPER ALIGNMENT, SMOOTH OPERATION, AND PROPER LATCHING WITHOUT UNNECESSARY FORCE OR EXCESSIVE CLEARANCE.
 - e. CLEAN FRAME SURFACES IMMEDIATELY AFTER INSTALLING SLIDING DOORS, COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. AVOID DAMAGING PROTECTIVE COATINGS AND FINISHES. RECOMMEND TEMPORARY COVERING OF SILL TRACK TO PREVENT CONSTRUCTION DEBRIS FROM CLOGGING WEEPS.
 - f. CLEAN GLASS IMMEDIATELY AFTER INSTALLING WINDOWS AND SLIDING DOORS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR FINAL CLEANING AND MAINTENANCE. REMOVE NONPERMANENT LABELS AND CLEAN SURFACES.
 - g. REMOVE AND REPLACE GLASS THAT HAS BEEN BROKEN, CHIPPED, CRACKED, ABRADED, OR DAMAGED DURING CONSTRUCTION PERIOD.
 - h. PROTECT STOREFRONT, WINDOW AND SLIDING DOOR SURFACES FROM CONTACT WITH CONTAMINATING SUBSTANCES RESULTING FROM CONSTRUCTION OPERATIONS. IN ADDITION, MONITOR SLIDING DOOR SURFACES ADJACENT TO AND BELOW EXTERIOR CONCRETE AND MASONRY SURFACES DURING CONSTRUCTION FOR PRESENCE OF DIRT, SCUM, ALKALINE DEPOSITS, STAINS, OR OTHER CONTAMINANTS. IF CONTAMINATING SUBSTANCES DO CONTACT SLIDING DOOR SURFACES, REMOVE CONTAMINANTS IMMEDIATELY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - i. RE-FINISH OR REPLACE STOREFRONTS, WINDOWS AND SLIDING DOORS WITH DAMAGED FINISHES.
 - j. REPLACE DAMAGED COMPONENTS.



EIFS CORNICE REPAIR

1. CLEAN EXISTING EIFS CORNICE SURFACES THOROUGHLY FOLLOWING THE COATING MANUFACTURERS INSTRUCTIONS.
2. REMOVE ALL LOOSE MATERIAL AND PREPARE EIFS AS DIRECTED FOLLOWING THE COATING MANUFACTURERS INSTRUCTIONS.
3. PROVIDE A NEW DRIP KERF CUT AT THE UNDERSIDE OF THE EXISTING EIFS CORNICE ALONG THE FULL PERIMETER FOLLOWING THE BUILDING ENCLOSURE DETAILS.
4. PATCH, REPAIR AND RECOATING THE EIFS SYSTEM FOLLOWING THE COATING MANUFACTURERS INSTRUCTIONS.
5. APPROVED PRODUCTS: STO CORP. - STO THERM CI LOTUSAN SYSTEM PRODUCTS. COLOR TO MATCH EXISTING PRODUCTS (BLACK BODY AND CREAM ACCENTS).
6. COLOR APPROVED BY ARCHITECT AND OWNER PRIOR TO REFINISH.



N. JULIETTE BALCONY REPAIR

1. REMOVE, CLEAN, PREPARE, AND PAINT THE EXISTING JULIETTE BALCONY SYSTEMS FOLLOWING THE PAINT MANUFACTURERS APPLICATION INSTRUCTIONS.
2. APPROVED PRODUCTS: SHERWIN WILLIAMS - PRO INDUSTRIAL URETHANE ALKYD ENAMEL, BLACK, APPLIED IN COMBINATION WITH MANUFACTURER RECOMMENDED PRIMER PER SUBSTRATE.
3. COLOR APPROVED BY ARCHITECT AND OWNER PRIOR TO REFINISH.

O. SEALANT PULL TESTS

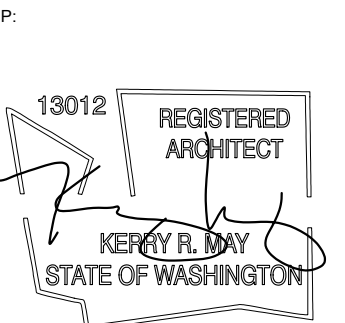
1. CONDUCT PULL TESTS TO VERIFY ADHESION.
2. ARRANGE FOR SEALANT MANUFACTURER, APPROVED REPRESENTATIVE, OR BUILDING ENCLOSURE CONSULTANT TO PERFORM TESTS.
3. CONDUCT PERIODIC PULL TESTS THROUGHOUT THE COURSE OF CONSTRUCTION. RECOMMEND MINIMUM 3 TESTS.
4. COORDINATE WITH SEALANT MANUFACTURER'S INSTALLATION DOCUMENTS REGARDING SURFACE PREPARATION AND PRIMING REQUIREMENTS.

P. SITE VISITS

1. CONTRACTOR RESPONSIBLE FOR SCHEDULING PERIODIC SITE VISITS FOR BUILDING ENCLOSURE CONSULTANT WITH A CONTRACTOR REPRESENTATIVE TO DISCUSS THE AS-BUILT CONDITIONS, DETAILS, AND SITE QUESTIONS.
 - a. REQUIRES MINIMUM 24 HOURS NOTICE PRIOR TO SITE VISIT



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PROJECT TITLE: **LEONA CONDOMINIUMS REMEDIATION**

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

DATE	DESCRIPTION
12/20/22	PERMIT APPLICATION
8/19/2022	PERMIT SET
8/22/2022	PRICING SET
10/19/2022	LANDMARKS COA APP SET
11/01/2022	BID ADDENDUM SET
12/20/23	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2
8/24/2023	LANDMARKS CORRECTIONS 3

PROJECT NO.: R12-210158-00

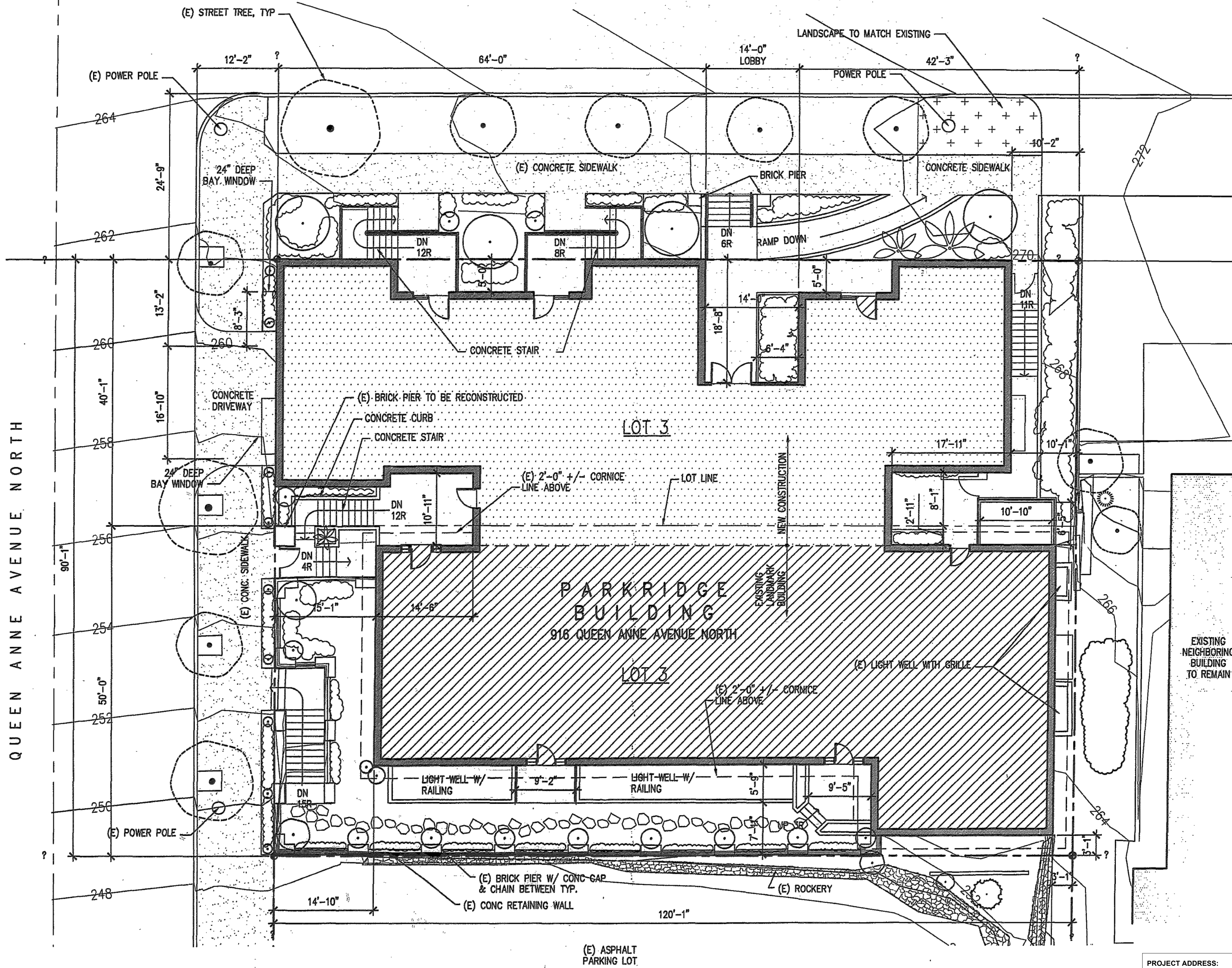
SHEET TITLE: **PRODUCT SPECIFICATIONS AND NOTES**

G1.01

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

QUEEN ANNE AVENUE NORTH

WARD STREET

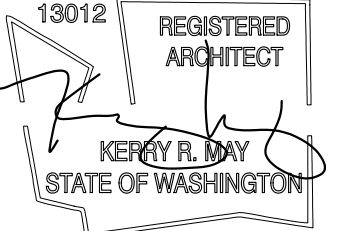


1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT ADDRESS:
916 QUEEN ANNE AVE N
SEATTLE, WA 98109
LEGAL DESCRIPTION:
3-4 KINNEARS G ADD SUPL
KING COUNTY ASSESSOR'S PARCEL NUMBER:
4272000000



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LEONA CONDOMINIUMS REMEDATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE APPLICATION	12/20/2022
2	PERMIT SET	8/16/2023
3	PRICING SET	8/23/2023
4	LANDMARKS CAN APP SET	10/10/2023
5	BID ADDENDUM SET	11/01/2023
6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	4/18/2024
8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

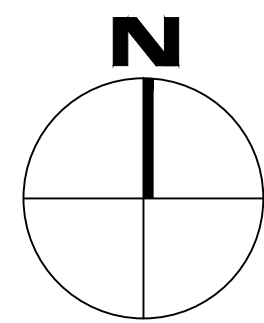
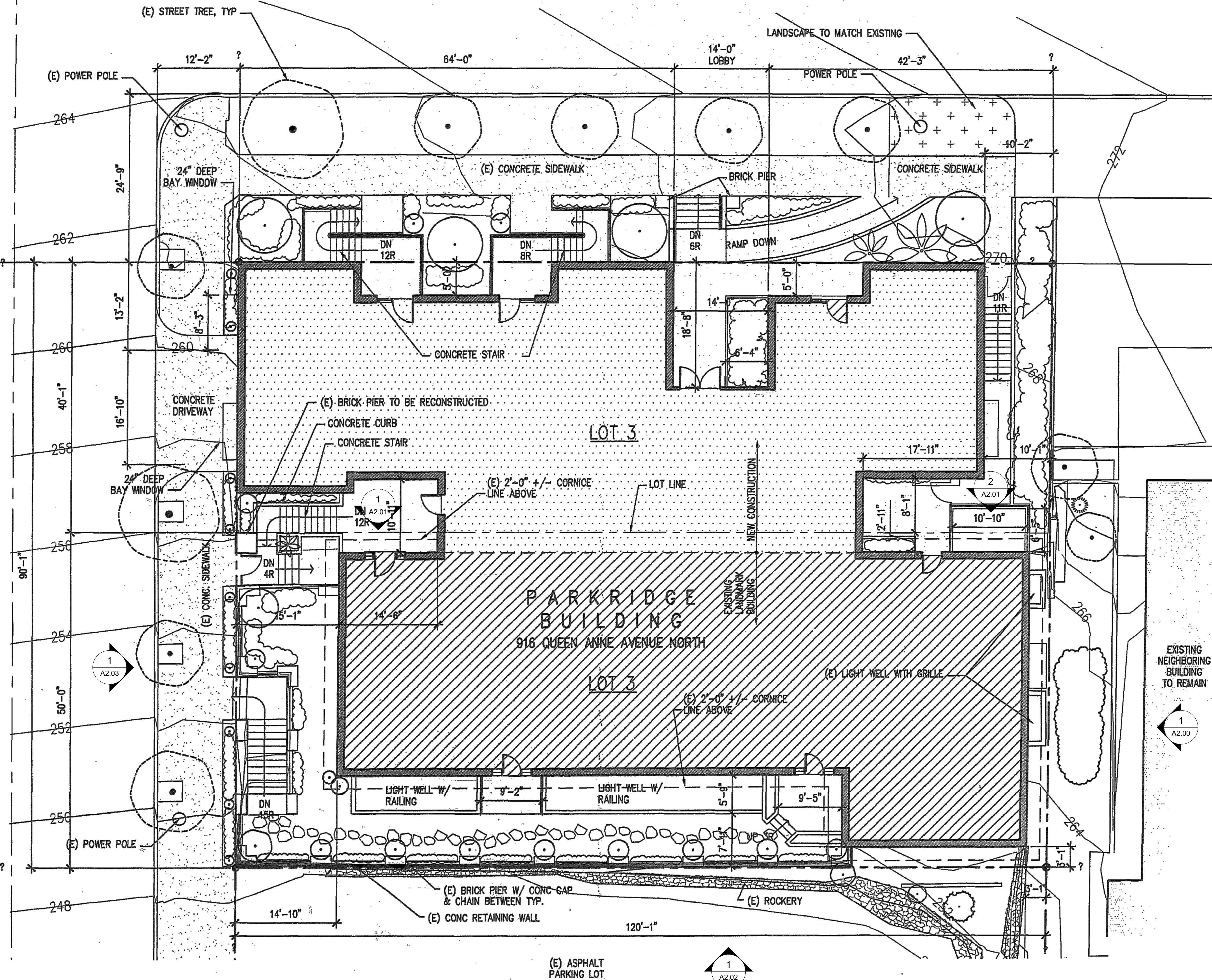
SHEET TITLE:
SITE PLAN

A1.00

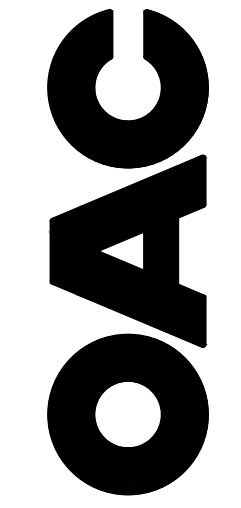
DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

QUEEN ANNE AVENUE NORTH

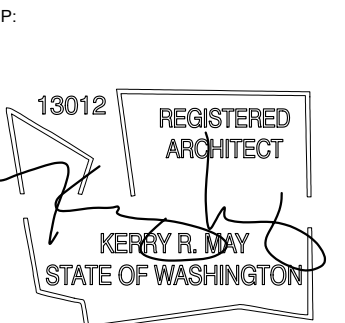
WARD STREET



1 KEY PLAN
SCALE: 1/8" = 1'-0"



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LEONA CONDOMINIUMS
REMEDATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

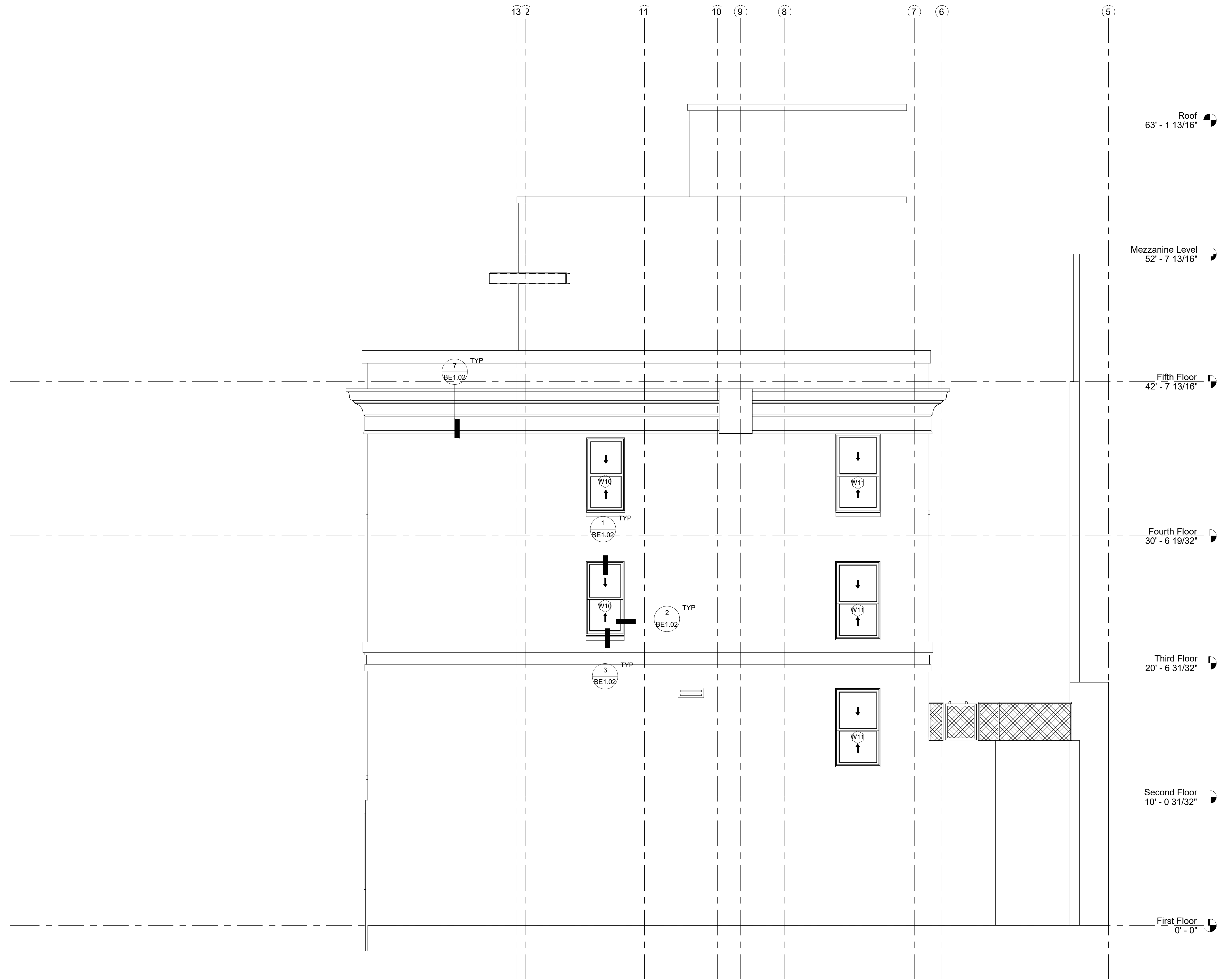
ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE APPLICATION	12/20/2022
2	PERMIT SET	8/19/2023
3	PRICING SET	8/23/2023
4	LANDMARKS COA APP SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	4/18/2023
8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

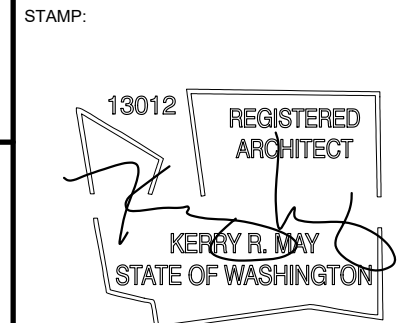
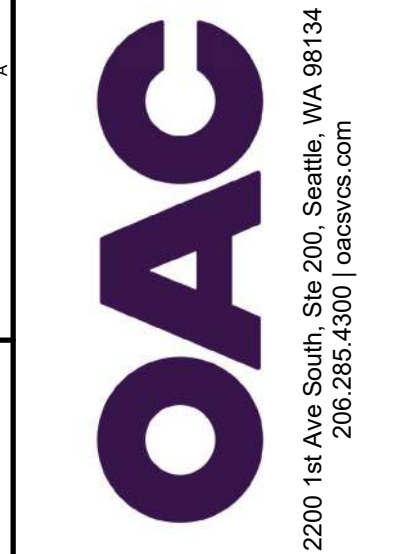
SHEET TITLE:
KEY PLAN

A1.01

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD



1 EAST ELEVATION
1/4" = 1'-0"



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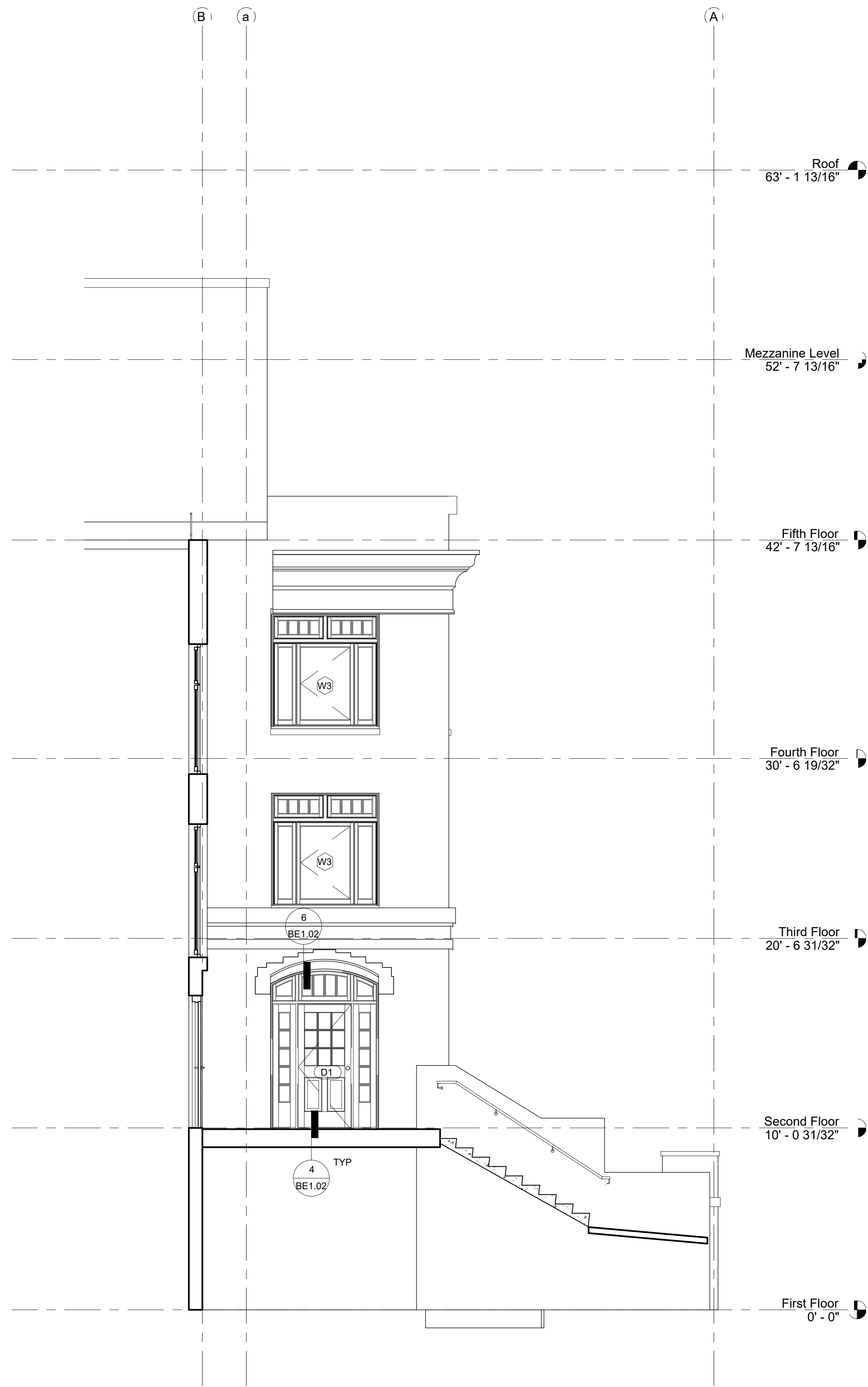
PROJECT TITLE:
LEONA CONDO REMEDIATION
1 WARD ST., SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	12/8/2022
2	PERMIT SET	8/15/2023
3	PRICING SET	9/22/2023
4	LANDMARKS CAN APP SET	10/10/2023
5	BID ADDENDUM SET	11/01/2023
6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	6/6/2024
8	LANDMARKS CORRECTIONS 3	8/24/2024

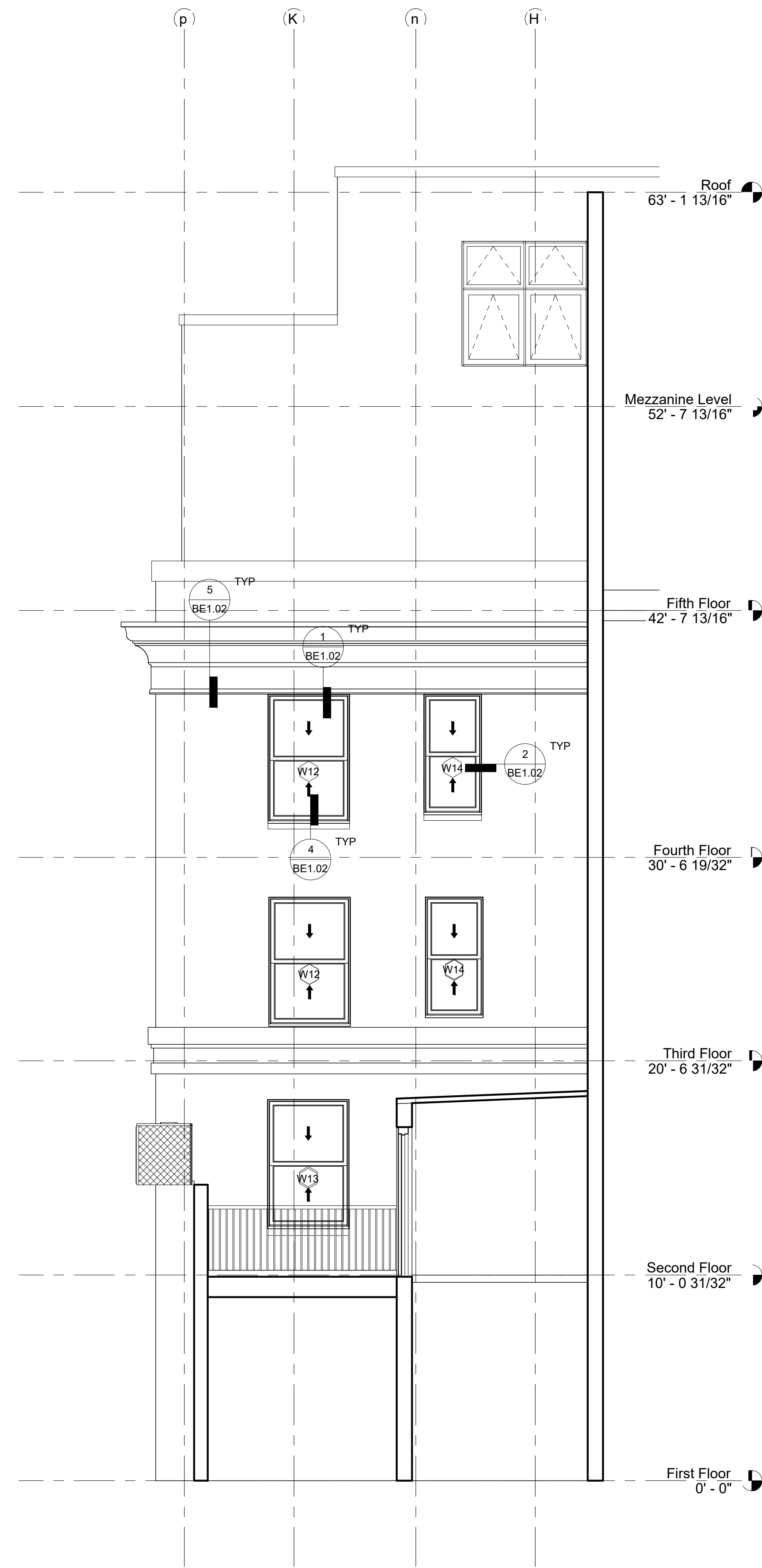
PROJECT NO.: R12-210158.00
SHEET TITLE:
EAST ELEVATION

A2.00

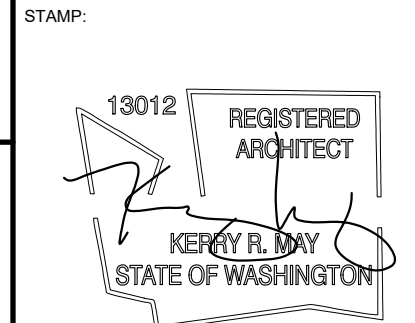
DATE: 08/17/2023 SCALE: 1/4" = 1'-0"
DRAWN BY: DES CHECKED BY: MD



1 NORTH (WEST) ELEVATION
1/4" = 1'-0"



2 NORTH (EAST) ELEVATION
1/4" = 1'-0"



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LEONA CONDO REMEDIATION
1 WARD ST., SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	12/8/2022
2	PERMIT SET	8/15/2023
3	PRICING SET	9/23/2023
4	LANDMARKS CAN APP SET	10/19/2023
5	BID ADDENDUM SET	11/01/2023
6	LANDMARKS CORRECTIONS 1	12/3/2023
7	LANDMARKS CORRECTIONS 2	6/6/2024
8	LANDMARKS CORRECTIONS 3	8/24/2024

PROJECT NO.: R12-210158.00
SHEET TITLE:
NORTH ELEVATIONS

A2.01

DATE: 08/17/2023 SCALE: 1/4" = 1'-0"
DRAWN BY: DES CHECKED BY: MD



1 SOUTH ELEVATION
1/4" = 1'-0"

Roof
63' - 1 13/16"

Mezzanine Level
52' - 7 13/16"

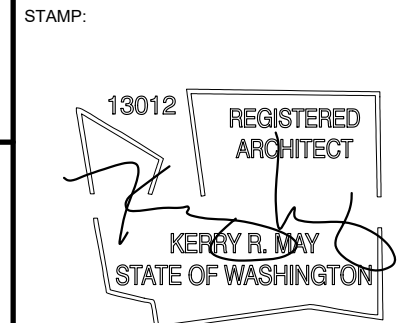
Fifth Floor
42' - 7 13/16"

Fourth Floor
30' - 6 19/32"

Third Floor
20' - 6 31/32"

Second Floor
10' - 0 31/32"

First Floor
0' - 0"



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LEONA CONDO REMEDIATION
1 WARD ST., SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	12/8/2022
2	PERMIT SET	6/15/2023
3	PERMITS SET	8/22/2023
4	LANDMARKS CAN APP SET	10/12/2023
5	BID ADDENDUM SET	11/01/2023
6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	6/6/2024
8	LANDMARKS CORRECTIONS 3	6/24/2024

SOUTH ELEVATION

A2.02

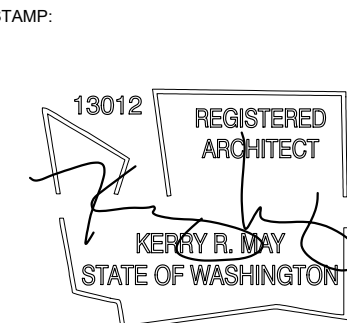
DATE: 8/17/2023 SCALE: 1/4" = 1'-0"
DRAWN BY: DES CHECKED BY: MD



1 WEST ELEVATION
1/4" = 1'-0"



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LEONA CONDO REMEDIATION

1 WARD ST., SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	12/8/2022
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8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158.00
SHEET TITLE:
WEST ELEVATION

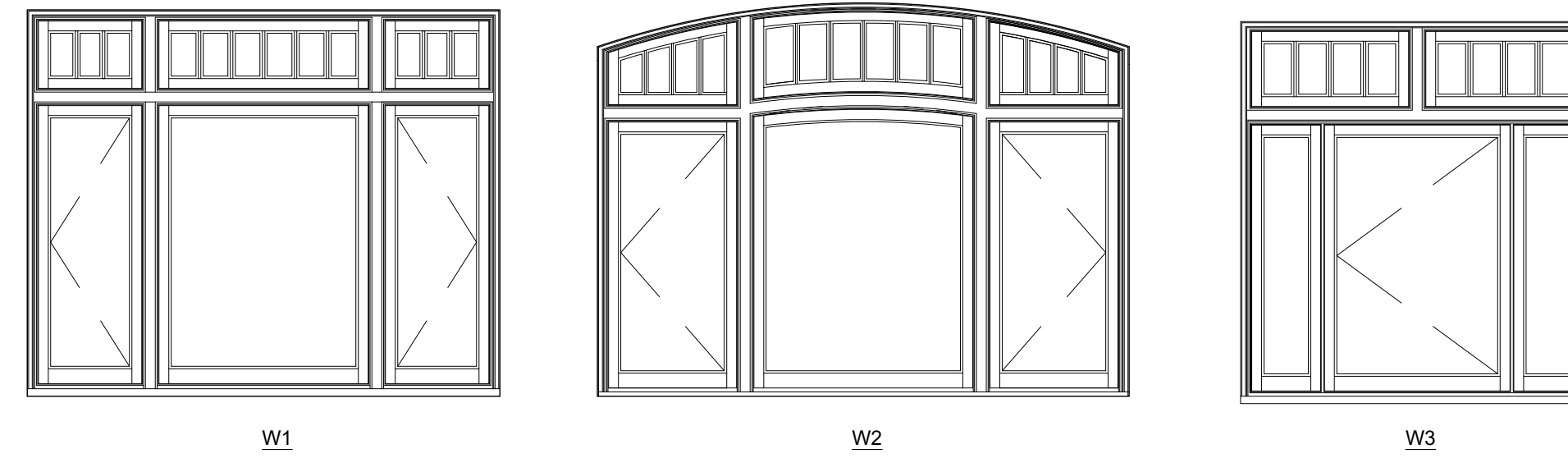
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DATE: 08/17/2023 SCALE: 1/4" = 1'-0"
DRAWN BY: DES CHECKED BY: MD

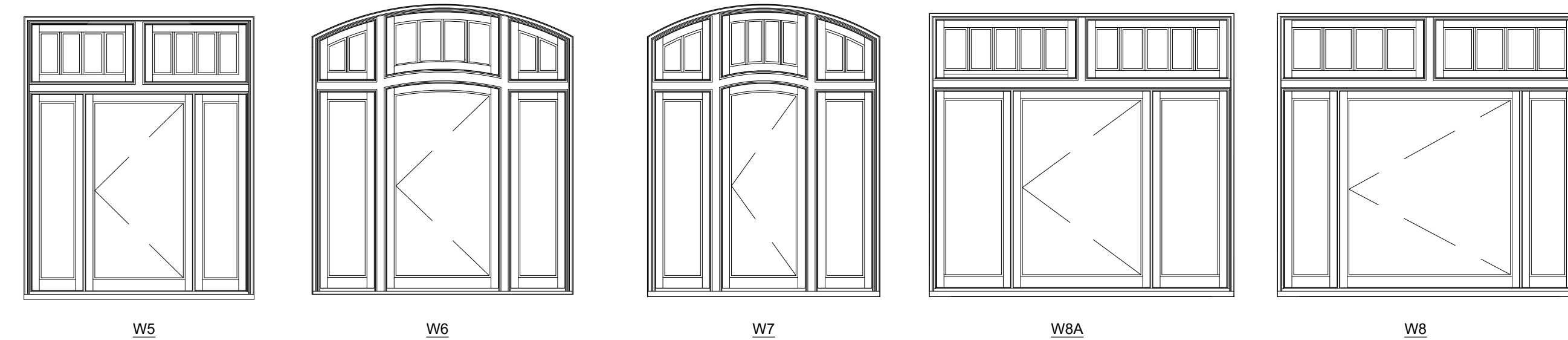
WINDOW/DOOR SCHEDULE 3

ID	ORIGINAL INSTALL (YEAR)	TYPE	QUANTITY	MANUFACTURER / MODEL 2	SIZE (W X H)	U-FACTOR / SHGC	NFRC CPD NUMBER	NOTES
W1	1909	FIXED / OPER.	4	MARVIN SIGNATURE ULTIMATE SERIES	96" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W2	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	108" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W3	1909	FIXED / OPER.	8	MARVIN SIGNATURE ULTIMATE SERIES	72" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W5	1909	FIXED / OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	63" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W6	1909	FIXED / OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	72" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W7	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	66" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W8A	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	84" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W8	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	84" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W9	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	84" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W10	1909	OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	36" X 70" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W11	1909	OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	42" X 74" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W12	1909	OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	48" X 76" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W13	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES	48" X 78" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W14	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	34" X 71" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D1	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 96" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D2	2006	OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	60" X 84" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D3	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 86" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D4	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	60" X 84" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D6	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 86" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: 3/4" O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON

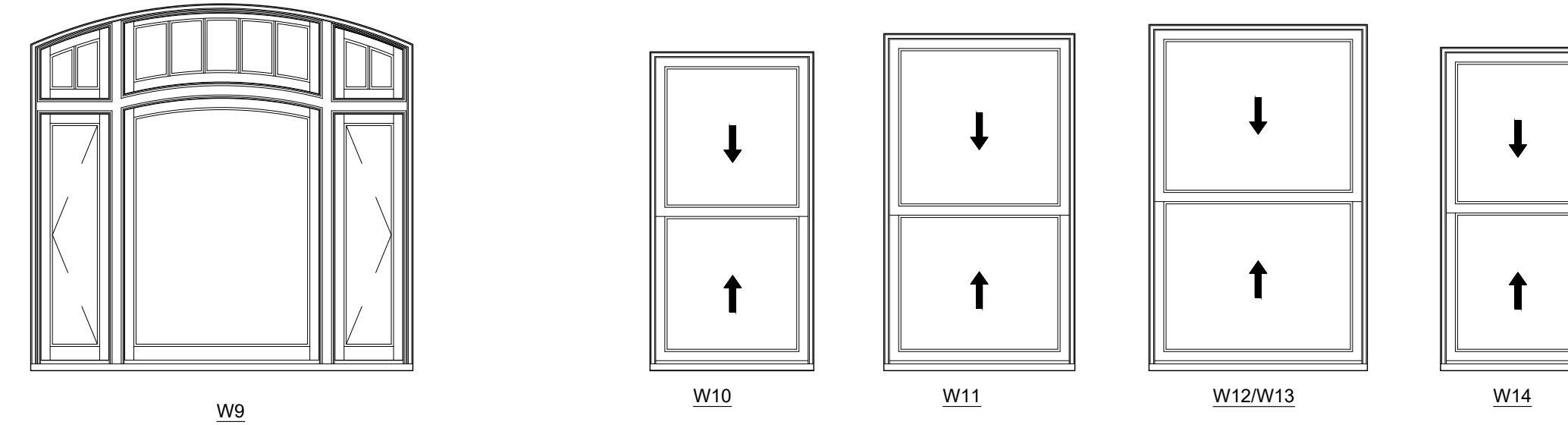
NOTE: THE NFRC LABEL CERTIFICATES FOR FENESTRATION ARE REQUIRED TO BE AVAILABLE TO THE INSPECTORS ON SITE BEFORE ANY PORTION OF THE FENESTRATION ASSEMBLY IS INSTALLED.



1 WINDOWS NOT TO SCALE



2 WINDOWS NOT TO SCALE




3 WINDOWS NOT TO SCALE



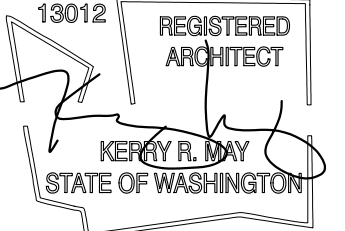
4 DOORS NOT TO SCALE

NOTE: REPLACEMENT WINDOWS AND DOORS TO MATCH EXISTING WINDOWS CONFIGURATION AND OPERATION
ALTERNATE 1: ONE (1) W1 AND ONE (1) W3 WINDOW WILL HAVE OPERABLE INSTEAD OF FIXED TRANSOMS.



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19012 REGISTERED ARCHITECT



KERRY R. DAY
STATE OF WASHINGTON

PROJECT TITLE: LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

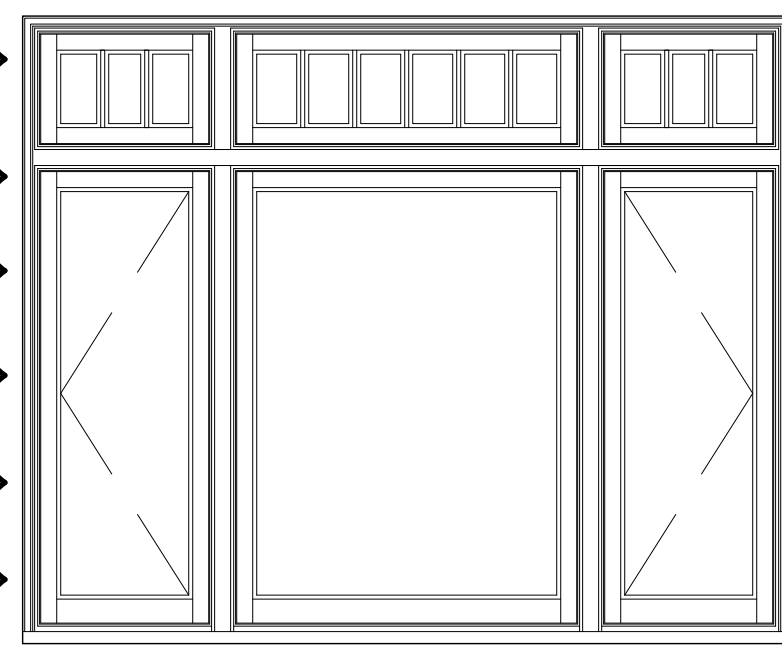
DATE	DESCRIPTION
12/20/22	PERMIT PRE-APPLICATION
8/15/2022	PERMIT SET
8/22/2022	PRICING SET
10/10/2022	LANDMARKS CAN APP SET
11/01/2022	BID ADDENDUM SET
12/20/22	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2
8/24/2023	LANDMARKS CORRECTIONS 3

PROJECT NO.: R12-210158-00

SHEET TITLE: WINDOW/DOOR SCHEDULES

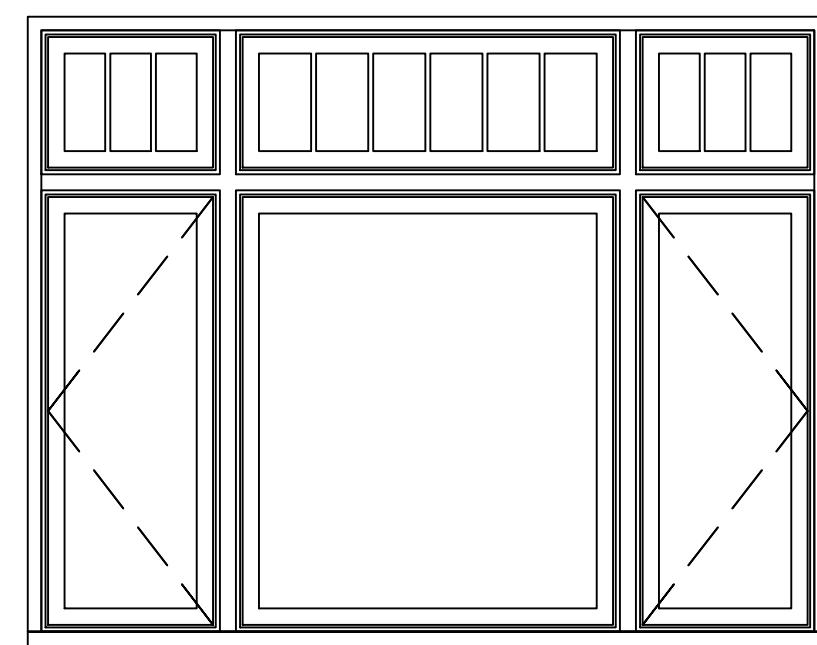
A6.00

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

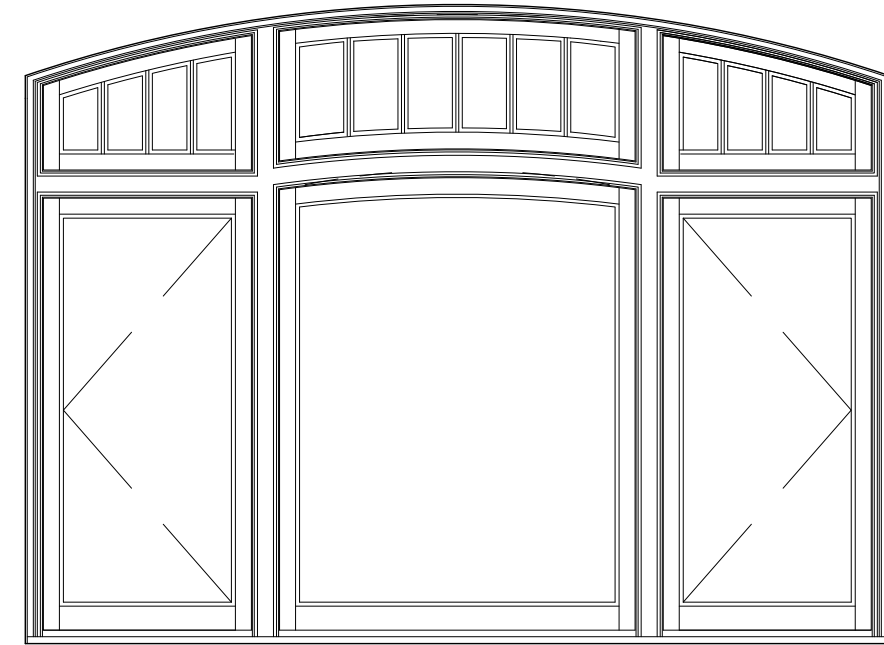


EXISTING

W1

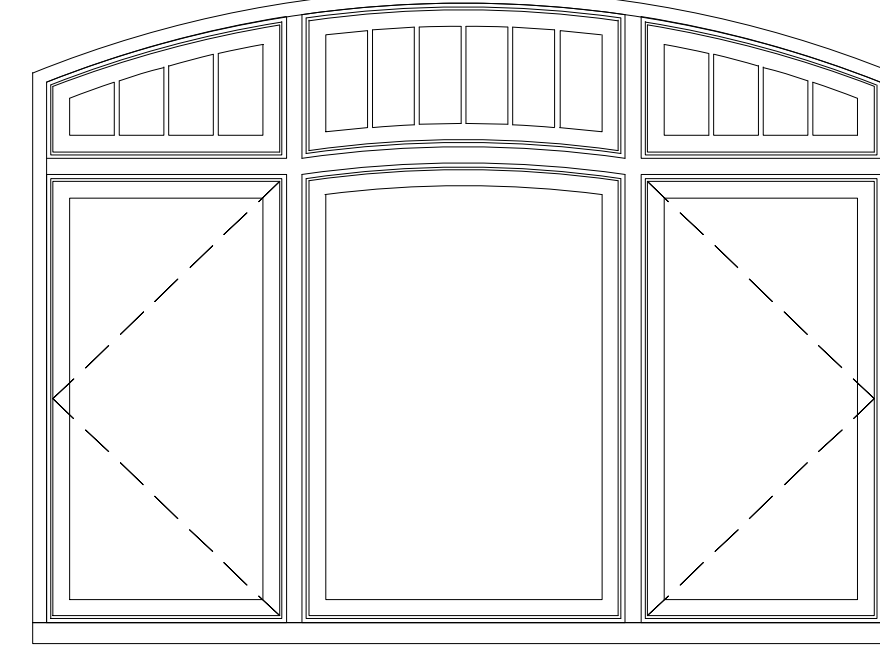


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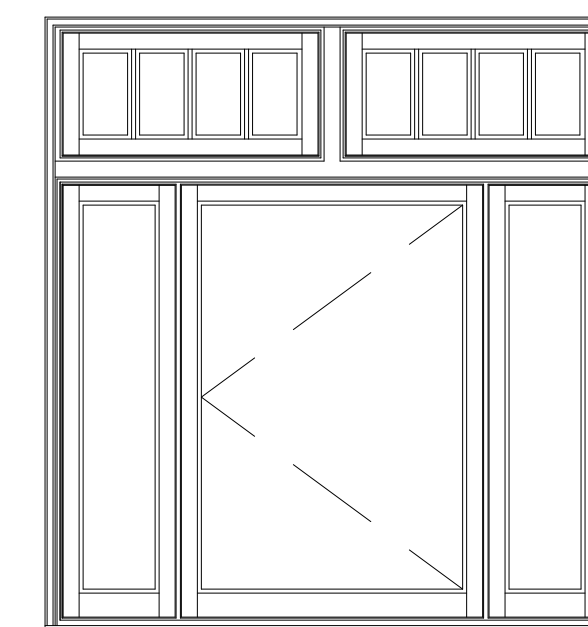


EXISTING

W2

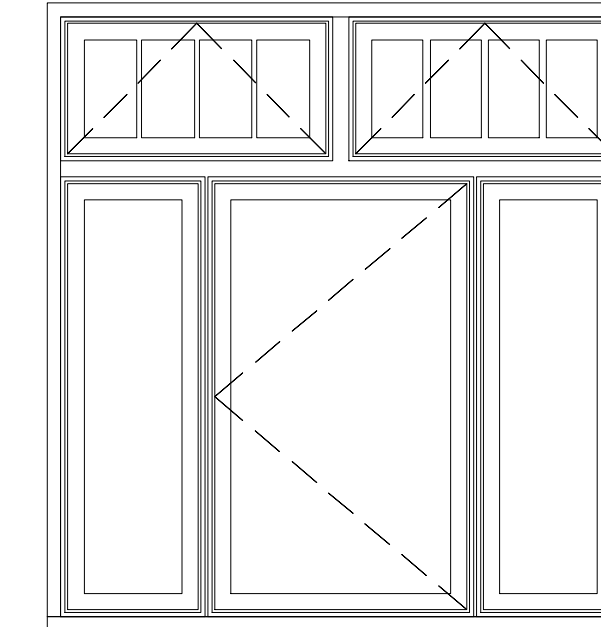


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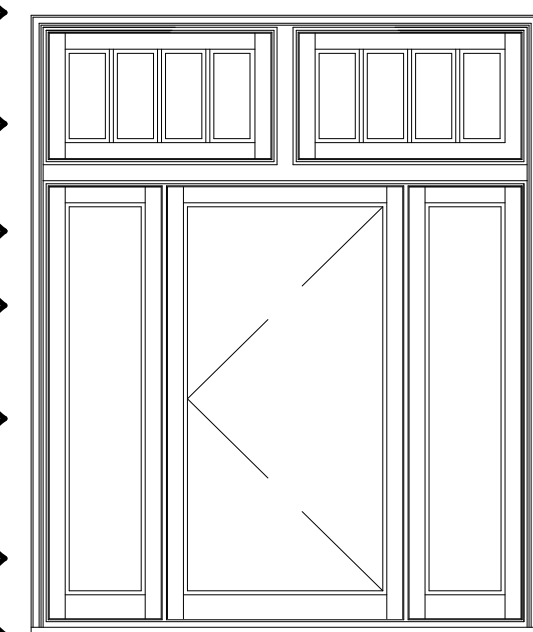


EXISTING

W3

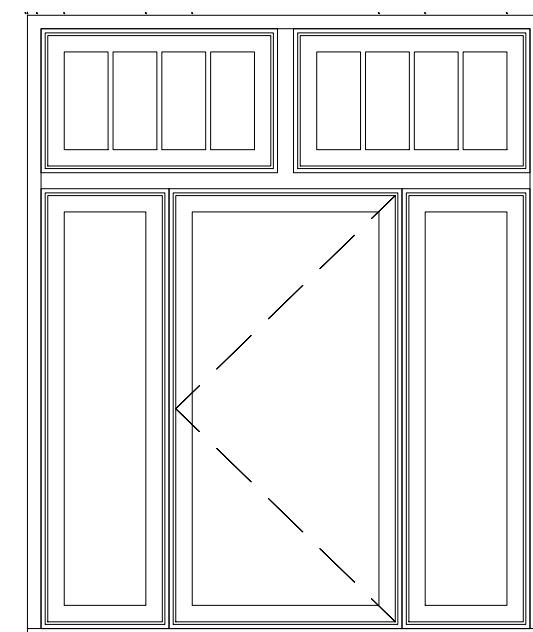


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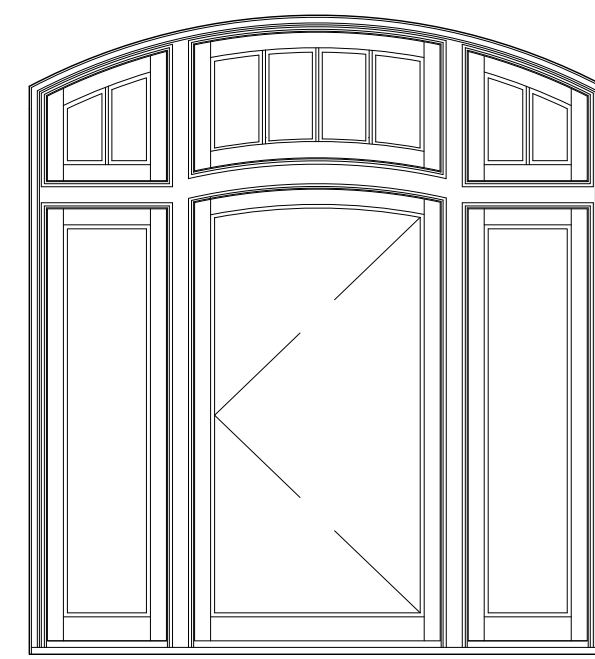


EXISTING

W5

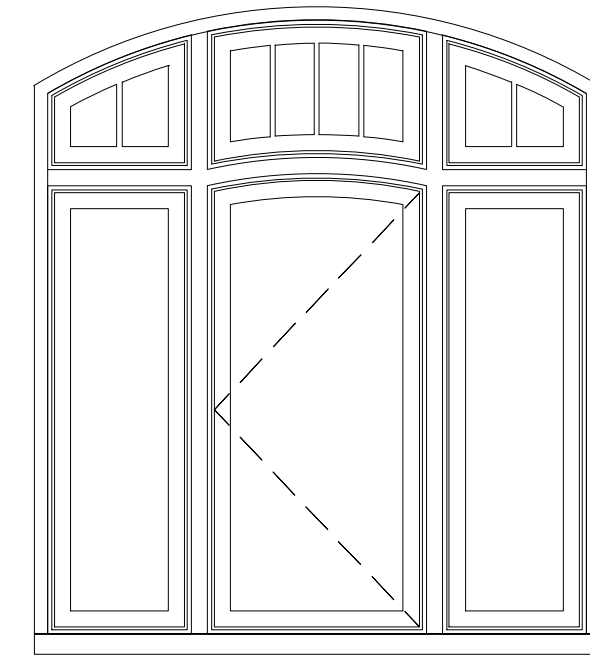


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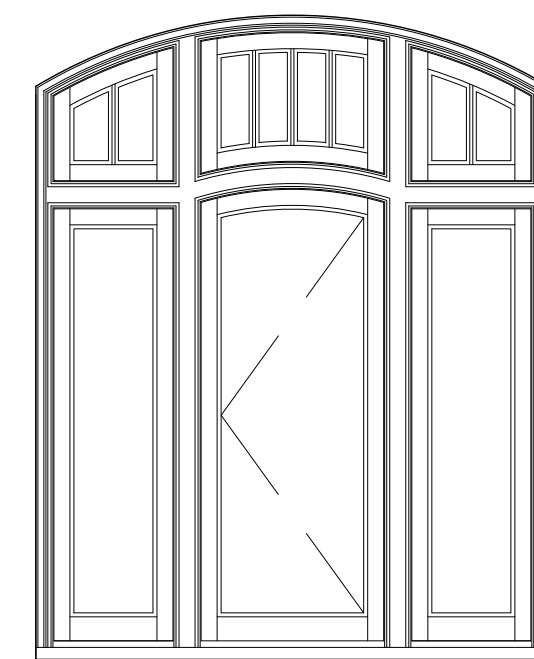


EXISTING

W6

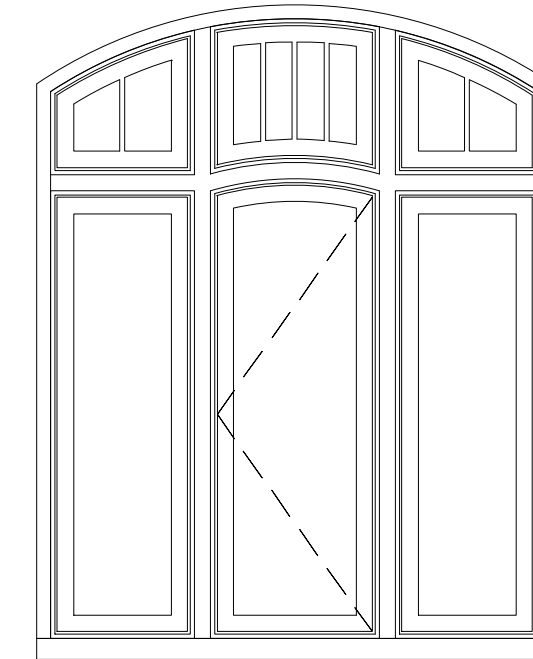


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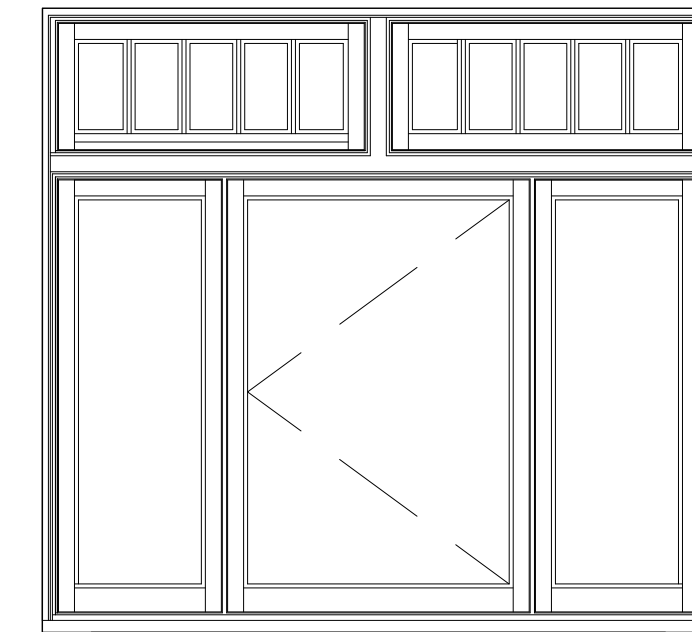


EXISTING

W7

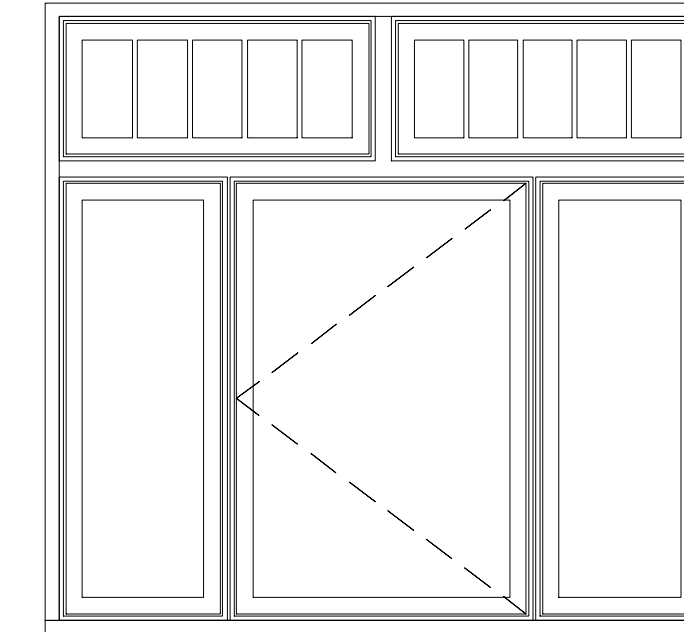


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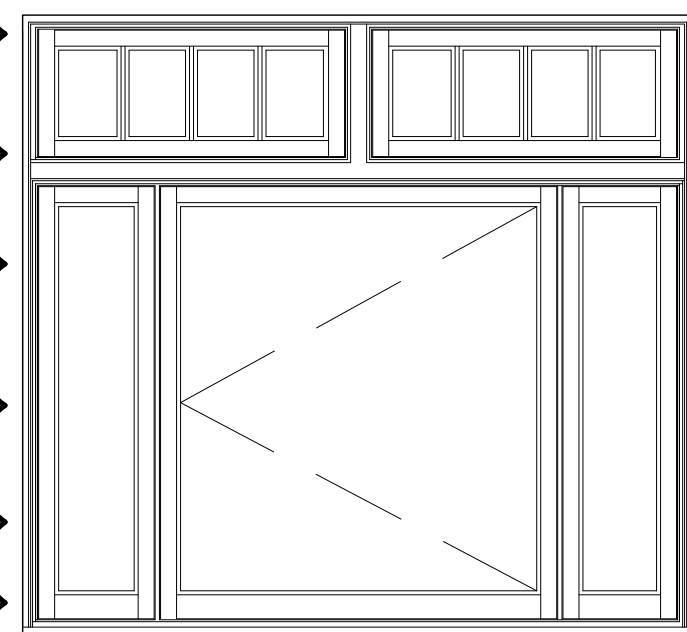


EXISTING

W8A

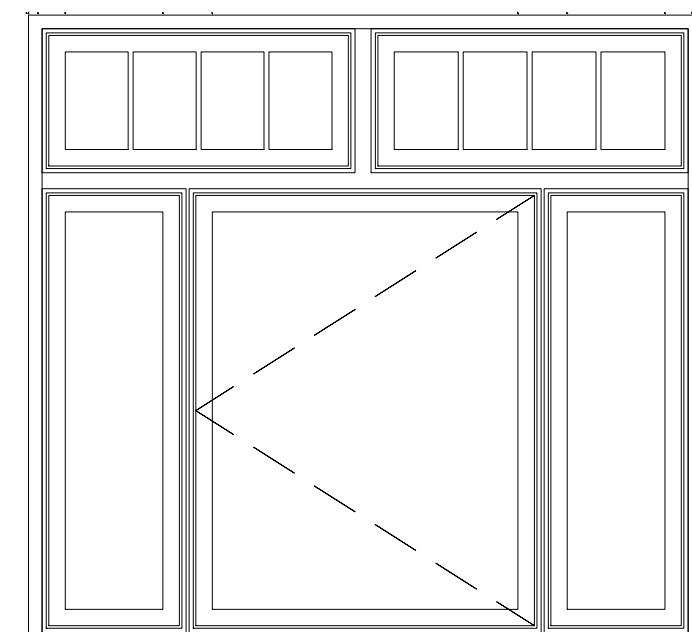


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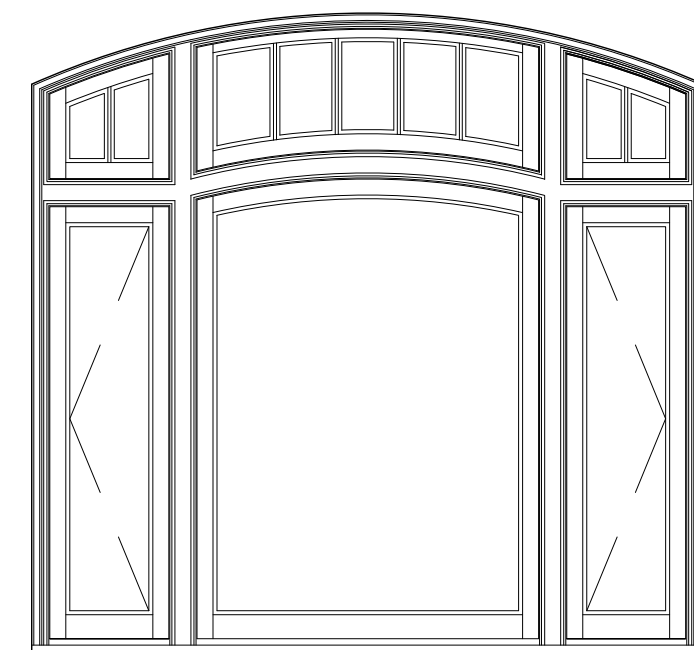


EXISTING

W8

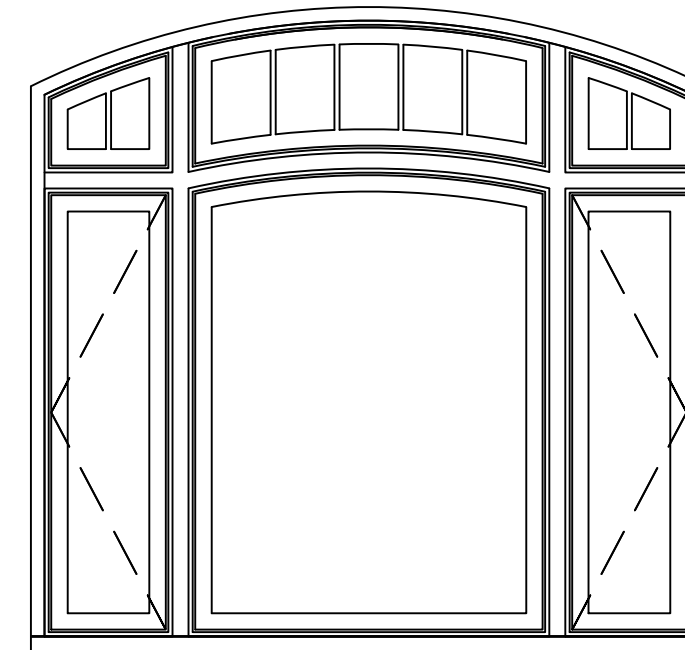


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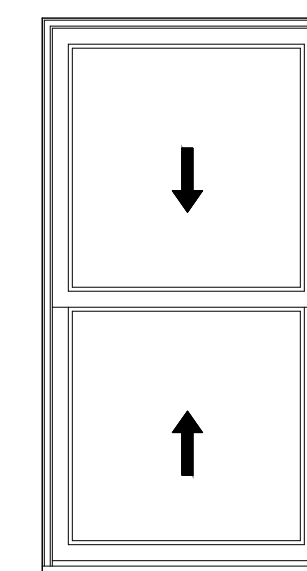


EXISTING

W9

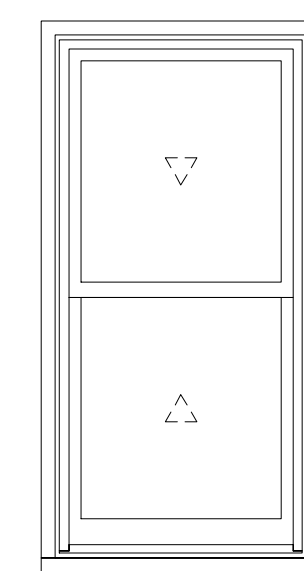


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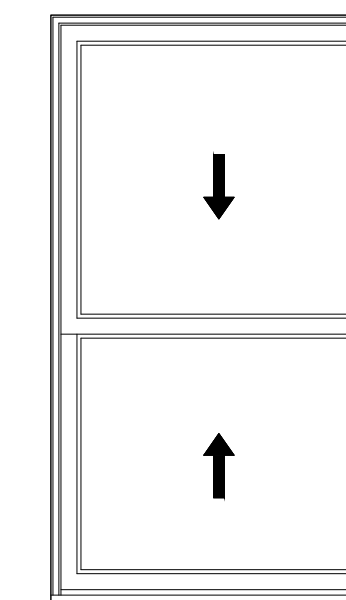


EXISTING

W10

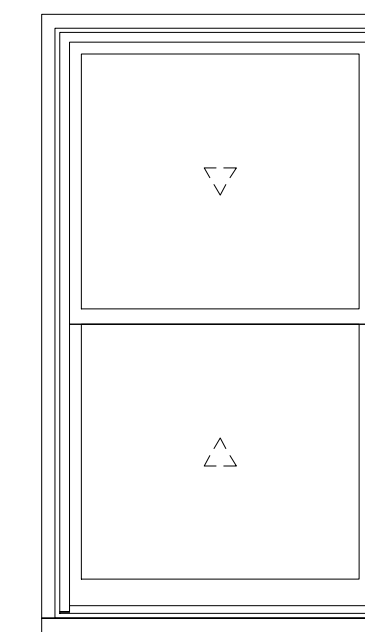


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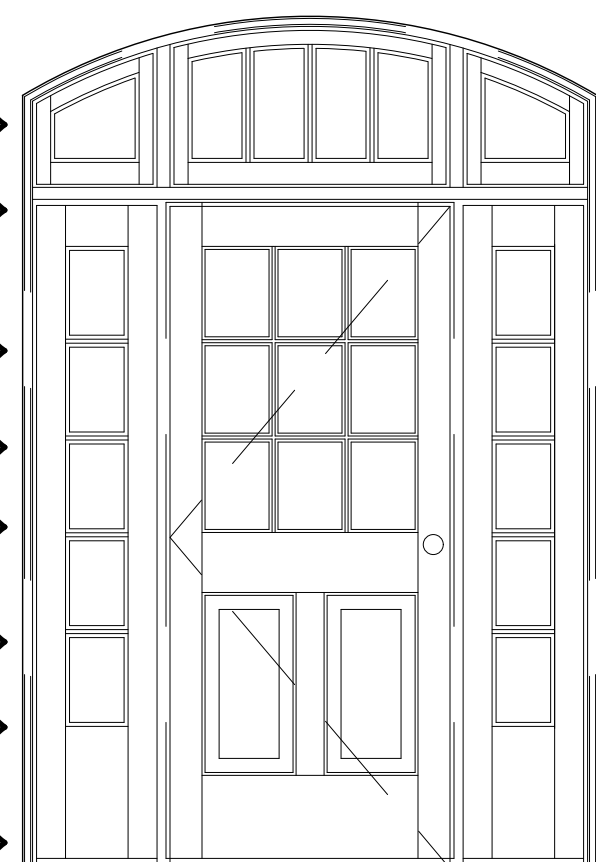


EXISTING

W11

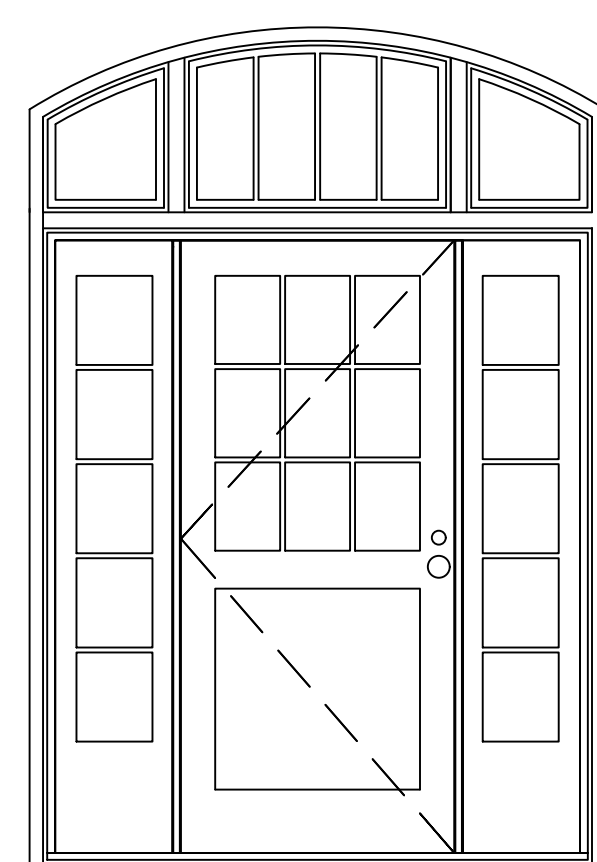


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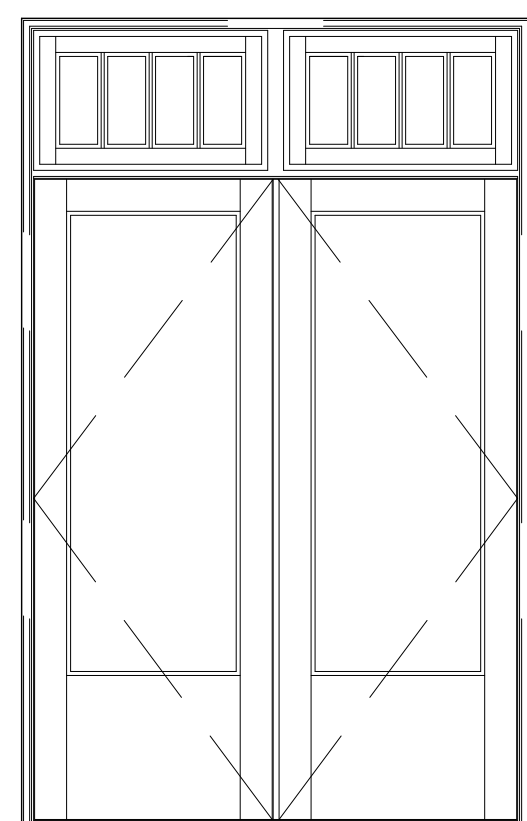


EXISTING

D1

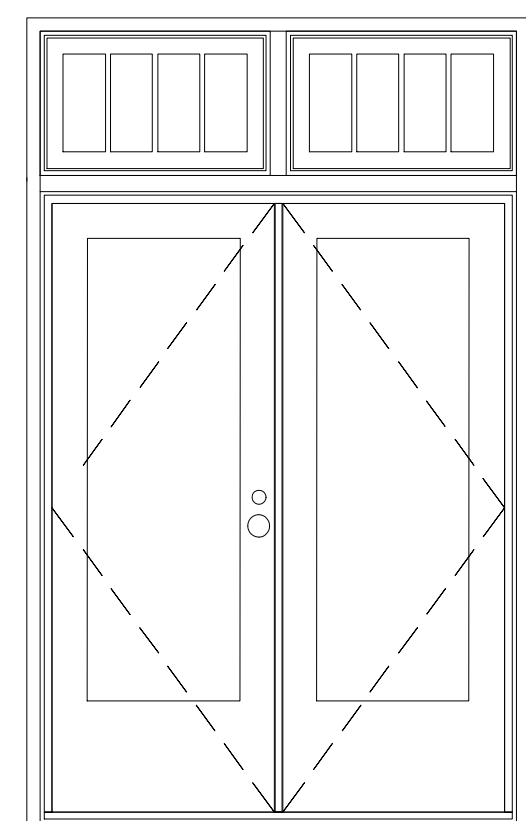


NEW

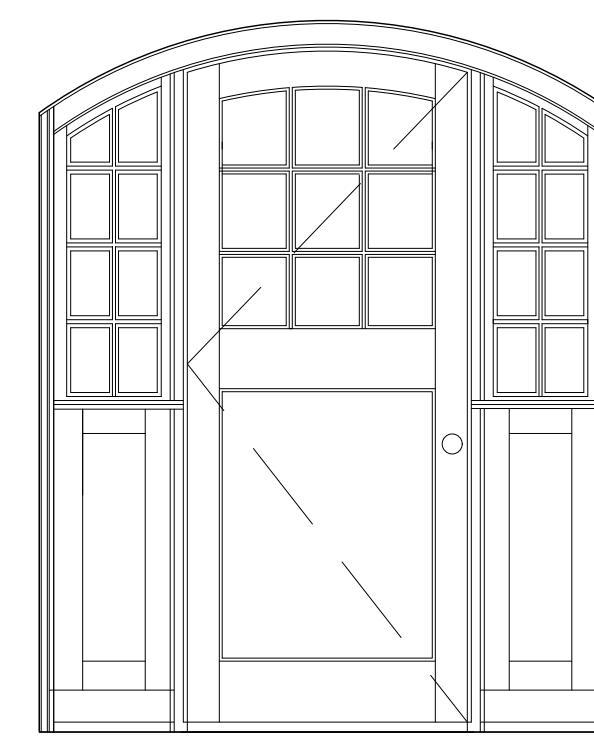


EXISTING

D2/D4

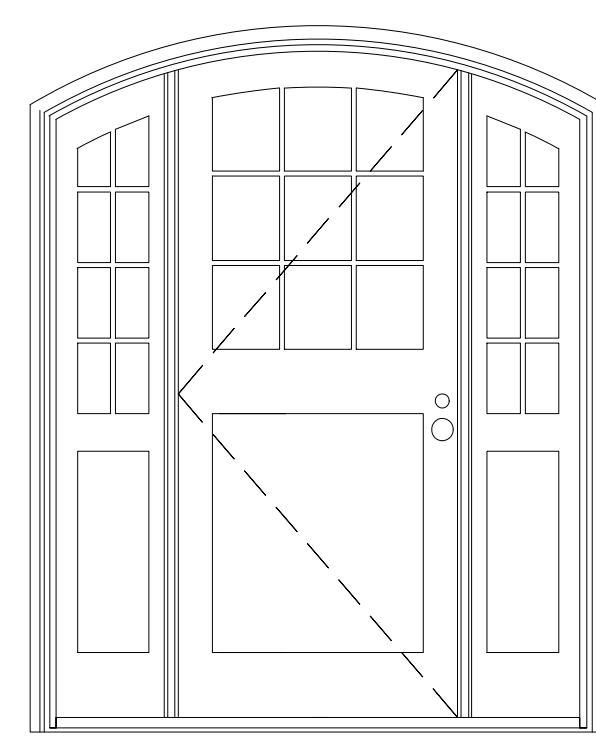


NEW

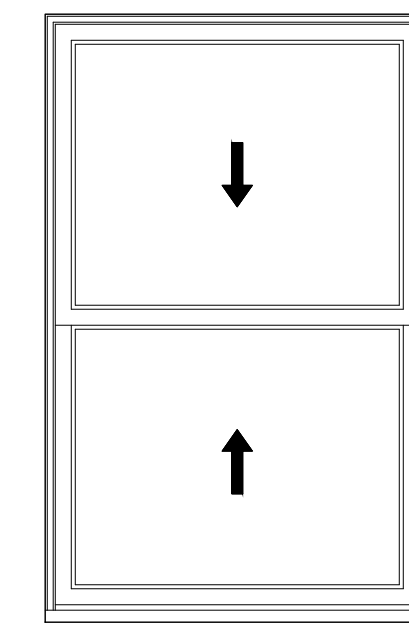


EXISTING

D3/D6

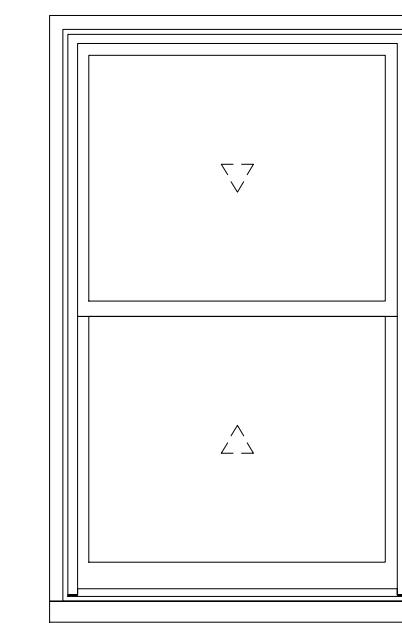


NEW

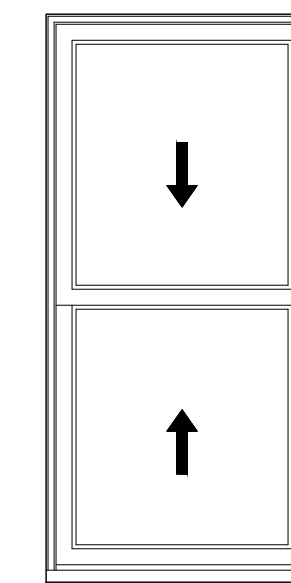


EXISTING

W12/W13

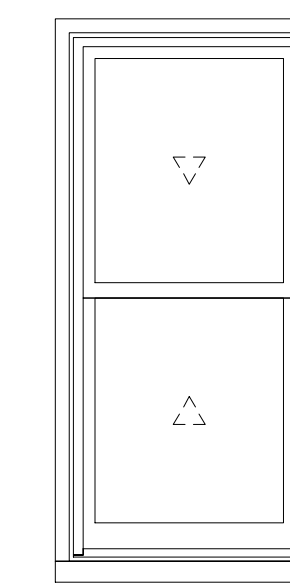


NEW



EXISTING

W14



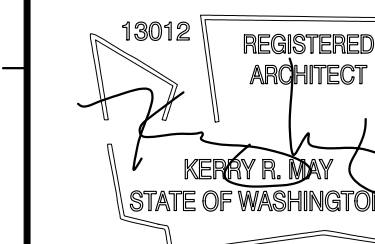
NEW

NOTE: REPLACEMENT WINDOWS AND DOORS TO MATCH EXISTING WINDOWS CONFIGURATION AND OPERATION

ALTERNATE 1: ONE (1) W1 AND ONE (1) W3 WINDOW WILL HAVE OPERABLE INSTEAD OF FIXED TRANSOMS.



STAMP:



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LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	12/20/22
2	PERMIT SET	8/15/2023
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4	LANDMARKS COA APP SET	10/12/2023
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6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	4/18/2024
8	LANDMARKS CORRECTIONS 3	8/24/2023

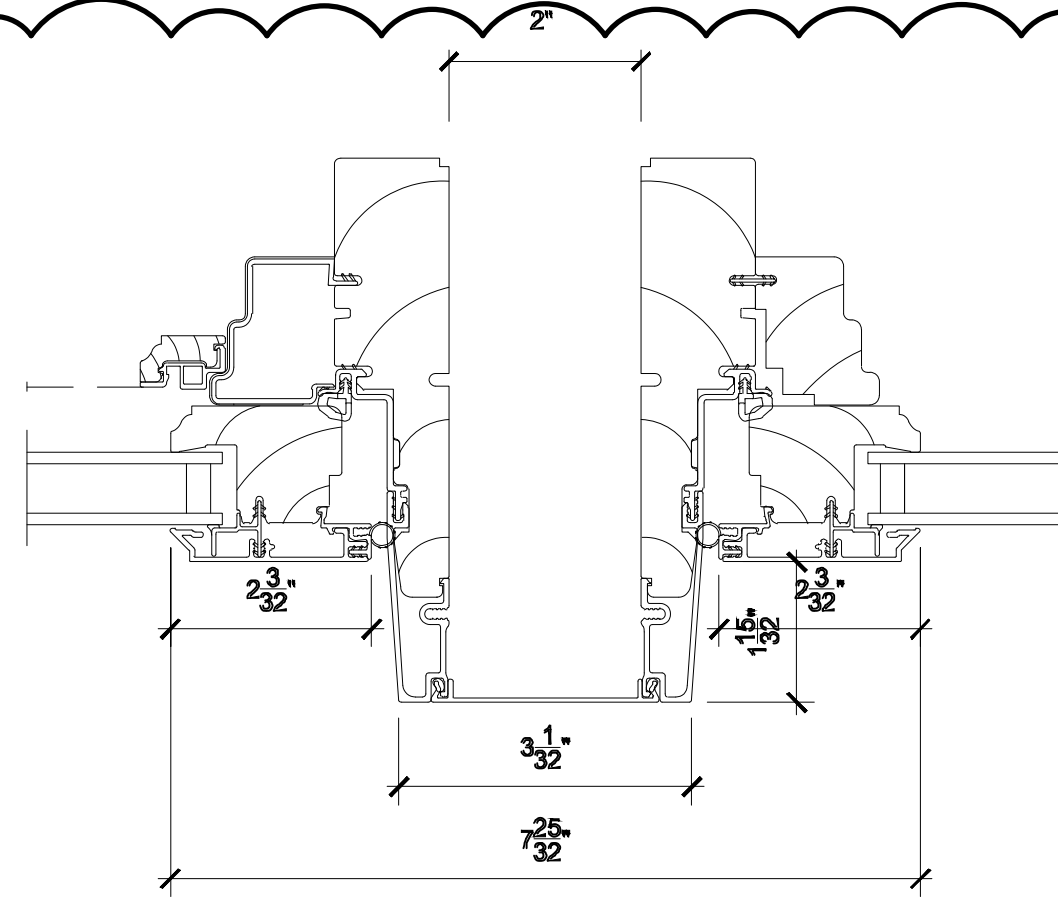
PROJECT NO.: R12-210158-00

SHEET TITLE:

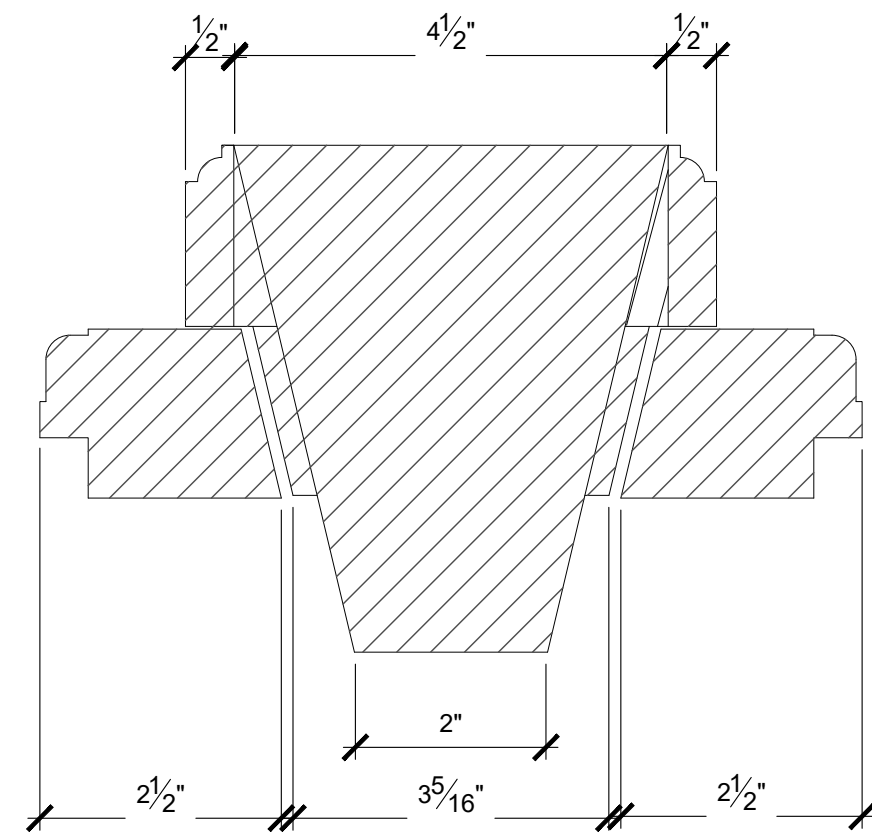
WINDOW COMPARISON

A6.00A

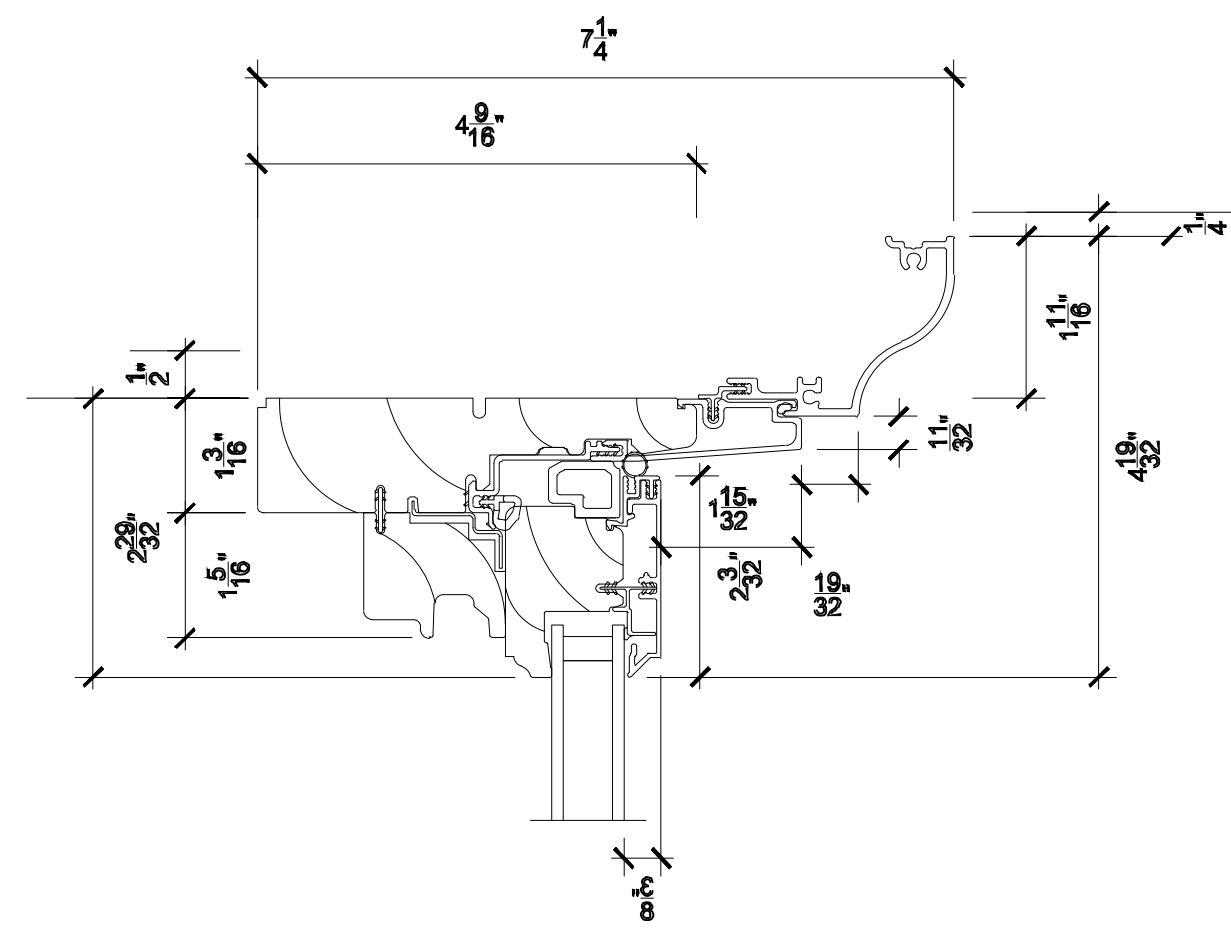
DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD



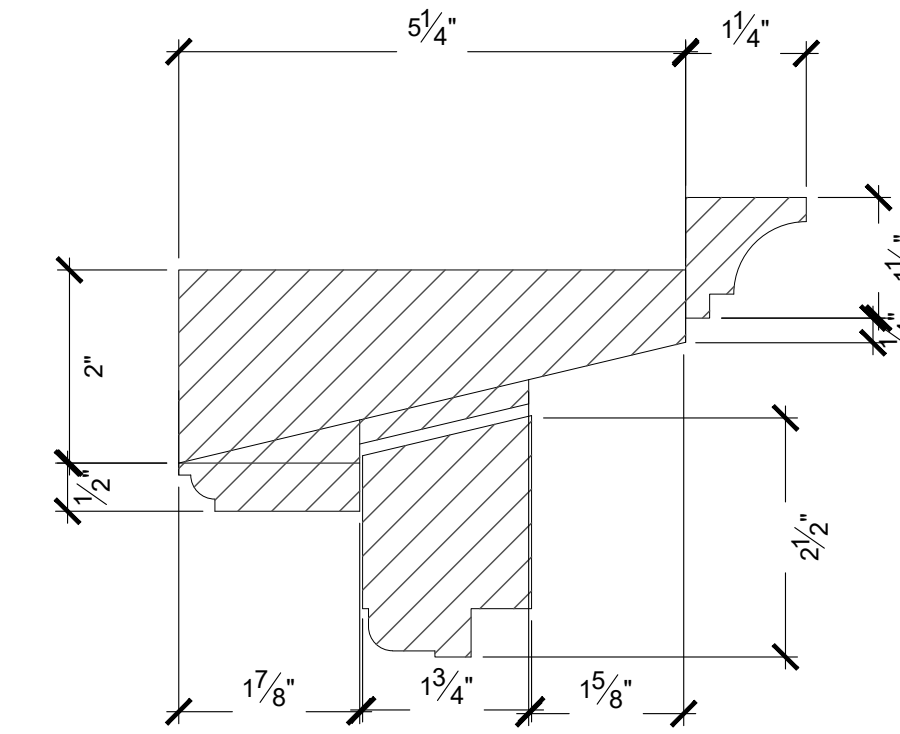
10 TYP. NEW INTERMEDIATE MULLION - PROTRUDING PROFILE
SCALE: 6" = 1'-0"



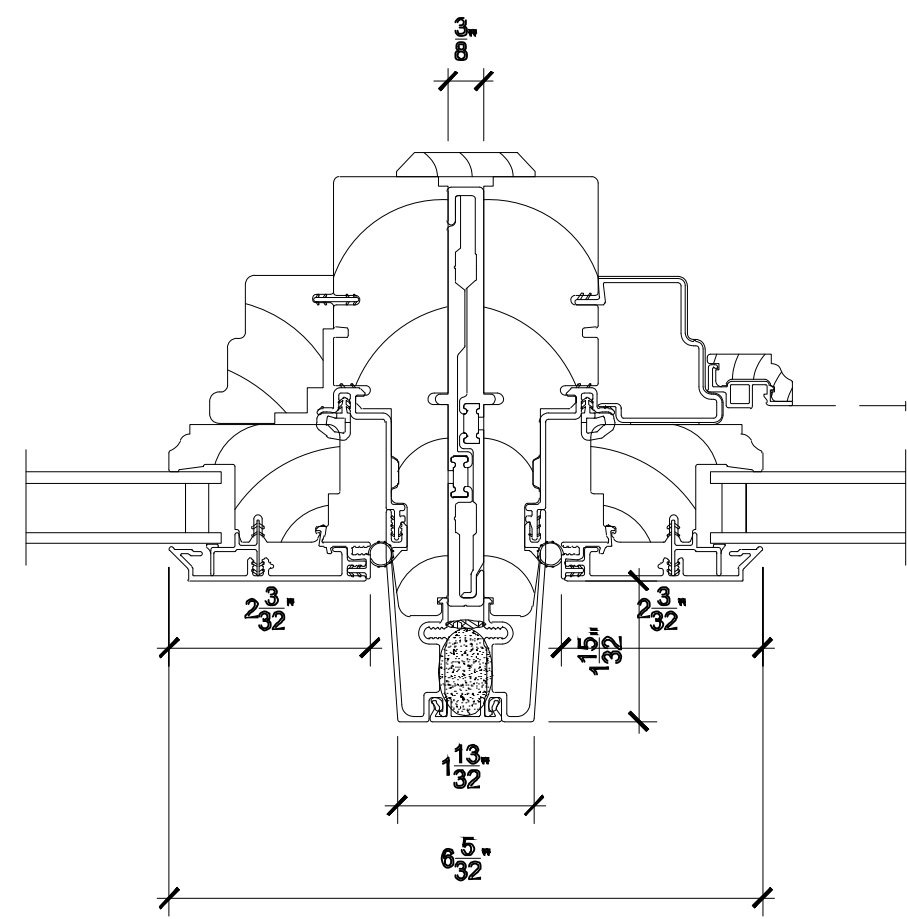
7 TYP. AS-BUILT INTERMEDIATE MULLION - PROTRUDING PROFILE
SCALE: 6" = 1'-0"



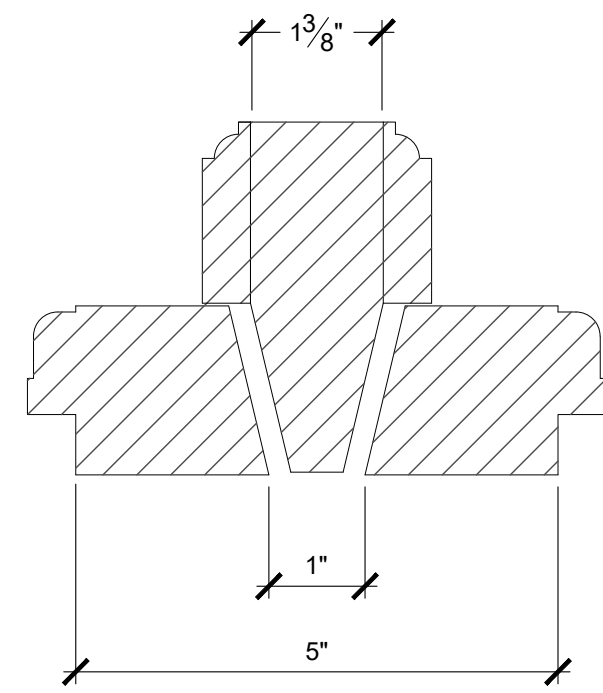
4 TYP. NEW WINDOW HEAD
SCALE: 6" = 1'-0"



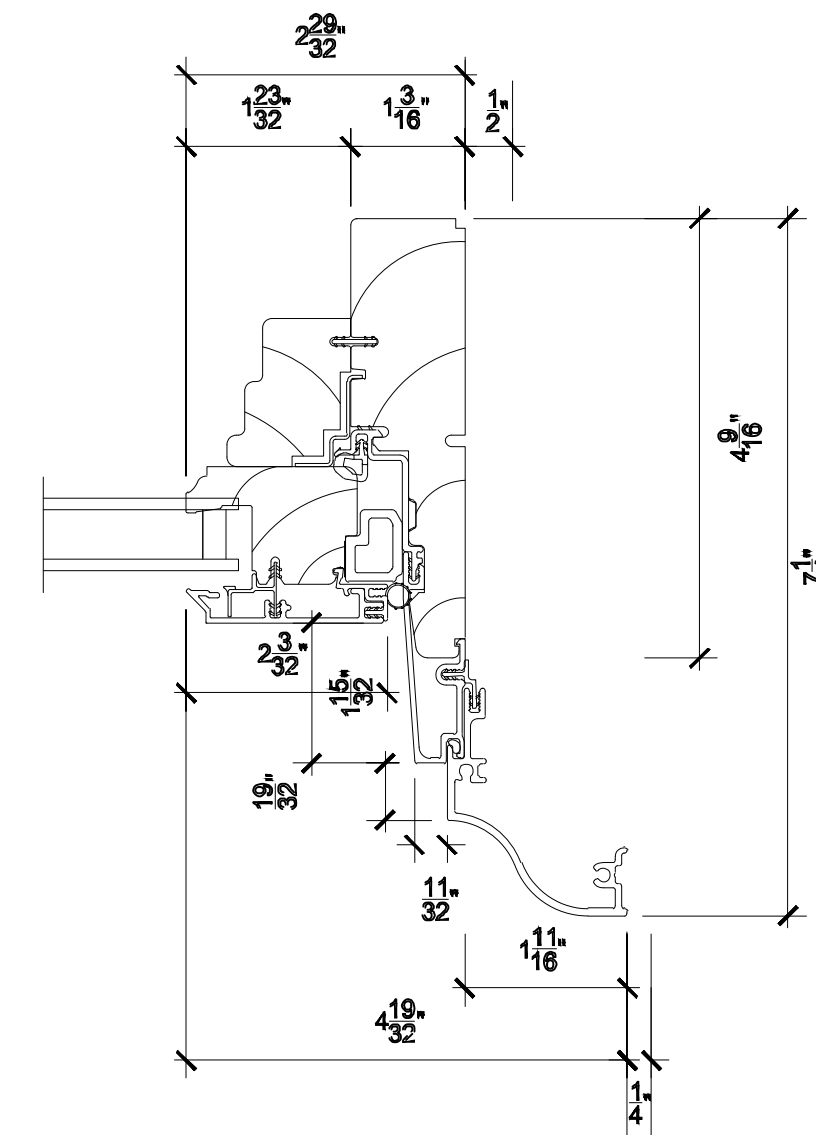
1 TYP. AS-BUILT WINDOW HEAD
SCALE: 6" = 1'-0"



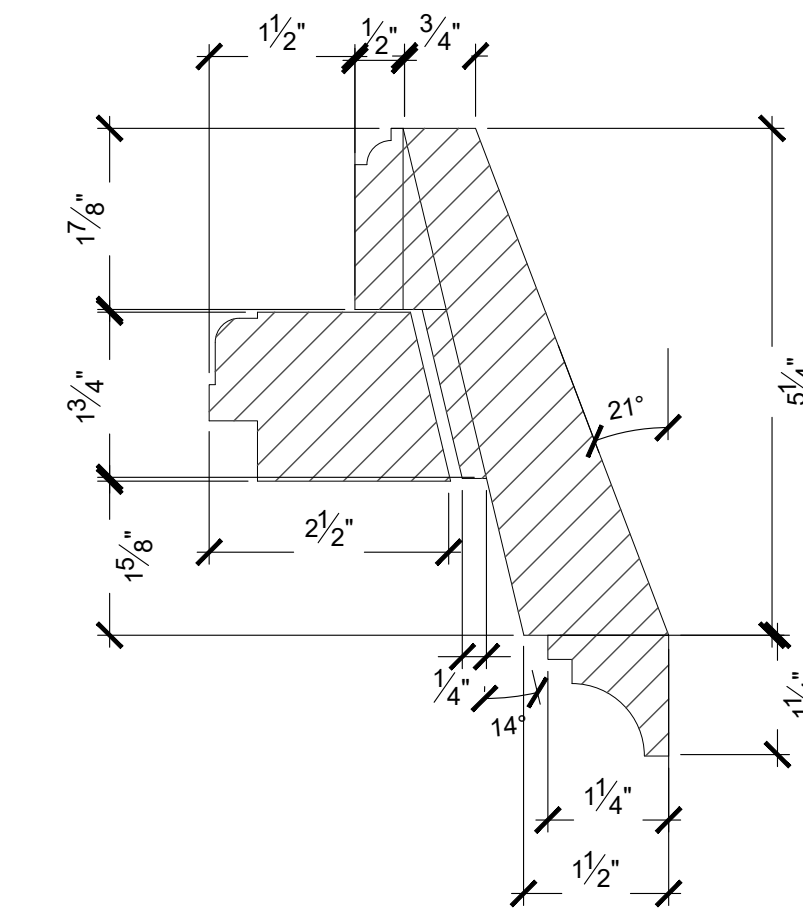
11 TYP. NEW INTERMEDIATE MULLION - FLUSH PROFILE
SCALE: 6" = 1'-0"



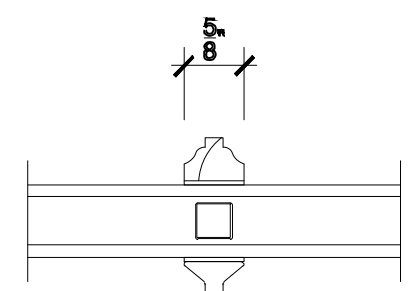
8 TYP. AS-BUILT INTERMEDIATE MULLION - FLUSH PROFILE
SCALE: 6" = 1'-0"



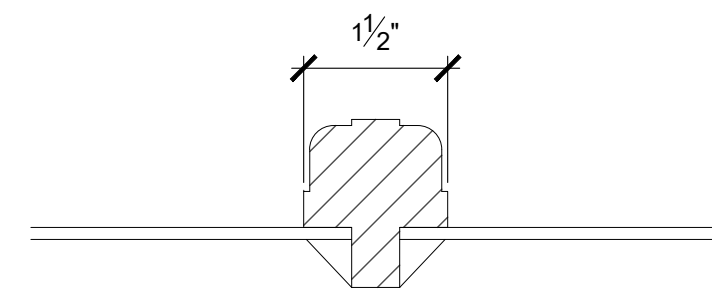
5 TYP. NEW WINDOW/DOOR JAMB
SCALE: 6" = 1'-0"



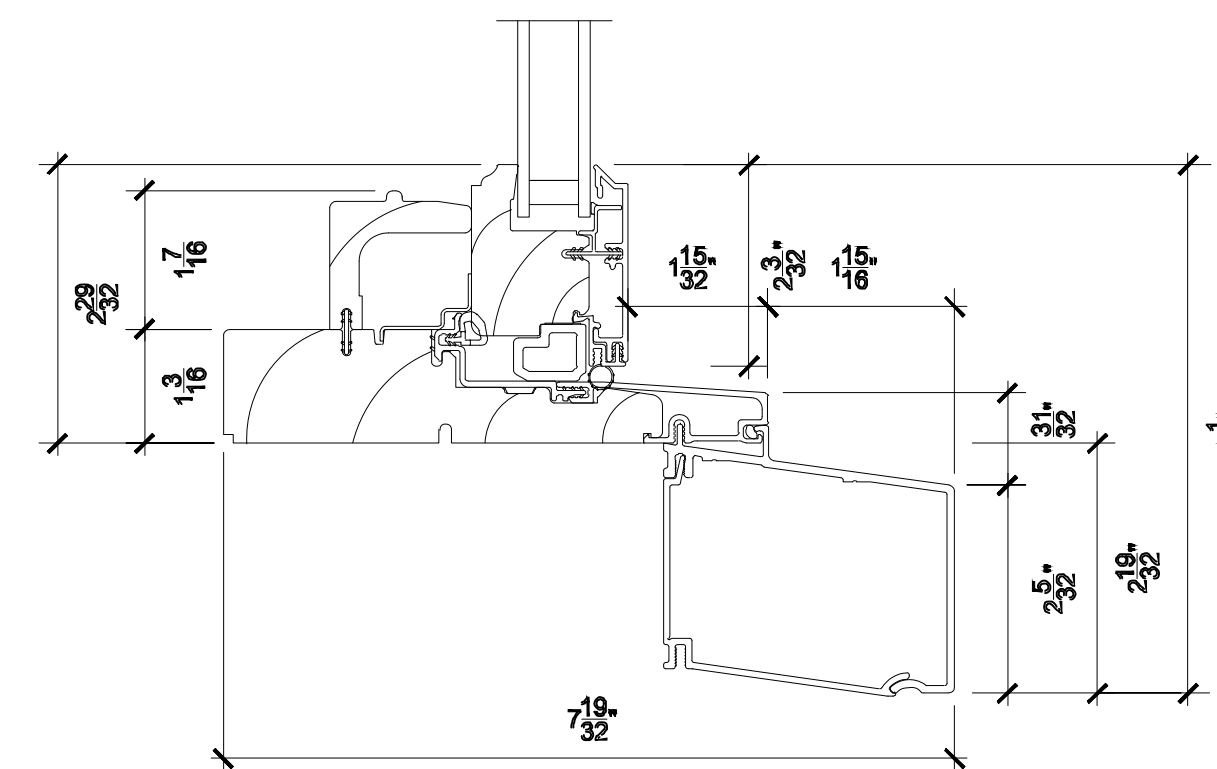
2 TYP. AS-BUILT WINDOW/DOOR JAMB
SCALE: 6" = 1'-0"



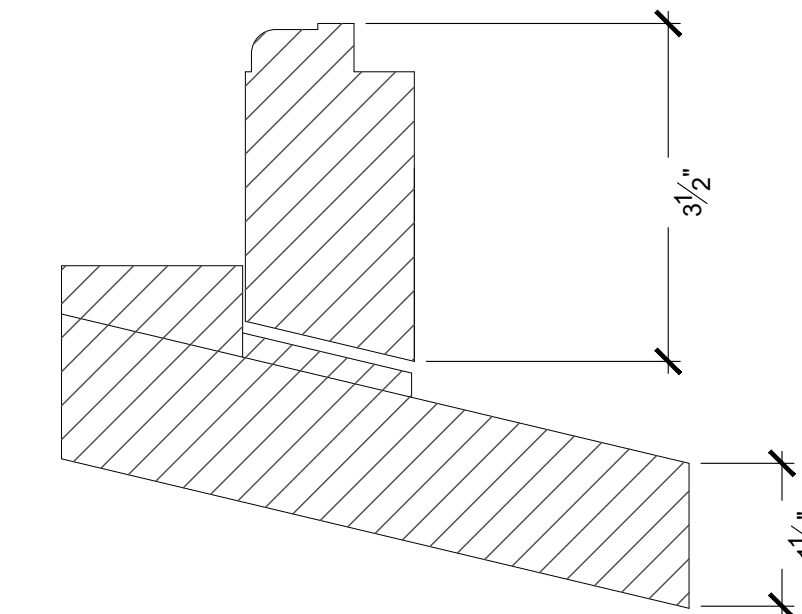
12 TYP. NEW MUNTIN
SCALE: 6" = 1'-0"



9 TYP. AS-BUILT MUNTIN
SCALE: 6" = 1'-0"



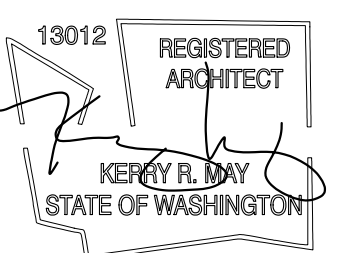
6 TYP. NEW WINDOW SILL
SCALE: 6" = 1'-0"



3 TYP. AS-BUILT WINDOW SILL
SCALE: 6" = 1'-0"



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**LEONA CONDOMINIUMS
REMEDICATION**
916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

PROJECT TITLE

DATE	DESCRIPTION
12/2/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
9/22/2022	PRICING SET
10/10/2022	LANDMARKS CAN APP SET
11/10/2022	BID ADDENDUM SET
12/2/2023	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2
8/24/2023	LANDMARKS CORRECTIONS 3

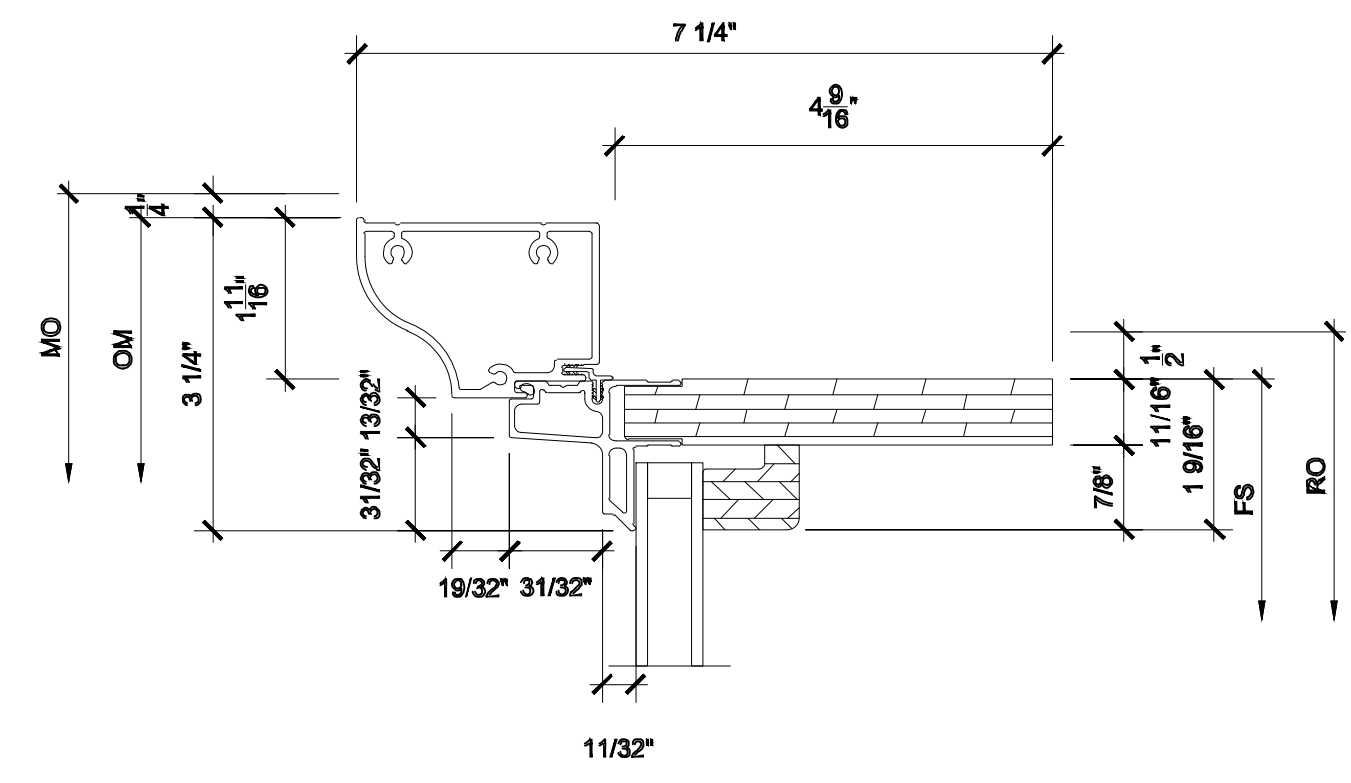
ISSUE NO. 1

PROJECT NO.: R12-210158-00

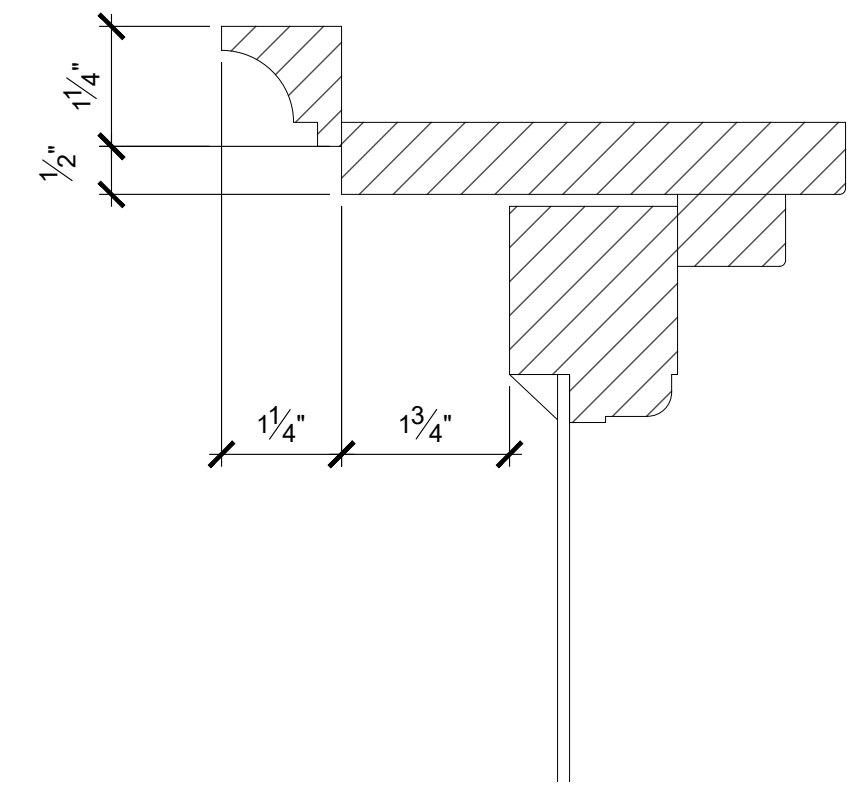
SHEET TITLE:
**WINDOW
PROFILE
COMPARISON**

A6.00B

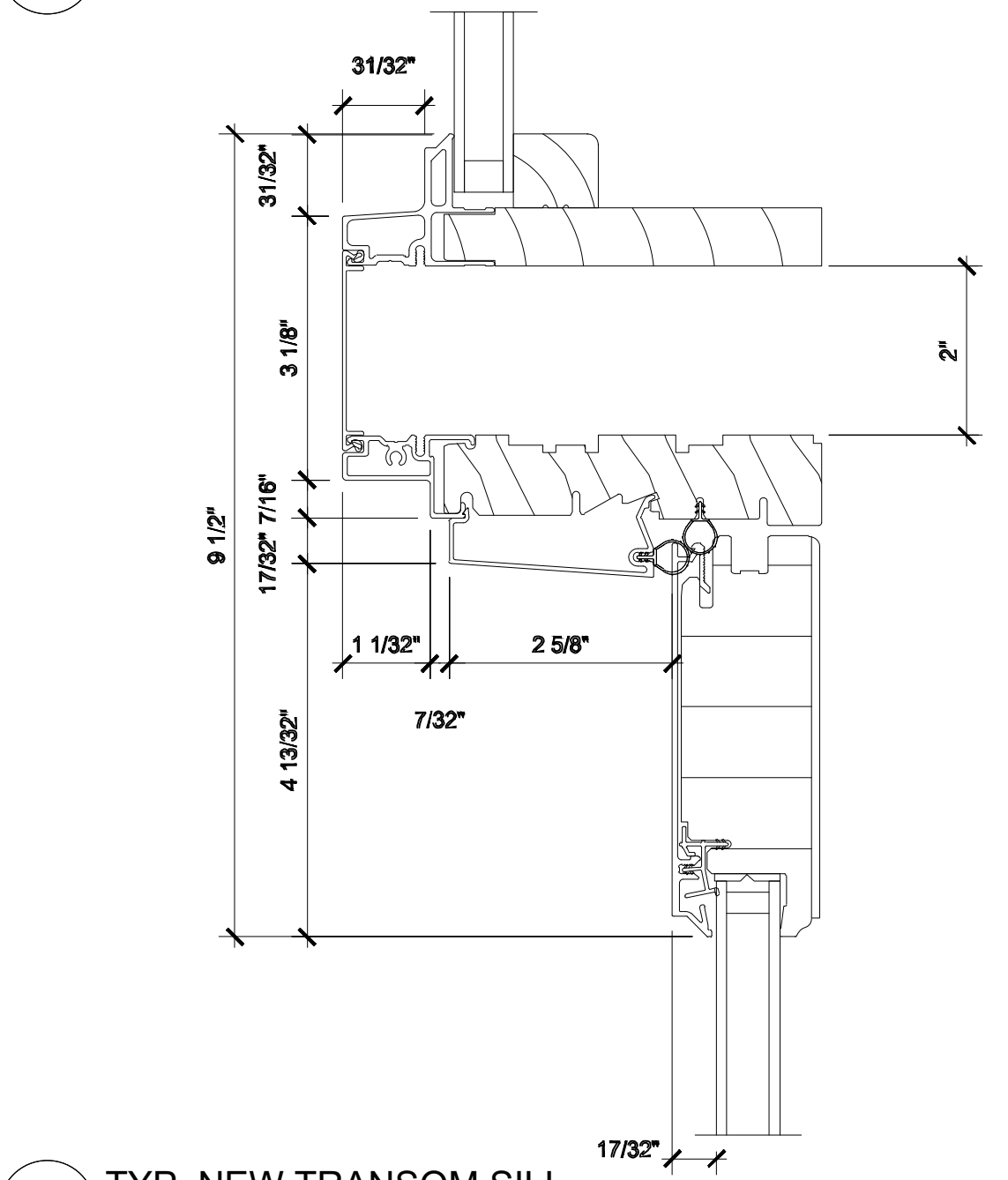
DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD



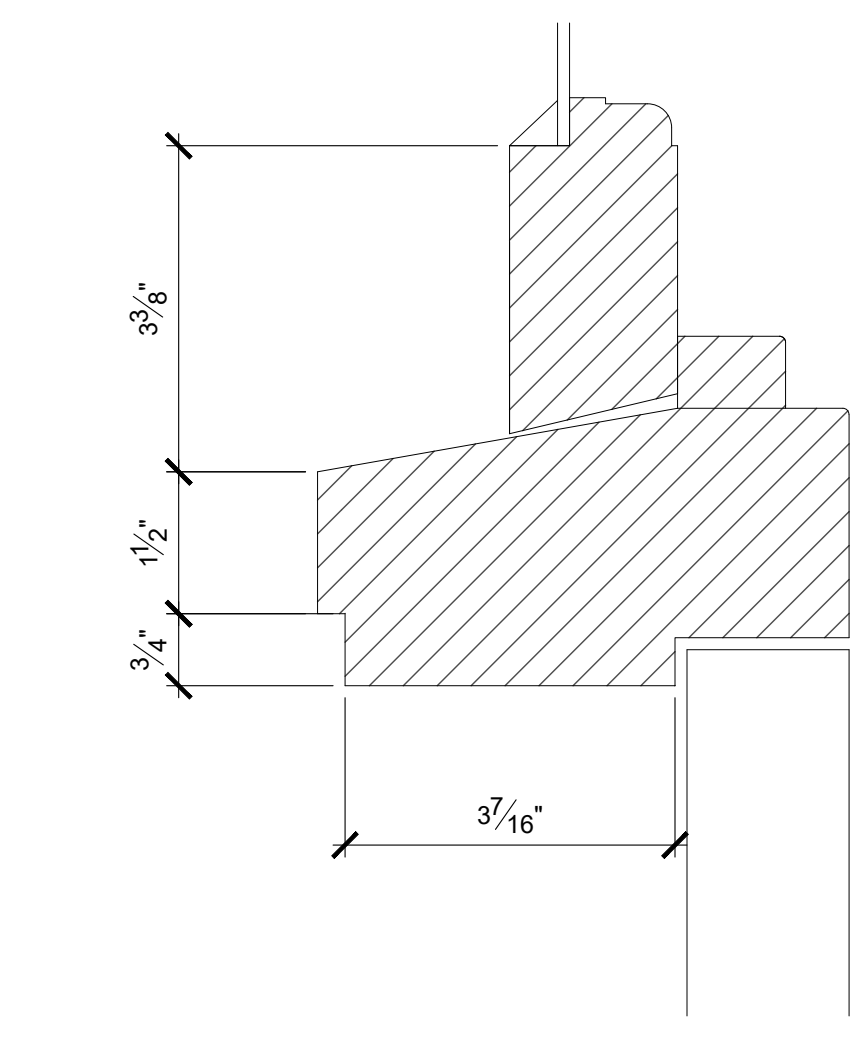
4 TYP. NEW DOOR HEAD
SCALE: 6" = 1'-0"



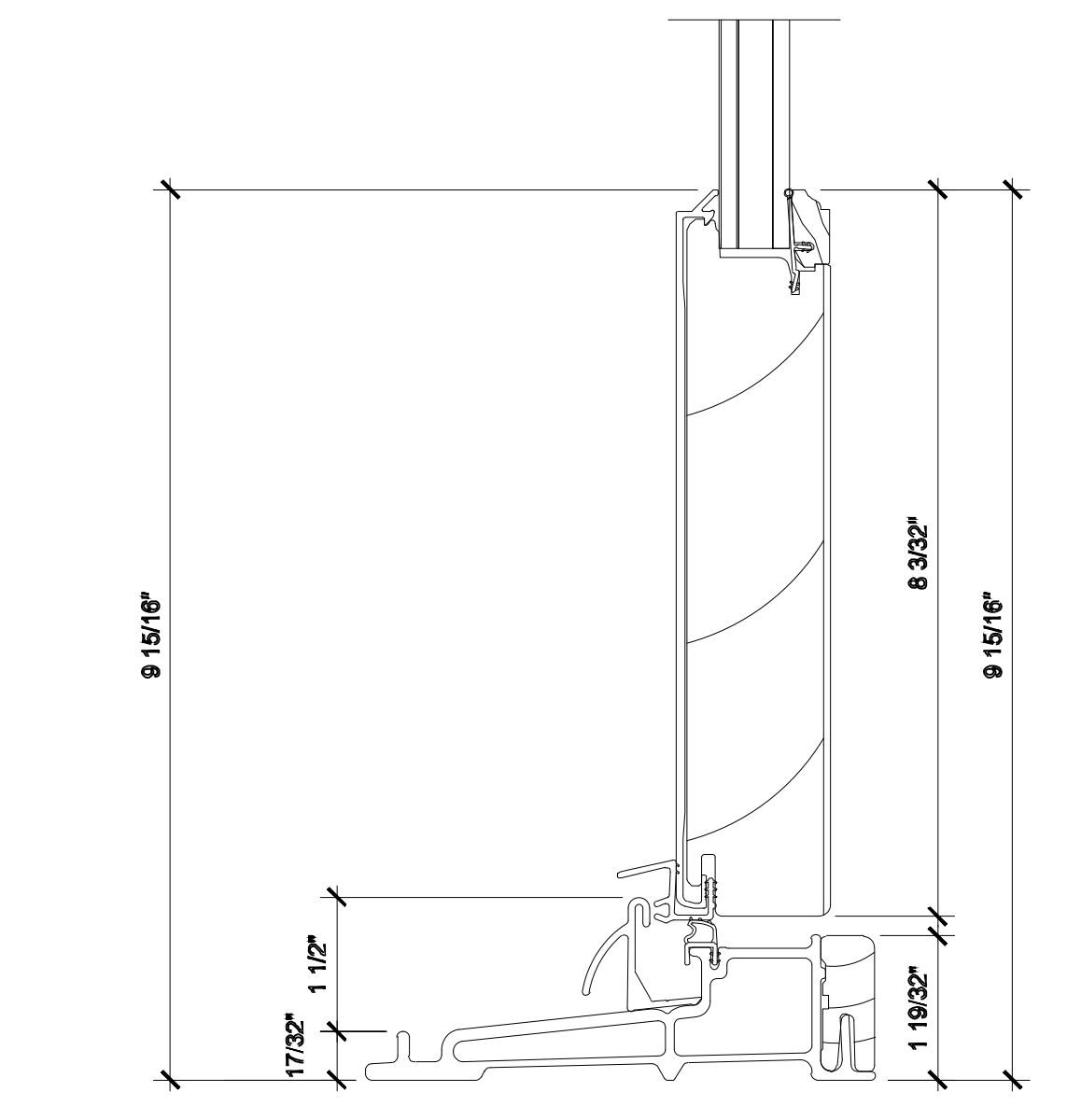
1 TYP. AS-BUILT DOOR HEAD
SCALE: 6" = 1'-0"



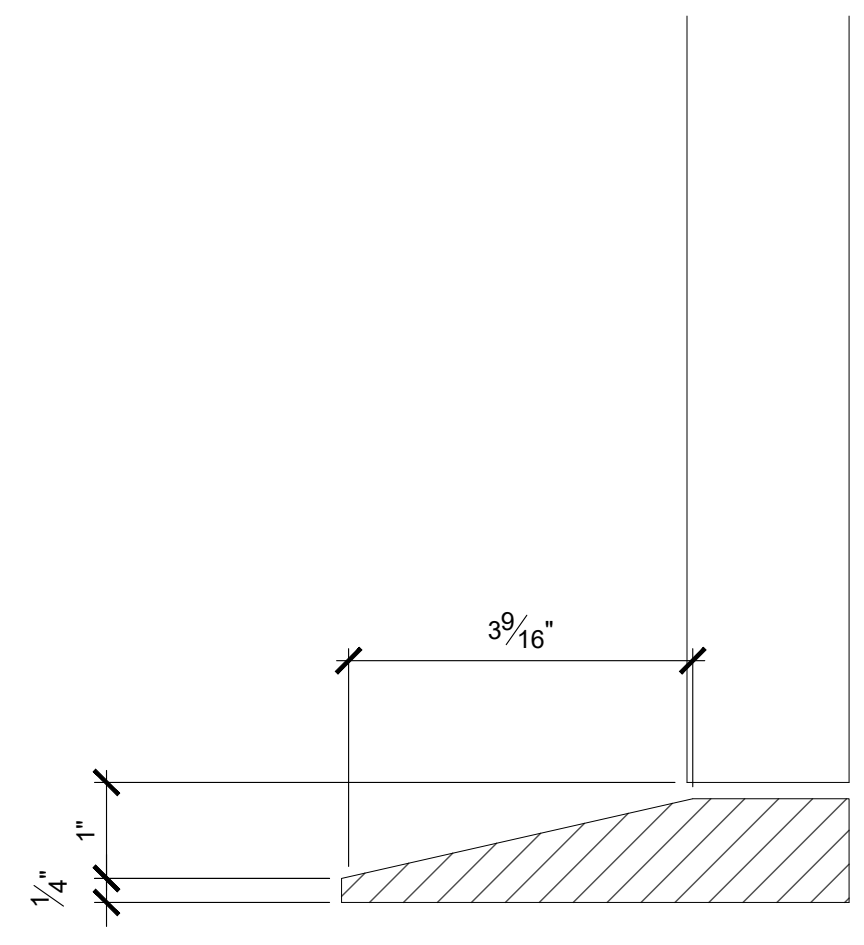
5 TYP. NEW TRANSOM SILL
SCALE: 6" = 1'-0"



2 TYP. AS-BUILT TRANSOM SILL
SCALE: 6" = 1'-0"



6 TYP. NEW DOOR THRESHOLD
SCALE: 6" = 1'-0"



3 TYP. AS-BUILT DOOR THRESHOLD
SCALE: 6" = 1'-0"

OAC
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19012 REGISTERED ARCHITECT
KERRY R. DAY
STATE OF WASHINGTON

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PROJECT TITLE:
**LEONA CONDOMINIUMS
REMEDATION**
916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

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8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

SHEET TITLE:
**DOOR
PROFILE
COMPARISON**

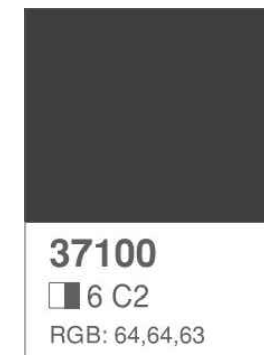
A6.00C

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
PT1	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	37100 (BLACK)	USED AT THE EIFS CORNICE FILED
PT2	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	31307 (CREAM)	USED AT THE EIFS CORNICE ACCENTS
WD1	EXTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	EBONY / ALUMINUM	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS
WD2	INTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	PRE-PRIMED / WOOD	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS - FINAL COLORS BY UNIT OWNER

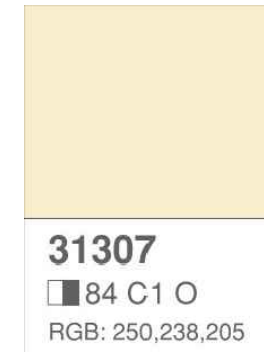
NOTE: FINISHES AND COLORS SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT FINAL APPEARANCE.

BASIS OF DESIGN



PT1 PAINT COLOR 1 - EIFS CORNICE FIELD

BASIS OF DESIGN



PT2 PAINT COLOR 2 - EIFS CORNICE ACCENTS

BASIS OF DESIGN

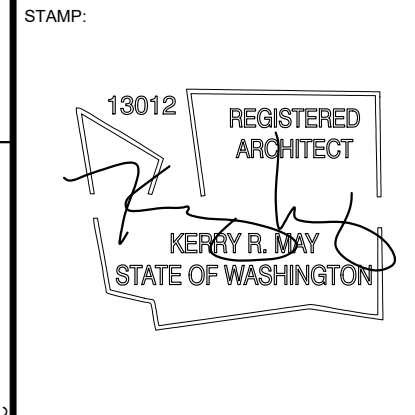


WD1 EXTERIOR WINDOW FINISH

BASIS OF DESIGN



WD2 INTERIOR WINDOW FINISH



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**LEONA CONDOMINIUMS
REMEDICATION**
916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

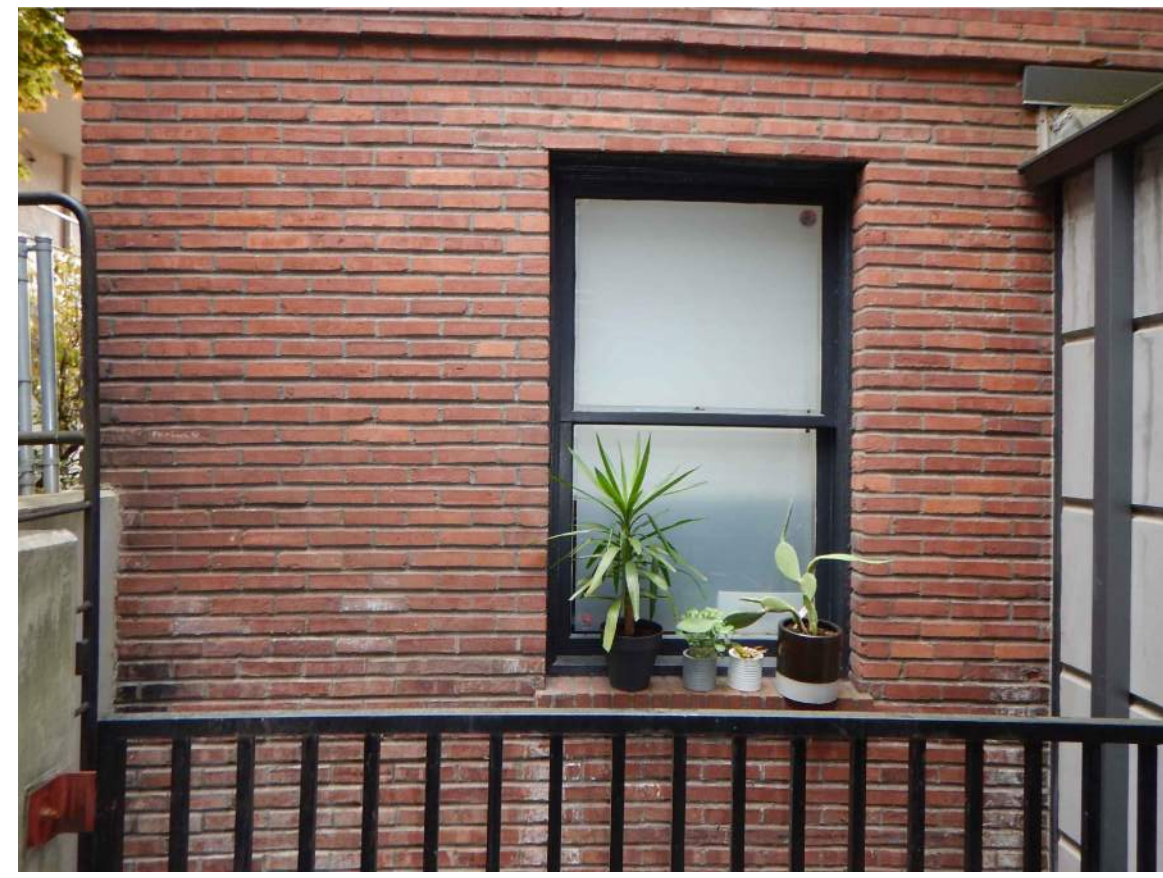
ISSUE NO.	DESCRIPTION	DATE
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8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

SHEET TITLE: MATERIAL/FINISH SCHEDULES

A6.01

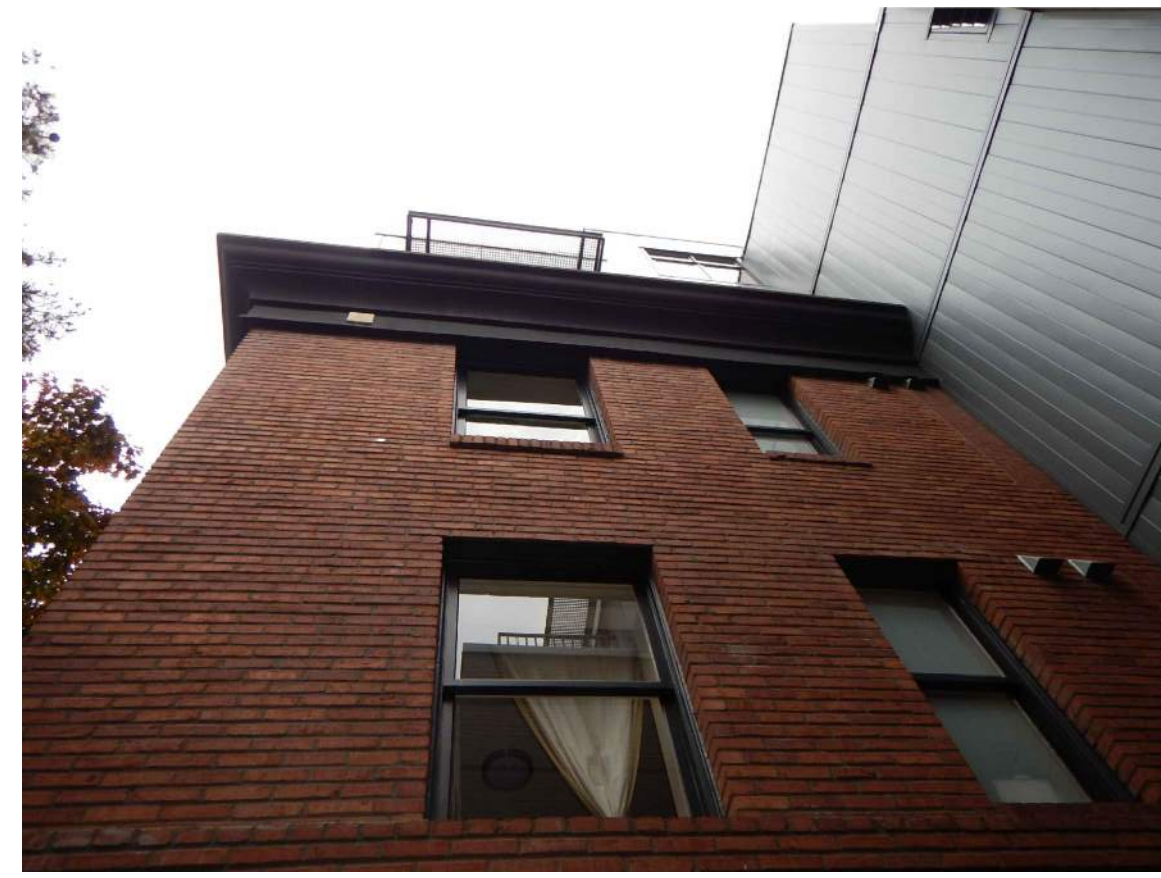
DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD



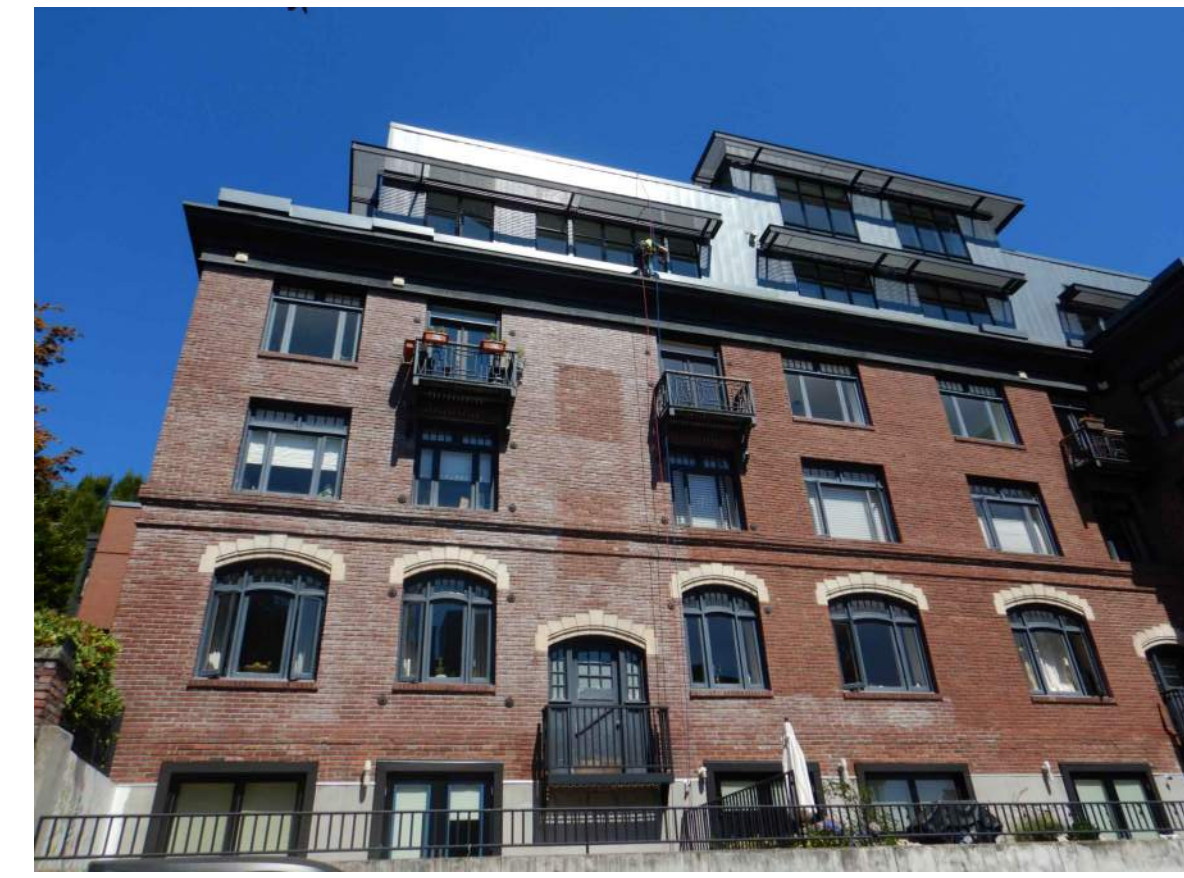
10 TYPICAL DOUBLE HUNG WINDOW



7 JULIETTE BALCONY AT ARCHED DOORWAY



4 NORTH (EAST) ELEVATION



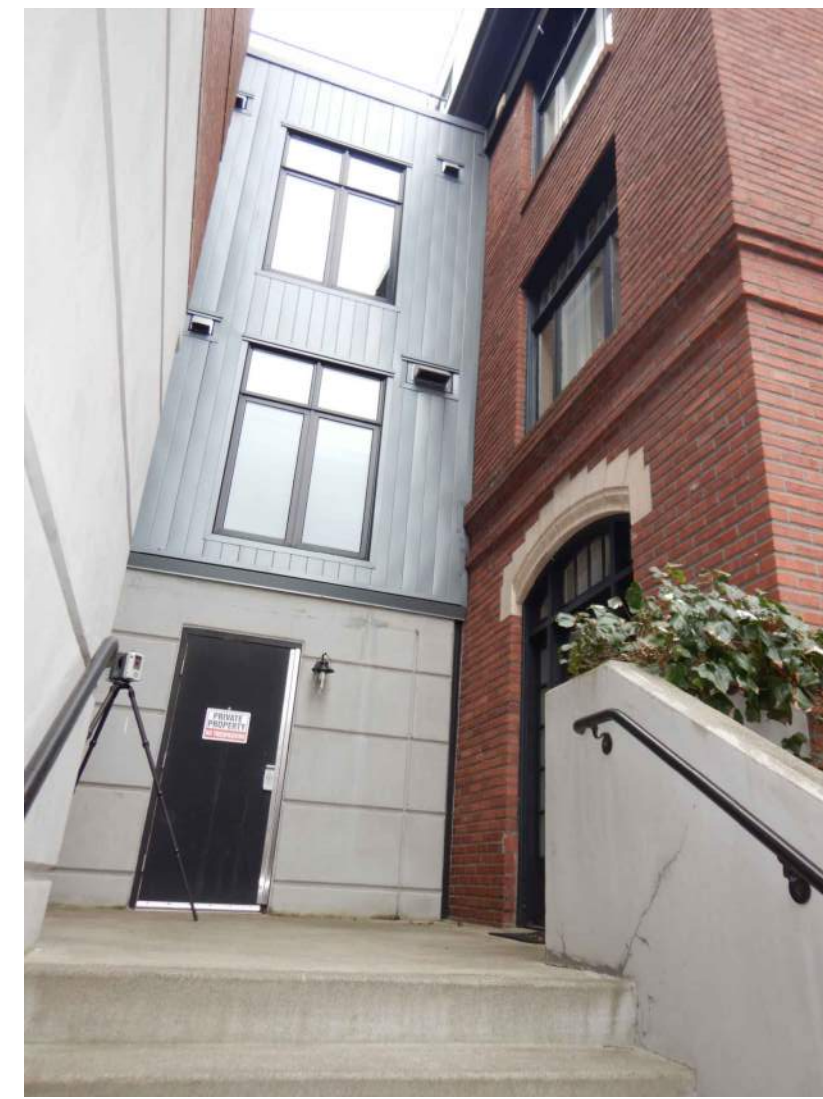
1 PARTIAL SOUTH ELEVATION



11 TYPICAL STEEL LINTEL IDENTIFIED FOR REPLACEMENT



8 TYPICAL NON-ARCHED WINDOW/TRANSOM



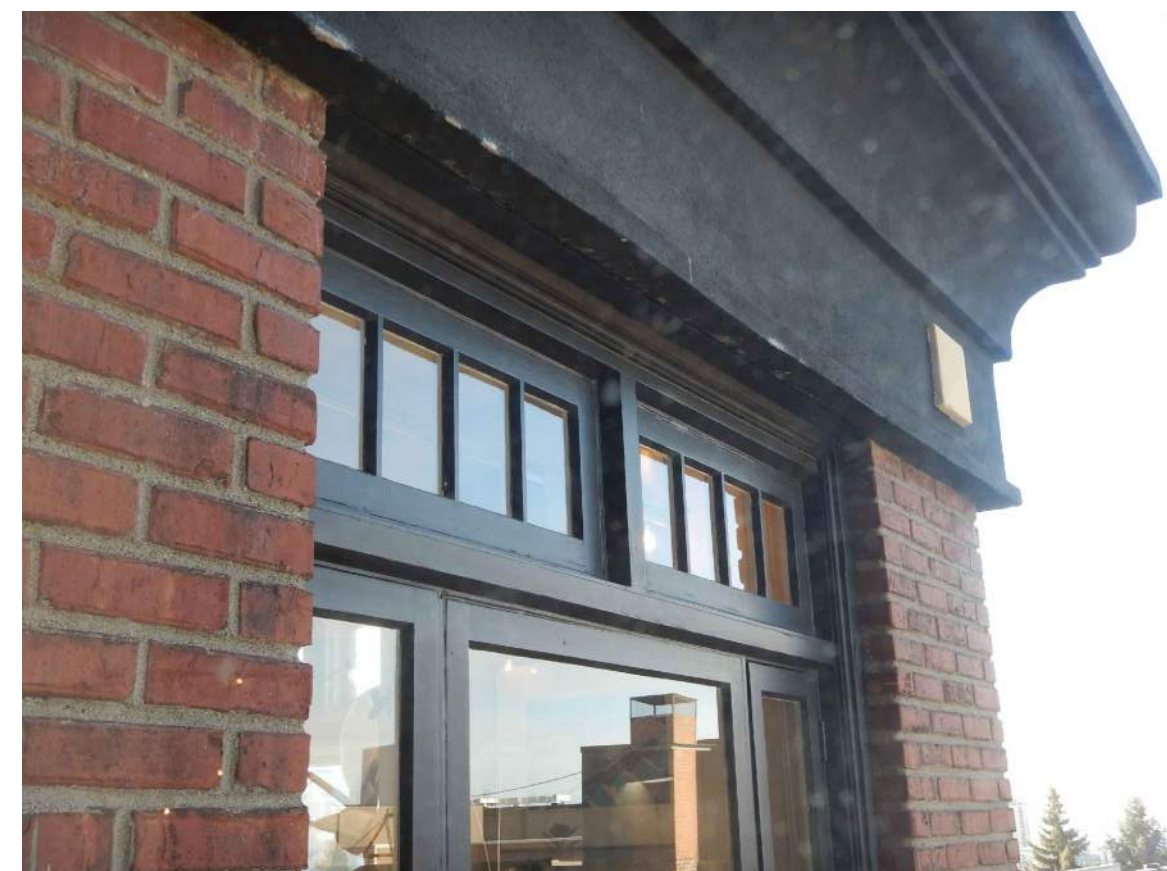
5 NORTH (WEST) ELEVATION



2 PARTIAL SOUTH ELEVATION



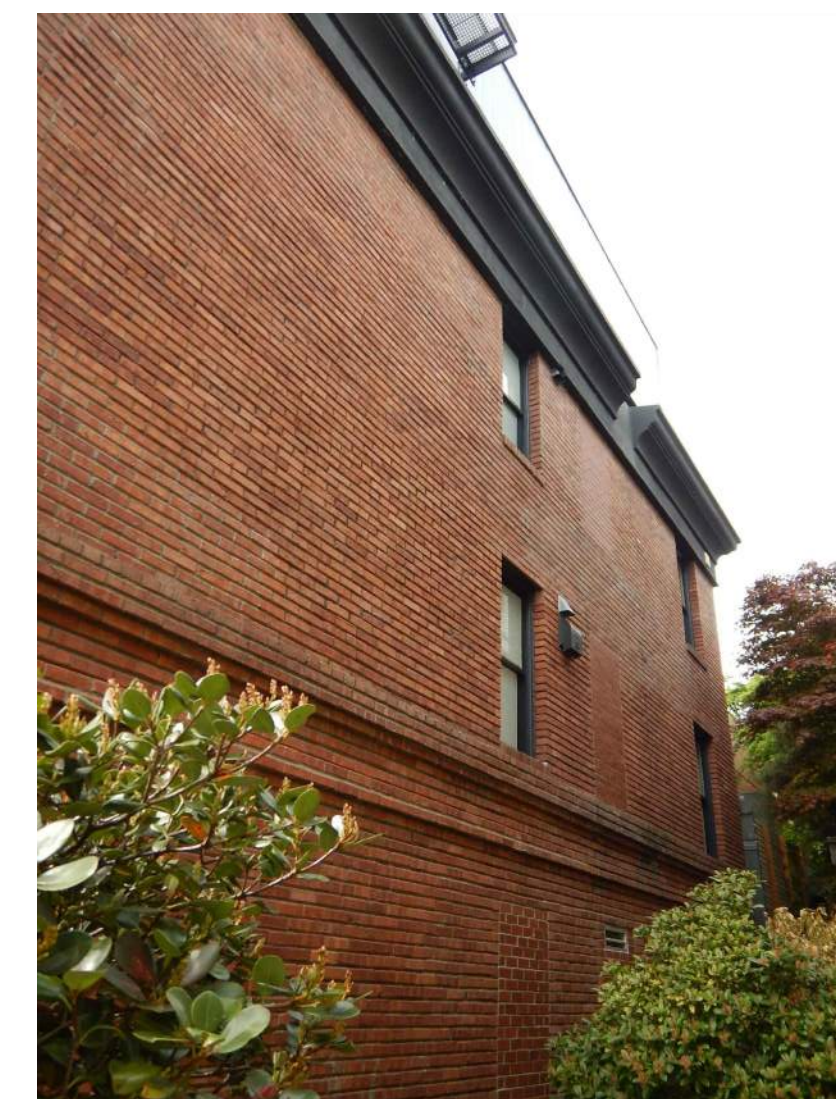
12 TYP. ARCHED WNDW ABOVE EXISTING ALUM-CLAD WNDW



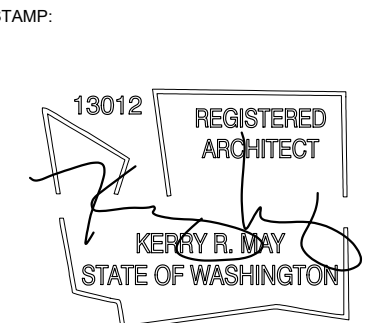
9 TYPICAL WINDOW HEAD AT EIFS CORNICE



6 WEST ELEVATION



3 EAST ELEVATION



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LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

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8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

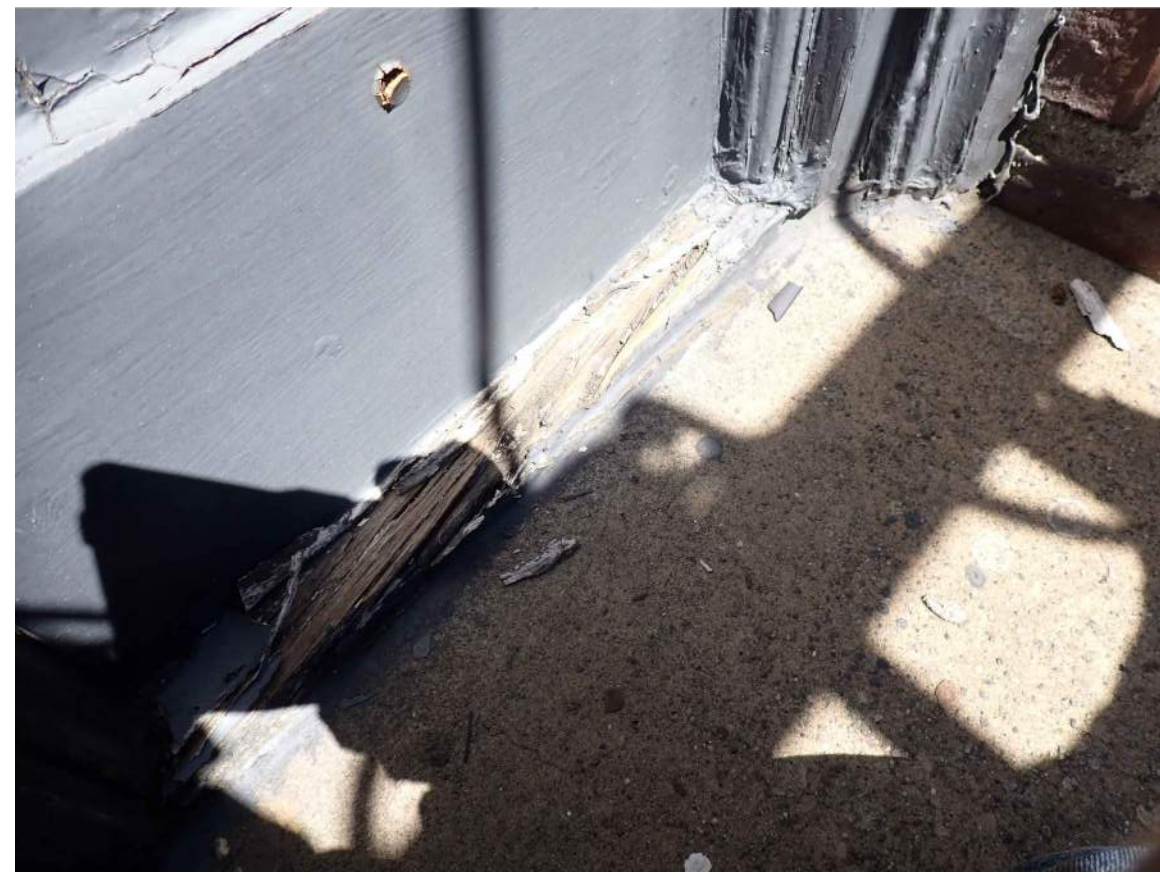
SHEET TITLE:

PHOTOGRAPHS

A6.02

DATE: August 17, 2023 SCALE: AS NOTED

DRAWN BY: DS CHECKED BY: MD



7 DOOR THRESHOLD DECAY EXAMPLE



4 INTERIOR FRAME DAMAGE EXAMPLE



1 TYP. JAMB PROFILE



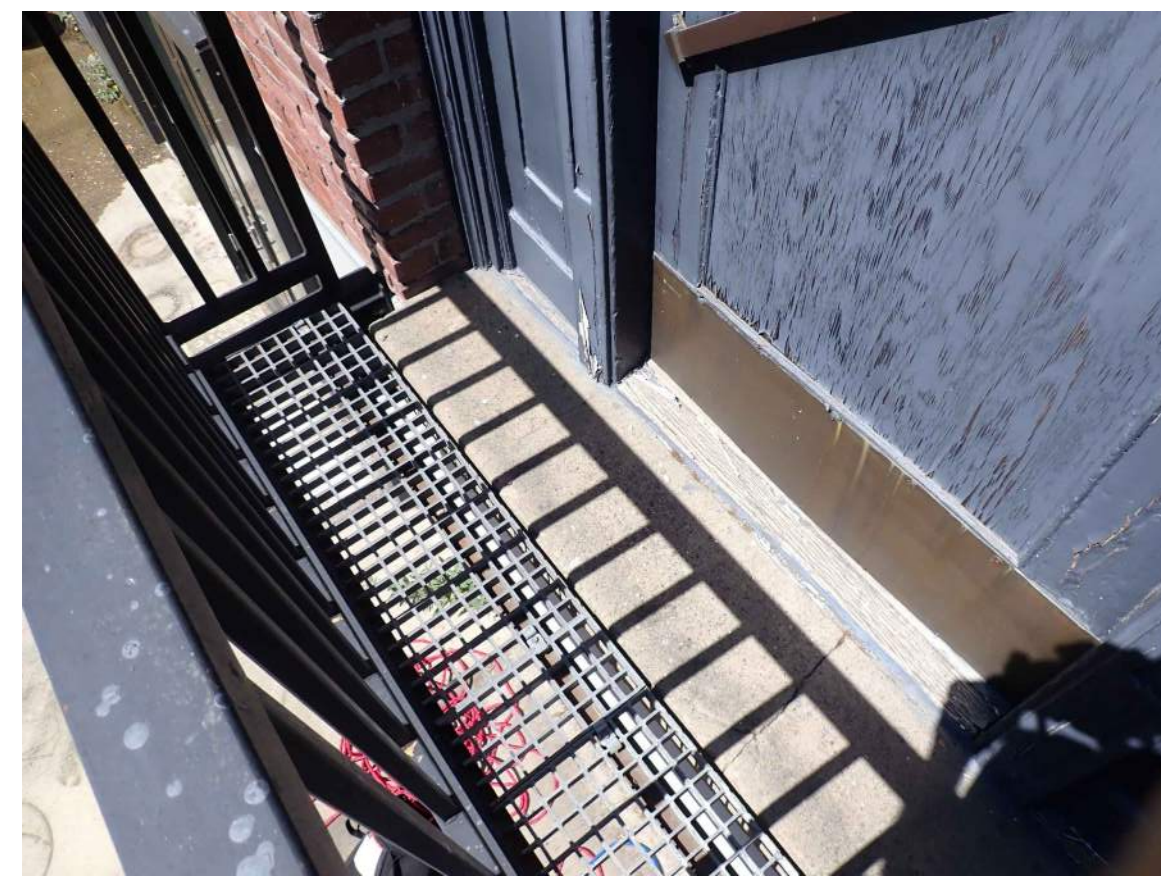
8 RUSTING WINDOW/DOOR HARDWARE EXAMPLE



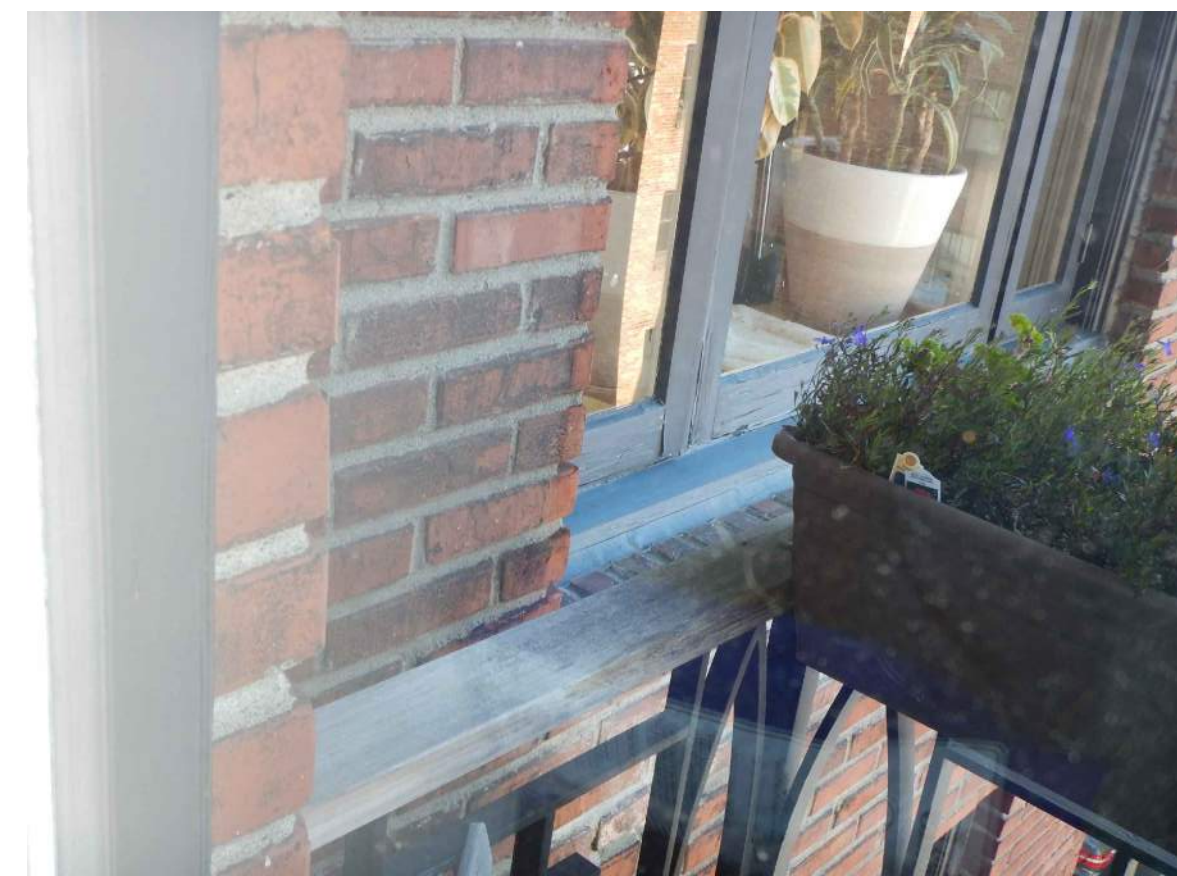
5 EXTERIOR FRAME DAMAGE EXAMPLE



2 TYP. HEAD PROFILE



6 JULIETTE BALCONY DOOR DAMAGE EXAMPLE



3 TYP. SILL PROFILE

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PROJECT NO.: R12-210158-00

SHEET TITLE:

PHOTOGRAPHS

A6.03

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

8/24/2023 12:54:44 PM
I:\corp\oacsvcs.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_Clarke\070 Design\01 CAD\DR 12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg



Forensic Architecture & Engineering | Building Enclosure Consulting
2200 1st Avenue South, Suite 200, Seattle WA 98134
206.285.4300 : main 206.285.4371 : fax
www.oacsvcs.com

June 15, 2022

Seattle Department of Construction and Inspections
700 5th Ave, Ste. 2000
Seattle, WA 98104

Re: 6881079-CN - Leona Condominiums Remediation
RCW Moisture Protection Law Statement

To Whom it May Concern:

Pursuant to the requirements of RCW 64.55, this letter confirms the submission of the following enclosure design documents for the above referenced project.

Drawings:

Building Enclosure Detail Sheets dated June 15, 2022:

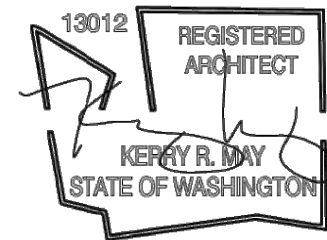
- BE1.00 Building Enclosure Notes
- BE1.01 Window / Door Flashing Sequence
- BE1.02 Building Enclosure Details

As defined by RCW 64.55, building enclosure design documents comprise the "plans, details and specifications for the building enclosure that have been stamped by a licensed engineer or architect." As the registered Architect stamping the building enclosure design documents for this project, I make the following statement:

The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the building enclosure design requirements of RCW 64.55.005 through 64.55.090.

Sincerely,

Kerry May, AIA
Sr. Director - Building Enclosure Design

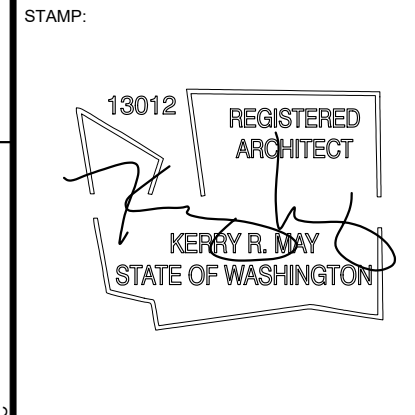


R12-210158.00

ELEVATION AREAS			
	VERTICAL FENESTRATION AREA (SF)	GROSS ABOVE GRADE WALL AREA (SF)	PERCENT OF VERTICAL FENESTRATION OF TOTAL WALL AREA
EXISTING	3,200 SF	27,376 SF	11.7%
NEW + EXISTING	3,200 SF	27,376 SF	11.7%

2018 SEC COMPLIANCE INFORMATION

WINDOW U-FACTOR: 0.26 (FIXED), 0.28 (OPERABLE)
 DOOR U-FACTOR: 0.60
 SHGC: 0.38 (SEW), 0.51 (N)



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PROJECT TITLE:
**LEONA CONDOMINIUMS
 REMEDIATION**
 916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
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8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158.00

SHEET TITLE:
**BUILDING
ENCLOSURE
NOTES**

BE1.00

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

NOTE: THE FOLLOWING ITEMS WILL VARY FROM THE MANUFACTURERS ROUGH OPENING INSTALLATION SEQUENCE, REFERENCE DETAILS ON SHEET BE1.02;

- NO LIQUID APPLIED FLASHING MATERIAL WILL EXTEND ONTO BRICK MASONRY OR CAST STONE UNITS THAT ARE INTENDED TO BE EXPOSED AFTER THE WINDOW/DOOR INSTALLATION IS COMPLETE. ALL FLASHING MATERIALS ARE TO BE CONCEALED UNDER THE WINDOW/DOOR FRAME, TRIM AND FINISH MATERIALS. THE ONLY VISIBLE PRODUCT INCLUDED IN THE INSTALLATION SEQUENCE SHALL BE EXTERIOR SEALANT.
- NO WRB MEMBRANE OR SEALER SHALL BE APPLIED TO THE BRICK OR CAST STONE.
- THE PT WOOD BUCK SHALL BE INTERIOR SET ON ALL FOUR (4) SIDES, EXCEPT AT DOOR SILL/THRESHOLDS THE PT WOOD BUCK SHALL BE OMITTED.

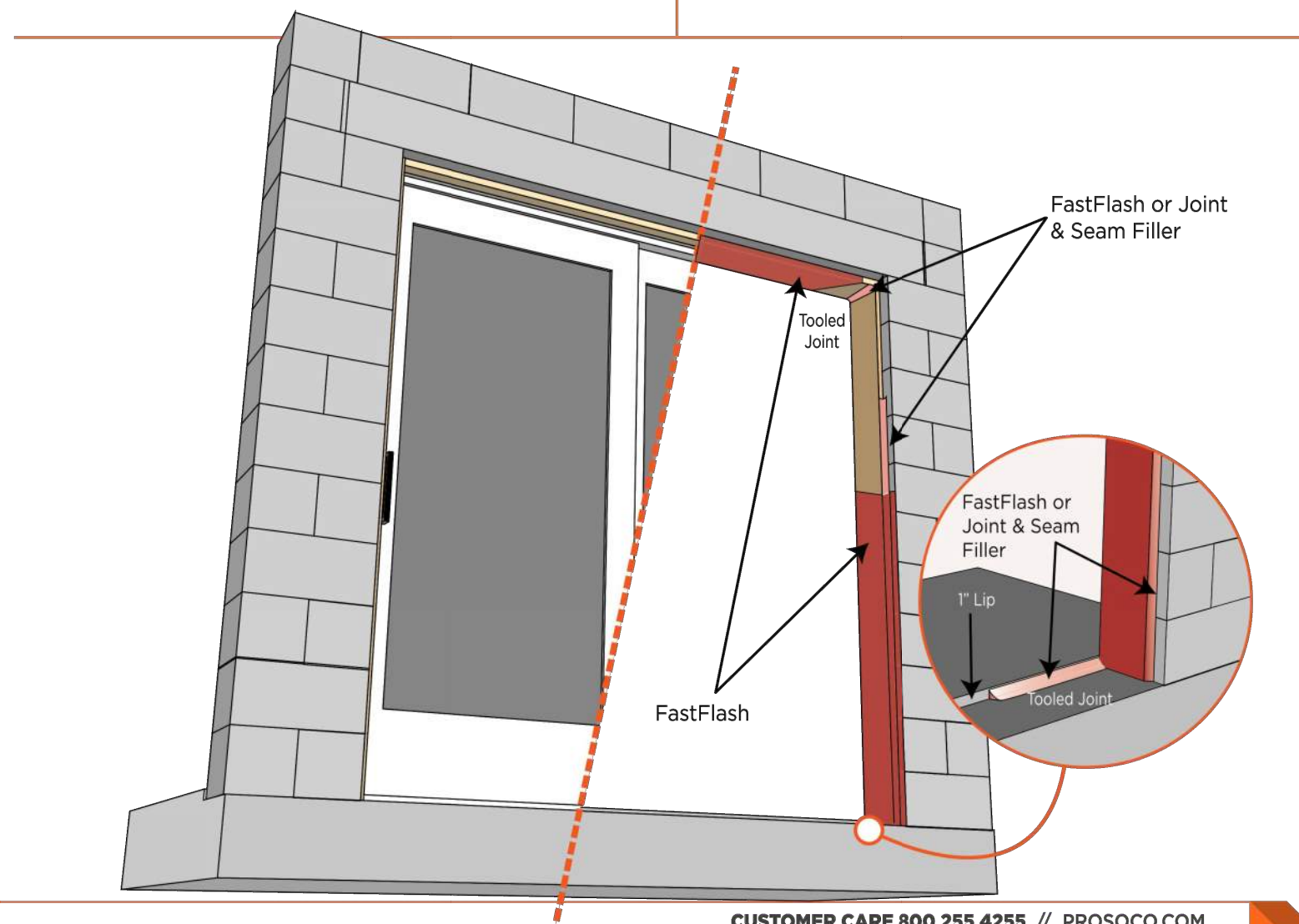
PROSOCO
R-Guard Sliding Glass Door - C6.1
 AIR & WATER BARRIERS
 CMU/Cast-in-Place Concrete Wall Construction

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** in each corner and in a zigzag pattern over the inside the concrete block rough opening. Use a dry spatula, trowel or chipper brush to spread the wet product to protect the rough opening CMU surface. Apply additional **FastFlash** or **Joint & Seam Filler** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes. Allow membrane to skin over.

If wood bucks are not already installed, apply two (2) thick beads of **FastFlash** or **Joint & Seam Filler** along the perimeter faces of the wood bucks before attaching to the structure while still wet. Install anchor bolts to secure the wood bucks into the opening. Tapcons/anchor holes should be pre-drilled and blown out with oil-free air in preparation to receive a shot of **FastFlash** or **Joint & Seam Filler** into the hole prior to inserting tapcon/anchor.

After installation of wood buck, spot and cover the installed head of the anchor bolts.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to the perimeter joint between the wood buck and CMU wall. Use a dry spatula or trowel to seal the joint. Create a profile that directs bulk water away from the joint. Allow **FastFlash** or **Joint & Seam Filler** to skin over. Apply **FastFlash** over the inside of the wood buck, extending the membrane out to the edge of the return opening when used for window protection only. When used in conjunction w/an entire air/moisture barrier system, carry the **FastFlash** out on to the face of the vertical wall 4-6 inches to facilitate a tie in to an air barrier system.



PROSOCO
R-Guard CMU/CIP Concrete Rough Opening - C1.1
 AIR & WATER BARRIERS
 CMU/Cast-in-Place Concrete Wall Construction

Field of wall - Fill small voids and cracks (up to 1/2-inch) in the CMU surface with **FastFlash** or **Joint & Seam Filler**. Use a dry joint knife or trowel to press and spread 1 inch beyond each side to a thickness of 20-30 mils.

Repair larger cracks or voids with mortar.

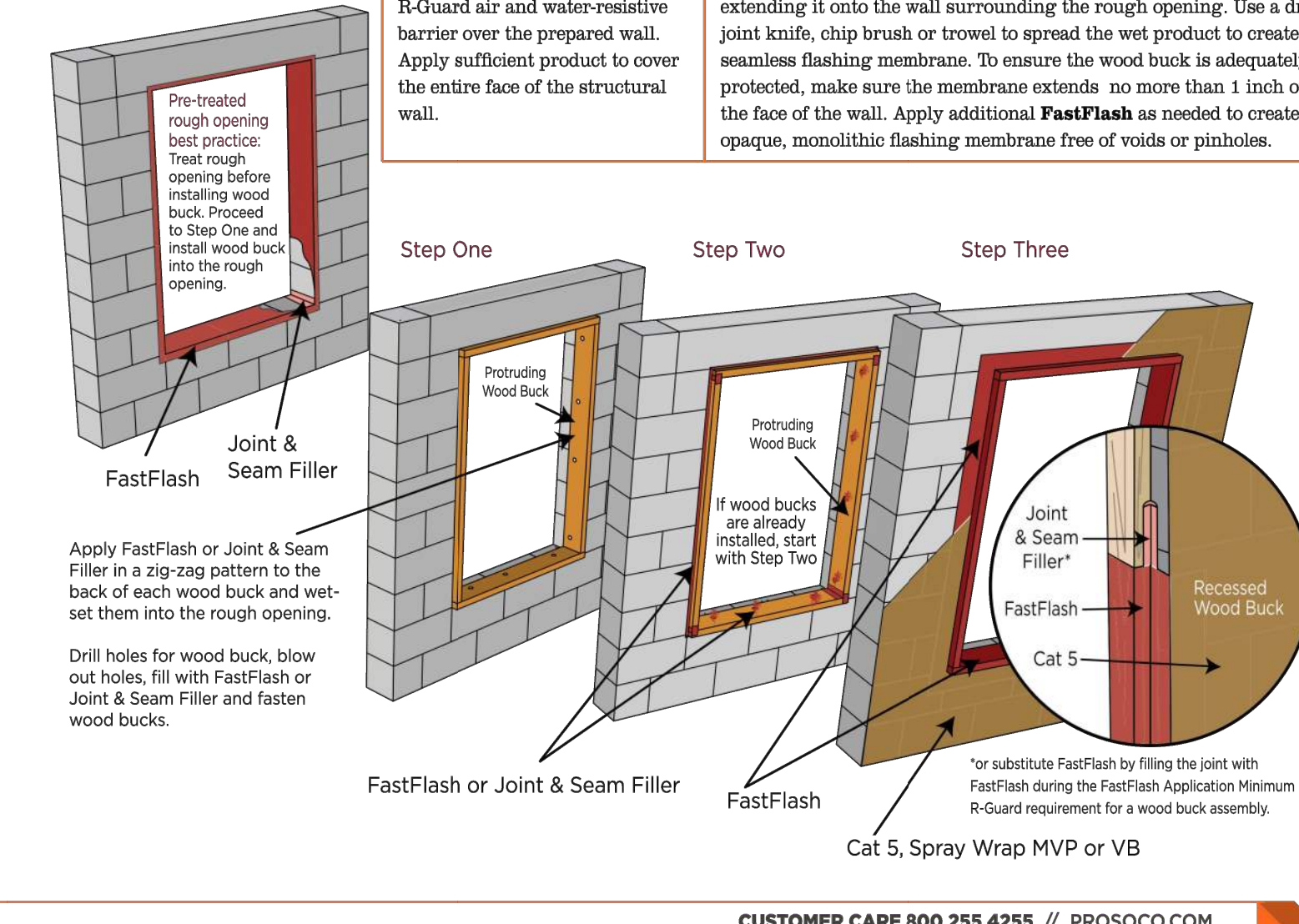
Best practice rough opening - Apply a thick bead of **FastFlash** in each corner and in a zigzag pattern over the concrete block inside the rough opening and wall face surrounding the rough opening. Use a dry joint knife, trowel or chipper brush to spread the wet product to protect the rough opening with a seamless flashing membrane that extends no more than 1 inch over the face of the wall. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes. Allow to skin over.

Wood buck - If wood bucks are not already installed, apply two thick beads of **FastFlash** or **Joint & Seam Filler** along the perimeter faces of the wood buck before attaching it to the structure while still wet. Install anchor bolts.

After installation of wood buck, spot and cover the installed heads of the anchor bolts. Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to all inside corners of the wood buck. Use a dry joint knife or trowel to press and spread 1 inch beyond each side to a thickness of 20-30 mils.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to the perimeter joint between the wood buck and the CMU wall. Use a dry trowel or spatula to tool and seal the joint. Create a profile that directs bulk water away from the joint. Allow **Joint & Seam Filler** to skin over.

Apply a thick bead of **FastFlash** over the inside of the wood buck, extending it onto the wall surrounding the rough opening. Use a dry joint knife, chip brush or trowel to spread the wet product to create a seamless flashing membrane. To ensure the wood buck is adequately protected, make sure the membrane extends no more than 1 inch over the face of the wall. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes.



PROSOCO
R-Guard Interior Air and Water Seal - C5.1
 AIR & WATER BARRIERS
 CMU/Cast-in-Place Concrete Wall Construction

Install the window "plumb, level and square" into the prepared rough opening.

Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal. **AirDam** prevents bulk water and moist outside air from entering, and conditioned indoor air from escaping around the window. This ties the window into the larger air and water management system, and prevents water which may collect in the window frame from entering the conditioned space.

Joint Size - Sealant depth should be one-half the width of the joint. Maximum sealant depth should be 1/4 inch (3 mm). Minimum sealant depth should be 1/4 inch (6mm).

Minimum joint width should be 1/4 inch (6mm).

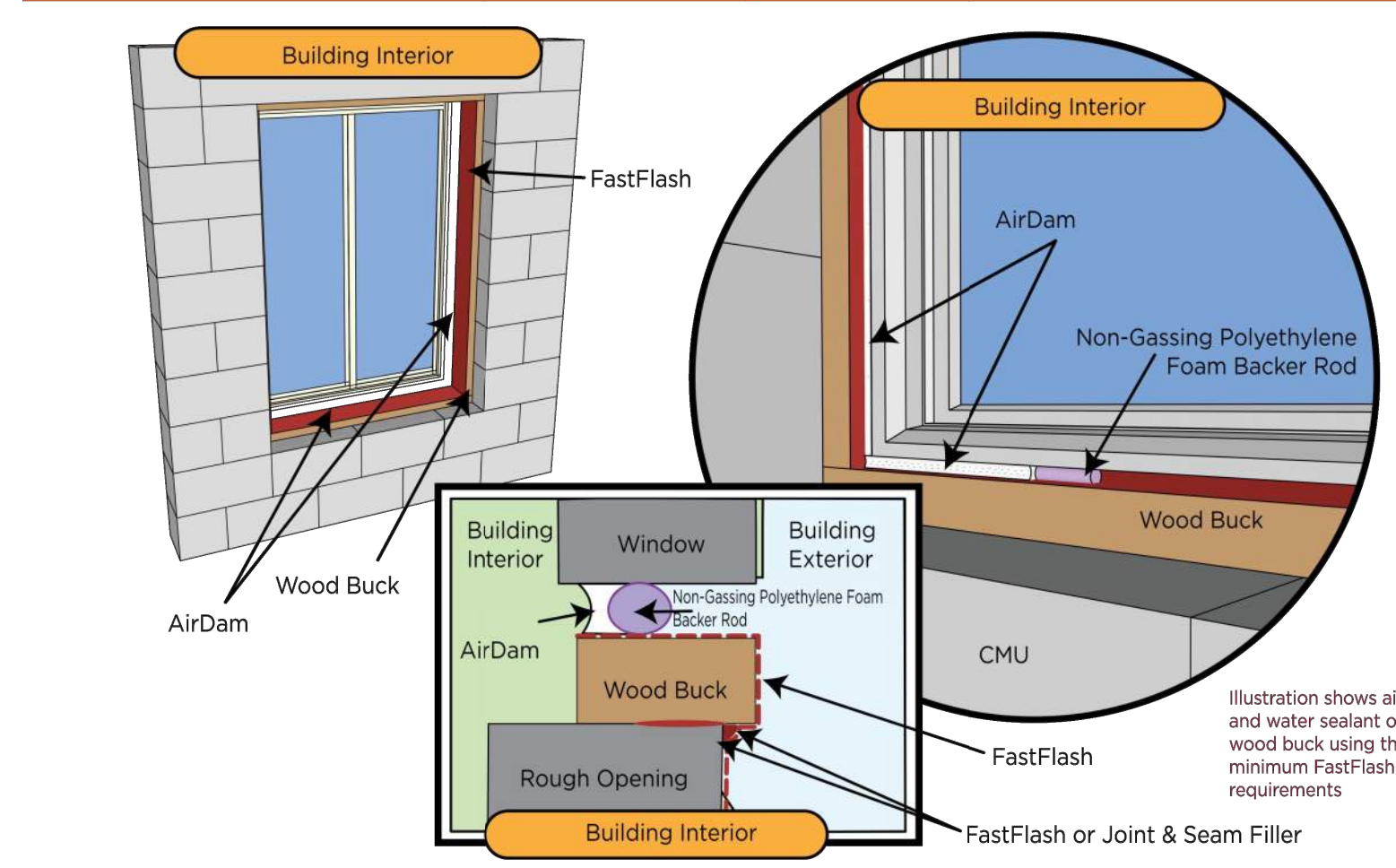
Joint Backing - A properly sized non-gassing polyethylene foam

backer rod should compress by 25-30% when installed. Install backer rod by compressing and rolling continuously into the joint channel without stretching or puncturing.

Where joint depth does not permit use of a backer rod, install a polyethylene strip or bond breaker tape over the bottom of the joint to prevent three-sided adhesion. Three-sided adhesion will restrict joint movement.

Installation - Install a continuous bead of **AirDam** without gaps or air pockets. Tool immediately with a dry spatula to ensure complete wetting of the joint bond surface and produce a smooth, concave joint profile.

FastFlash wraps into the rough opening in the structural wall. See detail C1.3.1.



PROSOCO
R-Guard CMU/CIP Concrete Arched Window Rough Opening - C4.1
 AIR & WATER BARRIERS
 CMU/Cast-in-Place Concrete Wall Construction

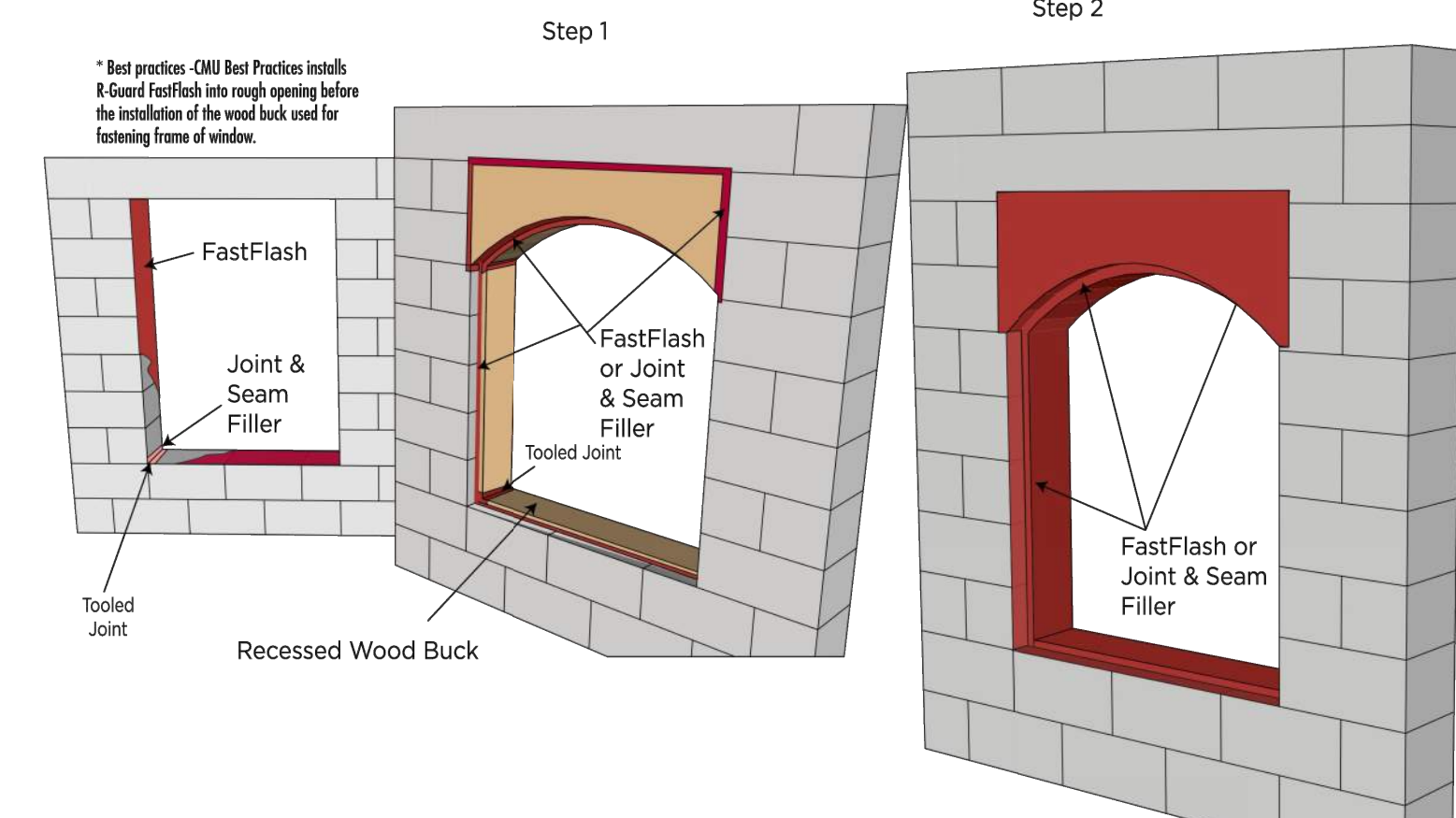
Arched wood framing and plywood sheathing is installed and detailed at inside 90 degree and corner splices with **FastFlash** or **Joint & Seam Filler** in preparation to receive **FastFlash** liquid-applied flashing membrane.

FastFlash covers the entire wood surface, terminating at the edge of the wood-to-CMU interface.

Radius windows are installed and placed into the opening, allowing the shims to be recessed to allow a backer rod and bead of **AirDam** to be continuously tooled around the inside perimeter of the window.

Fin/flange windows can be set in a bed of wet **FastFlash** at jamb/head/jamb locations, leaving the sill open. Shims beneath the flange should be set at quarter points of the window to allow for appropriate drainage.

An exterior weather bead of sealant can be installed, allowing for weep/drainage points to take place at the sill location(s).



OAC

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STAMP:

19012 REGISTERED ARCHITECT
 KERRY R. DAY
 STATE OF WASHINGTON

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LEONA CONDOMINIUMS
 REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

PROJECT TITLE:

5

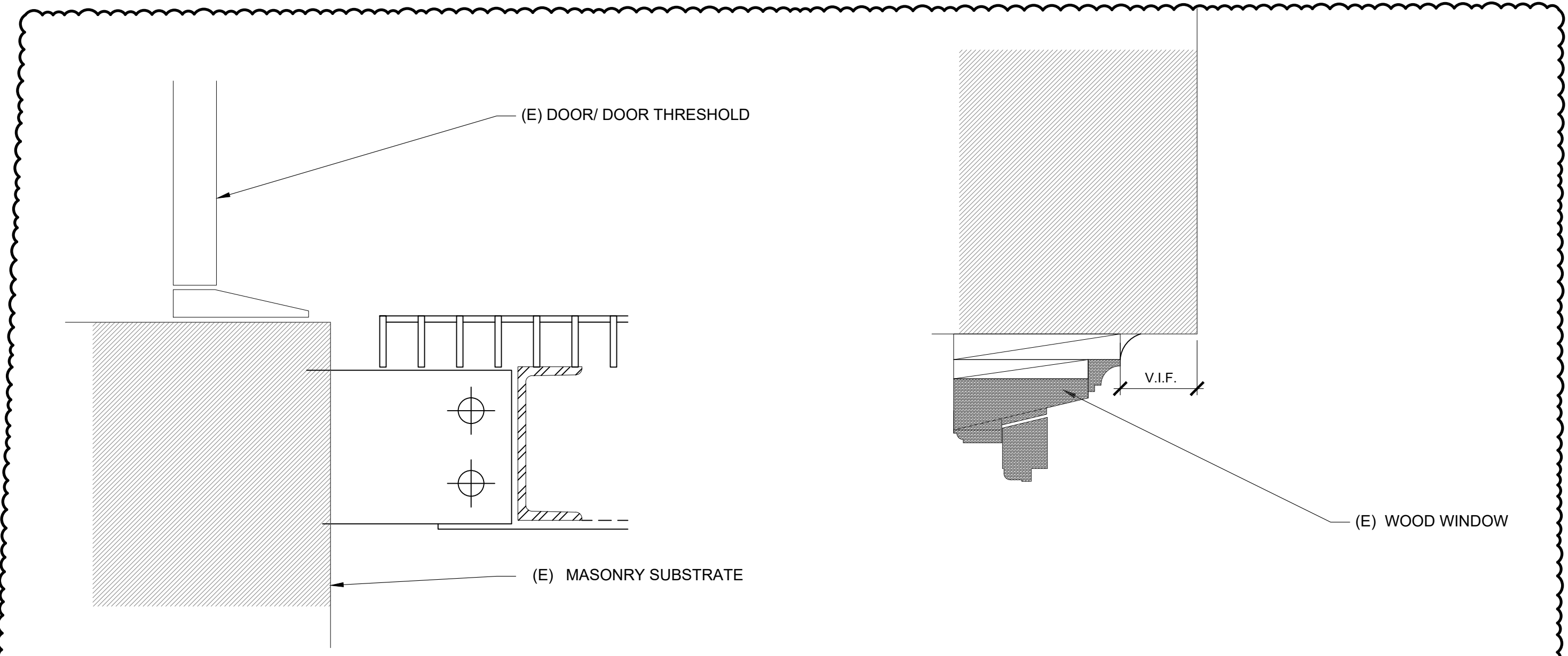
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1	PERMIT PRE APPLICATION	12/20/2022
2	PERMIT SET	8/19/2023
3	PRICING SET	9/22/2023
4	LANDMARKS CAN APP SET	10/19/2023
5	BID ADDENDUM SET	11/01/2023
6	LANDMARKS CORRECTIONS 1	12/20/2023
7	LANDMARKS CORRECTIONS 2	4/18/2024
8	LANDMARKS CORRECTIONS 3	8/24/2023

PROJECT NO.: R12-210158-00

SHEET TITLE:
WINDOW/DOOR FLASHING SEQUENCE

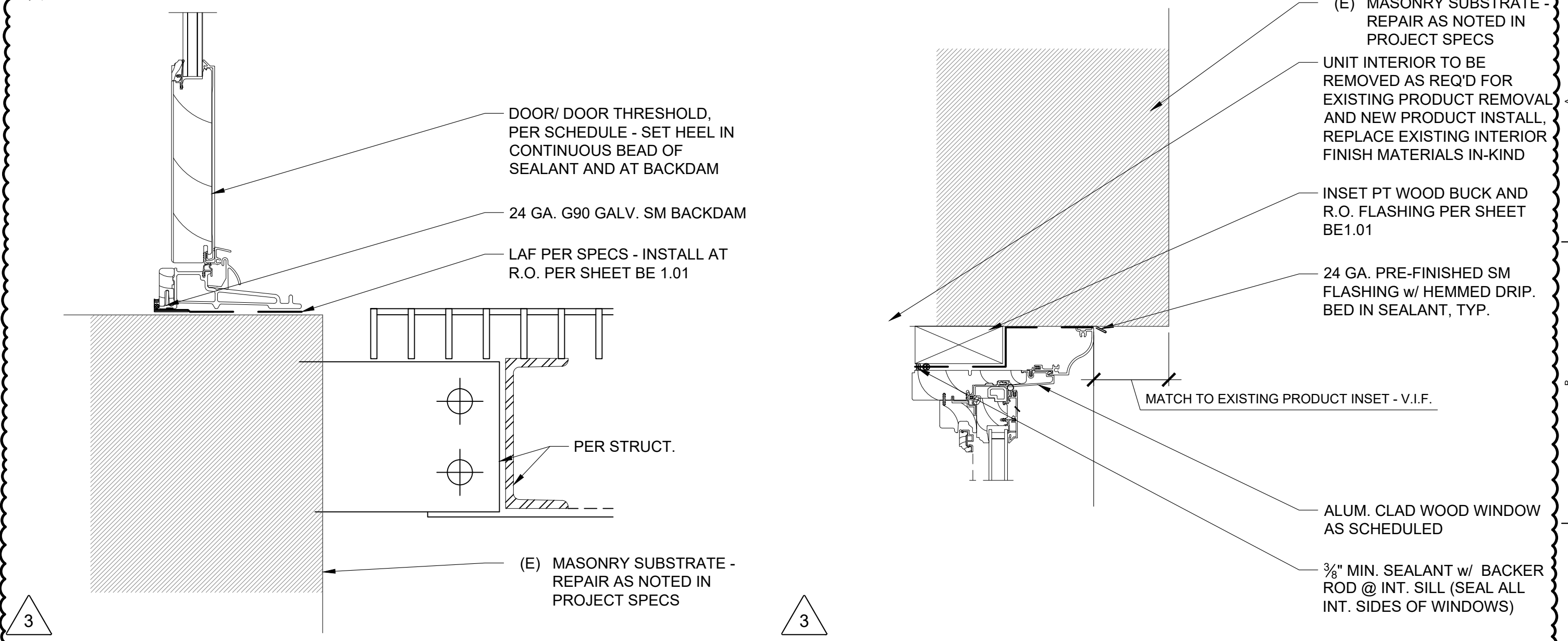
BE1.01

DATE: August 17, 2023 SCALE: AS NOTED
 DRAWN BY: DS CHECKED BY: MD



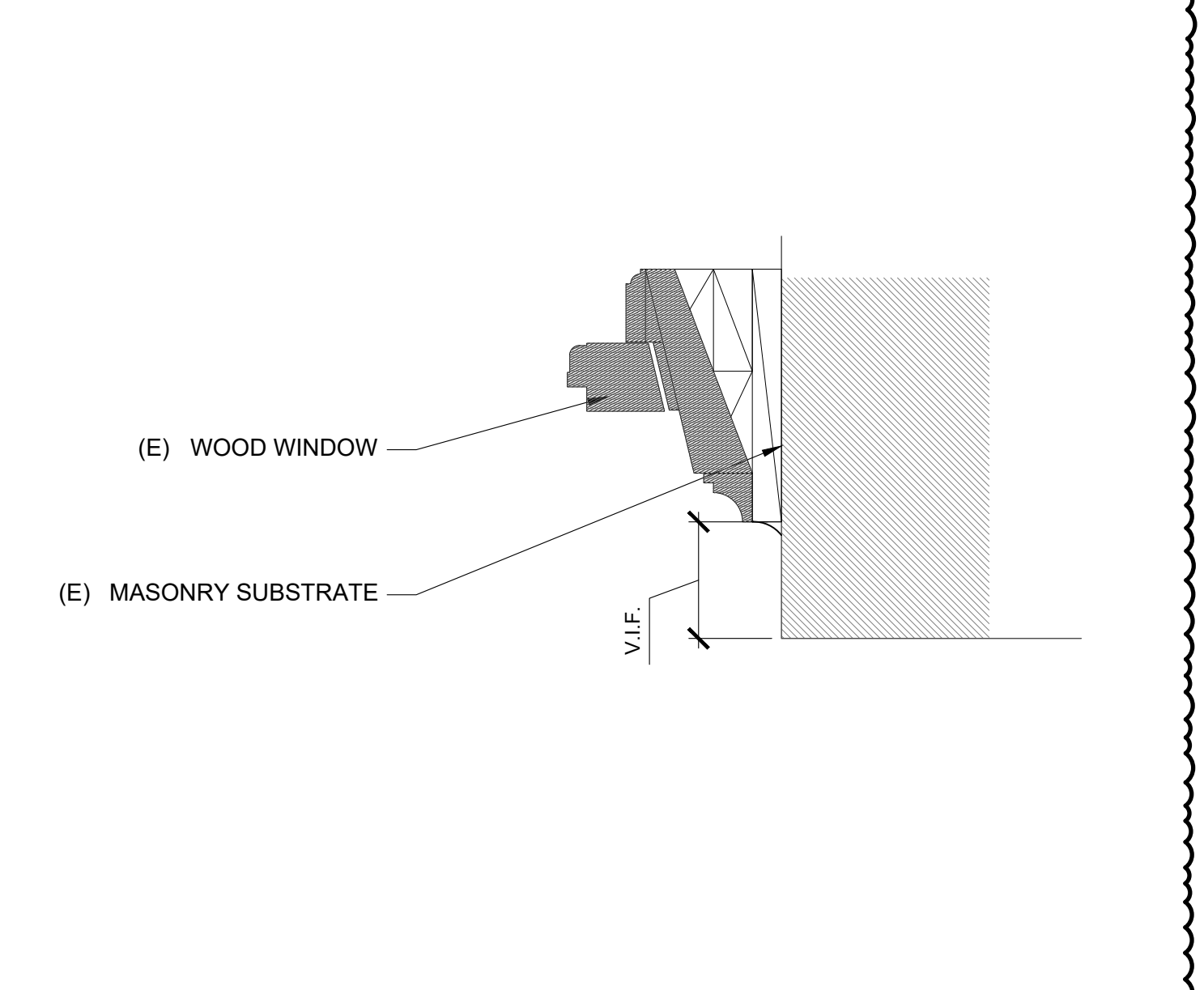
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SCALE: 3" = 1'-0"

7 TYP. EXISTING WINDOW HEAD
SCALE: 3" = 1'-0"

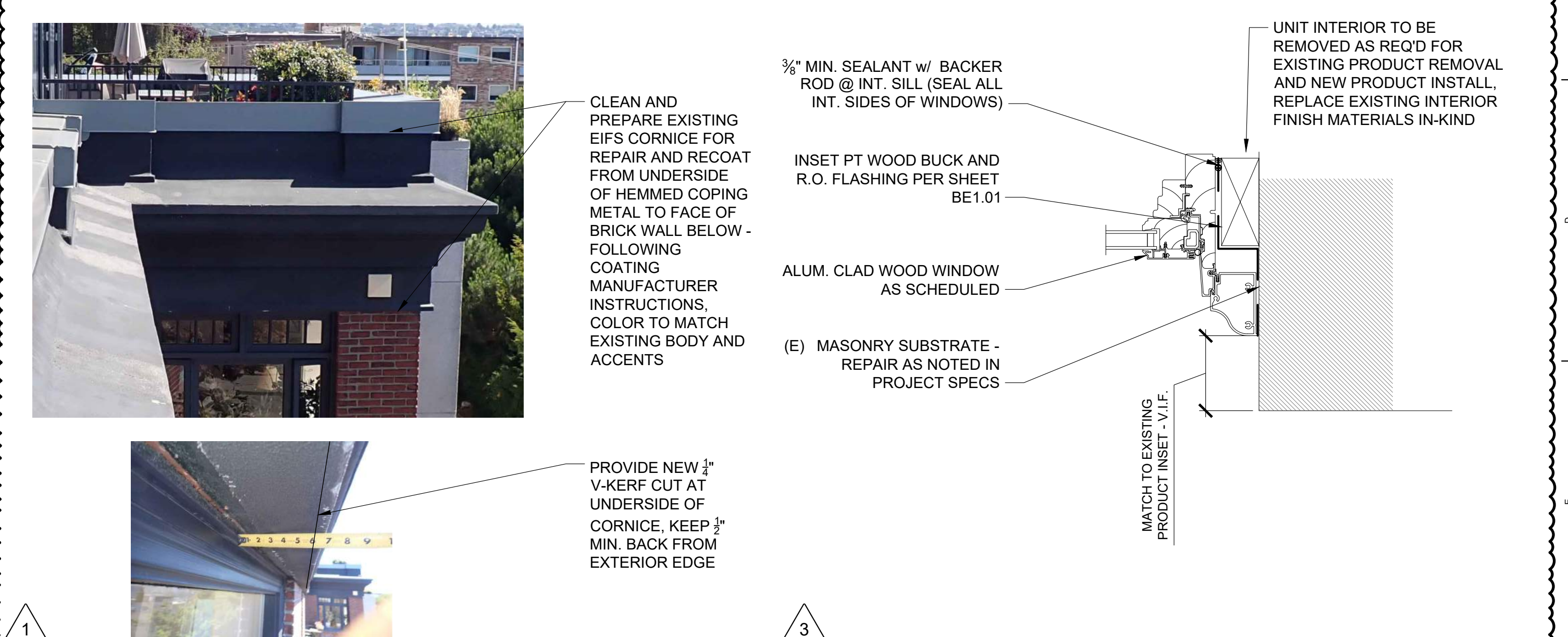


4 TYP. NEW DOOR THRESHOLD
SCALE: 3" = 1'-0"

1 TYP. NEW WINDOW HEAD
SCALE: 3" = 1'-0"

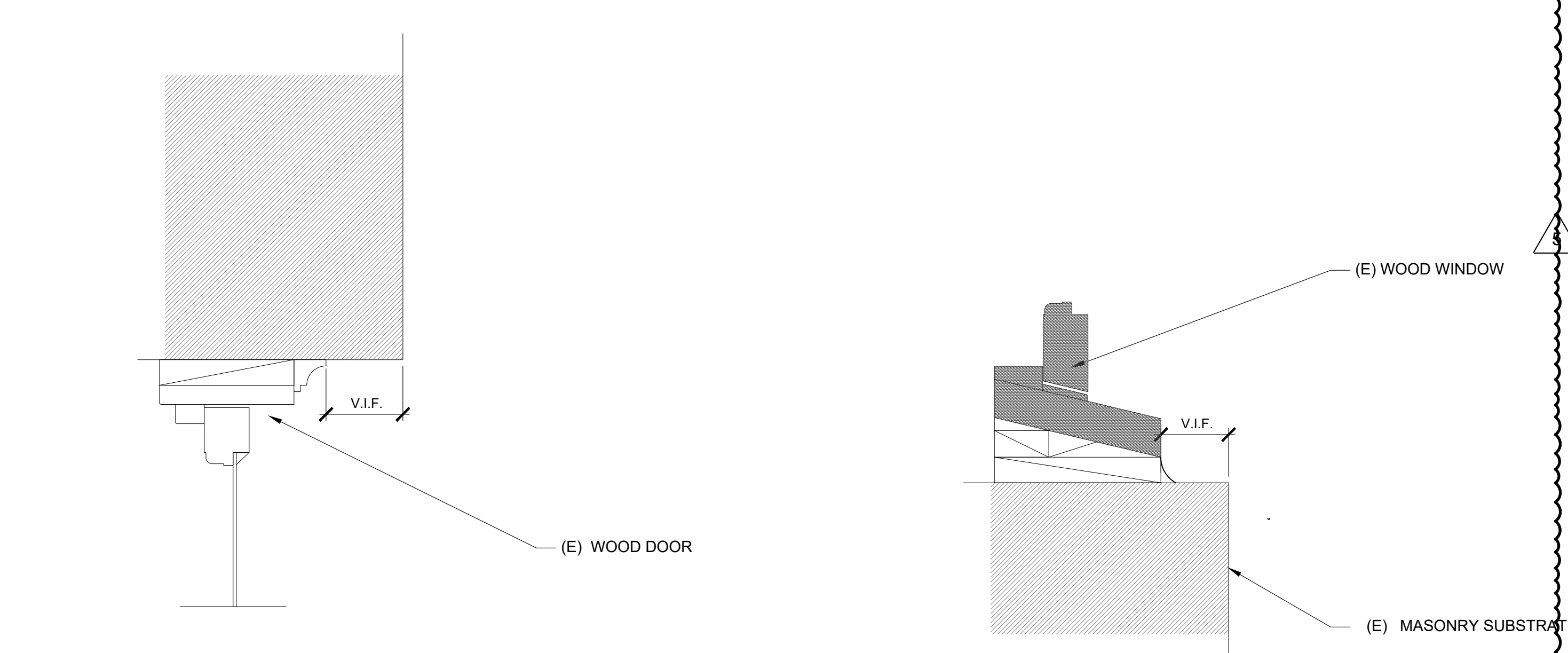


8 TYP. EXISTING WINDOW/DOOR JAMB
SCALE: 3" = 1'-0"



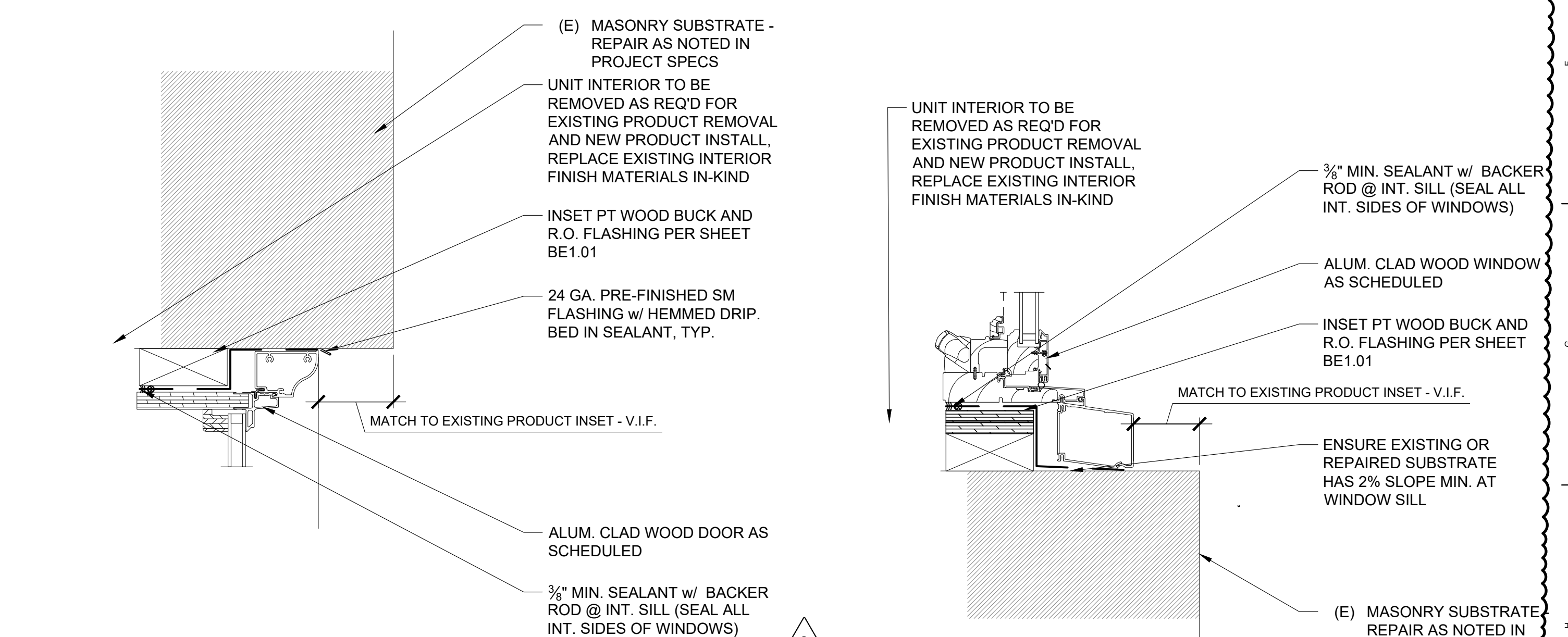
5 TYP. EIFS CORNICE REPAIRS
SCALE: 3" = 1'-0"

2 TYP. NEW WINDOW/DOOR JAMB
SCALE: 3" = 1'-0"



7 TYP. EXISTING WINDOW HEAD
SCALE: 3" = 1'-0"

9 TYP. EXISTING WINDOW SILL
SCALE: 3" = 1'-0"



6 TYP. NEW DOOR HEAD
SCALE: 3" = 1'-0"

3 TYP. NEW WINDOW SILL
SCALE: 3" = 1'-0"

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19012 REGISTERED ARCHITECT
KERRY R. DAVIS
STATE OF WASHINGTON

STAMP:

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**LEONA CONDOMINIUMS
REMEDICATION**

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

PROJECT TITLE:

DATE: 12/20/22
8/15/2022
9/22/2022
10/19/2022
11/01/2022
12/20/22
4/16/2023
8/24/2023

DESCRIPTION:

1 PERMIT APPLICATION
2 PERMIT SET
3 PRICING SET
4 LANDMARKS CAN APP SET
5 BID ADDENDUM SET
6 LANDMARKS CORRECTIONS 1
7 LANDMARKS CORRECTIONS 2
8 LANDMARKS CORRECTIONS 3

PROJECT NO.: R12-210158-00

SHEET TITLE:
**BUILDING
ENCLOSURE
DETAILS**

BE1.02

DATE: August 17, 2023 SCALE: AS NOTED
DRAWN BY: DS CHECKED BY: MD

3/10/2023 2:37:19 PM

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

CRITERIA:

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION** SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING CODE (SBC), 2018 EDITION.
- THE EXISTING STRUCTURE** HAS NOT BEEN EVALUATED OR STRENGTHENED TO CONFORM TO CURRENT SEISMIC CODE REQUIREMENTS AS PART OF THIS PROJECT SCOPE. THE REPAIRS SHOWN ARE IN CONFORMANCE WITH SECTION 401.1.2 AND 303.1.3 OF THE SEATTLE EXISTING BUILDING CODE, 2018 EDITION.
- DESIGN LOADING CRITERIA:**

RISK CATEGORY SBC TABLE 1604.5	II
BALCONY SNOW LOAD	25 PSF ($I_s = 1.0$)
FLOOR LIVE LOAD (PRIVATE BALCONIES AND DECKS)	60 PSF
EARTHQUAKE (NON-STRUCTURAL)	SEISMIC DESIGN CATEGORY D
	$S_s = 1.37, S_1 = 0.48, S_{0.5} = 1.10, S_{0.1} = 0.48 I_p = 1.0$

WIND 97 MPH, EXPOSURE "B", $K_{zt} = 1.67$
WIND (CLADDING/ENCLOSURE ELEMENT DESIGN PRESSURES) 59/35 PSF MAX. AT WALLS (LRF/D/ASD)
WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 30.

SEE DRAWINGS FOR ADDITIONAL LOADING CRITERIA

4. **STRUCTURAL DRAWINGS** SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.

5. **CONTRACTOR** SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND PRIOR TO SUBMITTING SHOP DRAWINGS. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED EITHER ON SITE OBSERVATION, ORIGINAL DRAWINGS OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF THE EXISTING CONDITIONS DO NOT CLOSELY MATCH THE CONDITIONS SHOWN ON THE DRAWINGS, OR IF THE EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY THE ENGINEER PRIOR TO COMMENCING ANY WORK.

6. **CONTRACTOR** SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.

7. **CONTRACTOR** SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

8. **CONTRACTOR-INITIATED CHANGES** SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. **DRAWINGS** INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

10. **ALL STRUCTURAL SYSTEMS** COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

11. **SHOP DRAWINGS** FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) IN ACCORDANCE WITH SDCI REQUIREMENTS AT THE TIME OF CONSTRUCTION.

12. **SHOP DRAWING REVIEW:** DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

13. **ARCHITECTURAL AND MECHANICAL & ELECTRICAL COMPONENTS DESIGN** SEE SPECIFICATIONS FOR COMPONENTS DESIGN REQUIREMENTS. IF THE LOCAL JURISDICTION REQUIRES THE COMPONENT DESIGN BE SUBMITTED FOR PERMIT, THE CONTRACTOR OR COMPONENT VENDOR MUST HIRE AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF NECESSARY SUPPORTS, BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-16. SEE TABLE 13.5-1 FOR APPLICABLE SEISMIC DESIGN COEFFICIENTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SUBMITTAL AND SCHEDULE REQUIREMENTS WITH THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE PER ASCE 7-16, 'SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS'. THE CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

STATEMENT OF SPECIAL INSPECTIONS (STRUCTURAL):

14. STATEMENT OF SPECIAL INSPECTIONS - STRUCTURAL ITEMS (SEISMIC DESIGN CATEGORY D):

DEFINITIONS:

THE SEISMIC FORCE RESISTING SYSTEM FOR THIS STRUCTURE CONSISTS PRIMARILY OF EXISTING SHEAR WALLS, FLOOR/ROOF DIAPHRAGMS, AND STRUT MEMBERS AS SPECIFIED ON THE DRAWINGS. SEE THE LEGEND OF PLAN SHEETS FOR ADDITIONAL INFORMATION DEFINING MEMBER LOCATIONS.

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY THE OWNER APPOINTED INSPECTION AGENCY IN ACCORDANCE WITH CHAPTER 17 OF THE SBC WITH REPORTS PER SBC SECTION 1704.2.4 SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SBC SECTION 108. SEE TABLES BELOW FOR ADDITIONAL INFORMATION.

STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	SBC REFERENCE
------------------	------------------------------	---------------

STRUCTURAL STEEL FABRICATION, ERECTION, AND NONDESTRUCTIVE TESTING*
SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE (QA) INSPECTION REQUIREMENTS OF AISC 360-16 CHAPTER N. CONTINUOUS INSPECTION SHALL BE PERFORMED AT "P" TASKS DEFINED IN AISC 360-16; PERIODIC INSPECTION SHALL BE PERFORMED AT "O" TASKS DEFINED IN AISC 360-16.

SHOP AND FIELD WELDING	CONTINUOUS/PERIODIC (QA PER AISC 360 CH. N5.4)	1705.2.1
HIGH STRENGTH BOLTING	CONTINUOUS/PERIODIC (QA AISC 360 CH. N5.6)	1705.2.1

MATERIAL VERIFICATION (IDENTIFICATION MARKS AND MANUFACTURER'S TEST REPORTS)	PERIODIC	1705.2.1
--	----------	----------

WOOD

FASTENERS, BOLTS, STRAPS, HOLDDOWNS, ETC.	PERIODIC FOR CONNECTIONS OF ALL MEMBERS OF THE WIND FORCE RESISTING SYSTEM	1705.11.1&1705.12.2
---	--	---------------------

* STRUCTURAL STEEL QUALITY ASSURANCE INSPECTIONS, EXCEPT NONDESTRUCTIVE TESTING, MAY BE WAIVED IF APPROVED BY THE OWNER AND BUILDING OFFICIAL FOR WORK PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH SBC SECTION 1704.2.5.1.

ARCH, MECH, & ELEC ITEMS	SEISMIC DESIGN REQUIREMENTS (ASCE 7-16 CHAPTER 13)	PERIODIC SPECIAL INSPECTION AS SPECIFIED PER SBC CHAPTER 17
EXTERIOR WALLS, VENEER & CLADDING	ASCE 7-16 SECTION 13.5.3	REQUIRED FOR WALL FRAMING, FOR FASTENING OF VENEER OR CLADDING EXCEEDING 5 PSF (SBC 1705.12.5)

PARTITION WALLS FASTENING	ASCE 7-16 SECTION 13.5.8	REQUIRED DURING ERECTION AND FOR WALLS > 15 PSF (SBC 1705.12.5)
---------------------------	--------------------------	---

GLAZING SYSTEMS	ASCE 7-16 SECTION 13.5.9	NOT REQUIRED
-----------------	--------------------------	--------------

LIFE SAFETY COMPONENTS INCLUDING COMPONENTS WITH HAZARDOUS, COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS ($I_p=1.5$ PER ASCE 7-16 SECTION 13.1.3)	ASCE 7-16 SECTION 13.6 AND SBC 1705.13.2	REQUIRED FOR VERIFICATION OF CERTIFICATE OF COMPLIANCE LABEL ON COMPONENT (SBC 1705.12.4)
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INSTALLATION AND ANCHORAGE OF 1705.12.6)	ASCE 7-16 SECTION 13.6 AND SBC 1705.13.2	REQUIRED (SBC 1705.12.4 & SBC 1705.13.2)
SPRINKLER SYSTEMS, COMPONENTS WITH HAZARDOUS, COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS ($I_p=1.5$ PER ASCE 7-16 SECTION 13.1.3)	SBC 1705.13.2	

ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS	ASCE 7-16 SECTION 13.6	NOT REQUIRED
--	------------------------	--------------

STRUCTURAL OBSERVATION PER SBC SECTION 1704.6 IS NOT REQUIRED FOR THIS STRUCTURE.

ANCHORAGE:

15. **HELICAL TIES** THROUGH BRICK/HOLLOW CLAY TILE/TERRA COTTA MASONRY SHALL BE ONE OF THE FOLLOWING: "DRYFIX" MANUFACTURED BY HELIFIX, A DIVISION OF HALFEN USA; "HELI-TIE" BY SIMPSON STRONG-TIE COMPANY, INC.; OR "CTP STITCH-TIE" BY PROSOCO, INC.; OR "HELI-PIN" MANUFACTURED BY DEWALT. TIES SHALL BE MANUFACTURED OF GRADE 304 STAINLESS STEEL. PROVIDE SIZE AND LENGTHS AS INDICATED ON THE DRAWINGS. TIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH MANUFACTURER'S EQUIPMENT. PERIODIC SPECIAL INSPECTION OF TIES IS REQUIRED. PATCH BUILDING SURFACE AFTER HELICAL WALL TIE INSTALLATION WITH A COLOR-APPROVED CEMENTITIOUS MORTAR.

(2) TEST INSTALLATIONS SHALL BE PERFORMED FOR EACH TYPE OF HELICAL WALL TIE INSTALLATION, INCLUDING EXTERIOR PATCHING WORK, AND TEST INSTALLATIONS SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE AND ARCHITECT PRIOR TO THE INSTALLATION OF THE REMAINDER OF HELICAL WALL TIES.

RENOVATION:

16. **DEMOLITION:** CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF (20 PSF AT ROOFS).

- ALL NEW OPENINGS THROUGH EXISTING MASONRY OR CONCRETE WALLS, SLABS, AND BEAMS SHALL BE ACCOMPLISHED BY SAWCUTTING WHEREVER POSSIBLE. UNLESS OTHERWISE NOTED, ALL NEW OPENINGS SHALL BE SAWCUT NEAT AND CLEAN; NO OVERCUTTING AT OPENING CORNERS SHALL BE ALLOWED. AS REQUIRED, CORE DRILL CORNERS AND CHIP, GRIND OR CUT THE CORNERS TO PROVIDE THE REQUIRED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE. HOLES UP TO 1" MAY BE ROTOHAMMERED.

2. **ALL EXTERIOR WALLS** SHALL BE INSPECTED AND REPAIRED AS FOLLOWS:

SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; SALVAGE AND REINSTALL ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL REPAIRED JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL REPORT ALL FINDINGS TO THE STRUCTURAL ENGINEER. REFER TO ARCHITECTURAL/RESTORATION DRAWINGS FOR ADDITIONAL REQUIREMENTS.

MASONRY:

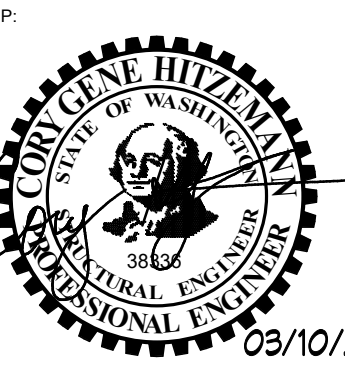
18. **STEEL LINTEL REPAIR:** CONTRACTOR SHALL INSTALL NEW LINTELS AT THE WINDOW HEADS WHERE THE EXISTING LINTELS ARE CORRODED WITH MORE THAN 10% LOSS OF ORIGINAL SECTION AREA. THE APPROXIMATE LOCATIONS OF THE CORROSION ARE SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS WITH EXISTING CORROSION. SEE ARCHITECTURAL DRAWINGS FOR VERIFICATION AND INSPECTION OF EXISTING CONDITIONS. SEE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REPAIR INFORMATION.

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COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
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Leona Condo Repairs (LCR)
1 Ward St
Seattle, WA 98109

PROJECT TITLE:

DATE:	08/29/22
DATE:	03/17/2023

ISSUE NO.	DESCRIPTION:
1	LANDMARKS COFA APP
2	LANDMARKS COFA CORRECTIONS

PROJECT NO.: S22027

GENERAL STRUCTURAL NOTES

SHEET INDEX

S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTURAL NOTES
S2.1	ELEVATIONS
S5.1	DETAILS

S1.0

DATE: 08/14/22 SCALE: 3/4" = 1'-0"
DRAWN BY: CJR CHECKED BY: RHC

3/10/2023 2:37:20 PM

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

STEEL:

19. **STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION** SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

- SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS AND PLASTIC DESIGN, OR LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED JUNE 15, 2016.

IN REFERENCE TO SECTIONS 3.1.1 AND 4.4.1, THE CONTRACT DOCUMENTS (DESIGN DRAWINGS) SHOW COMPLETE CONNECTION DETAILS FOR ALL MEMBERS EXCEPT THOSE NOTED TO BE DESIGN-BUILD ITEMS. ALTERNATE CONNECTION DETAILS REQUESTED BY THE FABRICATOR SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL VIA A REQUEST FOR INFORMATION (RFI) PRIOR TO COMPLETION OF SHOP DRAWINGS.

IN REFERENCE TO SECTION 3.1.6, FABRICATOR SHALL ALSO REVIEW PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS TO DETERMINE PAINTING AND GALVANIZING REQUIREMENTS. MEMBERS EMBEDDED IN CONCRETE, MASONRY OR TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.

IN REFERENCE TO SECTION 3.3, IN THE EVENT OF DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SPECIFICATIONS, THE DESIGN DRAWINGS GOVERN.

IN REFERENCE TO SECTION 4.1, THE FABRICATOR SHALL NOT ASSUME BID PACKAGES CONSTITUTE RELEASING THE DRAWINGS FOR CONSTRUCTION WITHOUT EXPLICIT DIRECTION TO DO SO BY THE OWNER.

- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- QUALITY CONTROL SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR STEEL SEISMIC SYSTEM).

CONTRACTOR SHALL ALSO COMPLY WITH OSHA REGULATION 29 CFR PART 1926 SUBPART R - STEEL ERECTION, PUBLISHED JANUARY 18, 2001. MISCELLANEOUS PLATES FOR GUYING CABLE ATTACHMENTS, TEMPORARY JOIST BRACING, ETC. SHALL BE ADDED AS REQUIRED.

20. **STRUCTURAL STEEL** SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: WT STEEL SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATES SHALL CONFORM TO ASTM A572, Fy = 50 KSI. STEEL-TO-STEEL CONNECTION BOLTS SHALL CONFORM TO ASTM A325-N. THREADED RODS FOR THROUGH BOLT CONNECTIONS SHALL CONFORM TO ASTM A36 OR ASTM F1554 (36 KSI).

21. **DIMENSIONAL TOLERANCE** FOR STRUCTURAL STEEL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6.

22. **BOLTS** IN CONNECTIONS NOT SPECIFIED AS SLIP-CRITICAL NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. IF A SLOTTED HOLE OCCURS IN AN OUTER PLY, A FLAT HARDENED WASHER OR COMMON PLATE WASHER SHALL BE INSTALLED OVER THE SLOT.

23. **HOLE SIZES** IN STEEL MEMBERS FOR CONNECTIONS TO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS:

ANCHOR TYPE	MAXIMUM HOLE DIA. OVER NOMINAL BOLT DIA.
	OTHER THAN COL. BASE PLATES
THROUGH BOLTS	1/16" *

* USE OF LARGER HOLES WOULD REQUIRE THE USE OF WELDED PLATE WASHERS AND WOULD REQUIRE PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.

HARDENED OR COMMON PLATE WASHERS ARE REQUIRED BELOW ALL NUTS WHERE OVERSIZED HOLES ARE USED AND SHALL BE SIZED TO COVER ENTIRE HOLE.

24. **ALL WELDING SHALL** BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.

THE WELD SYMBOLS SHOWN ON THE DRAWINGS ARE INTENDED ONLY TO AID THE CONTRACTOR IN THE DETERMINATION OF FIELD VERSUS SHOP WELDING. THE CONTRACTOR SHALL WORK WITH THE FABRICATOR AND ERECTOR TO COORDINATE THE FINAL DETERMINATION OF FIELD VERSUS SHOP WELDS TO ACCOMMODATE THE CONSTRUCTION SEQUENCING OF THE PROJECT.

ALL WELDS SHALL BE MADE WITH A FILLER WELD METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT.-LBS. AT 0 DEGREES F. PROPOSED FILLER MATERIAL FOR BOTH SHOP AND FIELD WELDS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

25. **WELDING TO EXISTING STEEL:** MEMBERS 3/8" TO 3/4" THICK SHALL USE A MINIMUM PREHEAT AND INTERPASS TEMPERATURES OF 240 DEGREES F. MEMBERS LESS THAN 3/8" THICK SHALL USE A MINIMUM PREHEAT AND INTERPASS TEMPERATURE OF 160 DEGREES F. PRIOR TO WELDING TO EXISTING STEEL, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A DETAILED WELDING PROCEDURE. REMOVE ALL EXISTING PAINT AT THE WELD AREA, WHERE OCCURS. ALL WELDS TO EXISTING STEEL SHALL REQUIRE CONTINUOUS INSPECTION AND SHALL BE PERFORMED IN THE PRESENCE OF THE SPECIAL INSPECTOR.

WOOD:

26. **TIMBER CONNECTORS** CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2021. ALTERNATE CONNECTORS CONFORMING WITH IBC SECTION 1711 MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. A CURRENT ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS. INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

ALL TIMBER CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES PRESERVATIVE CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSiO₂ SHALL BE MANUFACTURED FROM ZMAX STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL. ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE USED WITH GALVANIZED CONNECTORS.

27. **WOOD FRAMING NOTES:** THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS:

A. **ALL WOOD FRAMING DETAILS** SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1 OR CURRENT ICC-ES REPORT NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2018 NDS SECTION 12.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2018 NDS SECTION 12.1.3.

B. **NAILING:** MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS	DIAMETER AND LENGTH
SHEATHING NAILS	8d	0.131" x 2 1/4"
	10d	0.148" x 2 1/2"
FRAMING NAILS	10d	0.148" x 3"
	16d	0.148" x 3 1/4"

28. **ALL TIMBER FASTENERS** IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSiO₂, SHALL BE POST HOT DIP GALVANIZED PER ASTM A153.

C:\Revit Local\2022\LCR_Struct_V22_coltonh69\NHK.rvt



**COUGHLIN
PORTER
LUNDEEN**

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

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Leona Condo Repairs (LCR)

1 Ward St
Seattle, WA 98109

PROJECT TITLE:

DATE:

08/29/2022

03/17/2023

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BC

PROJECT NO.: S22007

SHEET TITLE:

**GENERAL
STRUCTUTRAL
NOTES**

S1.1

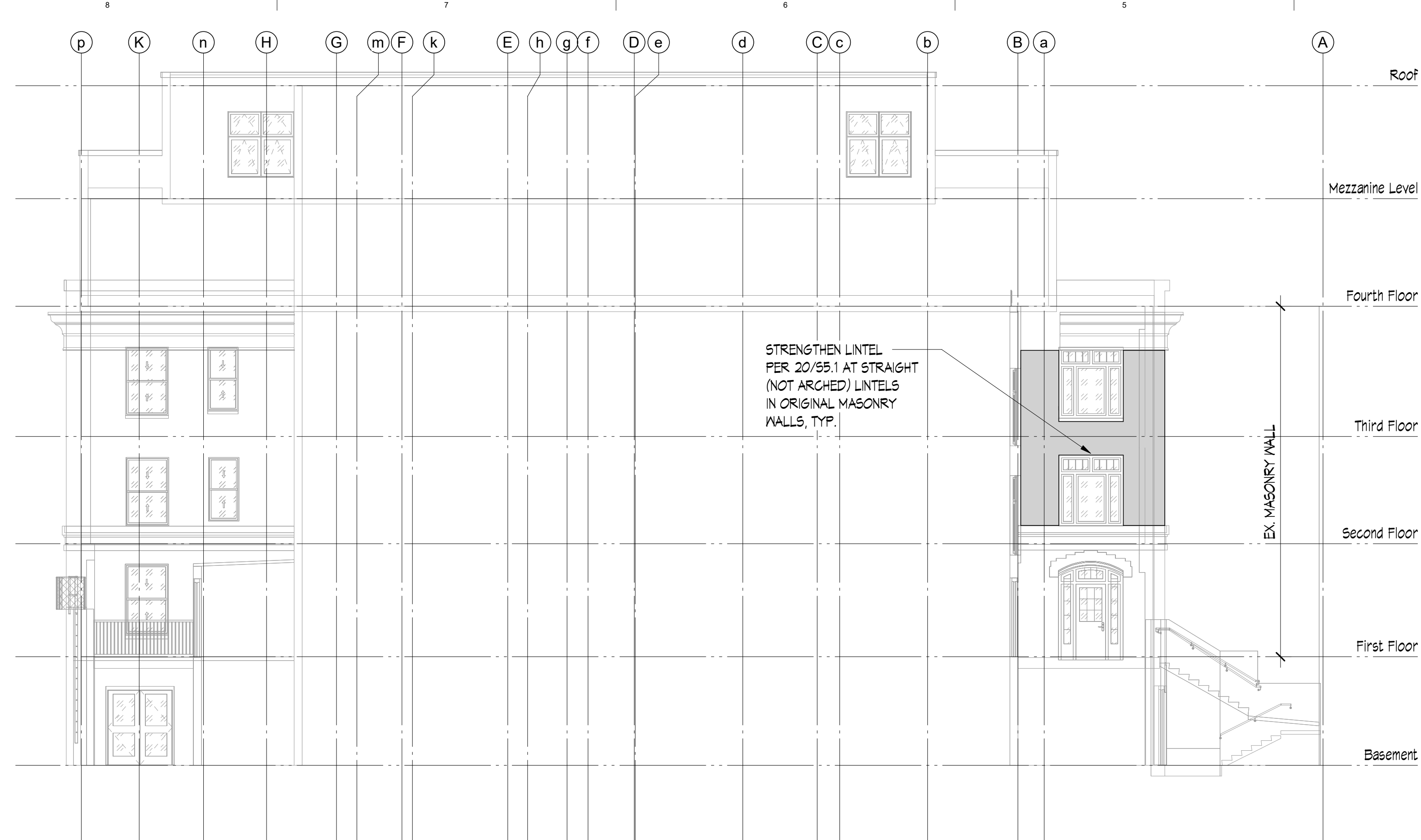
DATE: 08/14/22

DRAWN BY: CJR

CHECKED BY: RHC

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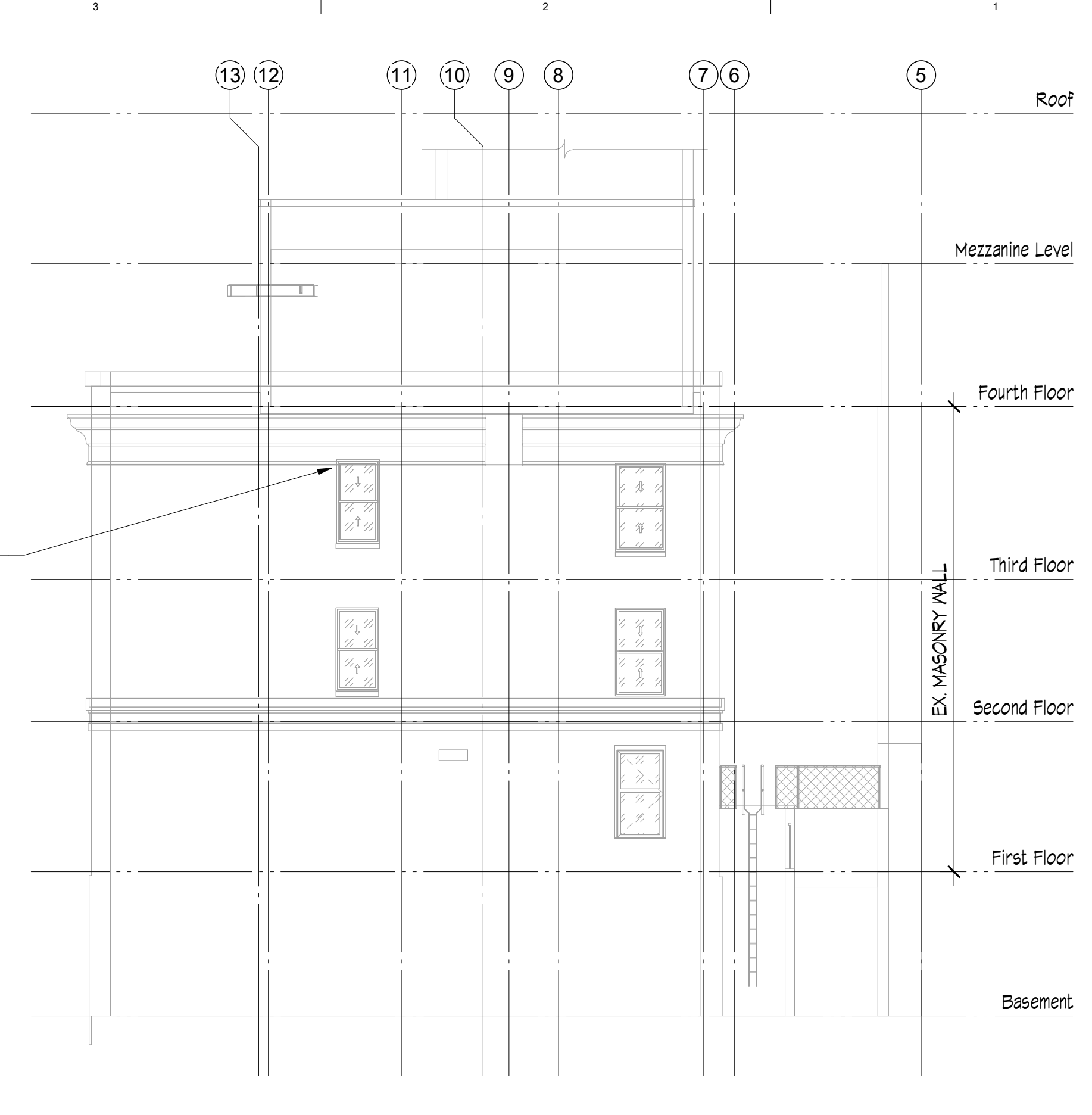
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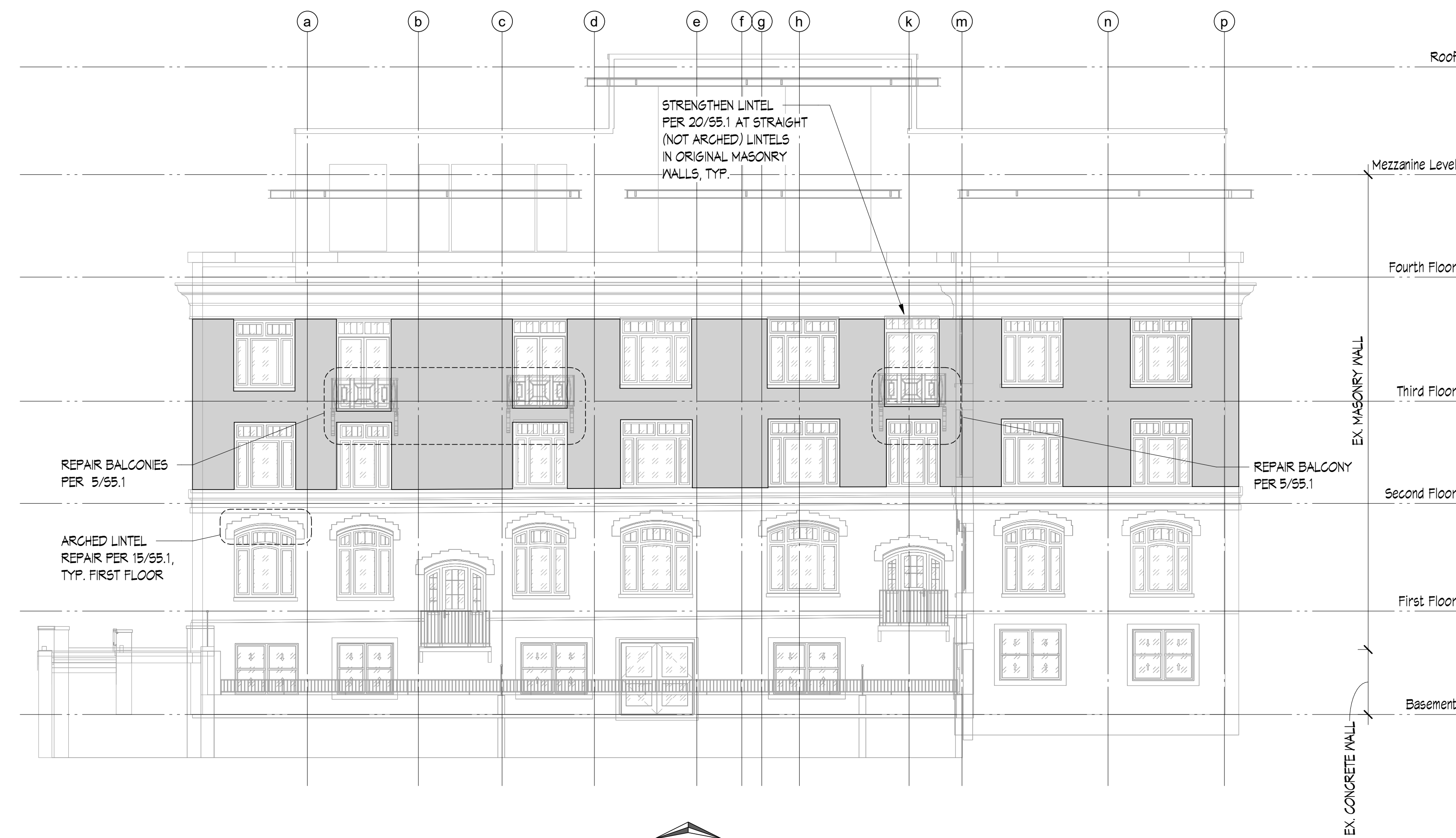
North Elevation (ORIGINAL BUILDING)

LEGEND:

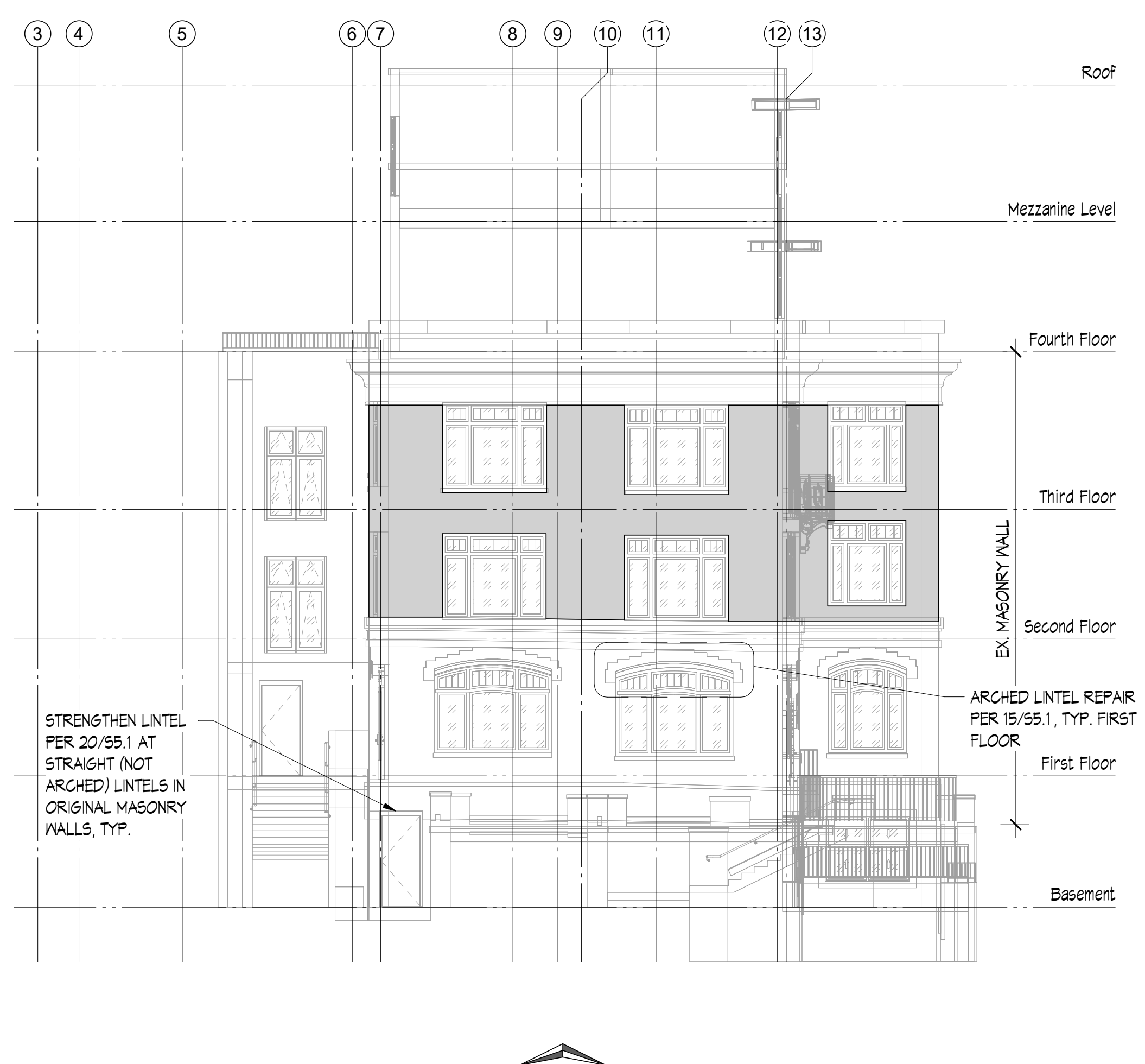
■ INSTALL HELICAL TIES PER 10/55.1



East Elevation



South Elevation



West Elevation

C:\Revit Local\2022\LCR_Struct_V22_coltonh69NHK.rvt

OAC
2200 1st Ave South, Ste 200, Seattle, WA 98134
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COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

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 03/10/23

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Leona Condo Repairs (LCR)
1 Ward St
Seattle, WA 98109

PROJECT TITLE:	
DATE:	06/29/2022
DATE:	03/17/2023
DESCRIPTION:	LANDMARKS COFA APP
DESCRIPTION:	LANDMARKS COFA CORRECTIONS
ISSUE NO.:	1
ISSUE NO.:	2
PROJECT NO.:	S22027

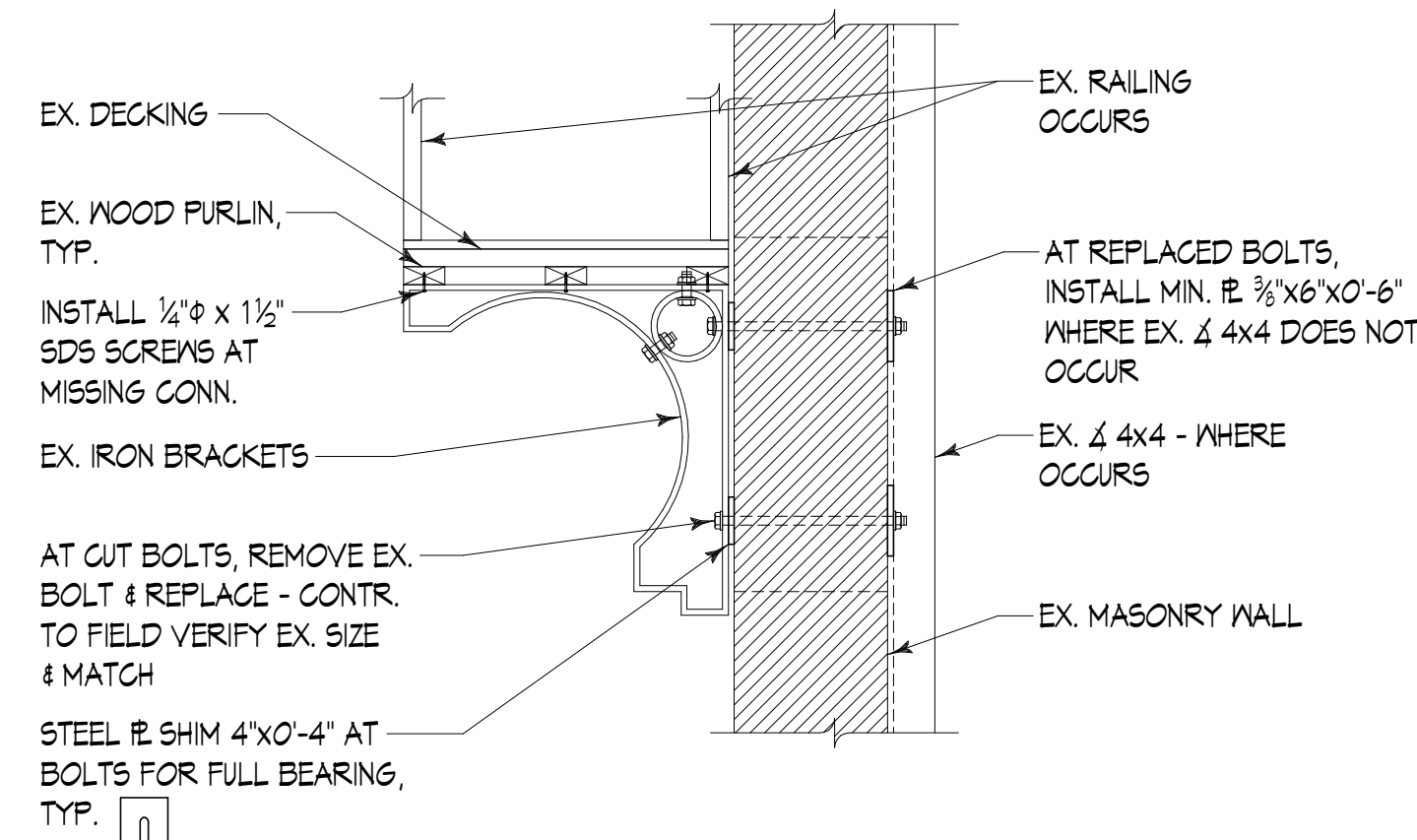
SHEET TITLE: **ELEVATIONS**

S2.1

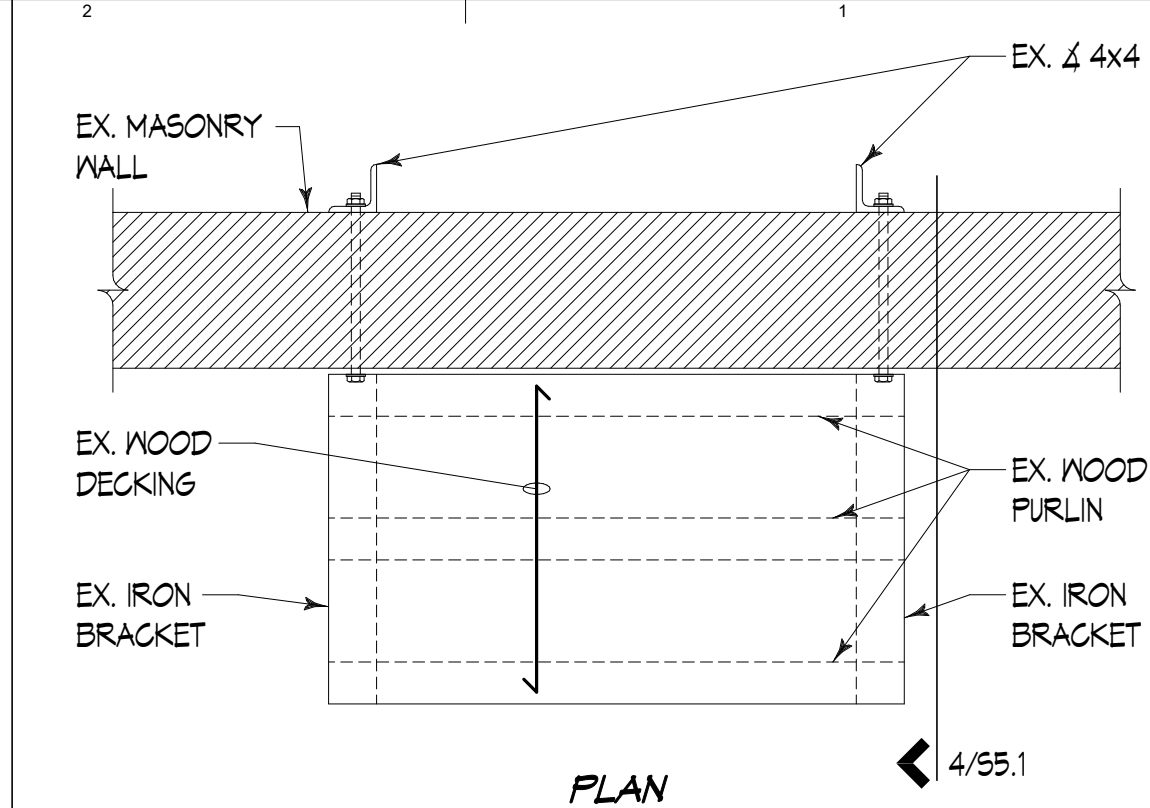
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DRAWN BY: CJR CHECKED BY: RHC

1

2



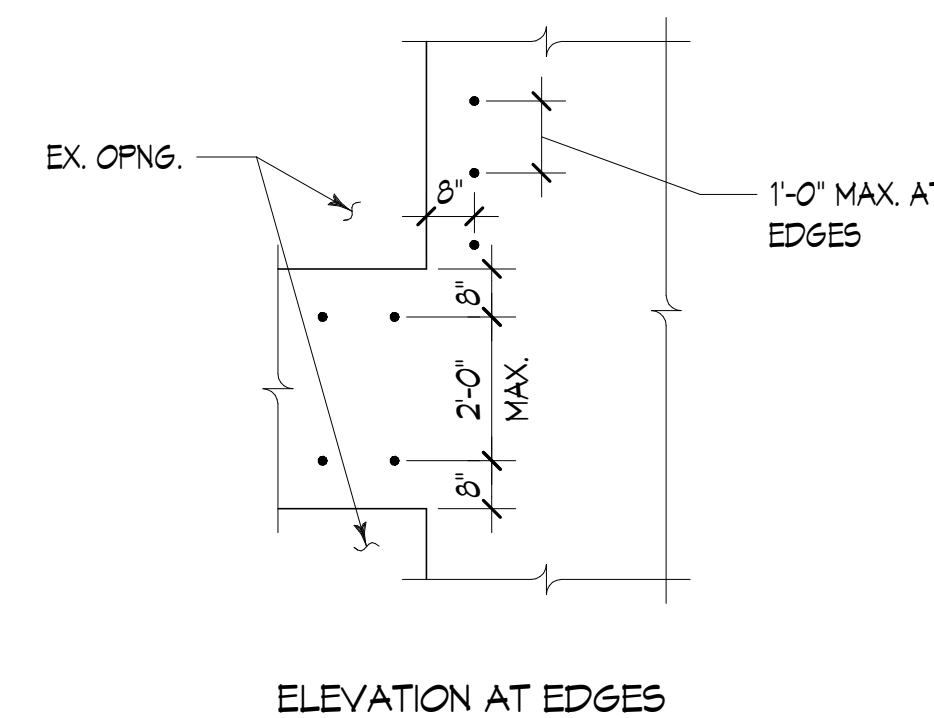
Ex. Balcony Repair 4



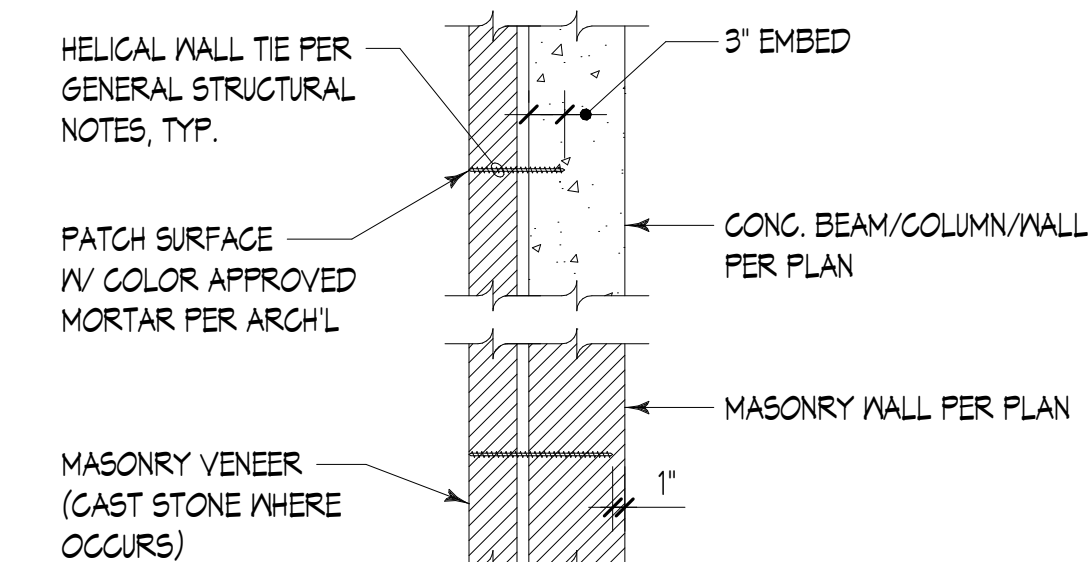
Ex. Balcony Plan 5

6

7



ELEVATION AT EDGES



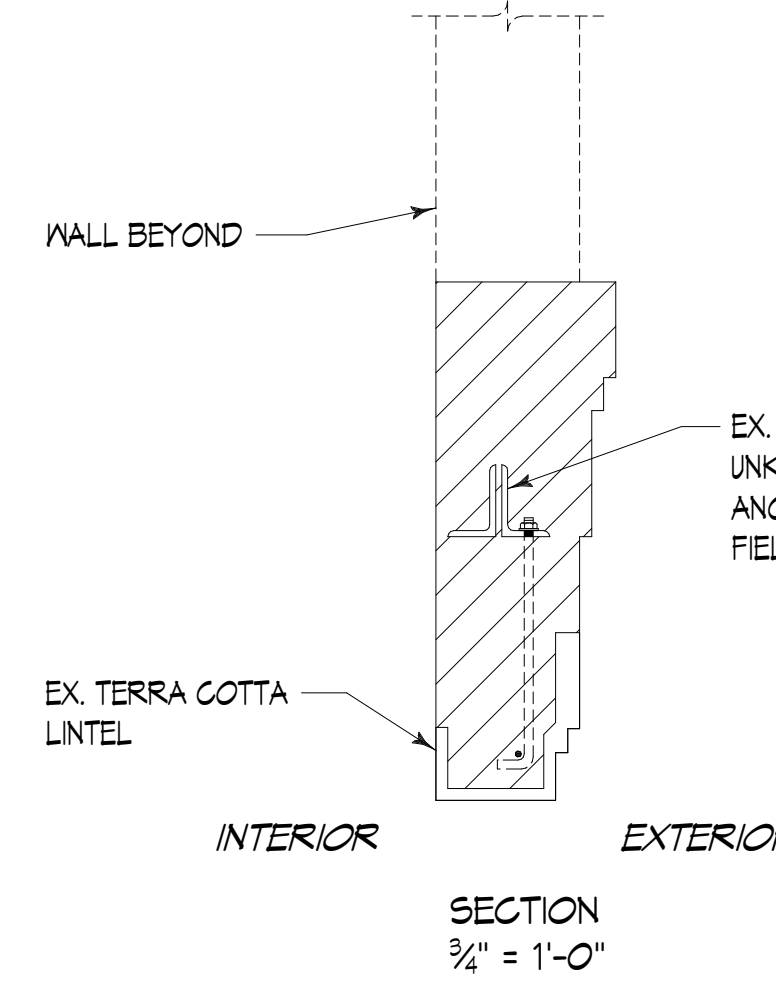
- NOTES:
- AT VENEER LOCATIONS, TIES SHALL BE SPACED @ 16" OC HORIZ. & 24" OC VERT., MAX., WITH ONE ANCHOR FOR EVERY TWO SQUARE FEET. SPACE ANCHORS 12" OC MAX. AT ALL EDGES & PER ELEVATION. LOCATE AT MORTAR JOINTS.
 - AT TERRA COTTA LOCATIONS, TIES SHALL BE SPACED @ 16" OC EA. WAY U.O.N. MIN. (2) TIES PER PIECE
 - SEE ELEVATIONS & PLANS FOR LOCATION/EXTENT.

Typical Helical Tie Installation at Masonry Veneer 10

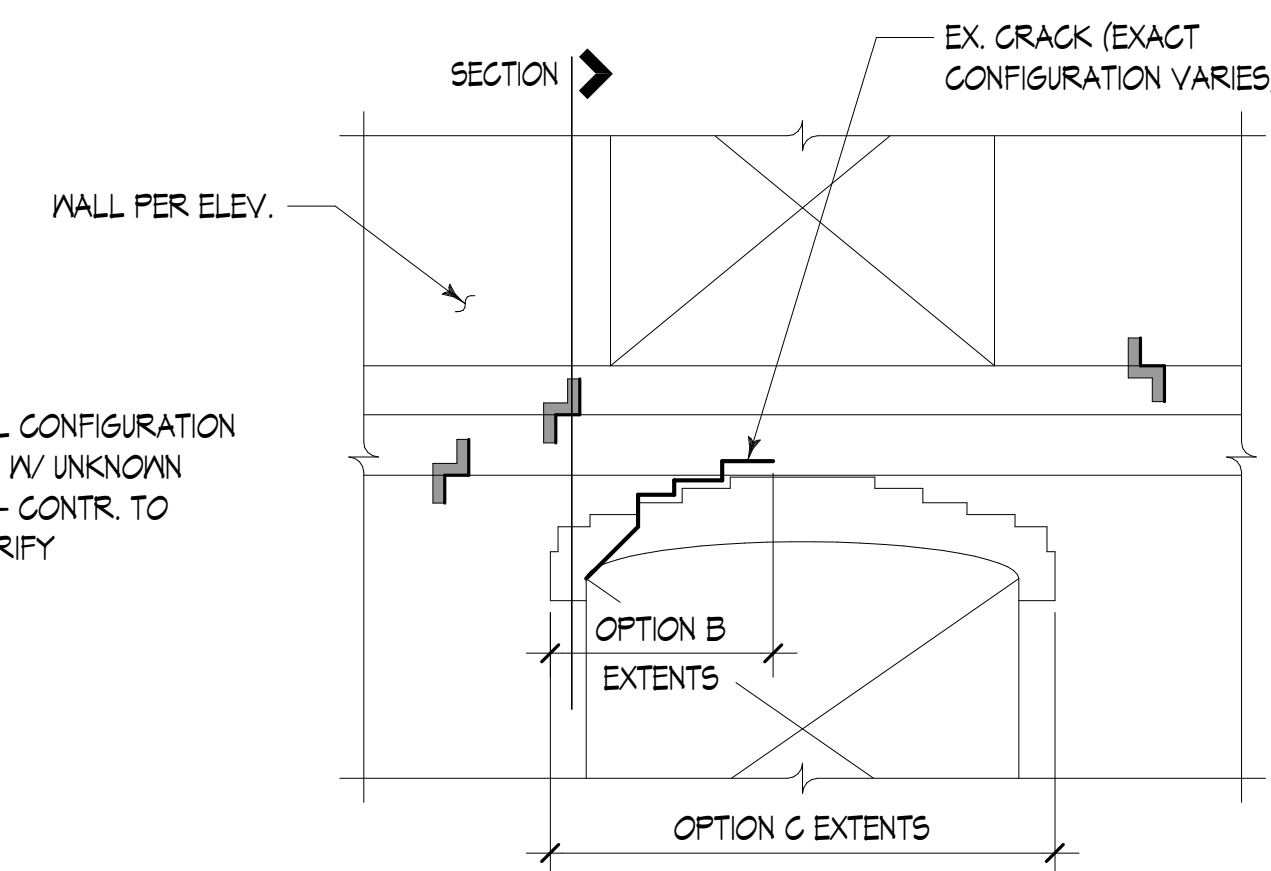
11

12

- NOTES:
- TEMPORARILY SHORE AND SALVAGE CRACKED TERRA COTTA PLUS APPROXIMATELY THREE COURSES OF BRICK ABOVE THE ARCH FOR THE EXTENTS INDICATED TO EXPOSE CORRODED LINTEL ANGLE AND TERRA COTTA SUPPORT.
 - REMOVE RUST AND CORROSION FROM SUPPORTING STEEL AND TREAT PER ARCH'L SPECIFICATIONS. IF MORE THAN 10% OF STEEL AREA HAS BEEN REMOVED, NOTIFY ENGINEER FOR LINTEL REPLACEMENT.
 - REPLACE EX. CORRODED ANCHORS AND WIRE WITH NEW STAINLESS STEEL BOLTS AND WIRE TO MATCH.
 - RE-INSTALL BRICK AND TERRA COTTA.
 - SEE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
 - EXTENTS OF REPAIR TO BE DETERMINED ONCE WINDOWS REMOVED. CONTRACTOR TO ASSUME 50% OF ARCHED WINDOW LITELS REPAIRED PER OPTION C EXTENTS AND 50% OF ARCHED WINDOW LITELS REPAIRED PER OPTION B EXTENTS.



SECTION 3/4" = 1'-0"

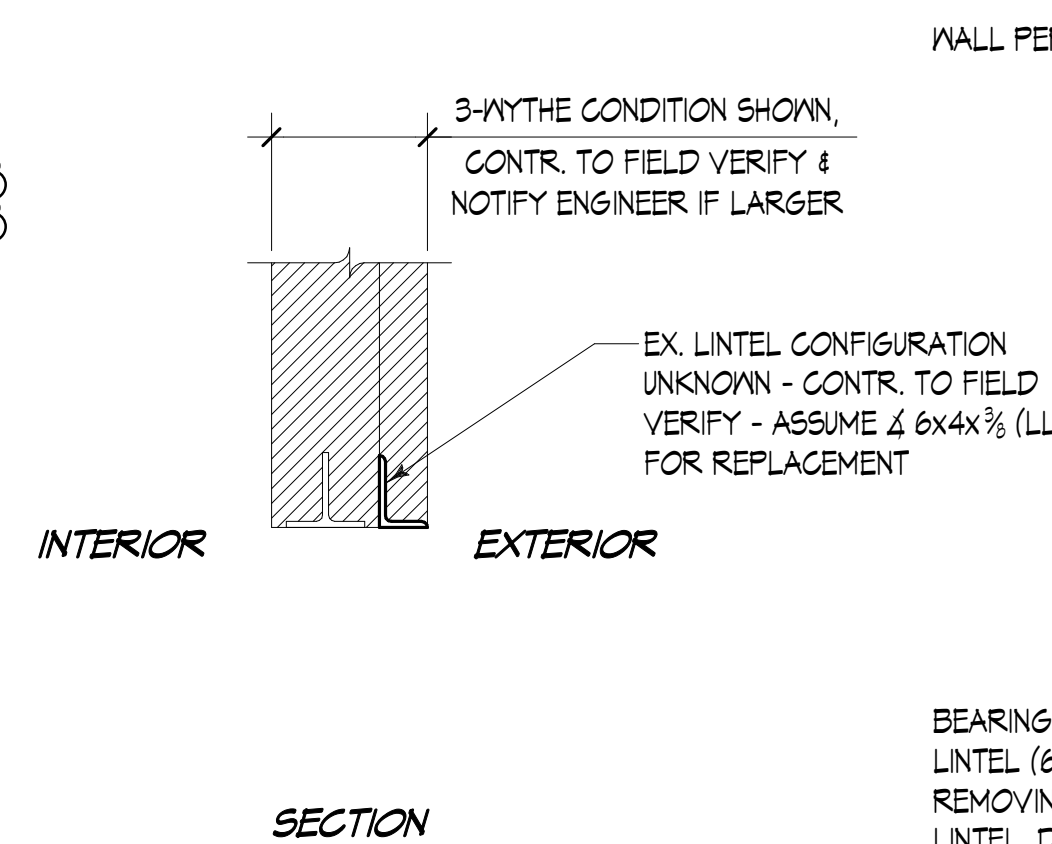


Arched Lintel Repair 15

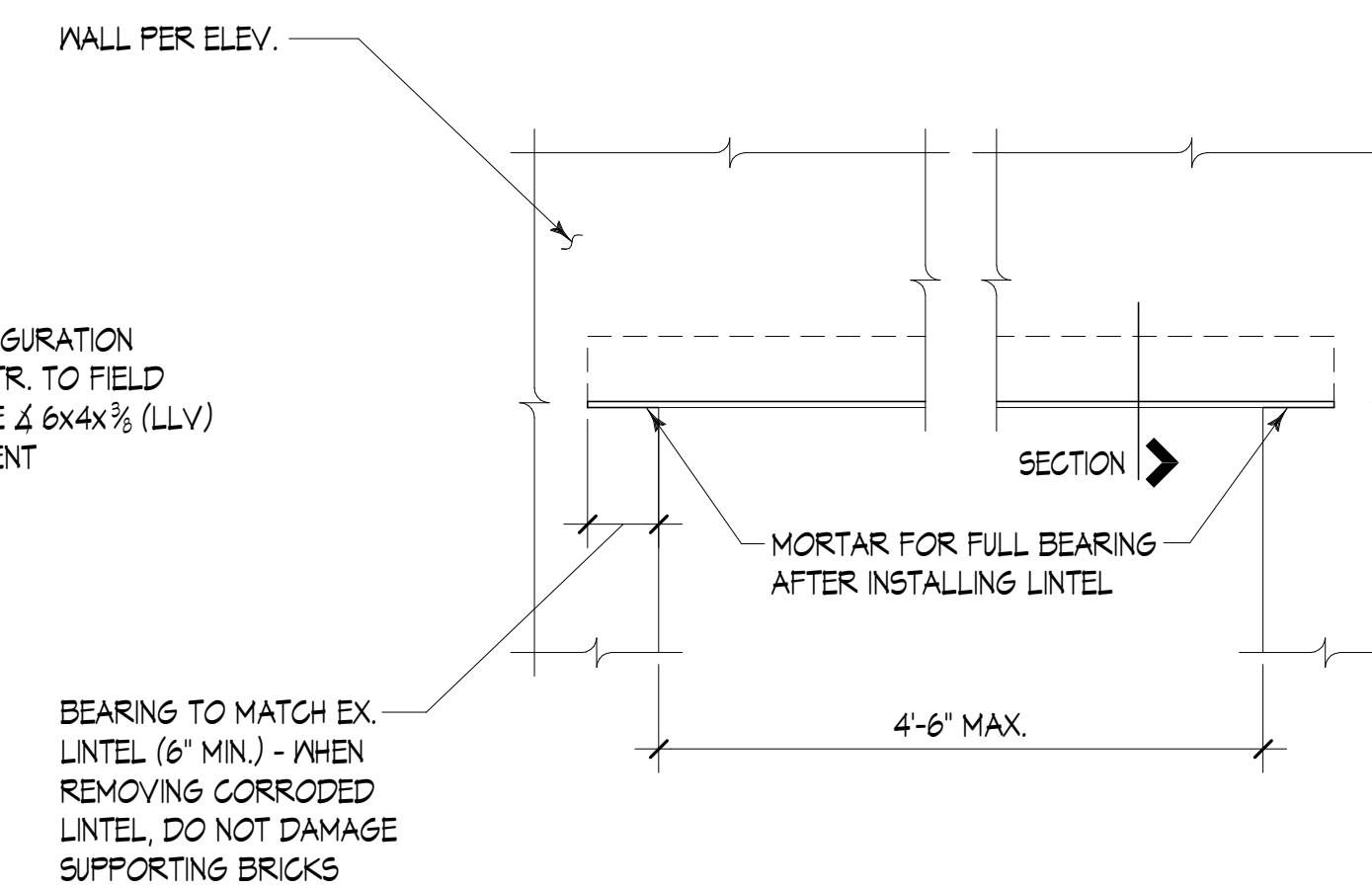
16

17

- NOTES:
- SEE GENERAL STRUCTURAL NOTE 10.
 - TEMPORARILY SHORE AND SALVAGE BRICK AT CORRODED LINTEL ANGLES AS REQUIRED FOR ACCESS TO LINTEL ANGLES.
 - REMOVE EX. CORRODED LINTEL ANGLES BETWEEN EX. SUPPORT POINTS.
 - REPLACE LINTEL ANGLES.
 - RE-INSTALL BRICK.
 - SEE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.



SECTION 3/4" = 1'-0"



Lintel Replacement 20

OAC
COUGHLIN PORTER LUNDEEN
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 SEATTLE, WA 98104
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Leona Condo Repairs (LCR)
 1 Ward St.
 Seattle, WA 98109

PROJECT TITLE: _____

DATE:	DESCRIPTION:
08/29/2022	LANDMARKS COFA APP
03/17/2023	LANDMARKS COFA CORRECTIONS

ISSUE NO.: 1
 2

PROJECT NO.: S22027

SHEET TITLE: **DETAILS**

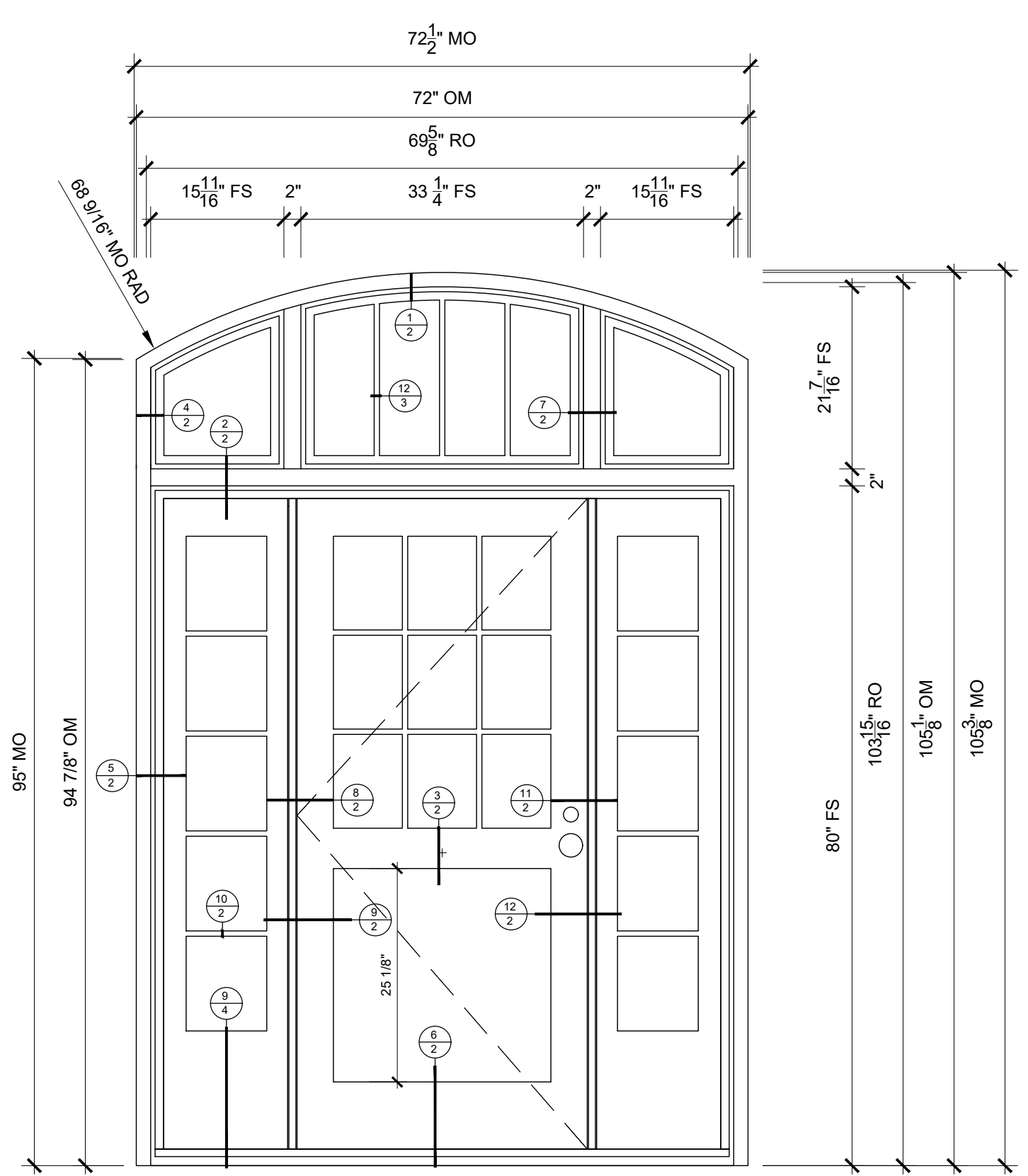
S5.1

DATE: 08/14/22 SCALE: As Indicated
 DRAWN BY: CJR CHECKED BY: RHC

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 52763 Industrial Parkway, Grand Rapids, MI 49508. If the Marvin products illustrated herein are not listed within reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS
 REPLACEMENT DOORS**

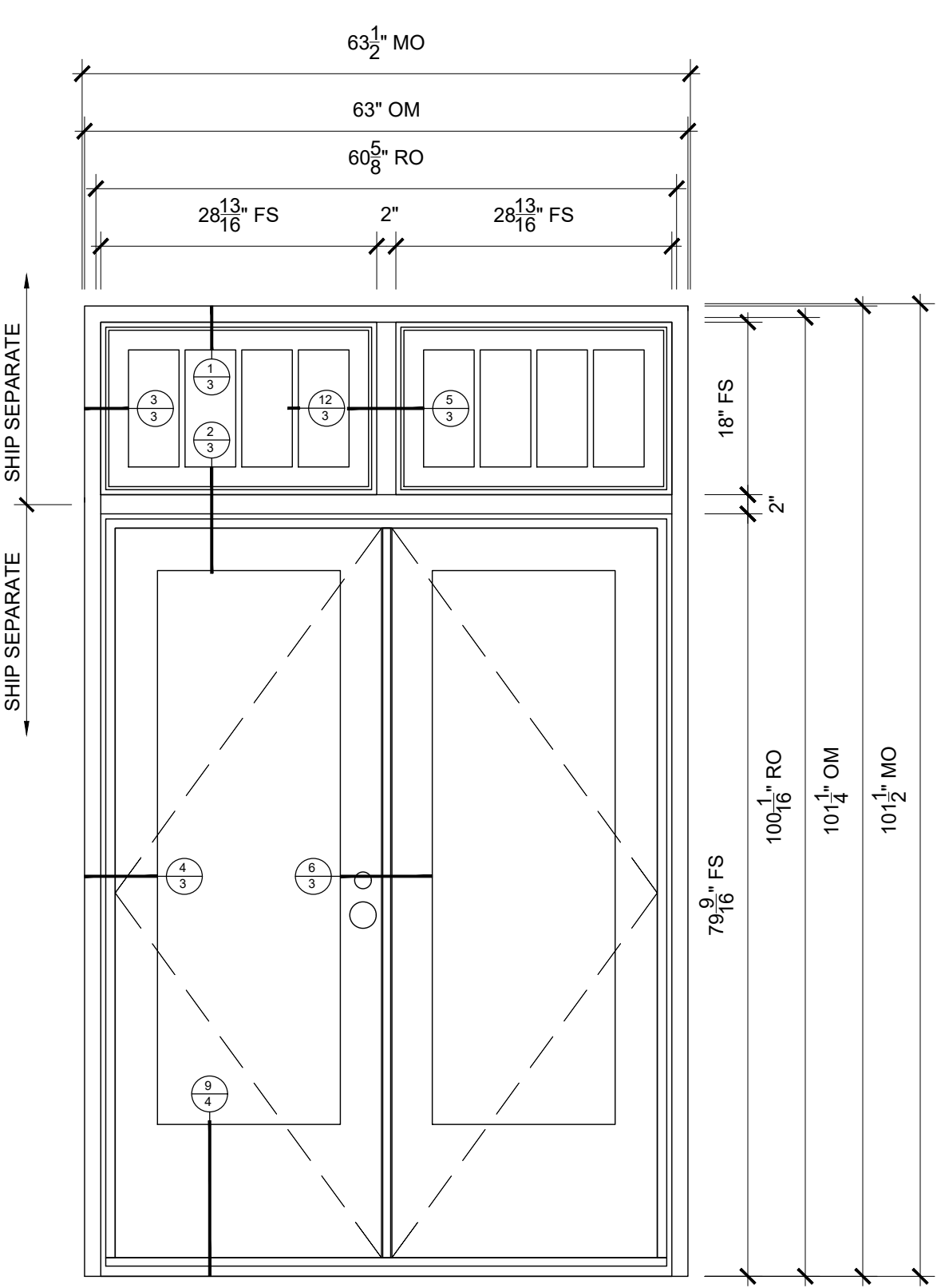
DISTRIBUTOR:
 DEALER: CHERRY CREEK DOORS & WDWDS LLC
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522.dwg DRAWN BY: DANGUN
 DATE: 01/17/23 REVISION DATE: 08/10/23



D1 / D1 TRANSOM
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 1
 Mark Unit: D1 / D1 TRANSOM
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1-A3] Direct Glaze Round Top,
 [B1] Inswing French Door G2, SLXSL, Left Hand
 Glass Information: [A1-A3] Low E2/ERS w/Argon, Black, [B1] Tempered Low E2/ERS, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: [A1-A3] None,
 [B1] Bore Passage Latch & Deadbolt, Adjustable Hinges - Oil Rubbed Bronze
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909
 Comments:
 (B1) - 4 3/4" INTERMEDIATE RAIL WITH CFP BELOW - CENTER PANEL ONLY



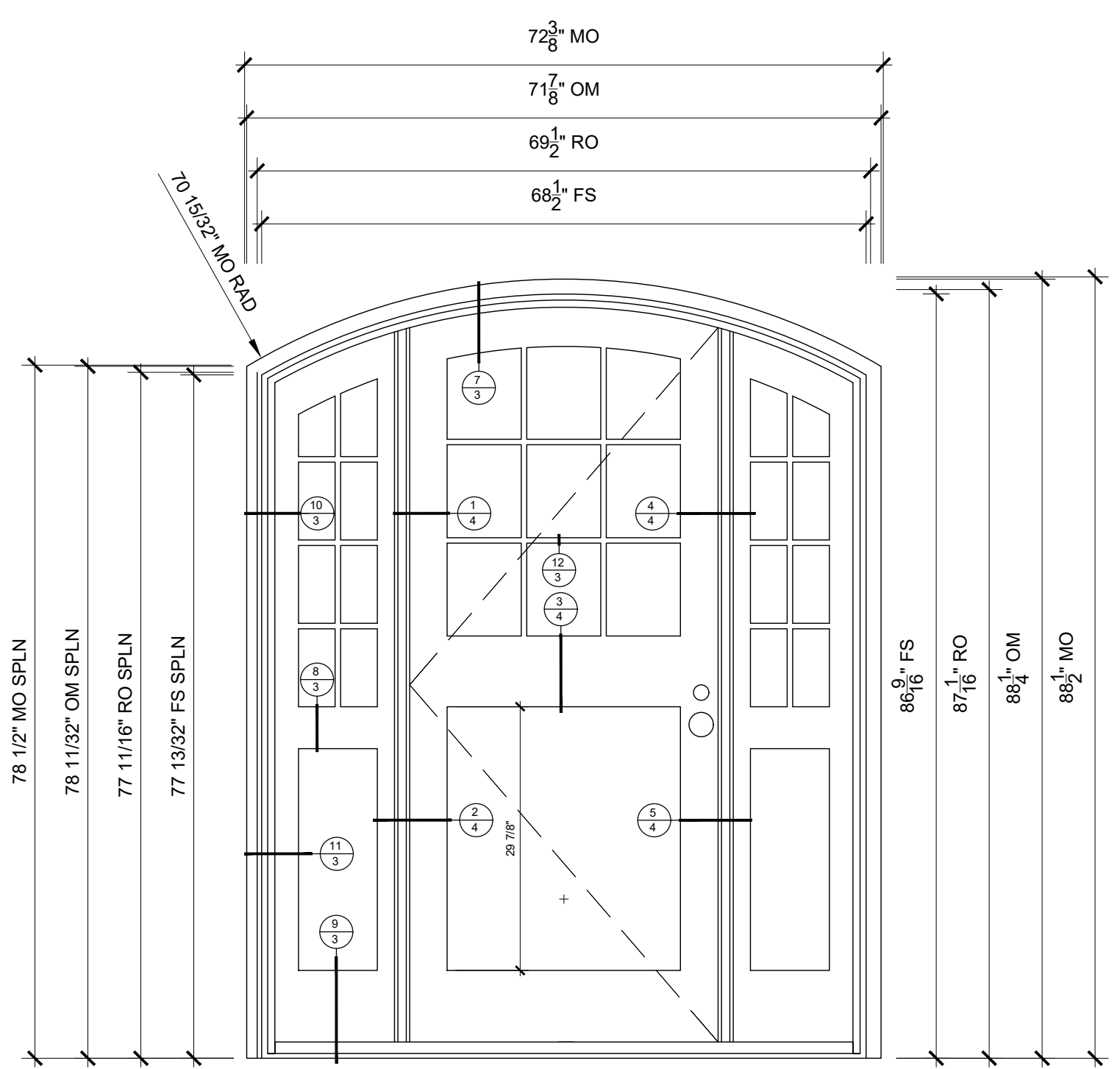
D2/D4/D5
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 3
 Mark Unit: D2/D4/D5 TRANSOM
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Casement, Stationary
 Glass Information: IG - 3/4", Low E2 w/Argon, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: None
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 - FIELD APPLIED

SPECIFICATIONS

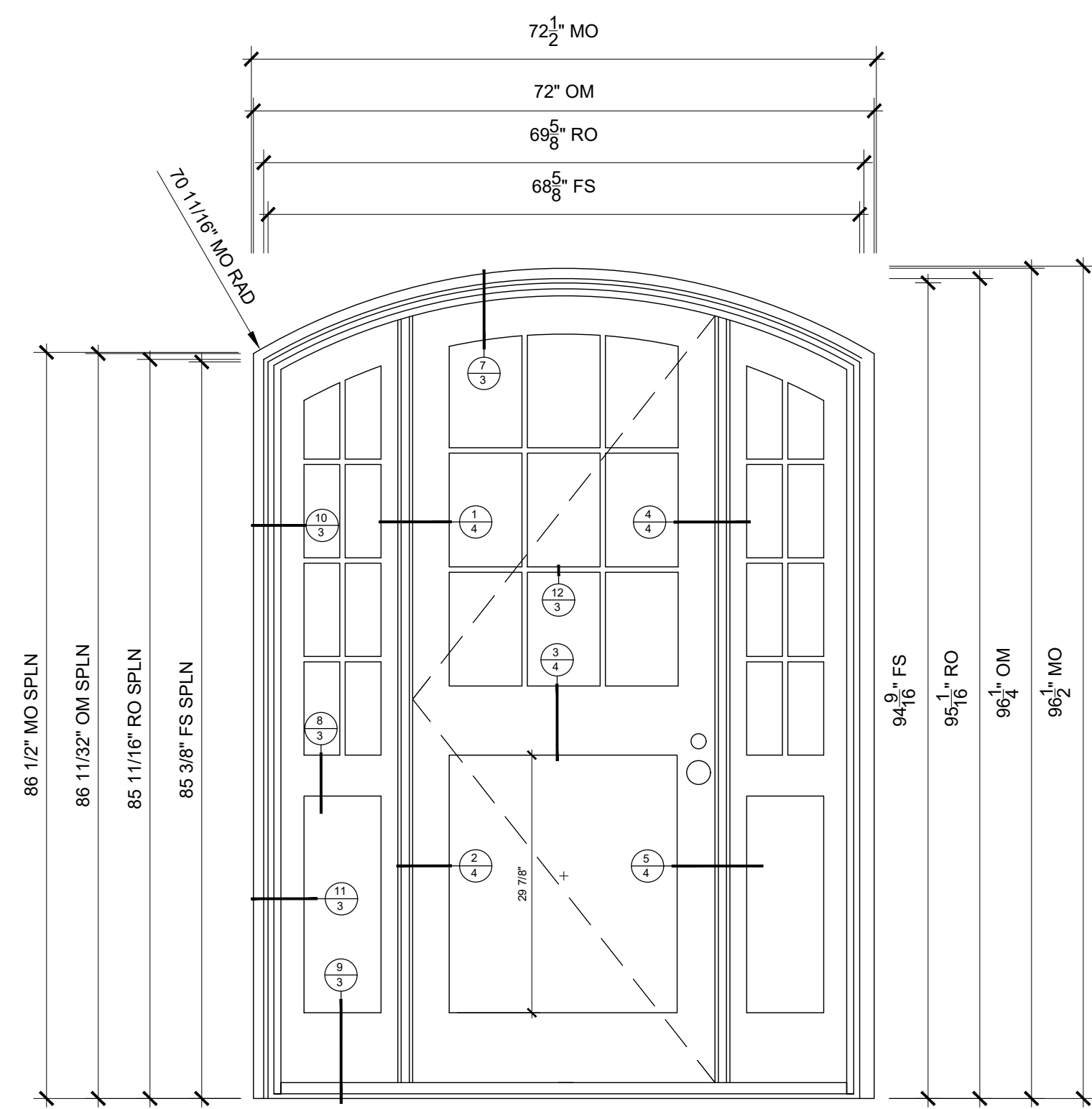
Qty: 3
 Mark Unit: D2/D4/D5
 Product Line: Ultimate
 Unit Description: Inswing French Door G2
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Inswing French Door G2, XX, Left Hand
 Glass Information: Tempered Low E3/ERS w/Argon, Black
 Divider Type: None
 Hardware Type: Bore Passage Latch & Deadbolt, Adjustable Hinges - Oil Rubbed Bronze
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 - FIELD APPLIED



D3
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

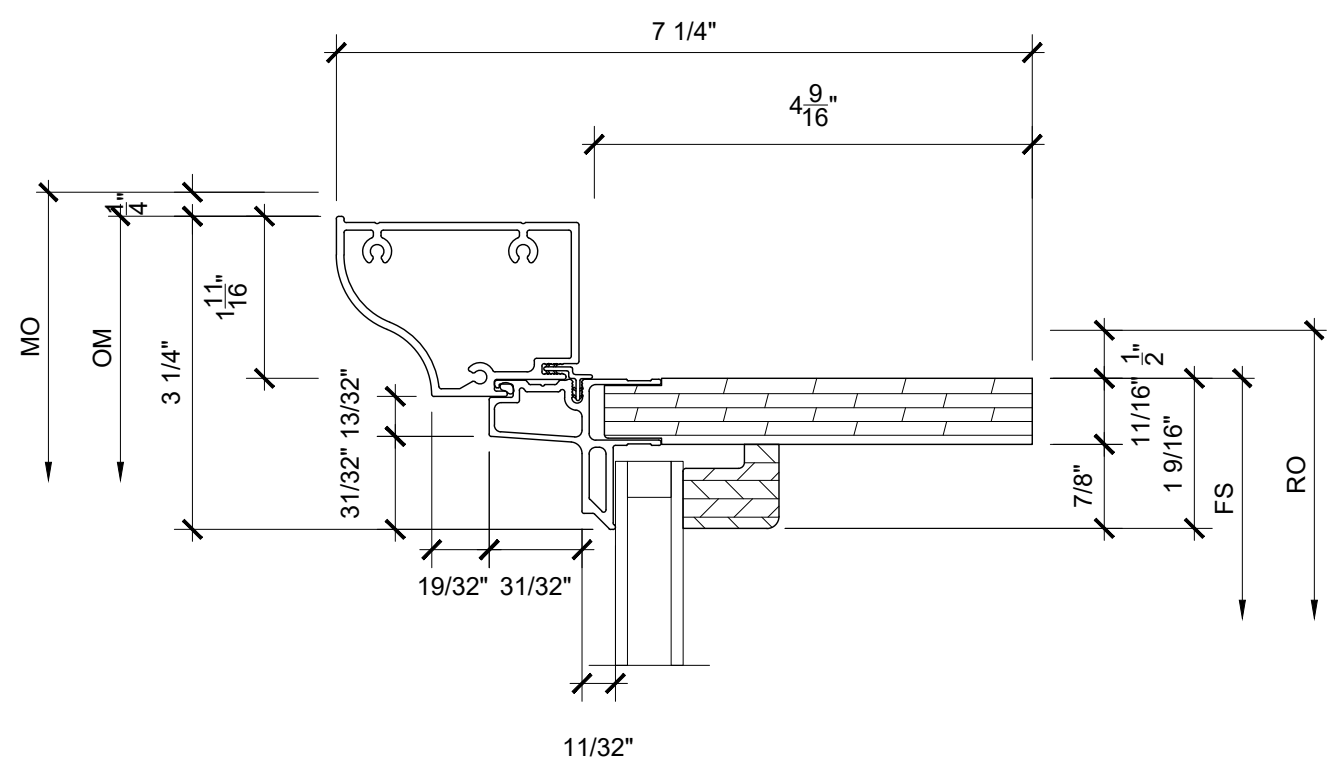
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 Mark Unit: D3
 Product Line: Ultimate
 Unit Description: Inswing French Door Arch Top
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Inswing French Door Arch Top, SLXSL, Left Hand
 Glass Information: Tempered Low E2/ERS, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: Bore Passage Latch & Deadbolt, Adjustable Hinges - Oil Rubbed Bronze
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909
 Comments:
 INTERMEDIATE RAILS WITH CFP BELOW



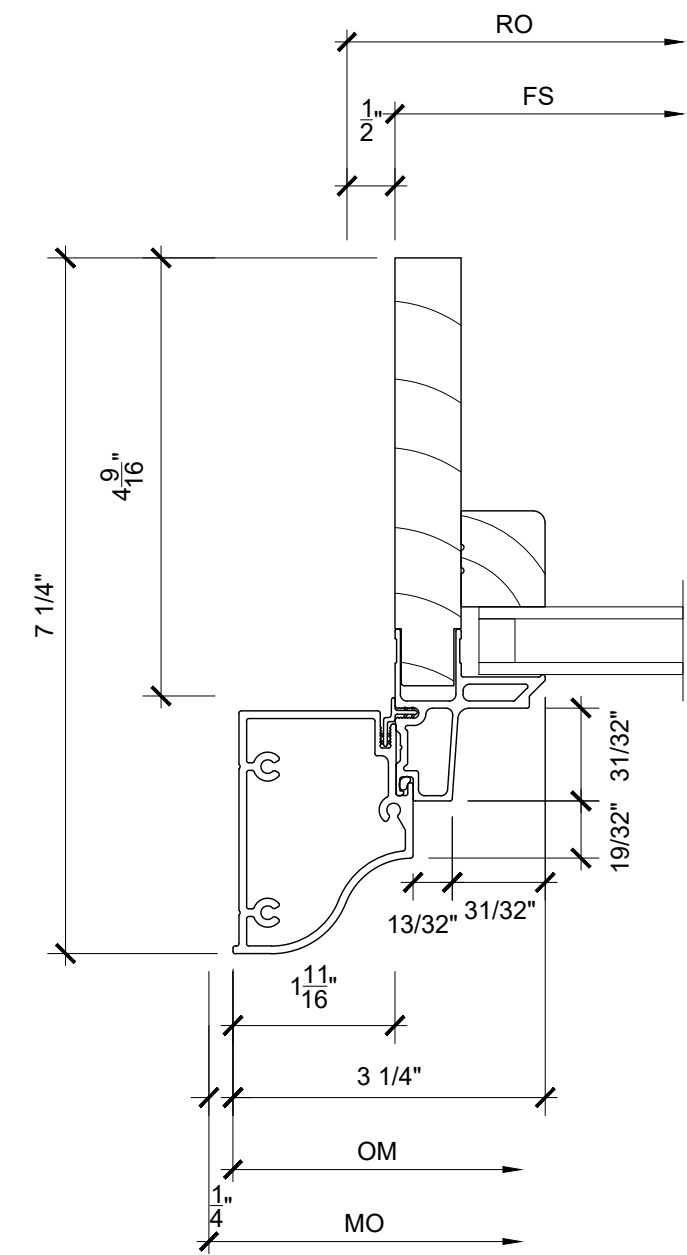
D6
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

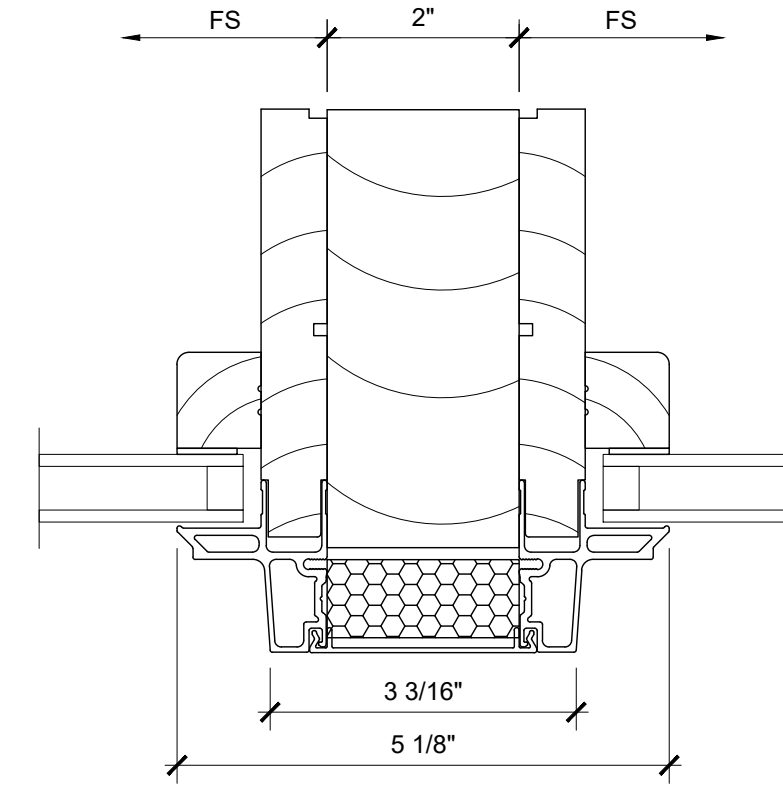
Qty: 1
 Mark Unit: D6
 Product Line: Ultimate
 Unit Description: Inswing French Door Arch Top
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Inswing French Door Arch Top, SLXSL, Left Hand
 Glass Information: Tempered Low E2/ERS, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: Bore Passage Latch & Deadbolt - Matte Black, Adjustable Hinges - Matte Black
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909
 Comments:
 INTERMEDIATE RAIL WITH CFP BELOW



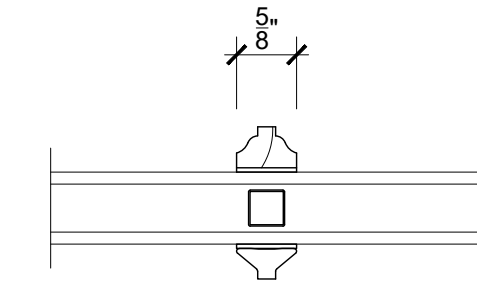
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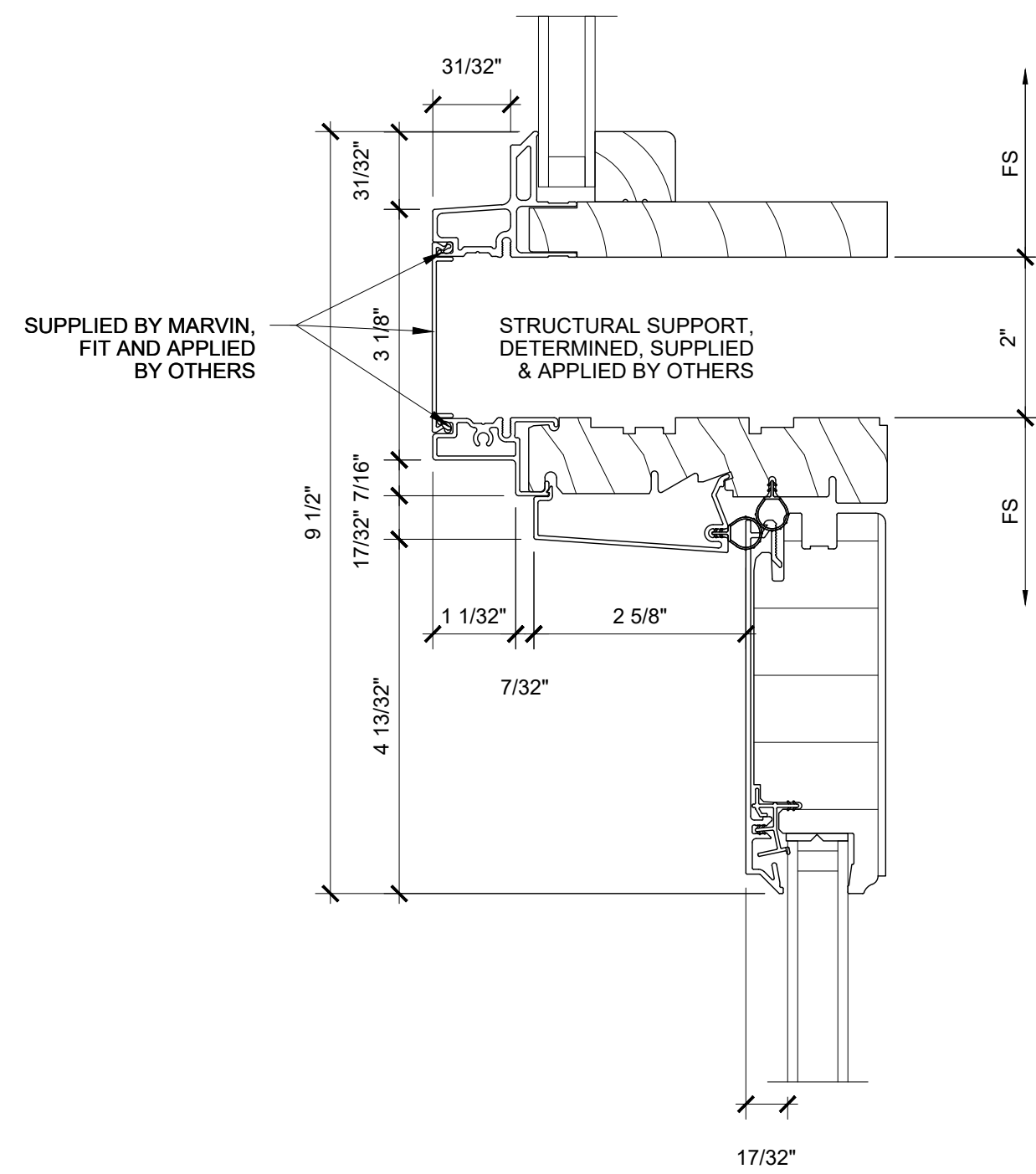
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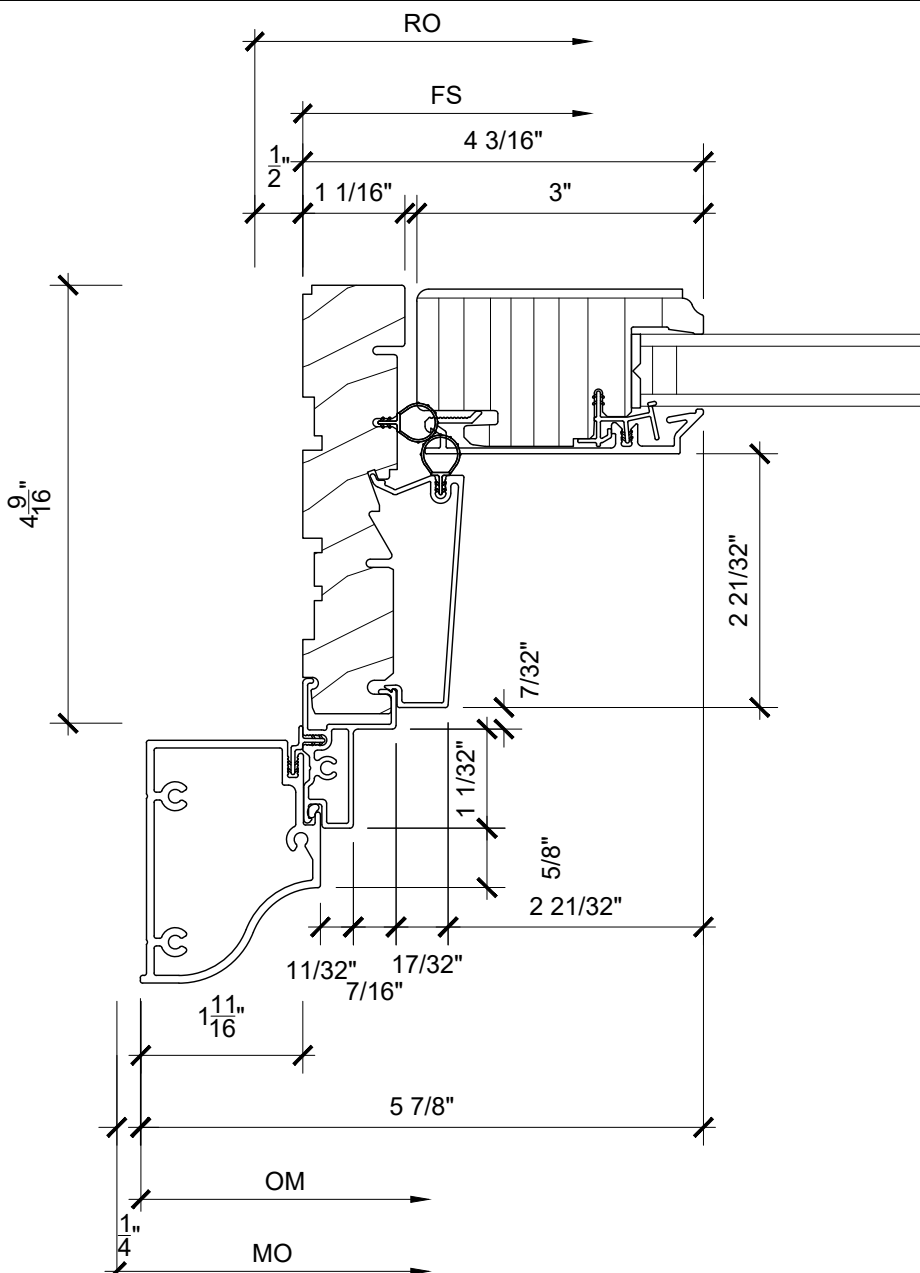
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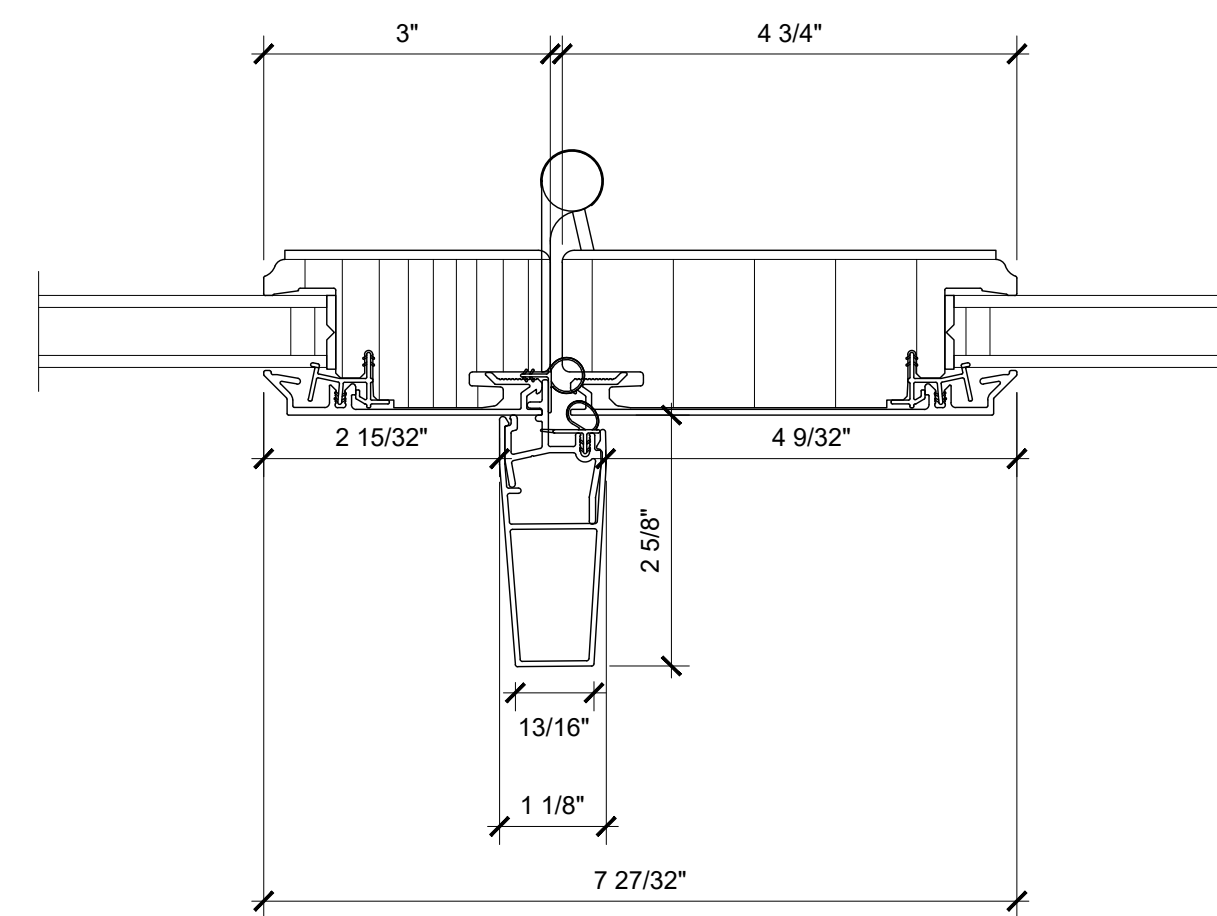
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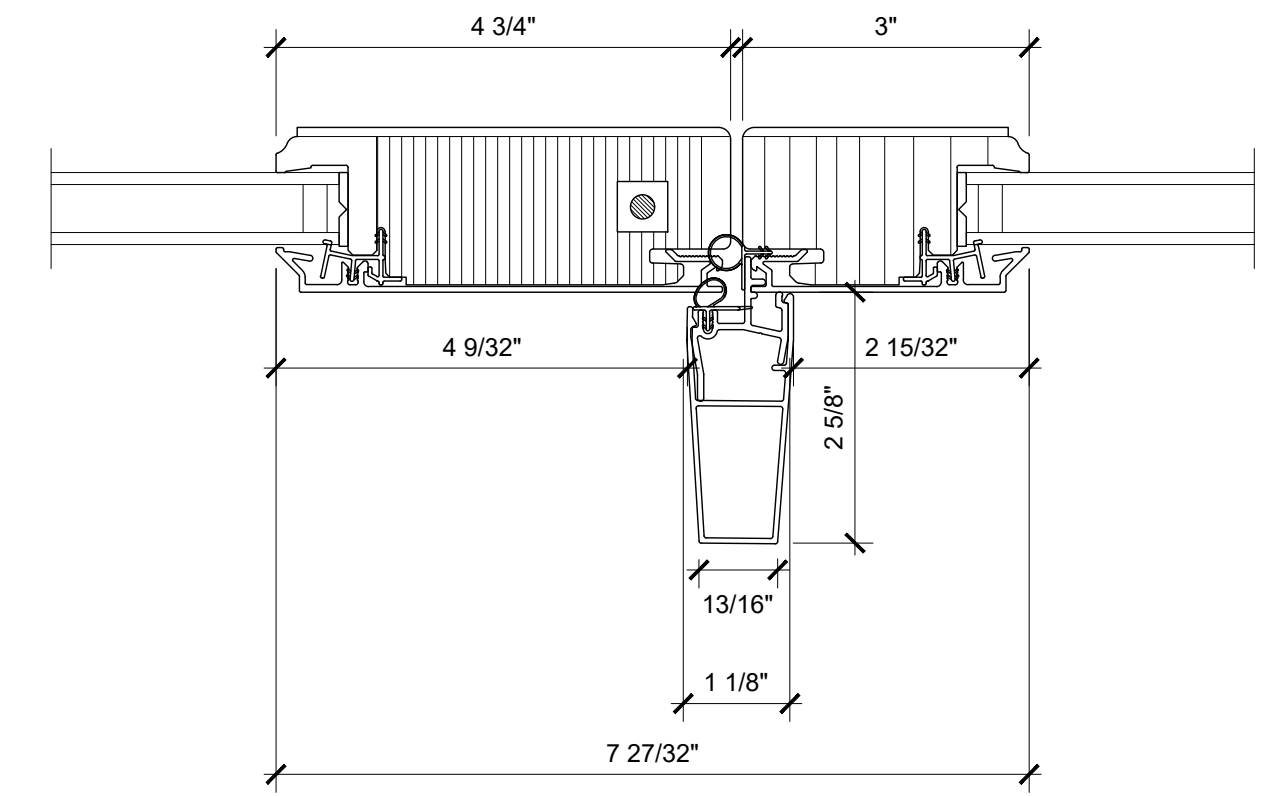
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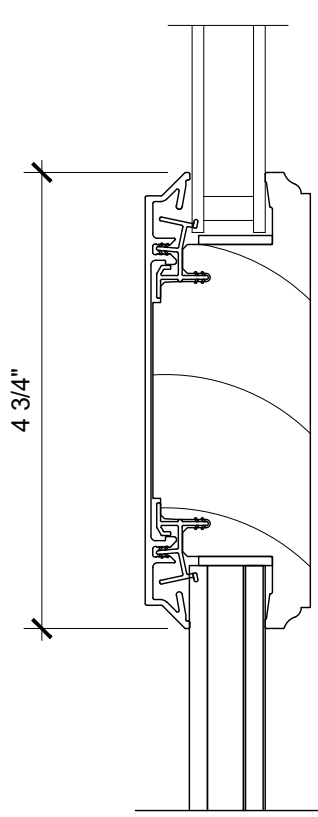
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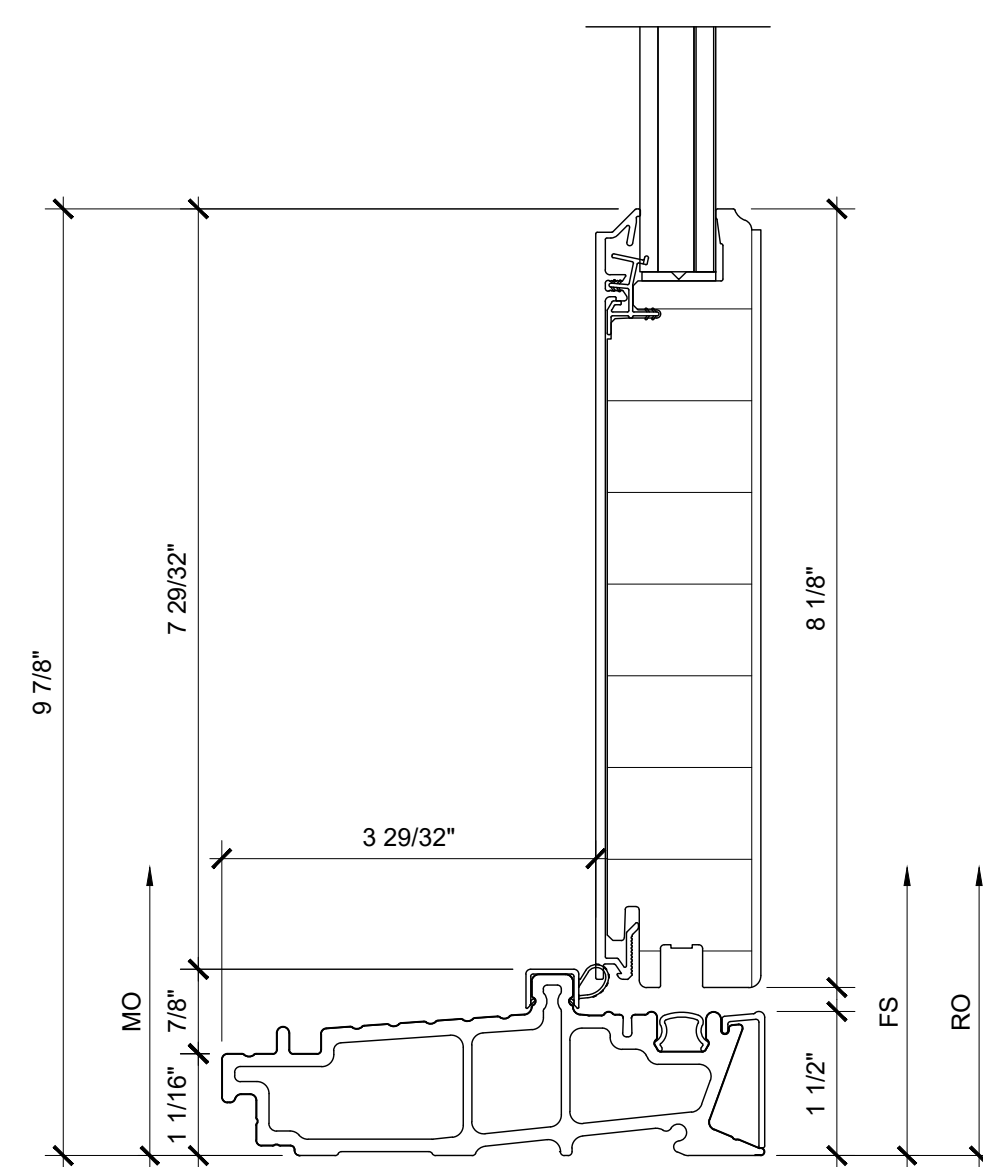
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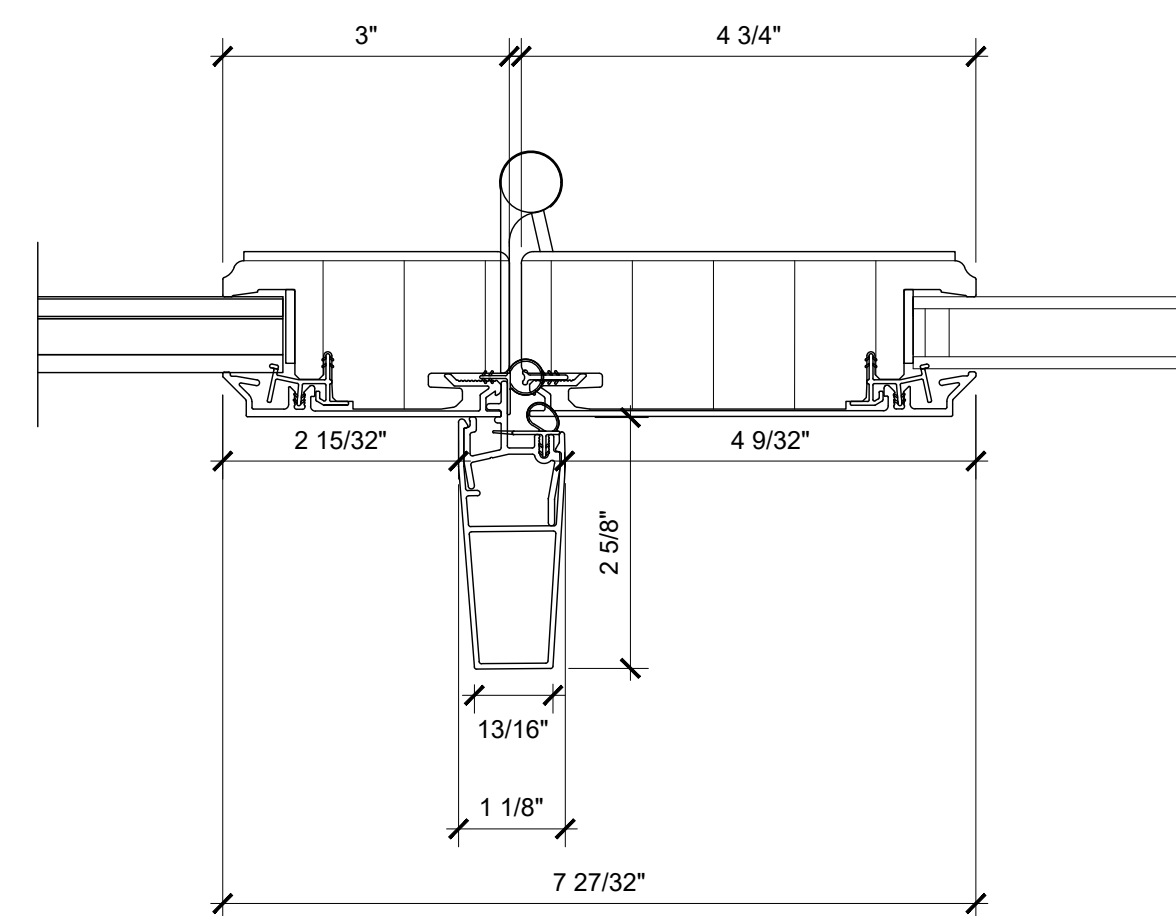
11
2 MEETING STILE SCALE: 6" = 1'-0"



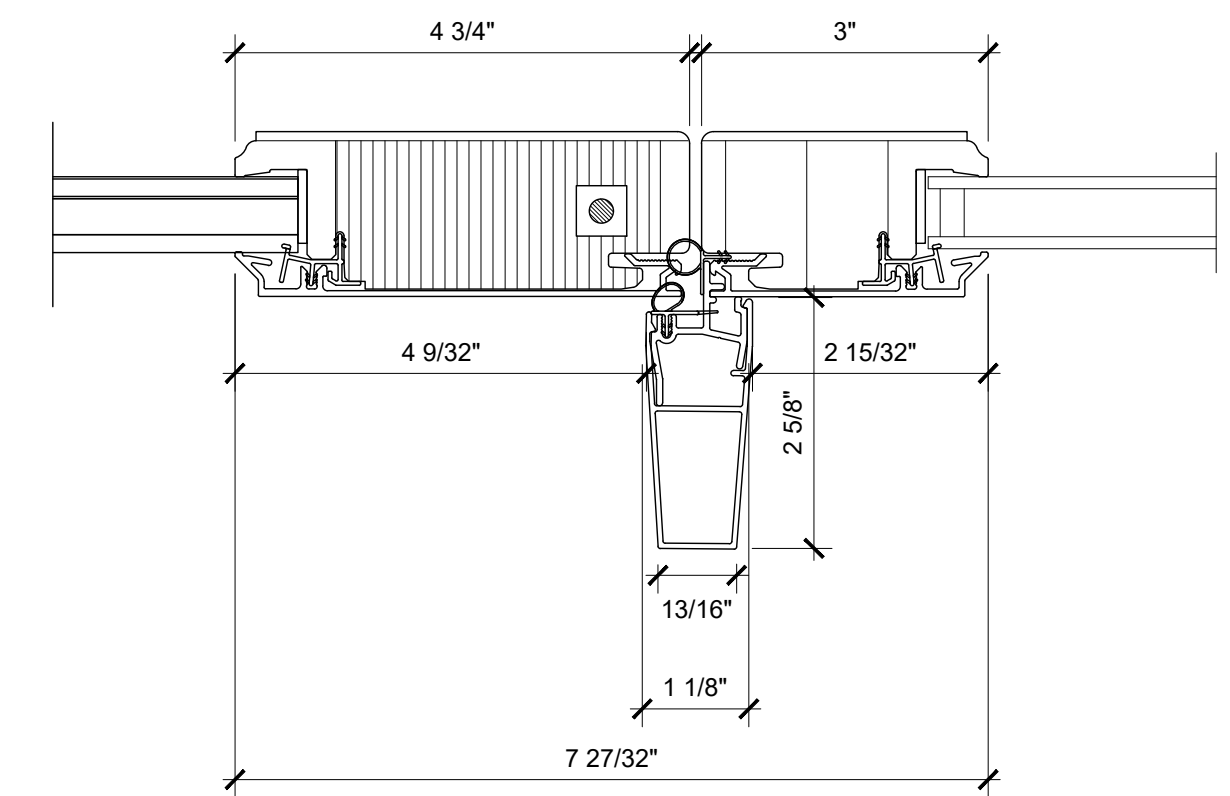
3
2 INTERMEDIATE RAIL SCALE: 6" = 1'-0"



6
2 SILL SCALE: 6" = 1'-0"



9
2 MEETING STILE SCALE: 6" = 1'-0"

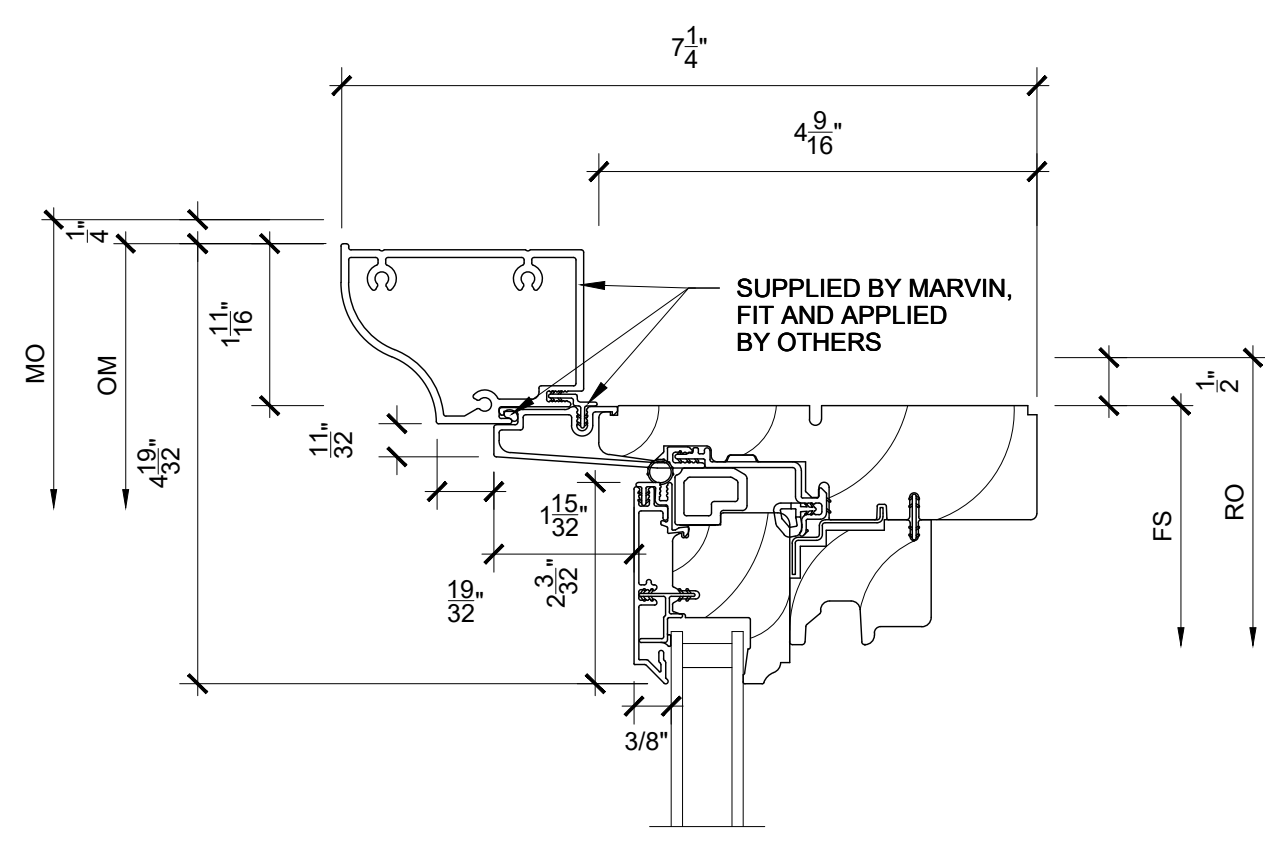


12
2 MEETING STILE SCALE: 6" = 1'-0"

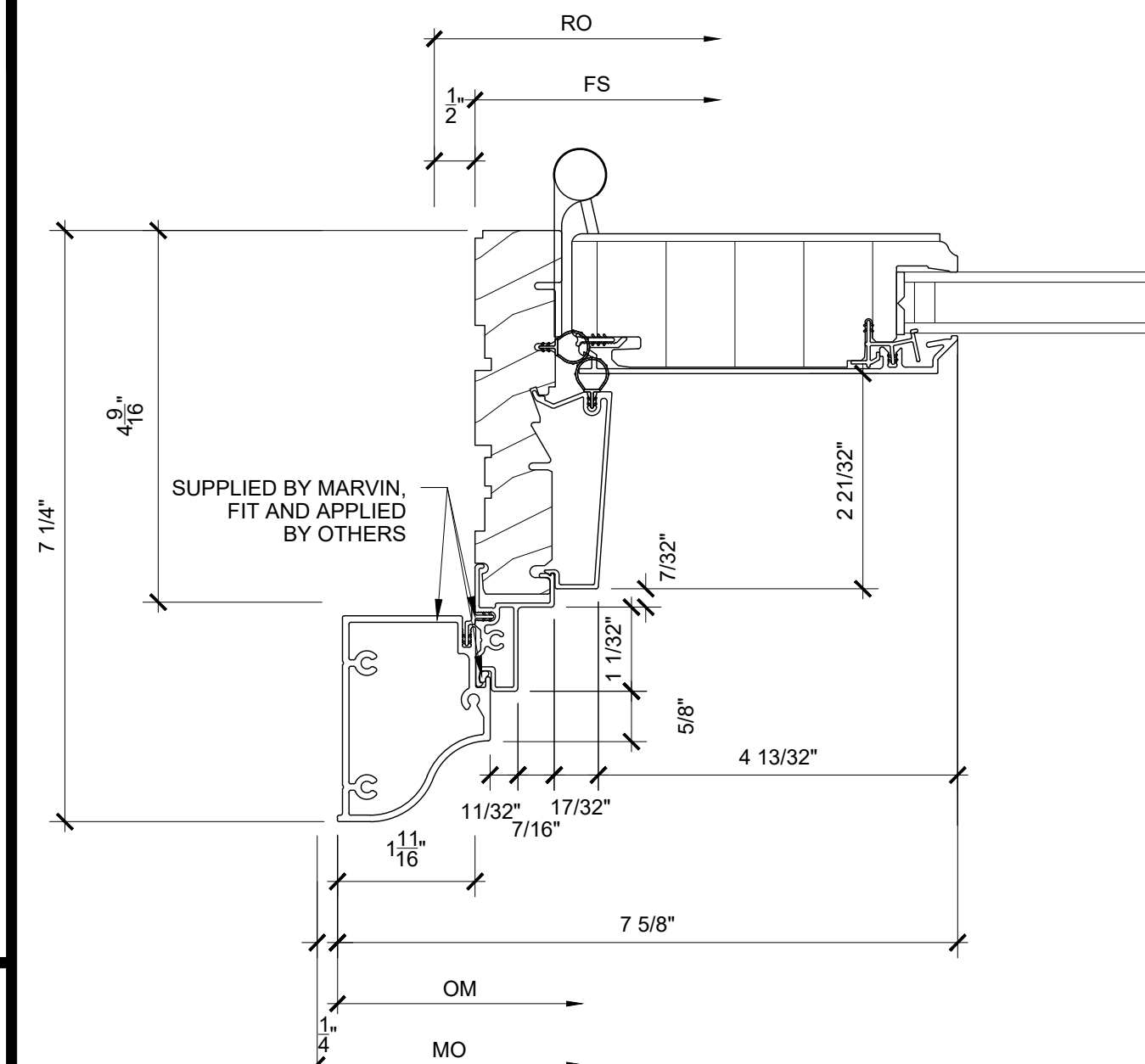
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products illustrated herein are not listed within the reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

LEONA CONDOS
REPLACEMENT DOORS

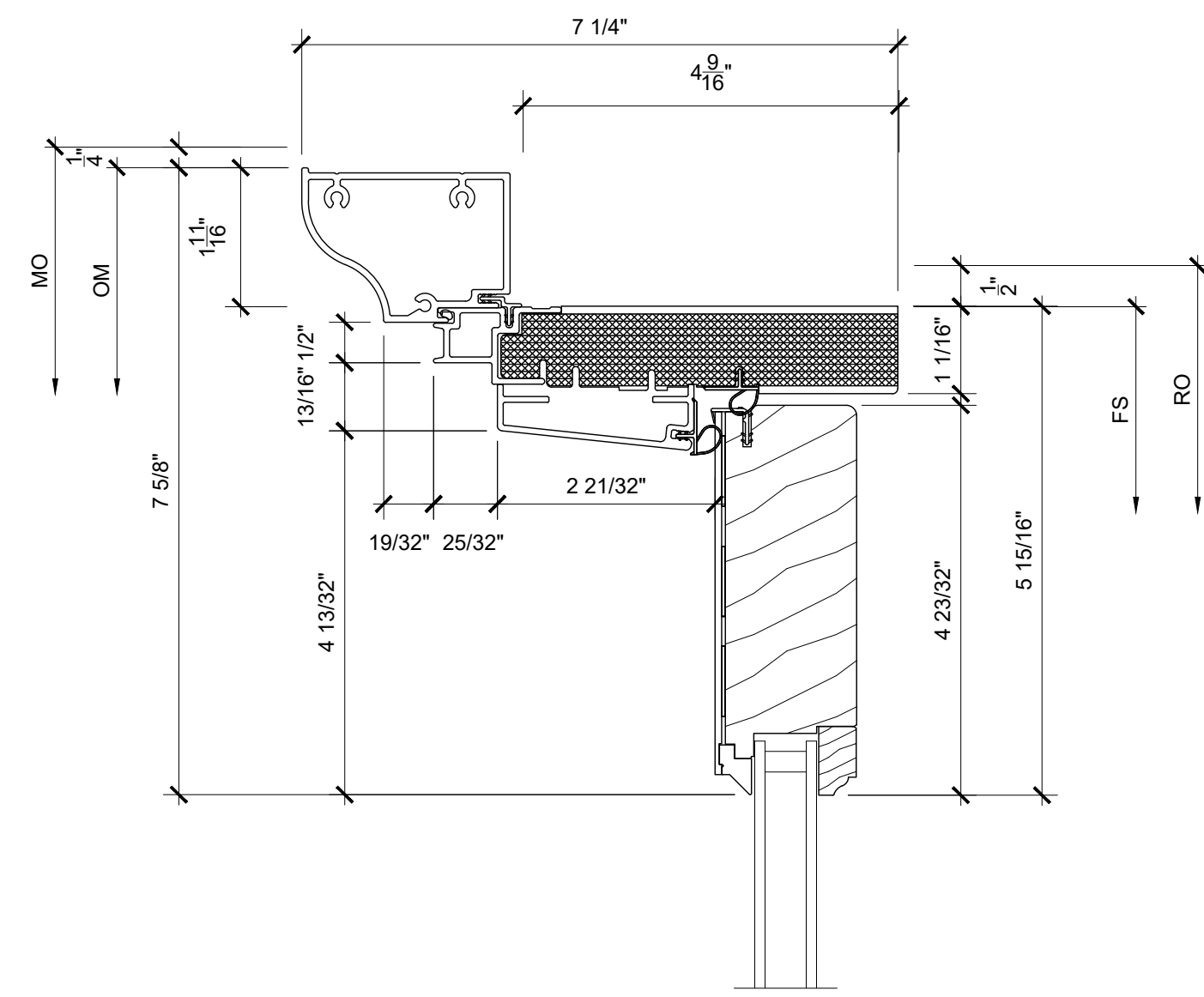
DISTRIBUTOR: CHERRY CREEK DOORS & WDWNS LLC
DEALER: CONTRACTOR:
ARCHITECT: DRAWING NO: 451522.dwg DRAWN BY: DANGUN
DATE: 01/17/23 REVISION DATE: 08/10/23



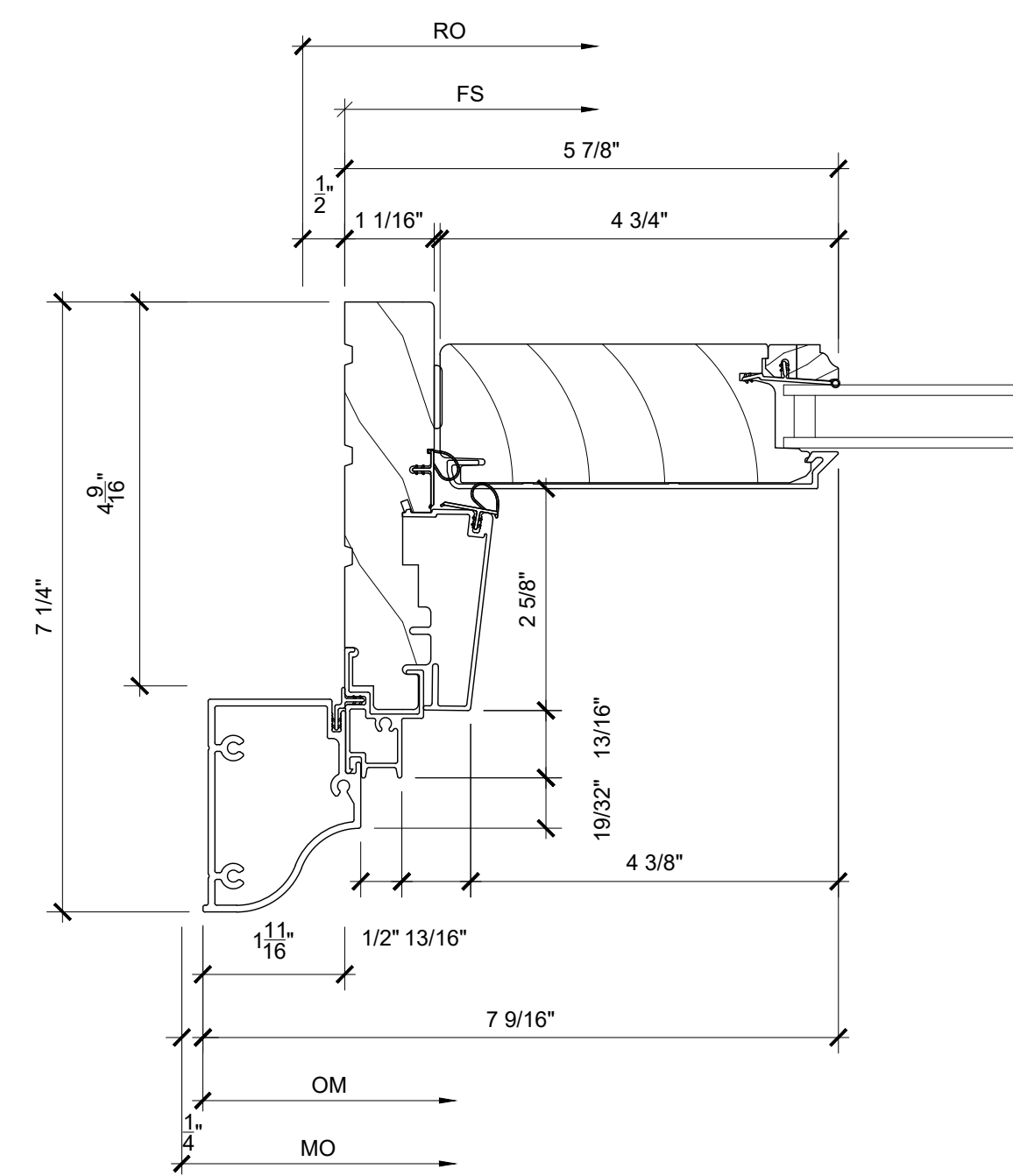
1 HEAD
SCALE: 6" = 1'-0"



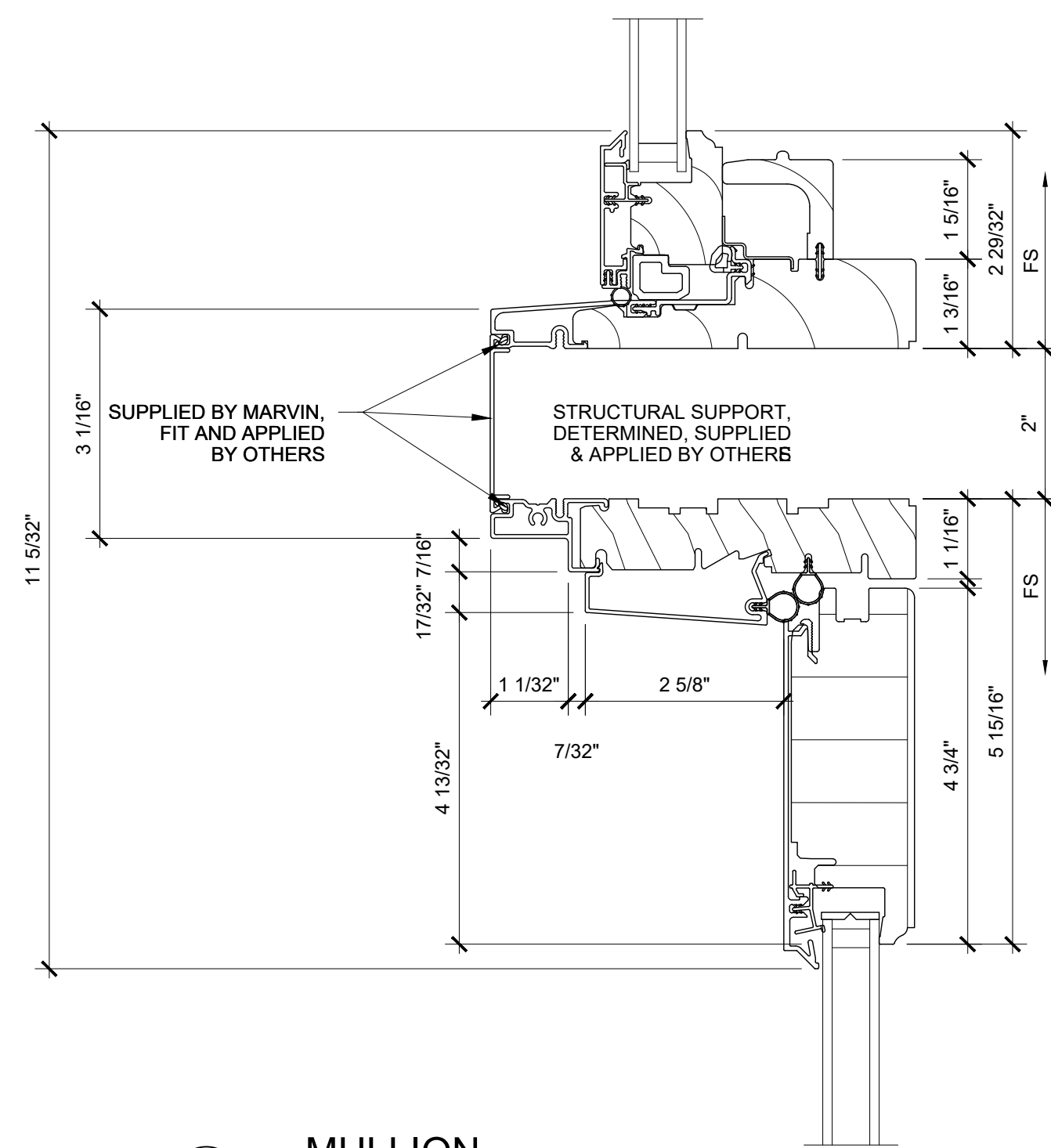
4 JAMB
SCALE: 6" = 1'-0"



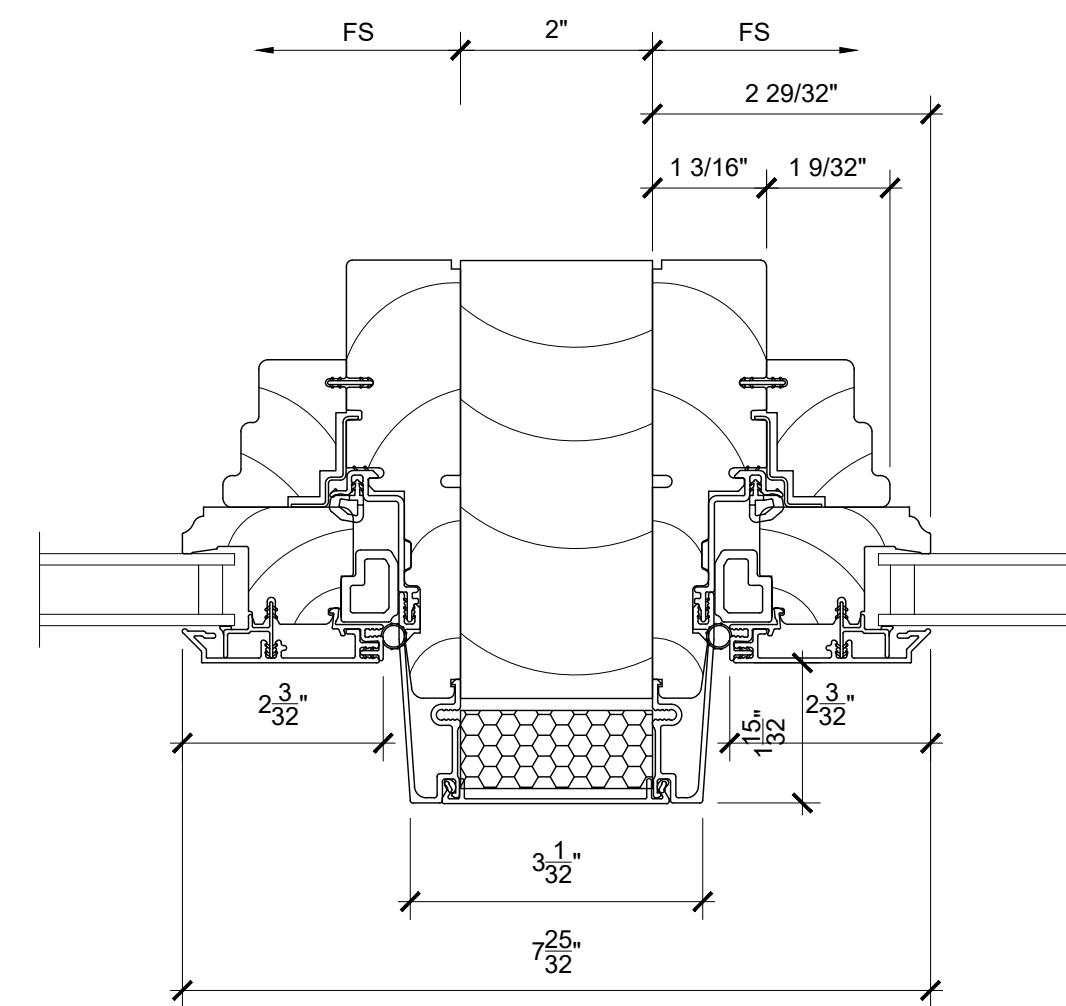
7 HEAD
SCALE: 6" = 1'-0"



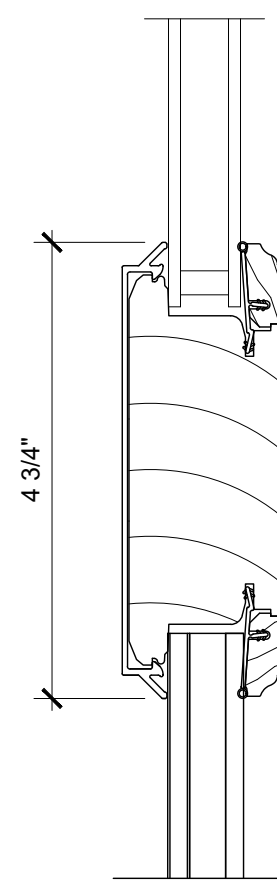
10 JAMB
SCALE: 6" = 1'-0"



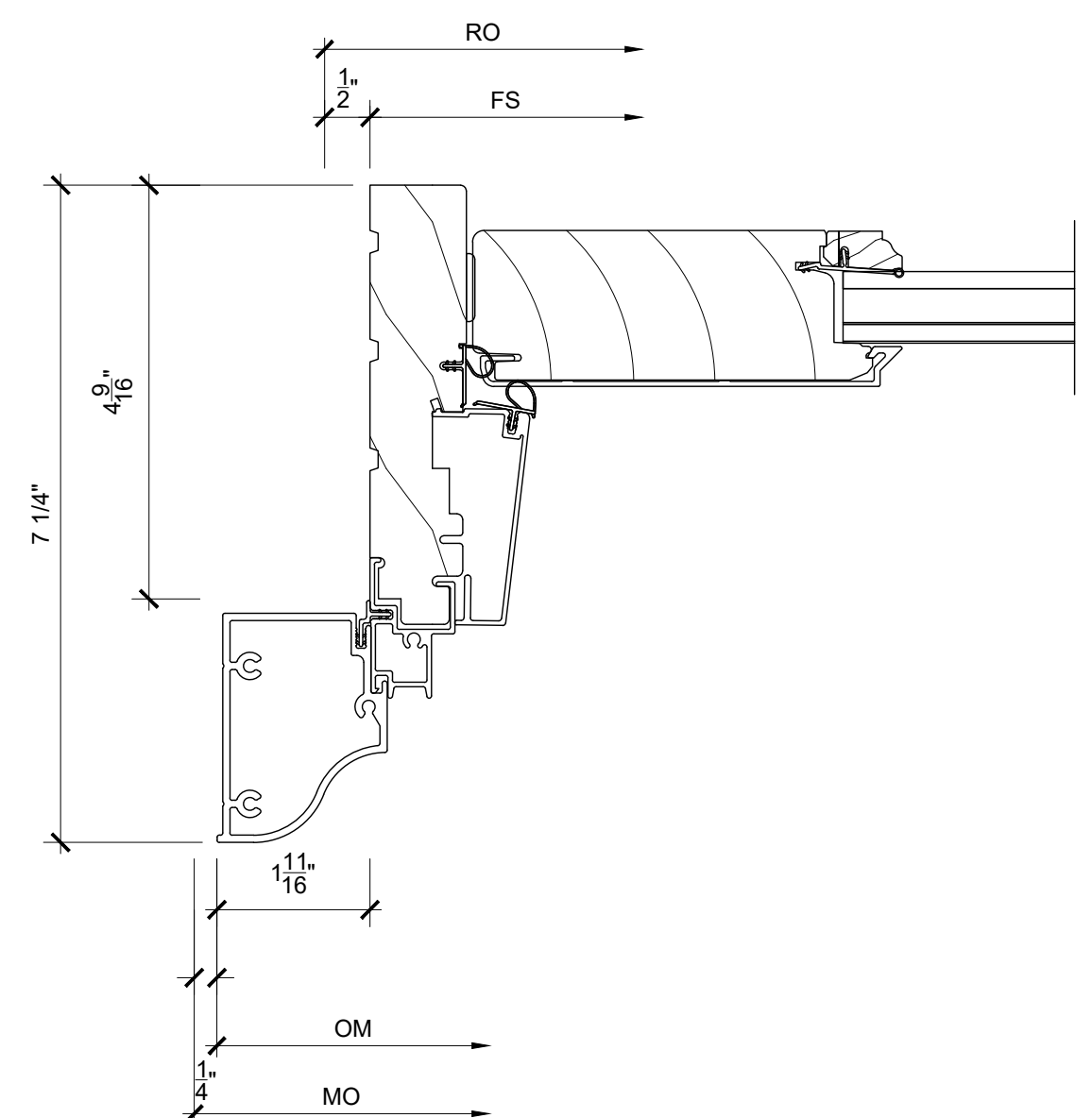
2 MULLION
SCALE: 6" = 1'-0"



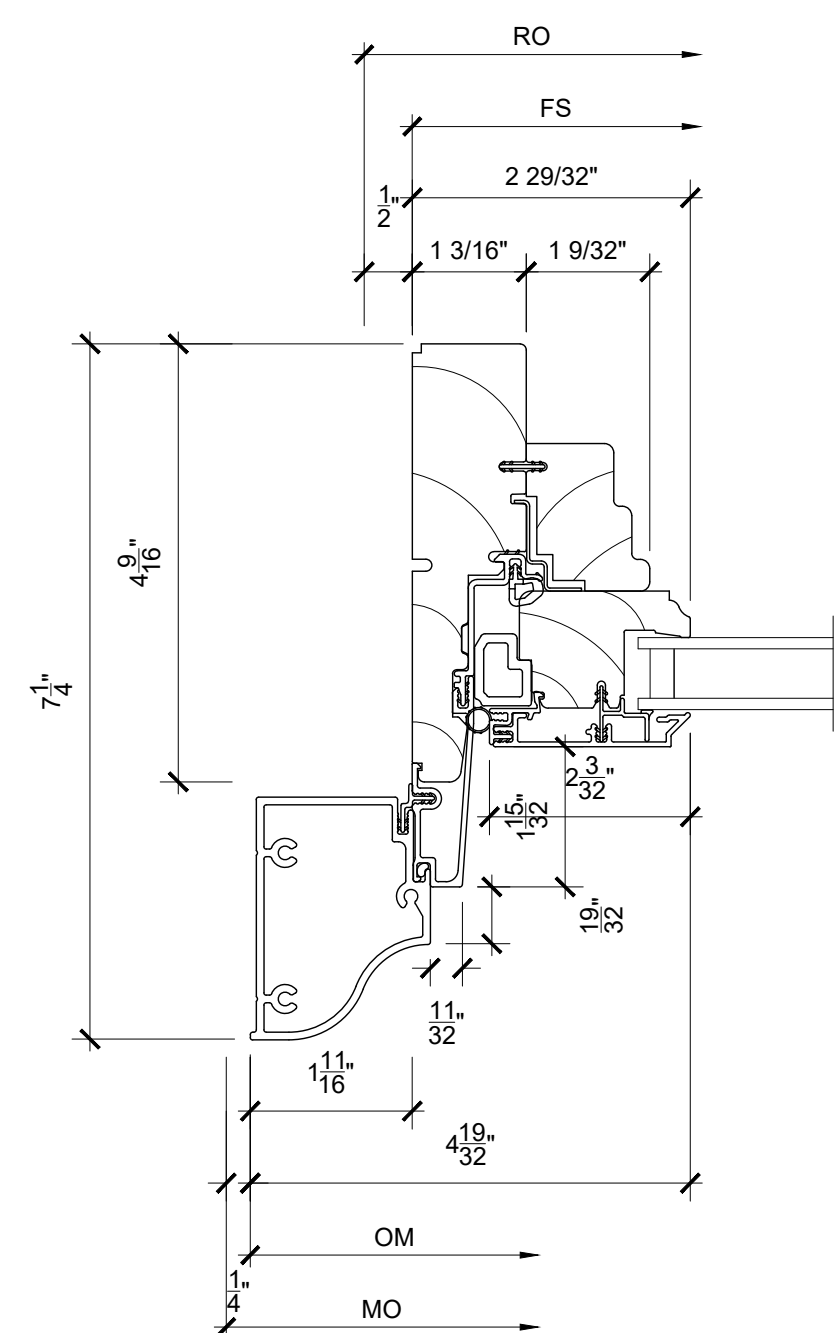
5 MULLION
SCALE: 6" = 1'-0"



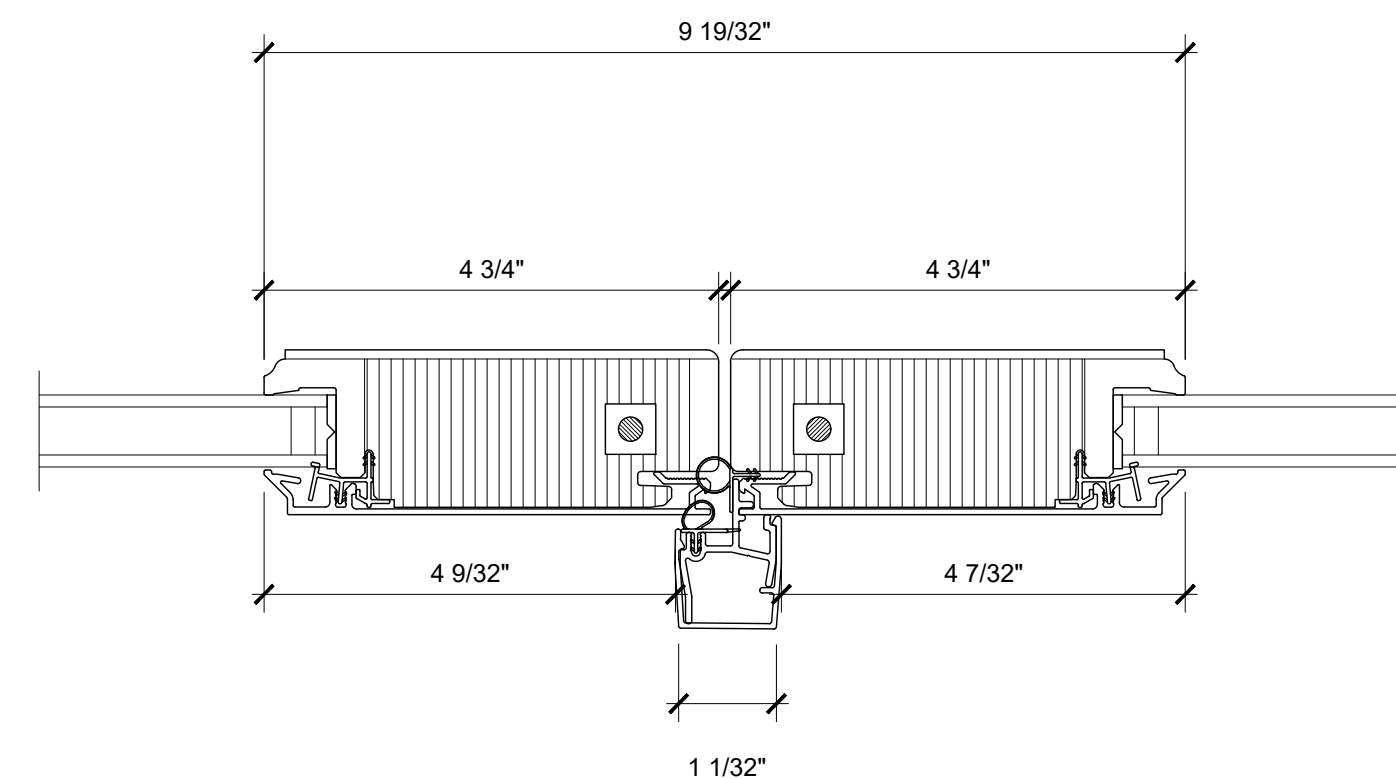
8 INTERMEDIATE RAIL
SCALE: 6" = 1'-0"



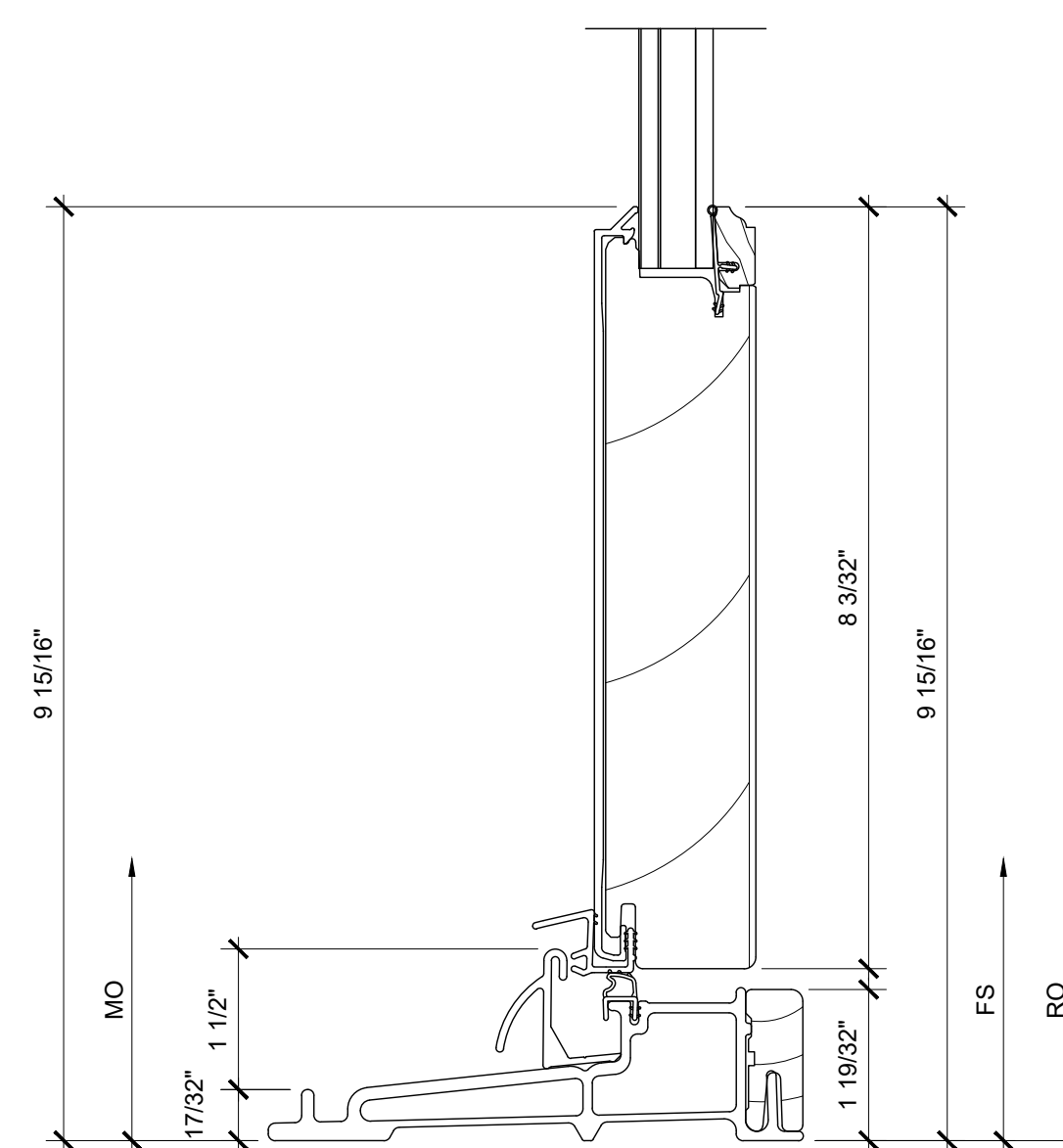
11 JAMB
SCALE: 6" = 1'-0"



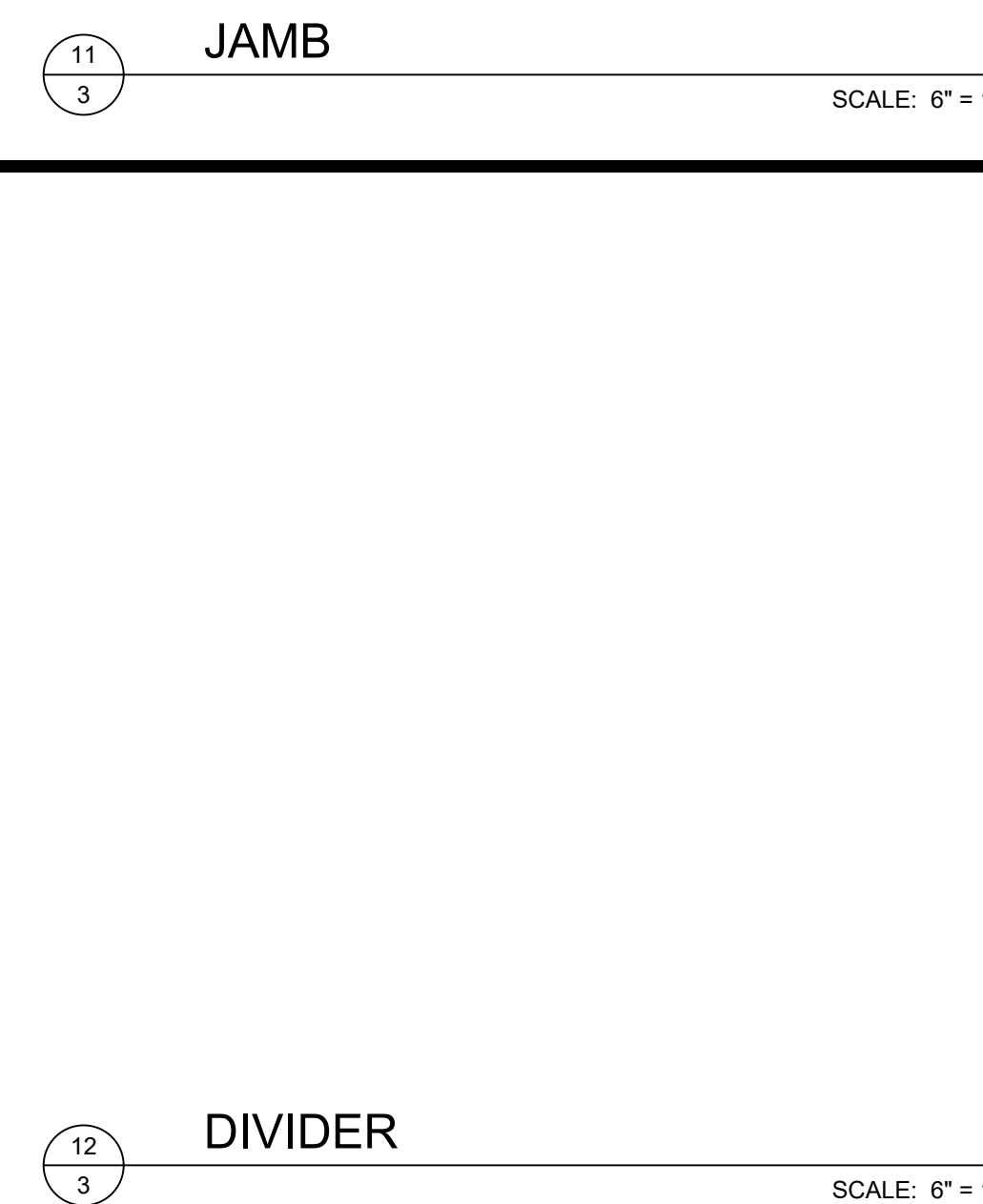
3 JAMB
SCALE: 6" = 1'-0"



6 MEETING STILE
SCALE: 6" = 1'-0"



9 SILL
SCALE: 6" = 1'-0"



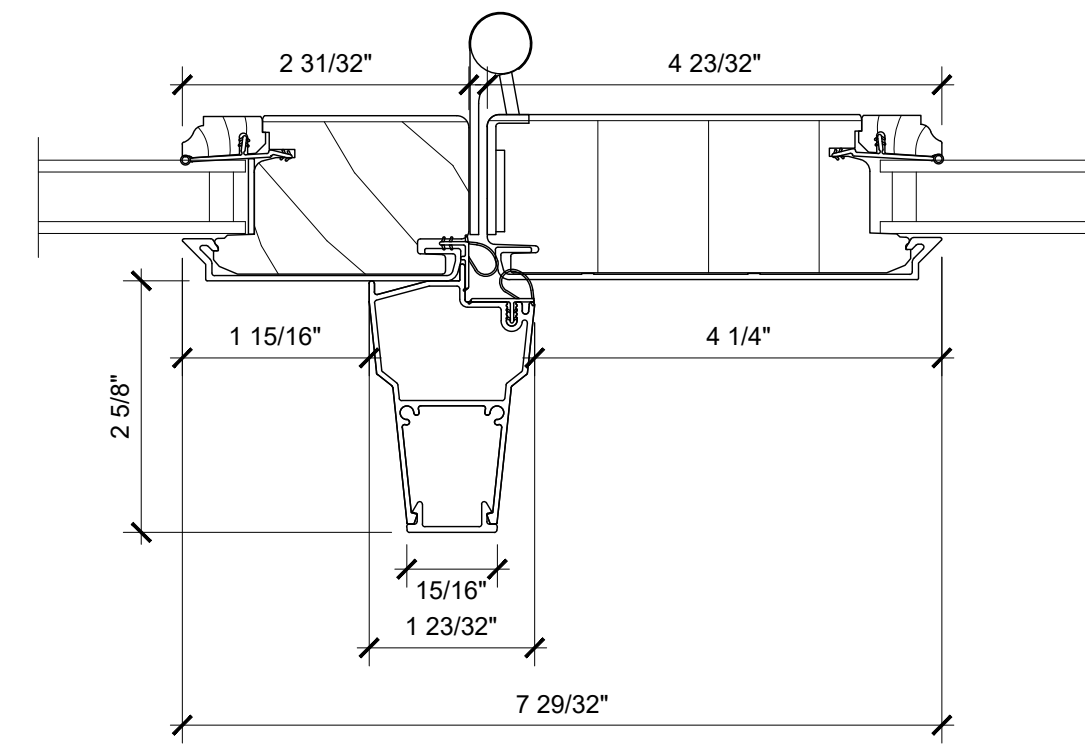
12 DIVIDER
SCALE: 6" = 1'-0"



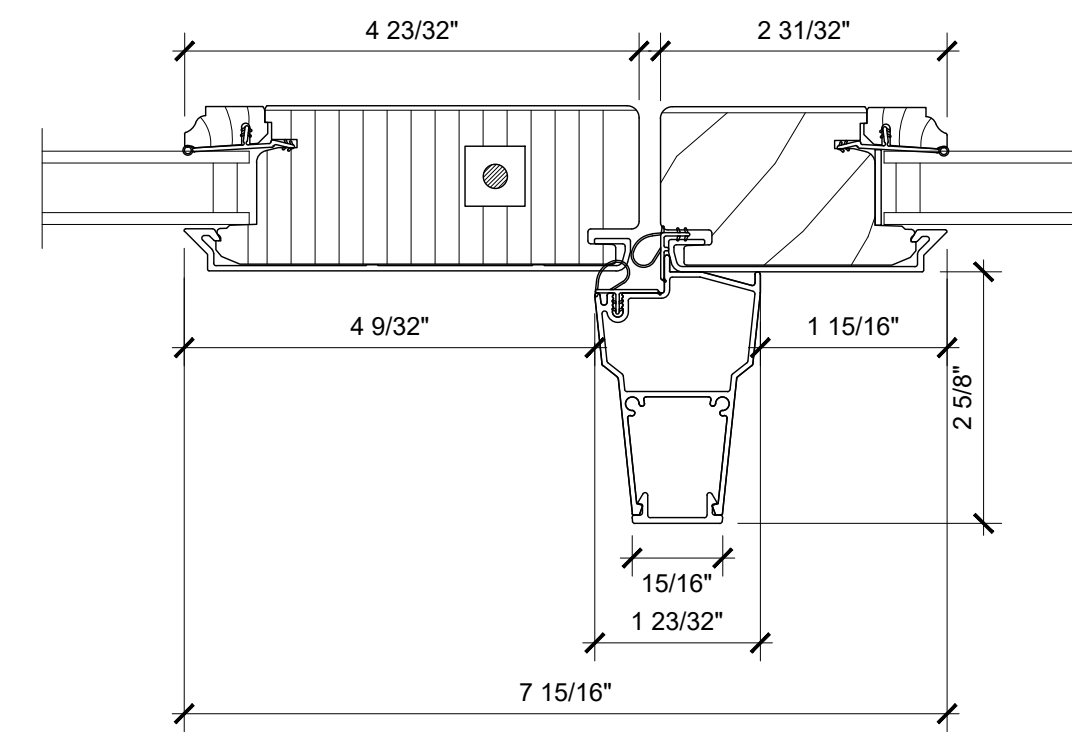
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 10000 Old Highway 150, Box 52763, If the Marvin products illustrated herein are altered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

LEONA CONDOS
REPLACEMENT DOORS

DISTRIBUTOR: CHERRY CREEK DOORS & WDWYS LLC
DEALER:
CONTRACTOR:
ARCHITECT:
DRAWING NO: 451522.dwg DRAWN BY: DANGUN
DATE: 01/17/23 REVISION DATE: 08/10/23



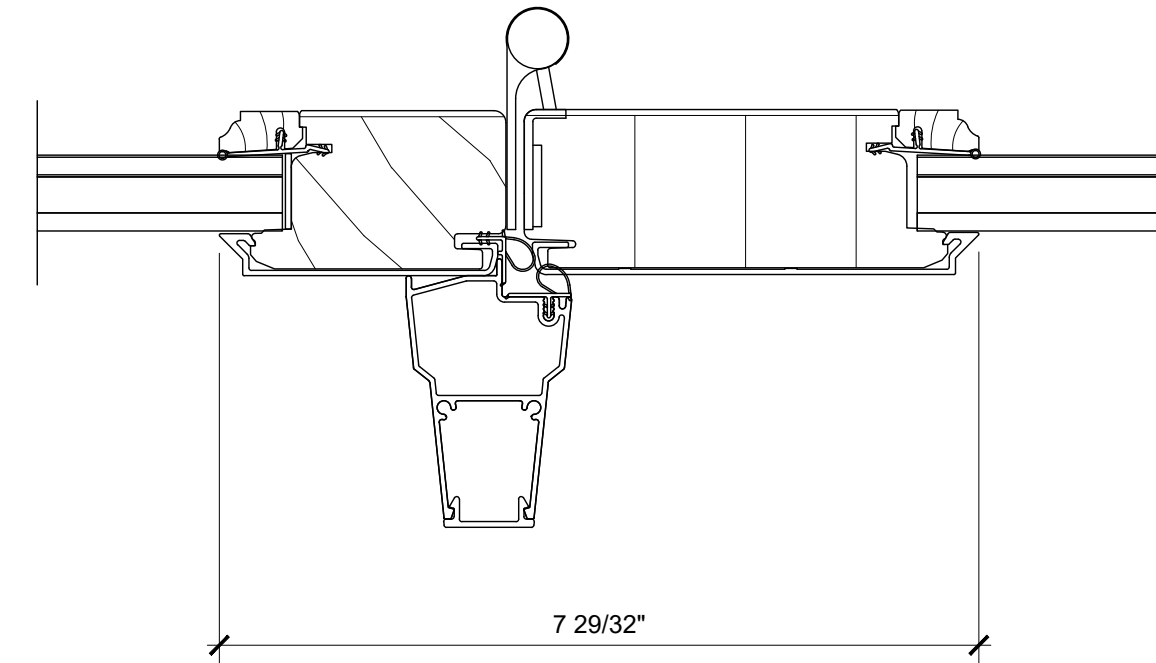
1
4 MEETING STILE SCALE: 6" = 1'-0"



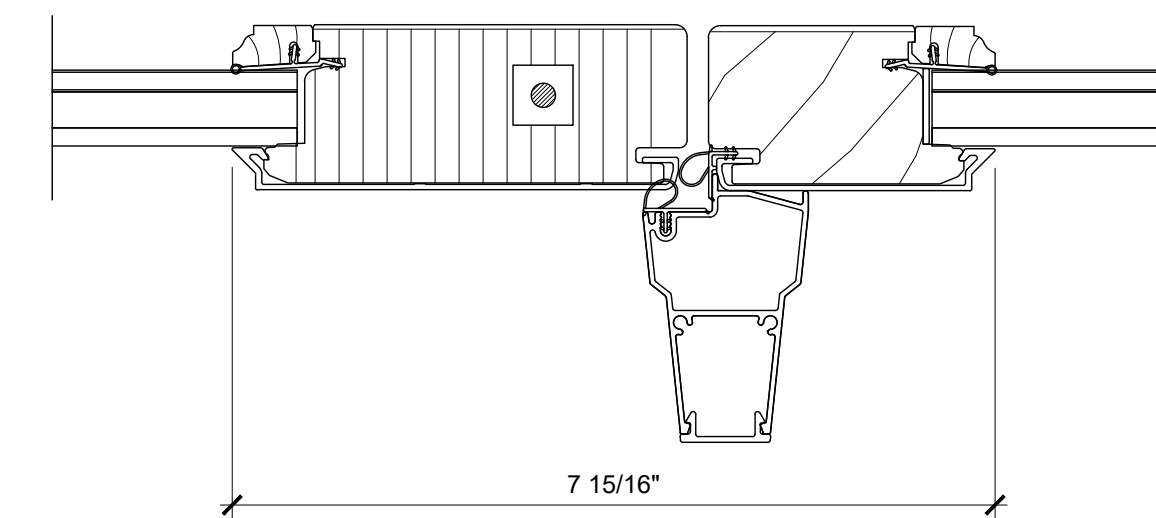
4
4 MEETING STILE SCALE: 6" = 1'-0"

7
4 NOT USED SCALE: 6" = 1'-0"

10
4 NOT USED SCALE: 6" = 1'-0"

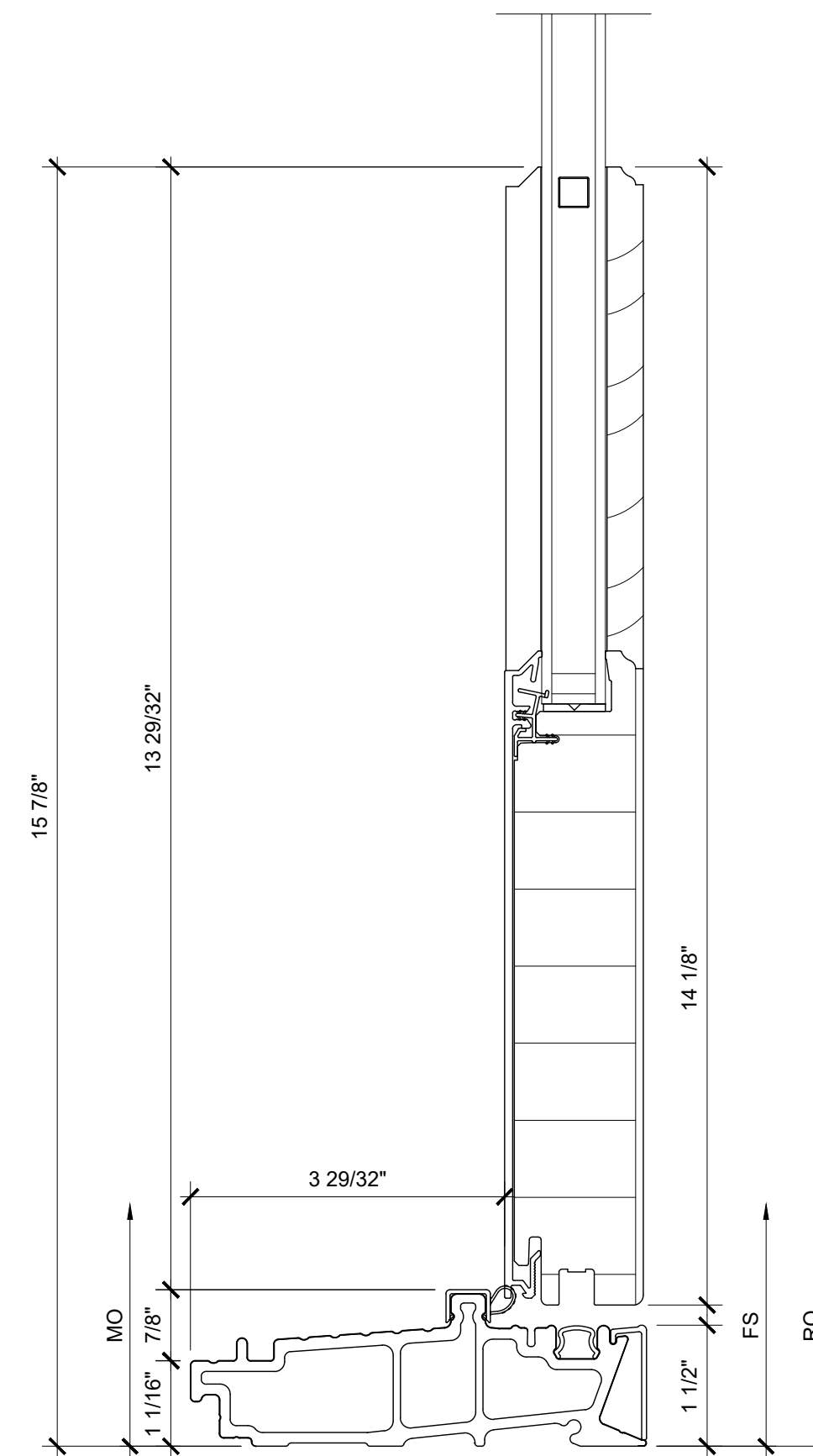


2
4 MEETING STILE SCALE: 6" = 1'-0"



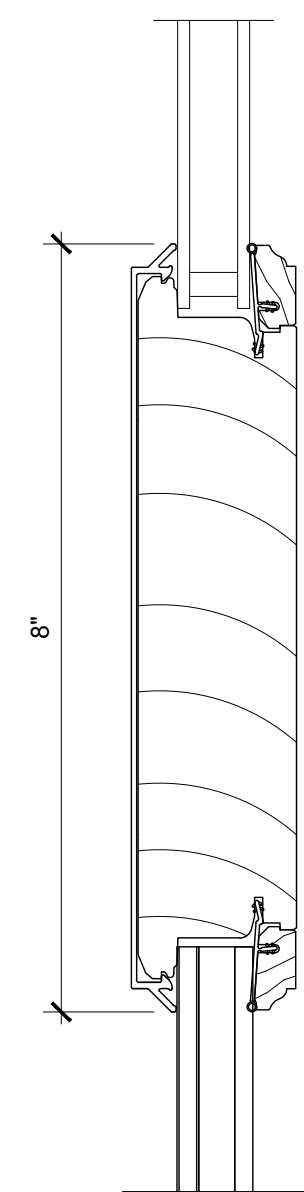
5
4 MEETING STILE SCALE: 6" = 1'-0"

8
4 NOT USED SCALE: 6" = 1'-0"



9
4 SILL SCALE: 6" = 1'-0"

11
4 NOT USED SCALE: 6" = 1'-0"



3
4 INTERMEDIATE RAIL SCALE: 6" = 1'-0"

6
4 NOT USED SCALE: 6" = 1'-0"

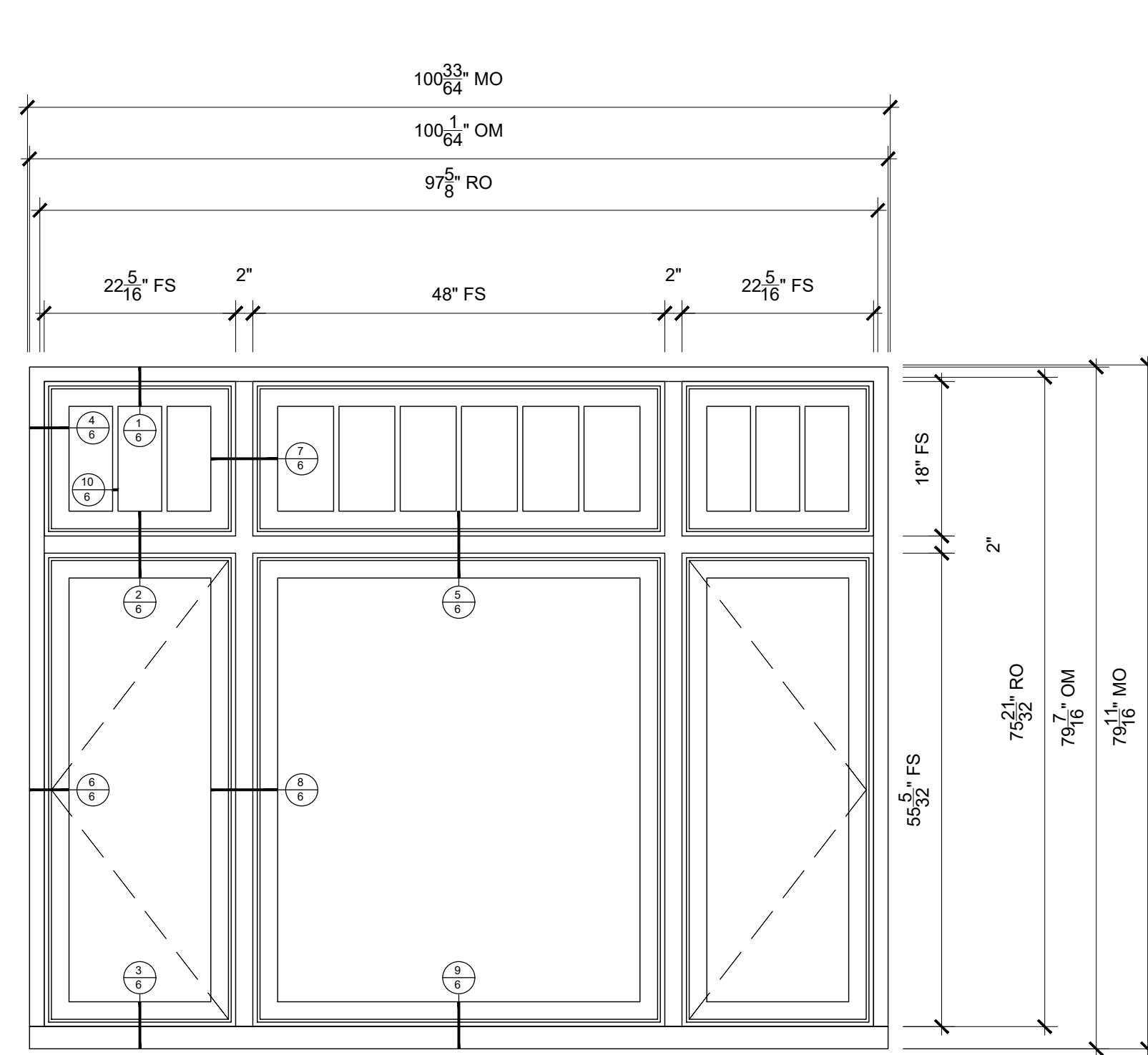
12
4 NOT USED SCALE: 6" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products depicted here are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS
 REPLACEMENT DOORS**

DISTRIBUTOR: CHERRY CREEK DOORS & WDWYS LLC
 DEALER: CHERRY CREEK DOORS & WDWYS LLC
 CONTRACTOR: DANGUN
 ARCHITECT: DANGUN
 DRAWING NO: 451522.dwg
 DRAWN BY: DANGUN
 DATE: 01/17/23
 REVISION DATE: 08/10/23

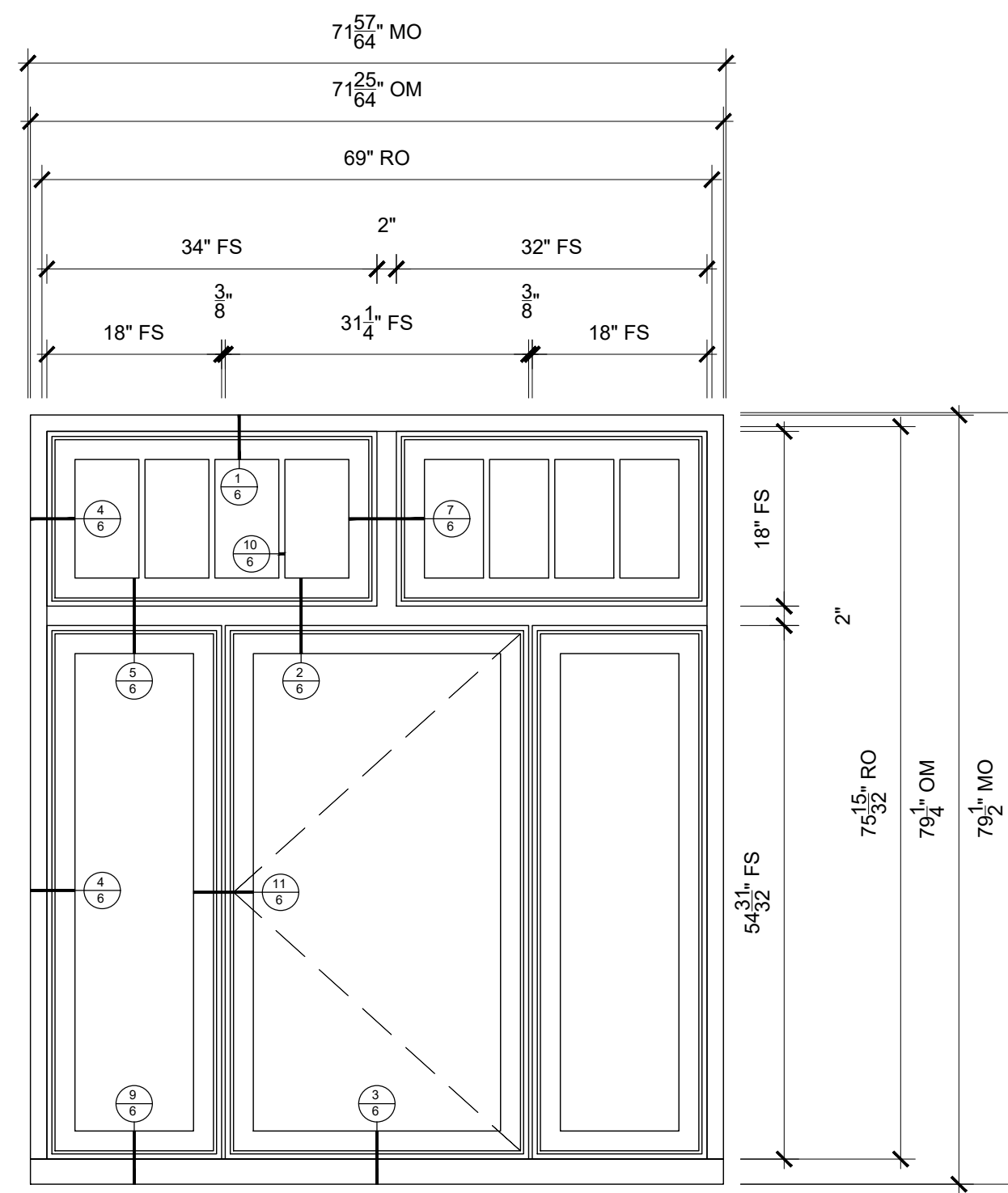
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 52763, if the Marvin products depicted hereon are to be used in accordance with the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



W1 - 34/35/37/38
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

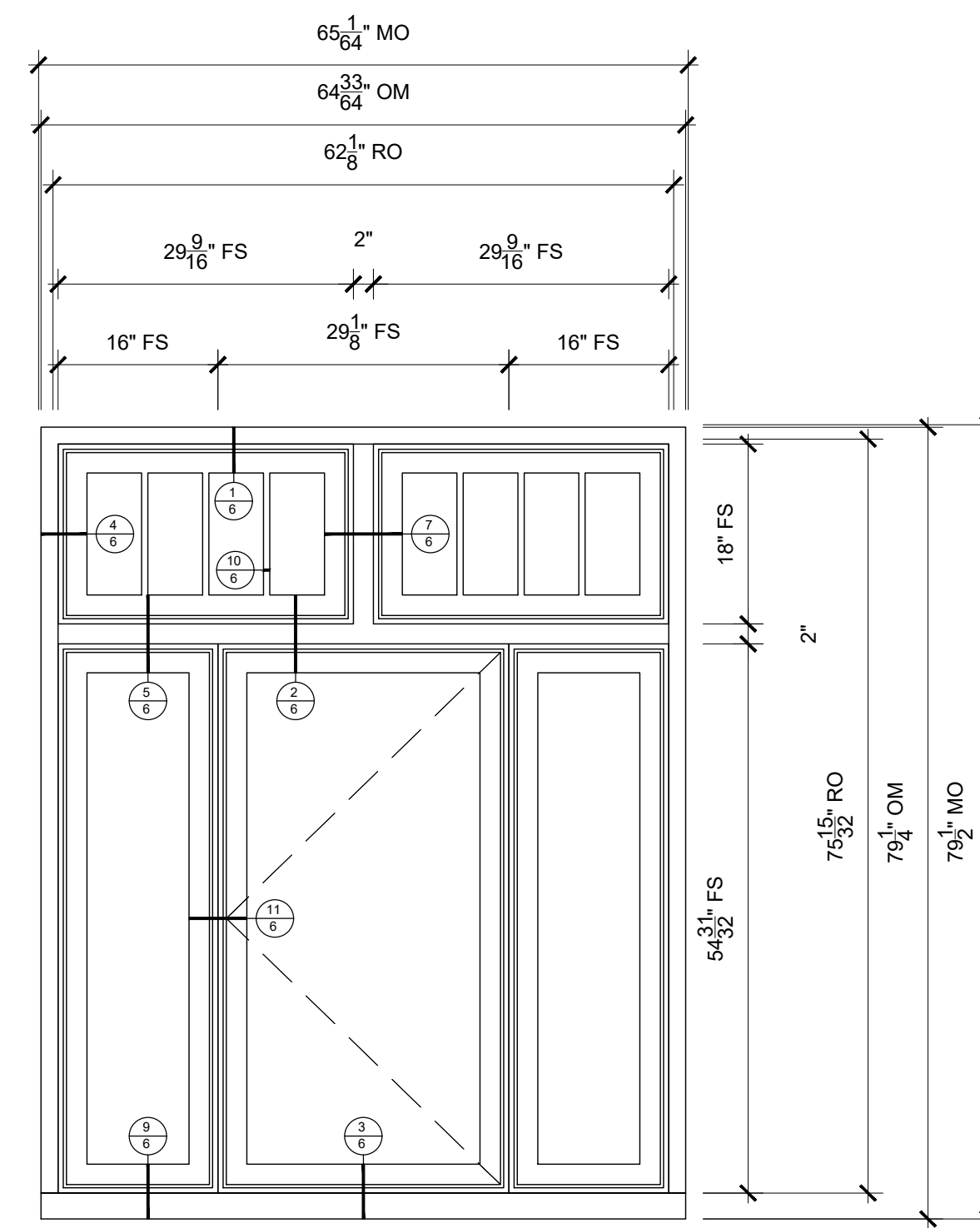
Qty: 3
 Mark Unit: W1 - 34/35/37/38
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3/B2] Casement, Stationary, [B1] Casement, Left Hand, [B3] Casement, Right Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B2] None, [B1/B3] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen
 Hardware Color: [A1/A2/A3/B2] None, [B1/B3] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



W3/W4
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

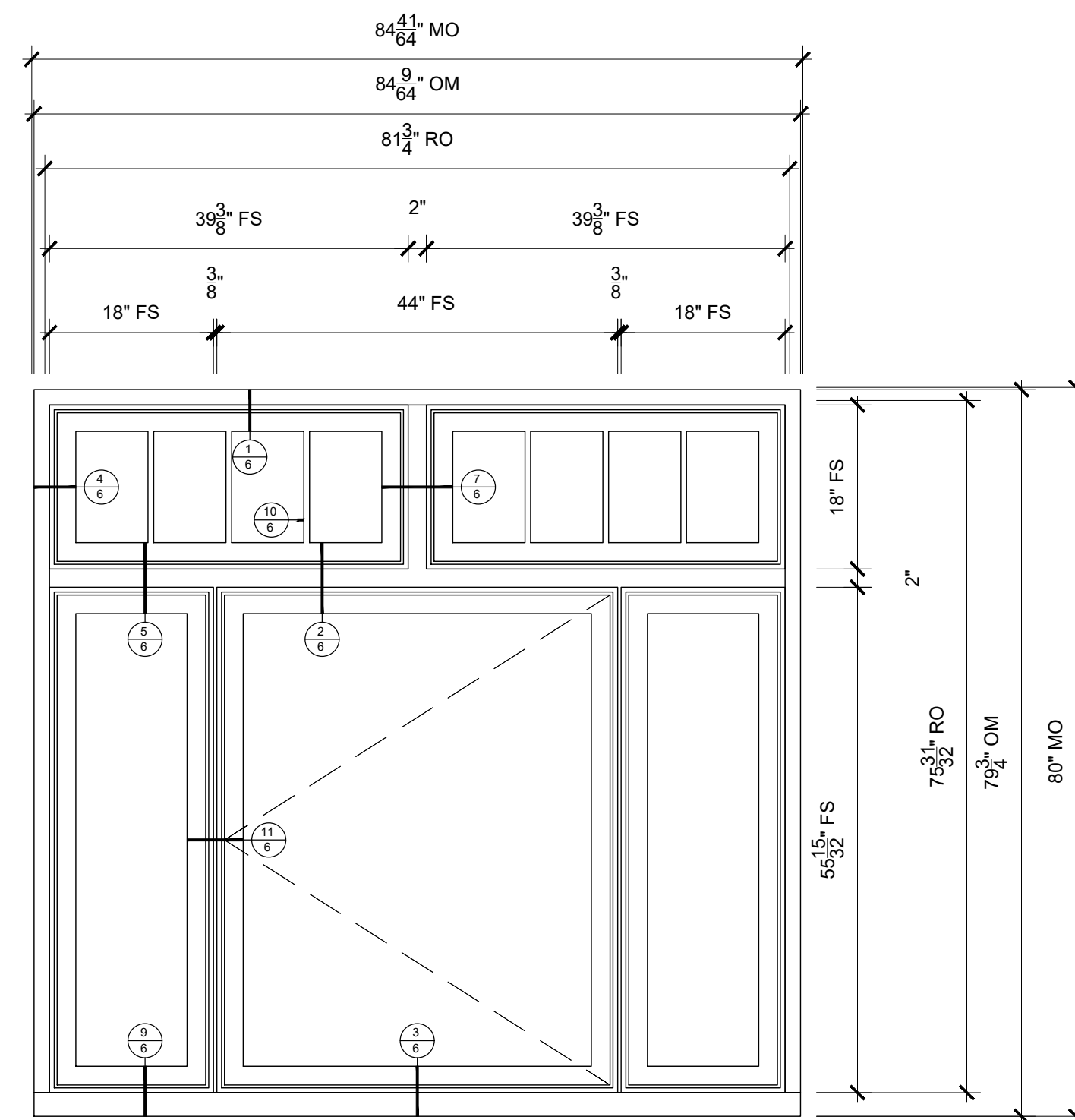
Qty: 6
 Mark Unit: W3/W4
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/B1/B3] Casement, Stationary, [B2] Casement, Left Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None
 Hardware Type: [A1/A2/B1/B3] None, [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/B1/B3] None, [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



W5/W4-5/9/18
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 3
 Mark Unit: W5/W4-5/9/18
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/B1/B3] Casement, Stationary, [B2] Casement, Left Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None
 Hardware Type: [A1/A2/B1/B3] None, [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/B1/B3] None, [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



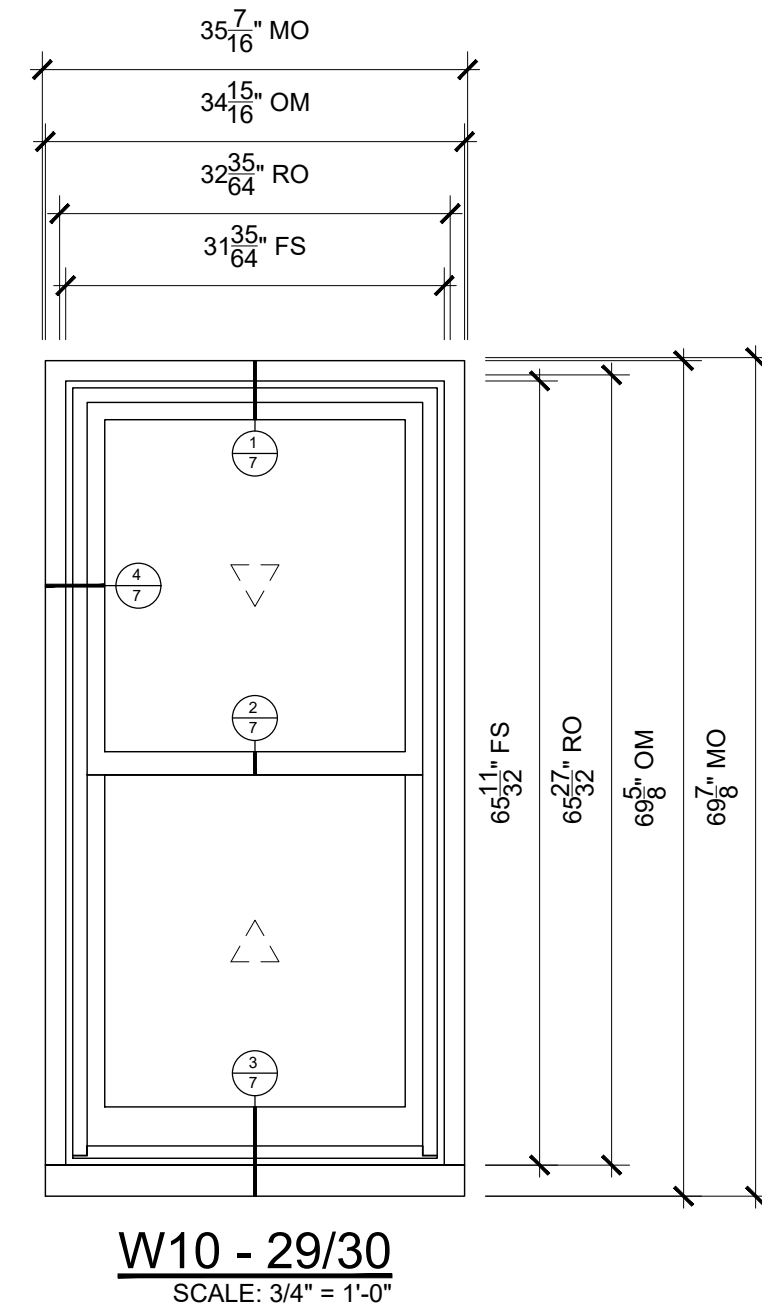
W8- 11/12/14/15
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 2
 Mark Unit: W8- 11/12/14/15
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/B1/B3] Casement, Stationary, [B2] Casement, Left Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None
 Hardware Type: [A1/A2/B1/B3] None, [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/B1/B3] None, [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill

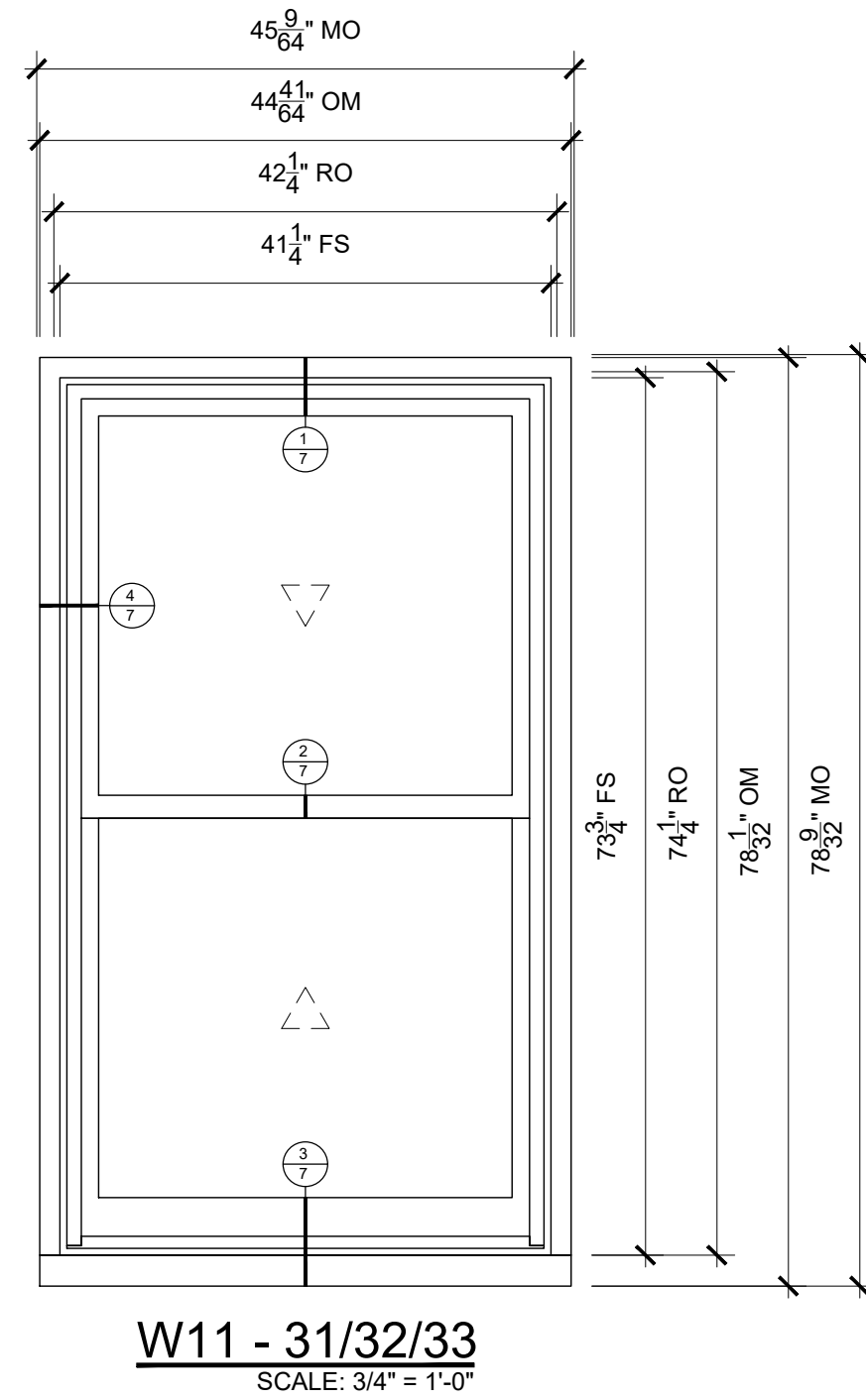
**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER:
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522 WINDOW REDRAWING BY: DANGUN
 DATE: 08/10/23 REVISION DATE:



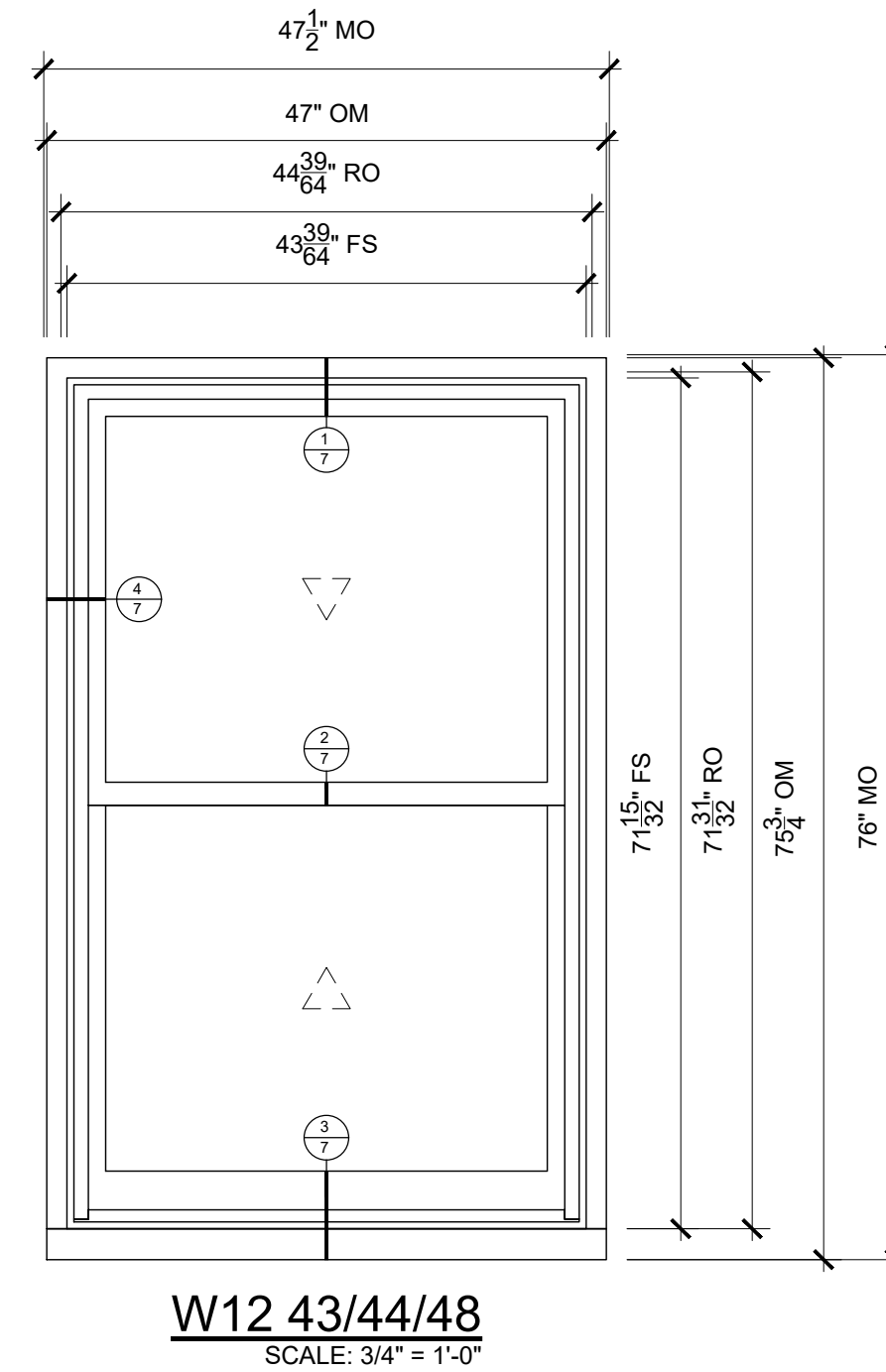
SPECIFICATIONS

Qty: 2
 Mark Unit: W10 - 29/30
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Double Hung G2
 Glass Information: IG, Low E2/ERS w/Argon, Black
 Divider Type: None
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: Oil Rubbed Bronze
 Screen Surround Color: Ebony
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



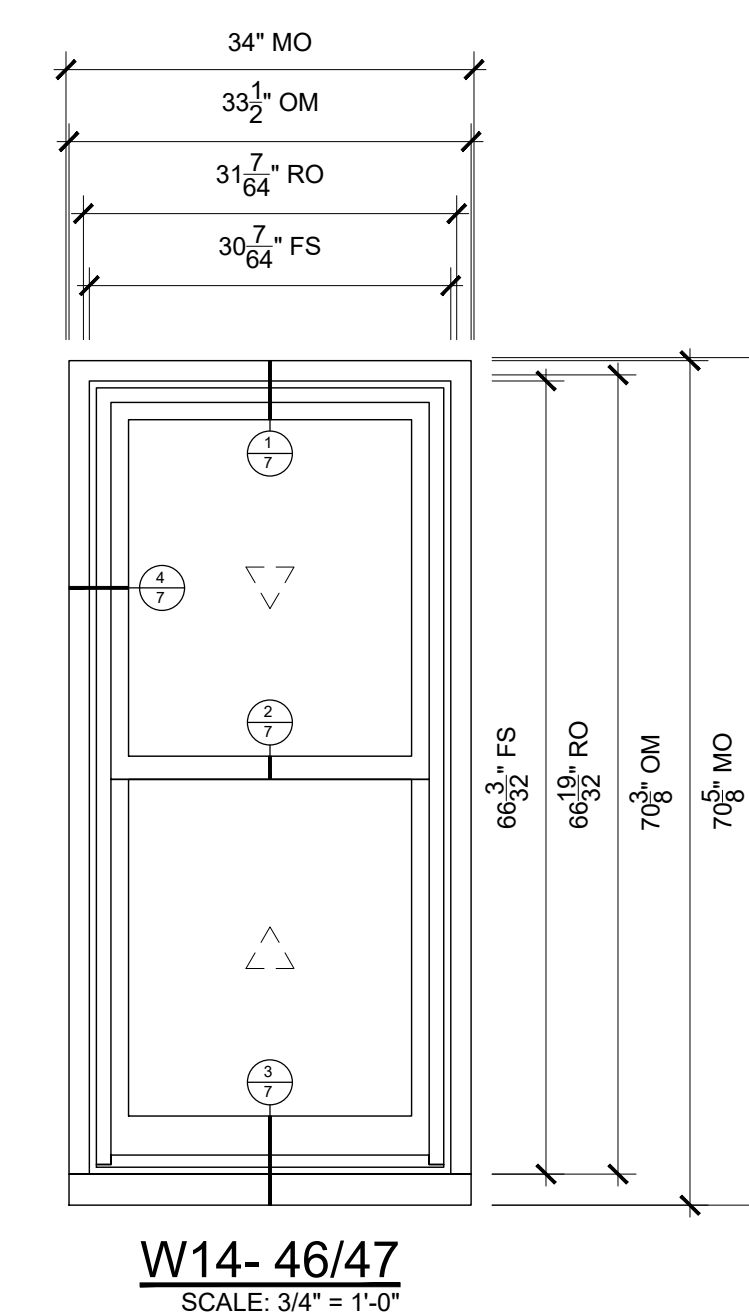
SPECIFICATIONS

Qty: 3
 Mark Unit: W11 - 31/32/33
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Double Hung G2
 Glass Information: IG, Low E2/ERS w/Argon, Black
 Divider Type: None
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: Oil Rubbed Bronze
 Screen Surround Color: Ebony
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



SPECIFICATIONS

Qty: 3
 Mark Unit: W12 43/44/48
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Double Hung G2
 Glass Information: IG, Low E2/ERS w/Argon, Black
 Divider Type: None
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: Oil Rubbed Bronze
 Screen Surround Color: Ebony
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



SPECIFICATIONS

Qty: 2
 Mark Unit: W14- 46/47
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: Double Hung G2
 Glass Information: IG, Low E2/ERS w/Argon, Black
 Divider Type: None
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: Oil Rubbed Bronze
 Screen Surround Color: Ebony
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill

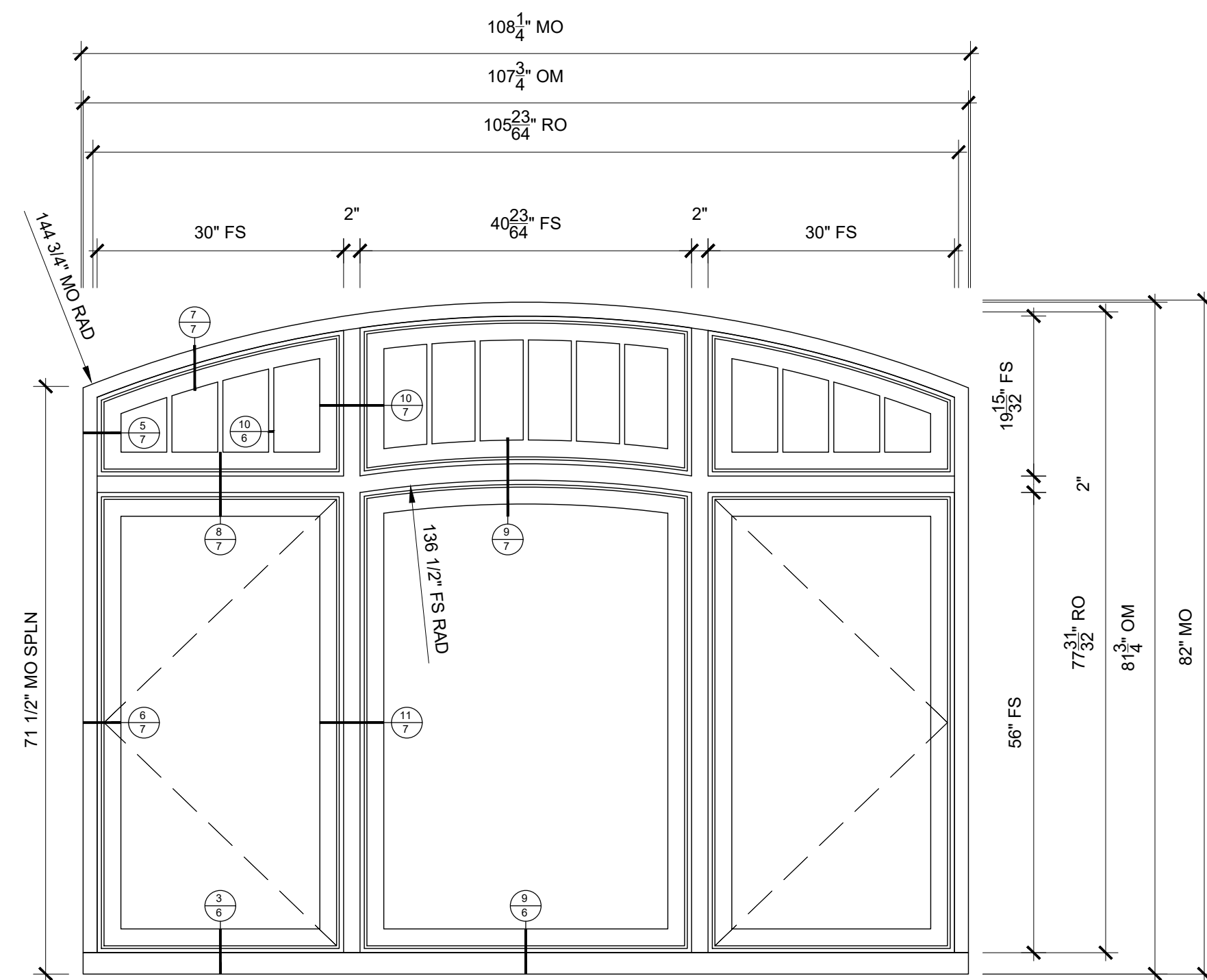
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**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER:
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522 WINDOW REDRAWING BY: DANGUN
 DATE: 08/10/23 REVISION DATE:



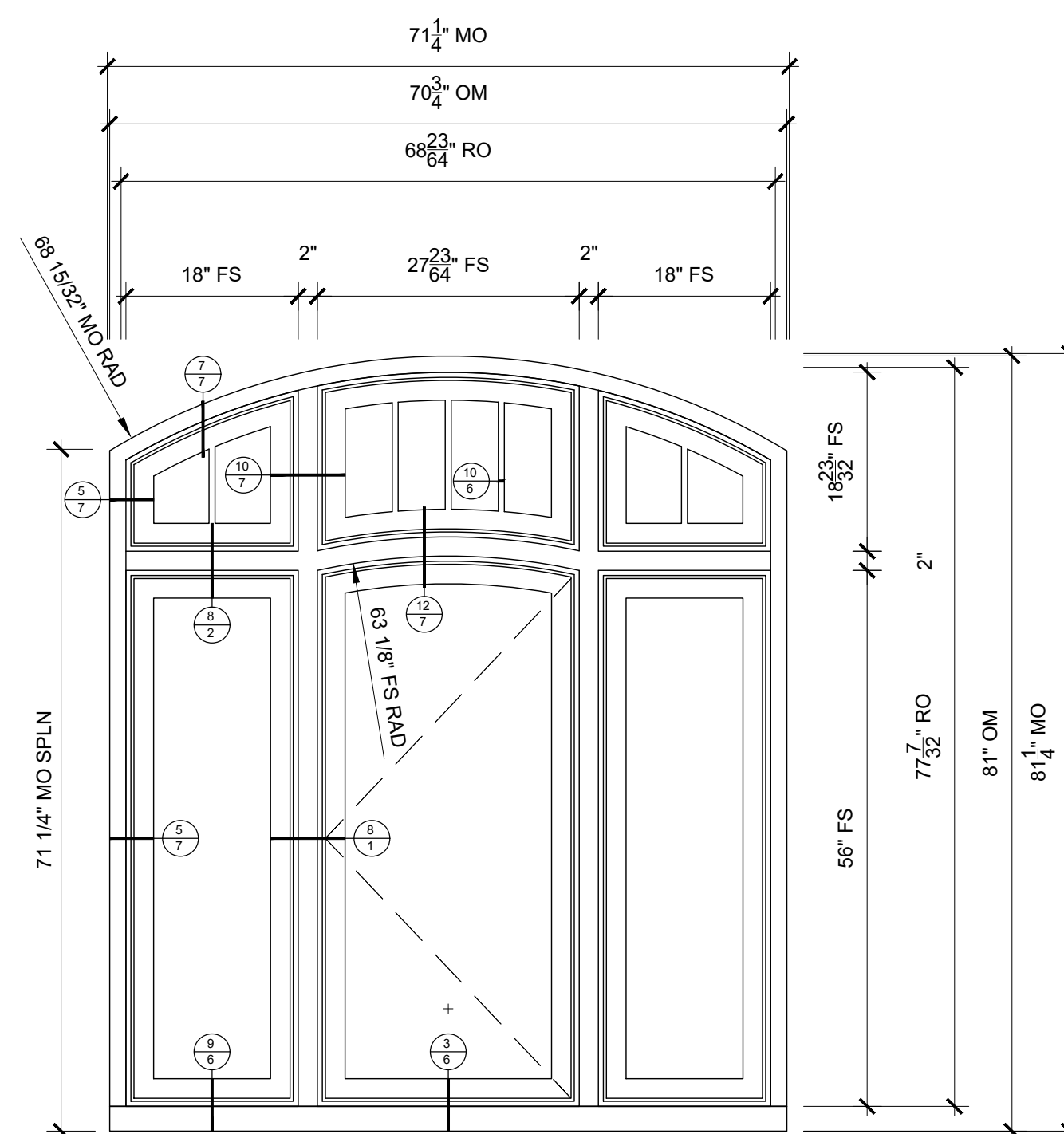
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Woodloch Forest Drive, Leesville, SC 29556. If the Marvin products are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



W2 - 36/39
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

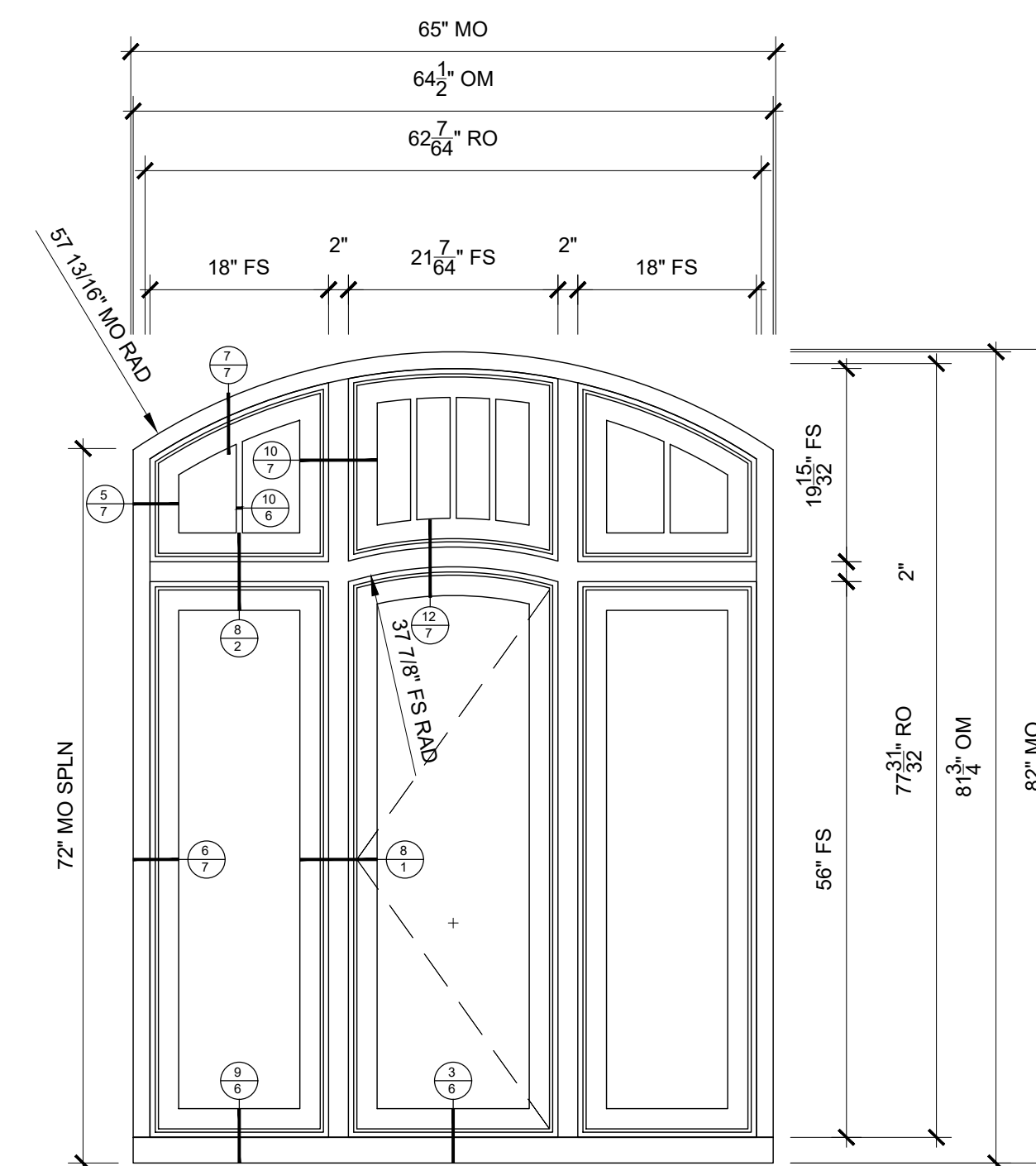
Qty: 2
 Mark Unit: W2 - 36/39
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3] Casement Picture Round Top,
 [B1] Casement, Left Hand,
 [B2] Casement Picture Round Top
 [B3] Casement, Right Hand
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B2] None,
 [B1/B3] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen
 Hardware Color: [A1/A2/A3/B2] None,
 [B1/B3] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 with A1452 Sub sill



W6- 3/22/25/28
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 4
 Mark Unit: W6- 3/22/25/28
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3] Casement Picture Round Top,
 [B1/B3] Casement, Stationary,
 [B2] Casement Round Top, Left Hand
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A3] 5/8" Rectangular SDL No Spacer,
 [A2] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B1/B3] None,
 [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/A3/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/A3/B1/B3] None,
 [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 with A1452 Sub sill



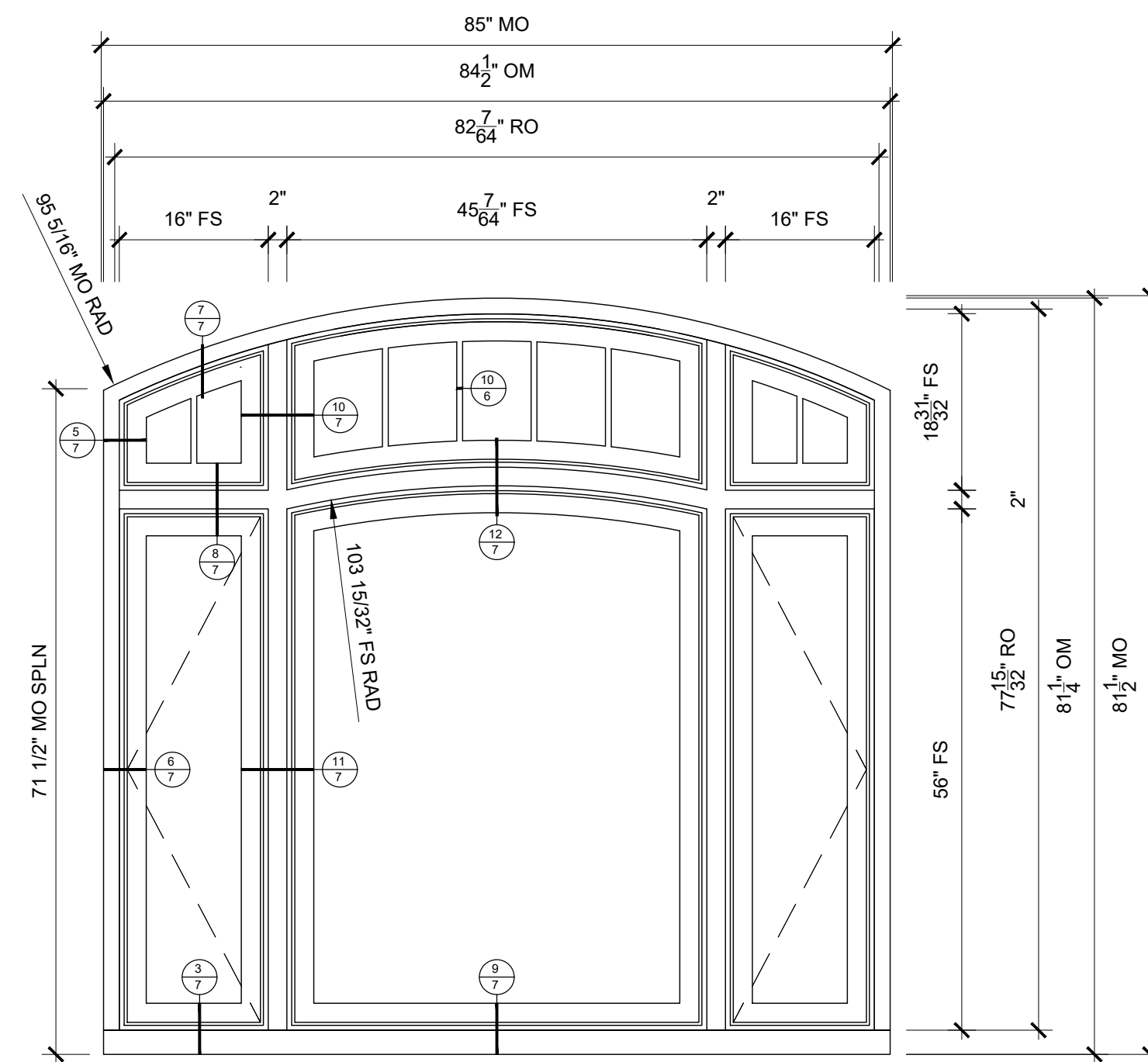
W7- 6/10
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 2
 Mark Unit: W7- 6/10
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3] Casement Picture Round Top,
 [B1/B3] Casement, Stationary,
 [B2] Casement Round Top, Left Hand
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A3] 5/8" Rectangular SDL No Spacer,
 [A2] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B1/B3] None,
 [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/A3/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/A3/B1/B3] None,
 [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 with A1452 Sub sill

**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

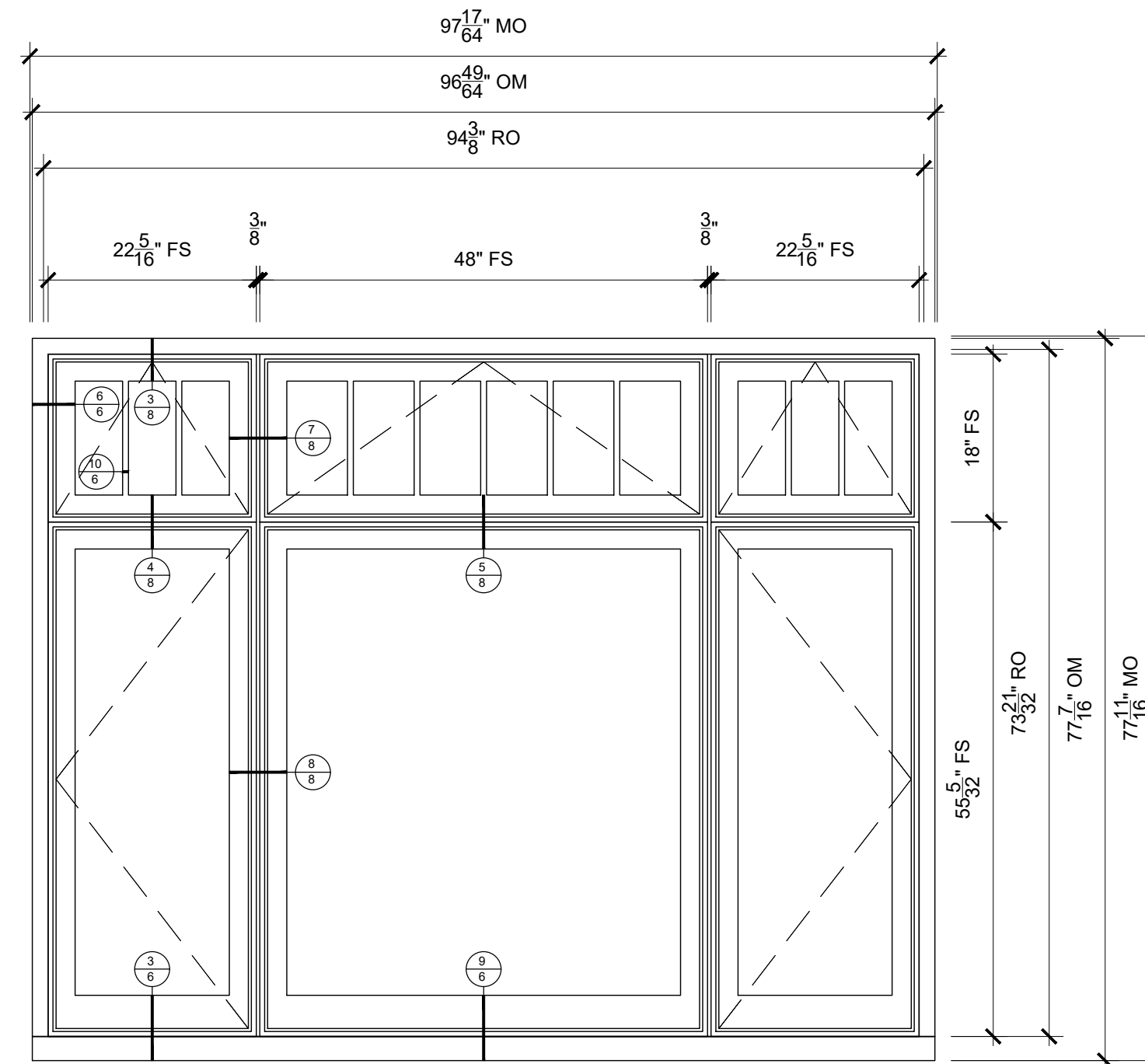
DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER:
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522 WINDOW REPAIR BY: DANGUN
 DATE: 08/10/23 REVISION DATE:



W9-13/16
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

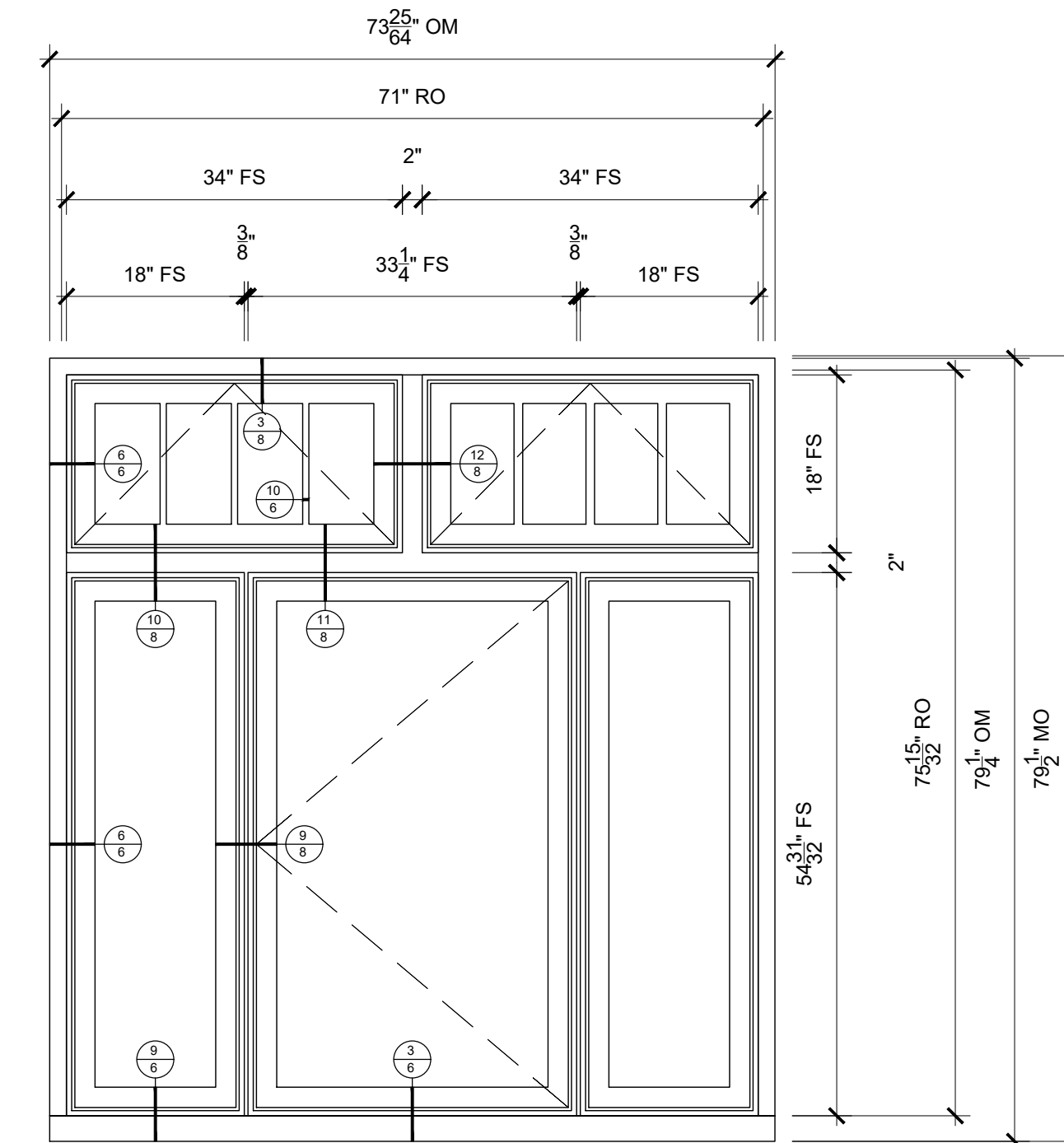
Qty: 2
 Mark Unit: W9-13/16
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3] Casement Picture Round Top,
 [B1] Casement, Left Hand,
 [B2] Casement Picture Round Top,
 [B3] Casement, Right Hand
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B2] None,
 [B1/B3] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen
 Hardware Color: [A1/A2/A3/B2] None,
 [B1/B3] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton Enclosed A1909 with A1452 Sub sill



W1-OP TRANS UNIT 11
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 1
 Mark Unit: W1-OP TRANS UNIT 11
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/A3] Awning, Roto Operating,
 [B1] Casement, Left Hand,
 [B2] Casement, Stationary,
 [B3] Casement, Right Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/A3/B1/B3] Folding Handle, No Sash Travel Limiter,
 [B2] None
 Screen Type: [A1/A2/A3/B1/B3] Interior Wood Screen, [B2] None
 Hardware Color: [A1/A2/A3/B1/B3] Oil Rubbed Bronze,
 [B2] None
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/A3/B1/B3] Bright View Mesh, [B2] None
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



W3/W4- UNIT 11 & 13
SCALE: 3/4" = 1'-0"

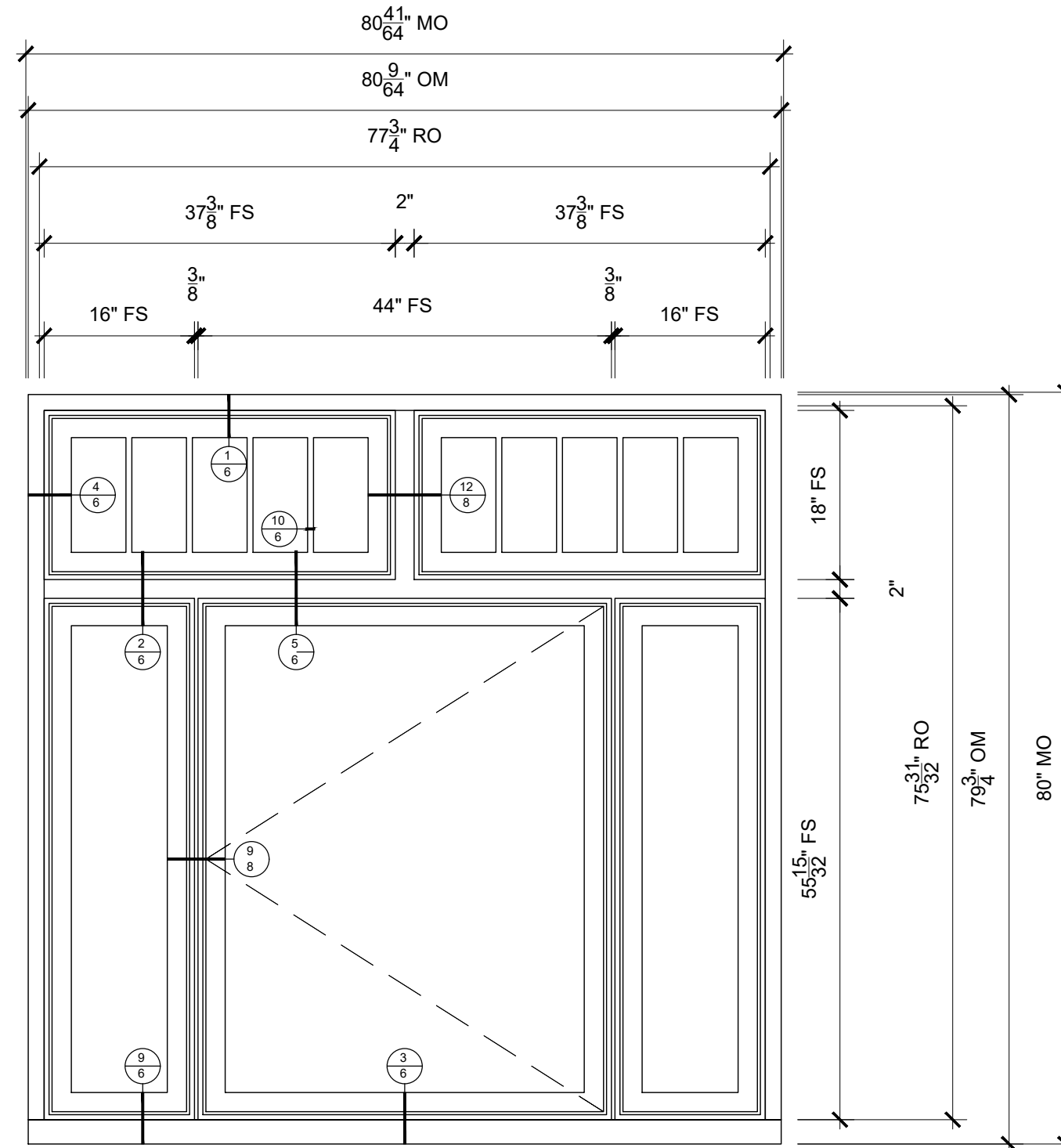
SPECIFICATIONS

Qty: 4
 Mark Unit: W3/W4- UNIT 11 & 13
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2] Awning, Roto Operating,
 [B1/B3] Casement, Stationary,
 [B2] Casement, Left Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1] 5/8" Rectangular SDL W/ Spacer - Black,
 [A2] 7/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/B2] Folding Handle, No Sash Travel Limiter,
 [B1/B3] None
 Screen Type: [A1/A2/B2] Interior Wood Screen, [B1/B3] None
 Hardware Color: [A1/A2/B2] Oil Rubbed Bronze,
 [B1/B3] None
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/B2] Bright View Mesh, [B1/B3] None
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Dallas, TX 75243. If the Marvin products depicted herein are altered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER:
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522 WINDOW REDRAWING BY: DANGUN
 DATE: 08/10/23 REVISION DATE:



W8A-11/12/14/15
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

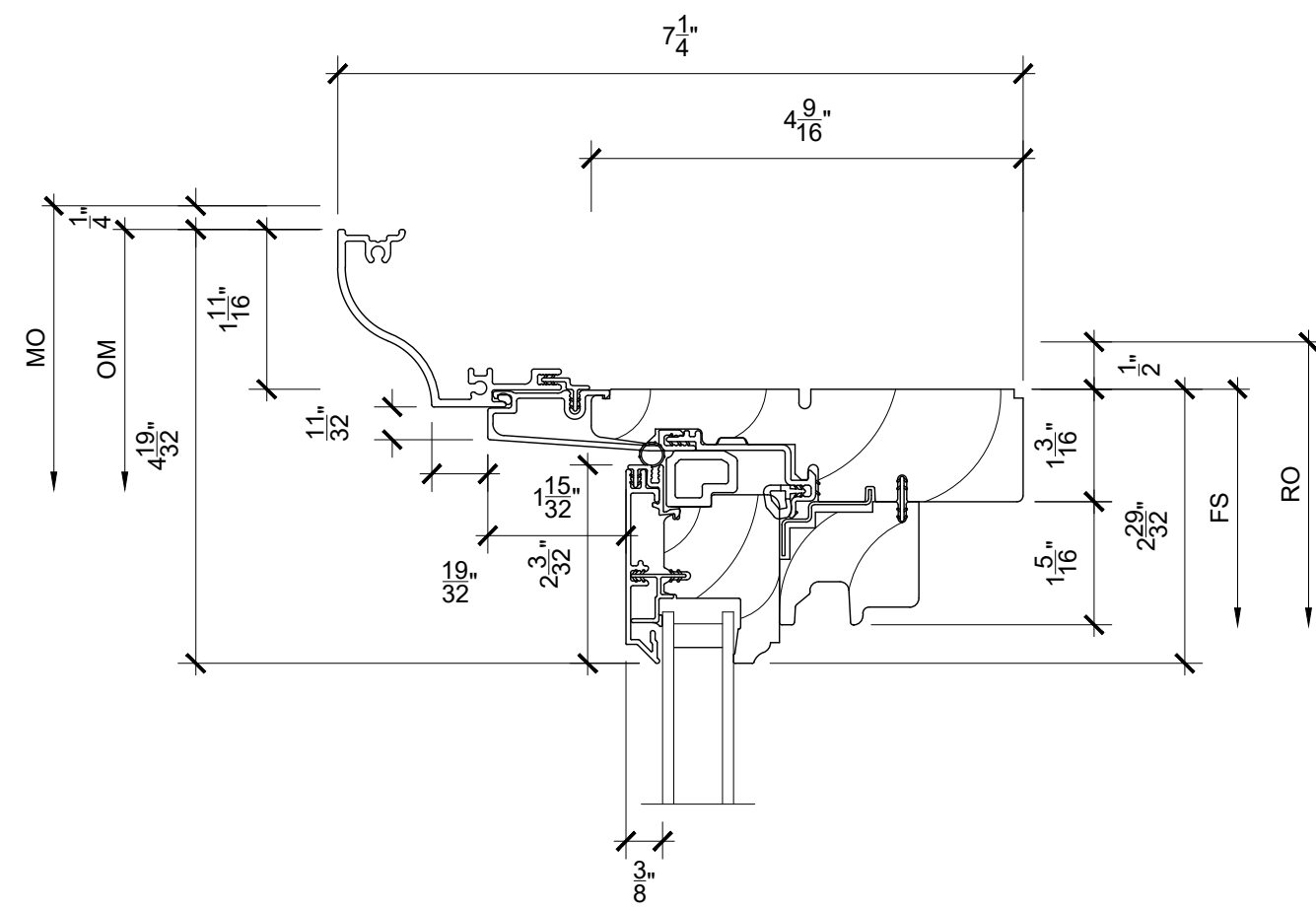
Qty: 2
 Mark Unit: W8A-11/12/14/15
 Product Line: Ultimate
 Unit Description: Marvin Assembly
 Exterior Finish: Ebony
 Species: Pine
 Interior Finish: Primed
 Unit Type: [A1/A2/B1/B3] Casement, Stationary,
 [B2] Casement, Left Hand
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black,
 [B1/B2/B3] None
 Hardware Type: [A1/A2/B1/B3] None,
 [B2] Folding Handle, No Sash Travel Limiter
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen
 Hardware Color: [A1/A2/B1/B3] None,
 [B2] Oil Rubbed Bronze
 Screen Surround Color: None
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: Thorton A1443 with A1452 Sub sill



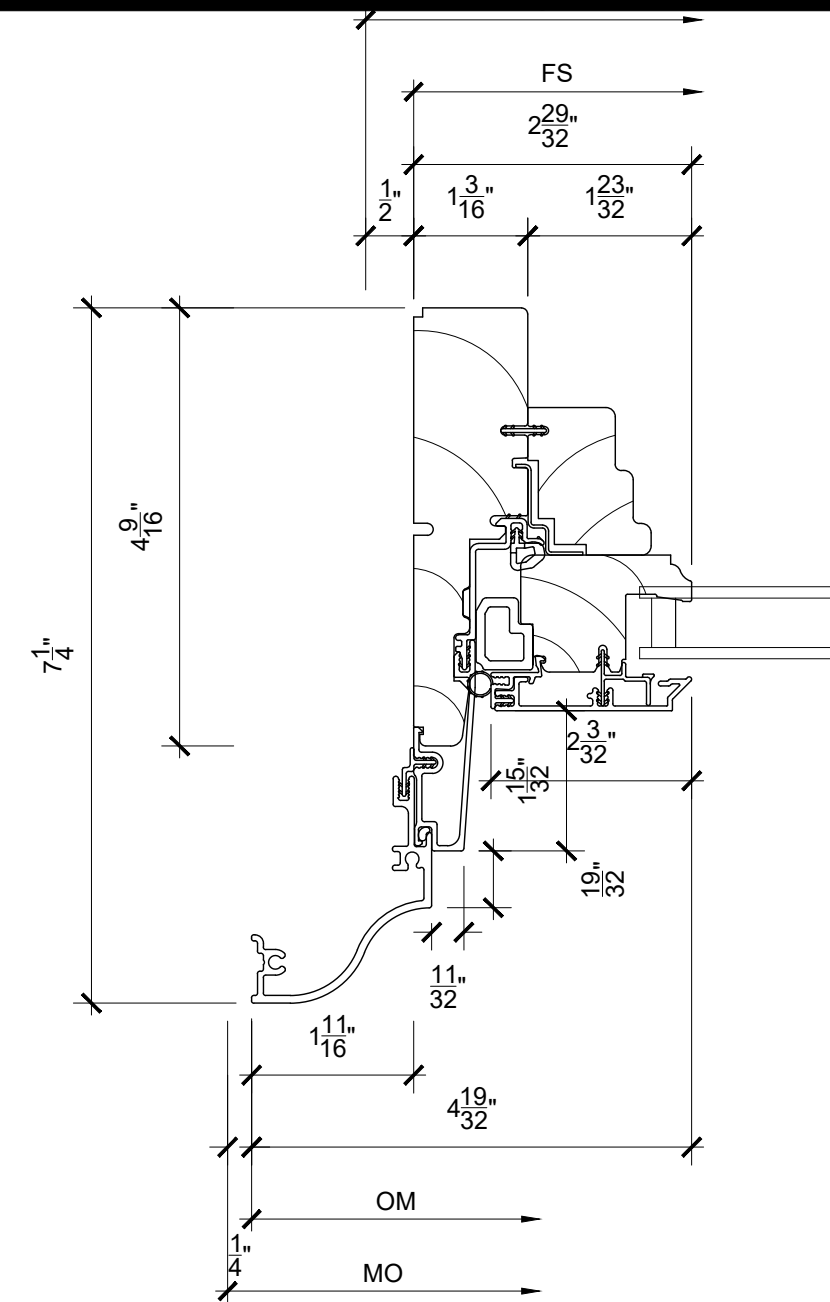
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Independence, MO 64050. If the Marvin products are ordered hereon without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

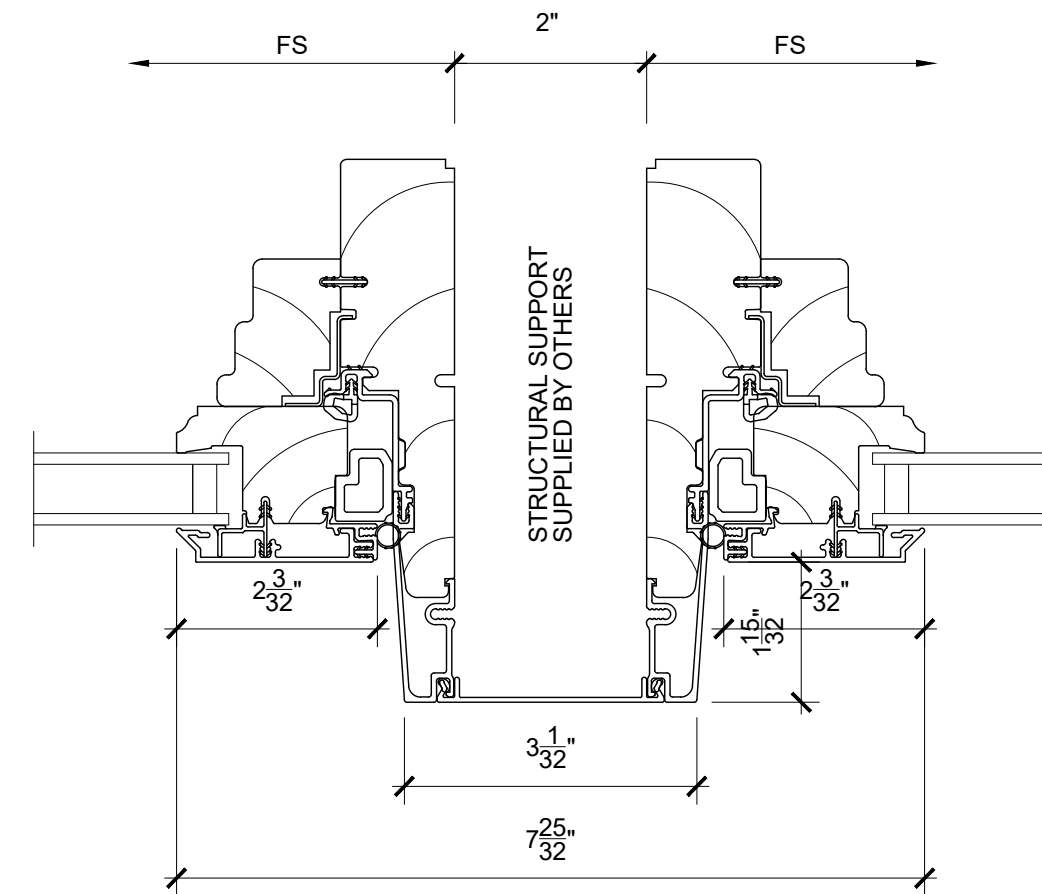
DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER:
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 451522 WINDOW REDRAWING BY: DANGUN
 DATE: 08/10/23 REVISION DATE:



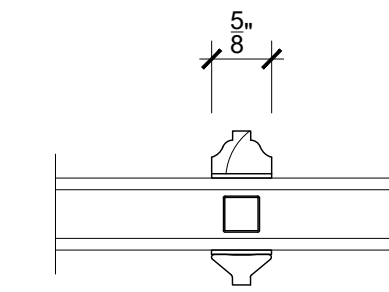
1 HEAD
SCALE: 6" = 1'-0"



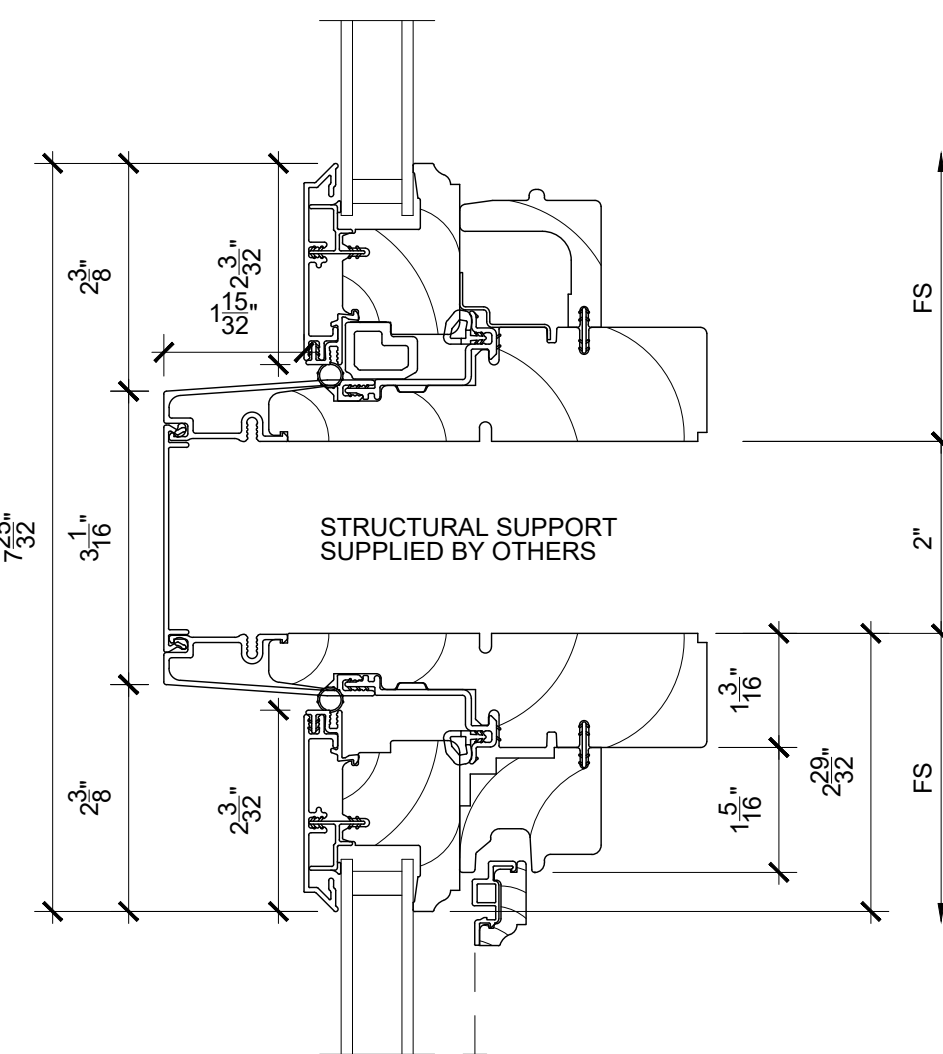
4 JAMB
SCALE: 6" = 1'-0"



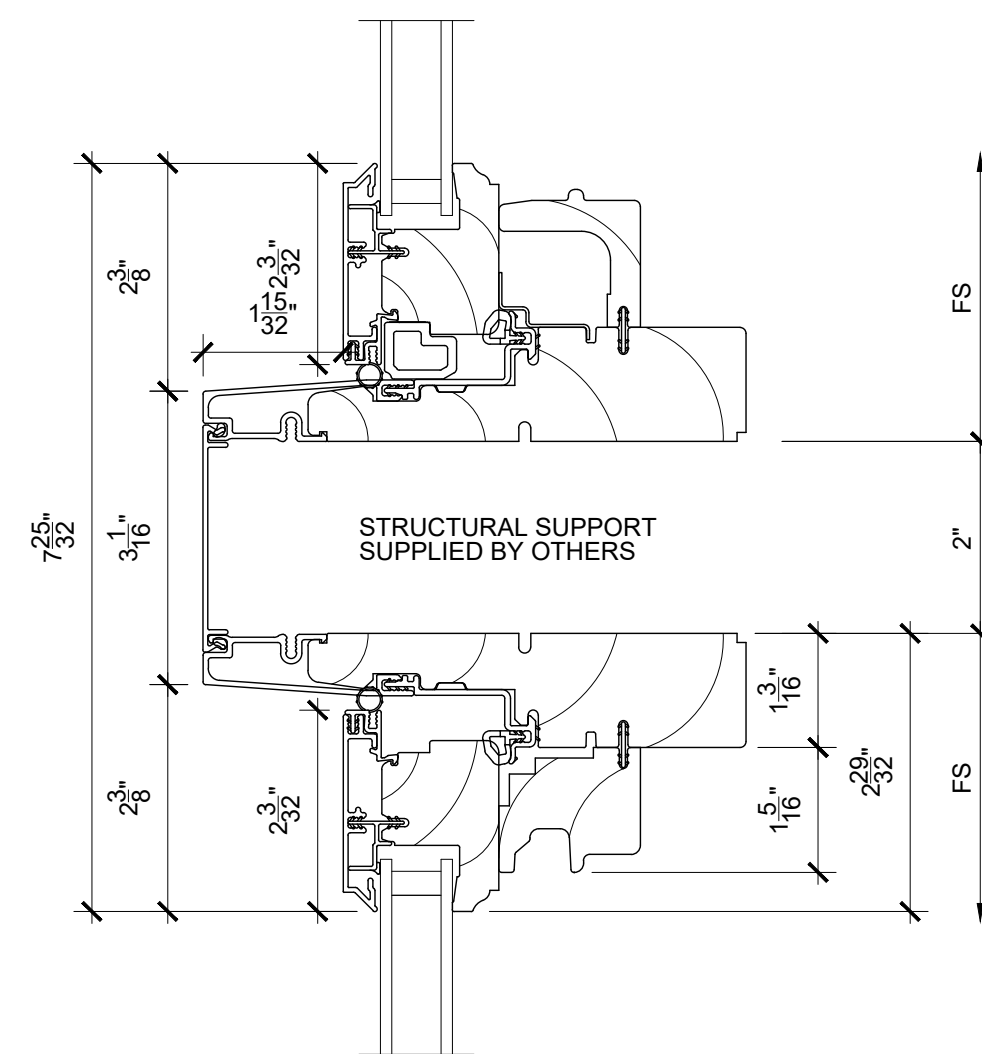
7 MULLION
SCALE: 6" = 1'-0"



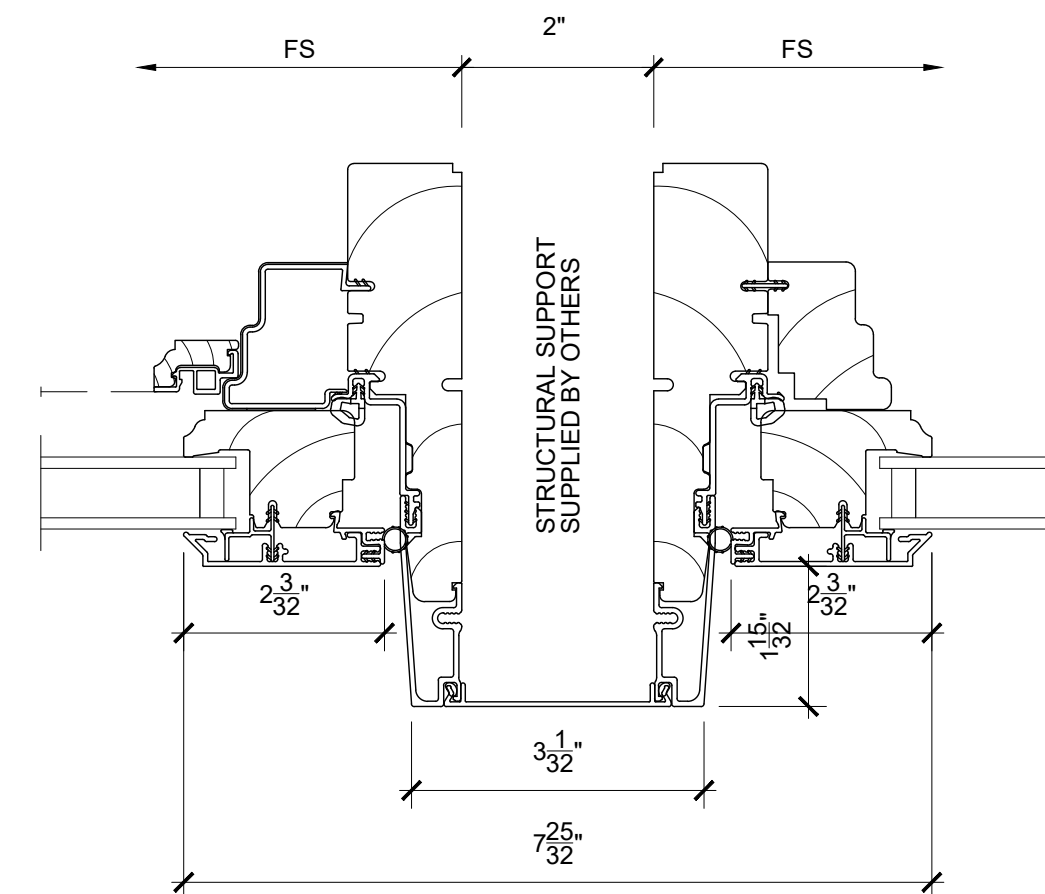
10 DIVIDER
SCALE: 6" = 1'-0"



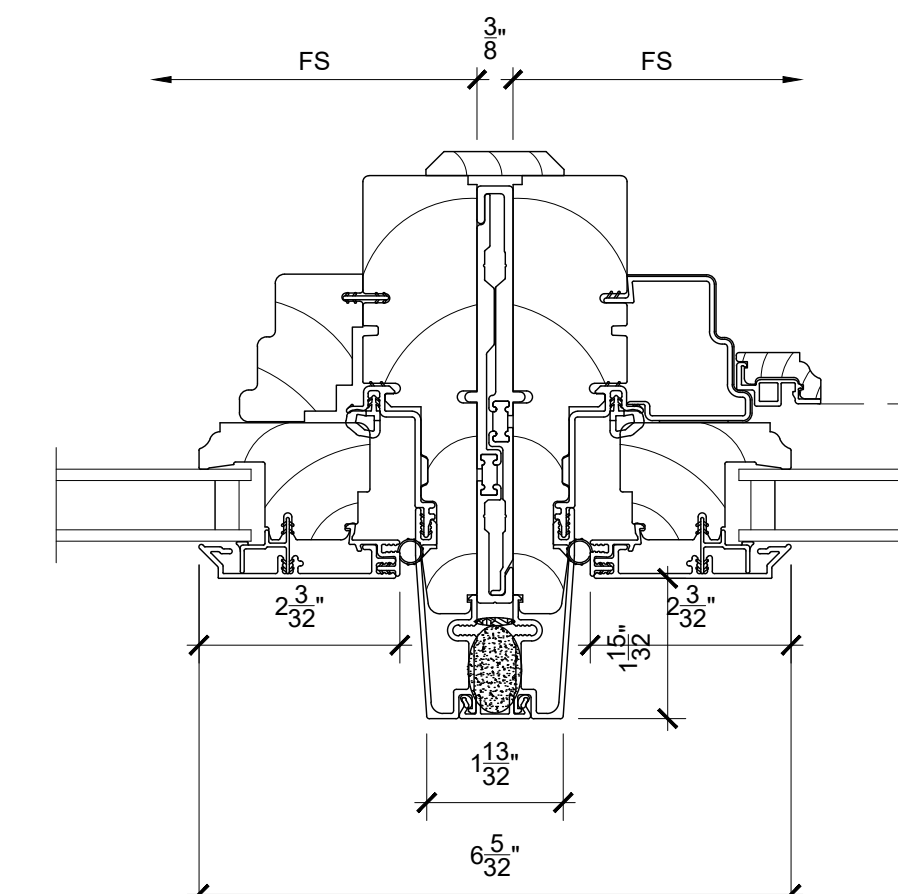
2 MULLION
SCALE: 6" = 1'-0"



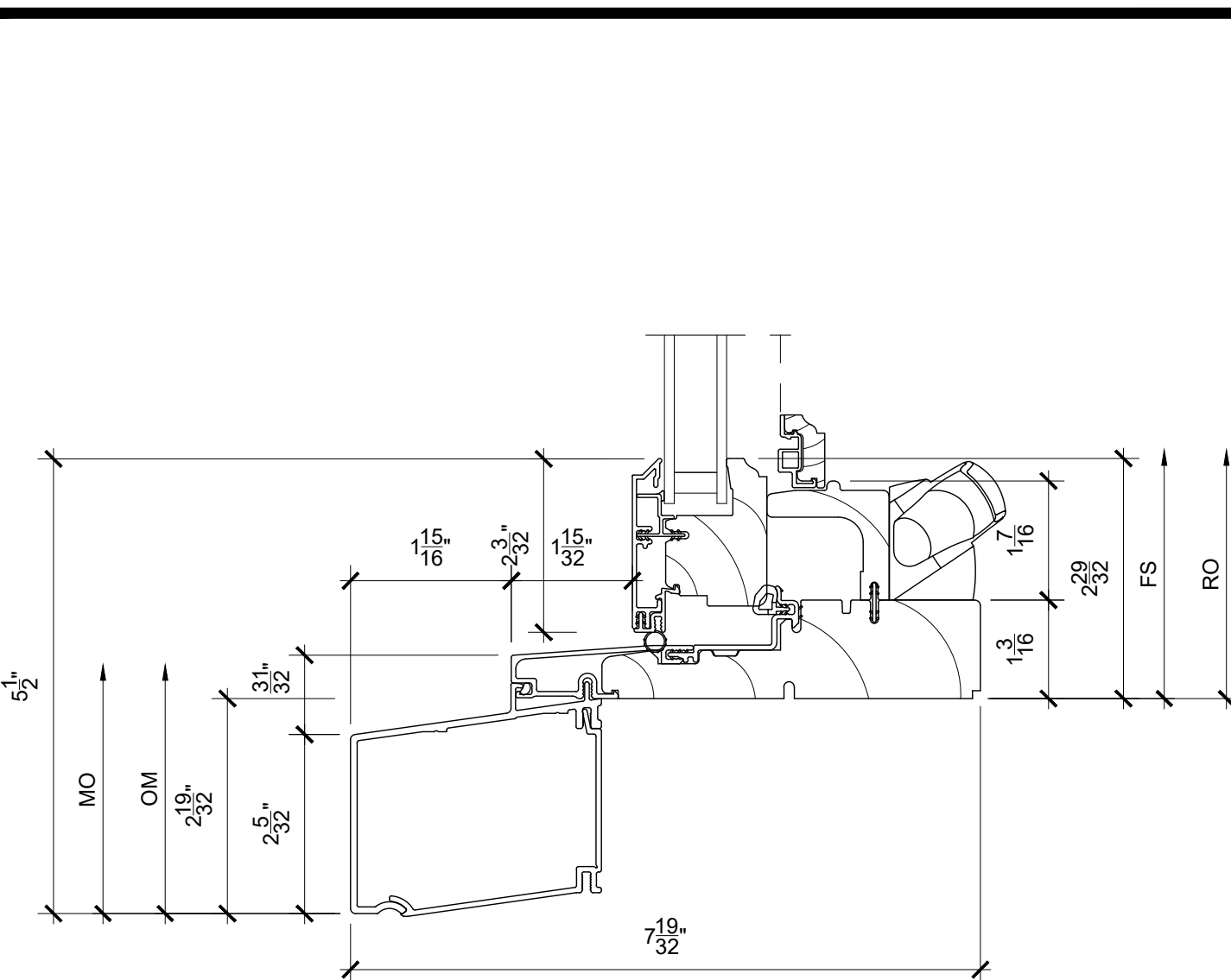
5 MULLION
SCALE: 6" = 1'-0"



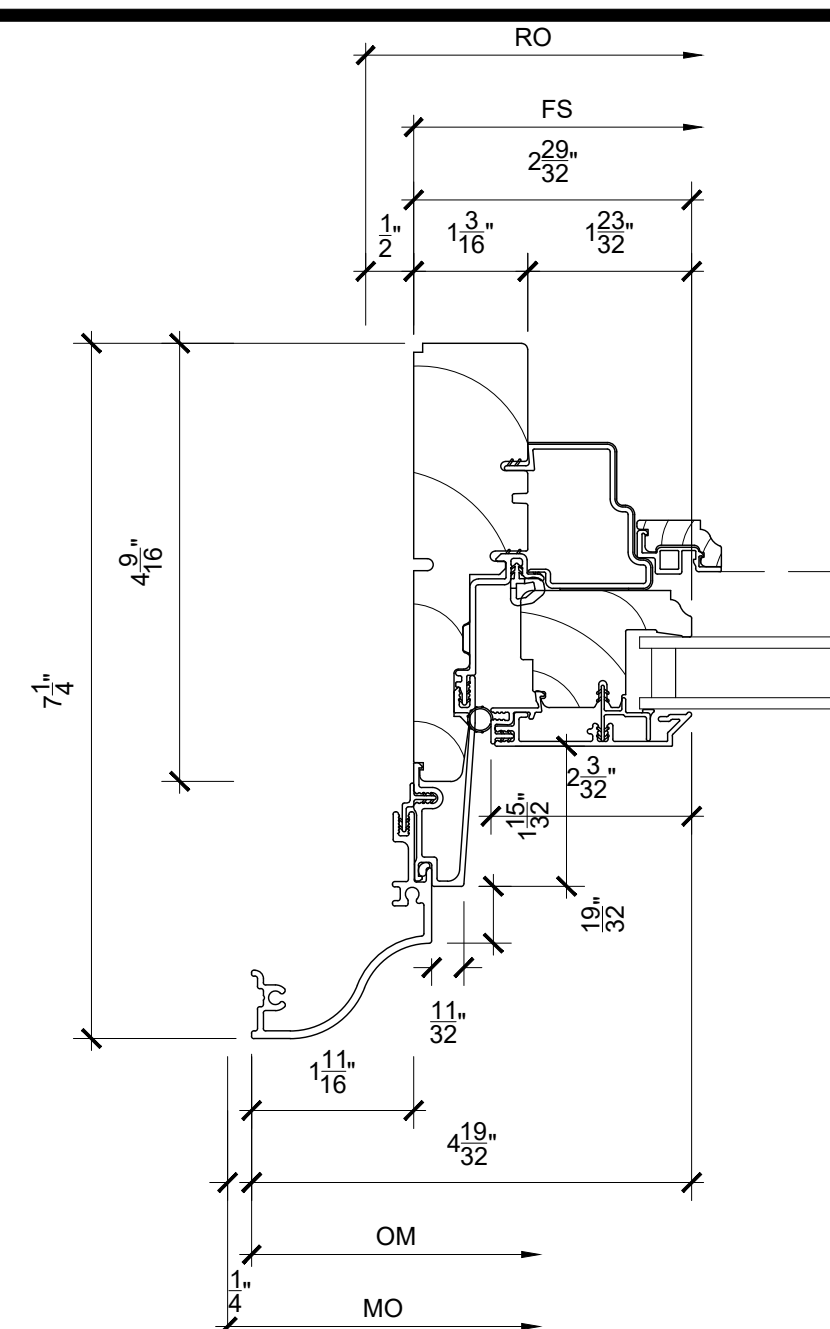
8 MULLION
SCALE: 6" = 1'-0"



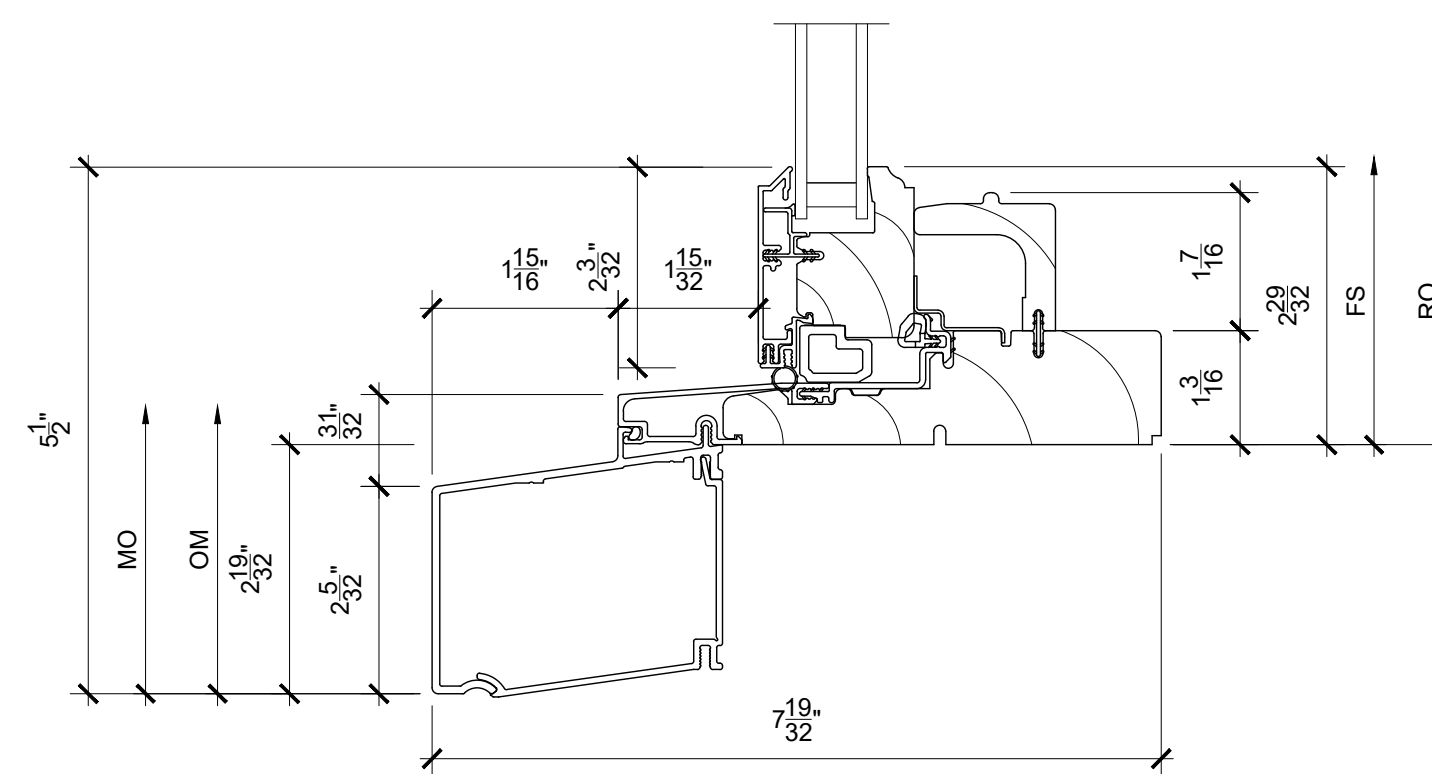
11 MULLION
SCALE: 6" = 1'-0"



3 SILL
SCALE: 6" = 1'-0"



6 JAMB
SCALE: 6" = 1'-0"



9 SILL
SCALE: 6" = 1'-0"

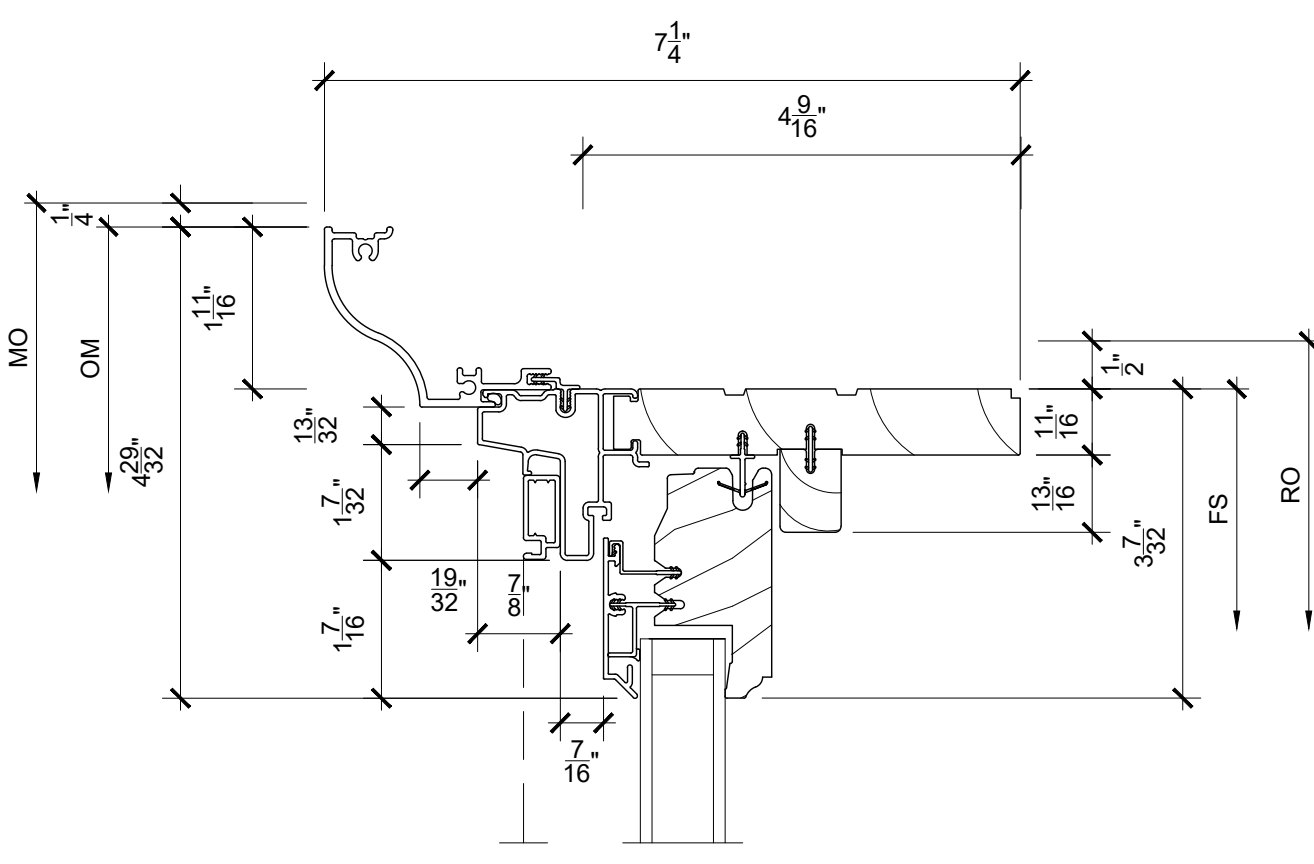
12 NOT USED
SCALE: 6" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, Inc., 53763
53763. If the Marvin products illustrated herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

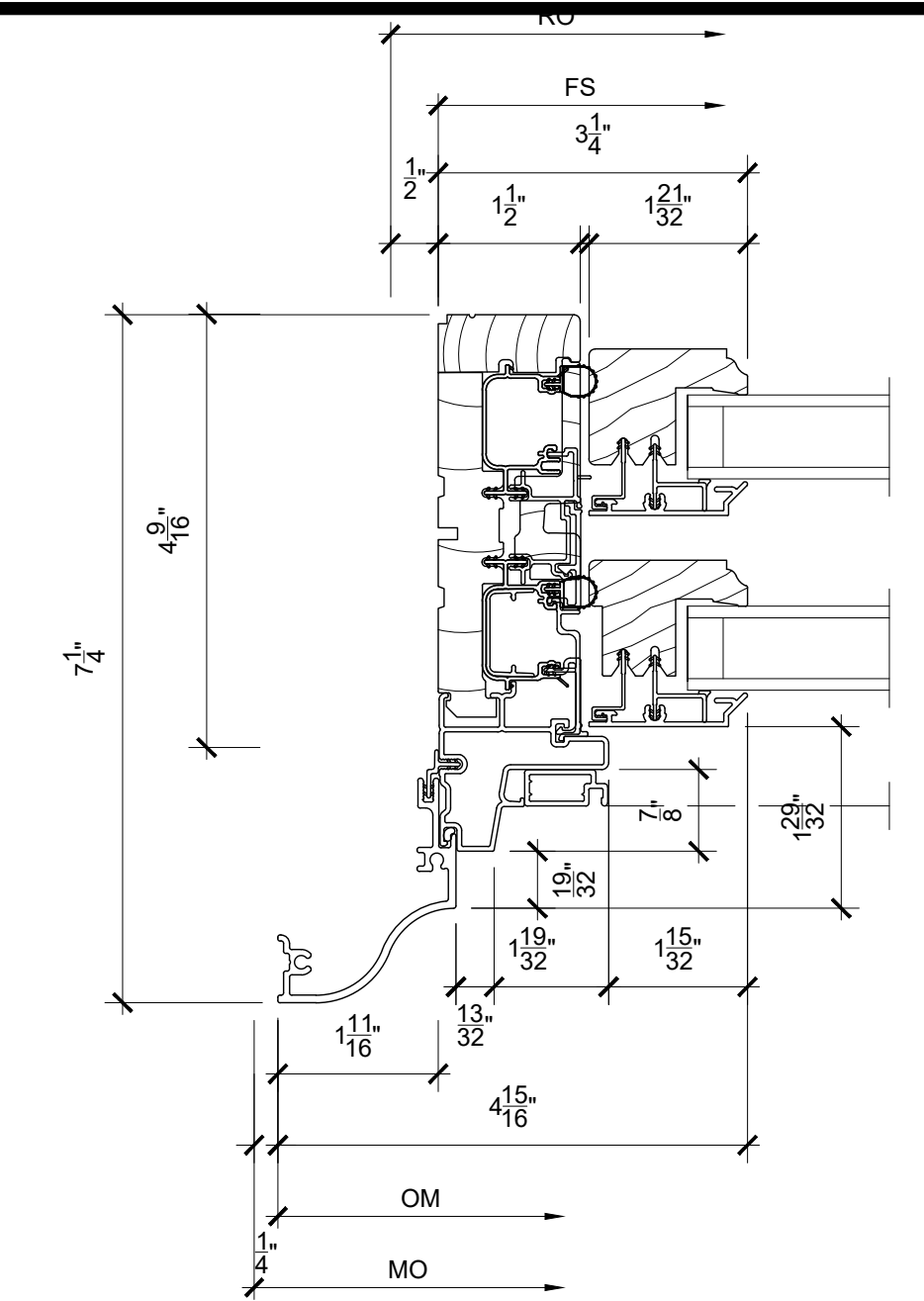
**LEONA CONDOS
REPLACEMENT
WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
DEALER: CONTRACTOR: ARCHITECT: DANGUN
DRAWING NO: 451522 WINDOW REDRAWING BY: DATE: 08/10/23 REVISION DATE:

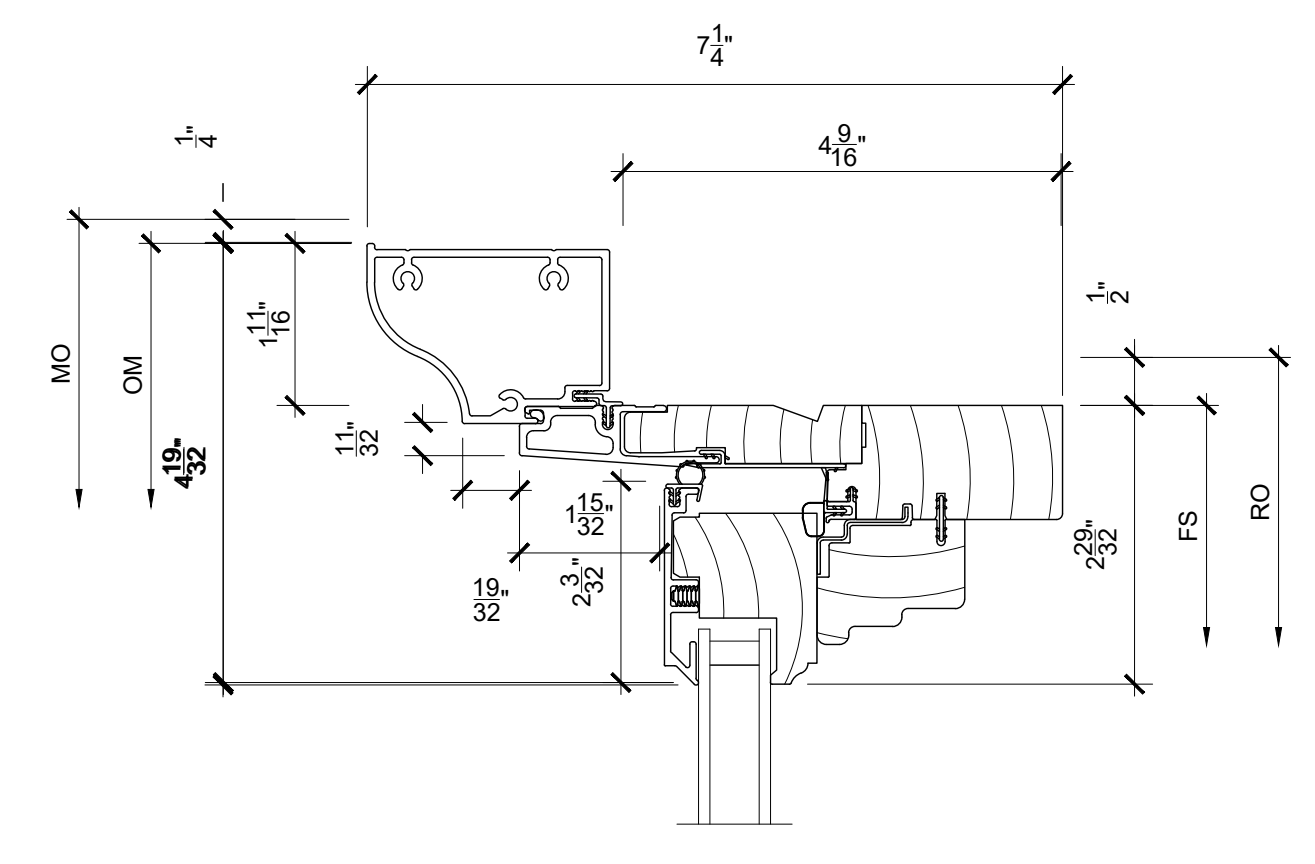




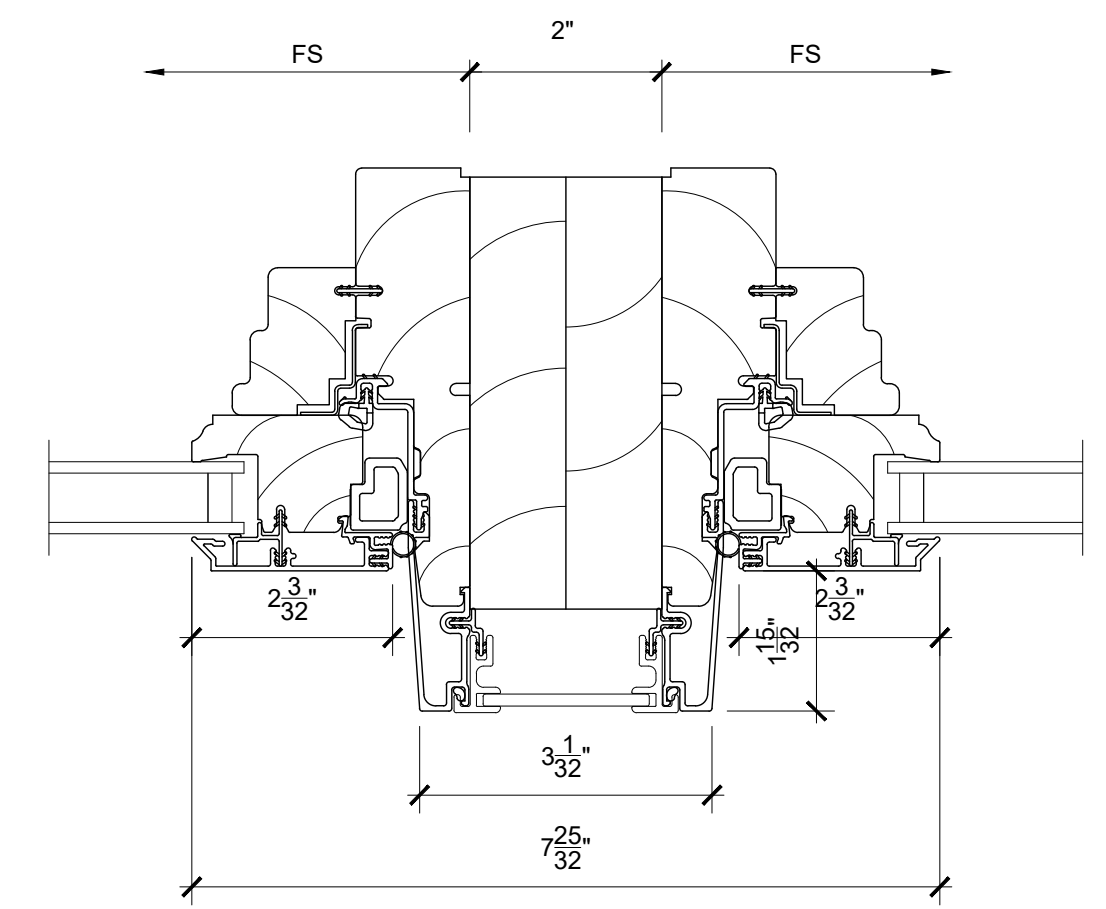
1 HEAD
SCALE: 6" = 1'-0"



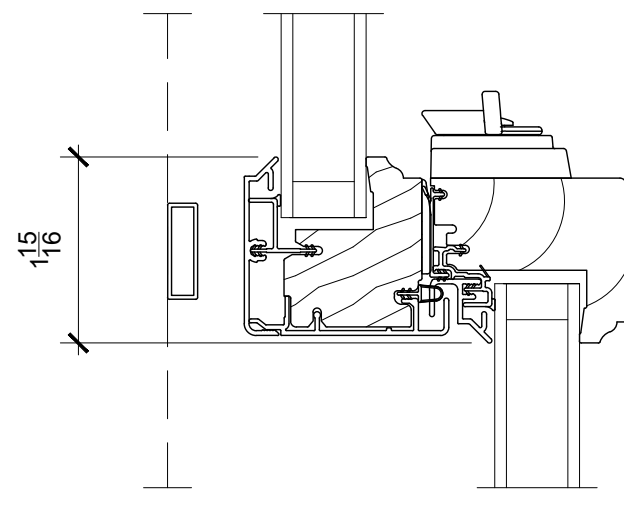
4 JAMB
SCALE: 6" = 1'-0"



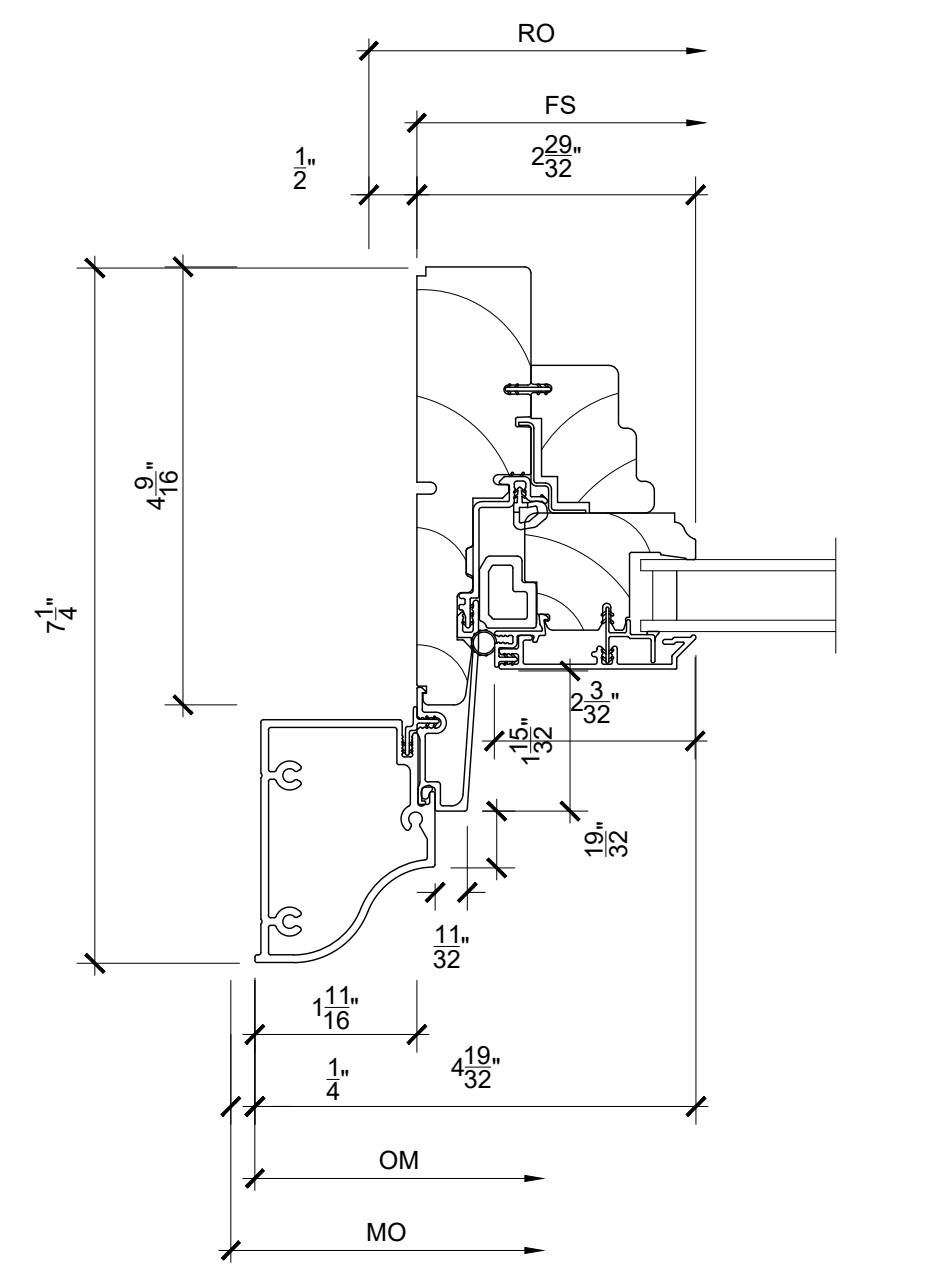
7 HEAD
SCALE: 6" = 1'-0"



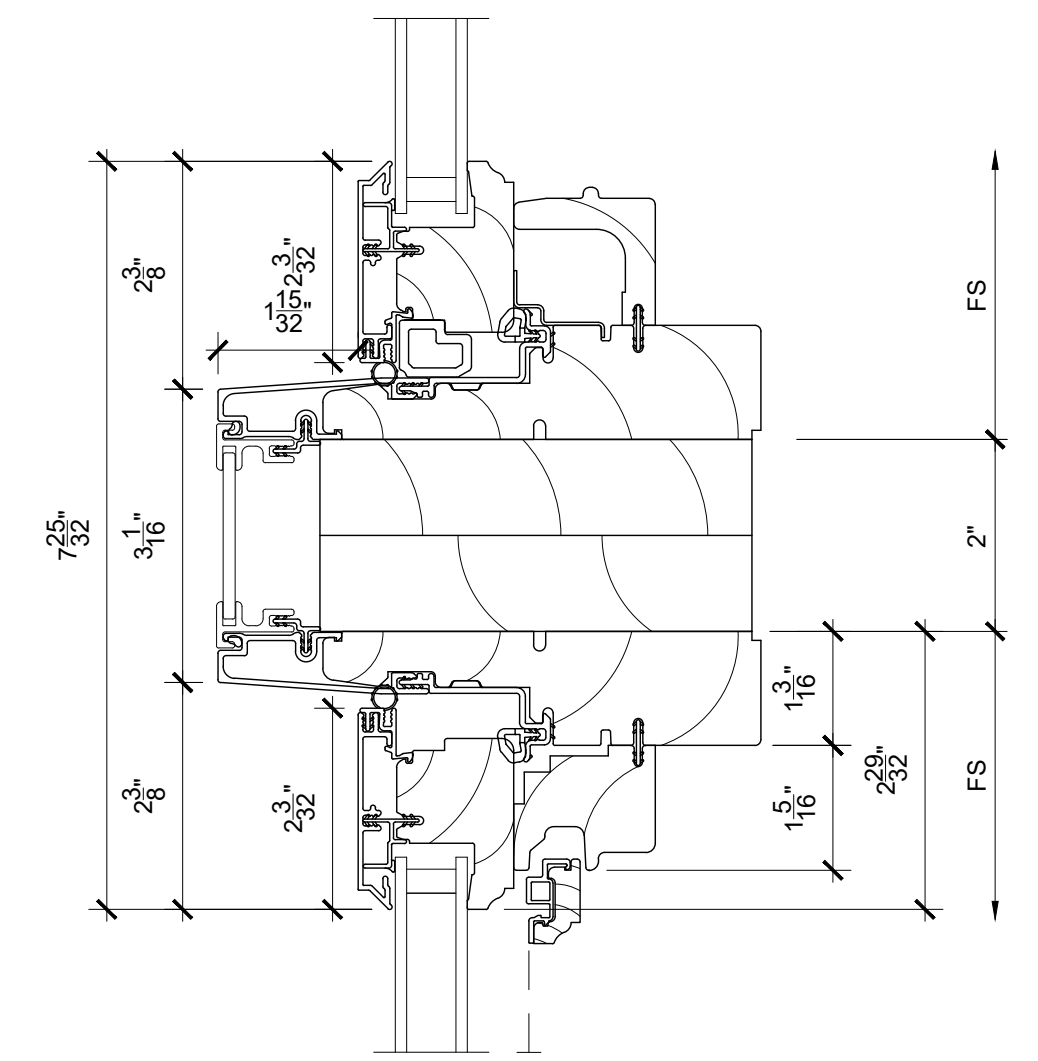
10 MULLION
SCALE: 6" = 1'-0"



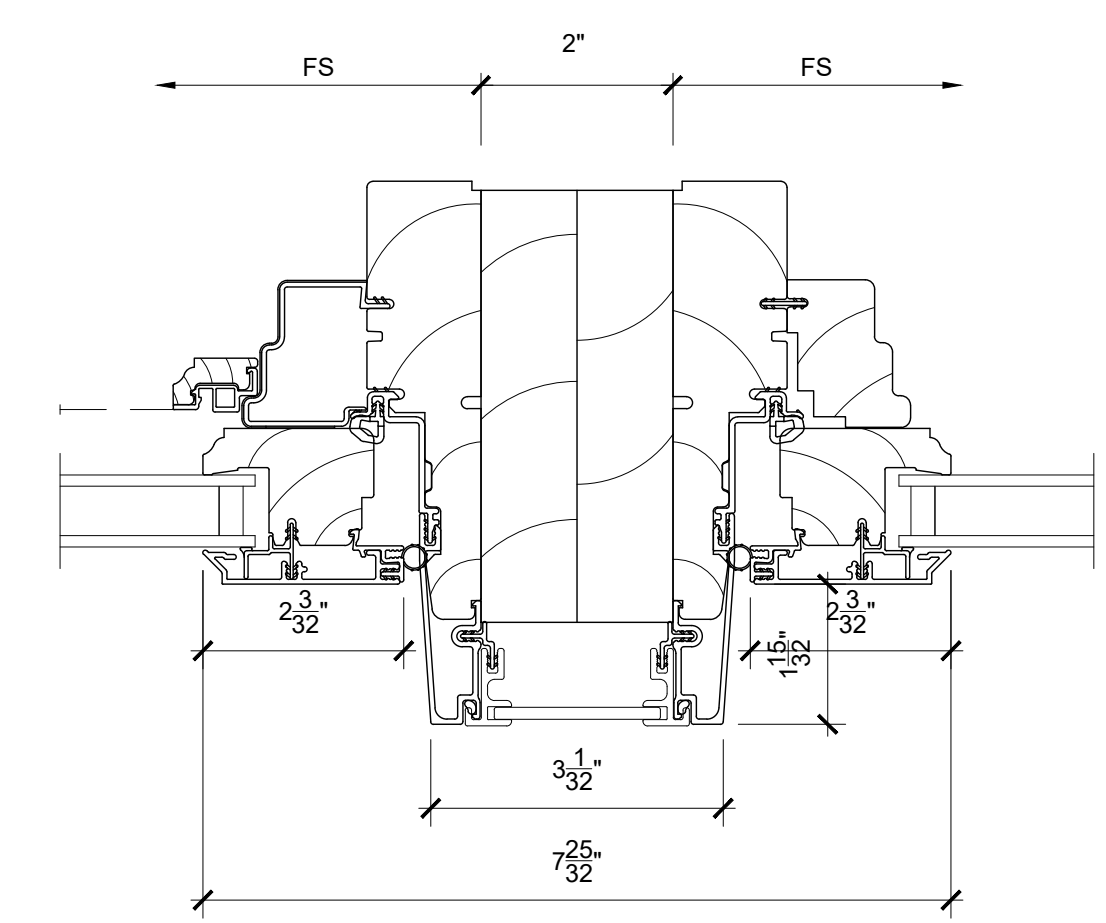
2 MEETING RAIL
SCALE: 6" = 1'-0"



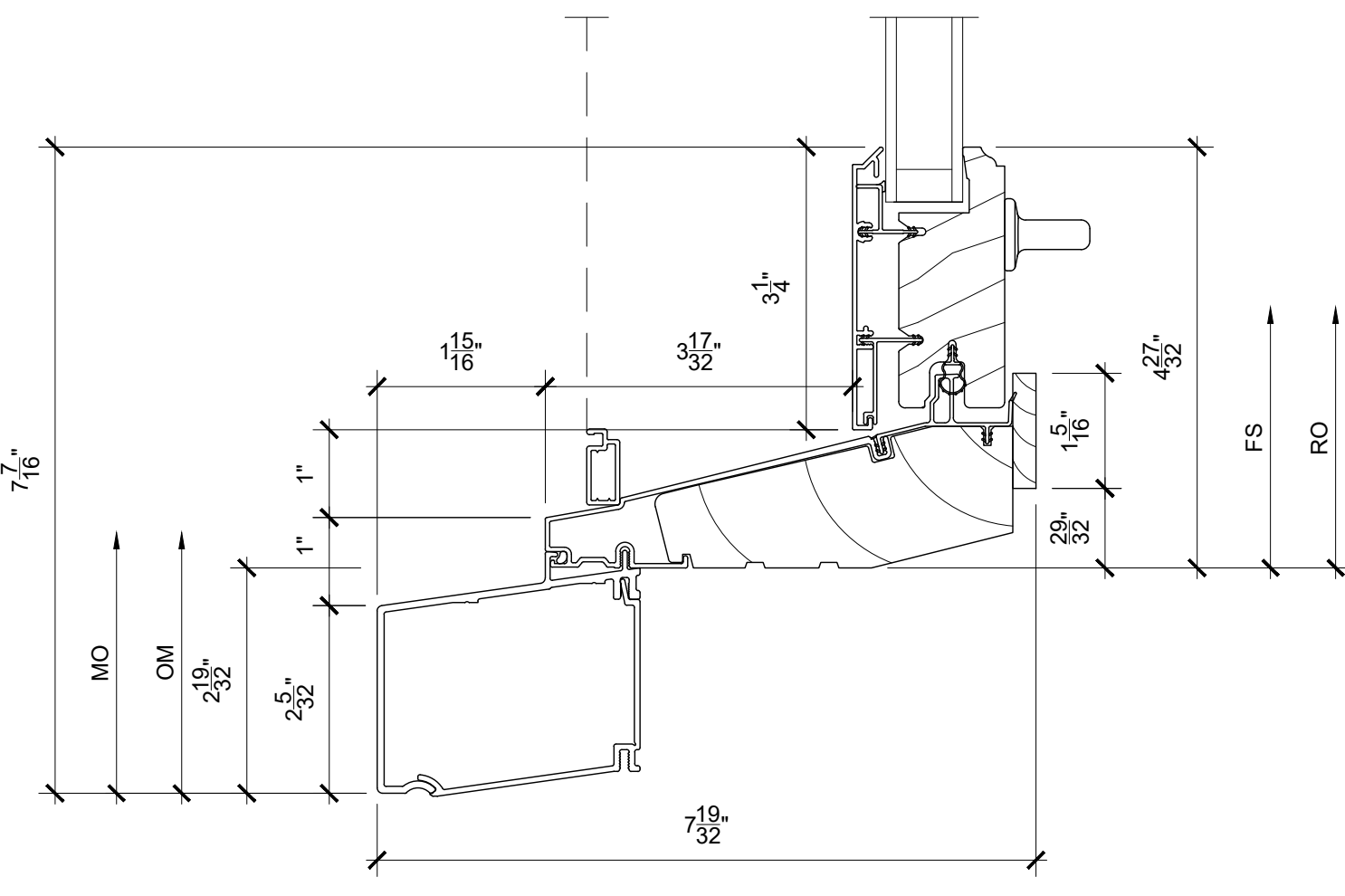
5 JAMB
SCALE: 6" = 1'-0"



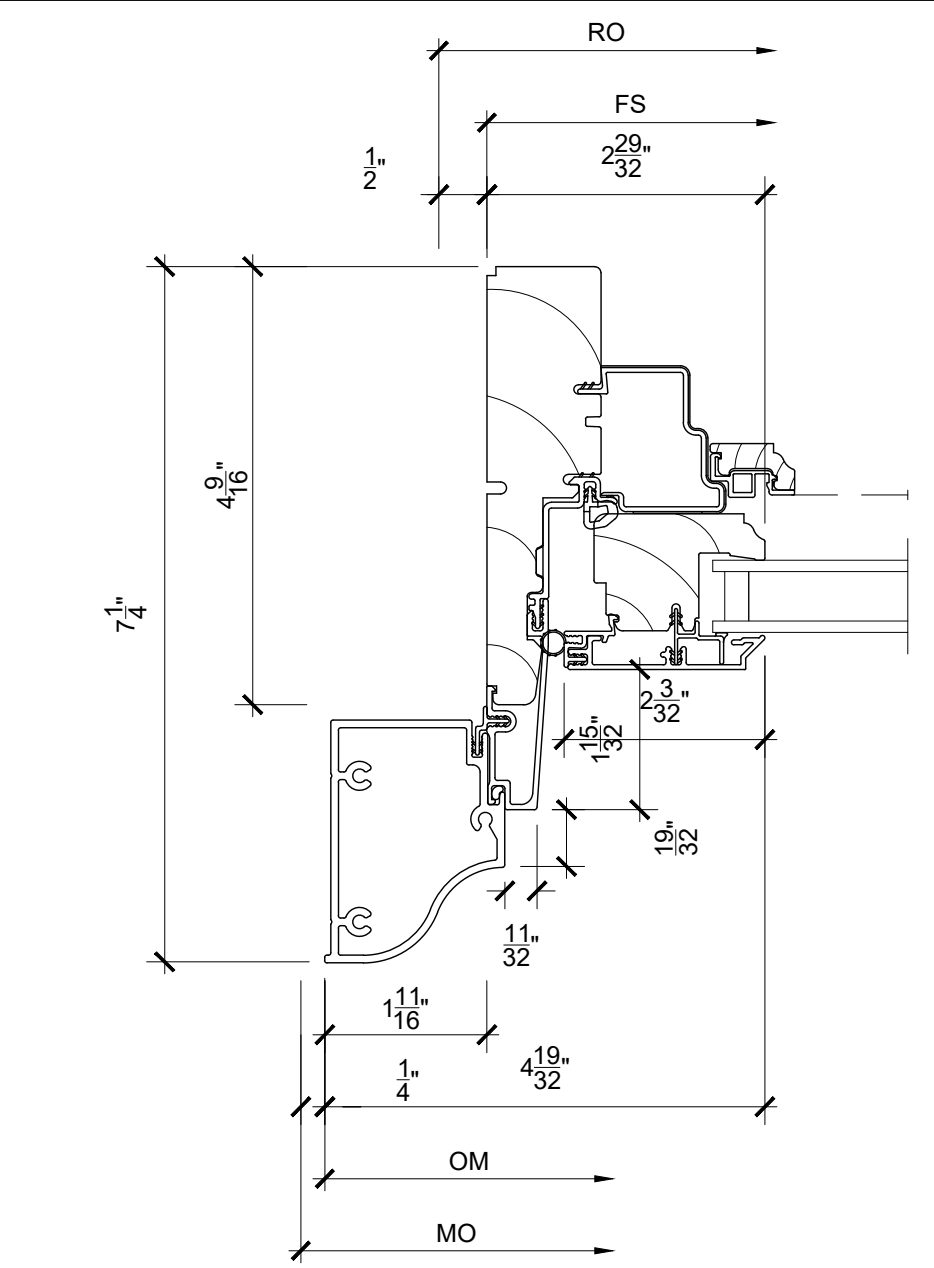
8 MULLION
SCALE: 6" = 1'-0"



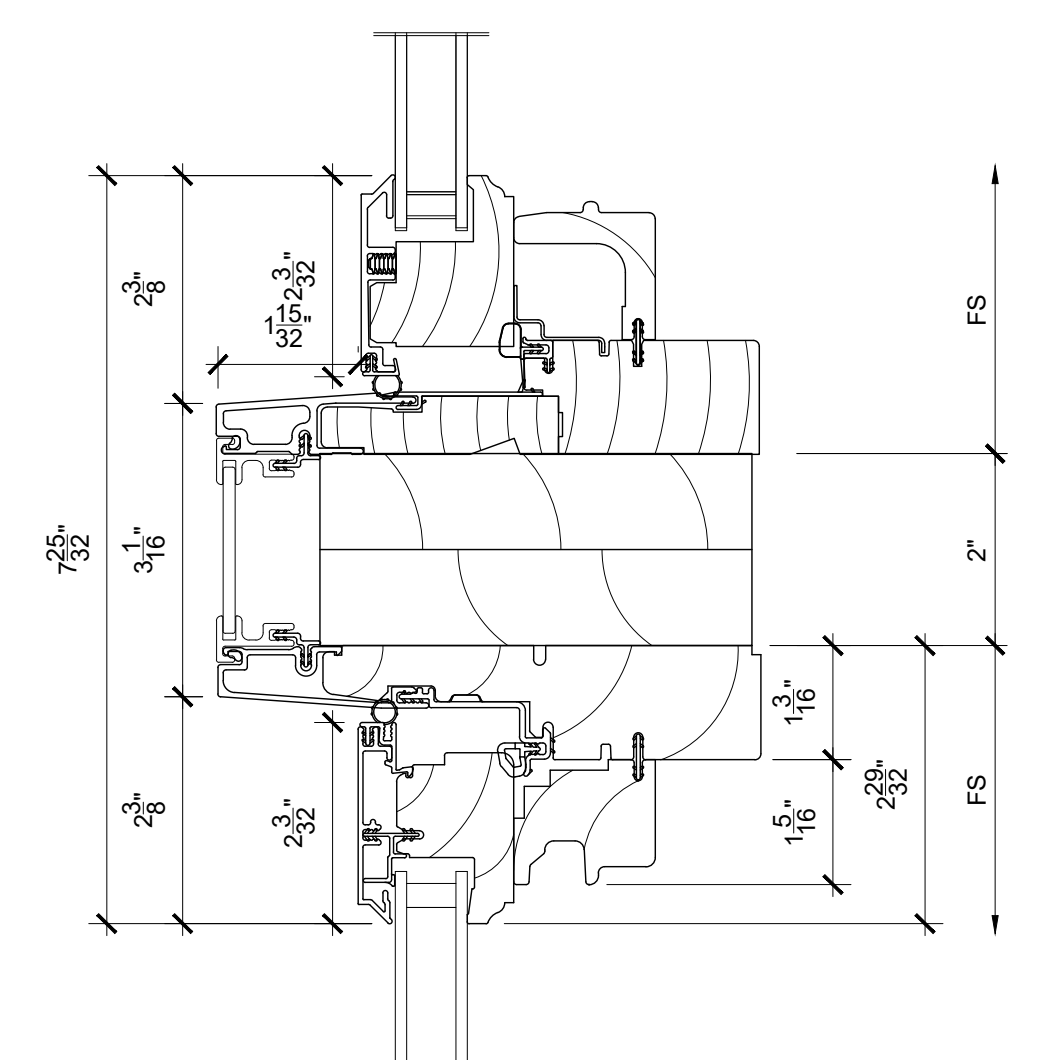
11 MULLION
SCALE: 6" = 1'-0"



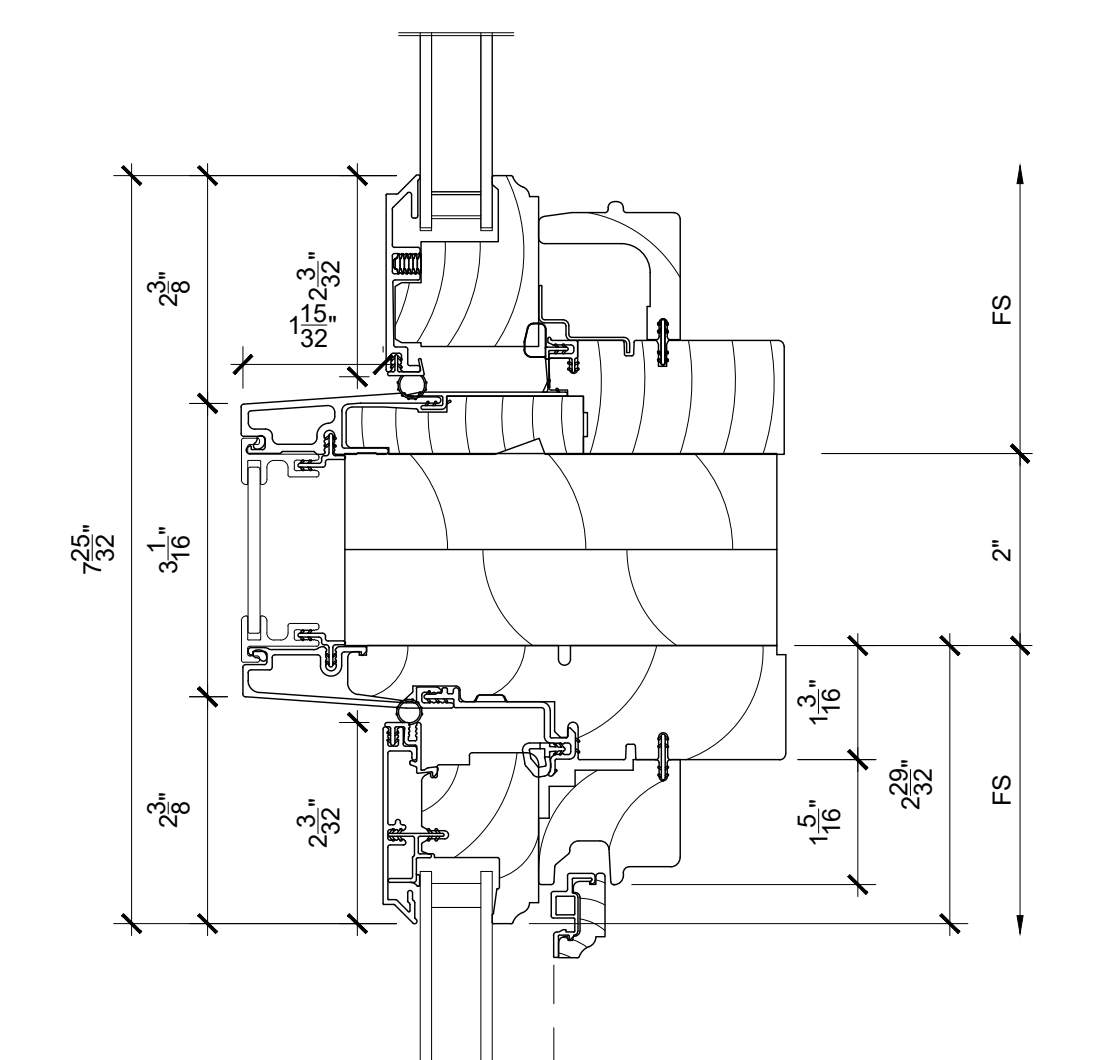
3 SILL
SCALE: 6" = 1'-0"



6 JAMB
SCALE: 6" = 1'-0"



9 MULLION
SCALE: 6" = 1'-0"



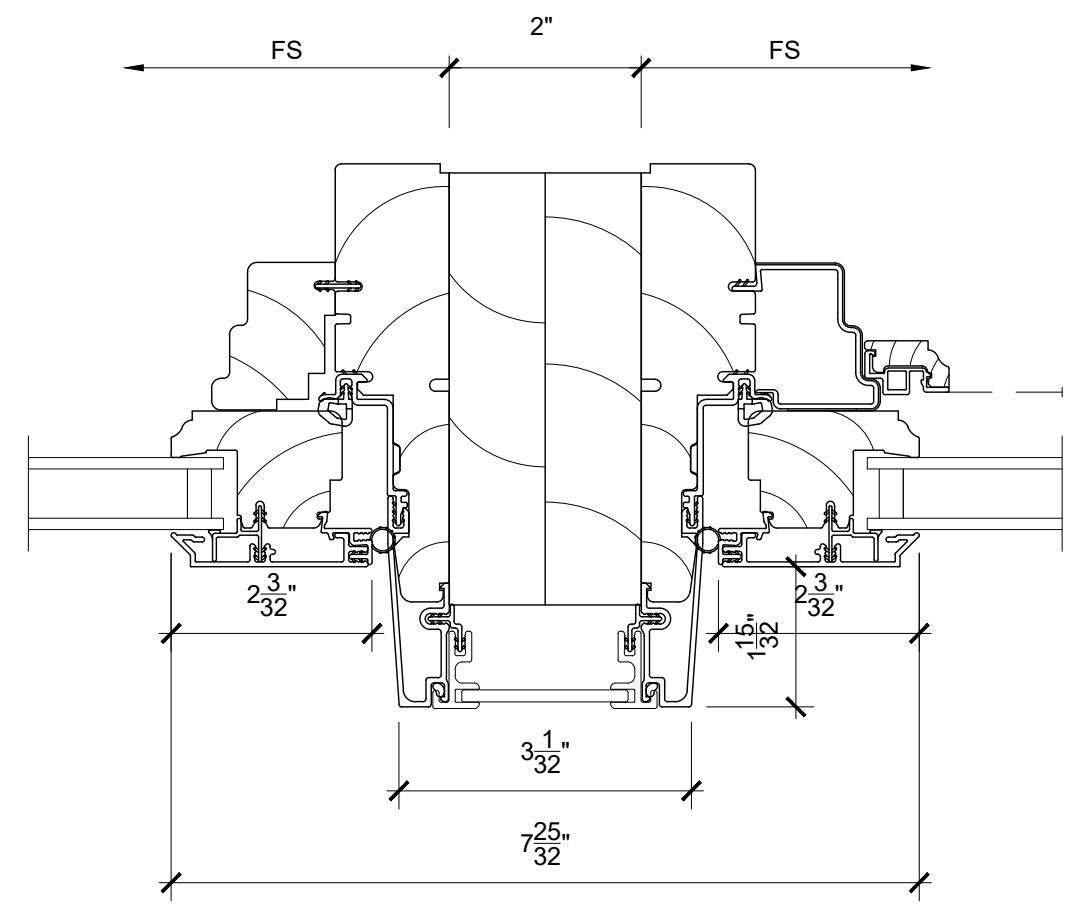
12 MULLION
SCALE: 6" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 53763, if the Marvin products illustrated herein are ordered without reference to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

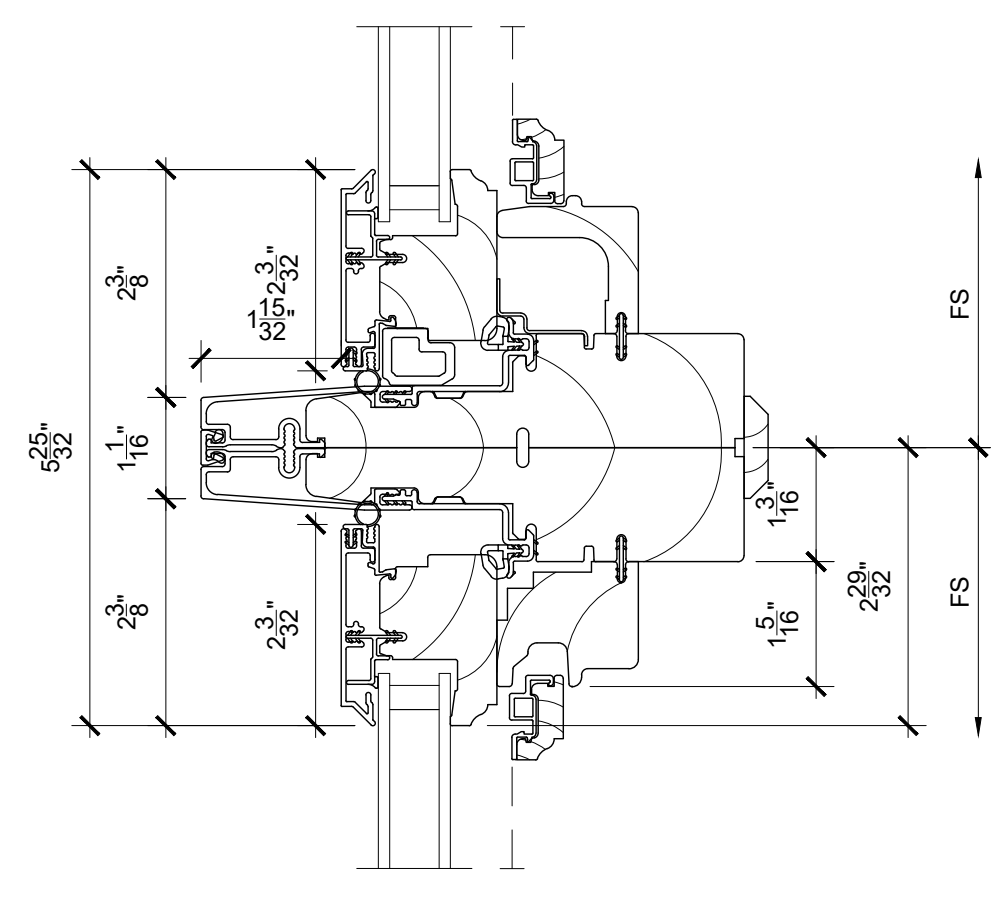
**LEONA CONDOS
REPLACEMENT
WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
DEALER: CHERRY CREEK DOOR & WINDOW LLC
CONTRACTOR: DANGUN
ARCHITECT: DANGUN
DRAWING NO: 451522 WINDOW REPAIR BY: DANGUN
DATE: 08/10/23 REVISION DATE:

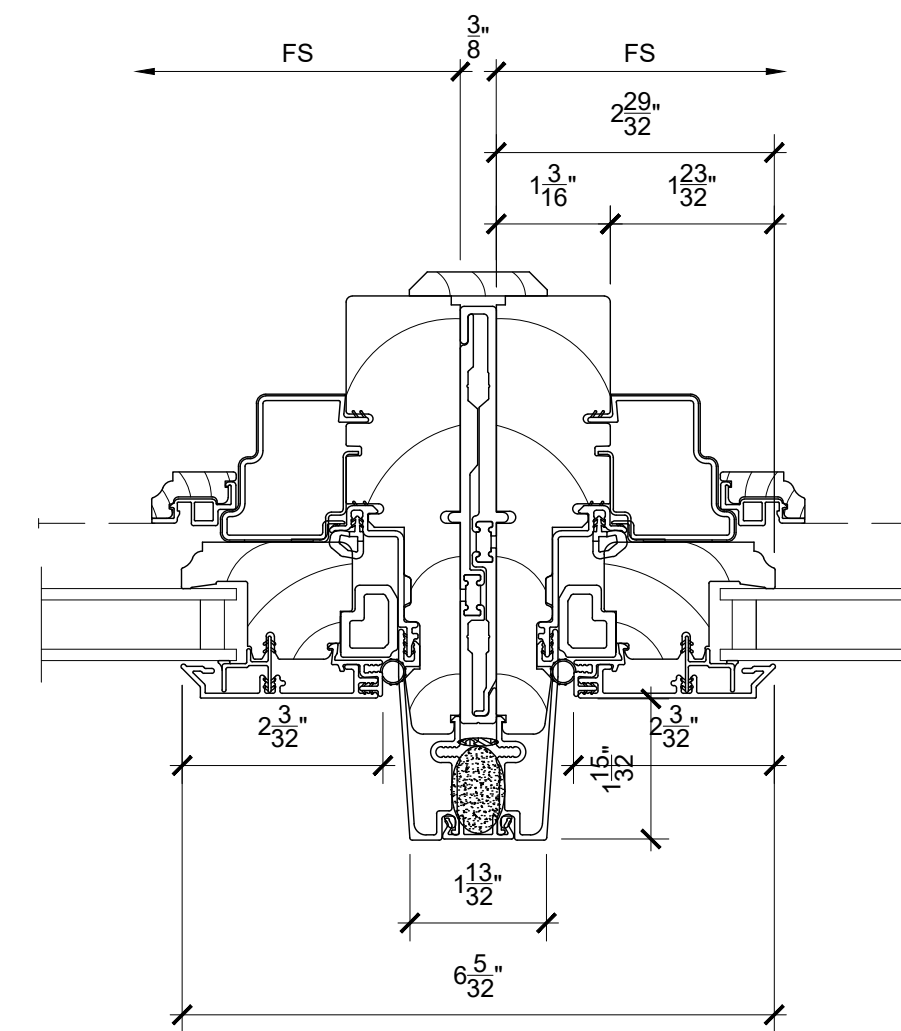




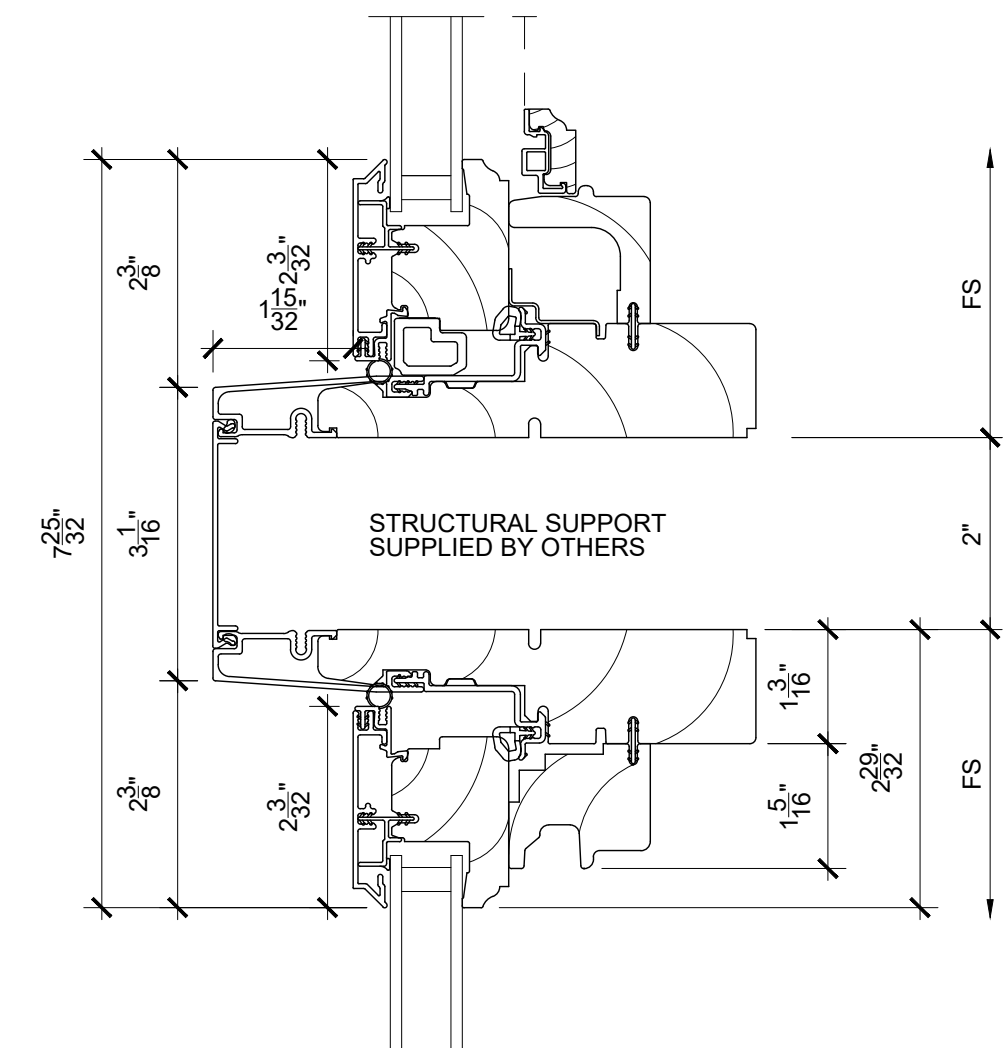
1
8 MULLION SCALE: 6" = 1'-0"



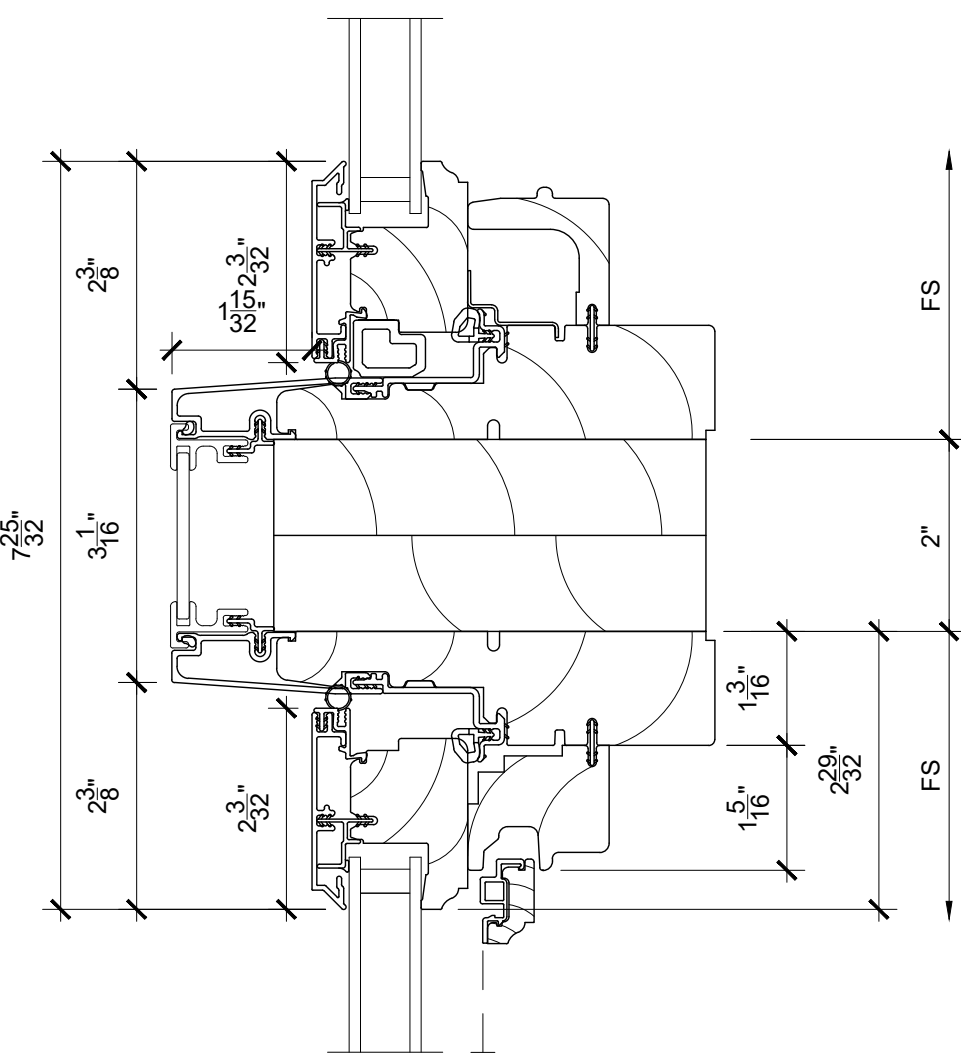
4
8 MULLION SCALE: 6" = 1'-0"



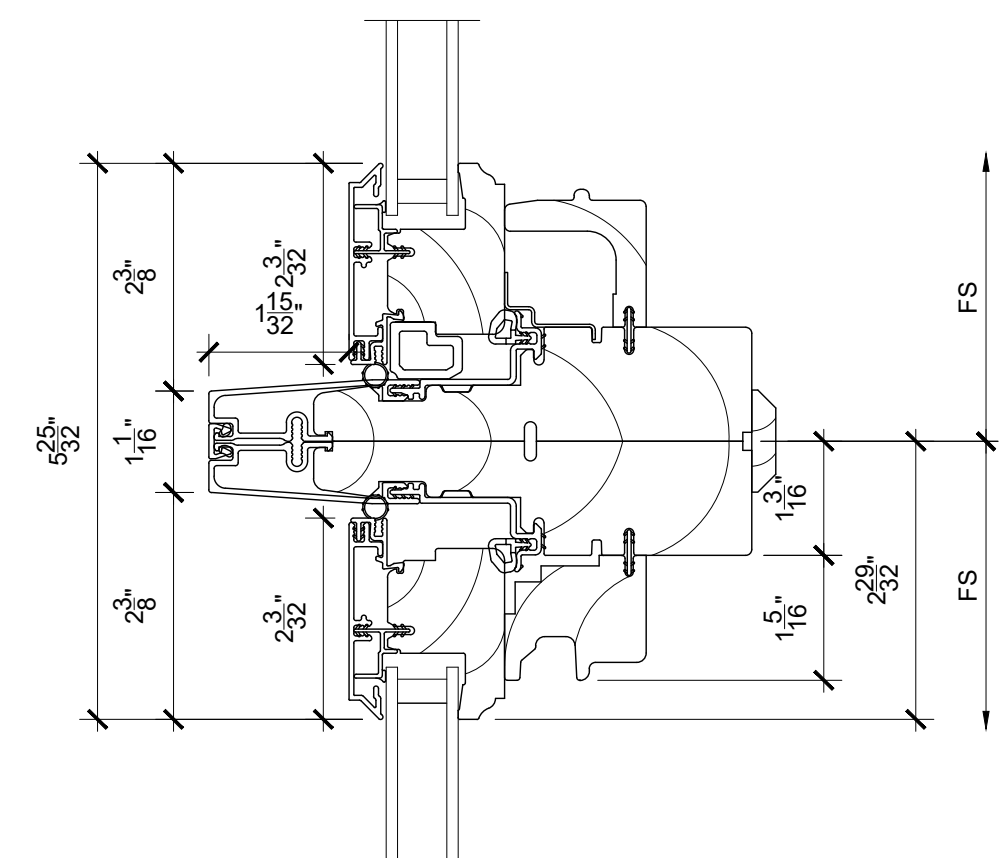
7
8 MULLION SCALE: 6" = 1'-0"



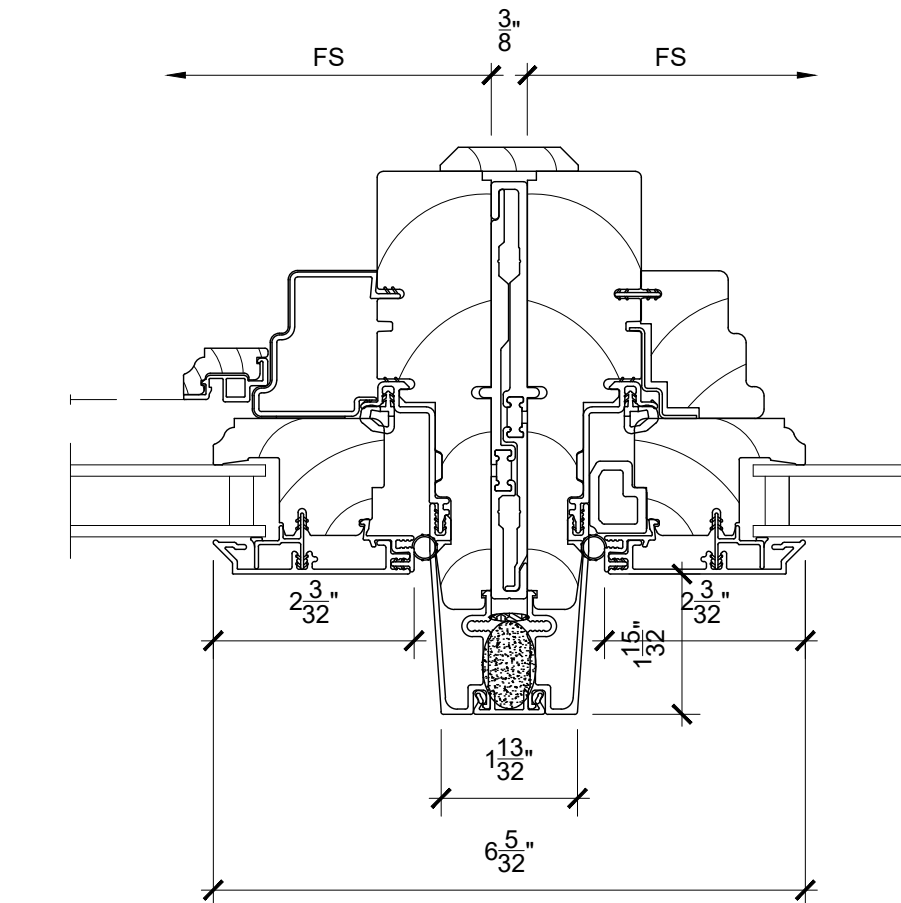
10
8 MULLION SCALE: 6" = 1'-0"



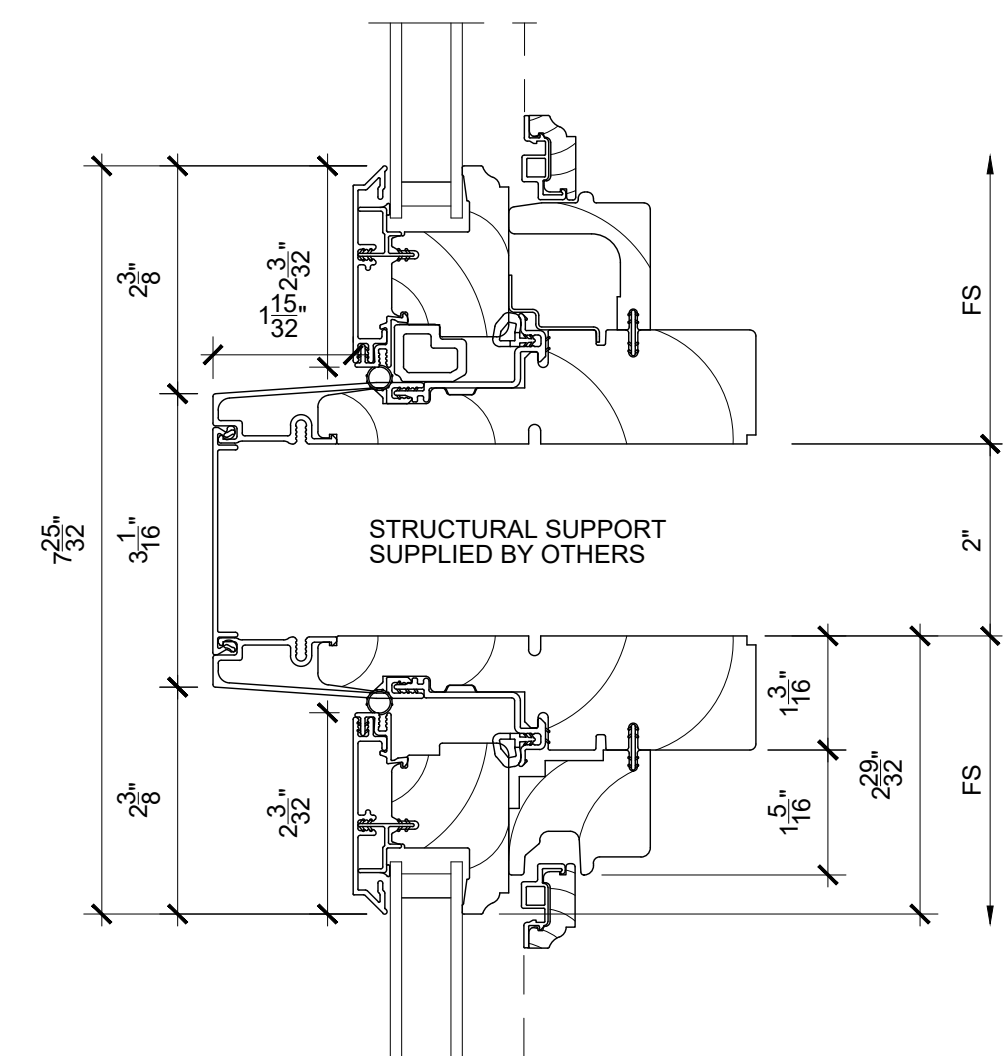
2
8 MULLION SCALE: 6" = 1'-0"



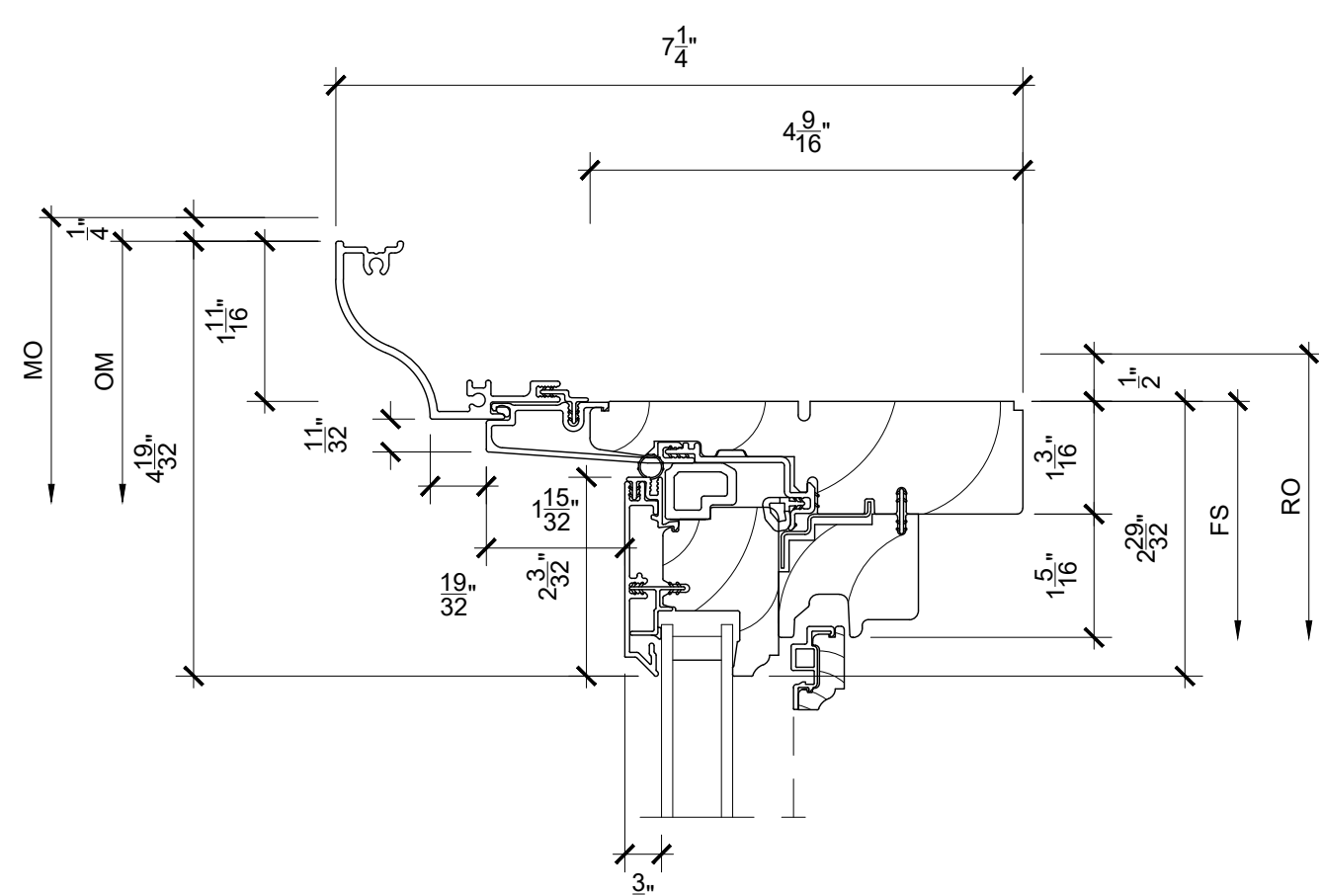
5
8 MULLION SCALE: 6" = 1'-0"



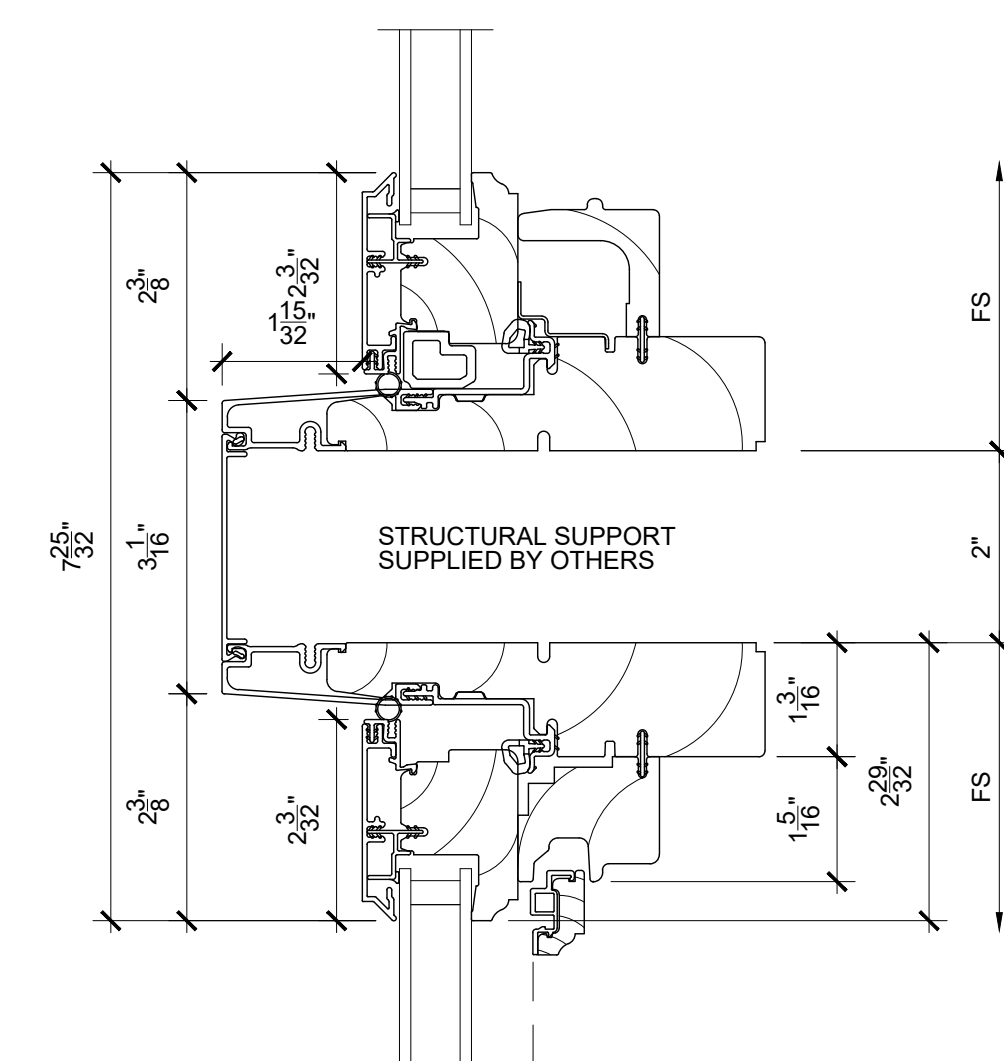
8
8 MULLION SCALE: 6" = 1'-0"



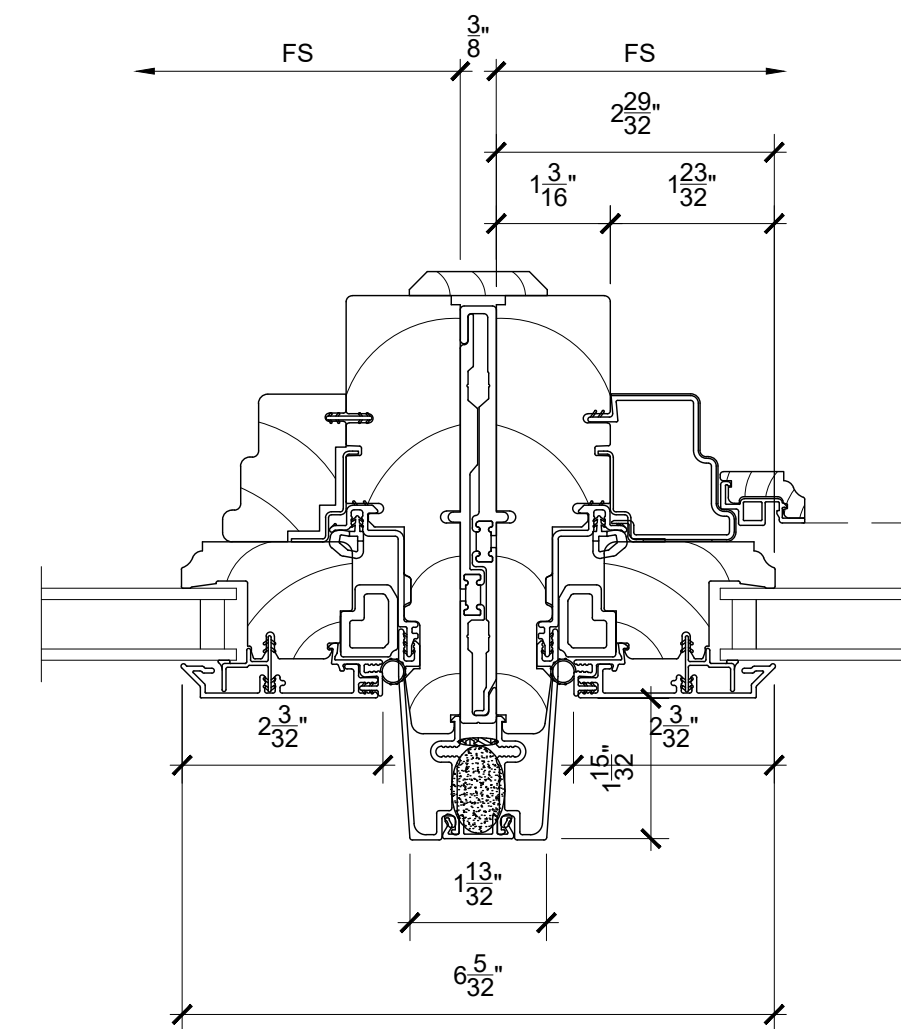
11
8 MULLION SCALE: 6" = 1'-0"



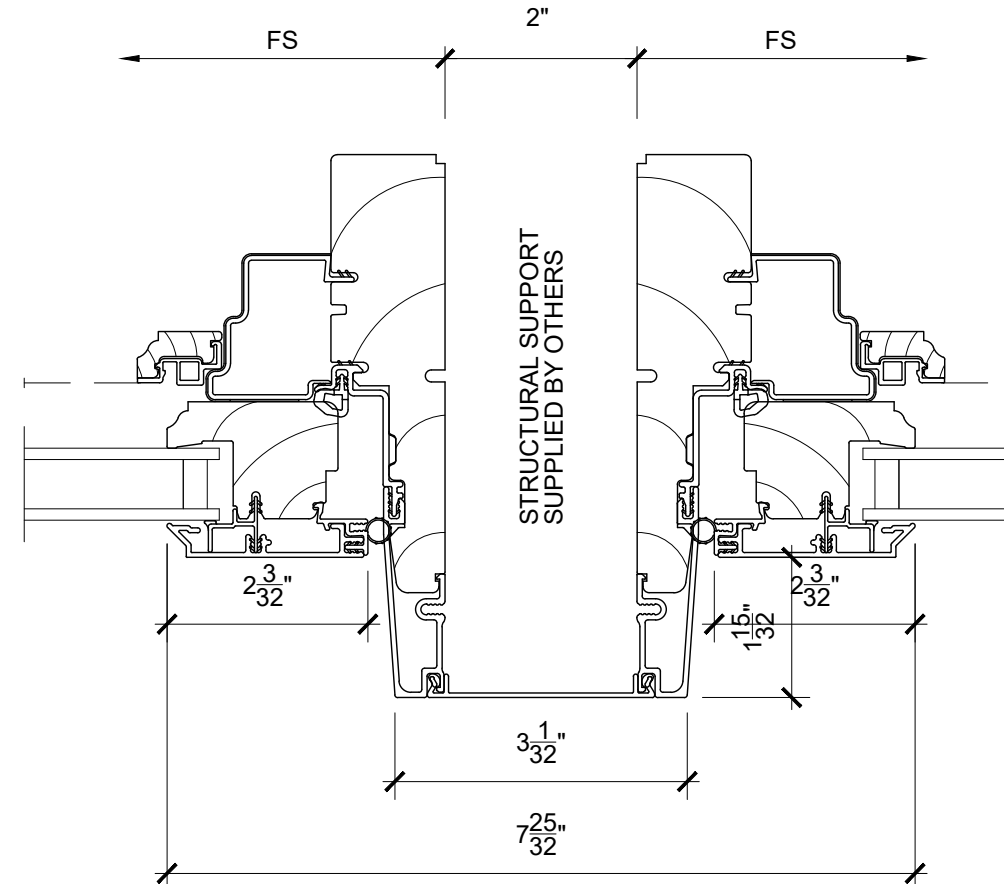
3
8 HEAD SCALE: 6" = 1'-0"



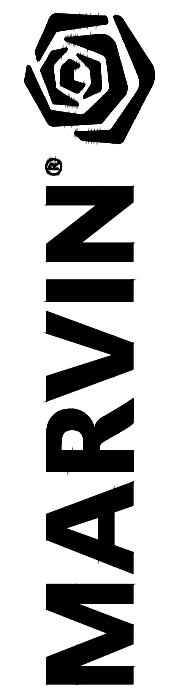
6
8 MULLION SCALE: 6" = 1'-0"



9
8 MULLION SCALE: 6" = 1'-0"



12
8 MULLION SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, Inc., 6000 South River Road, Leesville, SC 29556. If the Marvin products illustrated herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS
 REPLACEMENT
 WINDOWS**

DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
 DEALER: CHERRY CREEK DOOR & WINDOW LLC
 CONTRACTOR:
 ARCHITECT: DANGUN
 DRAWING NO: 451522 WINDOW REDRAWING BY: DANGUN
 DATE: 08/10/23 REVISION DATE: