Seattle
Neighborhoods

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 1119 1st Ave.

City: Seattle State: WA Zip Code: 98101

By signing below, I verify that I have reviewed the proposed project/activities and authorize the individual identified in the following section to act as my authorized agent with regard to the Certificate of Approval Application (including requests for preliminary project briefings) made to City of Seattle's Historic Preservation Program for the project/activities described below.

Project/Activity for which Application (or briefing request) is being made: Exterior façade repairs limited to general masonry cleaning, brick repointing, sandstone tooling (removal of exfoliated sandstone), sandstone patching, terra cotta repair, terra cotta repointing. Project also includes replacement of non-original wood windows (previously replaced in 1981) with new aluminum clad wood windows in existing wood window frames and modifications to existing juliette balconies (north and east facades) and balconies (west façade) to improve life-safety performance.

Signature of Owner: [signature] Date: February 9, 2021

Printed Owner Name: Douglas Stroud, Board President, Colonial Grand Pacific Owners Association

Owner Mailing Address 710 Kensington Lane

City: Bloomfield Hills State: MI Zip Code: 48304

Owner Email Address: dstroud.work@gmail.com

Printed Name of Permit Applicant/
Owner's Authorized Agent: Matt Hamel, SHKS Architects

Address: 1050 N. 38th St.

City: Seattle State: WA Zip Code: 98107

Applicant Email Address: matth@shksarchitects.com

Signature of Applicant/Agent: [signature] Date: 2/11/2021

Introduction

This Certificate of Approval (COA) application is for the exterior facade repairs, modification of balconies (seismic and life safety), and window replacement scope for the Colonial Grand Pacific Condominiums, formerly the Grand Pacific Hotel and the Colonial Hotel located at 1119 First Avenue, in downtown Seattle.

The Grand Pacific and Colonial Hotel as part of the "First Avenue Groups/Waterfront Center Project" are Seattle Landmarks designated by the Landmarks Preservation Board, per Ordinance 111058. The designation is based on meeting the following criteria: significant relationship to the city's economic heritage; architectural significance; and significant spatial relationships and contribution to distinctive historical identity of First Avenue. Controlled features include the entire exteriors of the properties listed.

Architectural Description

The Colonial Grand Pacific Condominiums is comprised of two historic buildings, the Grand Pacific Hotel, and the Colonial Hotel. The two buildings were renovated and joined during the 1981 Waterfront Center Project.

The Grand Pacific Building was built in 1889 and is comprised of unreinforced brick and stone masonry construction with a four-story primary, front façade at First Avenue and a six-story façade along Post Avenue. The front façade consists of red pressed brick and rusticated cut sandstone and sculptural elements, while the rear façade at Post Avenue consists mainly of red common brick. The front façade terminates into a metal cornice and red brick parapet wall that is capped with sandstone coping stones. The Grand Pacific fenestration currently consists of a mix of replacement double-hung, casement, hopper, and fixed wood windows.

The first phase of the Colonial Building was constructed between 1892 and 1893. The Colonial Building is unreinforced brick masonry construction and was initially completed to one-story at First Avenue and four-stories at Post Avenue. The primary exterior material of the first building phase is red common brick with some bush-hammered sandstone quoins located to the northeast corner at the terminus of the First Avenue storefront. The fenestration mainly consisted of segmentally arched openings, some of which were later filled on the north façade of the fourth level.

The second phase of the Colonial Building was constructed in 1901, becoming the Colonial Hotel. The exterior materials and fenestration of the three-story addition differ greatly from the initial phase of the building. The front (east) and north façade of the 1901 addition consist of tan pressed brick, with cream-colored terra cotta decorative elements such as a Greek key belt course, sill course, and voussoirs at the openings. The west façade along Post Avenue consists mainly of red common brick, with terra cotta detailing wrapping at the northwest corner. Wrought iron Juliet balconies adorn the openings of the fifth floor at the east and north facades. The east and north facades terminate into an entablature and a modillion supported metal cornice. The Colonial fenestration currently consists of a mix of replacement double-hung, casement, hopper and fixed windows. Single pane leaded Palladian windows and sidelights are located at the east façade and north facade. Prior seismic upgrades included concrete shear wall elements over portions of the original brick on the north and west facades of the Colonial Building, and exposed exterior rosettes tying walls to floors and roof. Storefronts at the First Avenue east facade are a combination of cast iron columns, wood frames, and plate glass, which have been modified over time, and are not part of this evaluation or project scope.

Grand Pacific Hotel South and East Facades, ca. 1917

Grand Pacific and Colonial Hotel East and Partial North Facades, ca. 1903

Reason for Proposed Changes

The Colonial Grand Pacific Condominium Association (CGPCA) is in the process of planning repairs and upgrades to the 1892-1901-era Colonial Grand Pacific Building, and commissioned SHKS Architects to provide design and construction drawings for the exterior facade repairs and restoration of the subject building.

Masonry Repairs
- Deferred Maintenance
- Life Safety
- Performance / Durability
- Cosmetic

Window Improvements
- Operation
- Air Infiltration
- Performance
- Acoustics

Balconies
- Life Safety
- Cosmetic

Description of Proposed Work

- Masonry scope includes the cleaning of all exterior brick, terra cotta and sandstone masonry; selective repointing; selective replacement and patching of deteriorated brick; repairs to cracked terra cotta; patching or replacement of existing deteriorated sandstone, particularly at skyfacing ledge areas; treatment of skyfacing mortar joints; removal and patching of abandoned attachments; and repair of parged window sills and ledges. The deteriorated sandstone coping at the Grand Pacific building will be modified for positive drainage and weatherproofing in order to protect the masonry parapet and wall below.
- Window scope includes the replacement of non-original wood windows to match historic types and details, and improve thermal, operational, and acoustic performance, while restoring historic frames and exterior and interior wood trim. Original leaded glass wood windows at the Colonial Building will be repaired, repainted, and interior storm sash added.
- Balcony scope includes the removal and modification of wought iron Juliet balconies on the east and north facades of the Colonial Building, and steel balconies on the west facade to provide code compliant railings (reduced opening sizes) and improve attachments to the building, and repainted with a durable coating. Plant boxes will be similarly be removed for visual consistency, and recoated.
- Sheet metal scope includes sealing and reaffixing opened seams, repainting, and replacement of sealants at metal cornices.

Colonial Grand Pacific Condominiums East Facade

Colonial Grand Pacific Condominiums North and Partial West Facade

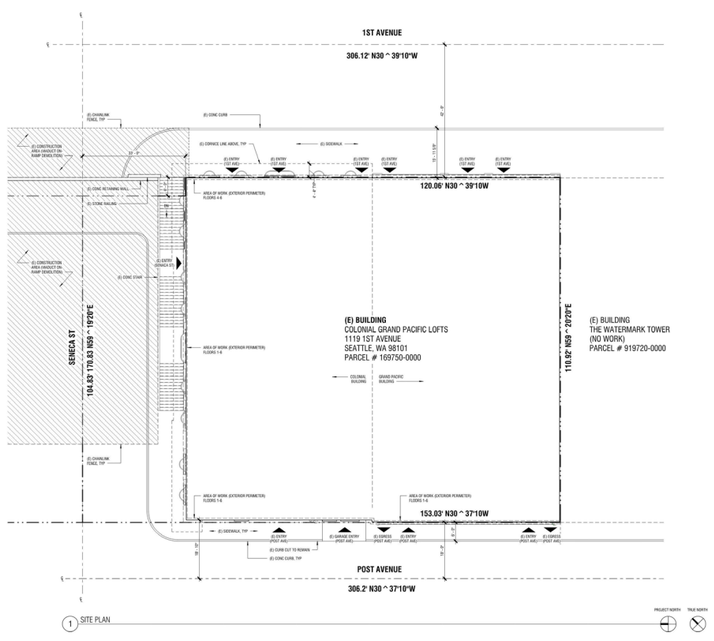
East Facade

East and North Facades

North Facade

Partial North and West Facades

West Facade



Site Plan

TYPICAL MATERIALS AND ELEMENTS

Red Pressed Brick

Red Common Brick

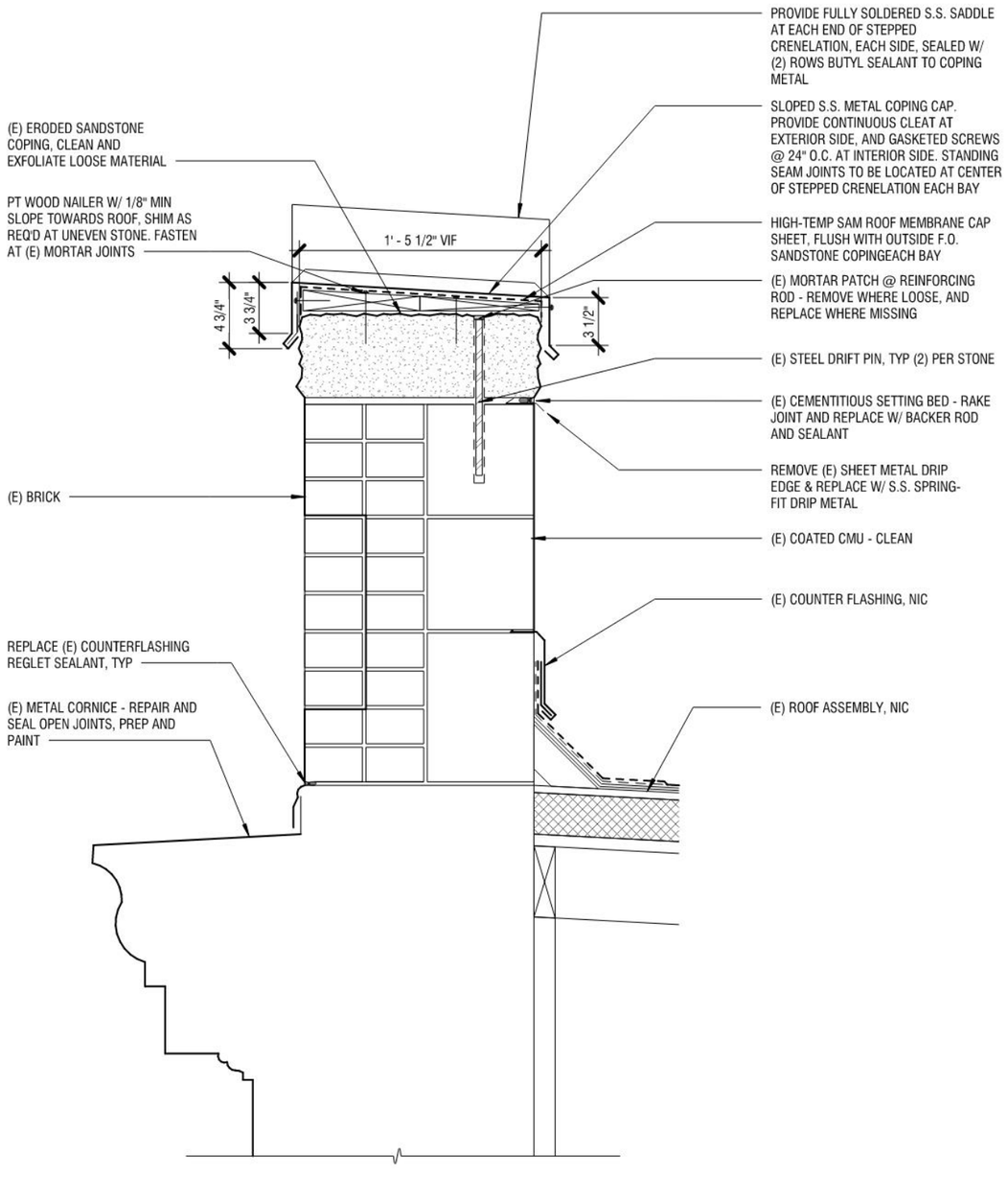
Terra Cotta

Tan Pressed Brick

Sandstone

Parging

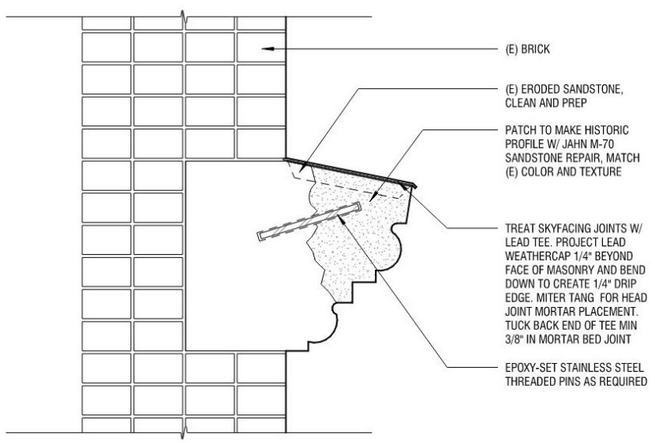
MASONRY CONDITIONS



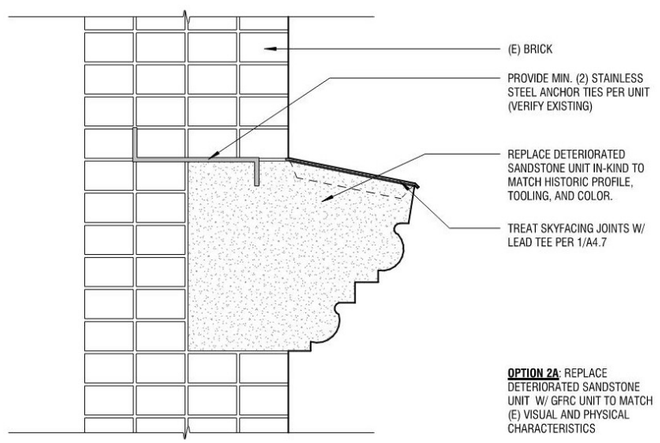
Grand Pacific - Parapet Cap Detail

Parapet Wall - Exterior View Facing North

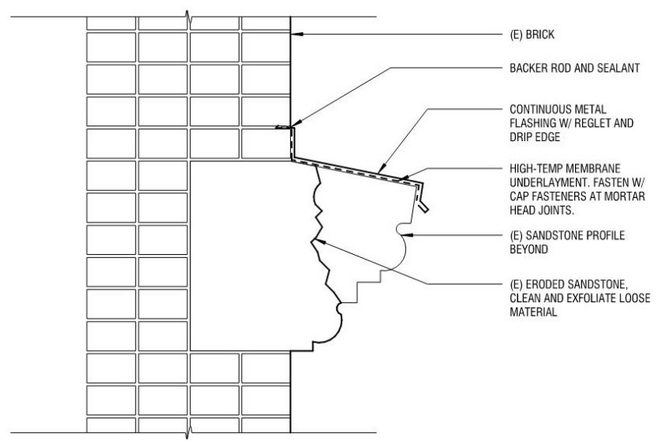
Parapet Wall - Roof View Facing Southeast



Sandstone Option 1 Patch

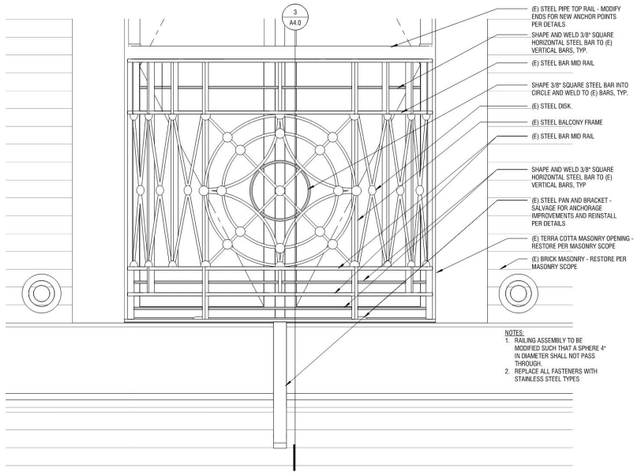


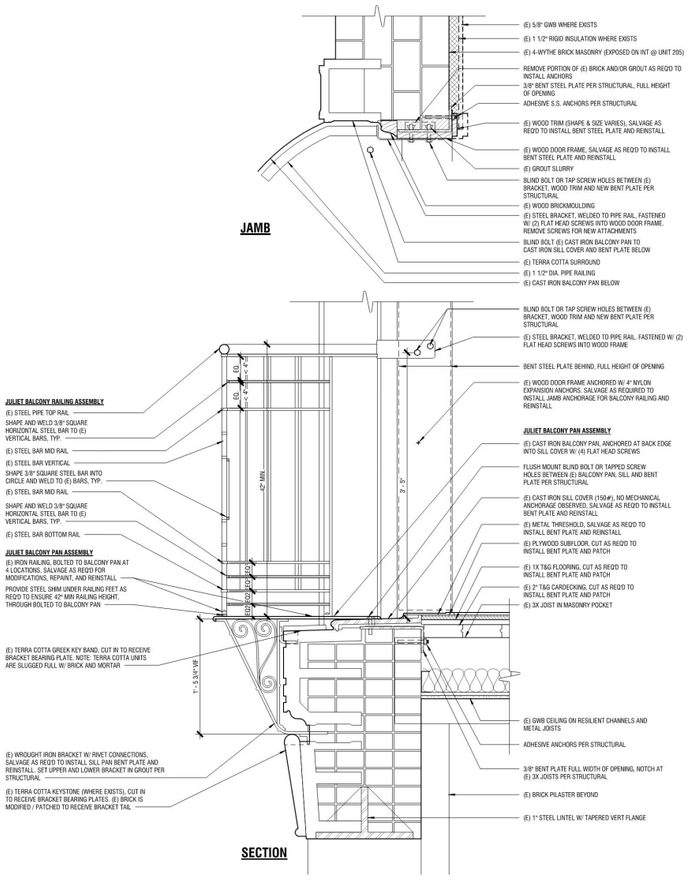
Sandstone Option 2 Replace



Sandstone Option 3 Flashing

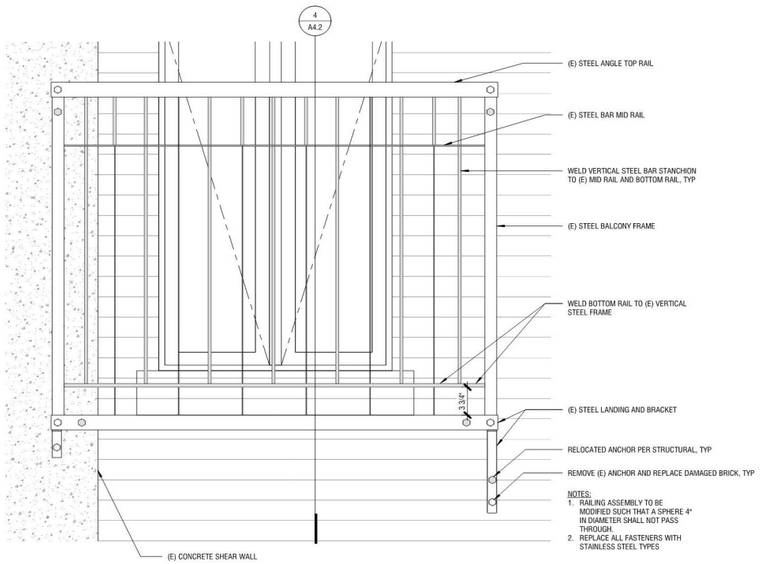
SANDSTONE REPAIRS

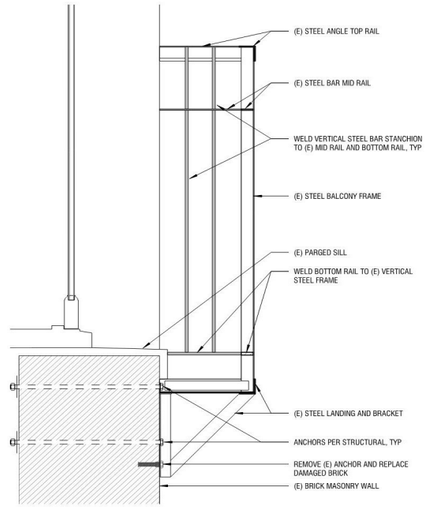




Juliet Balcony - Elevation and Details

Juliet Balcony - East Facade

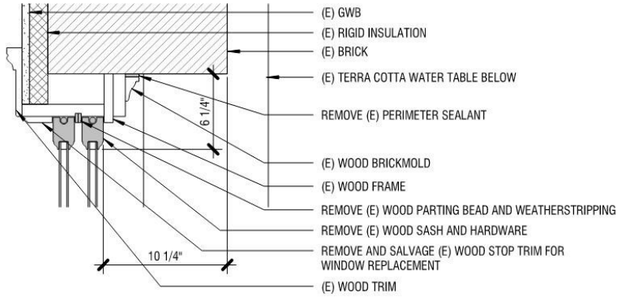




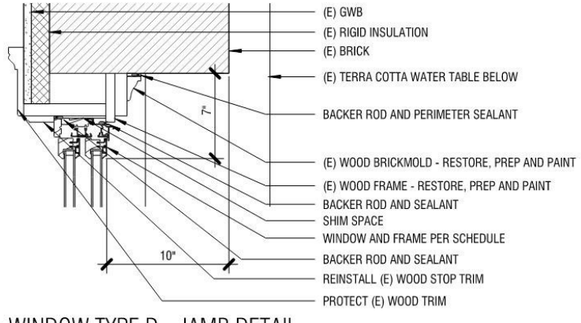
West Balconies - Elevation and Details

Balconies - West Facade

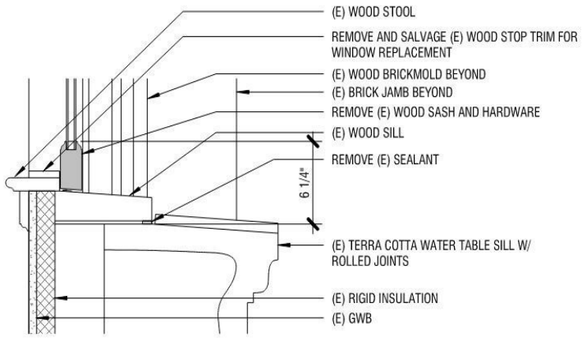
WEST BALCONIES



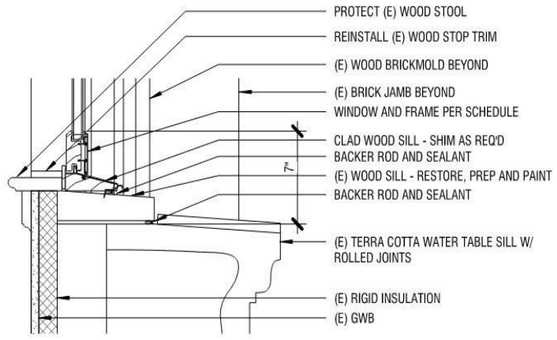
2 WINDOW TYPE D - DEMO JAMB DETAIL



6 WINDOW TYPE D - JAMB DETAIL



4 WINDOW TYPE D - DEMO SILL DETAIL

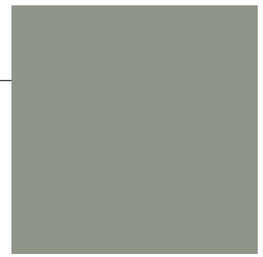


8 WINDOW TYPE D - SILL DETAIL

Double-Hung Window Type D - East Facade

Double-Hung Window Details - Demo

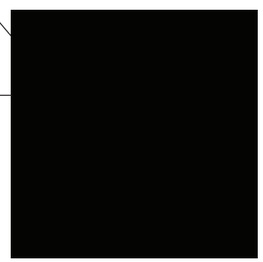
Double-Hung Window Details - Replacement



Existing Frame / Trim (Match)

Sherwin Williams SW6164 Svelte Sage

Color shown is for design intent only. Final selection to be determined from on-site mockups during construction and submitted to Landmarks for approval.

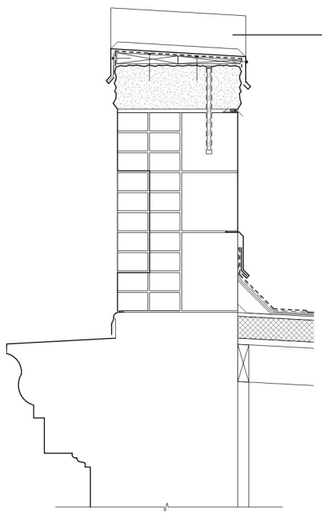


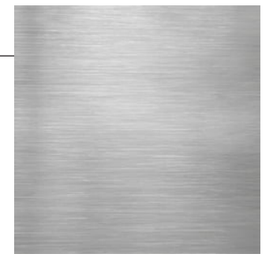
Existing Sash (Match)

Sherwin Williams SW6994 Greenblack

Color shown is for design intent only. Final selection to be determined from on-site mockups during construction and submitted to Landmarks for approval.

Window Trim and Sash Finishes , East (Top) and West (Bottom)





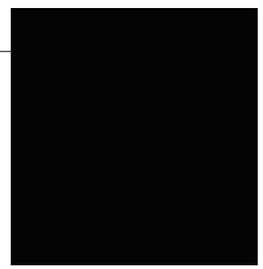
Stainless Steel Flashing

Color shown is for design intent only. Final selection to be determined from on-site mockups during construction and submitted to Landmarks for approval.

Grand Pacific Flashing at Coping

Existing Balcony (Unknown)

The product information for the existing balcony (purple) is unknown. Based on historic photos (far left), the design intent is to propose a similar color, which appears to be black.



Proposed Balcony Color

Sherwin Williams SW6994 Greenblack

Color shown is for design intent only. Final selection to be determined from on-site mockups during construction and submitted to Landmarks for approval.

Balcony Finishes

Existing Concrete (Unknown)

The product information for the existing concrete (purple) is unknown. The design intent is to propose a neutral color that is less susceptible to color fading due to UV radiation.

Proposed Balcony Color

Sherwin Williams SW7045 Intellectual Gray

Color shown is for design intent only. Final selection to be determined from on-site mockups during construction and submitted to Landmarks for approval.

Concrete Shear Wall

FINISHES

COLONIAL GRAND PACIFIC FACADE REPAIRS

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
⌀	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
℄	CENTERLINE
℘	PROPERTY LINE
A.B.	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACP	ACOUSTIC CEILING PANEL
ACU	AIR CONDITION UNIT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BLDG	BUILDING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BRS	BACKER ROD & SEALANT
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CEM	CEMENT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
ECS	EXTERIOR COMPOSITE SIDING
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
FBP	FIBER BOARD PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
F.O.	FACE OF
FOIC	FURNISHED BY OWNER, INSTALL BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALL BY OWNER
FR	FIRE RESISTANT
FS	FLOOR SINK
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRT'D	GROUTED
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HANDICAP
HCMU	HOLLOW CLAY MASONRY UNIT
HDWD	HARDWOOD
HDWE	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOC	LOCATE
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
M	MEN'S
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MH	MANHOLE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NOT RATED
OA	OVERALL
OBS	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PC	PRECAST CONCRETE
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
P.LAM	PLASTIC LAMINATE
PNT	PAINT
POC	POINT OF CONNECTION
PR	PAIR
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTN	PARTITION
QT	QUARRY TILE
R or RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
RELOC	RELOCATE
REQ'D	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RV	ROOF VENT
RL	RAIN WATER LEADER
S	SOUTH
SA	SMOKE ALARM
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SG	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURE
SOG	SLAB ON GRADE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T, TMP	TEMPERED
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
T.O.	TOP OF
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WIN	WINDOW
W/O	WITHOUT
WOM	WALK OFF MAT
WM	WOMEN'S
WP	WATERPROOFING
WR	WATER RESISTANT
WRB	WATER-RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT

MATERIAL SYMBOLS

SANDSTONE
CONCRETE
WROUGHT IRON
BRICK
PARGE
WOOD
TERRA COTTA
STEEL
OTHER

DRAFTING SYMBOLS

WALL SECTION (1 / A101, SIM)
BLDG SECTION (1 / A101, SIM)
EXTERIOR ELEVATION (1 / A101)
INTERIOR ELEVATION (1 / A101)
DETAIL (1 / A101, SIM)
NORTH ARROW
GRID HEAD (0)
ROOM TAG (ROOM NAME / 101)
WINDOW & STOREFRONT TAG (1i)
FLOOR, WALL, CEILING OR ROOF TAG (R1)
CASEWORK TAG (C1)
DOOR TAG (101)
KEY NOTE (1)
ELEVATION NOTE (NAME / ELEVATION)
SPOT ELEVATION (XXX / T.O. XXX)
CENTERLINE
PROPERTY LINE
FLOOR TRANSITION (XXX XXX)
REVISION (1 / DESCRIPTION)
BREAKLINE
DIMENSION POINT
ENLARGED DETAIL CALLOUT (1 / A101, SIM)

GENERAL NOTES

1. THE BUILDING IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, AND IS A CITY OF SEATTLE LANDMARK. ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AND GUIDELINES FOR REHABILITATION.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS.
3. MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.

CODE:
1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
2. REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND TYPES. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
3. PROVIDE FIREBLOCKS AND DRAFTSTOPS PER IBC.
4. PROVIDE CLOSURE MEETING THE REQUIREMENT OF GOVERNING FIRE AUTHORITIES BETWEEN FIRE RATED FLOORS, SHAFTS AND BUILDING PARTITIONS AND PENETRATING DUCTS, PIPES, CONDUIT, MECHANICAL, ELECTRICAL, AND OTHER ITEMS.
5. RECESSES LOCATED WITHIN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
6. EXISTING FIRE EXTINGUISHERS AND CABINETS ARE NOT SHOWN ON PLANS. PROTECT EXISTING FIRE EXTINGUISHERS AND CABINETS (RECESSED OR SURFACE MOUNTED) FROM DAMAGE.

HAZMAT:
1. HAZARDOUS MATERIAL REMOVAL & DISPOSAL: BEFORE BEGINNING ANY DEMOLITION OR OTHER WORK, COMPLY WITH DOCUMENTS PREPARED BY THE OWNER'S HAZARDOUS MATERIALS CONSULTANT. THIS APPLIES TO DEMOLITION, DISPOSAL AND CONSTRUCTION OPERATIONS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

DEMOLITION:
1. WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE HAZARDOUS MATERIALS ABATEMENT, ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:
1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
3. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
4. FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.
6. DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE MINIMUM 18" CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
7. WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING WITHIN FRAMED WALLS AND TO MASONRY OPENING WITHIN MASONRY WALLS, UNLESS OTHERWISE NOTED.

COORDINATION:
1. COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
2. REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
3. VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
4. REVIEW ARCHITECTURAL AND STRUCTURALDRAWINGS AND PROVIDE ROUGH-INS THROUGH SLABS, BEAMS, WALLS, CEILINGS, AND ROOFS FOR AS INDICATED OR REQUIRED. VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK. COORDINATE WITH INSTALLATION REQUIREMENTS. PATCH AND REPAIR EXISTING SURFACES AS NECESSARY TO COMPLETE WORK.
5. COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
6. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.

PROJECT INFORMATION

SDCI PROJECT NUMBER
6802621-CN

SEATTLE LANDMARKS ORDINANCE
111058

PROJECT OWNER:
THE COLONIAL/GRAND PACIFIC OWNERS ASSOCIATION
D/B/A COLONIAL GRAND PACIFIC CONDOS
1119 1ST AVENUE, SEATTLE, WA 98101
DOUGLAS STROUD, BOARD PRESIDENT
PATRICK GUILFOY, BOARD TREASURER

PROJECT MANAGER:
KELSEY BLOMMER
OAC SERVICES
2200 1ST AVE S #200
SEATTLE, WA 98134
TEL: 206.601.0583
EMAIL: KBLOMMER@OACSVCS.COM

PROJECT ADDRESS:
1119 1st AVENUE
SEATTLE, WA 98101

SCOPE DESCRIPTION:
- REPLACEMENT OF NON-ORIGINAL EXTERIOR WINDOWS
- CLEANING, REPAIR AND REPOINTING OF EXTERIOR MASONRY
- LIFE SAFETY MODIFICATIONS TO EXISTING BALCONY RAILINGS

DESIGN TEAM

ARCHITECT:
SHKS ARCHITECTS
1050 NORTH 38TH ST
SEATTLE, WA 98103
TEL: 206.224.3328
CONTACT: Matt Hamel
EMAIL: matth@shksarchitects.com

STRUCTURAL ENGINEER:
KPFF
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WA 98101
TEL: 206.622.5822
CONTACT: Jason Black
EMAIL: jason.black@kpff.com

ENVELOPE CONSULTANT:
WETHERHOLT AND ASSOCIATES
14715 NE 95TH STREET, SUITE 100
REDMOND, WA 98052
TEL: 425.822.8397
CONTACT: Don Davis
EMAIL: dond@wetherholt.com

ZONING ANALYSIS

1. PROJECT ADDRESS:
1119 1ST AVE SEATTLE, WA 98101

2. PARCEL NUMBER
169750-0000

3. LEGAL DESCRIPTION:
THE COLONIAL/GRAND PACIFIC, A CONDOMINIUM (VOL 108, PGS 41-49)

4. LOT AREA:
16,771 SF

5. ZONE:
DMC 240/290-440 - NO CHANGE

6. CURRENT USE:
CONDOMINIUM (MIXED USE) - NO CHANGE

7. YEAR BUILT:
1902

8. (E) BLDG AREA:
13,035 SF (NO CHANGE)

9. (E) LOT COVERAGE:
77% (NO CHANGE)

10. HT LIMIT: NO CHANGE

11. PARKING QUANTITY: NO CHANGE

12. REQUIRED SETBACKS: NO CHANGE

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2015 WASHINGTON STATE ENERGY CODE
2015 SEATTLE EXISTING BUILDING CODE

SHEET INDEX

DCI APPROVAL STAMPS

NOT FOR CONSTRUCTION

SHKS ARCHITECTS
1050 N. 38th St.
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PH: 206.675.9151
www.shksarchitects.com

#12275 REGISTERED ARCHITECT
MATTHEW INPANBUTR
STATE OF WASHINGTON

THE COLONIAL GRAND PACIFIC
FACADE REPAIRS
PERMIT SET
1119 1ST AVE, SEATTLE, WA 98101

Drawn by: TD
Checked: MH
Date: 2/16/2021
Scale: As indicated

Revisions:
No. Date Remarks

COVER SHEET
A0.0

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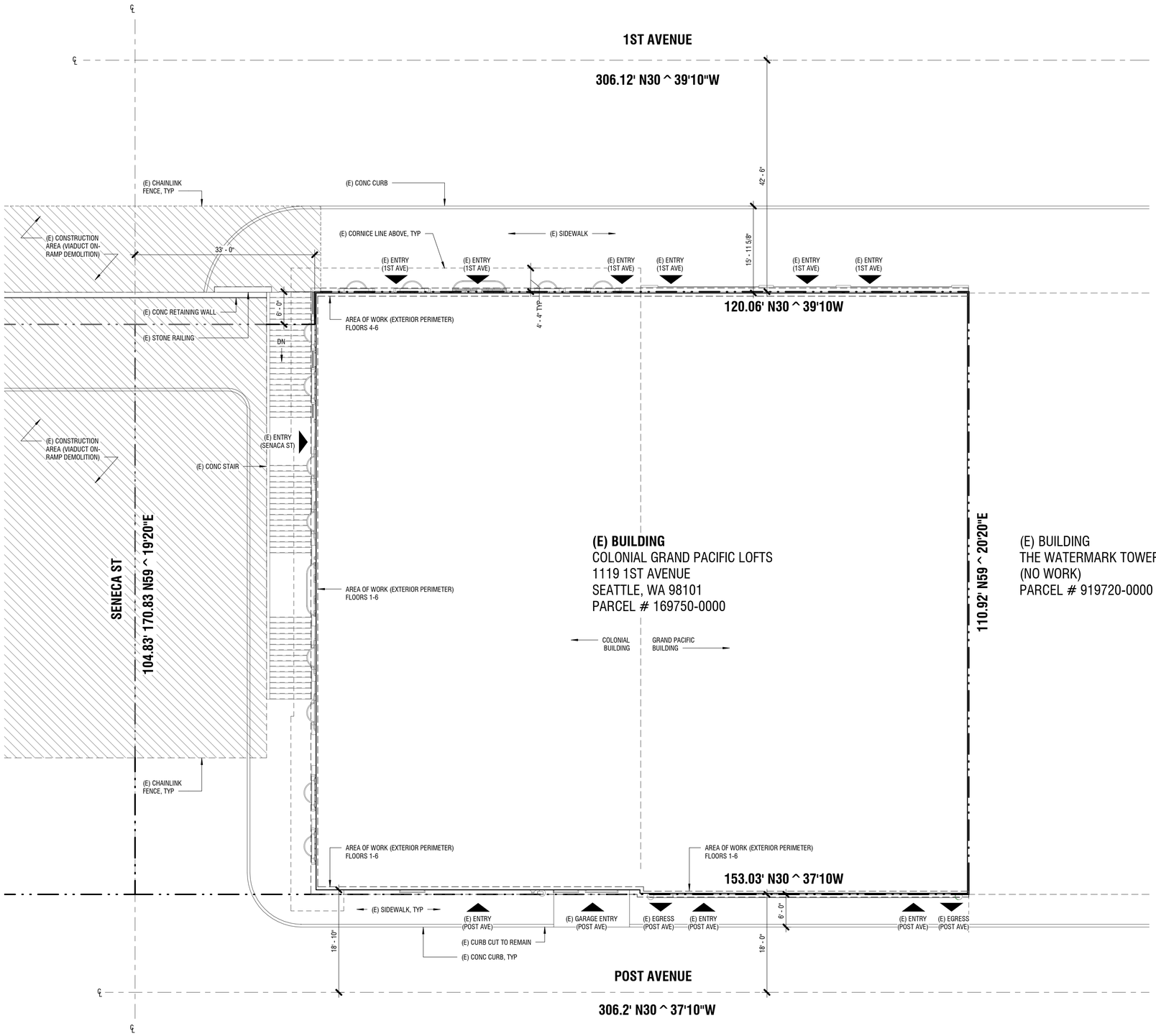

1 SITE PLAN
1" = 10'-0"

PROJECT NORTH TRUE NORTH

0 5' 10' 15' 20'

2/15/2021 6:43:38 PM

PROJECT INFORMATION

PROJECT OWNER:
THE COLONIAL/GRAND PACIFIC OWNERS ASSOCIATION
D/B/A COLONIAL GRAND PACIFIC CONDOS
DOUGLAS STROUD, BOARD PRESIDENT
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PROJECT MANAGER:
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2200 1ST AVE S #200
SEATTLE, WA 98134
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DESIGN TEAM:
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TEL: 206.224.3328
CONTACT: Matt Hamel
EMAIL: matth@shksarchitects.com

PROJECT ADDRESS:
1119 1ST AVE
SEATTLE, WA 98101

SCOPE DESCRIPTION:
REPLACEMENT OF EXTERIOR WINDOWS, REPAIR/REPOINTING OF EXTERIOR MASONRY, AND CODE COMPLIANCE MODIFICATION OF EXISTING BALCONY RAILINGS

ZONING ANALYSIS

1. **PROJECT ADDRESS:**
1119 1ST AVE, SEATTLE, WA 98101

2. **PARCEL NUMBER**
#169750-0000

3. **LEGAL DESCRIPTION:**
THE COLONIAL/GRAND PACIFIC, A CONDOMINIUM (VOL 108, PGS 41-49)

4. **LOT AREA:**
16,771 SF

5. **ZONE:**
DMC 240/290-440 - NO CHANGE
LANDMARK

6. **CURRENT USE:**
CONDOMINIUM & RETAIL (MIXED USE)
EXTERIOR REPAIRS ONLY; NO CHANGE

7. **YEAR BUILT:**
1902

8. **(E) BLDG AREA:**
13,035 SF
EXTERIOR REPAIRS ONLY; NO CHANGE

9. **(E) LOT COVERAGE:**
77%
EXTERIOR REPAIRS ONLY; NO CHANGE

10. **HT LIMIT:**
EXTERIOR REPAIRS ONLY; NO CHANGE

11. **PARKING QUANTITY:**
EXTERIOR REPAIRS ONLY; NO CHANGE

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STATE OF WASHINGTON

THE COLONIAL GRAND PACIFIC

FACADE REPAIRS

PERMIT SET

1119 1ST AVE, SEATTLE, WA 98101

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Checked: MH
Date: 2/16/2021
Scale: 1" = 10'-0"

Revisions:

No.	Date	Remarks

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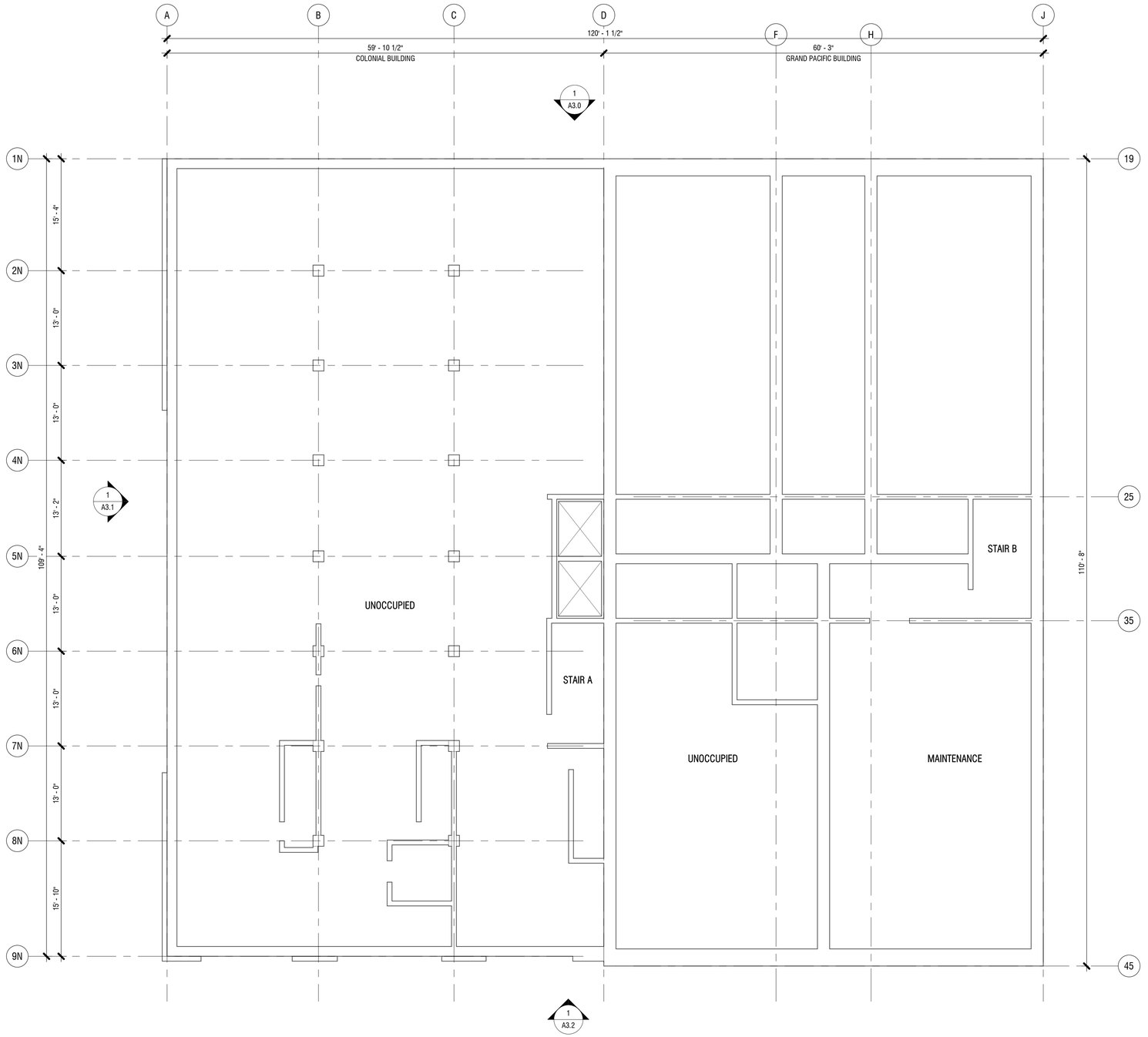
SITE PLAN
A1.0



1 BASEMENT PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
3. PROVIDE TEMPORARY PROTECTION AT REMOVED WINDOWS, TO CONTAIN DUST, MINIMIZE OCCUPANT DISRUPTION, AND PREVENT WATER INFILTRATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

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BASEMENT PLAN
A2.1

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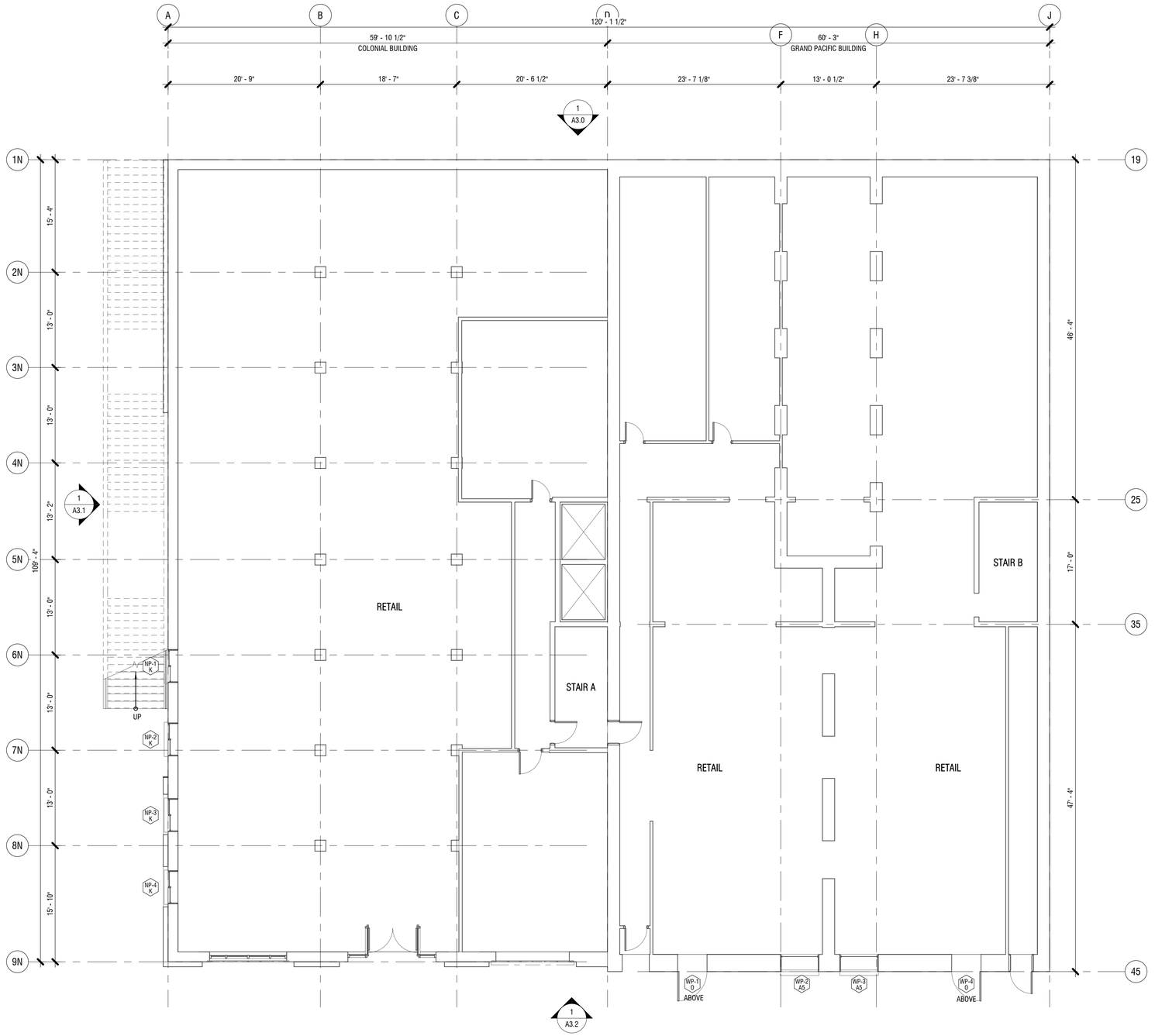

1 POST AVENUE PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
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6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

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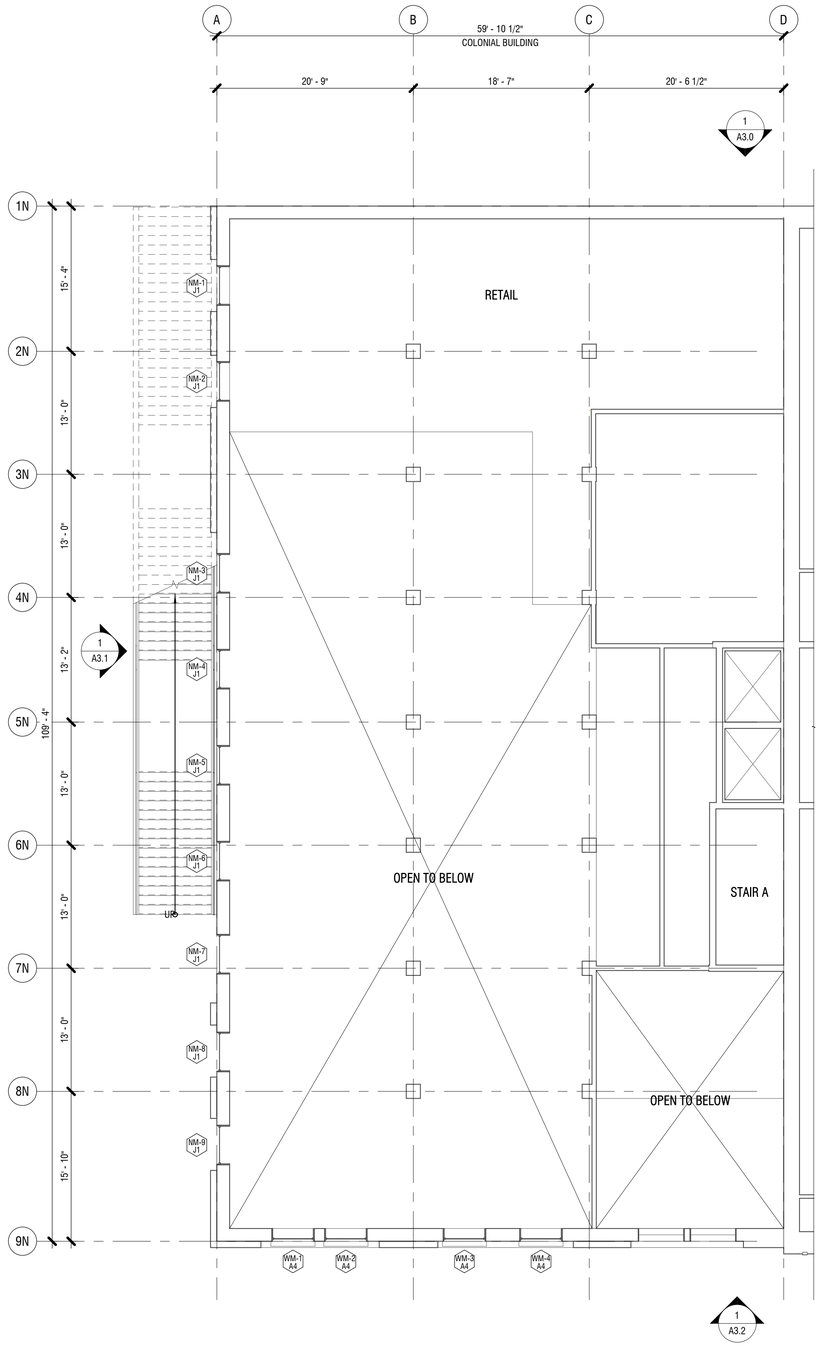
POST AVENUE
PLAN

A2.2

2/15/2021 6:43:39 PM



1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
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MEZZANINE FLOOR PLAN

A2.3

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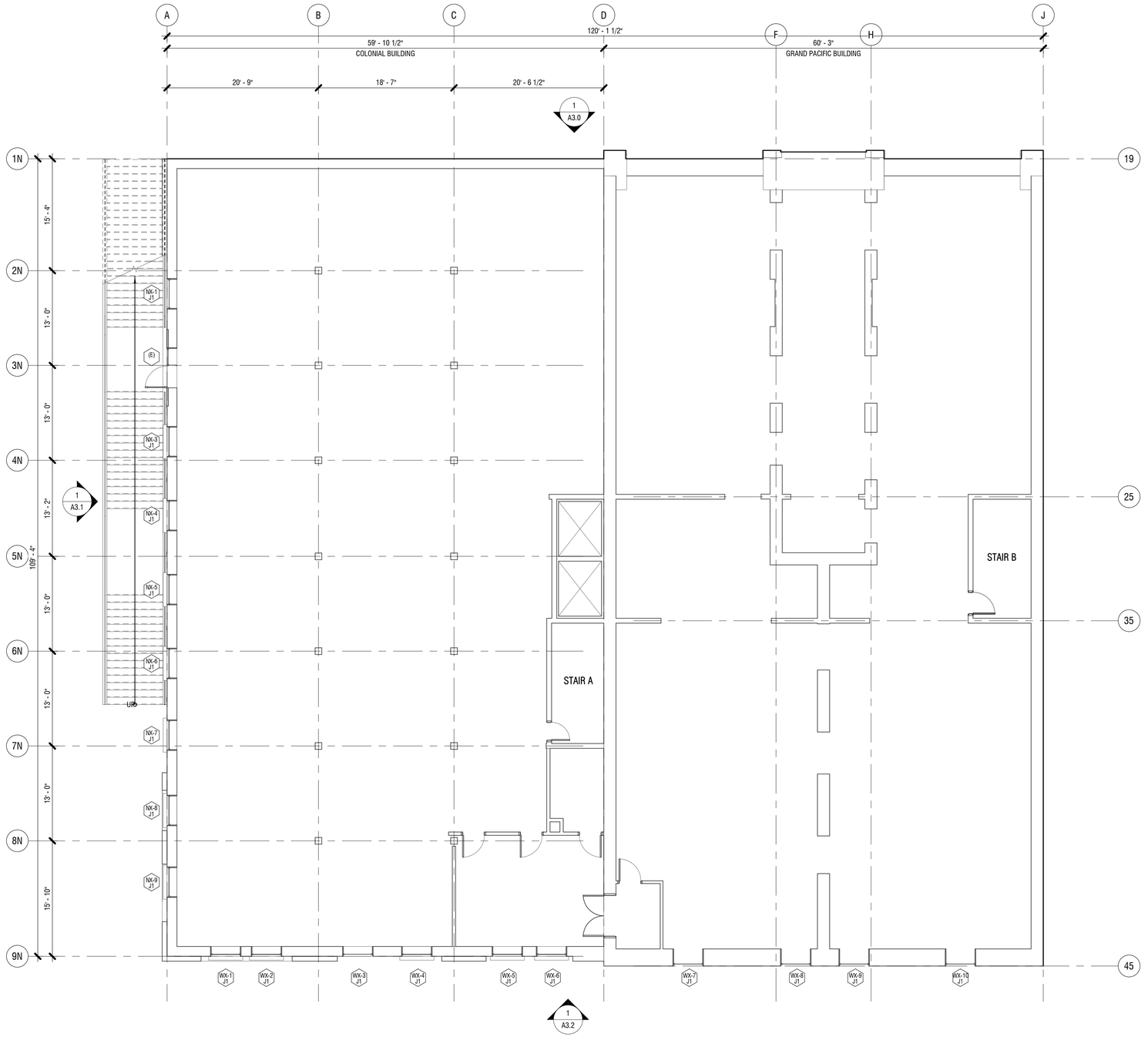

1 COLONIAL COMMERCIAL FLOOR PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
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Revisions:

No.	Date	Remarks

NOT FOR CONSTRUCTION

COLONIAL COMMERCIAL FLOOR PLAN

A2.4

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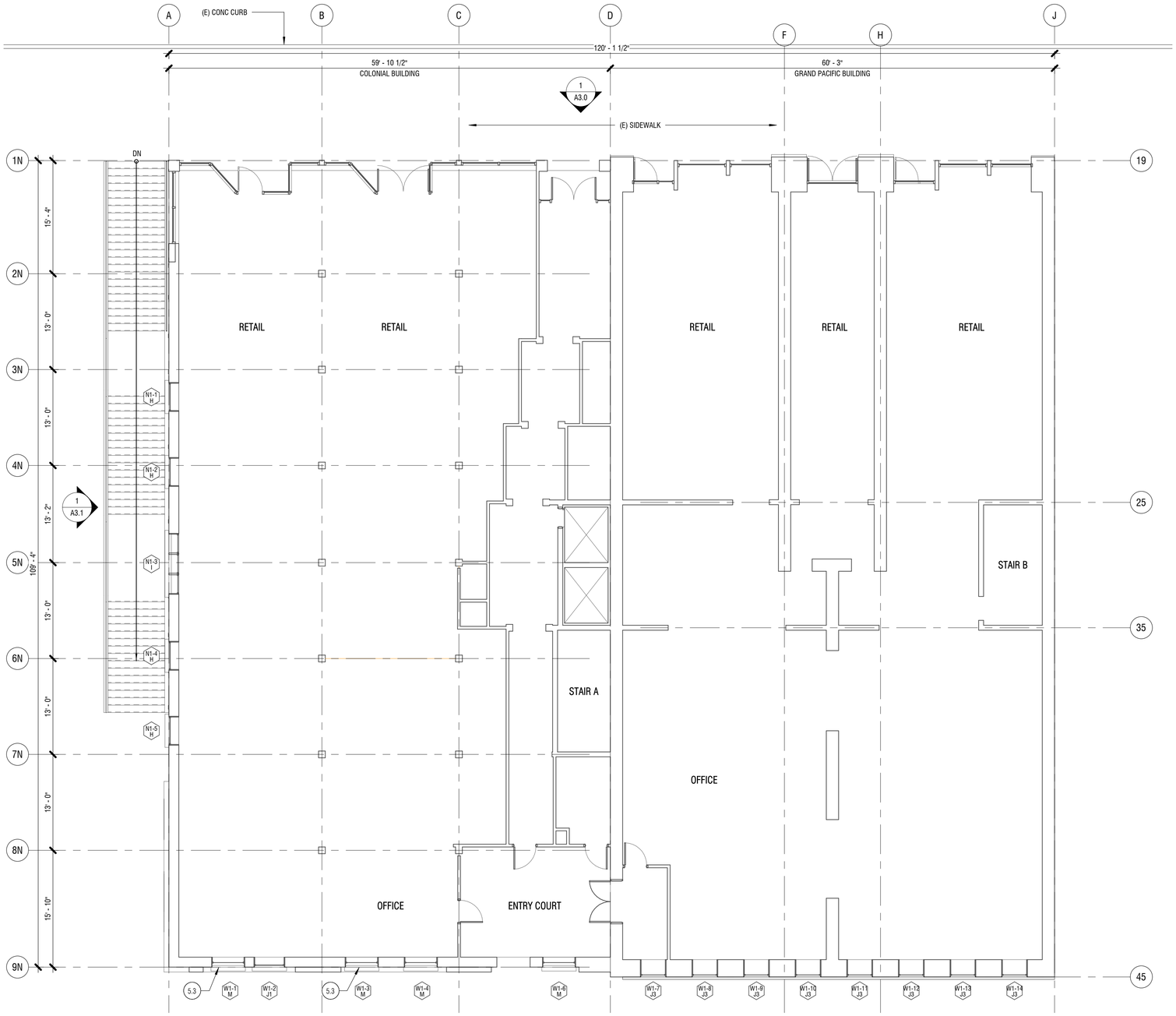

1 FIRST FLOOR PLAN - FIRST AVENUE
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
5.3	(E) STEEL PLANT BALCONY: REMOVE, RESTORE, PREP AND PAINT, AND REINSTALL

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
3. PROVIDE TEMPORARY PROTECTION AT REMOVED WINDOWS, TO CONTAIN DUST, MINIMIZE OCCUPANT DISRUPTION, AND PREVENT WATER INFILTRATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

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Revisions:

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FIRST FLOOR PLAN - FIRST AVENUE

A2.5

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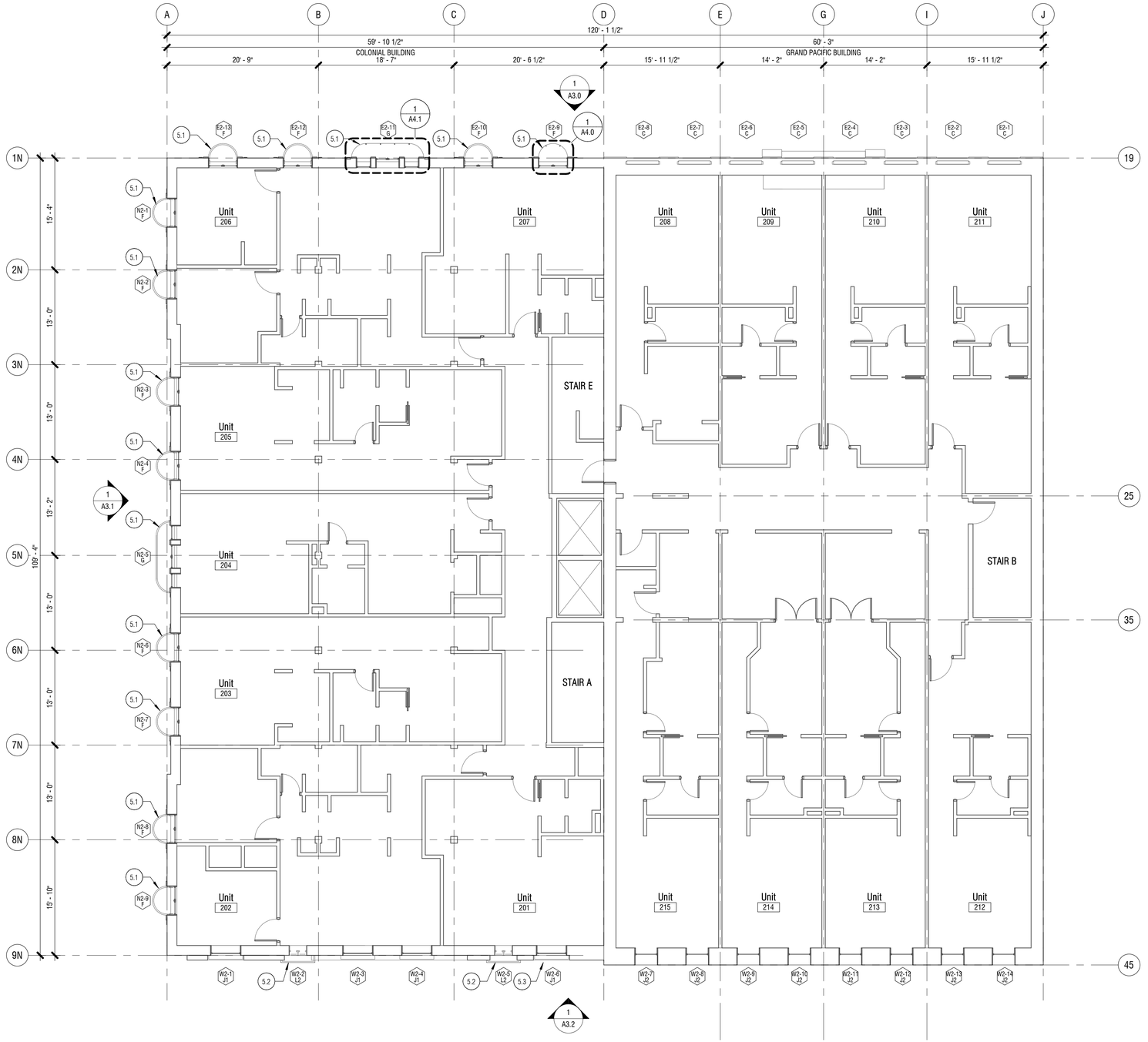

1 SECOND FLOOR PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
5.1	(E) JULIET BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
5.2	(E) STEEL BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
5.3	(E) STEEL PLANT BALCONY: REMOVE, RESTORE, PREP AND PAINT, AND REINSTALL

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
3. PROVIDE TEMPORARY PROTECTION AT REMOVED WINDOWS, TO CONTAIN DUST, MINIMIZE OCCUPANT DISRUPTION, AND PREVENT WATER INFILTRATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

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2/15/2021 6:43:44 PM

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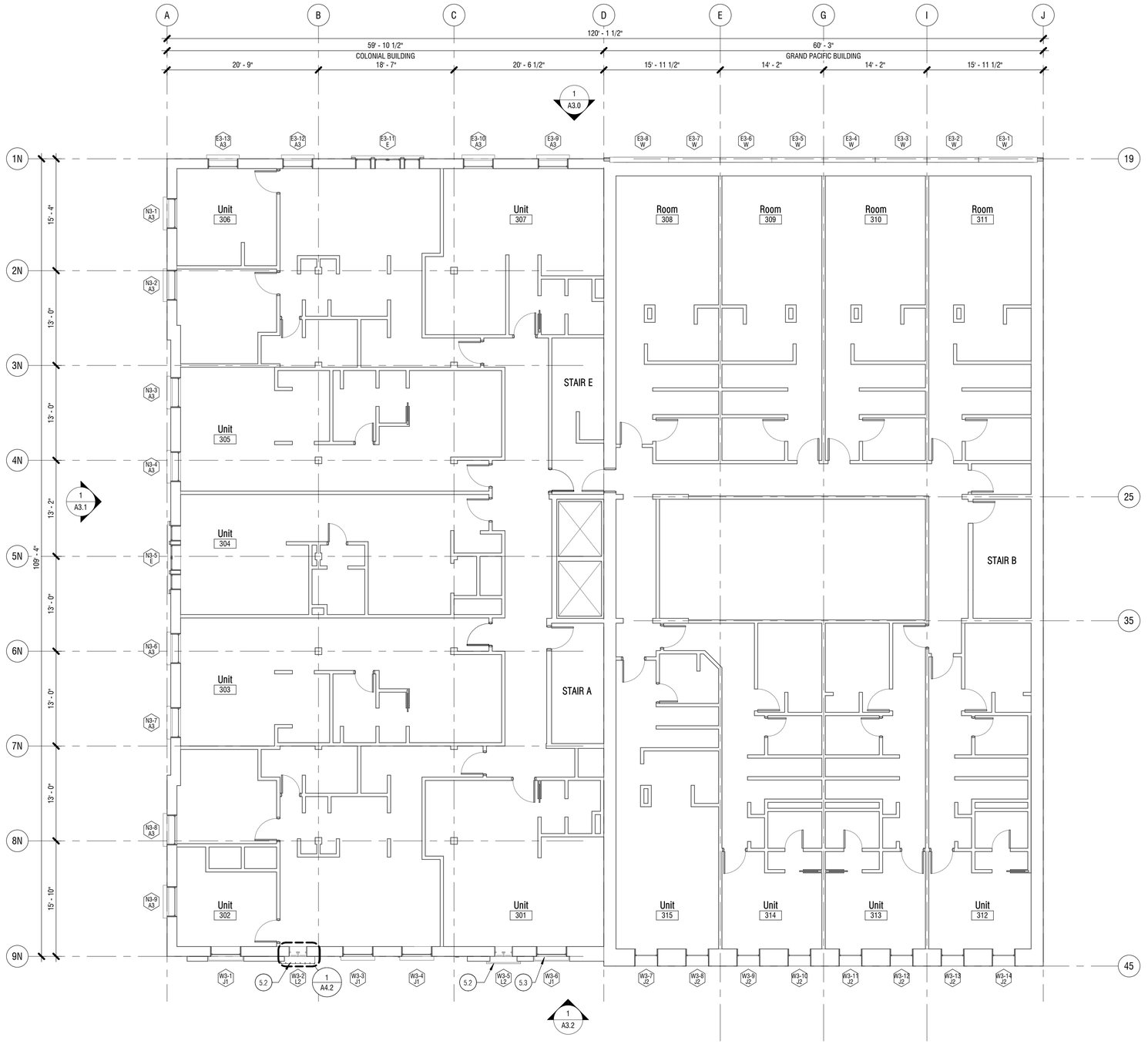
Date:	2/16/2021
Scale:	As indicated

Revisions:

No.	Date	Remarks

SECOND FLOOR
PLAN

A2.6



1 THIRD FLOOR PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
5.2	(E) STEEL BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
5.3	(E) STEEL PLANT BALCONY: REMOVE, RESTORE, PREP AND PAINT, AND REINSTALL

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
3. PROVIDE TEMPORARY PROTECTION AT REMOVED WINDOWS, TO CONTAIN DUST, MINIMIZE OCCUPANT DISRUPTION, AND PREVENT WATER INFILTRATION, TYP.
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6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

DCI APPROVAL STAMPS

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PERMIT SET

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Drawn by:	TD
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Scale:	As indicated

Revisions:

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NOT FOR CONSTRUCTION

THIRD FLOOR PLAN

A2.7

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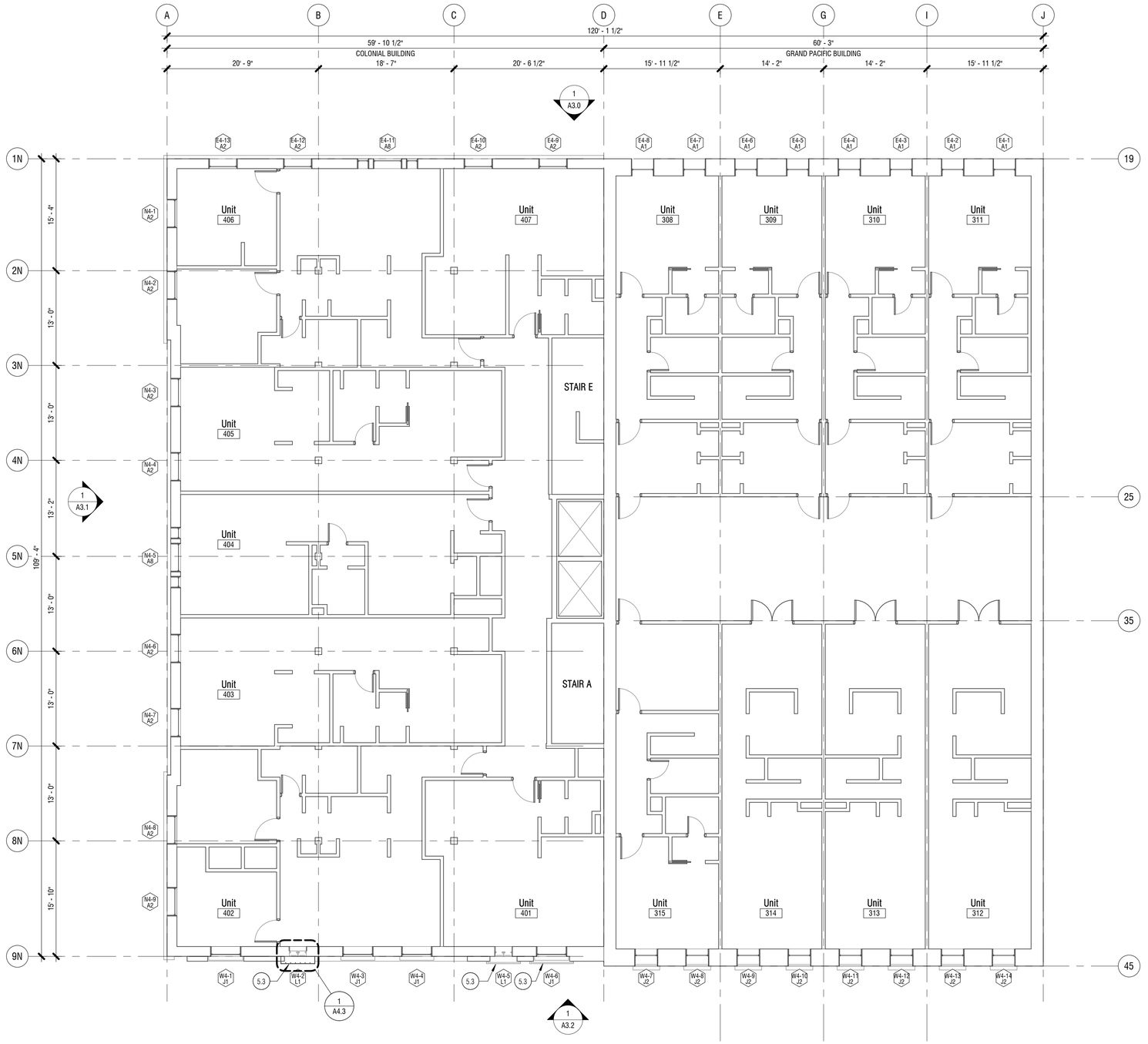

1 FOURTH FLOOR PLAN
1/8" = 1'-0"

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
5.3	(E) STEEL PLANT BALCONY: REMOVE, RESTORE, PREP AND PAINT, AND REINSTALL

PLAN NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING INTERIOR CIRCULATION ROUTES AND TENANT SPACES WHERE ACCESS IS PERMITTED BY CGP OWNER'S ASSOCIATION, TYP.
3. PROVIDE TEMPORARY PROTECTION AT REMOVED WINDOWS, TO CONTAIN DUST, MINIMIZE OCCUPANT DISRUPTION, AND PREVENT WATER INFILTRATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

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Date: 2/16/2021
Scale: As indicated

Revisions:

No.	Date	Remarks

NOT FOR CONSTRUCTION

FOURTH FLOOR PLAN

A2.8

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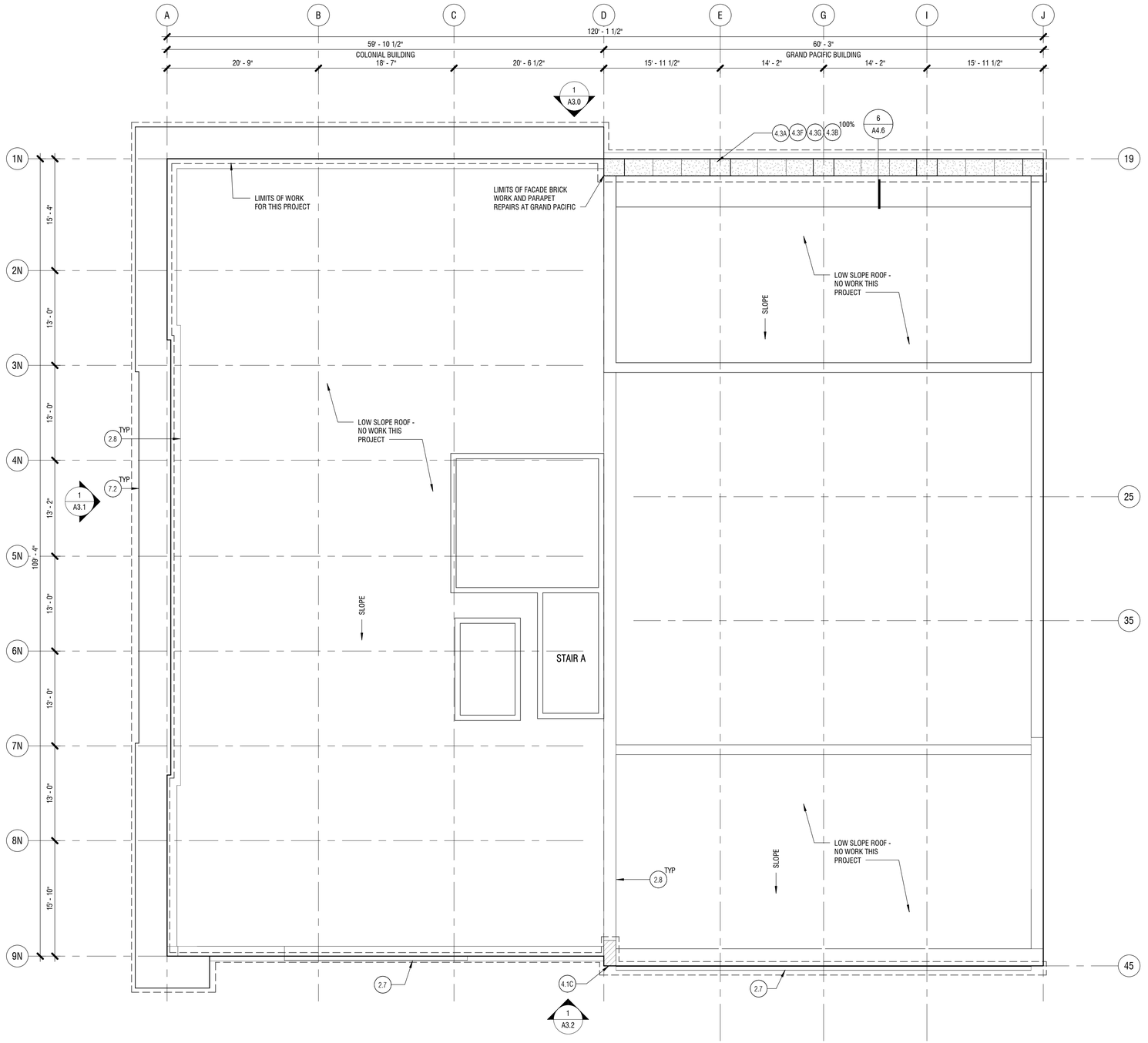

1 ROOF PLAN
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.7	(E) METAL GUTTER: PROTECT
2.8	(E) METAL PARAPET COPING: PROTECT
4.1C	(E) BRICK MASONRY: REMOVE AND REBUILD CORBELLED PARAPET END
4.3A	(E) SANDSTONE: CLEAN 100%
4.3B	(E) SANDSTONE: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.3F	(E) SANDSTONE: MODIFY COPING TO PROVIDE POSITIVE DRAINAGE AND PROTECT SKYFACING JOINTS
4.3G	(E) SANDSTONE: APPLY LEAVE-ON BIOCIDE, TYP
7.2	(E) SHEET METAL CORNICE: SEAL AND REAFFIX OPENED JOINTS; PREP AND PAINT

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Scale: 1/8" = 1'-0"

Revisions:
No. Date Remarks

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ROOF PLAN
A2.9

2/15/2021 6:43:47 PM

SHKS ARCHITECTS

EAST ELEVATION

WINDOW SCHEDULE

WINDOW ID	WINDOW TYPE	UNIT #	NEW / RESTORED	OPERATION	WIDTH	HEIGHT	U-FACTOR	SHGC	INTERIOR WALL FINISH
(E)	Louvers NIC	-	Not In Scope	Louvers NIC	4' - 9"	4' - 9"			
(E)	Louvers NIC	-	Not In Scope	Louvers NIC	4' - 9"	4' - 9"			
(E)	Fixed NIC	-	Not In Scope	Fixed NIC	2' - 6"	7' - 0"			Brick, Common
E2-1	C - A	211	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-1	C - B	211	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-1	C - D	211	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	Gypsum Wall Board
E2-1	C - C	211	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	Gypsum Wall Board
E2-2	C - A	211	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-2	C - B	211	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-2	C - D	211	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	Gypsum Wall Board
E2-2	C - C	211	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	Gypsum Wall Board
E2-3	C - A	210	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-3	C - B	210	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-3	C - D	210	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-3	C - C	210	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-4	C - A	210	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-4	C - B	210	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-4	C - D	210	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-4	C - C	210	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-5	C - A	209	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-5	C - B	209	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-5	C - D	209	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-5	C - C	209	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-6	C - A	209	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-6	C - B	209	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-6	C - D	209	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-6	C - C	209	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-7	C - A	208	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-7	C - B	208	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-7	C - D	208	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-7	C - C	208	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-8	C - A	208	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-8	C - B	208	New	Fixed Transom	2' - 0 1/4"	2' - 0 1/4"	0.3	0.38	
E2-8	C - D	208	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-8	C - C	208	New	Casement Outswing	2' - 0 1/4"	5' - 3 1/4"	0.28	0.38	
E2-9	F - C	207	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.38	Gypsum Wall Board
E2-9	F - A	207	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.38	Gypsum Wall Board
E2-9	F - B	207	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-10	F - C	207	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.38	Gypsum Wall Board
E2-10	F - A	207	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.38	Gypsum Wall Board
E2-10	F - B	207	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-11	G - A	206	New	Transom Hopper	2' - 0 1/2"	2' - 1"	0.28	0.38	Gypsum Wall Board
E2-11	G - D	206	New	Fixed Transom	1' - 11 3/4"	2' - 1"	0.3	0.38	Gypsum Wall Board
E2-11	G - E	206	New	Fixed	2' - 0 1/2"	6' - 8 1/2"	0.3	0.38	Gypsum Wall Board
E2-11	G - G	206	New	Fixed	2' - 0 1/2"	6' - 8 1/2"	0.3	0.38	Gypsum Wall Board
E2-11	G - B	206	New	Fixed Transom	1' - 7 3/4"	2' - 1"	0.3	0.38	Gypsum Wall Board
E2-11	G - C	206	New	Fixed Transom	1' - 7 3/4"	2' - 1"	0.3	0.38	Gypsum Wall Board
E2-11	G - F	206	New	French Door Pair Inswing	3' - 3 1/2"	6' - 8 1/2"	0.28	0.38	Gypsum Wall Board
E2-12	F - C	206	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.38	Gypsum Wall Board
E2-12	F - A	206	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.38	Gypsum Wall Board
E2-12	F - B	206	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E2-13	F - C	206	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.38	Gypsum Wall Board
E2-13	F - A	206	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.38	Gypsum Wall Board
E2-13	F - B	206	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.38	Gypsum Wall Board
E3-1	B - C	311	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-1	B - B	311	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-1	B - A	311	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	Gypsum Wall Board
E3-2	B - B	311	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-2	B - C	311	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-2	B - A	311	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	Gypsum Wall Board
E3-3	B - B	310	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-3	B - C	310	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-3	B - A	310	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	
E3-4	B - B	310	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-4	B - C	310	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-4	B - A	310	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	
E3-5	B - B	309	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-5	B - C	309	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-5	B - A	309	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	Gypsum Wall Board
E3-6	B - B	309	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-6	B - C	309	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	Gypsum Wall Board
E3-6	B - A	309	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	Gypsum Wall Board
E3-7	B - B	308	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-7	B - C	308	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-7	B - A	308	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	
E3-8	B - B	308	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-8	B - C	308	New	Casement Outswing	2' - 2"	3' - 11"	0.28	0.38	
E3-8	B - A	308	New	Fixed Transom Arched	4' - 4"	2' - 8 1/4"	0.3	0.38	
E3-9	A3	307	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.38	
E3-10	A3	307	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.38	
E3-11	E - B	306	Restored W/ Int Storm	Leaded Glass Fixed Transom	3' - 0"	6' - 0"		0.38	Gypsum Wall Board
E3-11	E - D	306	Restored W/ Int Storm	Leaded Glass Fixed	2' - 1 3/4"	4' - 6 3/4"		0.38	Gypsum Wall Board
E3-11	E - F	306	Restored W/ Int Storm	Leaded Glass Fixed	2' - 1 3/4"	4' - 6 3/4"		0.38	Gypsum Wall Board
E3-11	E - A	306	Restored W/ Int Storm	Leaded Glass Fixed Transom	4' - 0"			0.38	Gypsum Wall Board
E3-11	E - C	306	Restored W/ Int Storm	Leaded Glass Fixed Transom	4' - 0"			0.38	Gypsum Wall Board
E3-11	E - E	306	New	Casement Pair Outswing	3' - 6 1/2"	4' - 6 3/4"	0.28	0.38	Gypsum Wall Board
E3-12	A3	306	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.38	
E3-13	A3	306	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.38	Gypsum Wall Board
E4-1	A1	311	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-2	A1	311	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-3	A1	310	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-4	A1	310	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-5	A1	309	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	Gypsum Wall Board
E4-6	A1	309	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	Gypsum Wall Board
E4-7	A1	308	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-8	A1	308	New	Double Hung	3' - 1 1/4"	7' - 2"	0.28	0.38	
E4-9	A2	407	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.38	
E4-10	A2	407	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.38	
E4-11	D - C	406	New	Double Hung	1' - 7"	5' - 5"	0.28	0.38	Gypsum Wall Board
E4-11	D - A	406	New	Double Hung	1' - 7"	5' - 5"	0.28	0.38	Gypsum Wall Board
E4-11	D - B	406	New	Double Hung	3' - 11 1/4"	5' - 5"	0.28	0.38	Gypsum Wall Board
E4-12	A2	406	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.38	Gypsum Wall Board
E4-13	A2	406	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.38	Gypsum Wall Board

NORTH ELEVATION

WINDOW SCHEDULE

WINDOW ID	WINDOW TYPE	UNIT #	NEW / RESTORED	OPERATION	WIDTH	HEIGHT	U-FACTOR	SHGC	INTERIOR WALL FINISH
N1-1	H	COMM	New	Fixed	3' - 11"	4' - 6"	0.3	0.51	Brick, Common
N1-2	H	COMM	New	Fixed	3' - 11"	4' - 6"	0.3	0.51	Brick, Common
N1-3	I - A	COMM	New	Fixed	2' - 9"	4' - 6"	0.3	0.51	Brick, Common
N1-3	I - B	COMM	New	Fixed	2' - 9"	4' - 6"	0.3	0.51	Brick, Common
N1-3	I - C	COMM	New	Fixed	2' - 9"	4' - 6"	0.3	0.51	Brick, Common
N1-4	H	COMM	New	Fixed	3' - 11"	4' - 6"	0.3	0.51	Brick, Common
N1-5	H	COMM	New	Fixed	3' - 11"	4' - 6"	0.3	0.51	Brick, Common
N2-1	F - A	206	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Gypsum Wall Board
N2-1	F - B	206	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Gypsum Wall Board
N2-1	F - C	206	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Gypsum Wall Board
N2-2	F - A	206	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Gypsum Wall Board
N2-2	F - B	206	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Gypsum Wall Board
N2-2	F - C	206	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Gypsum Wall Board
N2-3	F - A	205	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Brick, Common
N2-3	F - B	205	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Brick, Common
N2-3	F - C	205	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Brick, Common
N2-4	F - A	205	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Brick, Common
N2-4	F - B	205	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Brick, Common
N2-4	F - C	205	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Brick, Common
N2-5	G - A	204	New	Transom Hopper	2' - 0 1/2"	2' - 1"	0.28	0.51	Gypsum Wall Board
N2-5	G - D	204	New	Fixed Transom	1' - 11 3/4"	2' - 1"	0.3	0.51	Gypsum Wall Board
N2-5	G - B	204	New	Fixed Transom	1' - 7 3/4"	2' - 1"	0.3	0.51	Gypsum Wall Board
N2-5	G - C	204	New	Fixed Transom	1' - 7 3/4"	2' - 1"	0.3	0.51	Gypsum Wall Board
N2-5	G - E	204	New	Fixed	2' - 0 1/2"	6' - 8 1/2"	0.3	0.51	Gypsum Wall Board
N2-5	G - G	204	New	Fixed	2' - 0 1/2"	6' - 8 1/2"	0.3	0.51	Gypsum Wall Board
N2-5	G - F	204	New	French Door Pair Inswing	3' - 3 1/2"	6' - 8 1/2"	0.28	0.51	Gypsum Wall Board
N2-6	F - A	203	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Gypsum Wall Board
N2-6	F - B	203	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Gypsum Wall Board
N2-6	F - C	203	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Gypsum Wall Board
N2-7	F - A	203	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	Gypsum Wall Board
N2-7	F - B	203	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	Gypsum Wall Board
N2-7	F - C	203	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	Gypsum Wall Board
N2-8	F - A	202	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	
N2-8	F - B	202	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	
N2-8	F - C	202	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	
N2-9	F - A	202	New	Transom Hopper	1' - 11 3/4"	2' - 0 1/4"	0.28	0.51	
N2-9	F - B	202	New	Fixed Transom	1' - 11 3/4"	2' - 0 1/4"	0.3	0.51	
N2-9	F - C	202	New	French Door Pair Inswing	4' - 0 1/4"	6' - 7 1/4"	0.28	0.51	
N3-1	A3	306	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-2	A3	306	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-3	A3	305	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-4	A3	305	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-5	E - D	304	Restored W/ Int Storm	Leaded Glass Fixed	2' - 1 3/4"	4' - 6 3/4"		0.51	
N3-5	E - F	304	Restored W/ Int Storm	Leaded Glass Fixed	2' - 1 3/4"	4' - 6 3/4"		0.51	
N3-5	E - B	304	Restored W/ Int Storm	Leaded Glass Fixed Transom	3' - 0"	6' - 0"		0.51	
N3-5	E - A	304	Restored W/ Int Storm	Leaded Glass Fixed Transom	4' - 0"			0.51	
N3-5	E - C	304	Restored W/ Int Storm	Leaded Glass Fixed Transom	4' - 0"			0.51	
N3-5	E - E	304	New	Casement Pair Outswing	3' - 6 1/2"	4' - 6 3/4"	0.28	0.51	
N3-6	A3	303	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-7	A3	303	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	
N3-8	A3	302	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	Gypsum Wall Board
N3-9	A3	302	New	Double Hung	4' - 1 1/2"	6' - 7"	0.28	0.51	Gypsum Wall Board
N4-1	A2	406	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	Gypsum Wall Board
N4-2	A2	406	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	Gypsum Wall Board
N4-3	A2	405	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	
N4-4	A2	405	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	
N4-5	D - C	404	New	Double Hung	1' - 7"	5' - 5"	0.28	0.51	
N4-5	D - B	404	New	Double Hung	3' - 11 1/4"	5' - 5"	0.28	0.51	
N4-5	D - A	404	New	Double Hung	1' - 7"	5' - 5"	0.28	0.51	
N4-6	A2	403	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	
N4-7	A2	403	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	Gypsum Wall Board
N4-8	A2	402	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	Gypsum Wall Board
N4-9	A2	402	New	Double Hung	3' - 11"	5' - 5 1/2"	0.28	0.51	Gypsum Wall Board
NM-1	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NM-2	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NM-3	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-4	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-5	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-6	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-7	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-8	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NM-9	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NP-1	K	COMM	New	Fixed w/ Mullion Archtop	4' - 6"	2' - 9"	0.3	0.51	Brick, Common
NP-2	K	COMM	New	Fixed w/ Mullion Archtop	4' - 6"	2' - 9"	0.3	0.51	Brick, Common
NP-3	K	COMM	New	Fixed w/ Mullion Archtop	4' - 6"	2' - 9"	0.3	0.51	Brick, Common
NP-4	K	COMM	New	Fixed w/ Mullion Archtop	4' - 6"	2' - 9"	0.3	0.51	Brick, Common
NX-1	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NX-3	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	Brick, Common
NX-4	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NX-5	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NX-6	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NX-7	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NX-8	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	
NX-9	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.51	

WEST ELEVATION

WINDOW SCHEDULE

WINDOW ID	WINDOW TYPE	UNIT #	NEW / RESTORED	OPERATION	WIDTH	HEIGHT	U-FACTOR	SHGC	INTERIOR WALL FINISH
W1-1	M	COMM	New	Double Hung Archtop w/ Fixed Transom	1' - 4"	2' - 0"	0.28	0.38	
W1-2	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W1-3	M	COMM	New	Double Hung Archtop w/ Fixed Transom	1' - 4"	2' - 0"	0.28	0.38	
W1-4	M	COMM	New	Double Hung Archtop w/ Fixed Transom	1' - 4"	2' - 0"	0.28	0.38	
W1-5	N	COMM	New	Fixed Archtop	3' - 0"	4' - 0"	0.3	0.38	
W1-6	M	COMM	New	Double Hung Archtop w/ Fixed Transom	1' - 4"	2' - 0"	0.28	0.38	
W1-7	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-8	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-9	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-10	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-11	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-12	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-13	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W1-14	J3	COMM	New	Double Hung Archtop	3' - 6"	8' - 6"	0.28	0.38	
W2-1	J1	202	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W2-2	L2	202	New		2' - 5 1/4"	7' - 9"		0.38	
W2-3	J1	202	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W2-4	J1	202	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W2-5	L2	201	New		2' - 5 1/4"	7' - 9"		0.38	
W2-6	J1	201	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W2-7	J2	215	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
W2-8	J2	215	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
W2-9	J2	214	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W2-10	J2	214	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W2-11	J2	213	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Wood Paneling
W2-12	J2	213	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Wood Paneling
W2-13	J2	212	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W2-14	J2	212	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-1	J1	302	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W3-2	L2	302	New		2' - 5 1/4"	7' - 9"		0.38	Gypsum Wall Board
W3-3	J1	302	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W3-4	J1	302	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W3-5	L2	301	New		2' - 5 1/4"	7' - 9"		0.38	Gypsum Wall Board
W3-6	J1	301	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W3-7	J2	315	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-8	J2	315	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-9	J2	314	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-10	J2	314	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-11	J2	313	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-12	J2	313	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W3-13	J2	312	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
W3-14	J2	312	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
W4-1	J1	402	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W4-2	L1	402	New		2' - 5"	5' - 5"		0.38	Gypsum Wall Board
W4-3	J1	402	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W4-4	J1	402	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Gypsum Wall Board
W4-5	L1	401	New		2' - 5"	5' - 5"		0.38	
W4-6	J1	401	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
W4-7	J2	315	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-8	J2	315	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-9	J2	314	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-10	J2	314	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-11	J2	313	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-12	J2	313	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	
W4-13	J2	312	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
W4-14	J2	312	New	Double Hung Archtop	3' - 2"	6' - 9 1/2"	0.28	0.38	Gypsum Wall Board
WM-1	A4	A4	New	Double Hung	4' - 6"	4' - 9"	0.28	0.38	Brick, Common
WM-2	A4	A4	New	Double Hung	4' - 6"	4' - 9"	0.28	0.38	Brick, Common
WM-3	A4	A4	New	Double Hung	4' - 6"	4' - 9"	0.28	0.38	Brick, Common
WM-4	A4	A4	New	Double Hung	4' - 6"	4' - 9"	0.28	0.38	Brick, Common
WP-1	O	COMM	New	Casement Hopper Archtop	4' - 6"	4' - 6"	0.28	0.38	
WP-2	A5	COMM	New	Double Hung	5' - 3"	7' - 9"	0.28	0.38	
WP-3	A5	COMM	New	Double Hung	5' - 3"	7' - 9"	0.28	0.38	
WP-4	O	COMM	New	Casement Hopper Archtop	4' - 6"	4' - 6"	0.28	0.38	
WX-1	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-2	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-3	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-4	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-5	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-6	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	Brick, Common
WX-7	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
WX-8	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
WX-9	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	
WX-10	J1	COMM	New	Double Hung Archtop	4' - 2 1/4"	6' - 5 1/2"	0.28	0.38	

WINDOW BASIS OF DESIGN

DOUBLE HUNG: MARVIN WINDOWS ALUMINUM CLAD ULTIMATE DOUBLE HUNG INSERT

CASEMENT: MARVIN WINDOWS ALUMINUM CLAD NARROW FRAME CASEMENT

FIXED: MARVIN WINDOWS ALUMINUM CLAD NARROW FRAME CASEMENT

HOPPER: TBD

FRENCH DOOR INSWING: MARVING WINDOWS ALUMINUM CLAD ULTIMATE INSWING FRENCH DOOR

LEADED FIXED: RESTORED SASH W/ INTERIOR STORM SASH BY INDOW WINDOW

WINDOW NOTES

1. FIELD VERIFY ALL EXISTING OPENINGS
2. SEE SHEET A2.11 FOR WINDOW SCOPE TREATMENTS
3. NEW FENESTRATION PRODUCTS SHALL BE LABELED AND CERTIFIED PER NFRC 100 AND 200
4. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
5. WHERE WINDOW SILL HEIGHT ABOVE FINISHED GRADE ON THE EXTERIOR SIDE OF AN OPERABLE WINDOW OPENING IS GREATER THAN 72 INCHES, AND THE SILL HEIGHT ABOVE THE FINISHED FLOOR ON THE INTERIOR SIDE OF THE OPERABLE WINDOW OPENING IS LESS THAN 36 INCHES, THE WINDOW SHALL BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.

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Revisions:
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SCHEDULES

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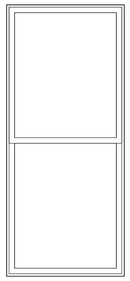
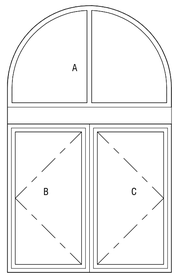


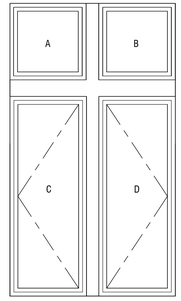
DOUBLE HUNG

1 WINDOW TYPE A1-A5
1/2" = 1'-0"



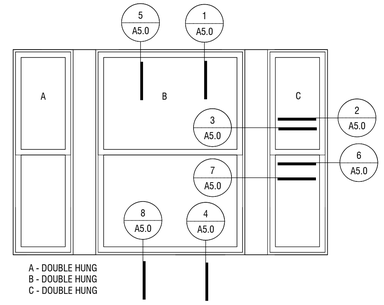
A - FIXED ARCHTOP
B - CASEMENT
C - CASEMENT

2 WINDOW TYPE B
1/2" = 1'-0"



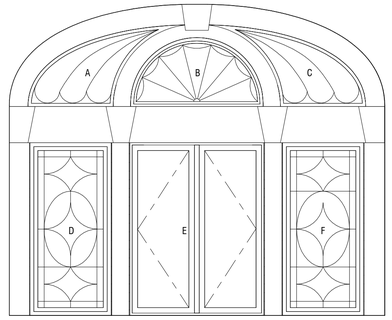
A - FIXED TRANSOM
B- FIXED TRANSOM
C - CASEMENT
D - CASEMENT

3 WINDOW TYPE C
1/2" = 1'-0"



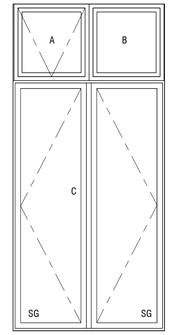
A - DOUBLE HUNG
B - DOUBLE HUNG
C - DOUBLE HUNG

4 WINDOW TYPE D
1/2" = 1'-0"



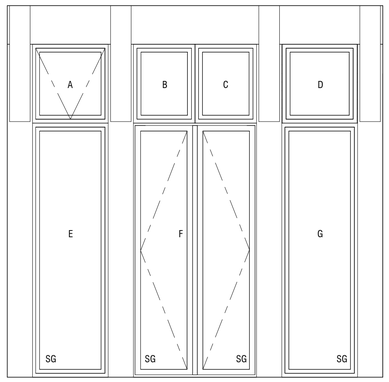
A - FIXED ARCH LEADED GLASS - RESTORE
B- FIXED ARCH LEADED GLASS - RESTORE
C - FIXED ARCH LEADED GLASS - RESTORE
D - FIXED LEADED GLASS - RESTORE
E - CASEMENT PAIR
F - FIXED LEADED GLASS - RESTORE

5 WINDOW TYPE E
1/2" = 1'-0"



A - HOPPER TRANSOM
B- FIXED TRANSOM
C - CASEMENT PAIR

6 WINDOW TYPE F
1/2" = 1'-0"



A - HOPPER TRANSOM
B- FIXED TRANSOM
C - FIXED TRANSOM
D - FIXED TRANSOM
E - FIXED
F - CASEMENT PAIR
G - FIXED

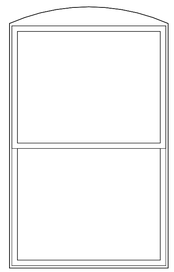
7 WINDOW TYPE G
1/2" = 1'-0"

FIXED

8 WINDOW TYPE H
1/2" = 1'-0"

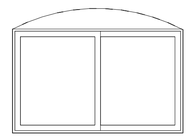
A - FIXED
B - FIXED
C - FIXED

9 WINDOW TYPE I
1/2" = 1'-0"



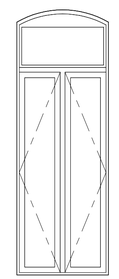
DOUBLE HUNG WITH ARCH TOP

10 WINDOW TYPE J1-J3
1/2" = 1'-0"



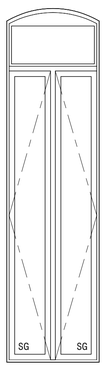
FIXED WITH ARCH TOP

11 WINDOW TYPE K
1/2" = 1'-0"



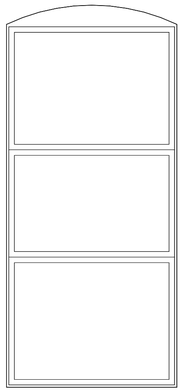
FIXED TRANSOM WITH
ARCH TOP OVER
CASEMENT PAIR

12 WINDOW TYPE L1
1/2" = 1'-0"



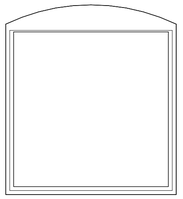
FIXED TRANSOM WITH
ARCH TOP OVER
CASEMENT PAIR

13 WINDOW TYPE L2
1/2" = 1'-0"



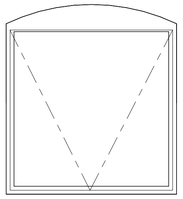
FIXED TRANSOM WITH ARCH TOP OVER
DOUBLE HUNG

14 WINDOW TYPE M
1/2" = 1'-0"



FIXED WITH ARCH TOP

15 WINDOW TYPE N
1/2" = 1'-0"



HOPPER WITH ARCH TOP

16 WINDOW TYPE O
1/2" = 1'-0"

WINDOW SCOPE TREATMENTS

TYPICAL WINDOW SCOPE (ALL TYPES, UNO)
1. REMOVE (E) PERIMETER SEALANT
2. REMOVE (E) WOOD SASH OR DOOR LEAF, HARDWARE, AND WEATHERSTRIPPING U.N.O.
3. RETAIN (E) WOOD FRAME, SILL AND TRIM. INSPECT FOR ROT AND DETERIORATION
4. PATCH (E) FASTENER HOLES, REPAIR ROT AND DAMAGE TO FRAME, SILL AND TRIM WITH APPROVED WOOD RESTORATION MATERIALS
5. PREP AND PAINT FRAME, SILL AND TRIM
6. INSTALL NEW PERIMETER SEALANT
7. INSTALL NEW SASH AND FRAME OR DOOR LEAF AS INDICATED
8. PAINT SASH INTERIOR

WINDOW SCOPE AT JULIET BALCONIES (TYPES F & G)
1. REMOVE (E) PERIMETER SEALANT
2. REMOVE (E) WOOD SASH, HARDWARE, AND WEATHERSTRIPPING U.N.O.
3. REMOVE AND SALVAGE (E) WOOD FRAME, SILL AND TRIM AS REQUIRED TO INSTALL JULIET BALCONY. INSPECT FOR ROT AND DETERIORATION
4. PATCH (E) FASTENER HOLES, REPAIR ROT AND DAMAGE TO FRAME, SILL AND TRIM WITH WOOD RESTORATION MATERIALS. MODIFY FRAME AS REQUIRED TO INSTALL JULIET BALCONY ATTACHMENTS
5. REINSTALL (E) FRAME, SILL AND TRIM
6. PREP AND PAINT FRAME, SILL AND TRIM
7. INSTALL NEW PERIMETER SEALANT
8. INSTALL NEW SASH AND FRAME OR DOOR LEAF AS INDICATED
9. PAINT SASH INTERIOR

LEADED GLASS WOOD WINDOW SCOPE (TYPE E)
1. REMOVE (E) PERIMETER SEALANT
2. RETAIN (E) WOOD SASH. INSPECT FOR LOOSE OR DAMAGED LEAD CAMING AND GLASS, RESTORE AS REQUIRED
3. RETAIN (E) WOOD FRAME AND TRIM. INSPECT (E) WOOD FRAME, SILL SASH AND TRIM FOR ROT AND DETERIORATION
4. REPAIR ROT AND DAMAGE TO (E) WOOD FRAME, SILL, SASH AND TRIM WITH WOOD RESTORATION MATERIALS
5. PREP AND PAINT (E) WOOD FRAME, SASH, SILL AND TRIM
6. INSTALL NEW PERIMETER SEALANT
7. PAINT SASH INTERIOR
8. INSTALL NEW INTERIOR STORM SASH PANEL

LEGEND
SG SAFETY GLASS

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No. Date Remarks

WINDOW TYPES
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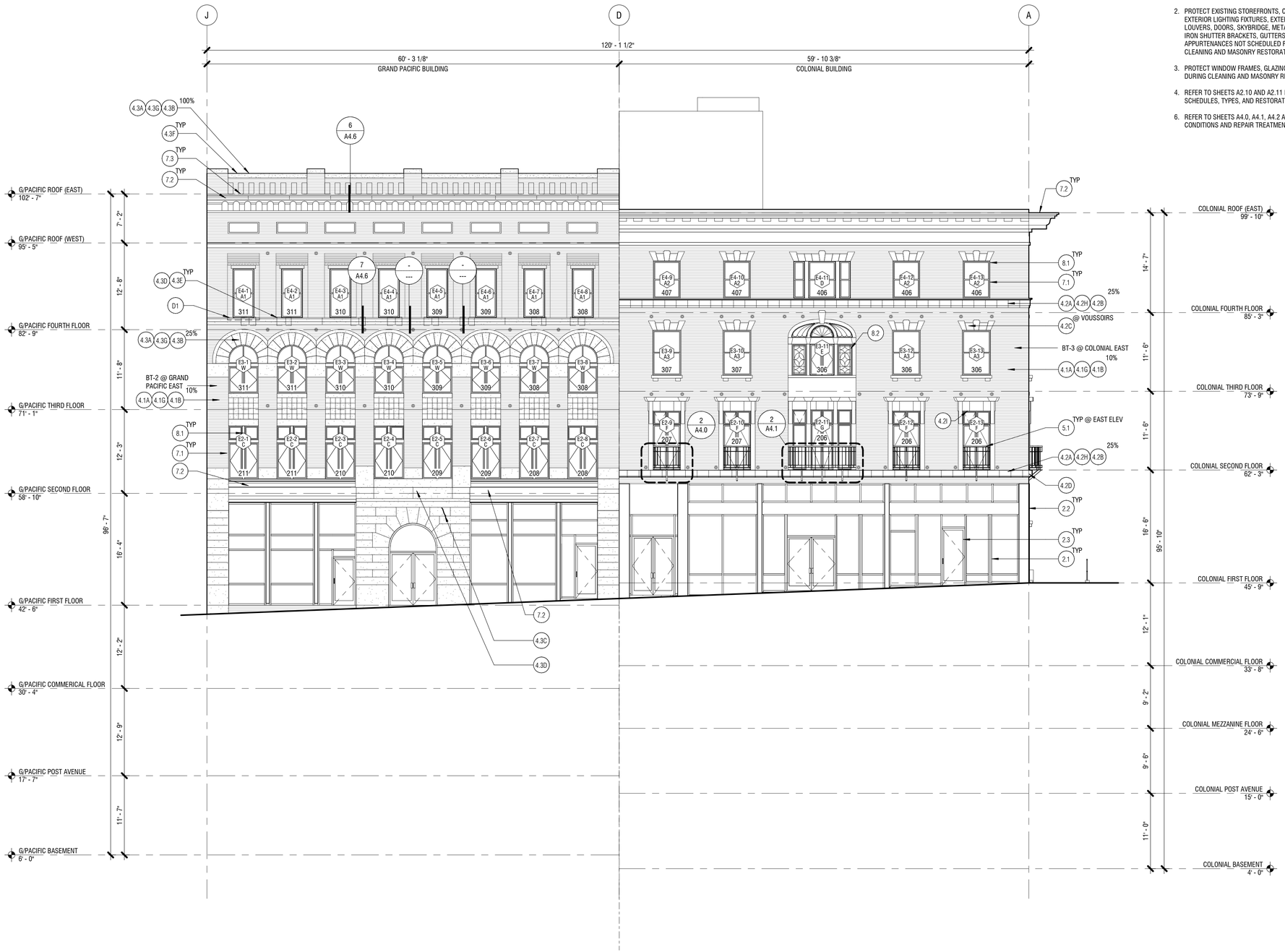

1 EAST ELEVATION
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

ELEVATION NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING STOREFRONTS, CAST IRON COLUMNS, EXTERIOR LIGHTING FIXTURES, EXTERIOR SIGNAGE, LOUVERS, DOORS, SKYBRIDGE, METAL ROSETTES, CAST IRON SHUTTER BRACKETS, GUTTERS AND OTHER APPURTENANCES NOT SCHEDULED FOR WORK DURING CLEANING AND MASONRY RESTORATION, TYP.
3. PROTECT WINDOW FRAMES, GLAZING AND BALCONIES DURING CLEANING AND MASONRY RESTORATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.1	(E) STOREFRONT: PROTECT, TYP
2.2	(E) CAST IRON COLUMN: PROTECT, TYP
2.3	(E) ENTRY DOOR: PROTECT, TYP
4.1A	(E) BRICK MASONRY: CLEAN 100%
4.1B	(E) BRICK MASONRY: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.1G	(E) BRICK MASONRY: APPLY LEAVE-ON BIOCIDE, TYP
4.2A	(E) TERRA COTTA: CLEAN 100%
4.2B	(E) TERRA COTTA: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.2C	(E) TERRA COTTA: CLEAN ORANGE BIOLOGICAL GROWTH
4.2D	(E) TERRA COTTA: REPAIR CRACK WITH REPAIR MATERIALS
4.2H	(E) TERRA COTTA: APPLY LEAVE-ON BIOCIDE, TYP
4.2I	(E) TERRA COTTA: REPAIR SOFFIT AT DAMAGED AREA PER DETAILS & REMOVE TIMBER SHORING
4.3A	(E) SANDSTONE: CLEAN 100%
4.3B	(E) SANDSTONE: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.3C	(E) SANDSTONE: REPAIR CRACK WITH REPAIR MATERIALS
4.3D	(E) SANDSTONE: REPAIR / RESTORE ERODED AREA WITH RESTORATION MATERIALS
4.3E	(E) SANDSTONE: INSTALL LEAD TEE WEATHERCAPS AT SKYFACING JOINTS, TYP
4.3F	(E) SANDSTONE: MODIFY COPING TO PROVIDE POSITIVE DRAINAGE AND PROTECT SKYFACING JOINTS
4.3G	(E) SANDSTONE: APPLY LEAVE-ON BIOCIDE, TYP
5.1	(E) JULIET BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
7.1	(E) PERIMETER SEALANT: REMOVE AND REPLACE AT MASONRY OPENING, TYP
7.2	(E) SHEET METAL CORNICE: SEAL AND REAFFIX OPENED JOINTS; PREP AND PAINT
7.3	(E) SHEET METAL CORNICE: REMOVE AND REPLACE (E) REGLET SEALANTS, TYP
8.1	(E) WOOD WINDOW AND FRAME: SEE SHEETS A2.10 AND A2.11 FOR SCOPE
8.2	(E) LEADED GLASS WOOD WINDOW: RESTORE PER DETAILS
D1	REMOVE (E) METAL FLASHING

ELEVATION MATERIAL LEGEND

SANDSTONE
CONCRETE
BRICK
PARGE
TERRA COTTA
CERAMIC TILE

BRICK TYPE LEGEND

BT-1 - BRICK TYPE 1: RED COMMON BRICK
BT-2 - BRICK TYPE 2: RED PRESSED BRICK
BT-3 - BRICK TYPE 3: TAN PRESSED BRICK

SYMBOL LEGEND

WINDOW
WINDOW MARK (E2-4 C)
WINDOW TYPE
UNIT # (210)

SEE WINDOW SCHEDULE ON SHEET A2.10 AND WINDOW TYPES ONSHEET A2.11

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MATTHEW INPANBUTR
STATE OF WASHINGTON

THE COLONIAL GRAND PACIFIC

FACADE REPAIRS

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EAST ELEVATION (FIRST AVENUE)

A3.0

2/15/2021 6:43:55 PM

1 NORTH ELEVATION
1/8" = 1'-0"

0 1' 2' 4' 8' 12'

ELEVATION NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING STOREFRONTS, CAST IRON COLUMNS, EXTERIOR LIGHTING FIXTURES, EXTERIOR SIGNAGE, LOUVERS, DOORS, SKYBRIDGE, METAL ROSETTES, CAST IRON SHUTTER BRACKETS, GUTTERS AND OTHER APPURTENANCES NOT SCHEDULED FOR WORK DURING CLEANING AND MASONRY RESTORATION, TYP.
3. PROTECT WINDOW FRAMES, GLAZING AND BALCONIES DURING CLEANING AND MASONRY RESTORATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.1	(E) STOREFRONT: PROTECT, TYP
2.2	(E) CAST IRON COLUMN: PROTECT, TYP
2.4	(E) CONC STAIR: PROTECT
2.5	(E) METAL HANDRAIL: PROTECT
4.1A	(E) BRICK MASONRY: CLEAN 100%
4.1B	(E) BRICK MASONRY: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.1G	(E) BRICK MASONRY: APPLY LEAVE-ON BIOCIDE, TYP
4.2A	(E) TERRA COTTA: CLEAN 100%
4.2B	(E) TERRA COTTA: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.2C	(E) TERRA COTTA: CLEAN ORANGE BIOLOGICAL GROWTH
4.2H	(E) TERRA COTTA: APPLY LEAVE-ON BIOCIDE, TYP
4.2I	(E) TERRA COTTA: REPAIR SOFFIT AT DAMAGED AREA PER DETAILS & REMOVE TIMBER SHORING
5.1	(E) JULIET BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
7.1	(E) PERIMETER SEALANT: REMOVE AND REPLACE AT MASONRY OPENING, TYP
7.2	(E) SHEET METAL CORNICE: SEAL AND REAFFIX OPENED JOINTS; PREP AND PAINT
8.1	(E) WOOD WINDOW AND FRAME: SEE SHEETS A2.10 AND A2.11 FOR SCOPE
8.2	(E) LEADED GLASS WOOD WINDOW: RESTORE PER DETAILS
8.3	(E) METAL WINDOW GRILLE: REMOVE, SALVAGE AND REINSTALL AFTER WINDOW REPLACEMENT; PREP AND PAINT
9.4	PREP AND PAINT (E) CONCRETE SHEAR WALL
9.7	(E) CEMENTITIOUS PARGING: REPAIR DELAMINATION / MISSING MATERIAL
9.8	(E) CERAMIC TILE CLADDING: REPLACE CRACKED TILES IN-KIND

ELEVATION MATERIAL LEGEND

SANDSTONE
CONCRETE
BRICK
PARGE
TERRA COTTA
CERAMIC TILE

BRICK TYPE LEGEND

BT-1 - BRICK TYPE 1: RED COMMON BRICK
BT-2 - BRICK TYPE 2: RED PRESSED BRICK
BT-3 - BRICK TYPE 3: TAN PRESSED BRICK

SYMBOL LEGEND

WINDOW
WINDOW MARK
WINDOW TYPE
UNIT #
SEE WINDOW SCHEDULE ON SHEET A2.10 AND WINDOW TYPES ONSHEET A2.11

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NORTH ELEVATION (SENECA STREET)

A3.1

2/15/2021 6:44:01 PM

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

0 1' 2' 4' 8' 12'

ELEVATION NOTES:

1. PROTECT LANDSCAPING, SIDEWALKS, AND SITE, TYP.
2. PROTECT EXISTING STOREFRONTS, CAST IRON COLUMNS, EXTERIOR LIGHTING FIXTURES, EXTERIOR SIGNAGE, LOUVERS, DOORS, SKYBRIDGE, METAL ROSETTES, CAST IRON SHUTTER BRACKETS, GUTTERS AND OTHER APPURTENANCES NOT SCHEDULED FOR WORK DURING CLEANING AND MASONRY RESTORATION, TYP.
3. PROTECT WINDOW FRAMES, GLAZING AND BALCONIES DURING CLEANING AND MASONRY RESTORATION, TYP.
4. REFER TO SHEETS A2.10 AND A2.11 FOR WINDOW SCHEDULES, TYPES, AND RESTORATION SCOPE OF WORK.
6. REFER TO SHEETS A4.0, A4.1, A4.2 AND A4.3 FOR BALCONY CONDITIONS AND REPAIR TREATMENTS.

KEYNOTE LEGEND

MARK	KEYNOTE TEXT
2.3	(E) ENTRY DOOR: PROTECT, TYP
2.6	(E) METAL DOWNSPOUT: REMOVE, SALVAGE AND REINSTALL AS REQ'D FOR MASONRY WORK
2.7	(E) METAL GUTTER: PROTECT
2.9	(E) GAS LINE: PROTECT
4.1A	(E) BRICK MASONRY: CLEAN 100%
4.1B	(E) BRICK MASONRY: REPOINT (SEE KEYNOTE AREA FOR ASSUMED %)
4.1C	(E) BRICK MASONRY: REMOVE AND REBUILD CORBELLED PARAPET END
4.1D	(E) BRICK MASONRY: REPAIR (E) CRACK BY BRICK REPLACEMENT AND REPOINTING
4.1G	(E) BRICK MASONRY: APPLY LEAVE-ON BIOCIDE, TYP
5.2	(E) STEEL BALCONY: REMOVE, RESTORE, MODIFY PER DETAILS, PREP AND PAINT, AND REINSTALL
5.3	(E) STEEL PLANT BALCONY: REMOVE, RESTORE, PREP AND PAINT, AND REINSTALL
7.1	(E) PERIMETER SEALANT: REMOVE AND REPLACE AT MASONRY OPENING, TYP
7.2	(E) SHEET METAL CORNICE: SEAL AND REAFFIX OPENED JOINTS; PREP AND PAINT
8.1	(E) WOOD WINDOW AND FRAME: SEE SHEETS A2.10 AND A2.11 FOR SCOPE
9.4	PREP AND PAINT (E) CONCRETE SHEAR WALL
9.5	PREP AND PAINT (E) METAL PLANT GUARD
9.6	(E) CEMENTITIOUS PARGING: REPAIR CRACK

ELEVATION MATERIAL LEGEND

SANDSTONE
CONCRETE
BRICK
PARGE
TERRA COTTA
CERAMIC TILE

BRICK TYPE LEGEND

BT-1 - BRICK TYPE 1: RED COMMON BRICK
BT-2 - BRICK TYPE 2: RED PRESSED BRICK
BT-3 - BRICK TYPE 3: TAN PRESSED BRICK

SYMBOL LEGEND

WINDOW
WINDOW MARK
WINDOW TYPE
UNIT #
SEE WINDOW SCHEDULE ON SHEET A2.10 AND WINDOW TYPES ONSHEET A2.11

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WEST ELEVATION (POST AVENUE)

A3.2

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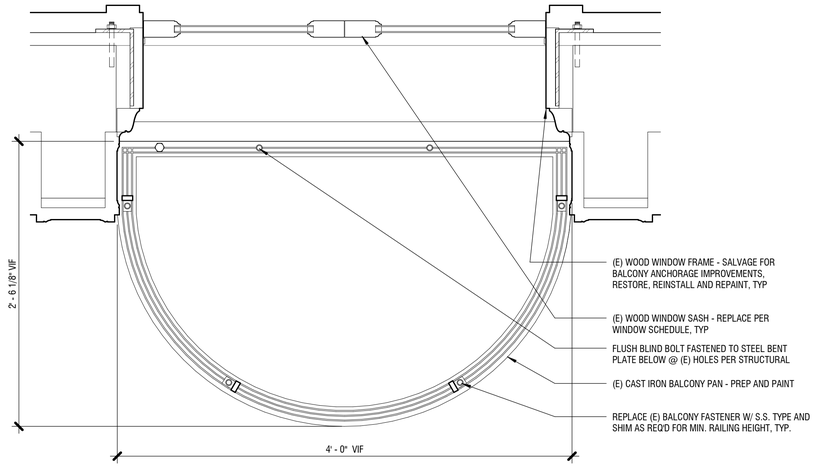
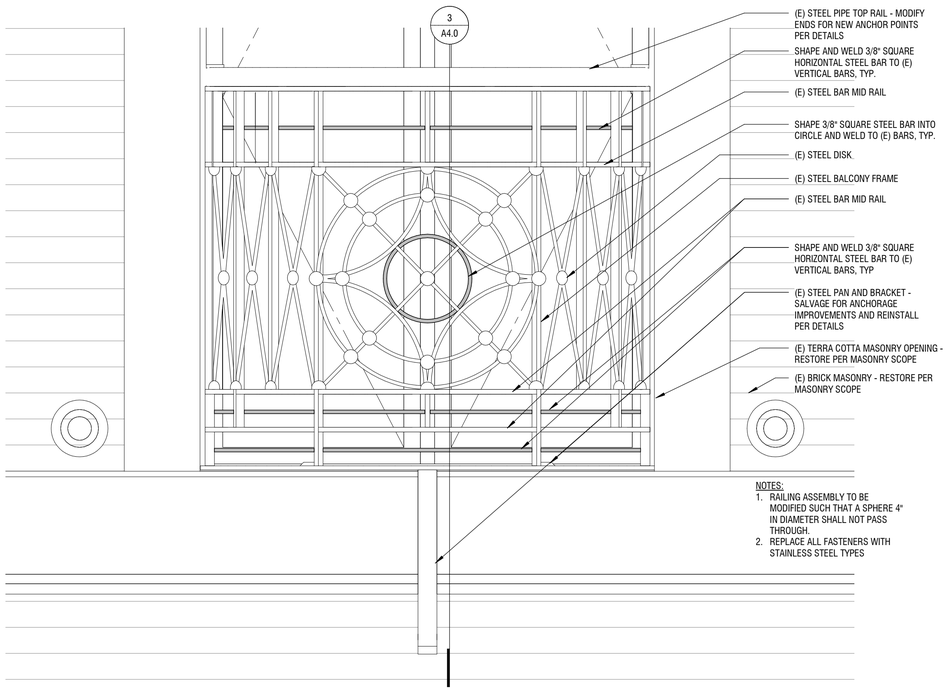
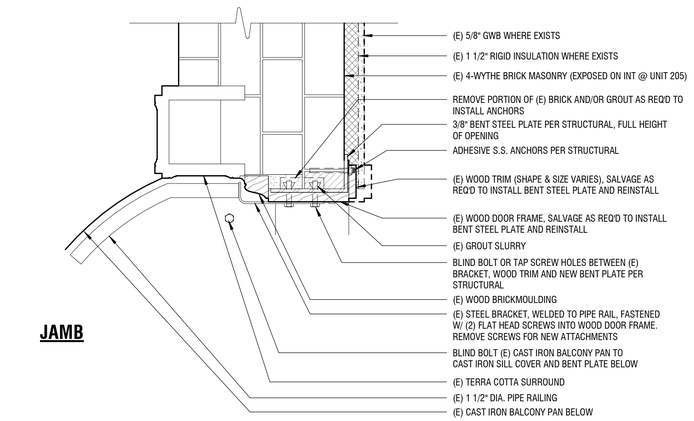


1 TYPE 1A BALCONY PLAN
1 1/2" = 1'-0"

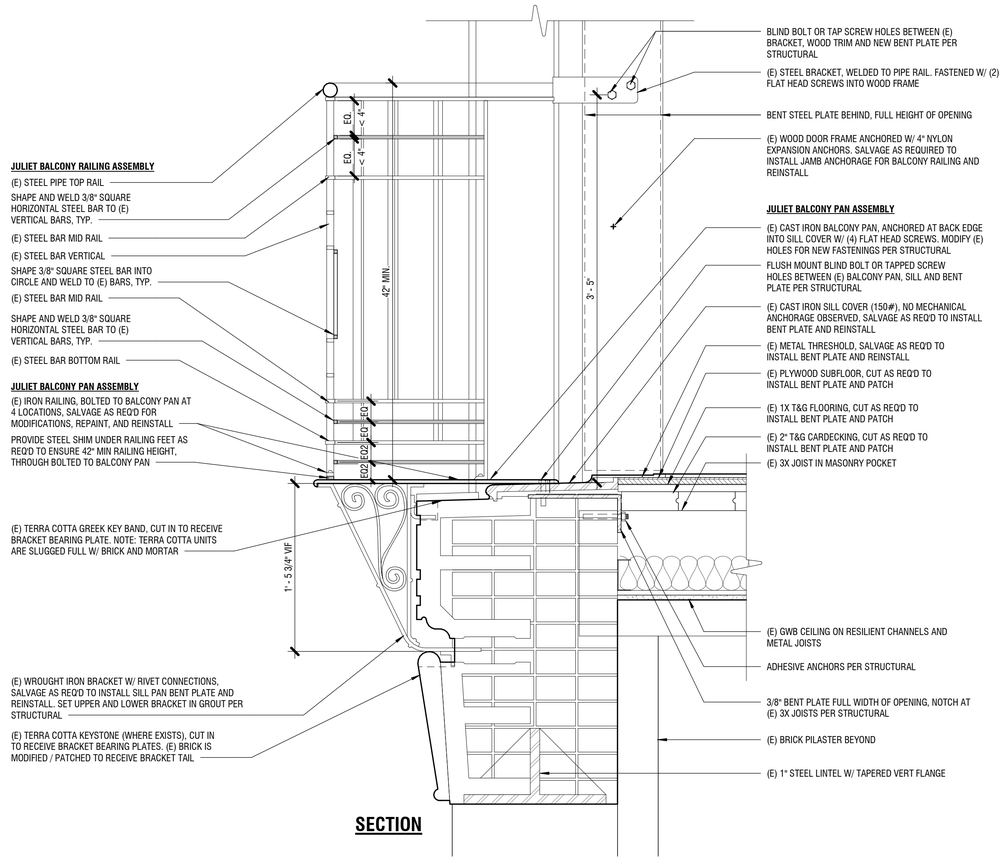


NOTES:
1. RAILING ASSEMBLY TO BE MODIFIED SUCH THAT A SPHERE 4" IN DIAMETER SHALL NOT PASS THROUGH.
2. REPLACE ALL FASTENERS WITH STAINLESS STEEL TYPES

2 JULIET BALCONY TYPE 1A ELEVATION
1 1/2" = 1'-0"



JAMB



SECTION

3 JULIET BALCONY TYPE 1A / WINDOW TYPE F DETAILS
1 1/2" = 1'-0"

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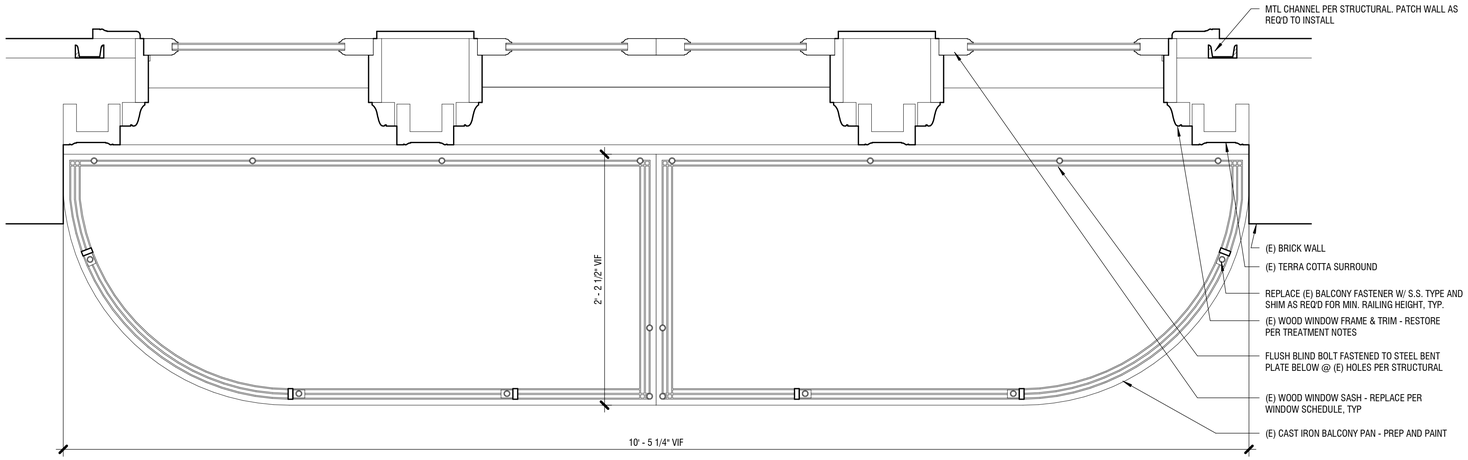
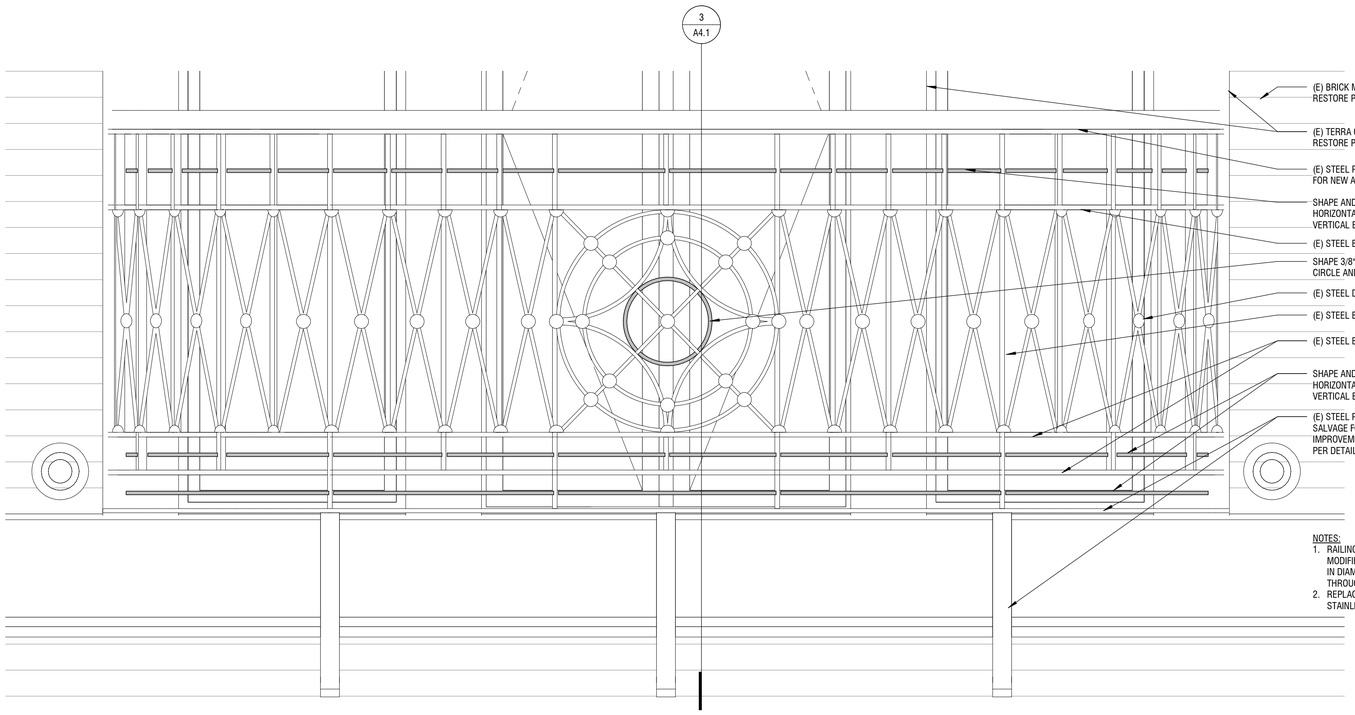
BALCONY TYPE 1A DETAILS

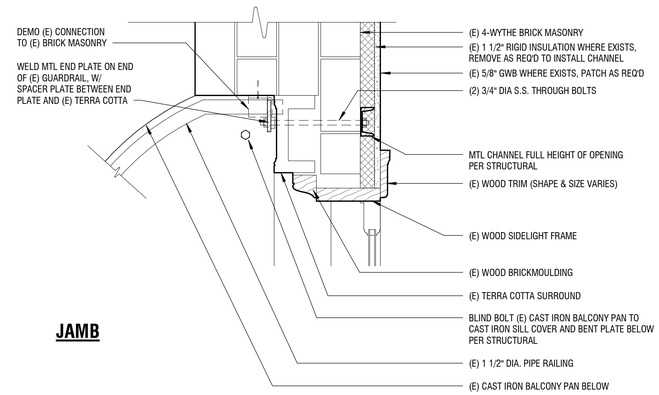
A4.0



1 TYPE 2A BALCONY PLAN
1 1/2" = 1'-0"



2 JULIET BALCONY TYPE 2A ELEVATION
1 1/2" = 1'-0"



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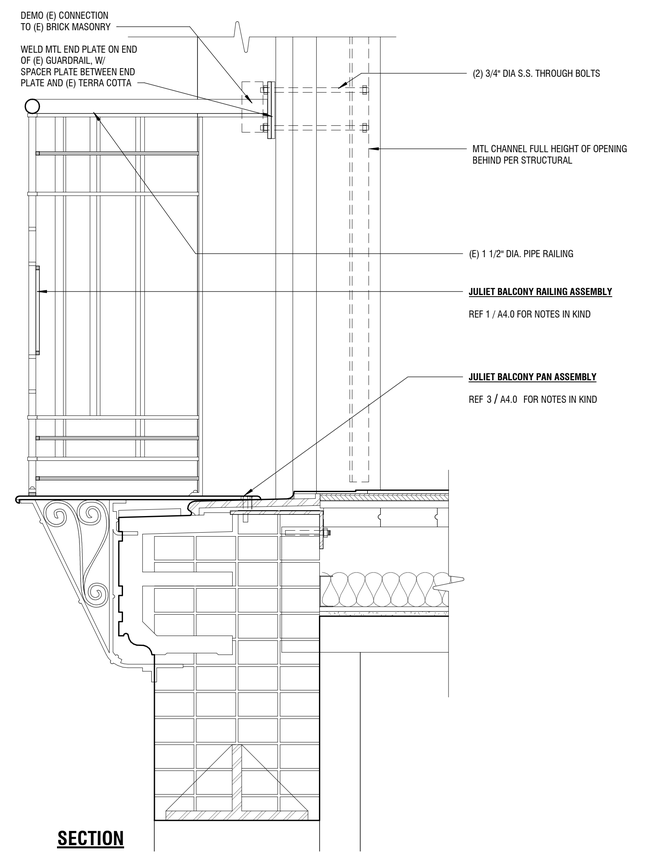

SECTION

3 JULIET BALCONY TYPE 2A / WINDOW TYPE G DETAILS
1 1/2" = 1'-0"

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BALCONY TYPE 2A DETAILS

A4.1

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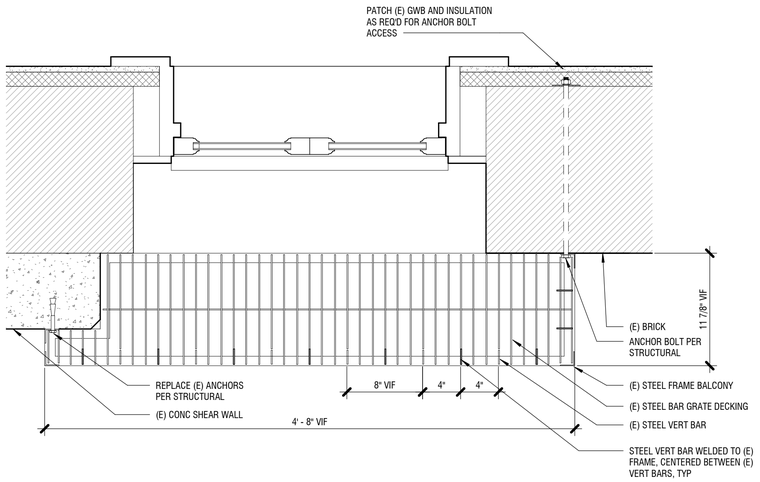
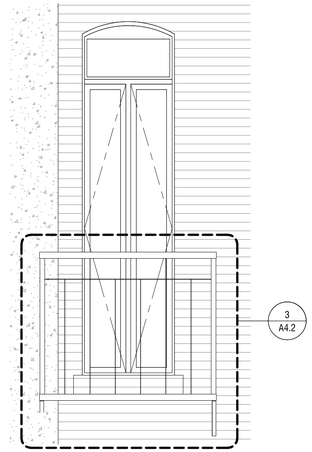
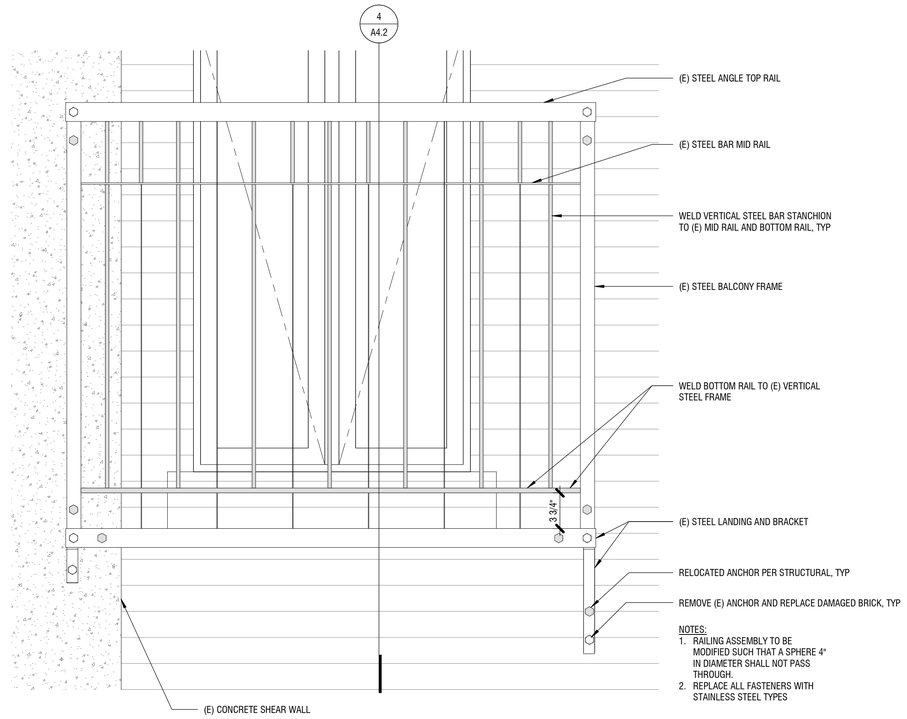


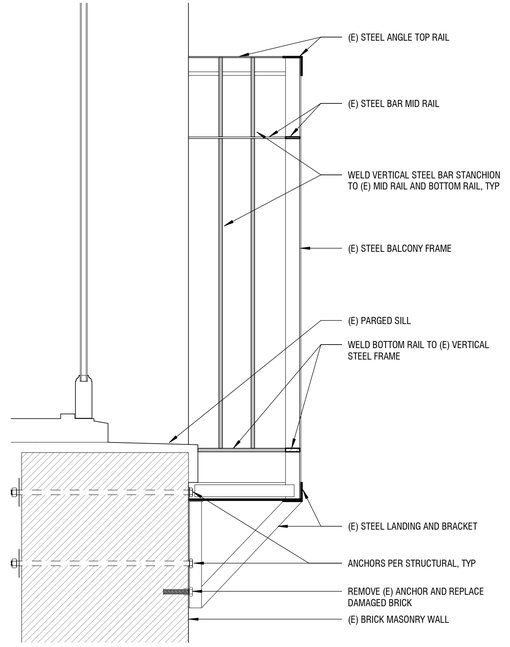
1 STEEL BALCONY TYPE 3 PLAN
1 1/2" = 1'-0"



2 (E) WEST STEEL BALCONY
1/2" = 1'-0"



3 STEEL BALCONY TYPE 3 ELEVATION
1 1/2" = 1'-0"



4 STEEL BALCONY TYPE 3 SECTION
1 1/2" = 1'-0"

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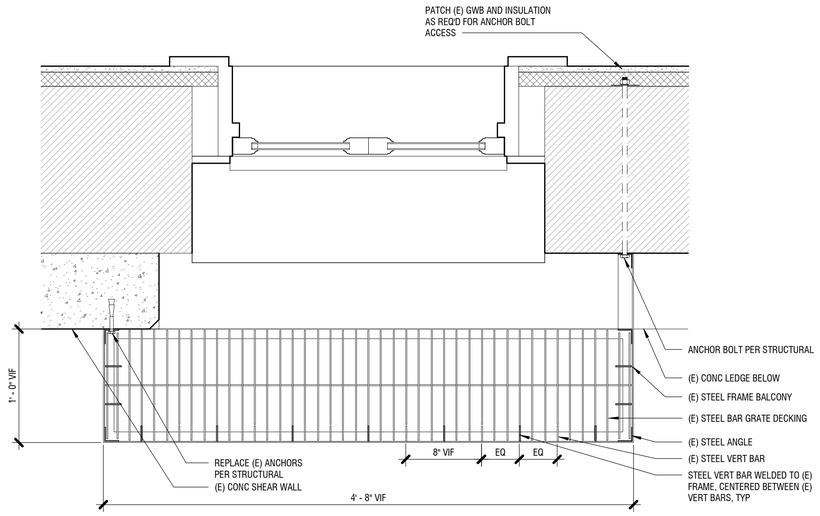
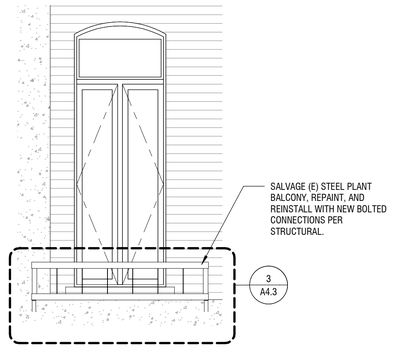
BALCONY TYPE 3 DETAILS

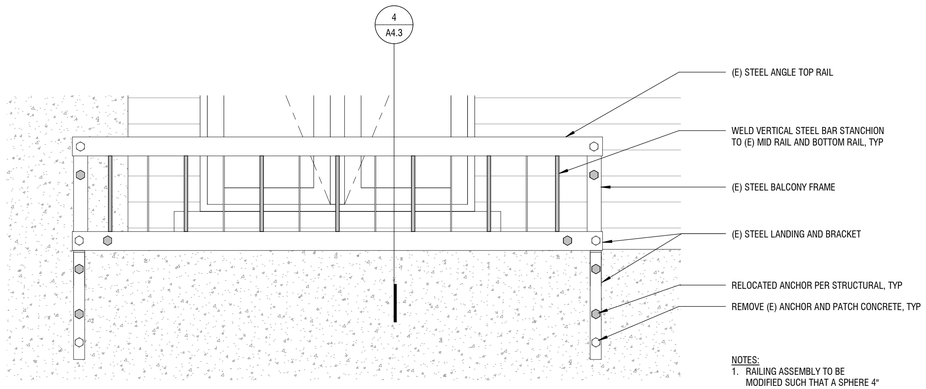
A4.2



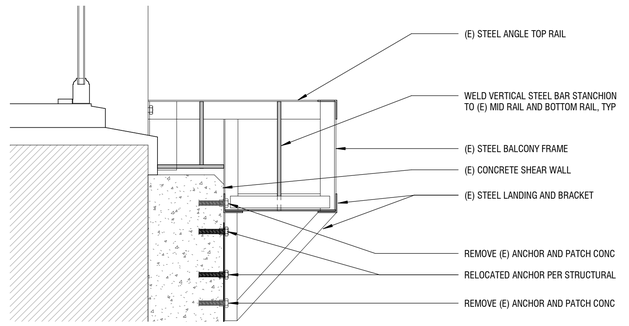
1 STEEL BALCONY TYPE 4 PLAN
1 1/2" = 1'-0"



2 (E) WEST STEEL PLANT BALCONY
1/2" = 1'-0"



3 STEEL BALCONY TYPE 4 ELEVATION
1 1/2" = 1'-0"



4 STEEL BALCONY TYPE 4 SECTION
1 1/2" = 1'-0"

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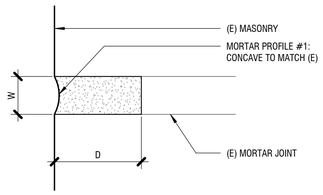
BALCONY TYPE 4 DETAILS

A4.3

MORTAR JOINT PREPARATION:
REFER TO SECTION 04 03 23 HISTORIC MASONRY, STONE AND TERRA COTTA REPOINTING FOR ADDITIONAL REQUIREMENTS

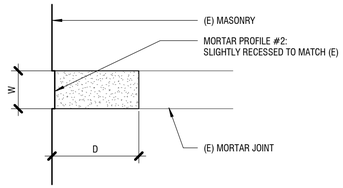
- REMOVE (E) MORTAR
- VERIFY JOINT IS CLEAR TO A MINIMUM DEPTH (D) SUCH THAT D IS TWO TO TWO AND A HALF TIMES THE WIDTH (W), OR TO DEPTH REQUIRED TO EXPOSE SOUND, UNWEATHERED MORTAR, AND A MINIMUM OF 3/4", WHICH EVER IS GREATER. DO NOT REMOVE UNSOUND MORTAR MORE THAN 2 INCHES DEEP; CONSULT ARCHITECT FOR DIRECTION.
- (E) MORTAR JOINT SHALL BE SQUARE TO (E) MASONRY
- CLEAN JOINT FREE OF DUST AND DEBRIS



CONCAVE:
USE AT TERRA COTTA JOINTS UNLESS ALTERNATE PROFILE IS REQUIRED TO MATCH ADJACENT MORTAR PROFILE IN SELECTIVE REPOINTING APPLICATIONS.
USE AT RED COMMON BRICK JOINTS UNLESS ALTERNATIVE PROFILE IS REQUIRED TO MATCH ADJACENT MORTAR PROFILE IN SELECTIVE REPOINTING APPLICATIONS.

1 MORTAR REPOINTING PROFILE 1
6" = 1'-0"

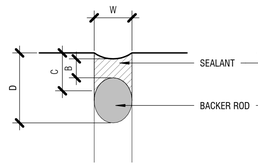
MORTAR JOINT PREPARATION:
REFER TO SECTION 04 03 23 HISTORIC MASONRY, STONE AND TERRA COTTA REPOINTING FOR ADDITIONAL REQUIREMENTS



FLUSH:
USE AT PRESSED BRICK AND SANDSTONE JOINTS UNLESS ALTERNATE PROFILE IS REQUIRED TO MATCH ADJACENT MORTAR PROFILE IN SELECTIVE REPOINTING APPLICATIONS.

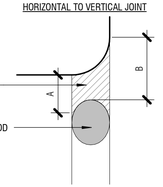
2 MORTAR REPOINTING PROFILE 2
6" = 1'-0"

CONVENTIONAL MOVING WEATHERSEAL



NOTES:
1. DIMENSIONS C AND A MUST AT LEAST 1/4"
2. RATIO OF A:B SHOULD BE 2:1 MIN
3. JOINT SURFACE TOOLED CONCAVE
4. DIMENSION B SUGGESTED MAXIMUM = 3/8"

HORIZONTAL TO VERTICAL JOINT



NOTES:
1. DIMENSIONS A AND B ARE BOTH GREATER THAN 1/4"
2. SEALANT TOOLED TO ENSURE POSITIVE RUNOFF OF WATER

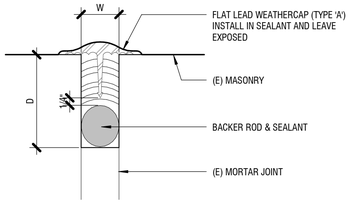
SEALANT JOINT PREPARATION:
REFER TO SECTION 04 00 00 MASONRY RESTORATION FOR ADDITIONAL REQUIREMENTS

- REMOVE (E) SEALANT
- VERIFY JOINT IS CLEAR TO A MINIMUM DEPTH (D) SUCH THAT D IS AT LEAST TWO TO TWO AND A HALF TIMES THE WIDTH (W)
- CLEAN JOINT FREE OF DUST AND DEBRIS

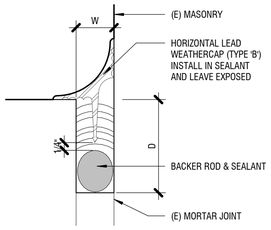
3 TYP SEALANT JOINT & BACKER ROD
3" = 1'-0"

SEALANT JOINT PREPARATION
REFER TO SECTION 07 65 99 LEAD STONE FLASHING FOR ADDITIONAL REQUIREMENTS

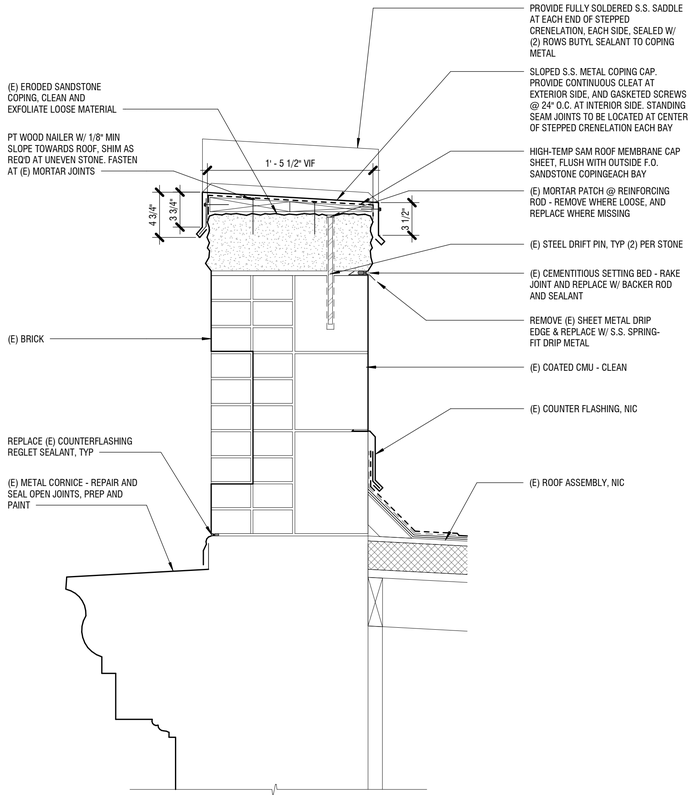
- REMOVE (E) SEALANT OR MORTAR TO REQUIRED DEPTH
- VERIFY JOINT IS CLEAR TO MINIMUM DEPTH (D) SUCH THAT D IS AT LEAST TWO TO TWO AND A HALF TIMES THE WIDTH (W)
- CLEAN JOINT FREE OF DUST AND DEBRIS



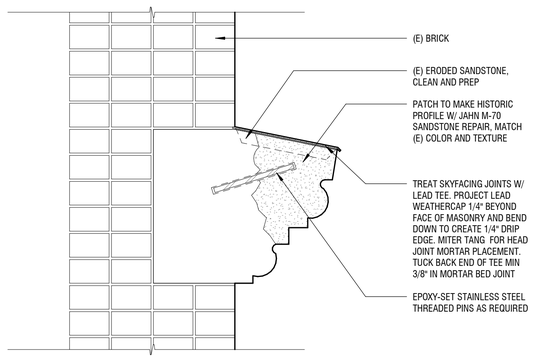
4 LEAD WEATHERCAP - VERTICAL JOINT
6" = 1'-0"



5 LEAD WEATHERCAP - 90° JOINT
6" = 1'-0"



6 GRAND PACIFIC - PARAPET CAP DETAIL
1 1/2" = 1'-0"



7 SANDSTONE PATCH REPAIR
1 1/2" = 1'-0"

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MATTHEW INPANBUTR
STATE OF WASHINGTON

THE COLONIAL GRAND PACIFIC

FACADE REPAIRS

PERMIT SET

1119 1ST AVE, SEATTLE, WA 98101

Drawn by: TD
Checked: MH
Date: 2/16/2021
Scale: As indicated
Revisions:
No. Date Remarks

MASONRY & PARAPET DETAILS

A4.6

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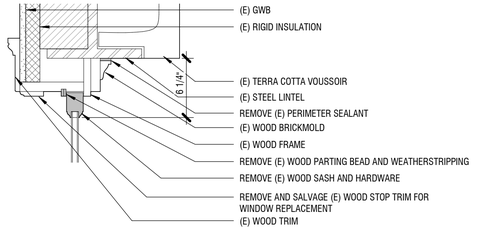
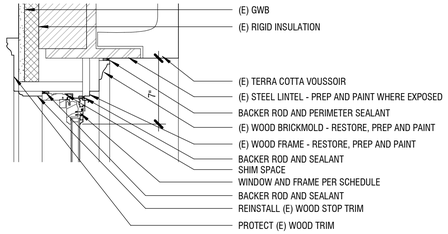
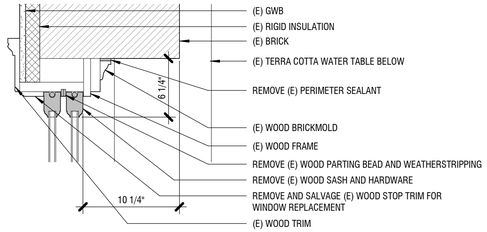


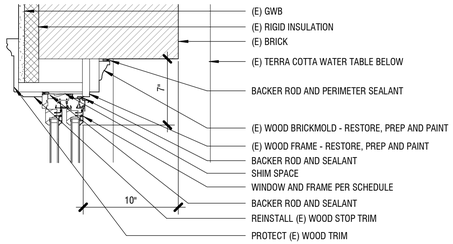
1 WINDOW TYPE D - DEMO HEAD DETAIL
1 1/2" = 1'-0"



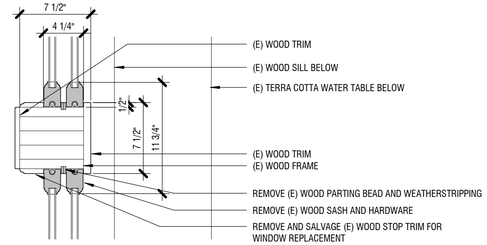
5 WINDOW TYPE D - HEAD DETAIL
1 1/2" = 1'-0"



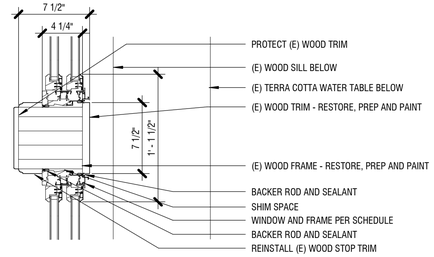
2 WINDOW TYPE D - DEMO JAMB DETAIL
1 1/2" = 1'-0"



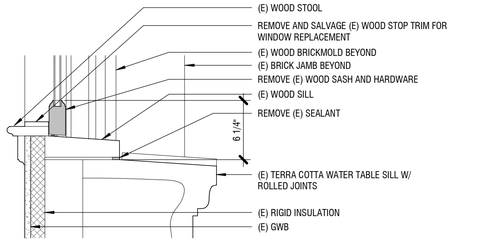
6 WINDOW TYPE D - JAMB DETAIL
1 1/2" = 1'-0"



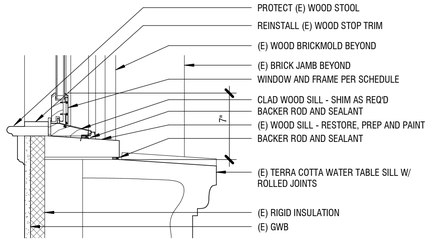
3 WINDOW TYPE D - DEMO MULLION DETAIL
1 1/2" = 1'-0"



7 WINDOW TYPE D - MULLION DETAIL
1 1/2" = 1'-0"



4 WINDOW TYPE D - DEMO SILL DETAIL
1 1/2" = 1'-0"



8 WINDOW TYPE D - SILL DETAIL
1 1/2" = 1'-0"

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Revisions:

No.	Date	Remarks

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WINDOW DETAILS
A5.0

STRUCTURAL NOTES

DESIGN LOADS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE EXISTING BUILDING CODE (EBC), 2015 EDITION, AS AMENDED BY THE CITY OF SEATTLE IN THE SEATTLE EXISTING BUILDING CODE (SEBC), 2015 EDITION.

LIVE LOADS
IN ADDITION TO THE DEAD LOADS, THE FOLLOWING FLOOR LIVE LOADS WERE USED FOR DESIGN. LIVE LOAD REDUCTION IS PER IBC SECTION 1607.10.

		REDUCIBLE	UNREDUCIBLE
EXTERIOR BALCONIES, DECKS	1.5X OCCUPANCY SERVED	X	
RESIDENTIAL FLOOR	40 PSF	X	

REFER TO TABLE 1607.1 IN THE IBC FOR RELEVANT CONCENTRATED LIVE LOADS.

SEISMIC LOADS
EARTHQUAKE DESIGN FOR THE SUPPORT OF NOT STRUCTURAL ELEMENTS IS BASED ON THE SEISMIC DESIGN REQUIREMENTS OF NONSTRUCTURAL COMPONENTS IN ASCE 7 CHAPTER 13 WITH THE FOLLOWING FACTORS:

SITE CLASS D
RISK CATEGORY II
SEISMIC DESIGN CATEGORY D
I_e = 1.0
S_s = 1.367 g
S_1 = 0.53 g
S_{DS} = 0.911 g
S_{D1} = 0.53 g

GENERAL NOTES

SUBMITTALS
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING: STRUCTURAL STEEL.

IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.

DEFERRED SUBMITTALS
PER IBC SECTION 107.3.4.1, DRAWINGS AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. DEFERRED SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

ALTERNATE ANCHORS (WHEN ALTERNATE ANCHORS ARE PROPOSED)

INSPECTION
SPECIAL INSPECTION PER IBC CHAPTER 17 SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS INDICATED IN THE STATEMENT OF SPECIAL INSPECTIONS AND TESTING. ALL PREPARED SOIL-BEARING SURFACES SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. SOILS COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER.

SPECIAL CONDITIONS
CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS--DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS MAY BE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS, AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH. NO REINFORCING BARS IN EXISTING CONSTRUCTION SHALL BE CUT UNLESS DIRECTED TO BY THE ARCHITECT OR AS SHOWN ON THE DRAWINGS.

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

ANCHORS

POST-INSTALLED ANCHORS
PROVIDE POST-INSTALLED ANCHORS AS SPECIFIED IN THESE DRAWINGS.

ADHESIVE REINFORCING DOWEL MATERIALS

ADHESIVE REINFORCING DOWELS (ARD)	ASTM A 615, GRADE 60
THREADED ARD	ASTM F 1554, GRADE 36 (CARBON STEEL) ASTM A193 B8M CLASS 1 (STAINLESS)

ANCHOR EMBEDMENT DEPTHS LISTED SHALL BE CONSIDERED EFFECTIVE EMBEDMENT DEPTHS AS DEFINED IN THE ICC-ES OR IAPMO UES EVALUATION REPORTS. PROVIDE ANCHOR LENGTH AND HOLE PER EVALUATION REPORT TO ACCOMMODATE THE EFFECTIVE EMBEDMENT SPECIFIED IN THESE DRAWINGS.

MECHANICAL AND ADHESIVE ANCHORS SHALL BE ZINC PLATED CARBON STEEL UNLESS NOTED OTHERWISE. MECHANICAL AND ADHESIVE ANCHORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL.

USE OF ALTERNATE PRODUCTS, OR OF POST-INSTALLED ANCHORS AT LOCATIONS NOT SHOWN IN THESE DRAWINGS, IS SUBJECT TO THE APPROVAL OF THE ARCHITECT. SUBMIT PROPOSED ANCHORS TO THE ARCHITECT WITH AN ICC-ES OR IAPMO UES REPORT VALID FOR THE 2015 IBC AND DOCUMENTATION SHOWING THAT THE ALTERNATE PRODUCTS PROVIDE EQUIVALENT CAPACITY FOR ALL CONDITIONS IN THIS PROJECT. SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR USE IN CRACKED CONCRETE OR UNCRACKED, FULLY GROUTED REINFORCED CONCRETE MASONRY UNITS. WHERE ANCHORS RESIST SEISMIC LOADS, SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR THE RESISTANCE OF SEISMIC LOADS. DOCUMENTATION OF CAPACITY FOR ALTERNATE PRODUCTS MUST BE INCLUDED AS A DEFERRED SUBMITTAL.

STRUCTURAL STEEL

REFERENCE SPECIFICATIONS

STRUCTURAL STEEL	AISC 360 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
HIGH STRENGTH BOLTS	RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS
WELDING	AWS D1.1, TYPICAL AWS D1.3 FOR STEEL DECK AND COLD-FORMED FRAMING AWS D1.8 FOR SUPPLEMENTAL SEISMIC PROVISIONS AWS PREQUALIFIED JOINT DETAILS
WELDER CERTIFICATION	AMERICAN WELDING SOCIETY (AWS) WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO)

STEEL MATERIALS

PLATES (PL), BARS	ASTM A 36 TYPICAL, ANGLES (L), CHANNELS (C AND MC) ASTM A 36
ANGLES (L), CHANNELS (C AND MC)	ASTM A 36
THREADED RODS	ASTM A 36, UNLESS NOTED OTHERWISE

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF IBC CHAPTER 22. ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS. SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE ARCHITECT. A MINIMUM OF TWO BOLTS IS REQUIRED FOR ALL BEAM CONNECTIONS. ALTERNATIVE CONNECTIONS TO THOSE SHOWN ON THESE DRAWINGS WILL REQUIRE PRIOR APPROVAL BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND UNEQUAL PARTS.

PROTECTION OF STEEL
STRUCTURAL STEEL AND CONNECTIONS, INCLUDING PLATES AND OTHER STEEL ITEMS EMBEDDED IN CONCRETE, WHICH ARE EXPOSED TO WEATHER AND NOT TO BE PAINTED ACCORDING TO THE ARCHITECT, SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH THE SPECIFICATIONS.

STRUCTURAL STEEL AND CONNECTIONS SHALL BE FIREPROOFED WHERE REQUIRED BY THE ARCHITECT. PRIMARY AND SECONDARY STRUCTURE ARE TO BE AS DEFINED BY THE IBC. STRUCTURAL MEMBERS SHALL BE ASSUMED TO BE IN A THERMAL UNRESTRAINED CONDITION FOR THE PURPOSES OF DETERMINING FIREPROOFING THICKNESS. UL DESIGN SHALL BE IN ACCORDANCE WITH LRFD DESIGN METHODOLOGY.

WHERE SPRAY-APPLIED CEMENTITIOUS FIREPROOFING IS EXPOSED TO WEATHER, STRUCTURAL STEEL SHALL BE CONSIDERED EXPOSED TO WEATHER, AND SHALL BE PROTECTED ACCORDINGLY.

ALL COATINGS ARE TO FOLLOW THE SPECIFICATIONS AND PRODUCT MANUFACTURER'S INSTRUCTIONS.

WELDING
ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS, AND SHALL BE PERFORMED BY AWS-WABO-CERTIFIED WELDERS. ONLY WELDS THAT ARE PREQUALIFIED, AS DEFINED BY AWS, OR QUALIFIED BY TESTING SHALL BE USED. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON THE DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON THICKNESS. MINIMUM WELD SIZE SHALL BE 3/16-INCH, UNLESS NOTED OTHERWISE. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. WHERE FIELD WELD IS NOT INDICATED, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD-WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.

DRAWING LIST

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JASON P. BLACK — STATE OF WASHINGTON — 0036475 — REGISTERED PROFESSIONAL ENGINEER — 2/15/21

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Revisions:

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STRUCTURAL NOTES AND DRAWING LIST (IBC 2015)

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STATEMENT OF STRUCTURAL SPECIAL INSPECTIONS AND TESTING

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION: IBC CODE REFERENCE	INSPECTION: CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6): CONTINUOUS	FREQUENCY (NOTE 6): PERIODIC	REMARKS
CONCRETE					
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:					
ADHESIVE ANCHORS AND ADHESIVE REINFORCING DOWELS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	TB 1705.3 (4.a)	ACI 355.4 ICC/IAPMO EVALUATION REPORT ACI 318: 17.8.2.4, 26.13.3	X	-	REFER TO ANCHOR CALLOUTS FOR SUSTAINED TENSION (ST) DESIGNATION
MECHANICAL ANCHORS, ADHESIVE ANCHORS, AND ADHESIVE REINFORCING DOWELS NOT DEFINED ABOVE.	TB 1705.3 (4.b)	ACI 355.4 ICC/IAPMO EVALUATION REPORT ACI 318: 17.8.2, 26.13.3	-	X (NOTE 7)	ALL ANCHORS SHALL BE VISUALLY INSPECTED
MASONRY - LEVEL B					
VERIFY DURING CONSTRUCTION:					
SIZE AND LOCATION OF STRUCTURAL ELEMENTS	1705.4	TMS 602: TB 4(4.a) TMS 602: 3.3 F	-	X	-
TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION		TMS 602: TB 4(4.b) TMS 402: 1.2.1(e), 6.1.4.3, 6.2.1	-	X	-
PLACEMENT OF GROUT IS IN COMPLIANCE	1705.4	TMS 602: TB 4(4.f) TMS 602: 3.5	X	-	-
OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	1705.4	TMS 602: TB 4(5) TMS 602: 1.4 B	-	X	-
SYSTEM OR MATERIAL	**INSPECTION: IBC CODE REFERENCE**	**INSPECTION: CODE OR STANDARD REFERENCE**	**FREQUENCY (NOTE 8): OBSERVE**	**FREQUENCY (NOTE 8): PERFORM**	**REMARKS**
STEEL					
INSPECTION TASKS PRIOR TO WELDING:					
WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	1705.2	AISC 360: TB N5.4-1 AISC 360: N5.4	-	X	-
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			-	X	-
MATERIAL IDENTIFICATION (TYPE/GRADE)			X	-	-
WELDER IDENTIFICATION SYSTEM			X	-	-
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY): JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), BACKING TYPE AND FIT (IF APPLICABLE)			X	-	-
CONFIGURATION AND FINISH OF ACCESS HOLES			X	-	-
FIT-UP OF FILLET WELDS: DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), BACKING TYPE AND FIT (IF APPLICABLE)			X	-	-
CHECK WELDING EQUIPMENT			-	-	FABRICATOR OR ERECTOR SHALL OBSERVE
INSPECTION TASKS DURING WELDING:					
USE OF QUALIFIED WELDERS	1705.2	AISC 360: TB N5.4-2 AISC 360: N5.4	X	-	-
CONTROL AND HANDLING OF WELDING CONSUMABLES: PACKAGING, EXPOSURE CONTROL			X	-	-
NO WELDING OVER CRACKED TACK WELDS			X	-	-
ENVIRONMENTAL CONDITIONS: WIND SPEED WITHIN LIMITS, PRECIPITATION AND TEMPERATURE			X	-	-
WPS FOLLOWED: SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.), PROPER POSITION (F, V, H, OH)			X	-	-
WELDING TECHNIQUES: INTERPASS AND FINAL CLEANING, EACH PASS WITHIN PROFILE LIMITATIONS, EACH PASS MEETS QUALITY REQUIREMENTS			X	-	-
INSPECTION TASKS AFTER WELDING:					
WELDS CLEANED	1705.2	AISC 360: TB N5.4-3 AISC 360: N5.4	X	-	-
SIZE, LENGTH AND LOCATION OF WELDS			-	X	-
WELDS MEET VISUAL ACCEPTANCE CRITERIA: CRACK PROHIBITION, WELD/BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY			-	X	-
ARC STRIKES			-	X	-
K-AREA			-	X	-
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)			-	X	-
REPAIR ACTIVITIES			-	X	-
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER			-	X	-

INSPECTION TASKS PRIOR TO BOLTING:					
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	1705.2	AISC 360: TB N5.6-1 AISC 360: N5.6	-	X	-
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS			X	-	-
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)			X	-	-
PROPER BOLTING PROCEDURE FOR JOINT DETAIL			X	-	-
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS			X	-	-
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED			X	-	-
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS			X	-	-
INSPECTION TASKS DURING BOLTING:					
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	1705.2	AISC 360: TB N5.6-2 AISC 360: N5.6	X	-	-
JOINT BROUGHT TO SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION			X	-	-
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING			X	-	-
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES			X	-	-
INSPECTION TASKS AFTER BOLTING:					
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	1705.2	AISC 360: TB N5.6-3	-	X	-
INSPECTION OF FABRICATED AND ERECTED STEEL FRAMES:					
VERIFICATION OF COMPLIANCE WITH CONSTRUCTION DOCUMENT DETAILS, INCLUDING MEMBER AND COMPONENT LOCATIONS, BRACING, STIFFENERS, AND PROPER APPLICATION OF JOINT DETAILS.	-	AISC 360: N5.7	-	X	-
SYSTEM OR MATERIAL	**INSPECTION: IBC CODE REFERENCE**	**INSPECTION: CODE OR STANDARD REFERENCE**	**FREQUENCY (NOTE 6): CONTINUOUS**	**FREQUENCY (NOTE 6): PERIODIC**	**REMARKS**
STAINLESS STEEL					
MATERIAL VERIFICATION OF BOLTS		-	-	X	MANUFACTURER'S CERTIFIED TEST REPORTS

STATEMENT OF SPECIAL INSPECTION AND TESTING NOTES:

1. SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE REFERENCE CODES AND STANDARDS LISTED IN NOTE 2. REFER TO TABLES 1 AND 2 FOR SPECIAL INSPECTION AND TABLES 3 AND 4 FOR TESTING REQUIREMENTS.

2. REFERENCE CODES AND STANDARDS ARE AS FOLLOWS:
   IBC 2015
   AWS CURRENT EDITION
   ASTM CURRENT EDITION
   AISC 360-10
   TMS 402-13, 602-13

3. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED QUALIFIED TESTING AND INSPECTING AGENCY MEETING THE REQUIREMENTS OF ASTM E 329 (MATERIALS), ASTM D 3740 (SOILS), ASTM C 1077 (CONCRETE), AND ASTM E 543 (NON-DESTRUCTIVE). THE TESTING AND INSPECTING AGENCY SHALL FURNISH TO THE ENGINEER A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWS D1.1 AND WABO.

4. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS. ISSUES REQUIRING IMMEDIATE CORRECTIVE ACTIONS OR ENGINEERING INPUT ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY UPON DISCOVERY.

5. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ENGINEER, CONTRACTOR, AND OWNER. THE TESTING AND INSPECTING AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

6. CONTINUOUS SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.

7. WHERE PERIODIC INSPECTION IS ALLOWED IN ACCORDANCE WITH THE ANCHOR ICC/IAPMO EVALUATION REPORT, INSPECTIONS SHALL BE AS FOLLOWS:
   - FOR ALL ANCHORS, PRIOR TO CONCEALMENT, VERIFY: ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR SPACING AND EDGE DISTANCE.
   - FOR EACH ANCHOR TYPE AND SIZE, INSPECTOR SHALL BE ONSITE TO CONTINUOUSLY INSPECT A MINIMUM OF THE FIRST 10 ANCHORS INSTALLED BY EACH INSTALLER FOR CONFORMANCE WITH ICC/IAPMO EVALUATION REPORT. PROVIDED ALL ANCHORS ARE INSTALLED CORRECTLY PER MANUFACTURER'S INSTRUCTIONS, PROVIDE PERIODIC INSPECTION ON A MINIMUM OF 10% OF THE NEXT 1000 ANCHORS BY EACH INSTALLER AND A MINIMUM OF 5% OF THE REMAINING ANCHORS BY EACH INSTALLER. INSPECTIONS SHALL OCCUR A MINIMUM OF ONCE PER WEEK AT A RANDOM TIME WHILE ANCHOR INSTALLATION IS ONGOING. ANY NON-COMPLIANCE ISSUES SHALL RESET THE INSPECTION REQUIREMENTS TO TEN (10) CONTINUOUS INSPECTIONS. NON-COMPLIANT ANCHORS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVIEW AND SHALL BE BROUGHT INTO COMPLIANCE BY EITHER TESTING OR RE-INSTALLATION.
   - INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.
   - SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE MINIMUM NUMBER OF ANCHORS WERE INSPECTED.

8. OBSERVE: OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.
   PERFORM: PERFORM THESE TASKS FOR EACH ELEMENT.

9. INDICATED CONCRETE TESTING MEETS MINIMUM REQUIREMENTS FOR STRUCTURAL TESTING TO BE PROVIDED BY THE APPROVED QUALIFIED TESTING AND INSPECTING AGENCY. ADDITIONAL TESTING FOR CONSTRUCTION CONSIDERATIONS ARE NOT INDICATED AND SHALL BE DETERMINED BY THE CONTRACTOR AND PROVIDED AT CONTRACTOR'S EXPENSE.

DCI APPROVAL STAMPS

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JASON P. BLACK — STATE OF WASHINGTON — 0036475 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
2/15/21

THE COLONIAL GRAND PACIFIC

FACADE REPAIRS

PERMIT SET

1119 1ST AVE, SEATTLE, WA 98101

Drawn by:
Checked:
Date: 2/16/2021
Scale:

Revisions:

No.	Date	Remarks

NOT FOR CONSTRUCTION

STATEMENT OF SPECIAL INSPECTIONS (IBC 2015)

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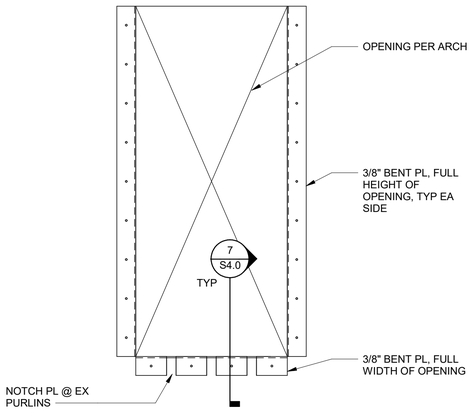

1 BALCONY TYPE 1A ELEVATION

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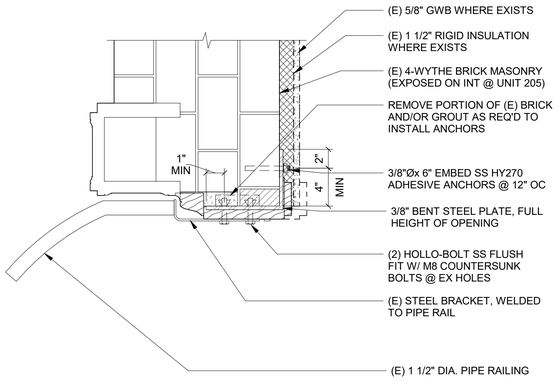

2 JAMB DETAIL

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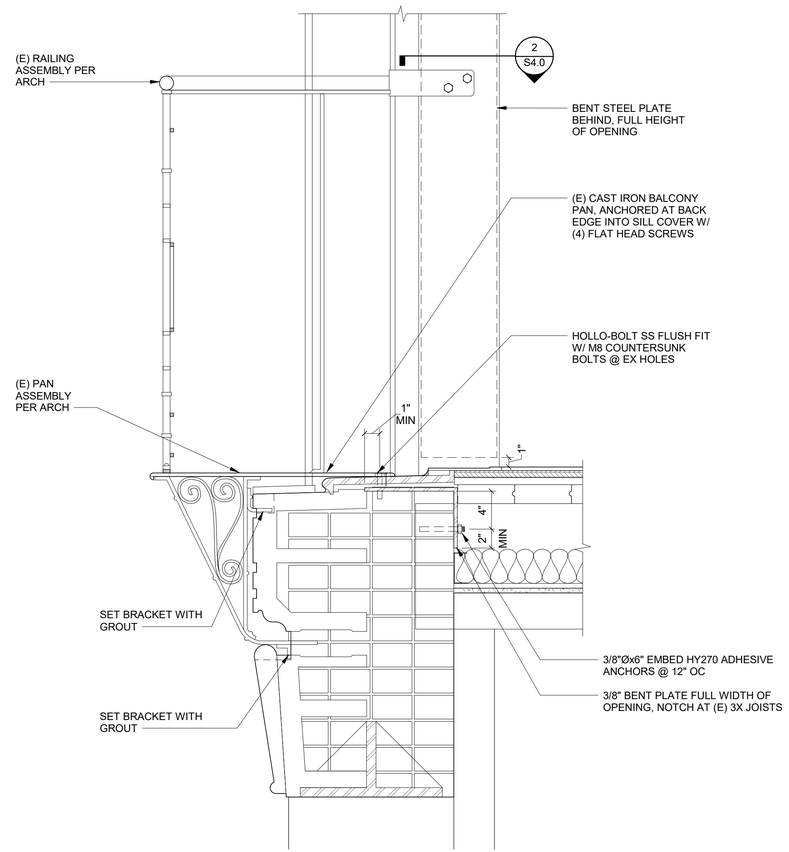

7 BALCONY TYPE 1A SECTION

1 1/2" = 1'-0"

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BALCONY DETAILS

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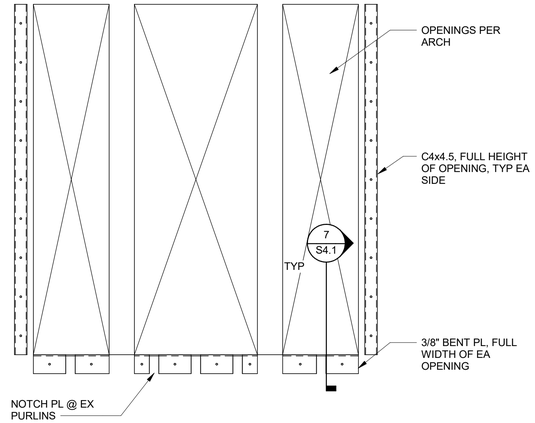

1 BALCONY TYPE 2A ELEVATION

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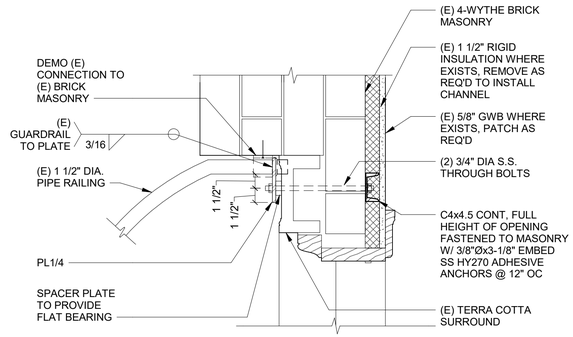
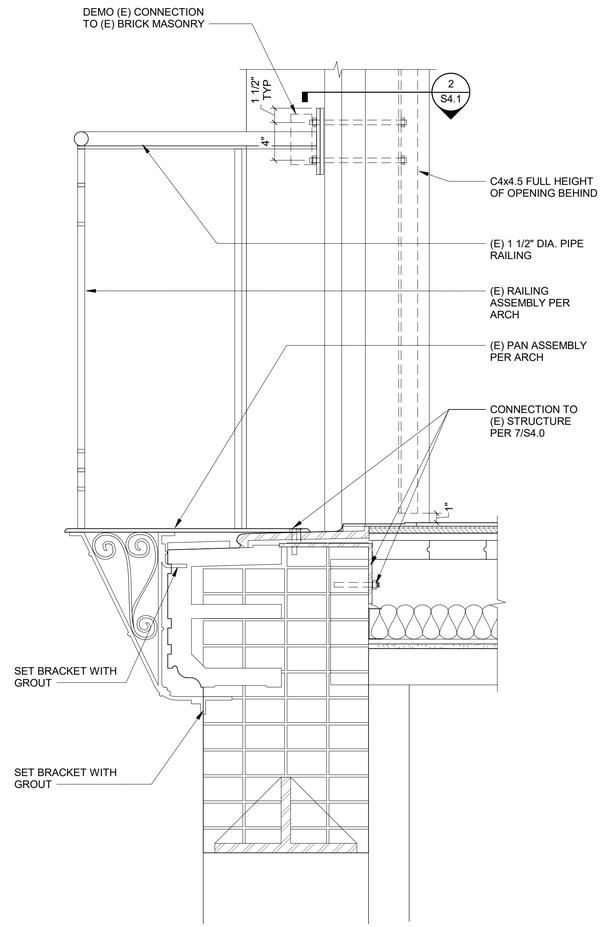


2 JAMB DETAIL

1 1/2" = 1'-0"



7 BALCONY TYPE 2A SECTION

1 1/2" = 1'-0"

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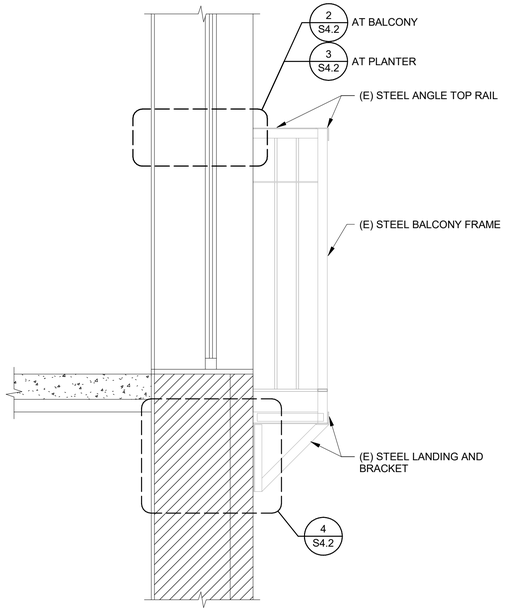
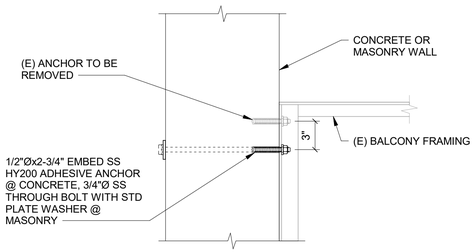


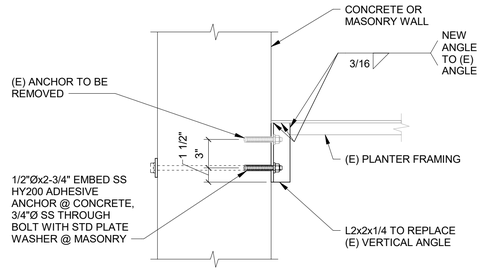
5 BALCONY TYPE 3 AND 4 SECTION

1" = 1'-0"



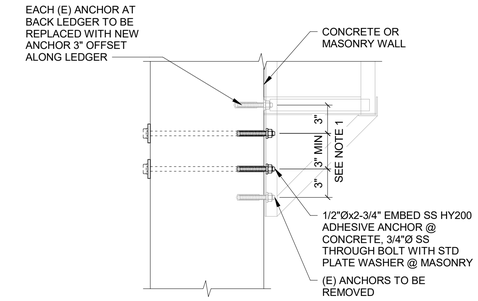
2 TOP RAIL CONN AT CONT ANGLE

1 1/2" = 1'-0"



3 TOP RAIL CONN AT STUB ANGLE

1 1/2" = 1'-0"



NOTES:
1. IF SPACE UNDERNEATH LANDING NOT AVAILABLE, TOPMOST ANCHOR MAY BE PLACED 3" ABOVE EXISTING ANCHOR LOCATION INSTEAD.

4 BALCONY LANDING CONN

1 1/2" = 1'-0"

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BALCONY
DETAILS

S4.2

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