DATE: November 18th 2022
BY: Marc Tegen

Attention:

Erin Doherty
Landmarks Coordinator

PART 1 – PROJECT NARRATIVE

1.1. Nathan Eckstein Middle School description

This project is a building envelope upgrade and repair of the historic 1950 school building, including; replacement of the schools original steel framed windows, replacement of broken glass block, refurbishment of wood doors and frames, repairs to brick and glass block masonry mortar joints, and a roof recoating/replacement project of existing multi-ply bituminous roofing. The character of the original 1950 school exterior has remained largely unmodified during its 72 year history with the only modifications relating to glass block repairs, mortar repointing, replacement of select steel windows with aluminum models, painting of exterior wood doors and steel windows, installation of sheet metal clad parapets to prevent access to roof top areas near the gymnasium, and the recent 2019 installation of aluminum sunshades on select south facing elevations. The school also received a major seismic upgrade in 2019 which was limited to the buildings interiors/.

Nathan Eckstein Middle School was designated a Seattle landmark in 1981, as a Modern- International Style work of architecture. The School also appears to retain some hints of Art Moderne "streamline" styling, with the symmetrically curving main entry façade, curves at projecting entry/stair vestibules, which are fully glazed, a reeded parapet cap/fascia at the roof, and the symmetrical gymnasium main facade. The existing building is a mixture of roman style brick veneer, with long linear rows of steel windows and expansive glass block transom walls above the strip windows. The two-story primary facades are dominated by rows of glass-block over steel sash windows. The entry doors have minor ornamental details with hexagonal windows.

The schools existing skylights & clerestories are steel framed incorporated into large sloping saw tooth roofs. Of the schools original steel framed skylights, the majority are no longer operable, have been painted over to reduce heat gain into the school, or have been replaced with aluminum framed insulated glazed versions.

1.2. Brief Scope of work description

1.2.1 Replacement of Historic Steel Framed, Single Glazed Windows:

Window replacement at Nathan Eckstein Middle School is being proposed as part of a larger exterior renewal project with the expressed purpose of bringing this school to a like new exterior condition and ensure its continued use through the foreseeable future. Window replacement is being undertaken in response to maintenance concerns, feasibility, and impacts of school wide window refurbishment, but also in response to safety concerns brought forth by Teachers and Staff of Nathan Eckstein Middle School along with the impacts to the learning environment in regards to the thermal, air barrier, and acoustical performance of the Historic Steel Framed windows, support frames, and rough openings.

This portion of the overall exterior revitalization project seeks to replace the existing steel framed, single glazed windows with new steel framed thermally insulated models. Although thermally broken/insulated glazed windows cannot by their inherent nature provide an exact match for the

historic windows, the models proposed seek to maintain the historic windows painted steel material, return the steel windows to their original finish color, replicate the existing painted glazing putty via painted steel profile, maintain operable window locations and types, and to the greatest extent possible provide either an exact or a near match to the historic window site lines, visible exterior profiles, areas of visible glass and a consistent glass color in-kind with the schools original construction.

1.2.1.1 Characteristics of Historic Steel Framed Windows and Single Pane Glazing:

There are seventeen (17) unique steel framed window types at Nathan Eckstein Middle School ranging from fixed, to a combination of fixed and operable units. The existing steel framed windows utilize a series of standard profiles (steel extrusions) for head, jamb, sill, mullion, and operable sash conditions. In general, the frames are secured by ~1/16-inch thick roll formed steel mullion plates (attached to concealed brackets) which act to clamp window bays together or provide securement to the buildings structure through embedment of the brackets into concrete at the head & sills. The steel frames flanges are also cast (cemented into) the buildings concrete structure at select head and sill conditions. Additionally, the original windows are also secured to the building by a variety of painted steel plates and L-angles at head and jamb conditions, with these conditions generally occurring where the windows abut brick masonry. The existing glazing is secured into the steel window frames & sashes with either a glazing putty (of various eras), or where more recently repaired, with a paintable silicone or urethane sealant. *Note: Previous Good Faith Hazardous material Inspections indicate that the glazing putty around window openings contains between 2-10% Chrysotile Asbestos. The varying range of Chrysotile Asbestos is likely due to replacement of broken glazing that occurred before asbestos free glazing putty was available. Asbestos in the existing glazing putty is also one of the biggest hurdles encountered by Seattle Public Schools when glazing breakage occurs and typically requires engagement/coordination with an abatement company before any glazing can be replaced.*

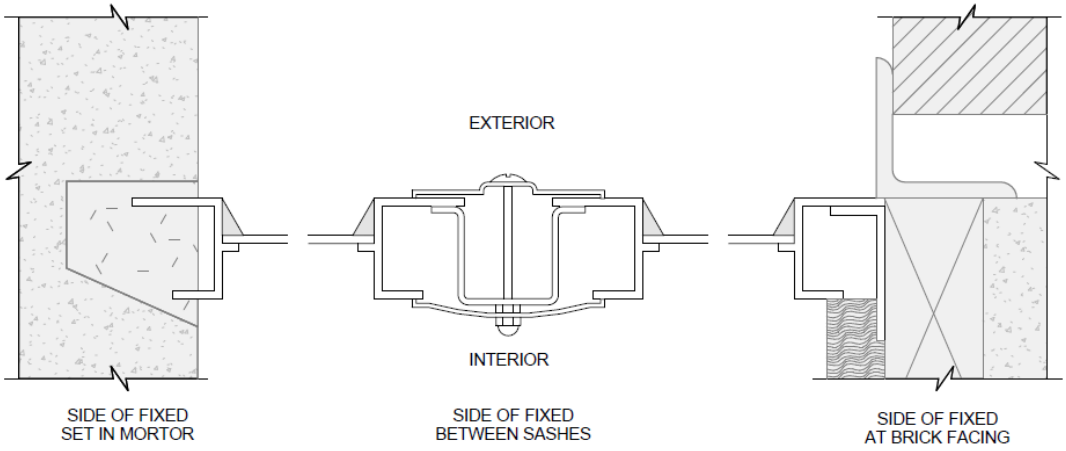
Photo-1 below depicts a series of original windows consisting of fixed, operable hoppers (red arrow), and awnings (blue arrow). Red dashed area below depicts the location of photo-4. Various shades of replacement glazing (appearing darker) are also evident in the photo below.

Photo-2 above is an up close view at the intersection between lower operable awnings and the fixed portion of the window.

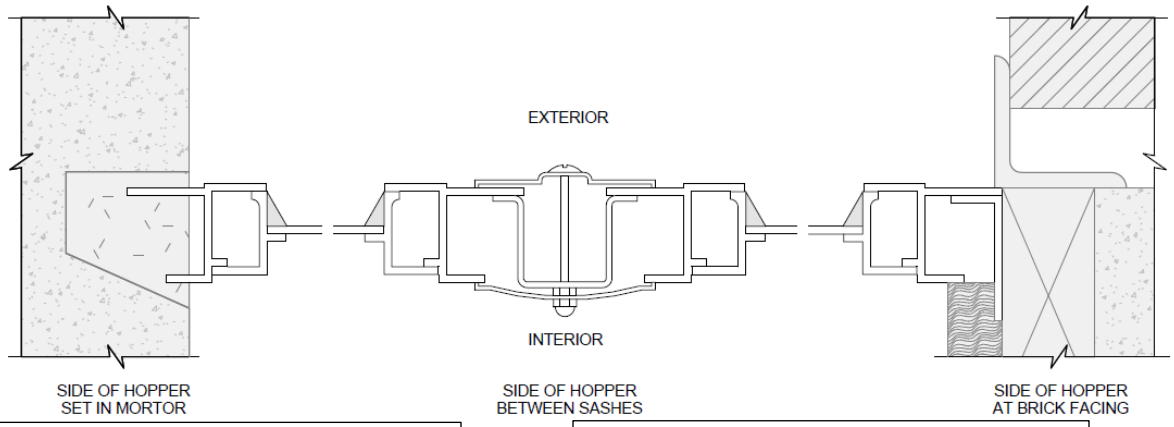
Photo-3 above depicts the concealed brackets used to connect the steel windows at the base of the existing jambs. Note: The brackets are secured to the building structure (embedded in concrete) at only the head and sill of the windows. Intermediate brackets between windows are also located every 16-to-20-inches running vertically between the windows.

Photo-4, Red arrow above points to a painted steel plate used to secure the flange at the jamb of an original window. Blue arrow points to deteriorated asbestos containing sealant. This photo also shows an example of how the original glazing has been replaced in many locations with reinforced fiberglass panels

Sketch-1 below depicts the historic fixed window profiles at the two most common rough opening conditions at the window jambs.

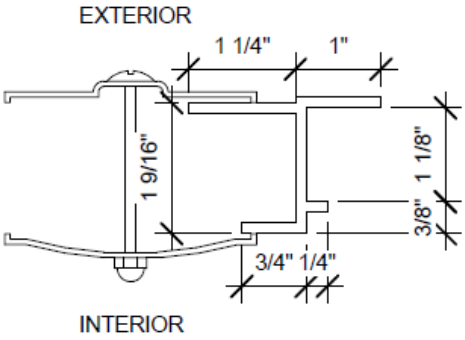


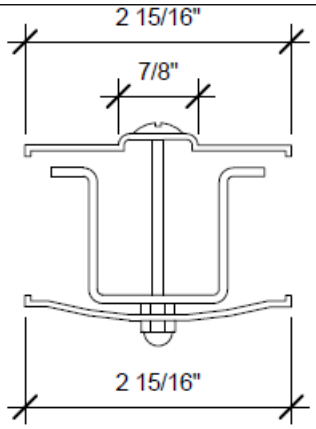
Sketch-2 below depicts the most common type of operable historic window profiles (in-swing hopper) at the two most common rough opening conditions at the window jambs.



Sketch-3 below provides the field measurements of a historic window frame profile at an operable sash.

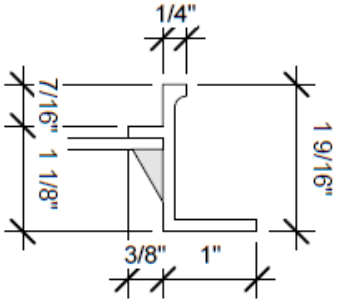
Sketch-4 below provides the field measurements of the most common historic interior and exterior 1/-16-inch thick steel mullion plates used as the typical means of securement at the window jambs.

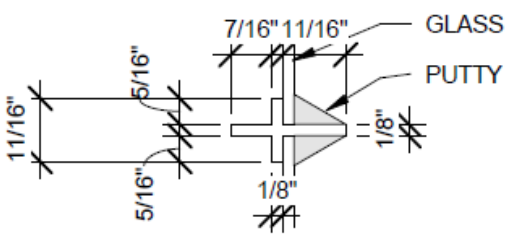




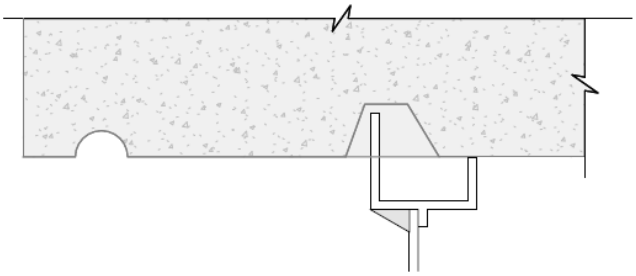
Sketch-5 below provides the field measurements of the historic fixed window frame.

Sketch-6 below provides the field measurements of the historic muntins that exist on both fixed and operable windows.

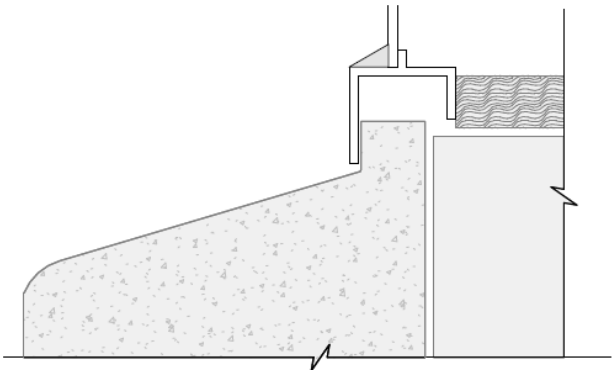




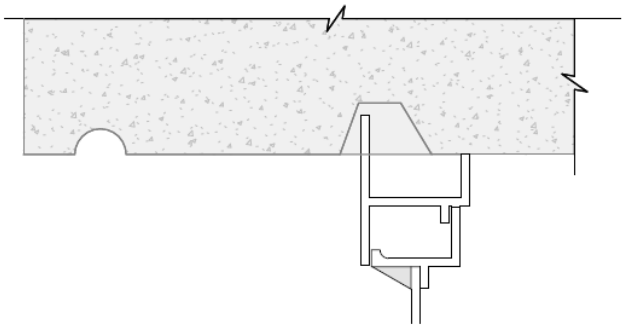
Sketch-7 below depicts the historic fixed window profiles at the most common head/sill rough opening conditions.



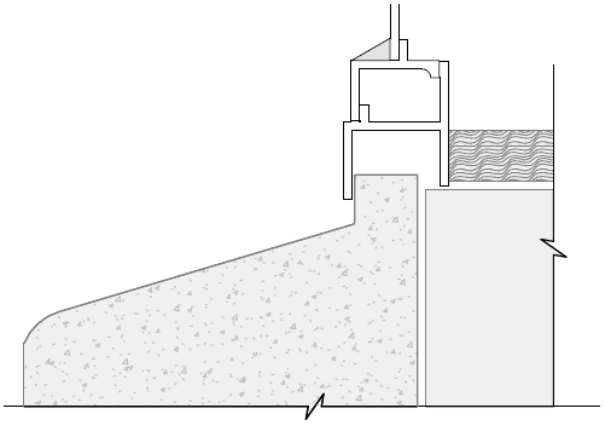
CONCRETE HEAD AT FIXED



Sketch-8 below depicts the historic operable window profiles at the most common head/sill rough opening conditions.



CONCRETE HEAD AT HOPPER



CONCRETE SILL AT HOPPER

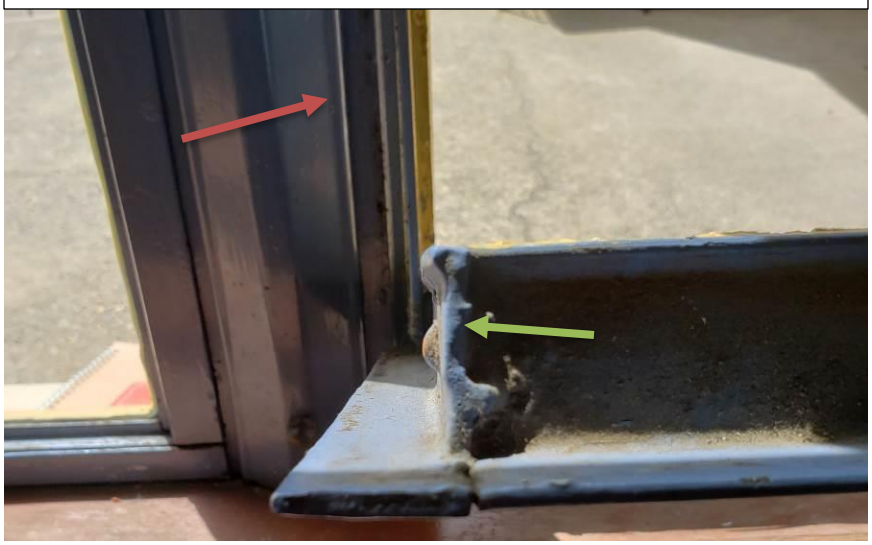
1.2.1.2 Steel Frame & Sash Color:

The exterior of the existing frames and glazing putty are currently painted in a color exactly matching Sherwin William SW 6388 (a yellowish cream color) in a semi-gloss or faded glossy finish. The current window paint is not original as evidenced by the haphazard painting that was previously performed. The original paint appears to have consisted of two distinct underlying paint layers/colors, an outermost lighter tan colored paint, (very similar in color to Sherwin Williams SW 6143) Is believed to be the original color, and was installed over an inner most green paint/primer layer which is believed to be the original primer (close in color to SW 6214) installed directly over the bare steel. *Note: Both layers of paint on the original/historic windows beneath the current outermost exterior paint coating were found to contain lead.* The original paint sheen (observed on the inside face of steel mullions) has some light reflective qualities indicating that it was a Satin or (now faded) Semi-gloss. Note: *There are several other existing interior paint colors/sheens but all appear to be hand painted and not original.*

Photo-5 above was taken within the sill of an operable window sash where the current top paint coating (non-historic, see red arrow), can be seen dripping over an underlying tan colored coating (presumed historic top coat, see blue arrow) that is currently peeling off an underlying green colored coating (presumed primer, see green arrow).

Photo-6 above depicts the back (concealed) side of the 1/16-inch thick formed steel mullion plates that are the typical method of securing the jambs of the original steel windows. The lighter “tan” paint visible on the backside appears to have been the original paint color and also appears to have been factory/shop applied. Sherwin Williams SW 6142 is the closest match to this color.

Photo-7 below depicts the typical "blue" color found on the interior portions of many original steel framed windows/operable sashes. This blue color appears to have been applied over the original lighter tan and green paints. Red arrow points to the 1/16-inch thick formed steel mullion plates that are also used to secure the window jambs on the interior side of the windows. Green arrow below points to the thick coating of blue paint applied on the window depicted below



1.2.1.3 Condition of Steel Window Frames & Sashes:

In general, the condition of the original steel window frames and operable sashes is difficult to fully determine due to the rough finish of the heavy top coat of paint applied to the exterior portions of the window profiles. The greatest amount of corrosion appears to be occurring on south and east facing windows. Rust scaling and pitting can be observed along the inside corners of most south and east facing operable sashes and is heaviest at the sill of the window frames directly behind the lowermost operable sashes where moisture collects. A limited amount of the original welds at the corners of operable sashes also appear to be failing but a full survey is difficult due to the thick outermost paint coating. Corrosion on the windows interior appears to be typical along the lower portions of the frames and sashes in areas where condensation collects on the skyward facing surface of horizontal elements. All of the operable sashes on the historic windows and their pivot arms are in some need of repair as they are very difficult to operate, frequently become stuck, and in some instances cannot be opened at all. *Note: Beyond the obvious difficulties that would expected in operating 72-year old windows, the heavy amount of paint build-up around the sashes is compounding the difficulty in the windows operation and locking mechanisms.*

As was typical of the time period, the original windows were installed without perimeter weatherproofing or air barrier sealants and relied completely on the embedment of window flanges in cement or other components and the tight fitting installation of window perimeters and between window components. Previous attempts to install weather barrier sealants around window perimeters are in most cases currently failing and in need of repair/replacement to prevent moisture from entering the wall cavities around the window rough openings. *Note: Some of the currently failing sealants were found to contain hazardous materials such as PCB's and asbestos*. The original windows

did not include any form of weather stripping around operable sashes as there is not sufficient space to install weathers tripping without replacement, modification, or adjustment of the windows pivot arms or other hardware included on the operable sashes.

Photo-8 below depicts the common form of corrosion found at the lower corners of in-swing hopper windows.

Photo-9 above depicts the sill of a window frame that is corroding due moisture leaks at the lower corner of an in-swing hopper window. *Note: Although the existing steel frames were observed to have various amounts of pitting, the corrosion observed would not prevent some form of refurbishment even in locations where the steel welds have failed.*

Photo-11 below depicts a close up view of the corrosion found at the lower corners of in-swing hopper windows. Red arrow below points to a failed weld at an operable sash.

Photo-12 below depicts corrosion on the interior side of a fixed window.

1.2.1.4 Historic Single-pane Glazing: The buildings original glazing is mostly 1/8-inch thick and has an appearance similar to modern glass containing a low amount of iron-oxide. Record documents state that "double strength" glass was installed in and adjacent to operable sashes which, historically speaking, would indicate double thickness, i.e. 1/4-inch thick glass. The presence of 1/4-inch glass could not be determined as there is no records relating to the thickness of broken glass removed. All recent replacement glass installed in or adjacent to operable windows has been tempered glass. Based on the time period during which the original building was completed (1950), the original glazing was likely annealed plate or float glass and is only described in the original drawings as "Clear".

1.2.1.5 Condition of Historic/Existing Single Pane Glazing:
Seattle Public Schools reports that an unknown but not insignificant amount of the schools original glazing was broken or has been replaced over the years. Different eras of replacement glazing appear to be somewhat similar and are only distinguishable in locations where the schools white interior window shades are in the closed position. In select locations the original glazing has also been replaced with fiberglass/expanded steel mesh panels in locations where frequent glass breakage occurs and to provide additional building security on areas of the school that are more secluded. Some original glass has also been infilled with metal panels used to support various venting or HVAC components that penetrate the windows. Exterior painted steel screens (that are currently corroding) were also added sometime in the past and can be found mounted to various individual windows or sections/bays of windows. *Note: The majority of glazing in operable sashes appears to have been replaced at some point previously. Teachers and other staff at Nathan Eckstein MS have reported that unintentional breakage of glazing has occurred frequently over recent years due to the amount of force required and difficulty in opening and closing some of the operable windows. At least one report included a teacher punching her hand through the glazing after her hand slipped while trying to force a window to close.*

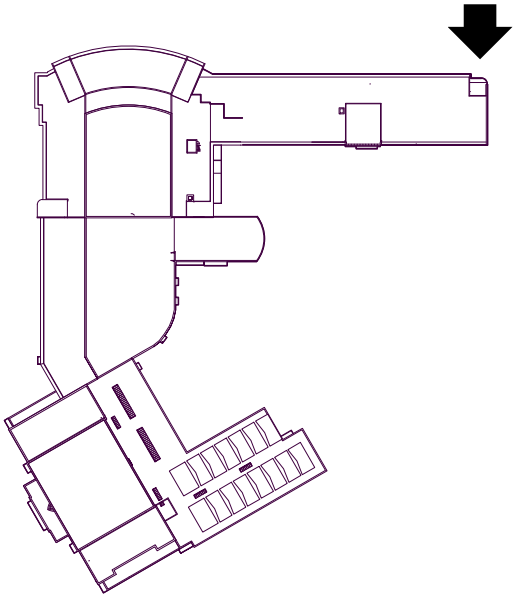
Photo-13 above depicts three distinct glazing colors over a series of adjacent windows as well as an example of a glazing panel that was infilled for an exhaust vent.

Photo-14 above depicts window glazing that has been replaced with fiberglass/expanded steel mesh panels. *Note: Record drawings indicate the top portion of the window above was originally glass block.*

Photo-15 above depicts window glazing that has been replaced with fiberglass/expanded steel mesh panels (red arrow), where the glazing of a lower in-swing hopper has been replaced with a painted sheet metal panel (green arrow), and where a painted steel screen is installed over a section of windows (blue arrow).

PART 2 – PHOTOS OF EXISTING CONDITIONS

2.1. The photos included on the following pages were taken between 11:00 a.m. and 3:00 p.m. on June 30th 2022. Photos start at the northeast corner of the school and proceed counterclockwise around the entire exterior of Nathan Eckstein Middle School



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PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

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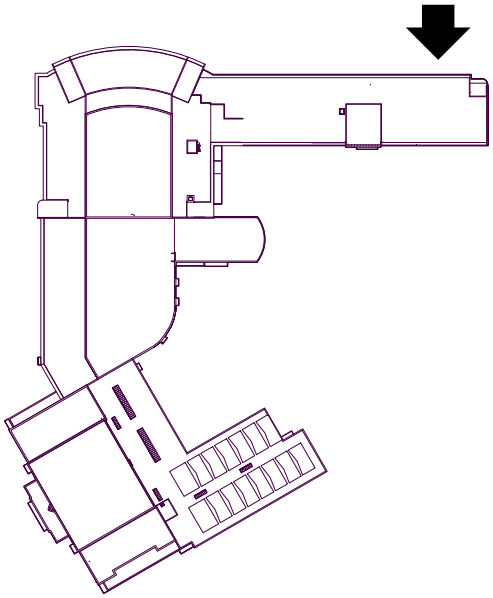
LOWER WALL

UPPER WALL



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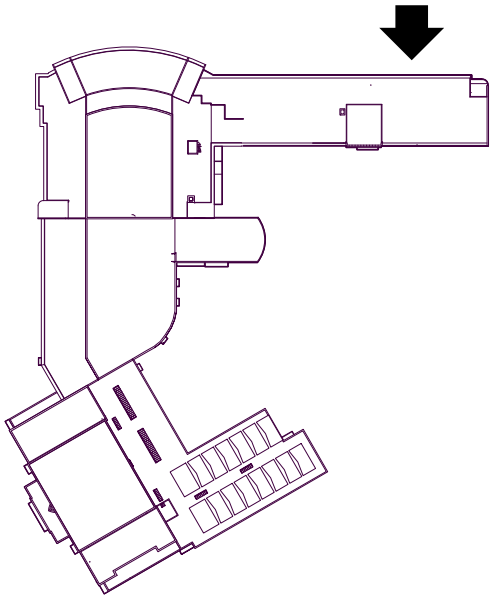

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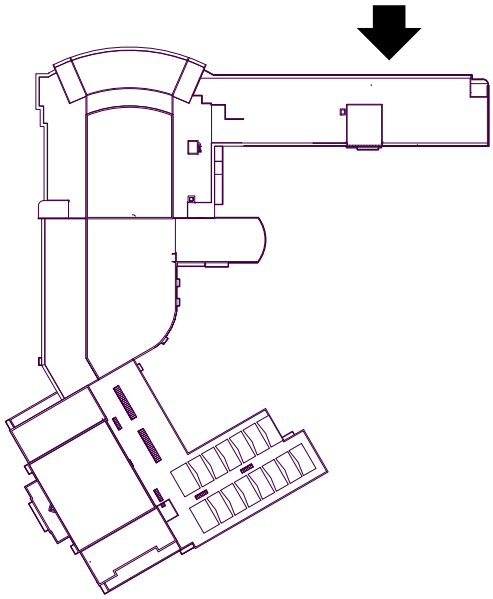

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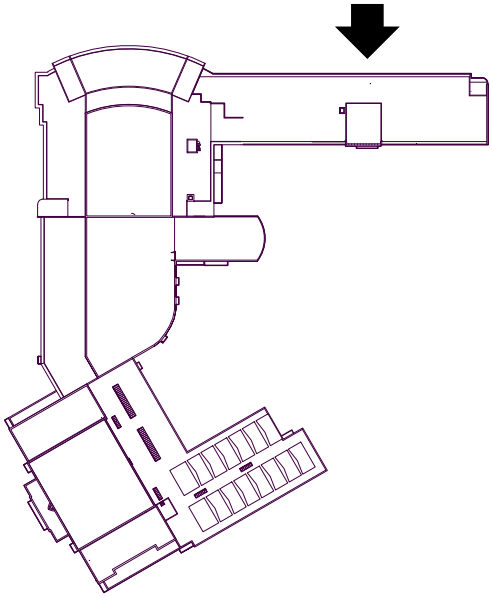

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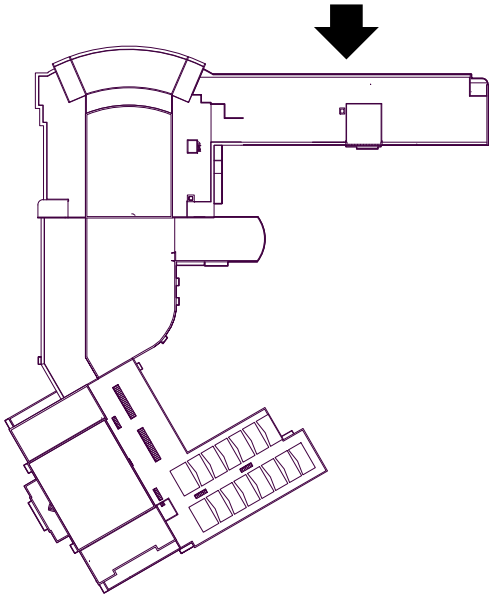

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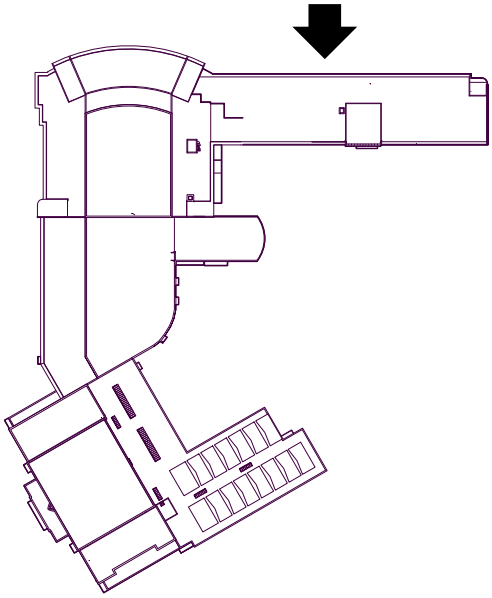

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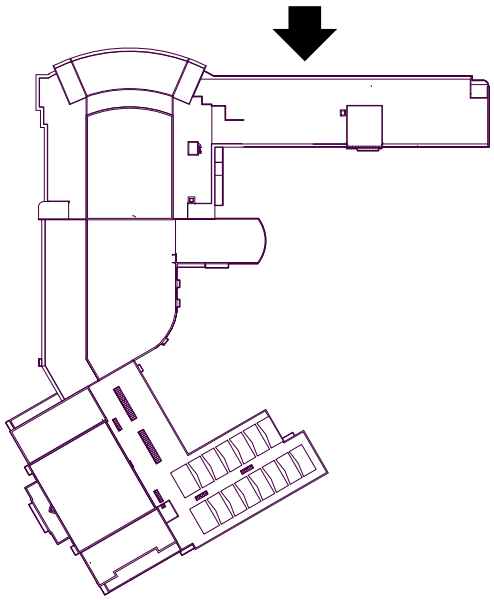
LOWER WALL

UPPER WALL



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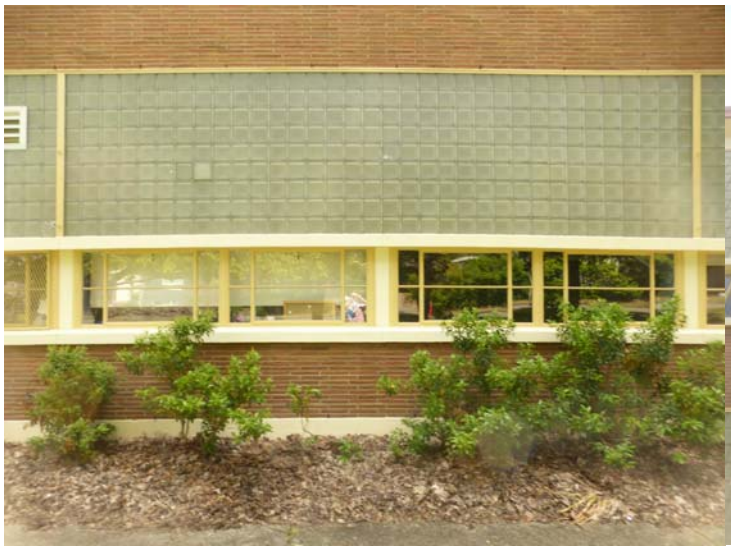
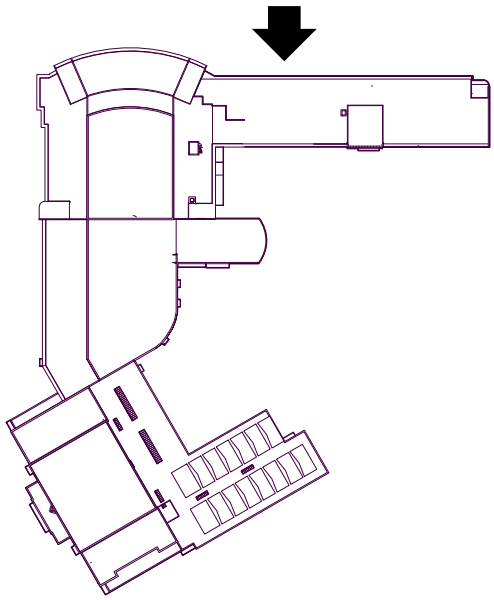


LOWER WALL

UPPER WALL



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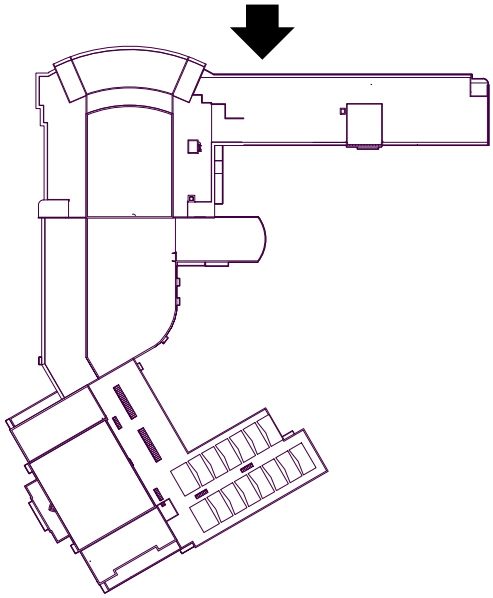
UPPER WALL



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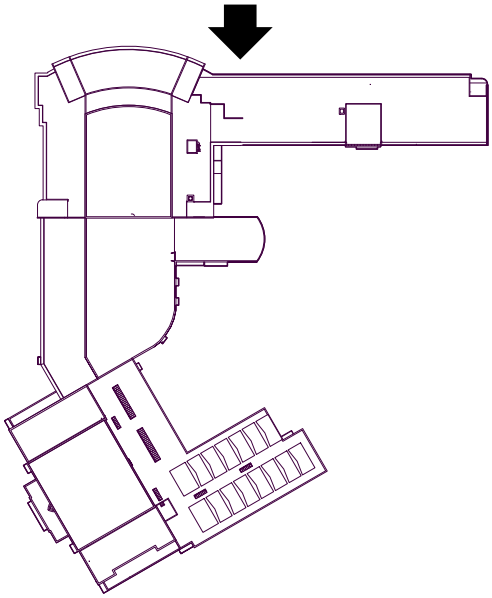

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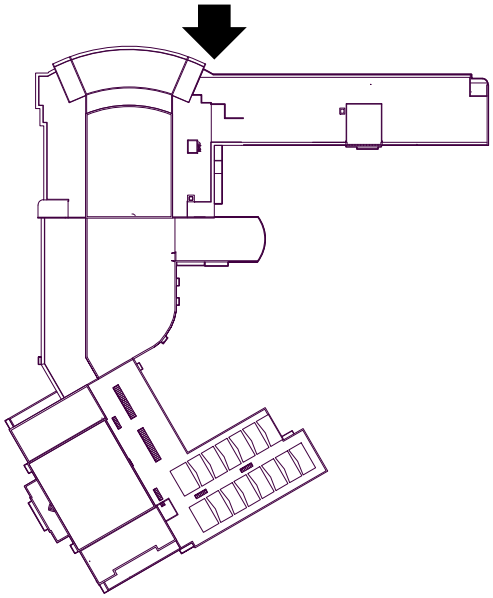

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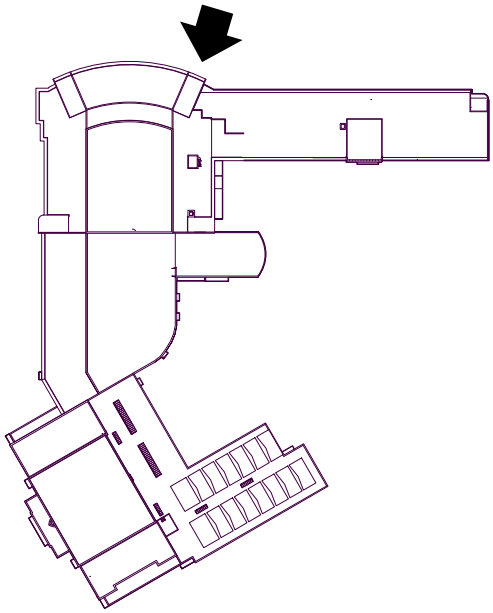

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PHOTOS OF EXISTING CONDITIONS

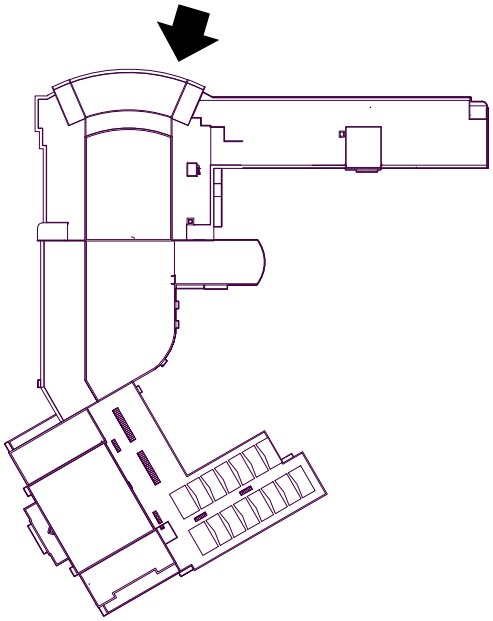
ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.12
DRW SDL	

LOWER WALL

UPPER WALL



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PHOTOS OF EXISTING CONDITIONS

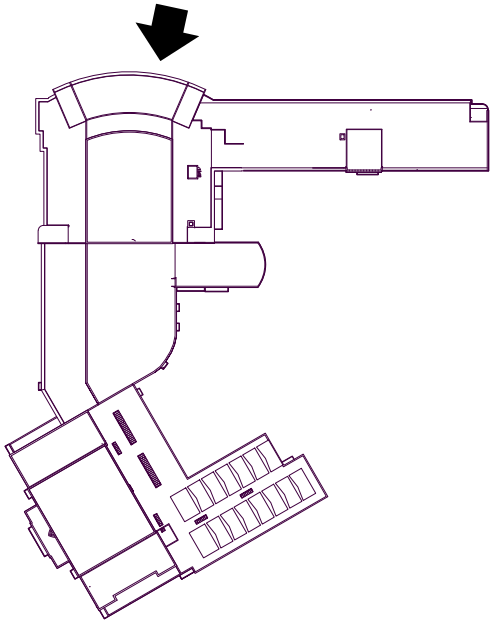
ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.13
DRW SDL	

LOWER WALL

UPPER WALL



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PHOTOS OF EXISTING CONDITIONS

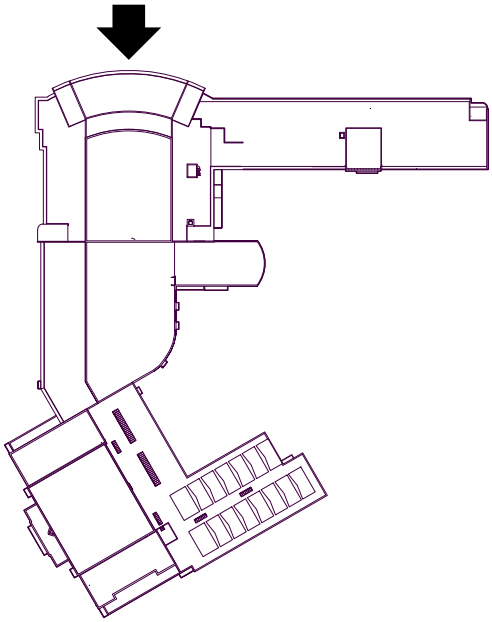
ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.14
DRW SDL	

LOWER WALL

UPPER WALL



N

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PHOTOS OF EXISTING CONDITIONS

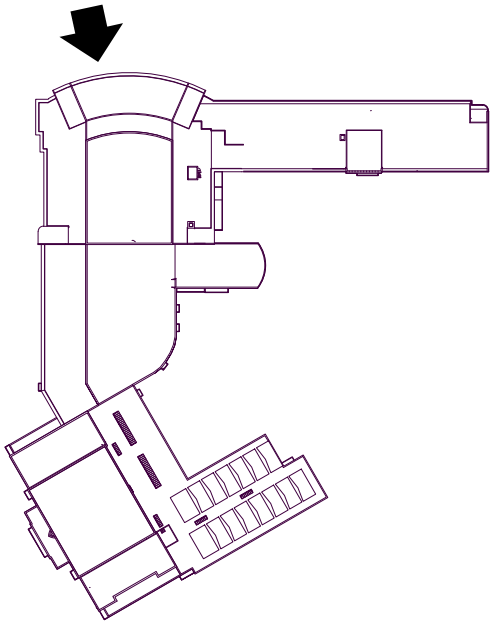
ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.15
DRW SDL	

LOWER WALL

UPPER WALL



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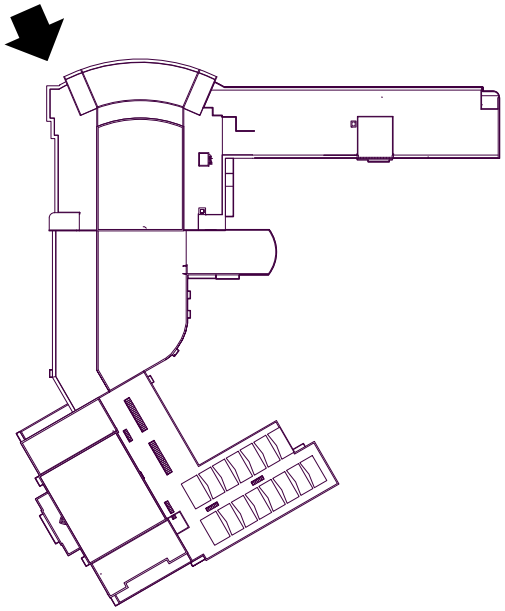
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.16
DRW SDL	



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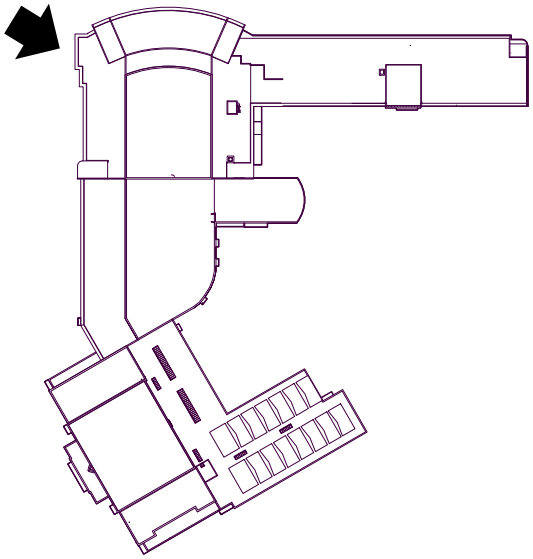
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.17
DRW SDL	



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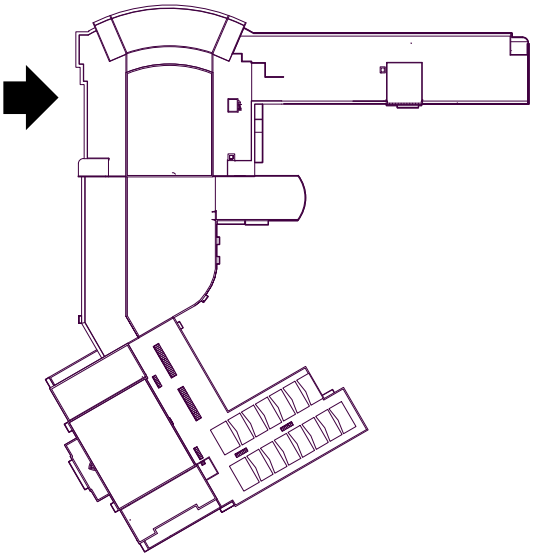
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.18
DRW SDL	



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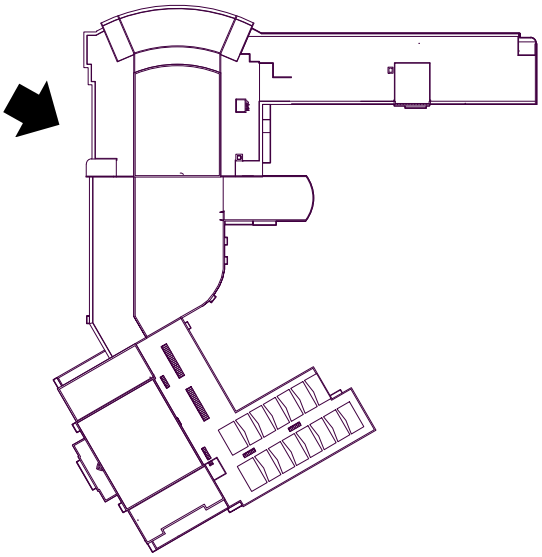
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.19
DRW SDL	



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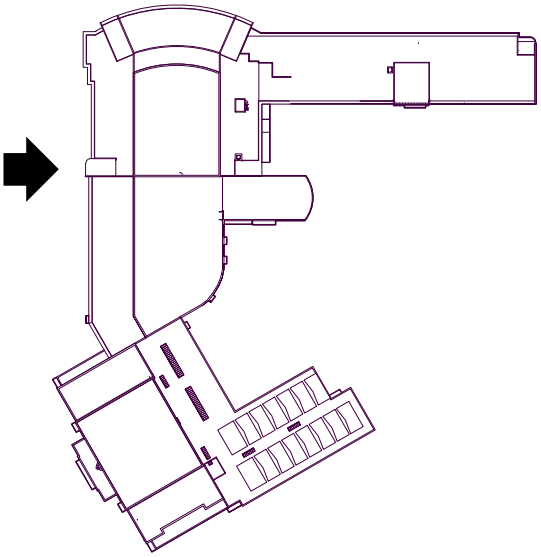
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.20
DRW SDL	



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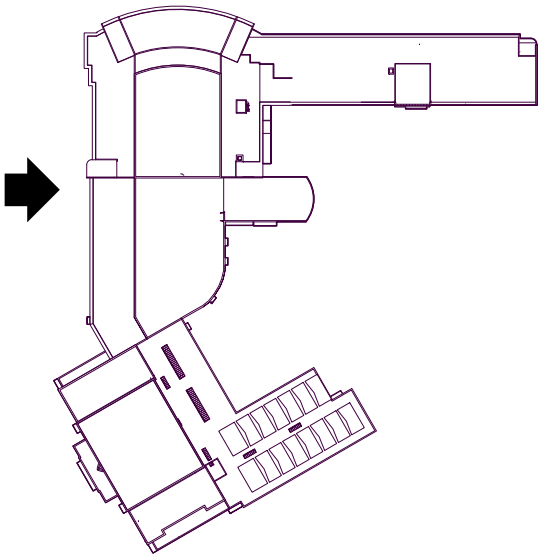
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.21
DRW SDL	



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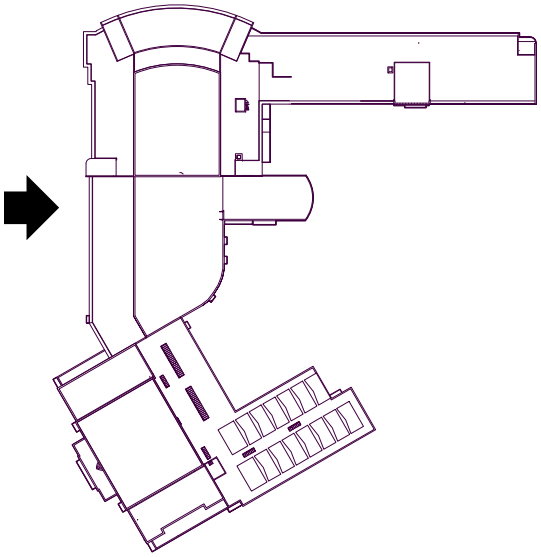
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.22
DRW SDL	



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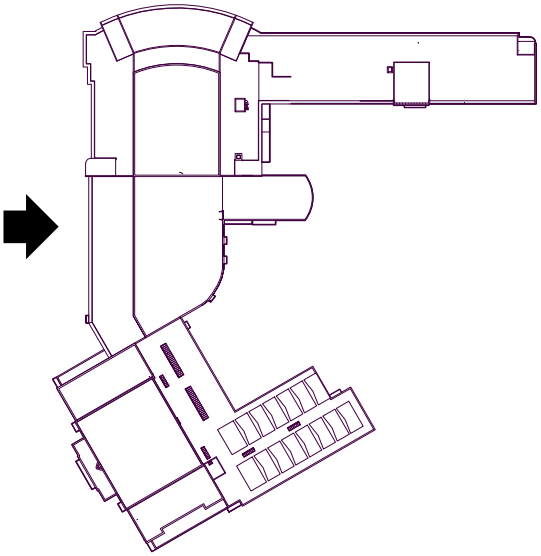
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.23
DRW SDL	



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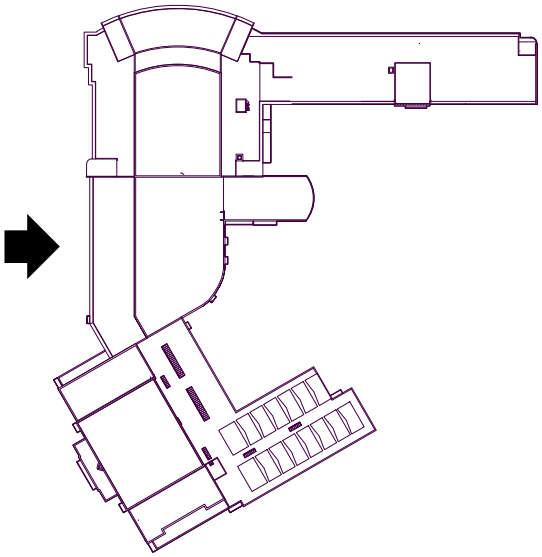
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.24
DRW SDL	



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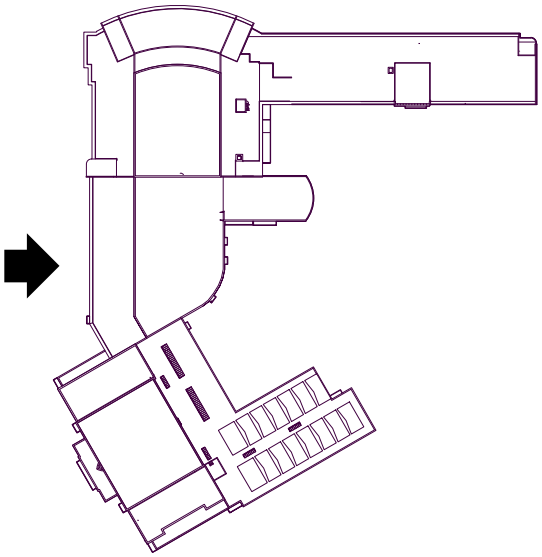
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.25
DRW SDL	



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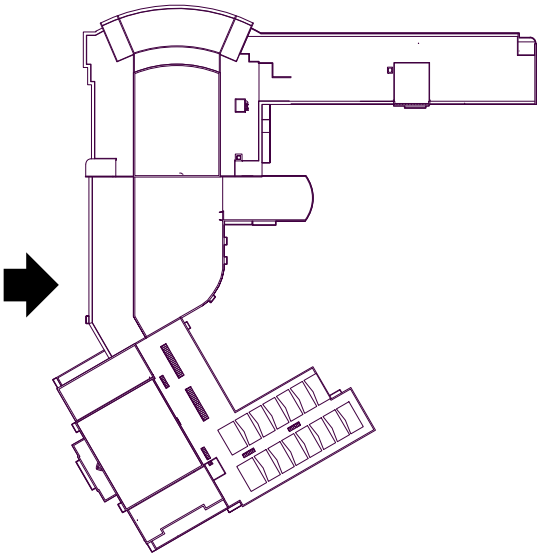
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.26
DRW SDL	



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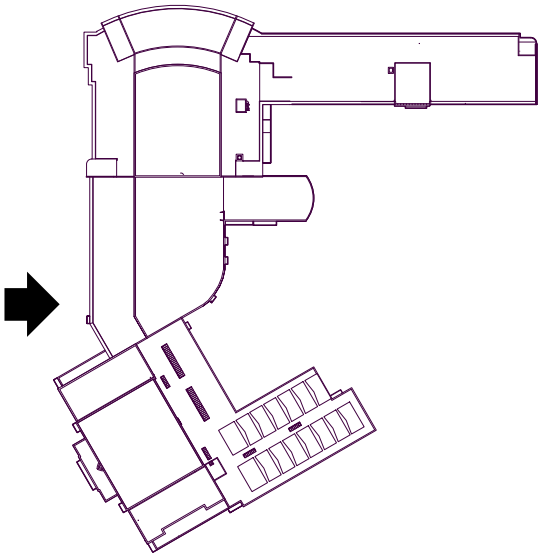
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.27
DRW SDL	



2 KEY PLAN 29
PHOTOS OF EXISTING CONDITIONS
1" = 200'-0"

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

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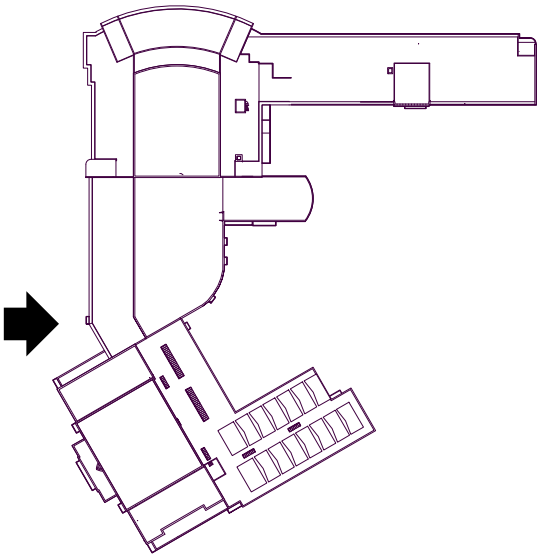
PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.28
DRW SDL	



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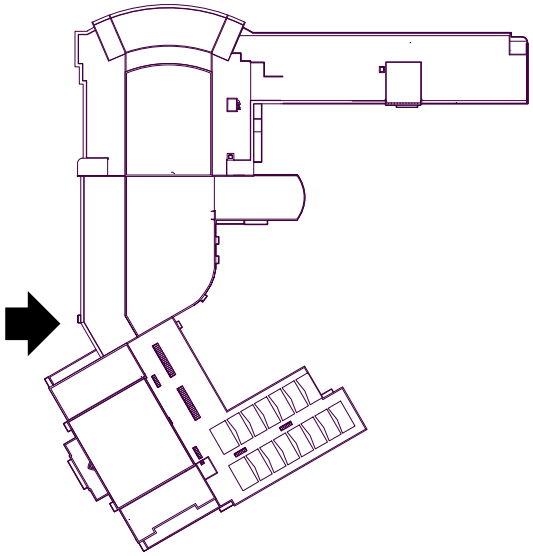
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.29
DRW SDL	



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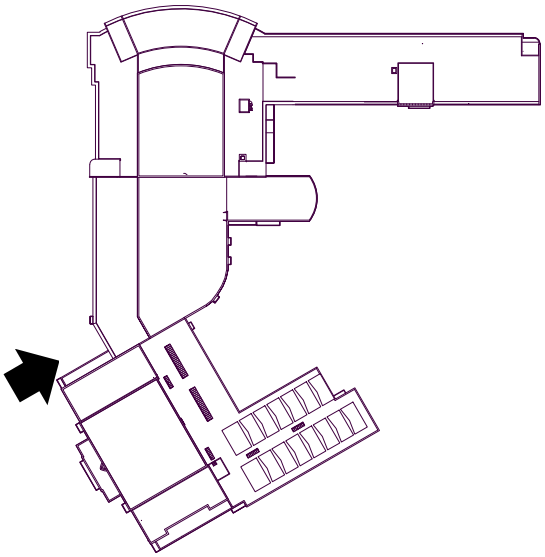
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.30
DRW SDL	



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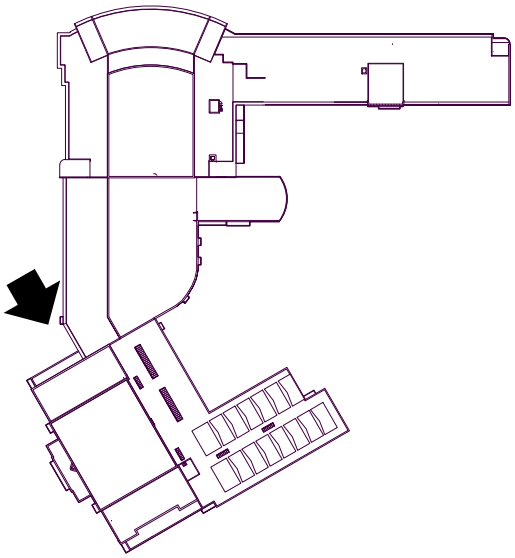
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.31
DRW SDL	



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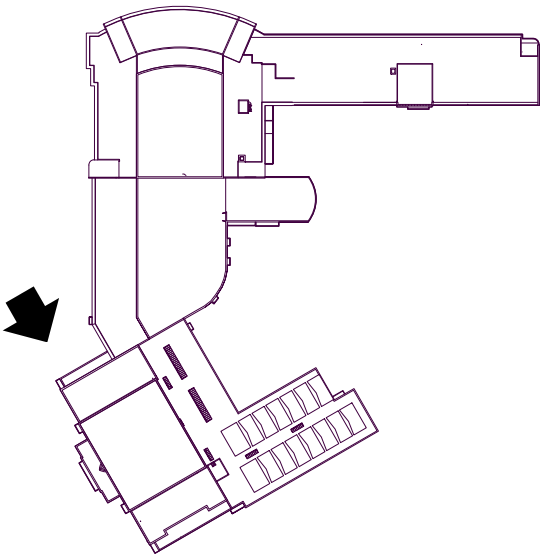
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.32
DRW SDL	



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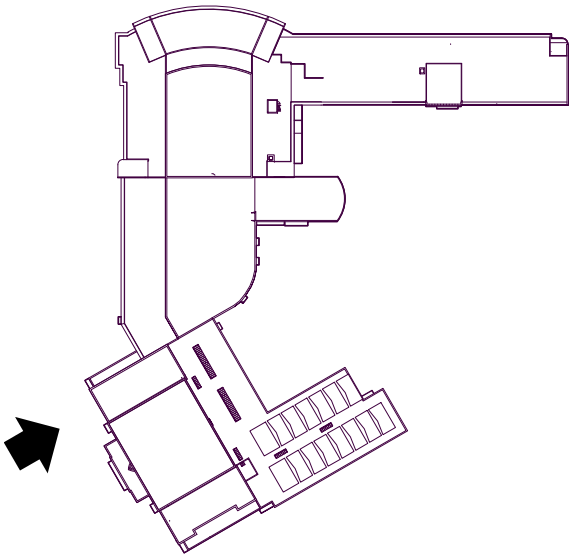
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.33
DRW SDL	



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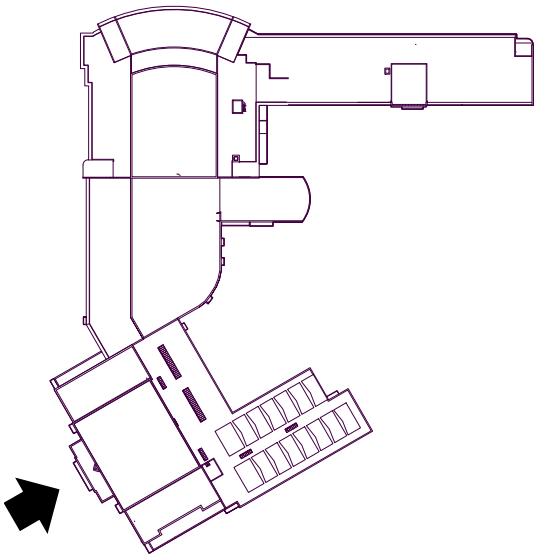
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.34
DRW SDL	



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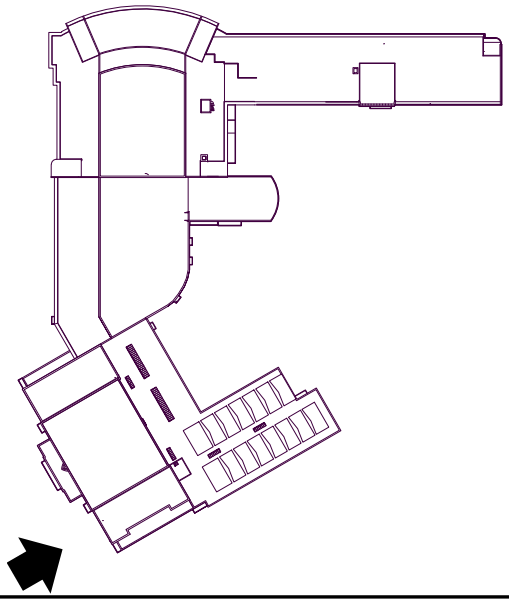
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.35
DRW SDL	



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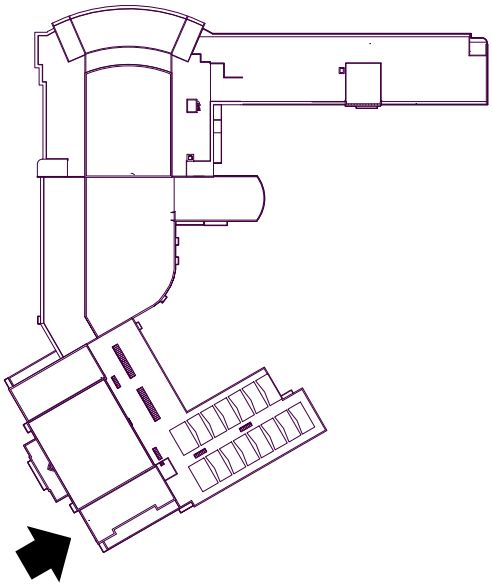
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.36
DRW SDL	



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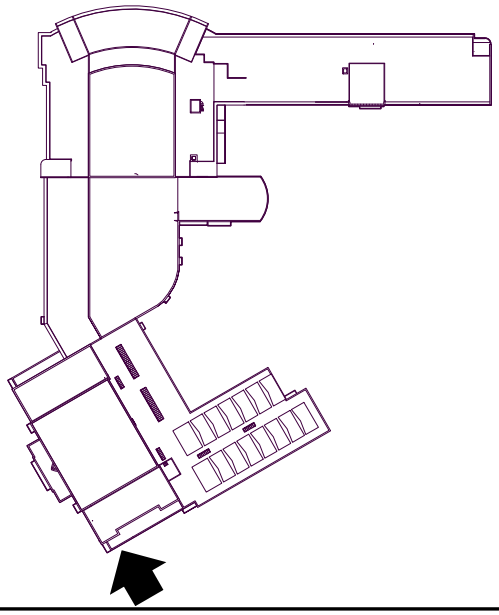
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.37
DRW SDL	



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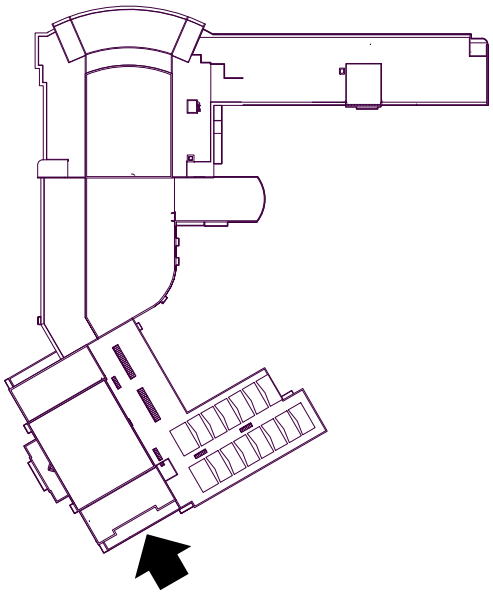
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.38
DRW SDL	



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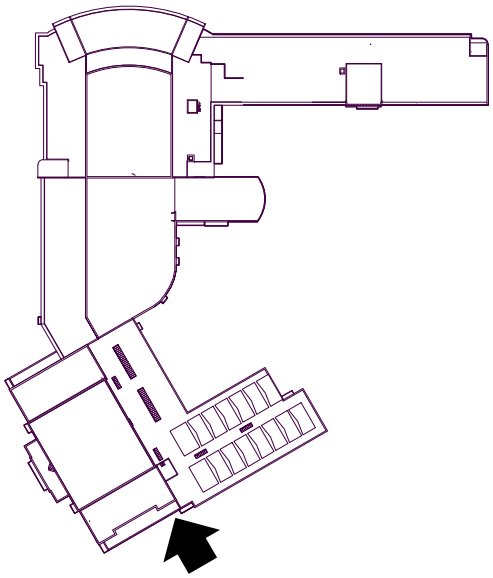
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.39
DRW SDL	



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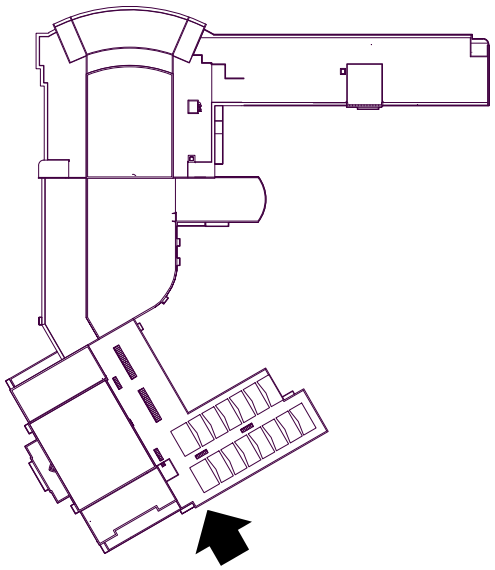
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.40
DRW SDL	



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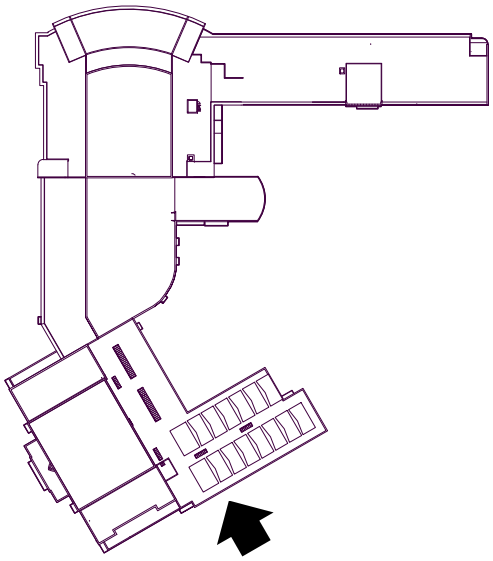
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.41
DRW SDL	



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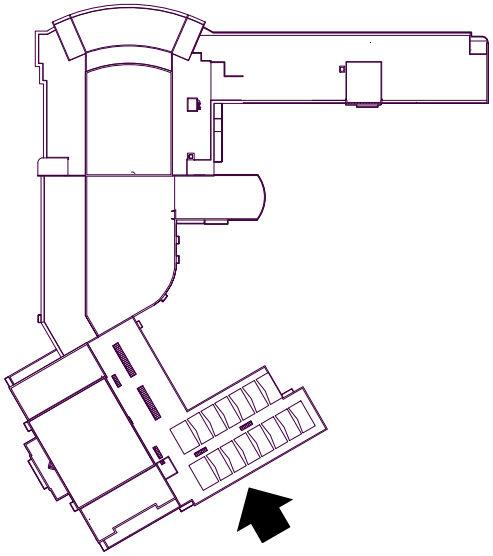
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.42
DRW SDL	



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PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

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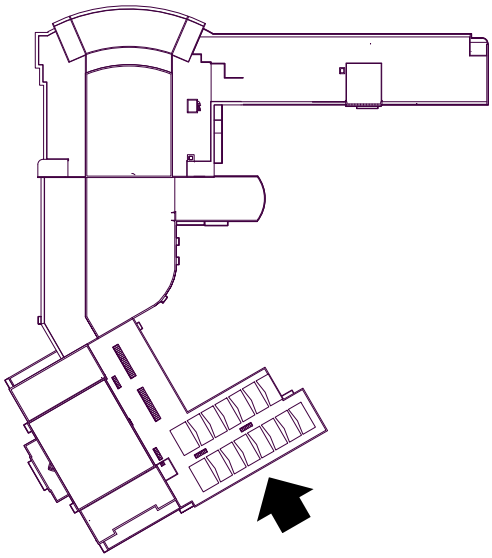
PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.43
DRW SDL	



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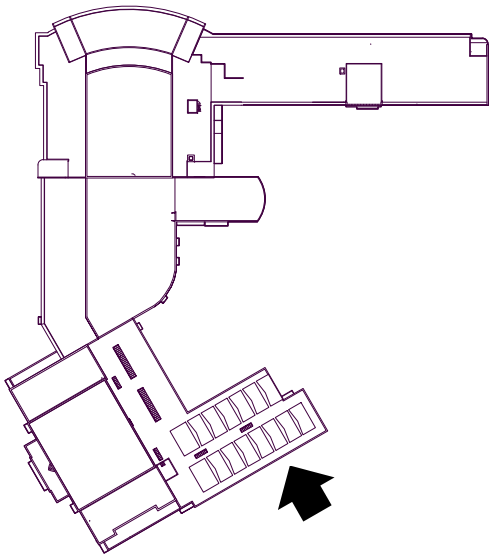
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.44
DRW SDL	



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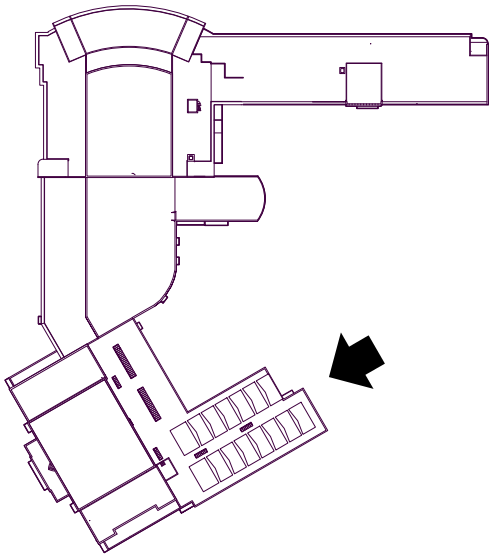
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.45
DRW SDL	



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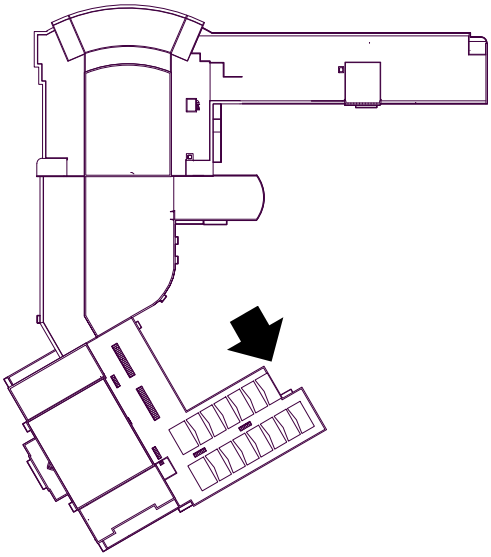
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.46
DRW SDL	



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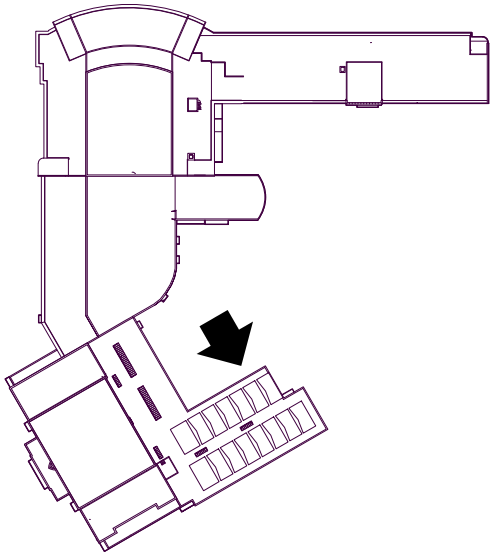
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.47
DRW SDL	



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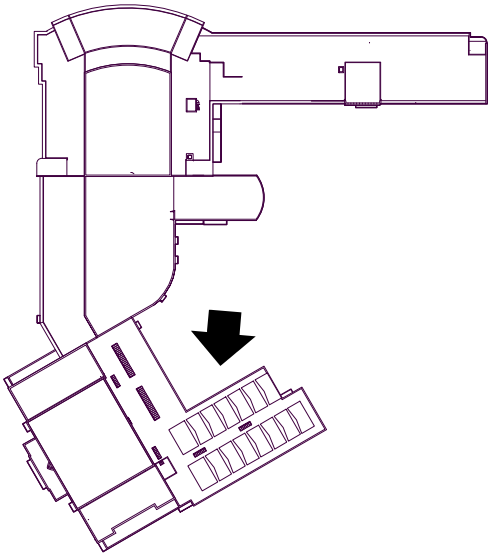
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.48
DRW SDL	



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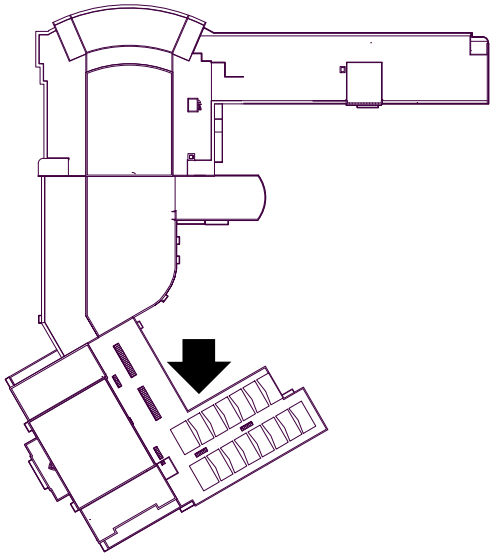
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.49
DRW SDL	



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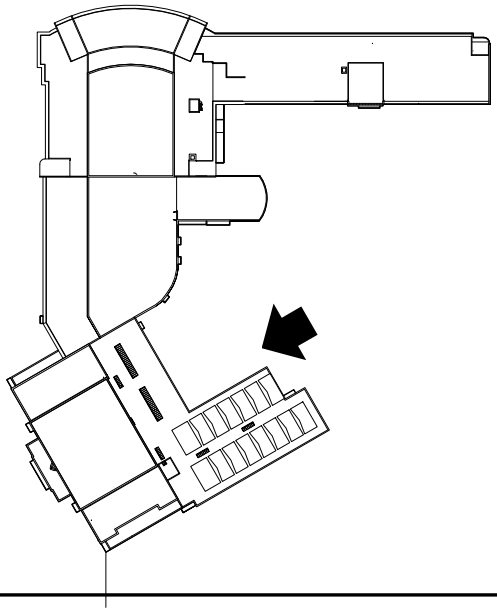
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.50
DRW SDL	



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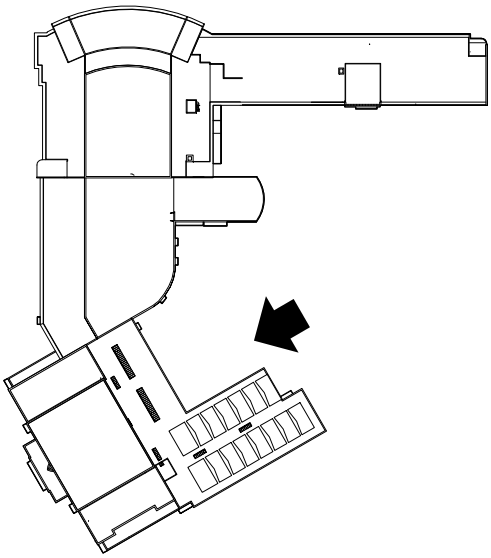
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.51
DRW SDL	



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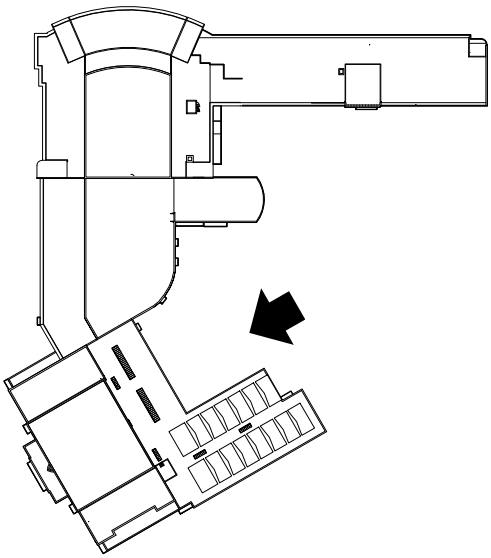
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.52
DRW SDL	



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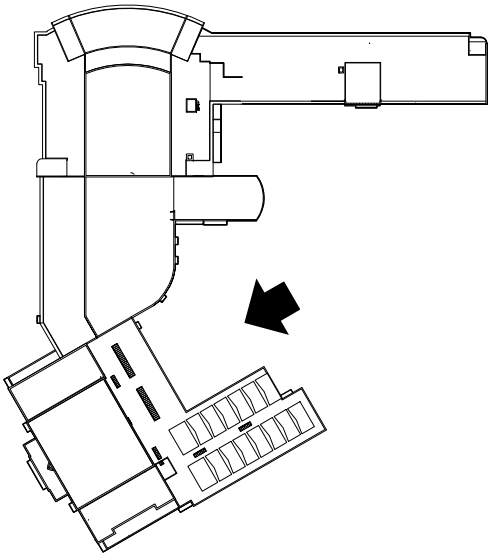
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.53
DRW SDL	



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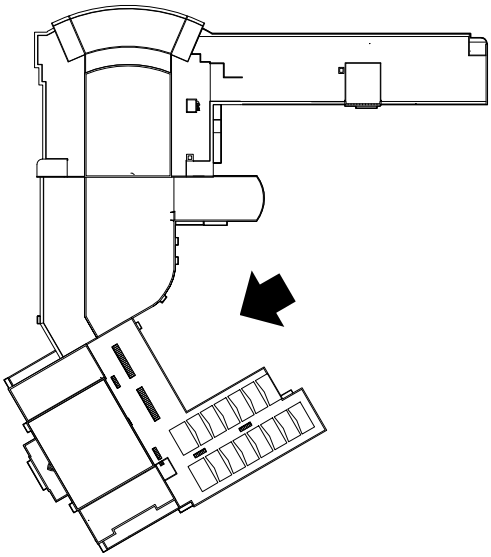
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.54
DRW SDL	



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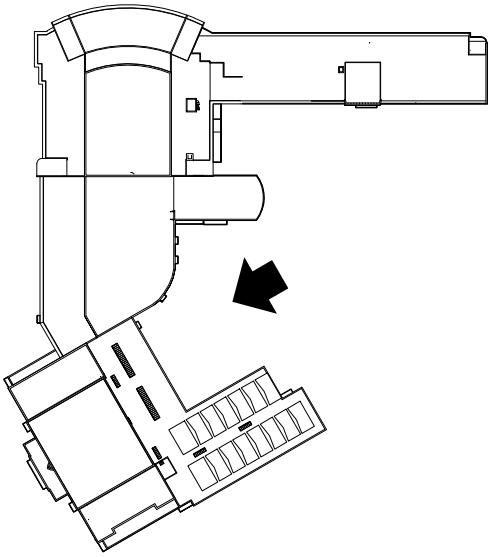
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.55
DRW SDL	



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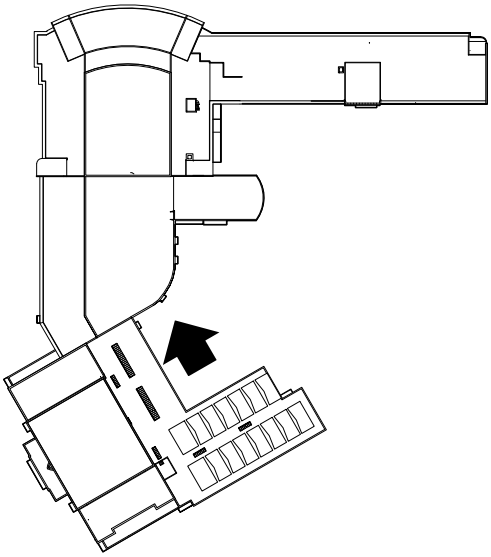
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.56
DRW SDL	



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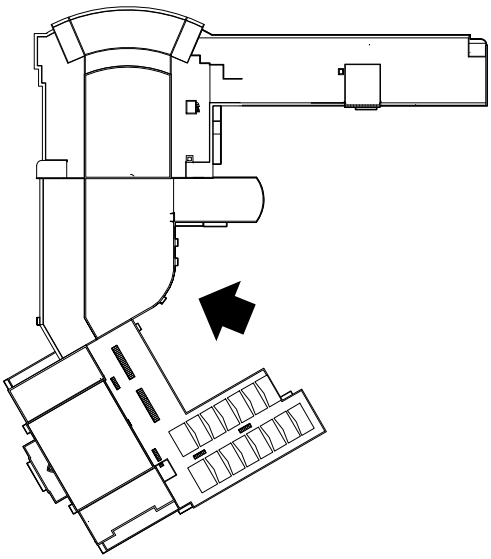
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.57
DRW SDL	



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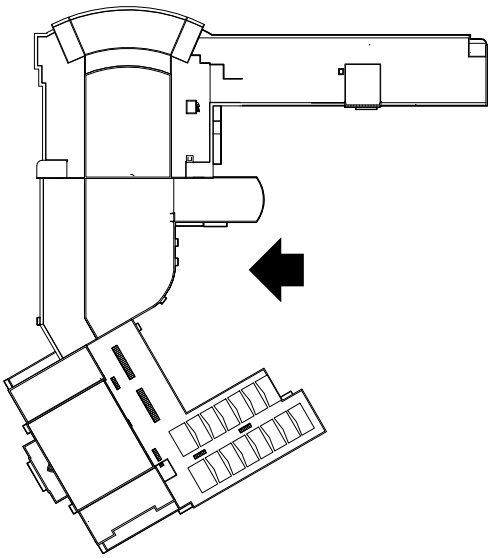
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.58
DRW SDL	



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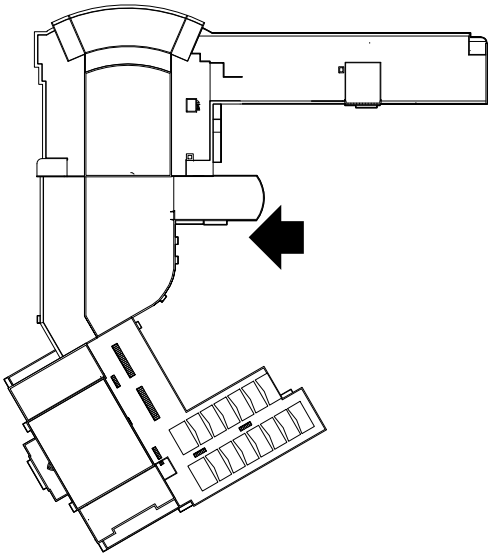
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.59
DRW SDL	



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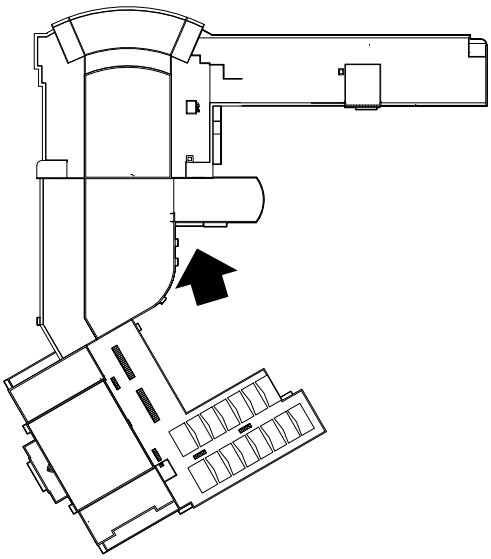
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.60
DRW SDL	



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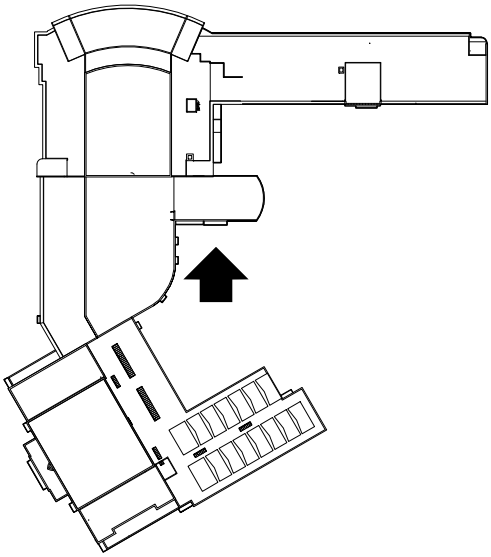
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.61
DRW SDL	



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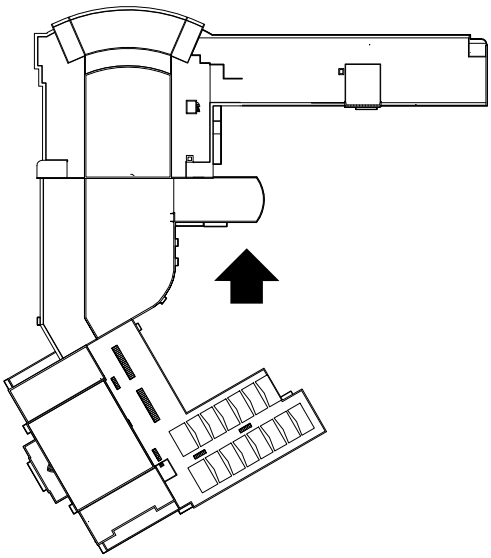
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.62
DRW SDL	



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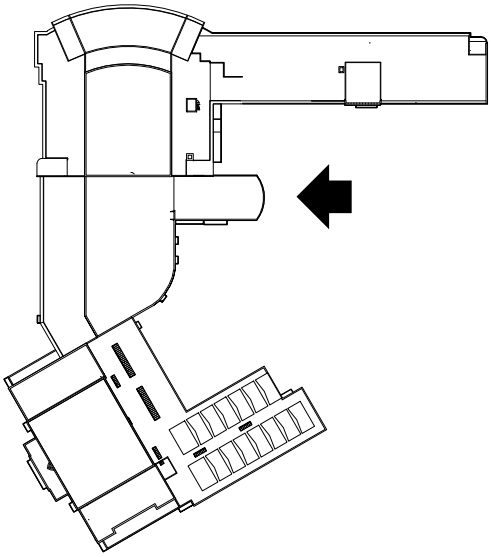
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.63
DRW SDL	



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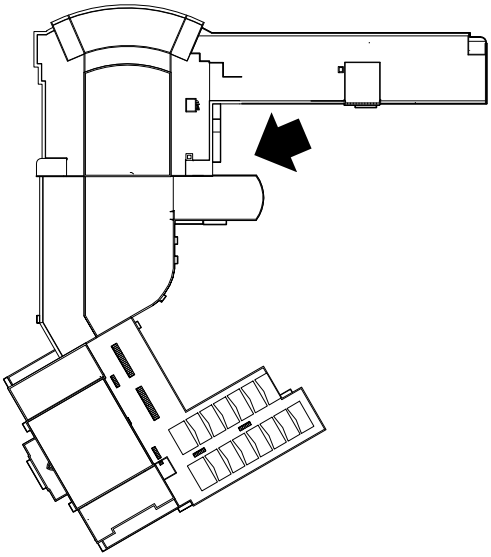
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.64
DRW SDL	



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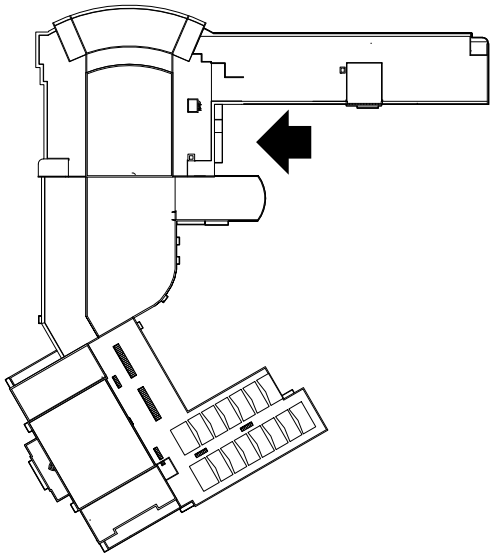
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.65
DRW SDL	



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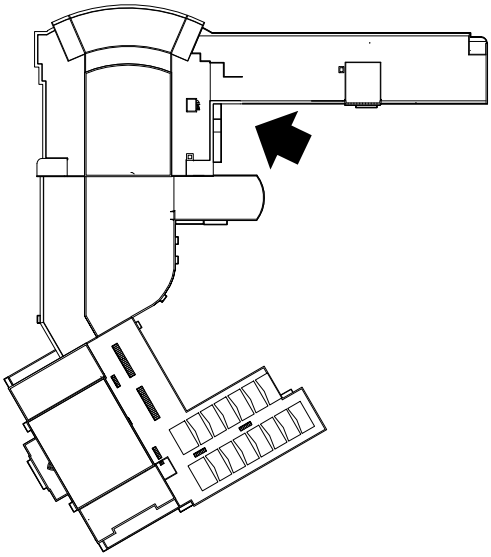
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.66
DRW SDL	



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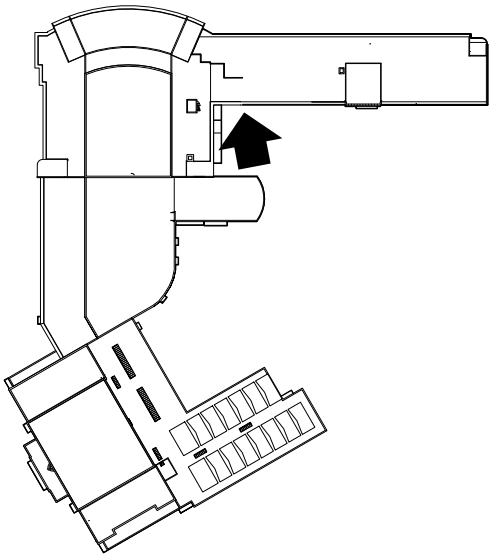
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.67
DRW SDL	



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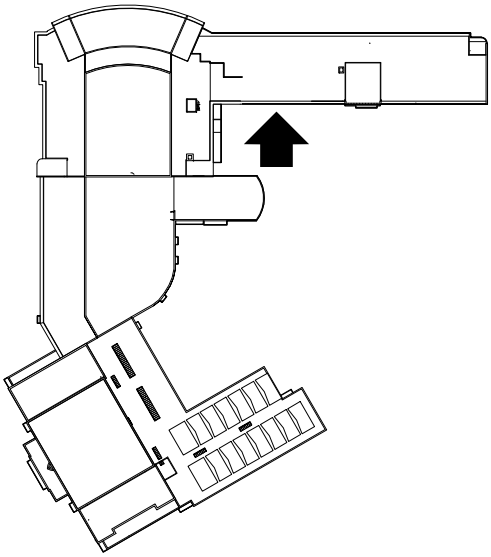
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.68
DRW SDL	



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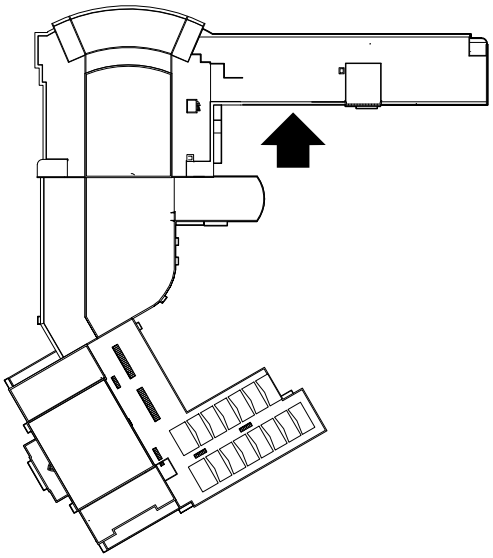
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.69
DRW SDL	



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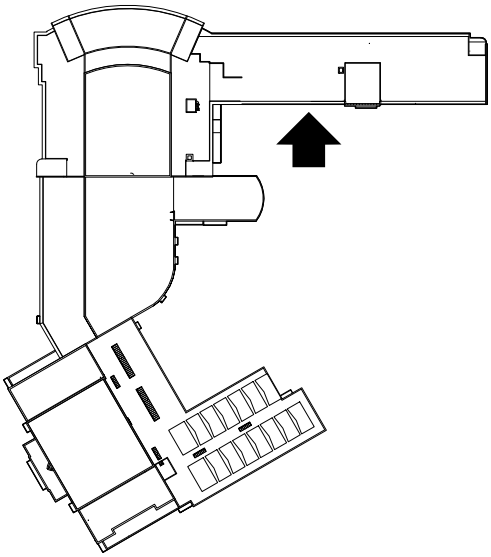
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.70
DRW SDL	



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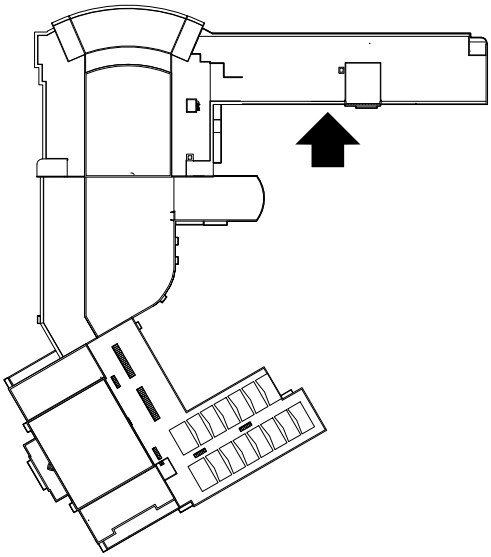
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.71
DRW SDL	



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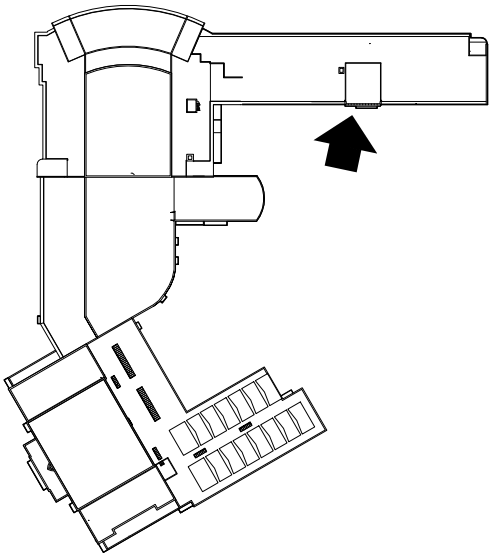
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.72
DRW SDL	



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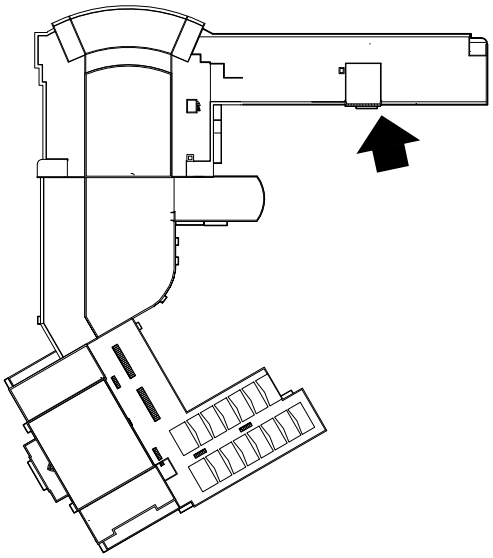
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.73
DRW SDL	



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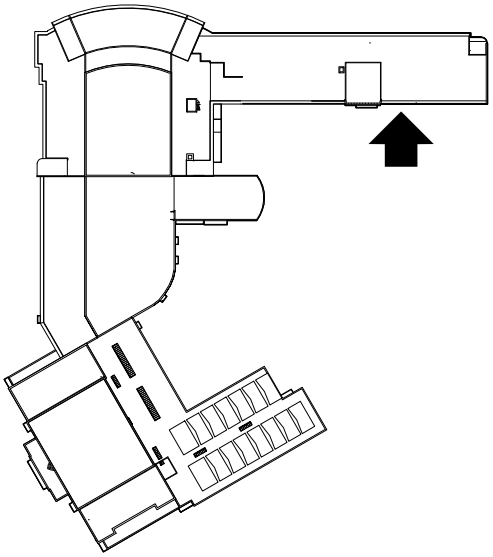
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.74
DRW SDL	



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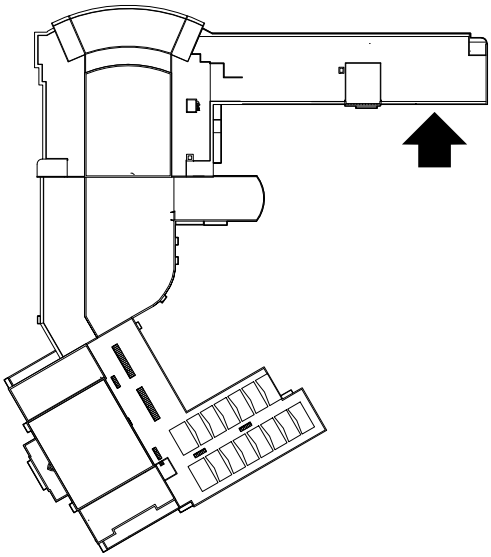
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.75
DRW SDL	



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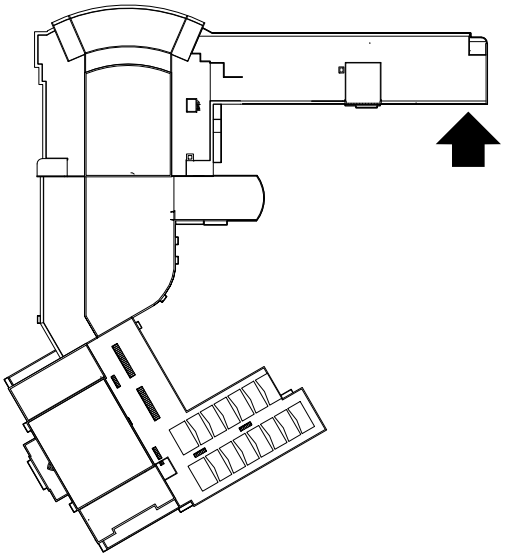
PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.76
DRW SDL	



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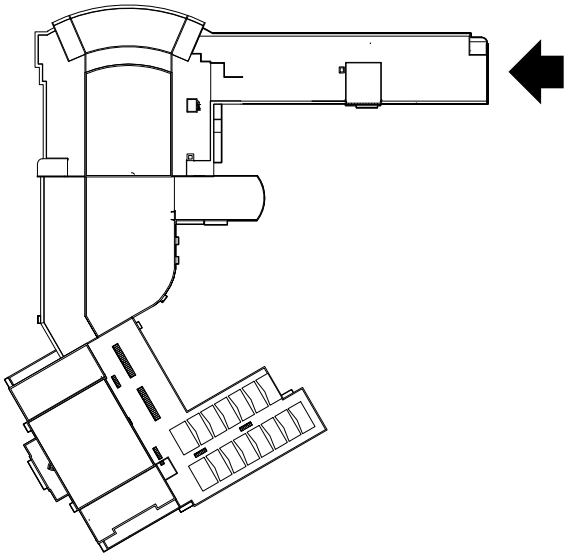
4000 DELRIDGE WAY SW | SUITE 200 | SEATTLE, WA 98106

PHOTOS OF EXISTING CONDITIONS

ECKSTEIN MIDDLE SCHOOL

3003 NE 75TH ST, SEATTLE, WA 98115

PA SMS	RELEASE DATE 10/6/22
PM MT	B-2.77
DRW SDL	



STEMPER AC

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4000 DELRIDGE WAY SW | SUITE 200 | SEATTLE, WA 98106

PHOTOS OF EXISTING CONDITIONS

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PART 3 – SAMPLES

3.1. Proposed Replacement Windows

3.1.0. Summary of design intent:

The design intend of this window replacement is to provide new thermally broken steel windows with insulated glazing meeting the following aesthetic requirements;

3.1.0.1 Windows shall be profiled, sized, and factory painted to provide an exact or near match to the original steel windows, site lines, operable locations, areas/amount of visible glass, and glass color.

3.1.1 Basis of Design Product:

Hope's Landmark 175 Series with Thermal Evolution Technology
Hope's Windows, Inc., Jamestown, NY; Tel: (716) 665-5124; Web: www.hopeswindows.com

3.1.2. Materials:

Profiles made from steel with flanges rolled integrally at the mill with composite frame and triple weatherstripping.

3.1.3. Frame & Sash Profiles:

All steel profiles a minimum of 1-3/4" in depth.

3.1.4. Exterior Muntins (simulated divided lite):

Hot-rolled exterior muntins, #84H profile shall be solid hot-rolled from stainless steel with tapers rolled integral at the mill. #84H muntins shall be solidly welded to perimeter framing and dressed smooth.

Or

Exterior applied muntins, profile precut to meet perimeter frame. Intersections milled to the extrusion profile. Muntin components applied to face of glass with 0.045" VHB ™ double adhesive tape after glazing.

3.1.5. Operable Hardware:

Inswing Ventilators hung on non-ferrous heavy-duty stainless steel four bar hinges, having friction maintained by sliding brass shoe with screw adjustment.

3.1.6. Steel Mullions:

3.1.6.1 Existing exterior and interior steel mullions, fasteners, and removable clamping brackets shall be temporarily removed, cataloged and refurbished off-site. Refurbishment to include stripping and abatement of lead paint, removal of corrosion and prepping of steel surfaces to receive a new finish coating color matched to new windows. Embedded clamping brackets shall be refurbished in-situ.

3.1.6.2 To the greatest extent possible existing refurbished steel mullions shall be used to secure the flanges of new windows on the exterior and interior of the building. Due to the depth of new windows, new securement bolts will be required in select locations.

3.1.6.3 Where existing steel mullions are deemed by the Architect as too heavily corroded or damaged for successful refurbishment, new matching steel profiles shall be fabricated and installed.

3.1.6. Finishing:

Three-coat finish consisting of a first coat Epoxy E-Coat primer, second coat Epoxy powder primer, and Ultrathane polyurethane top coat custom colored to match historic tan color

3.1.6.1 The historic tan color appears to be a close match to Sherwin Williams SW 6143, with a "RGB color" of, R: 192, G: 169, B: 139.

3.1.6.1 Historic Sheen appears to have faded somewhat but was at least a Satin or perhaps even a Semi-gloss.

3.1.7. Fasteners:
All screws that are furnished by Hope's for hardware, trim, covers, anchoring, weatherbars, water dams, screens, etc. shall be non-ferrous brass or stainless steel. Glazing bead retainer screws are plated steel.

3.1.8. Glazing:
The design intent is provide new glazing meeting the following requirements;

3.1.8.1 Clear glass, thickness to meet minimum Seattle Energy Code U-value with coatings on glass faces as required to meet Seattle Energy Code SHGC depending on building elevation.
Minimum Requirements per the 2018 Seattle Energy Code;
Fixed U-factor: U-0.26
Operable U-Factor: U-0.28
SHGC for all vertical fenestration: 0.51 (N elevations), 0.38 (SEW elevations)

3.1.8.2 Glazing Specified to Meet Minimum 2018 Seattle Energy Code
Exterior; 6mm Cardinal CG, LoE-272 (Face #2, on N elevations), 6mm Cardinal CG, LoE-270 (Face #2, on SEW Elevations)
1/2" Gap; 90% Argon
Interior; 6mm Clear Glass (All elevations)
U-factor; 0.25 (All elevations)
SHGC; 0.40 (N elevations), 0.36 (SEW elevations)
Transmittance; 70% (N elevations), 68% (SEW elevations)
Reflect Out/In; 11% (N elevations), 12% (SEW elevations)

3.1.8.2 If approved, the higher performing glazing listed below is preferred for use in windows on all elevations. *Note: This glazing is shown in photo comparisons depicted later in this document.*
Exterior; 6mm Cardinal CG, LoE2-270 (Face #2),
1/2" Gap; 90% Argon
Interior; 6mm Cardinal CG, LoE-i89
U-factor; 0.20
SHGC; 0.35
Transmittance; 66%
Reflect Out/In; 12%

3.1.8.3 Tempered glass as required by code.

3.1.8.4 Laminated glass for skylights/clerestory windows.

3.1.9. Interior Finishes:
Modifications to existing exterior / interior finishes are expected to include the following;

3.1.9.1. Sawcutting of the existing raised concrete at window sills (in concealed locations) to facilitate rough opening flashings, sealing of wall cavity, and interior height of new window profiles.

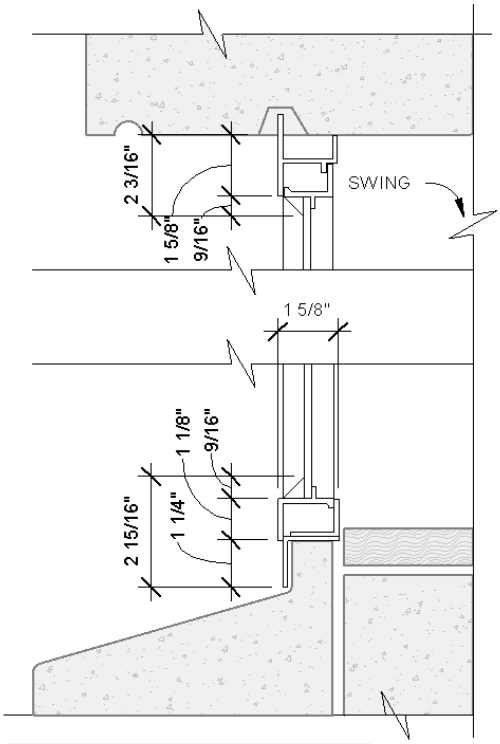
3.1.9.2. Sawcutting of existing concrete at window heads to facilitate removal of existing embedded (cemented-in concrete) window flanges, followed by embedment of new window flanges and painting of exposed existing-to-new concrete surfaces.

3.1.9.3. Careful removal of existing plaster to facilitate the removal of existing windows and to accommodate the depth of new windows.

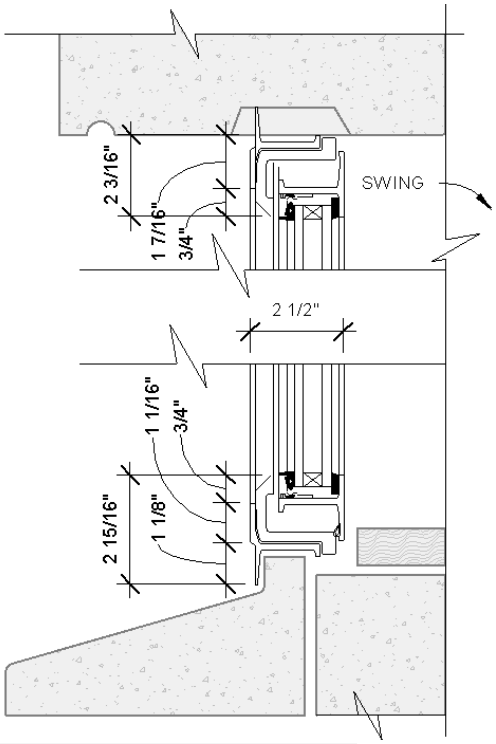
3.1.9.4. Careful removal of existing interior wood trims, moldings, and stools to facilitate removal of the existing windows, followed by modification wood trims, moldings, and stools to accommodate the depth of windows. Refurbishment of wood trims, moldings, and stools shall be limited to repair of deteriorated elements, in-kind painting or staining and sealing of all cut ends.

3.2. Window Profile Comparison

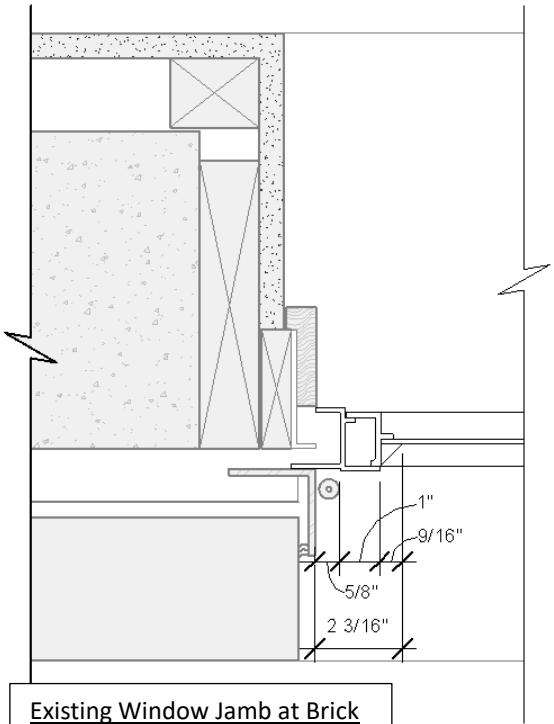
For the sake of this brief, the images below are not intended to provide a comprehensive comparison of all existing/new window conditions but represent the most common or typical conditions at Nathan Eckstein Middle School.



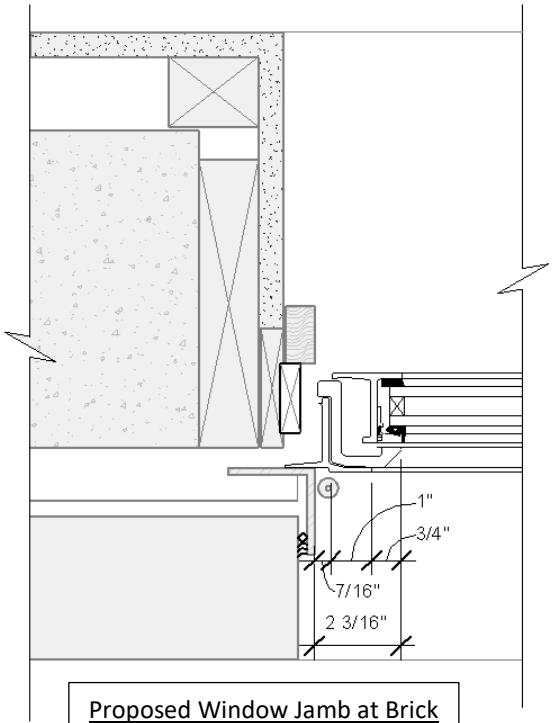
Existing Window Head & Sill



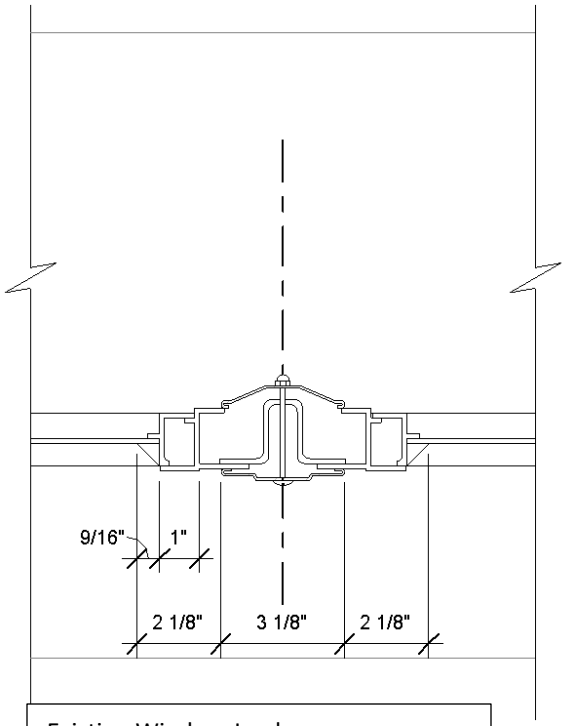
Proposed Window Head & Sill



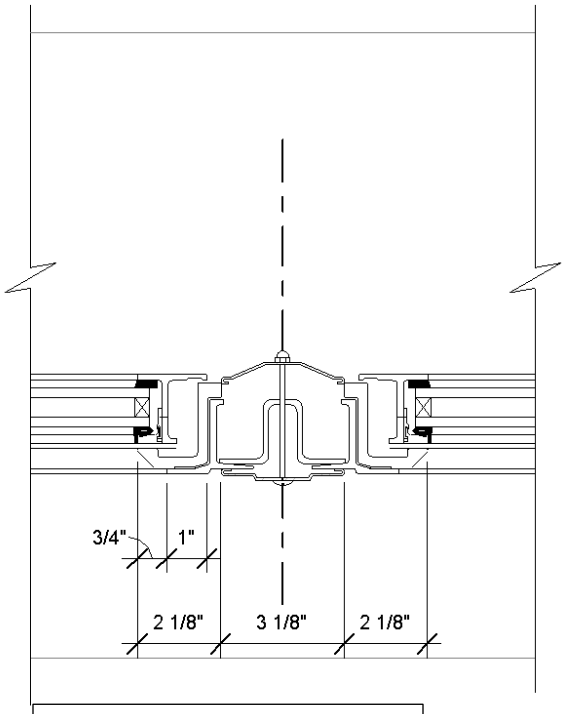
Existing Window Jamb at Brick



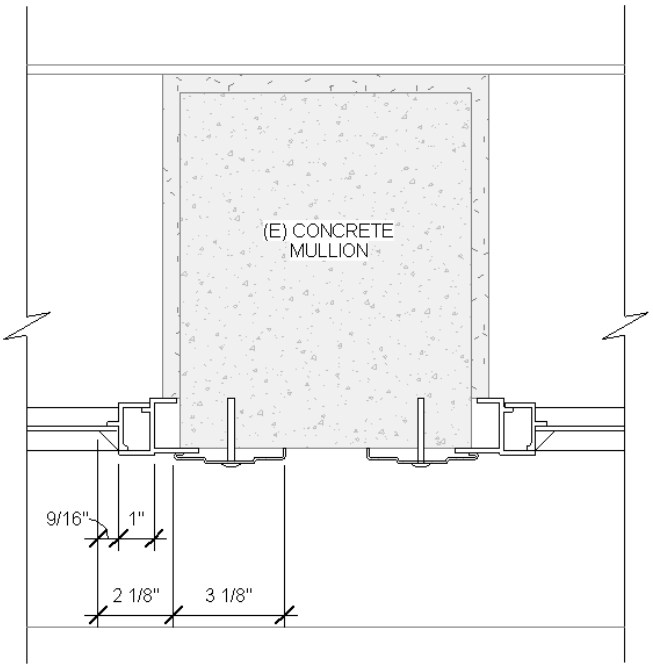
Proposed Window Jamb at Brick



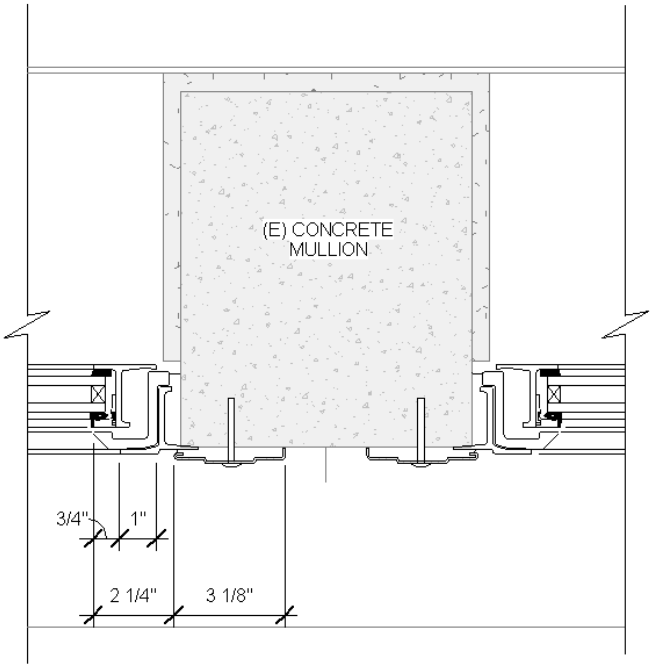
Existing Window Jamb



Proposed Window Jamb



Existing Window Jamb at Concrete Column



Proposed Window Jamb at Concrete Column

3.3. Photo Comparisons

Photos above depict a Hope's Window sample, Landmarked 175 Series, inswing hopper next to the original historic steel frame/sashed windows. *Note: This sample lacks the 1-inch flange that would be specified as part of project and allow for securement behind the profiles steel bracket (red arrow).*

Photos above depict a Hope's Window sample "Simulated Divided Muntin", adjacent to historic muntins with glazing putty. *Note: The existing glazing putty varies in width slightly across building.*

3.4. Photo Comparison Continued

Photos above depict a Hope's "Simulated Divided Muntin", set in a Landmark 175 Series window sample. The photo on the left depicts the location of this muntin as it would be seen on the exterior face of an inswing operable hopper. The photo on the right depicts the location of the muntin as it would be seen on a fixed exterior window. *Note: For the proposed replacement windows, exterior "Simulated Divided Muntins" would only be installed on the outside face of the windows and will be custom milled to seat tightly against the window frames, sashes, and glazing sealants. For exterior fixed windows, the preferred option is to have the steel muntins welded and dressed seamlessly to the steel windows at the factory.*

The comparison photos depicted on the following pages were taken on November 17th 2022 between 2:45-3:15 pm. The sample of preferred glazing depicted in all photos consists of Exterior 6mm glass with Cardinal CG, LoE2-270 on Face #2, 1/2" Gap 90% Argon filled, and Interior 6mm Cardinal CG, LoE-i89 on Face #4.

The photos above depict the preferred glass sample on a south facing classroom window in direct sunlight.

The photos above depict the preferred glass sample on a north facing office window in the shade.

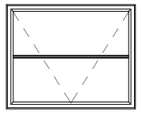
The photos above depict the preferred glass sample on a north facing classroom window in the shade.

The photos above depict the preferred glass sample placed inside the frame of open operable window. The photo on the left is a classroom window in partial sun/shade. The photo on the right is a shop window in the shade.

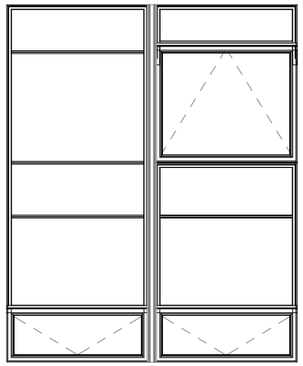
PART 4 –Drawings & Details

4.1. The drawings and detail on the following pages include a schedule the typical windows, followed by sheets showing the location of each window types, existing head, jamb & sill detailing, and the head, jamb & sill details for the new proposed Landmarked 175 steel windows.

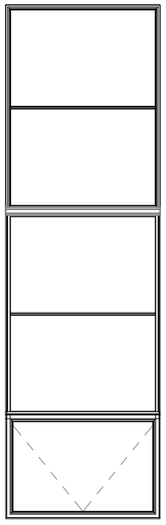
NEW LANDMARK 175



CLASSROOM SWING IN HOPPER

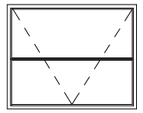


OFFICE COMBINATION WDW

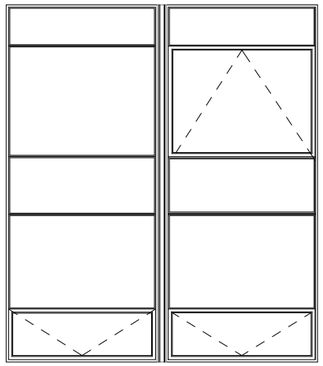


LIBRARY WDW

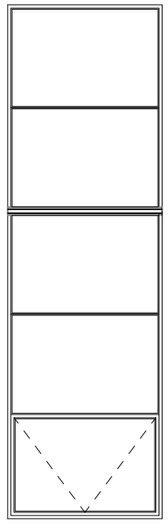
(E) WINDOW



CLASSROOM SWING IN HOPPER

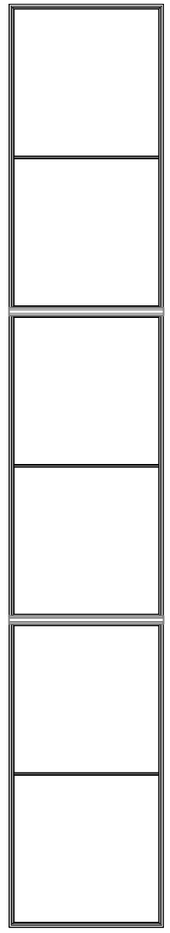


OFFICE COMBINATION WDW

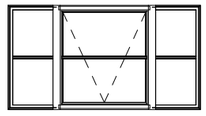


LIBRARY WDW

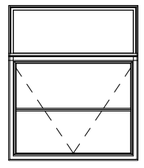
NEW LANDMARK 175



STAIRWELL WDW

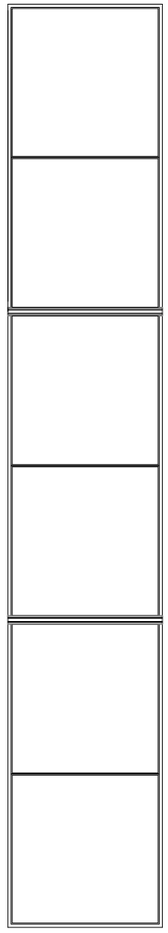


CLASSROOM SWING IN HOPPER W/ FIXED SIDES

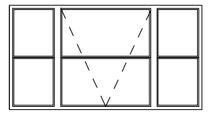


TOILET/ STORAGE SWING IN HOPPER W/ FIXED TOP

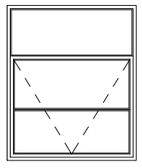
(E) WINDOW



STAIRWELL WDW



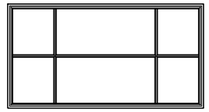
CLASSROOM SWING IN HOPPER W/ FIXED SIDES



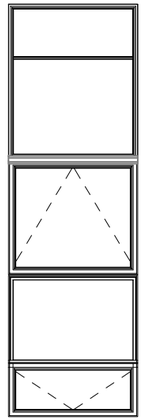
TOILET/ STORAGE SWING IN HOPPER W/ FIXED TOP

NEW LANDMARK 175

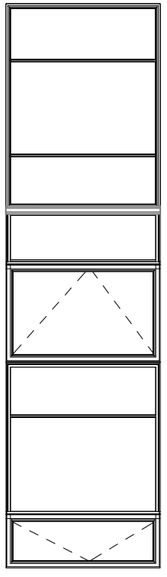
FIXED



GYM FIXED W/ MUTINS



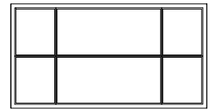
SHOP WDW



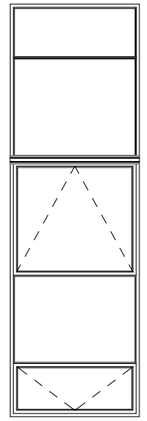
CAFETERIA WDW

(E) WINDOW

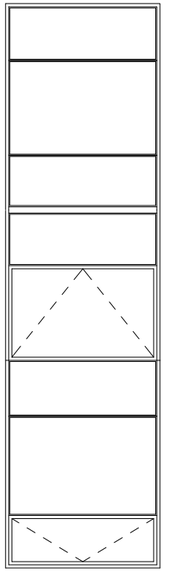
FIXED



GYM FIXED W/ MUTINS



SHOP WDW



CAFETERIA WDW

MOST COMMON WINDOW ELEVATIONS

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EXISTING VS NEW WDW COMPARISON

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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LPB BRIEFING
11/21/2022

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PM
M.T.

DRW
R.S.

B-4.1

proj. no.

C:\Users\Reina\Documents\Eckstein MS Bldg Envelope Upgrades - Landmark Central Model_Reina.rvt

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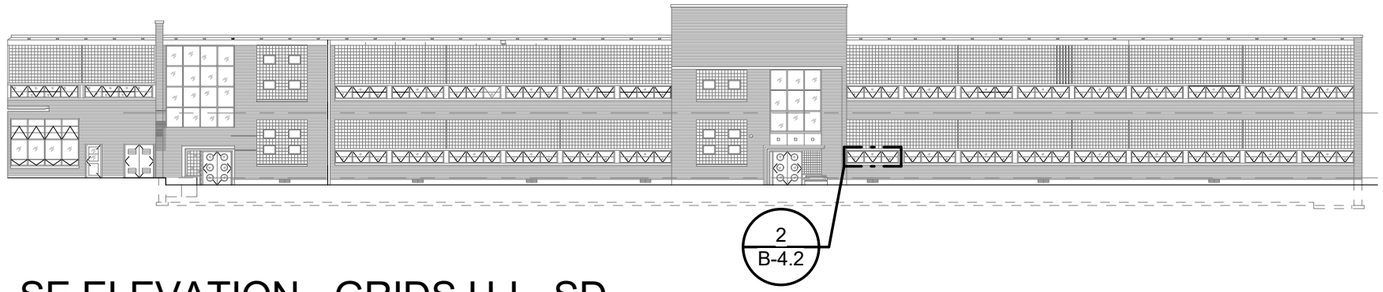
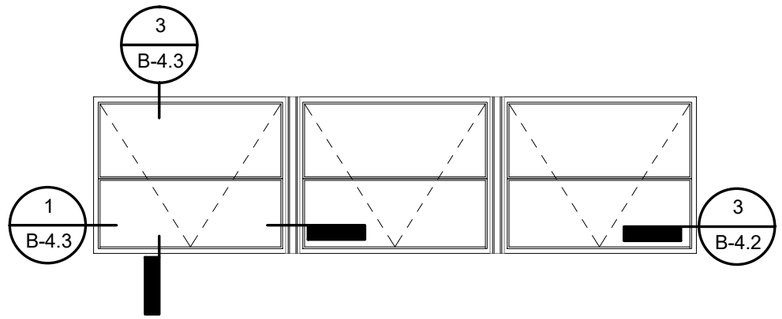
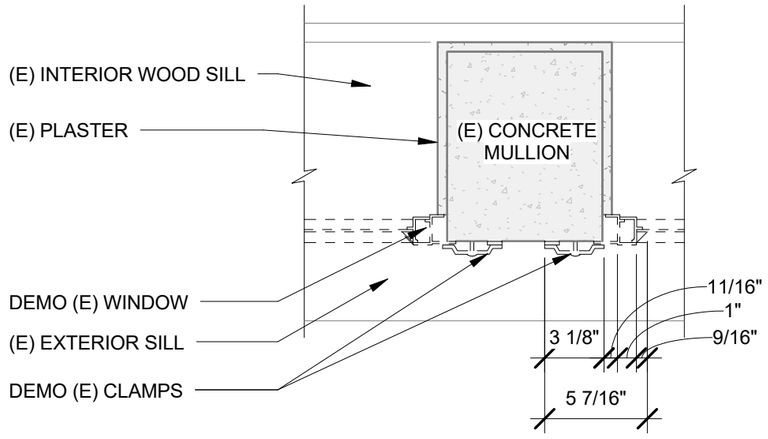


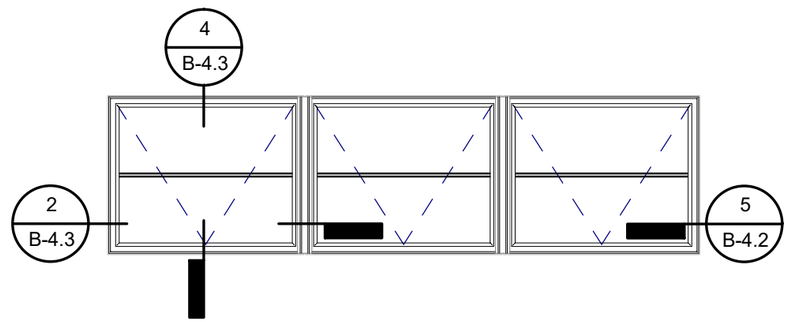
1 SE ELEVATION - GRIDS U-I - SD
1/32" = 1'-0"



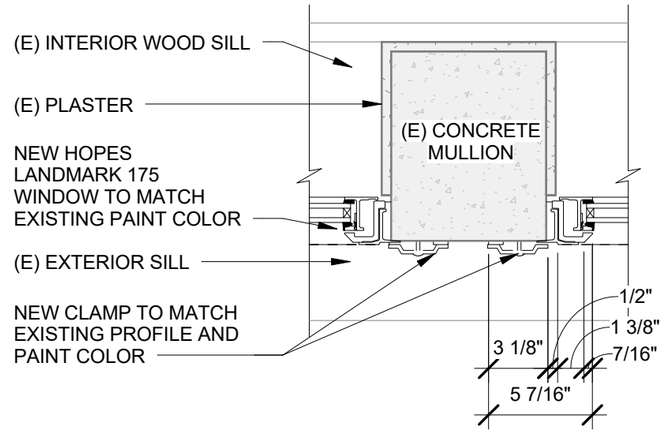
2 (E) SWING IN HOPPER ELEV
3/8" = 1'-0"



3 (E) PLAN SECT. AT CONC. MULLIONS
1 1/2" = 1'-0"



4 NEW SWING IN HOPPER ELEV
3/8" = 1'-0"



5 PLAN SECT. AT CONC. MULLIONS - NEW
1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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CLASSROOM SWING IN HOPPER ELEVATION & DETAILS
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LPB BRIEFING
11/21/2022

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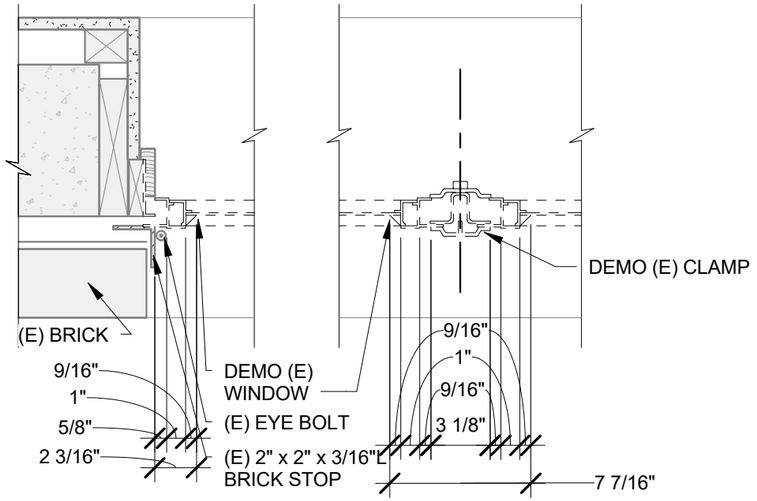
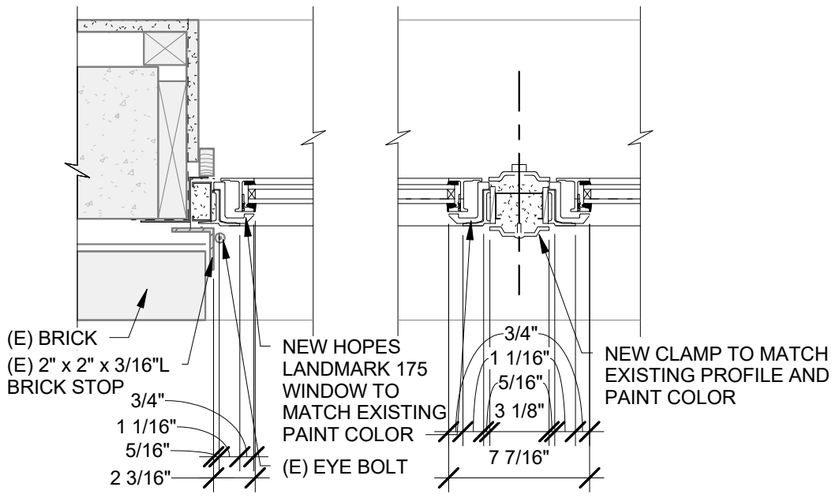
R.S.

B-4.2

proj. no.



1 (E) JAMB/ VERTICAL MULLION
1 1/2" = 1'-0"



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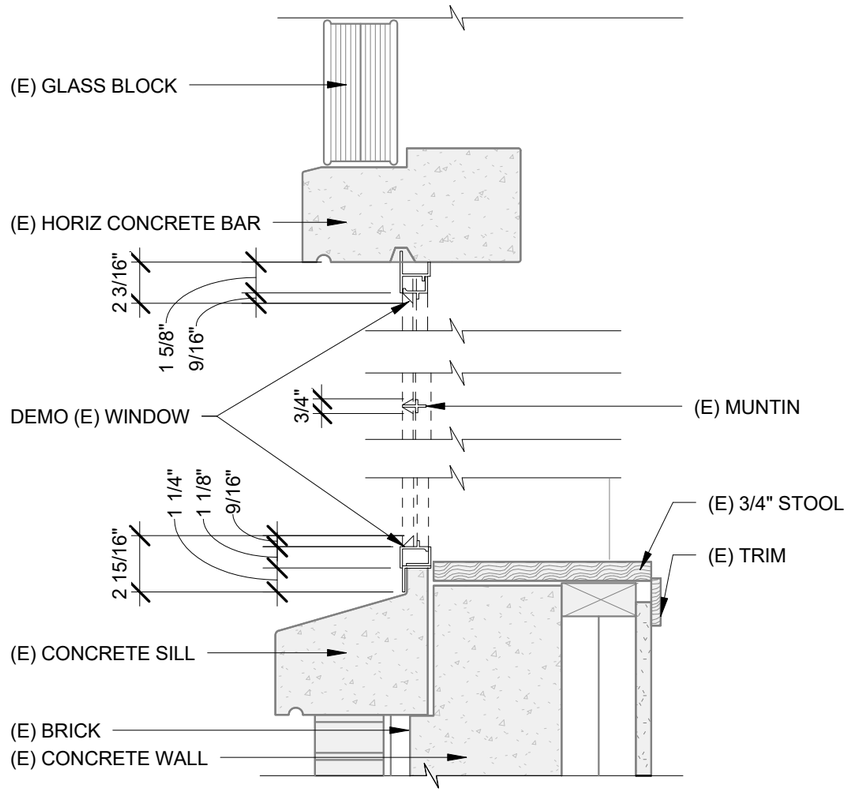
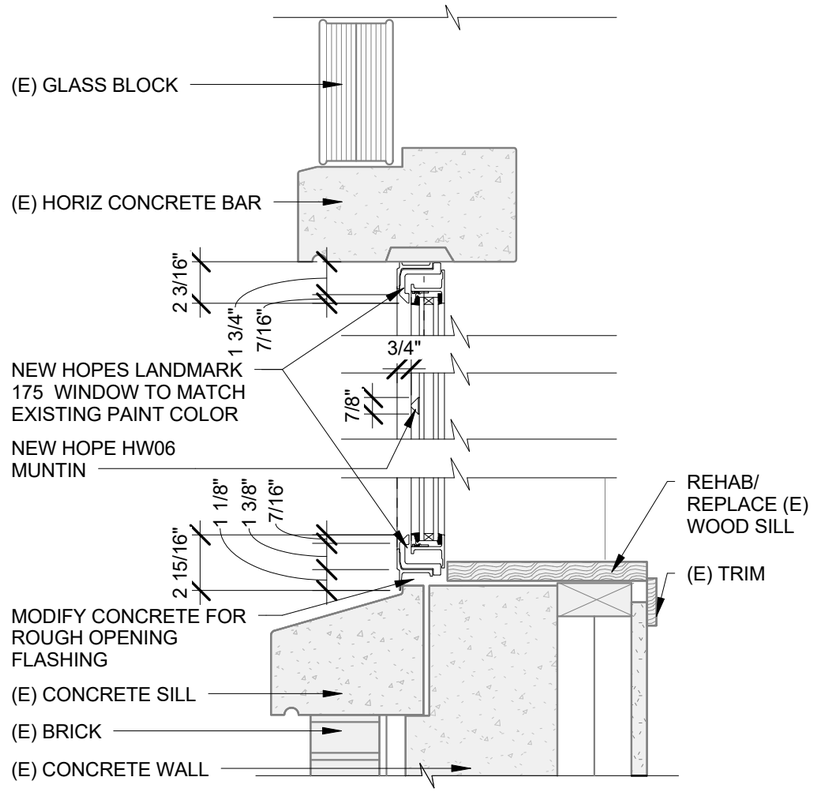
1 1/2" = 1'-0"



3 (E) WDW SECTION W. CONCRETE HEAD & SILL
1 1/2" = 1'-0"



4 NEW WDW SECTION W. CONCRETE HEAD & SILL
1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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CLASSROOM SWING IN HOPPER DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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11/21/2022

PIC
SMS

PM
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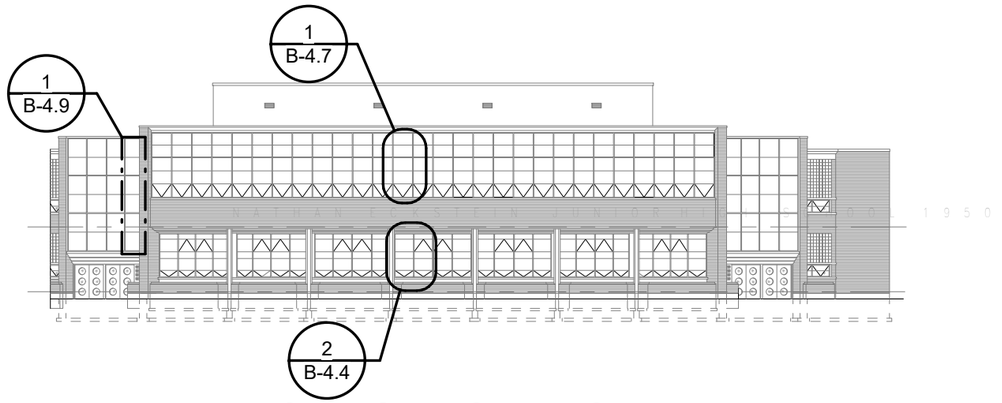
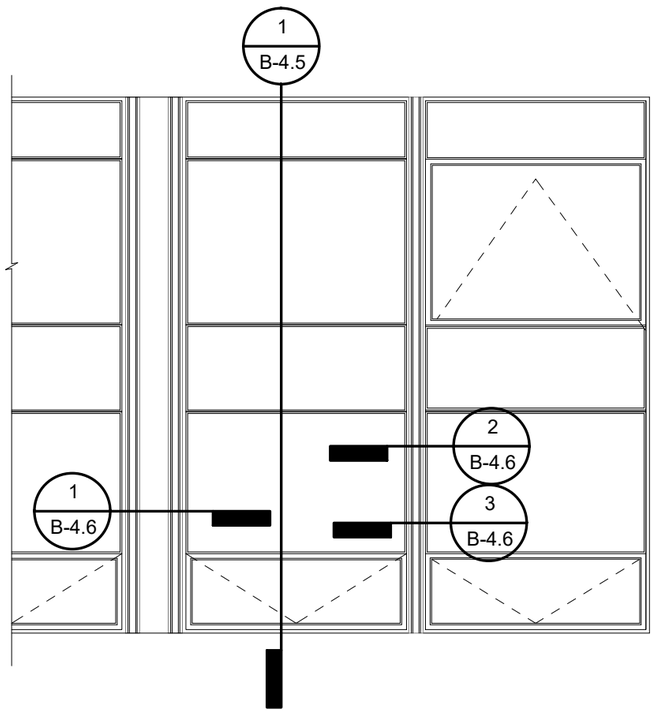
DRW
R.S.

B-4.3

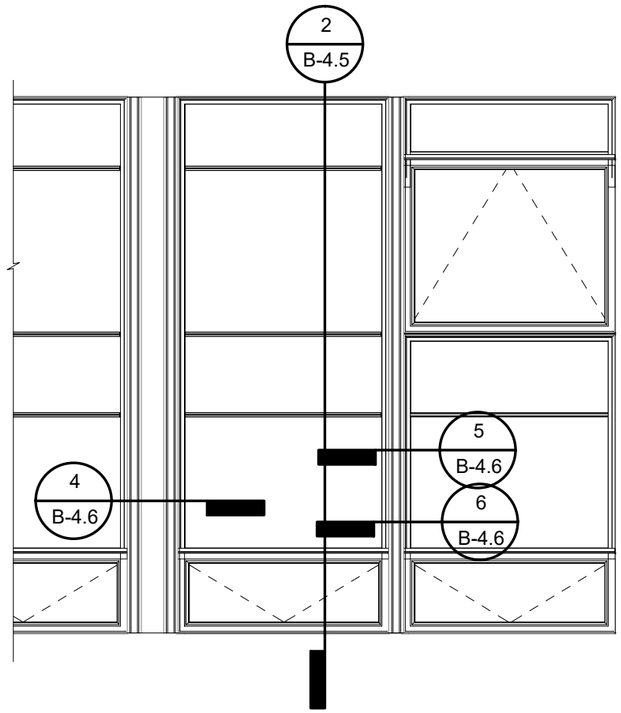
proj. no.



1 NW ELEVATION - GRIDS I-A - SD
1/32" = 1'-0"



2 (E) COMBINATION WDW ELEV
3/8" = 1'-0"



3 NEW COMBINATION WINDOW
3/8" = 1'-0"

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OFFICE COMBINATION WINDOW ELEVATION

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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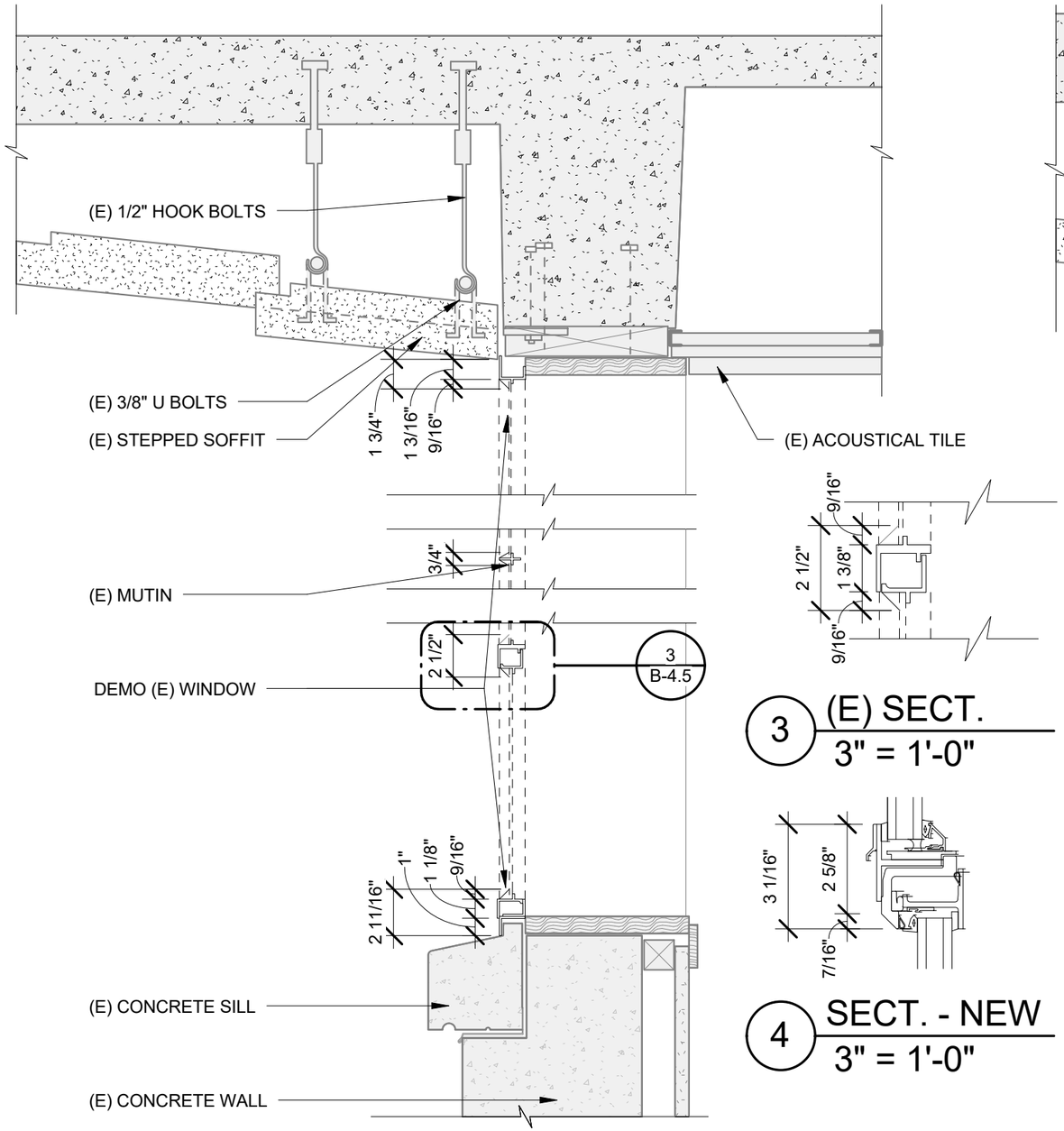
R.S.

B-4.4

proj. no.

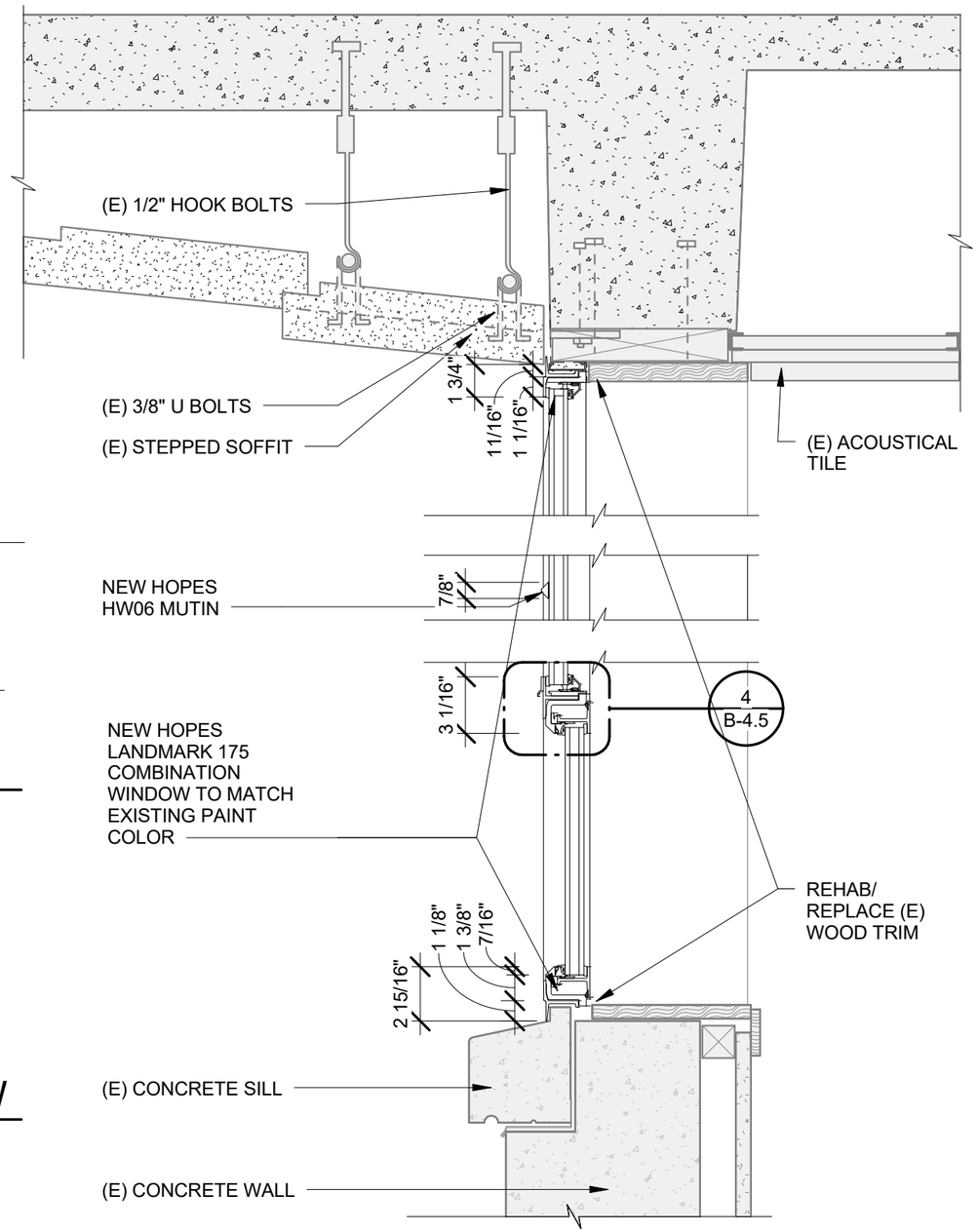
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) SECTION THRU STEPPED SOFFIT WINDOW
1 1/2" = 1'-0"

3 (E) SECT.
3" = 1'-0"

4 SECT. - NEW
3" = 1'-0"



2 SECTION THRU STEPPED SOFFIT WINDOW - NEW
1 1/2" = 1'-0"

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OFFICE COMBINATION WINDOW DETAILS
ECKSTEIN MS BLDG ENVELOPE UPGRADE
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M.T.

DRW
R.S.

B-4.5

proj. no.

C:\Users\Reina\Documents\Eckstein MS Bldg Envelope Upgrades - Landmark Central Model_Reina.rvt

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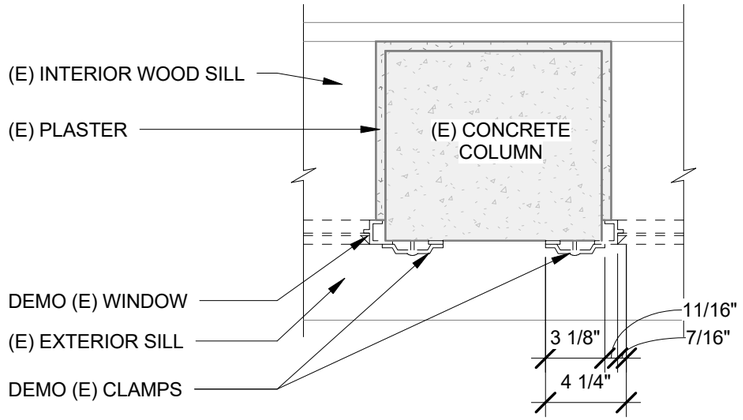
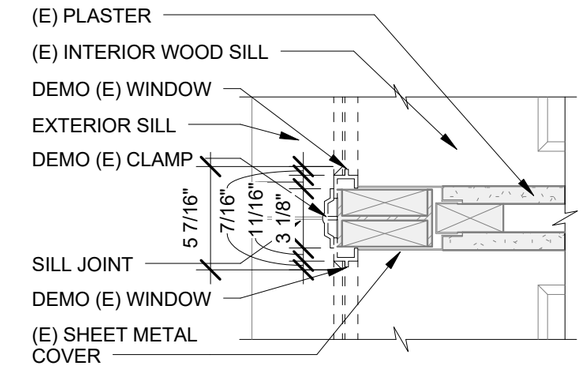


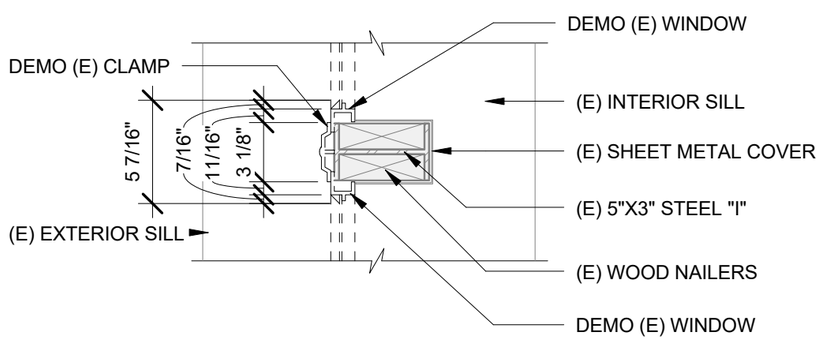
1 (E) PLAN SECT. AT CONC. COLUMN

1 1/2" = 1'-0"



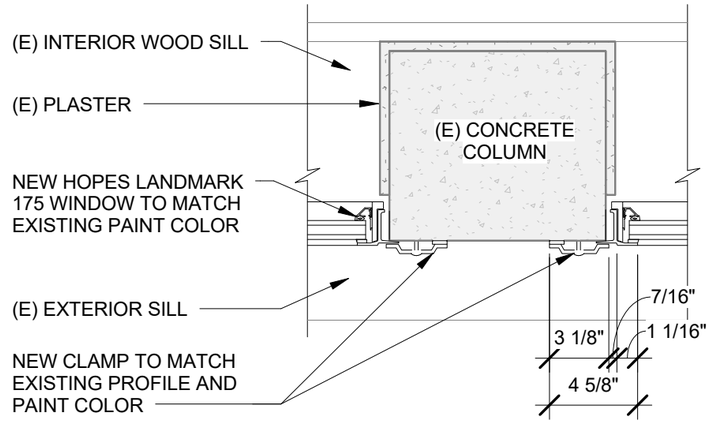
2 (E) VERT. MULLION AT PARTITION

1 1/2" = 1'-0"



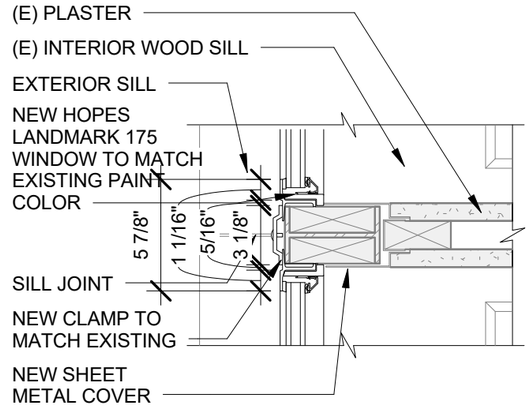
3 (E) PLAN SECT. THRU VERT. MULLION

1 1/2" = 1'-0"



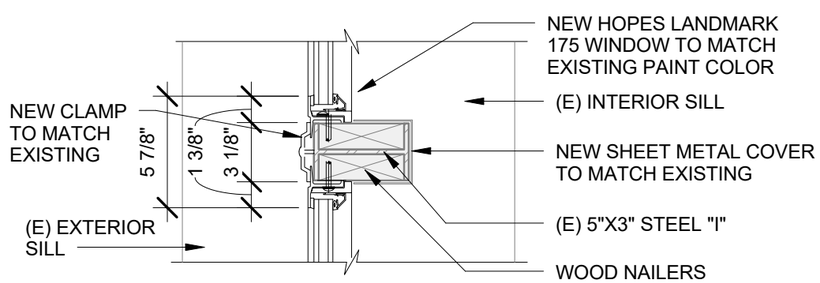
4 PLAN SECT. AT CONC. COLUMN - NEW

1 1/2" = 1'-0"



5 VERT. MULLION AT PARTITION - NEW

1 1/2" = 1'-0"



6 PLAN SECT. THRU VERT. MULLION - NEW

1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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OFFICE COMBINATION WINDOW DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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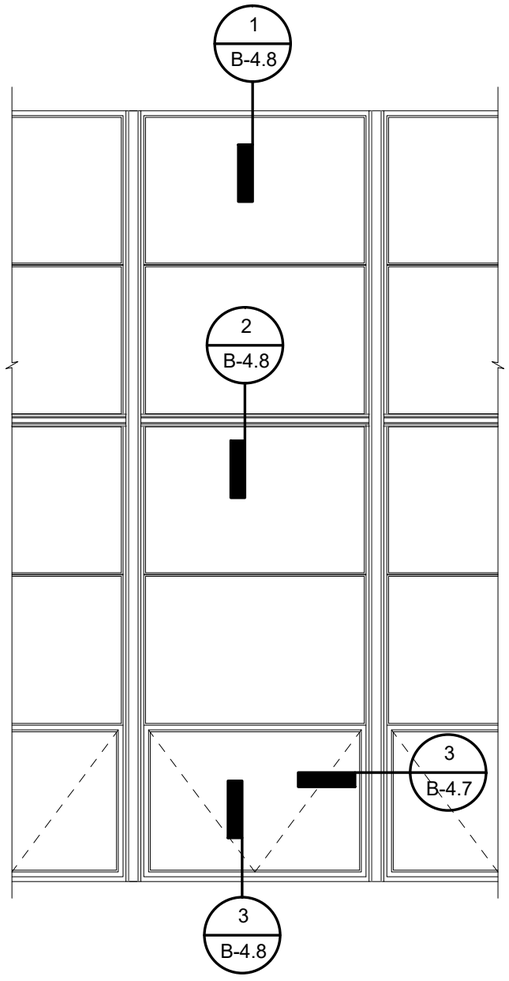
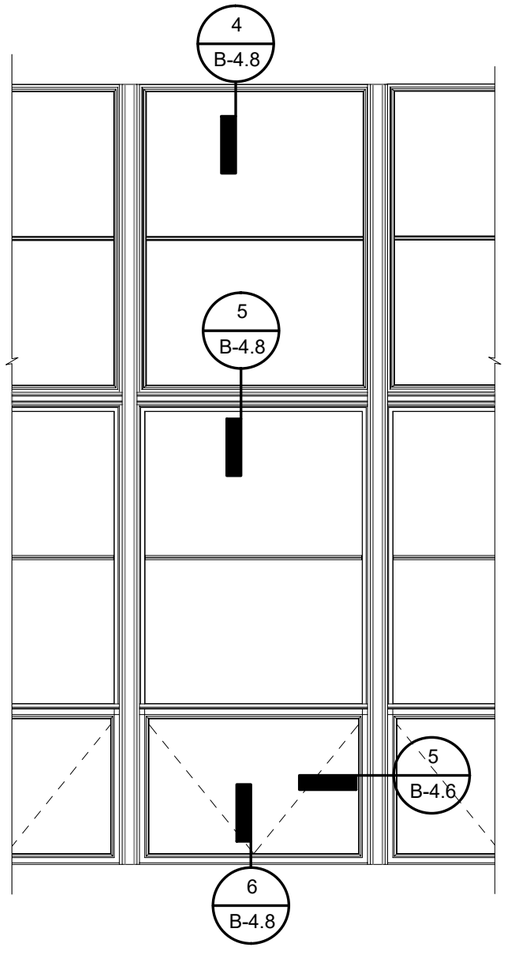
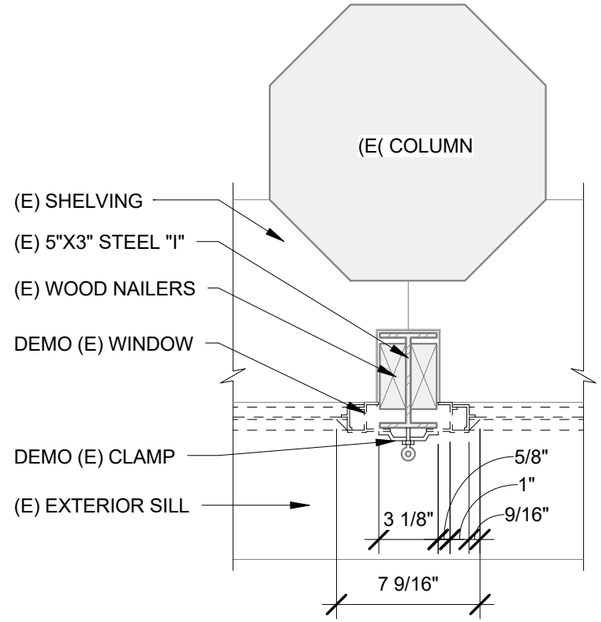
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



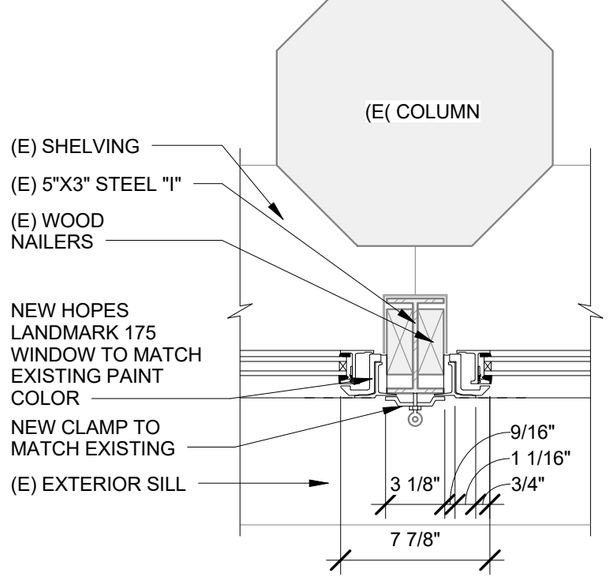
1 (E) LIBRARY WINDOW ELEV
3/8" = 1'-0"



2 NEW LIBRARY WINDOW ELEV
3/8" = 1'-0"



3 (E) LIBRARY VERT. MULLION SECT.
1 1/2" = 1'-0"



4 LIBRARY VERT. MULLION SECT. - NEW
1 1/2" = 1'-0"

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LIBRARY WINDOW ELEVATION AND DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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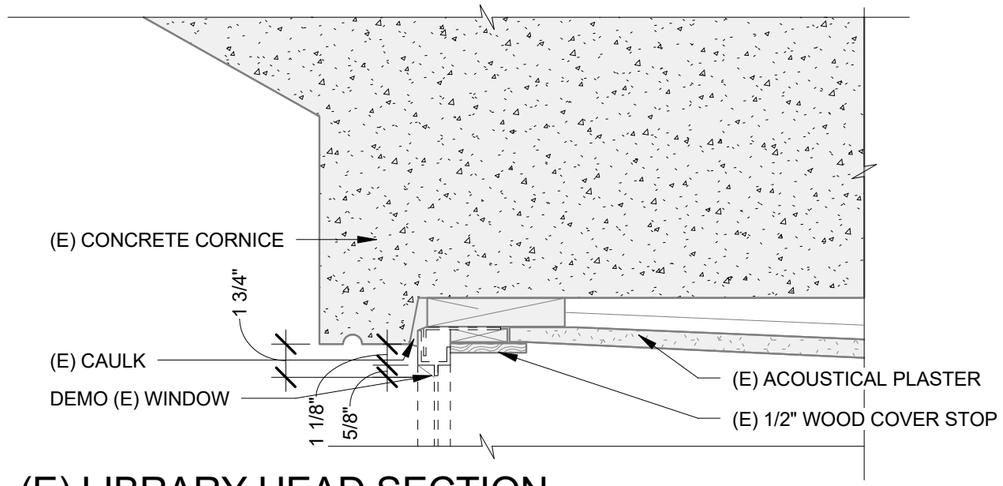
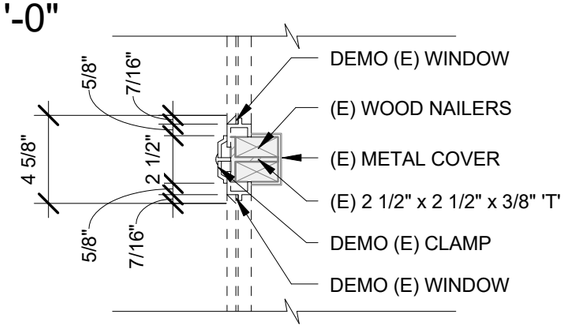
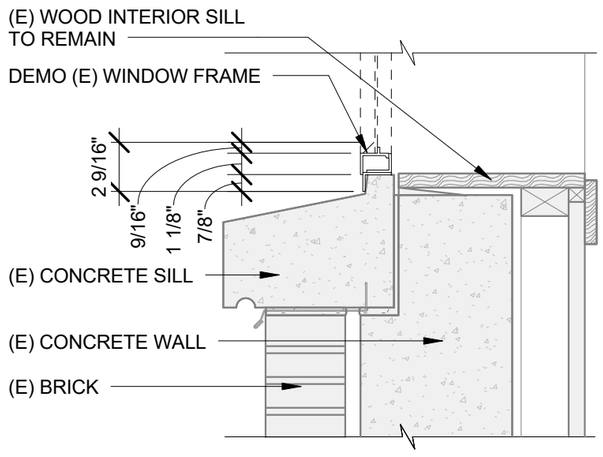
proj. no.



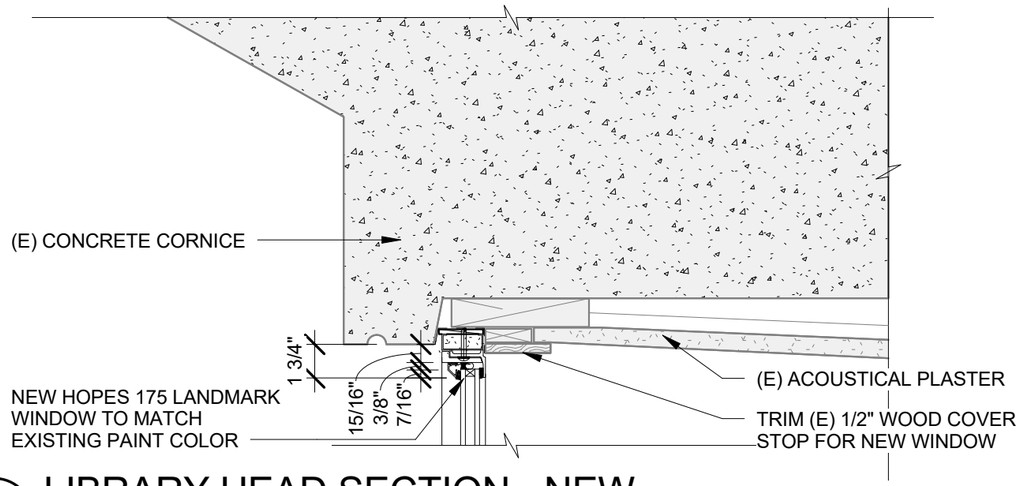
1 (E) LIBRARY HEAD SECTION
1 1/2" = 1'-0"



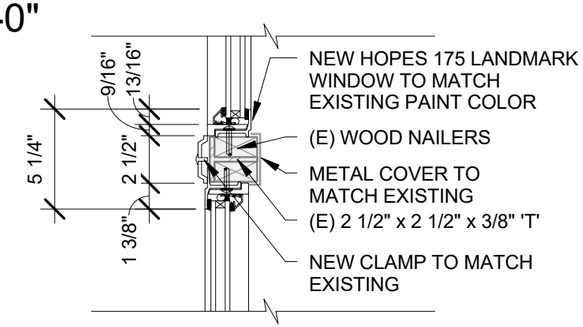
2 (E) LIBRARY HORIZ. MULLION
1 1/2" = 1'-0"



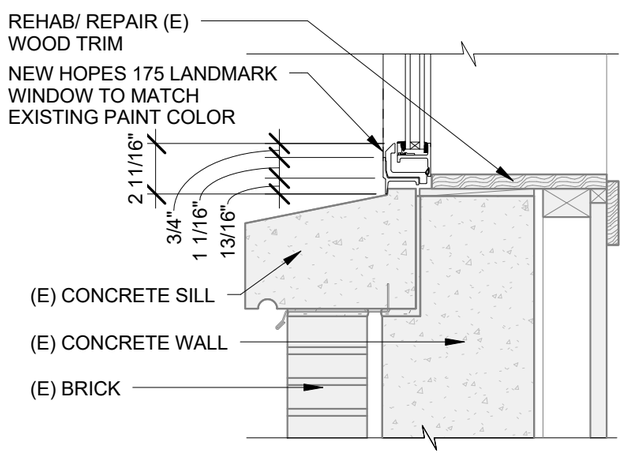
3 (E) LIBRARY SILL SECTION
1 1/2" = 1'-0"



4 LIBRARY HEAD SECTION - NEW
1 1/2" = 1'-0"



5 LIBRARY HORIZ. MULLION - NEW
1 1/2" = 1'-0"



6 LIBRARY SILL SECTION - NEW
1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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LIBRARY WINDOW DETAILS
ECKSTEIN MS BLDG ENVELOPE UPGRADE
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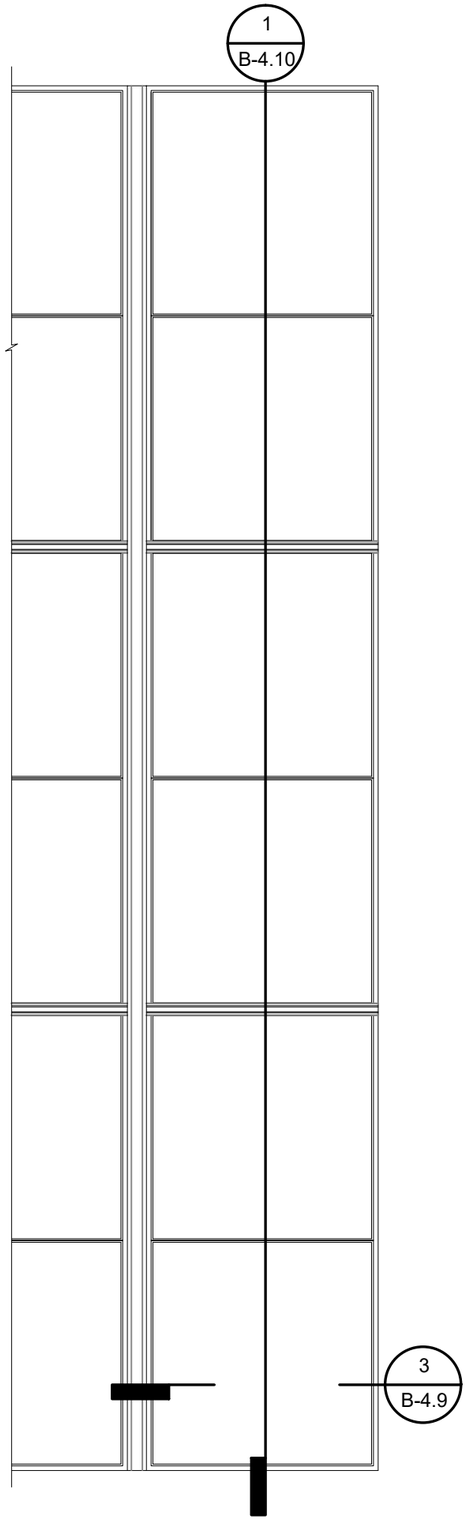
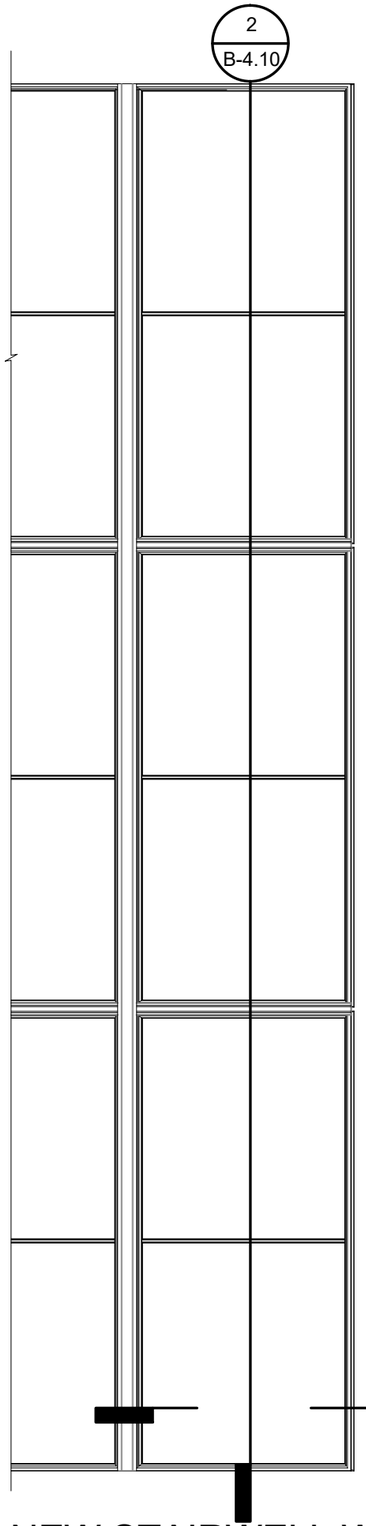
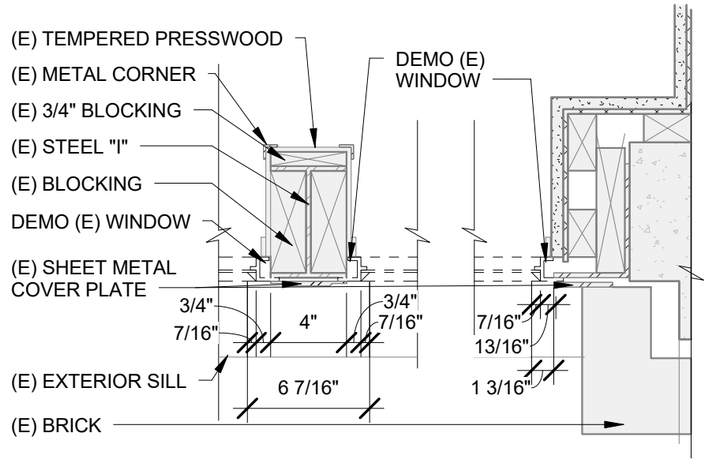
proj. no.



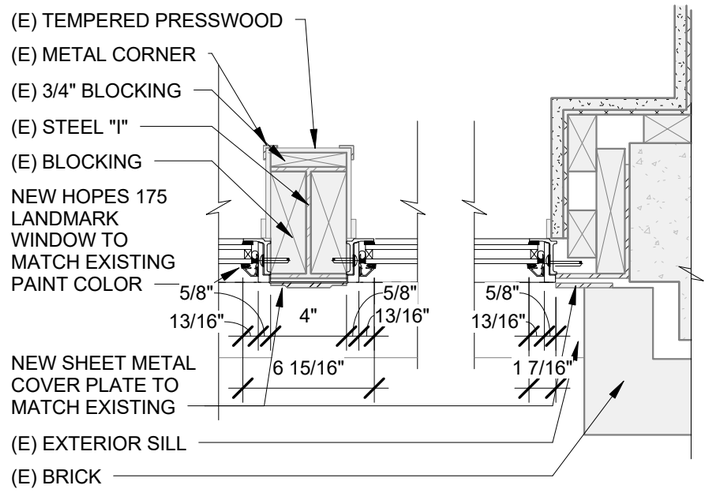
1 (E) STAIRWELL WINDOW ELEV
3/8" = 1'-0"



2 NEW STAIRWELL WINDOW ELEV
3/8" = 1'-0"



3 (E) STAIR WELL JAMB & MULLION
1 1/2" = 1'-0"



4 STAIR WELL JAMB & MULLION - NEW
1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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STAIRWELL WINDOW ELEVATION AND DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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LPB BRIEFING
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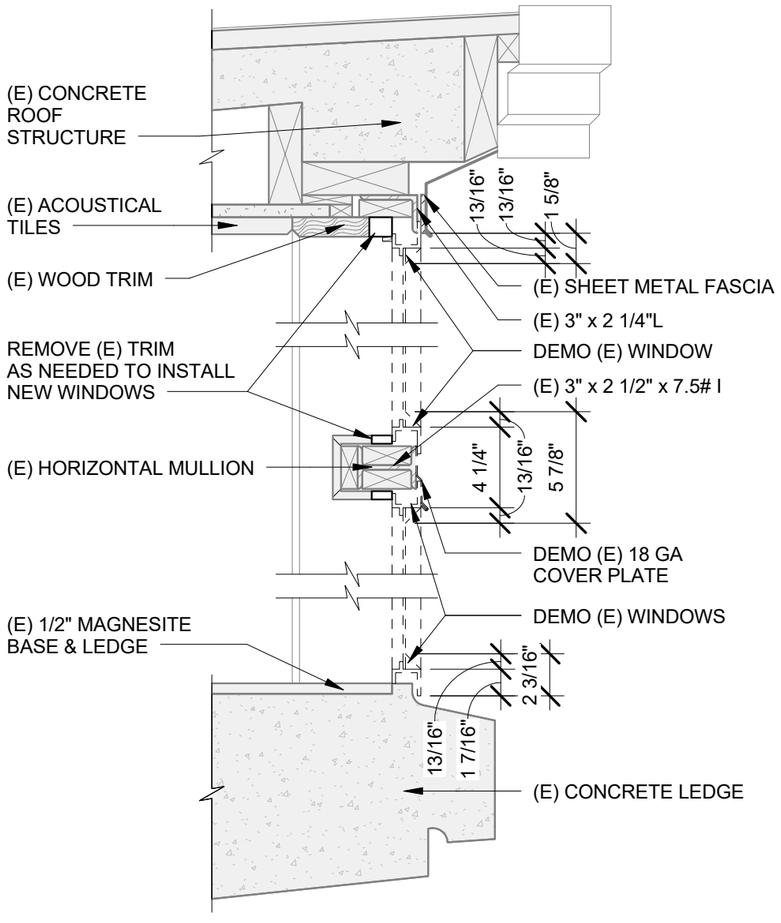
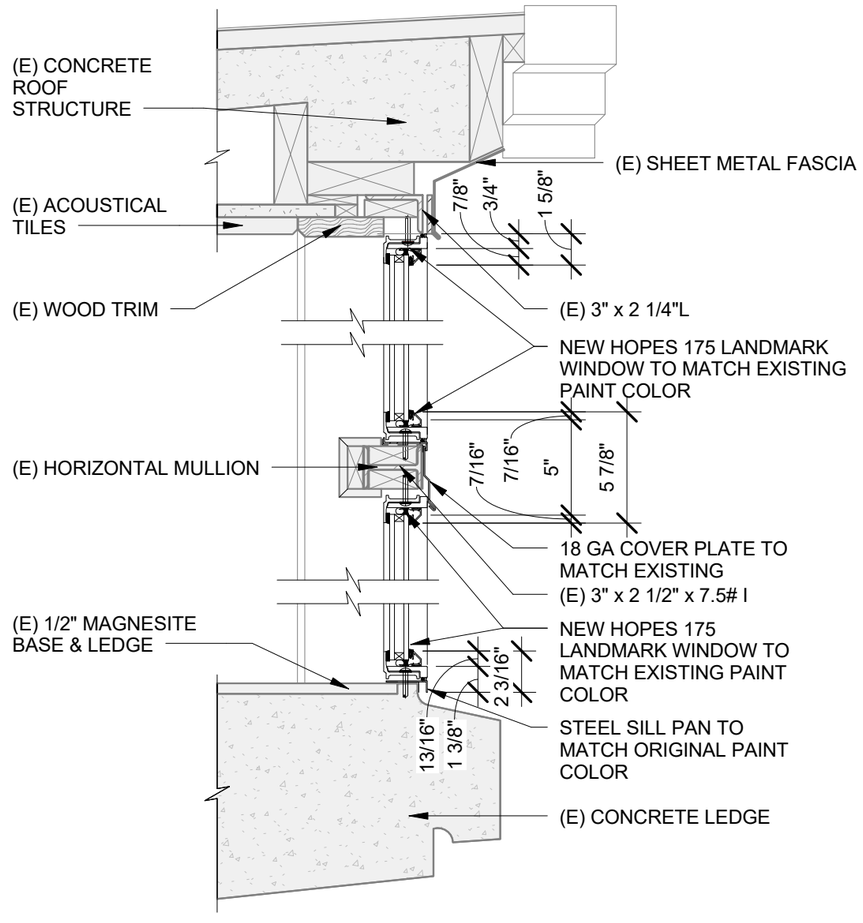
proj. no.

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) SECTION OF LEDGE AT LANDING
1 1/2" = 1'-0"



2 SECTION OF LEDGE AT LANDING - NEW
1 1/2" = 1'-0"

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STAIRWELL WINDOW DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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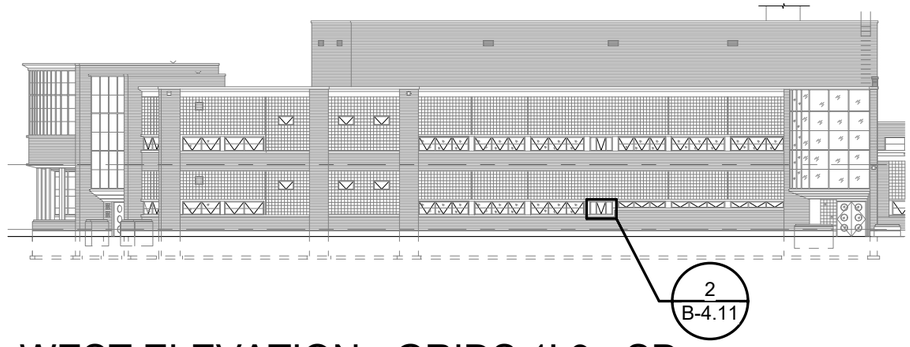
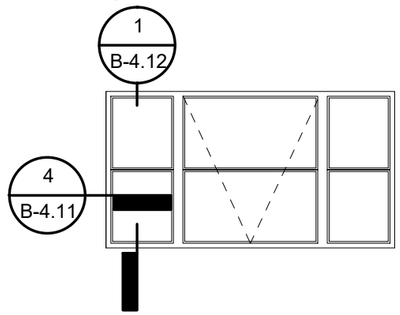
B-4.10

proj. no.

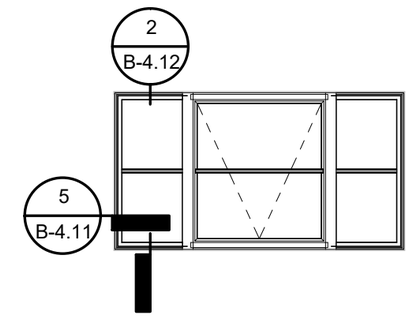


1 WEST ELEVATION - GRIDS 1'-9 - SD
1/32" = 1'-0"

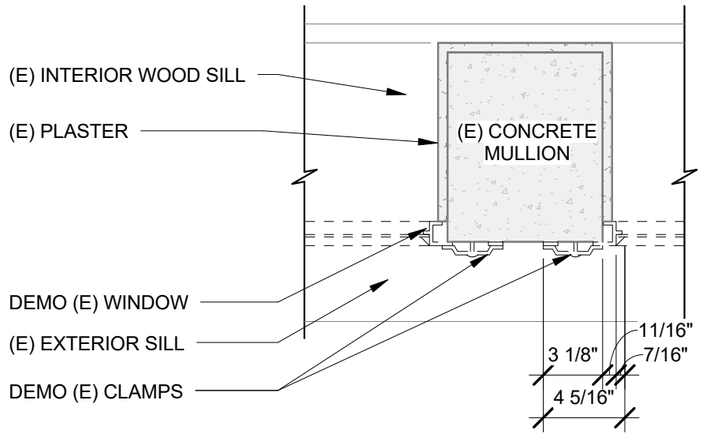
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



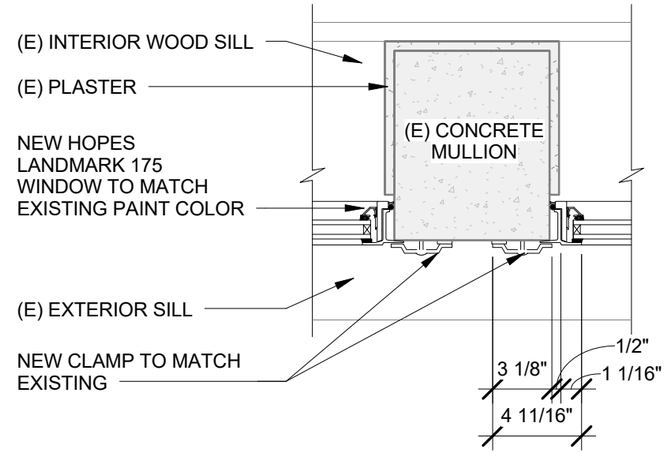
2 (E) SWING IN HOPPER W/ FIXED SIDE WDW ELEV
3/8" = 1'-0"



3 NEW SWING IN HOPPER W/ FIXED SIDE WDW ELEV
3/8" = 1'-0"



4 (E) UNIT B PLAN SECT. AT CONC. MULLIONS
1 1/2" = 1'-0"



5 UNIT B PLAN SECT. AT CONC. MULLIONS - NEW
1 1/2" = 1'-0"

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CLASSROOM SWING IN HOPPER W/ FIXED SIDE WDW

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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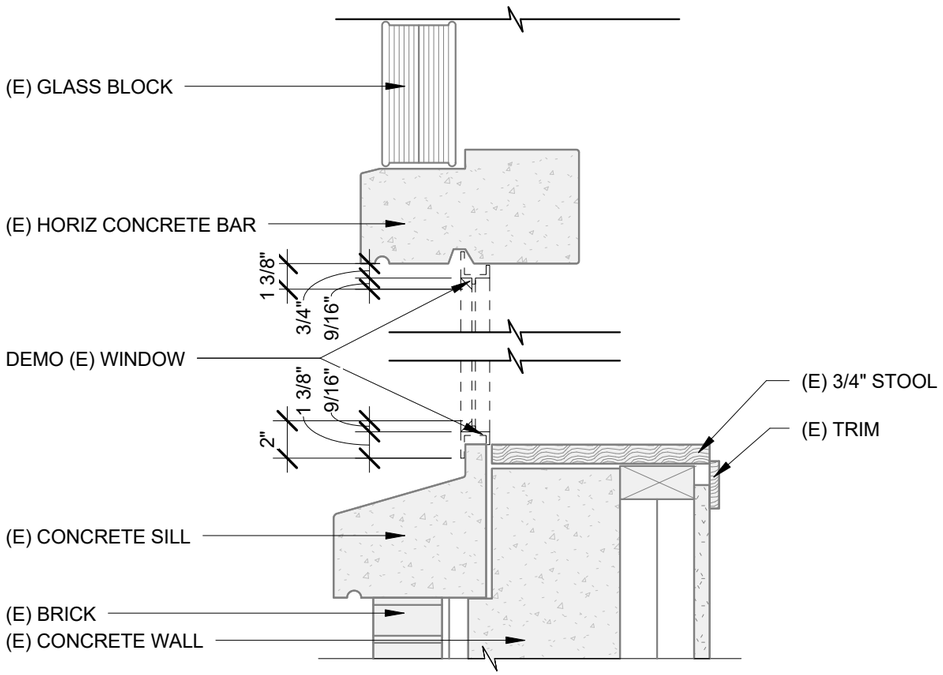
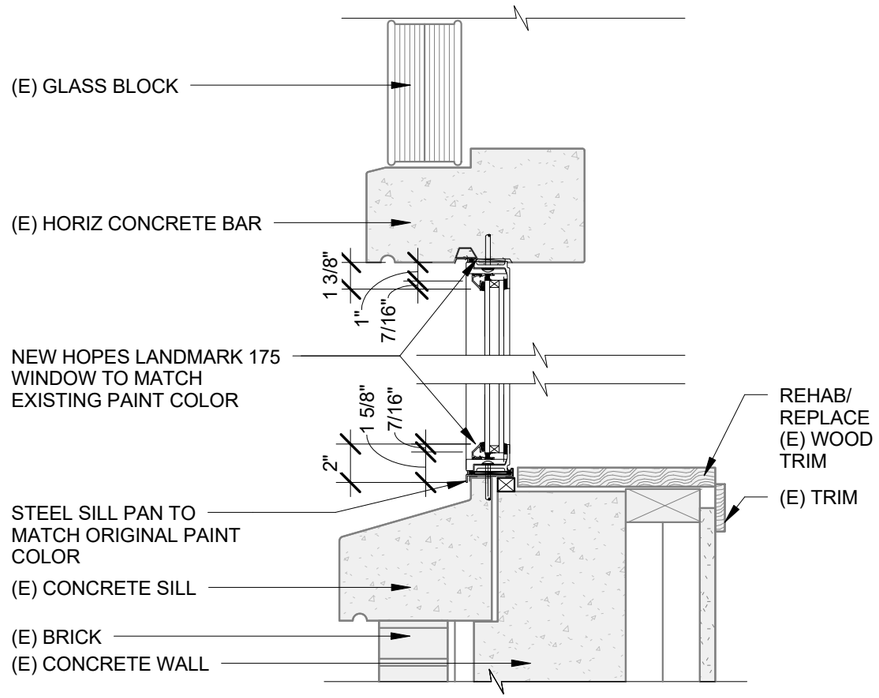
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) UNIT B CONCRETE HEAD & SILL WDW SECT
1 1/2" = 1'-0"



2 NEW UNIT B CONCRETE HEAD & SILL WDW SECT.
1 1/2" = 1'-0"

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SWING IN W/ FIXED SIDE WDW DETAILS

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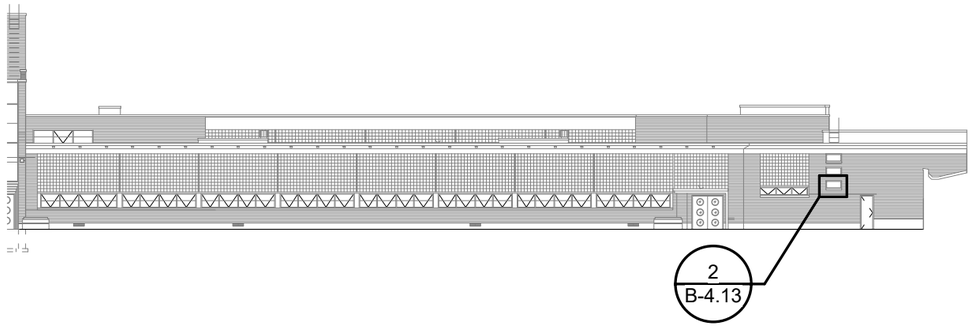
M.T.

DRW
R.S.

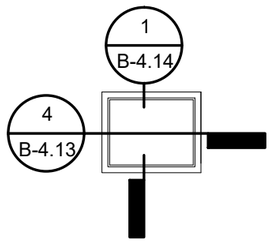
B-4.12

proj. no.

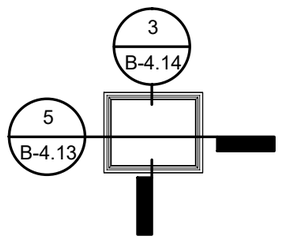


1 WEST ELEVATION - GRIDS 9-16 - SD
1/32" = 1'-0"

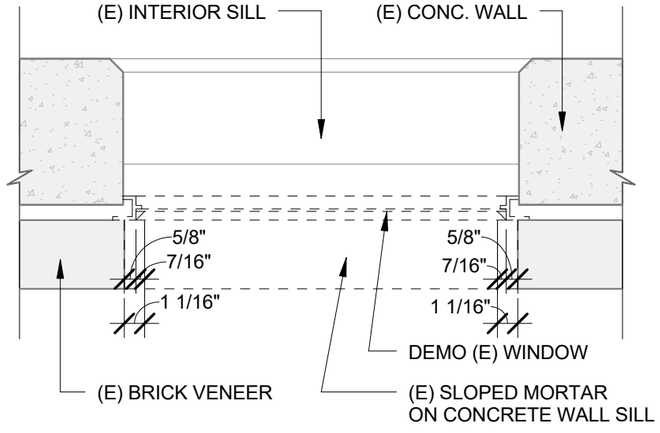
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



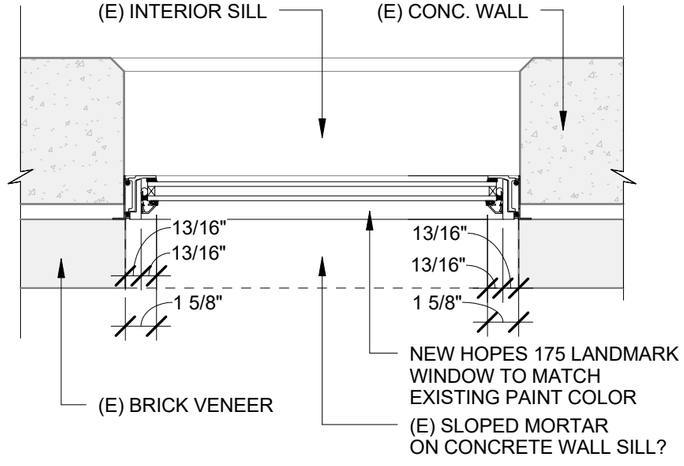
2 (E) FIXED WINDOW ELEV
3/8" = 1'-0"



3 NEW FIXED WDW ELEV
3/8" = 1'-0"



4 (E) GARDNER'S TOOL ROOM WINDOWS
1 1/2" = 1'-0"



5 GARDNER'S TOOL ROOM WINDOWS - NEW
1 1/2" = 1'-0"

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FIXED WINDOW ELEV & DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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LPB BRIEFING
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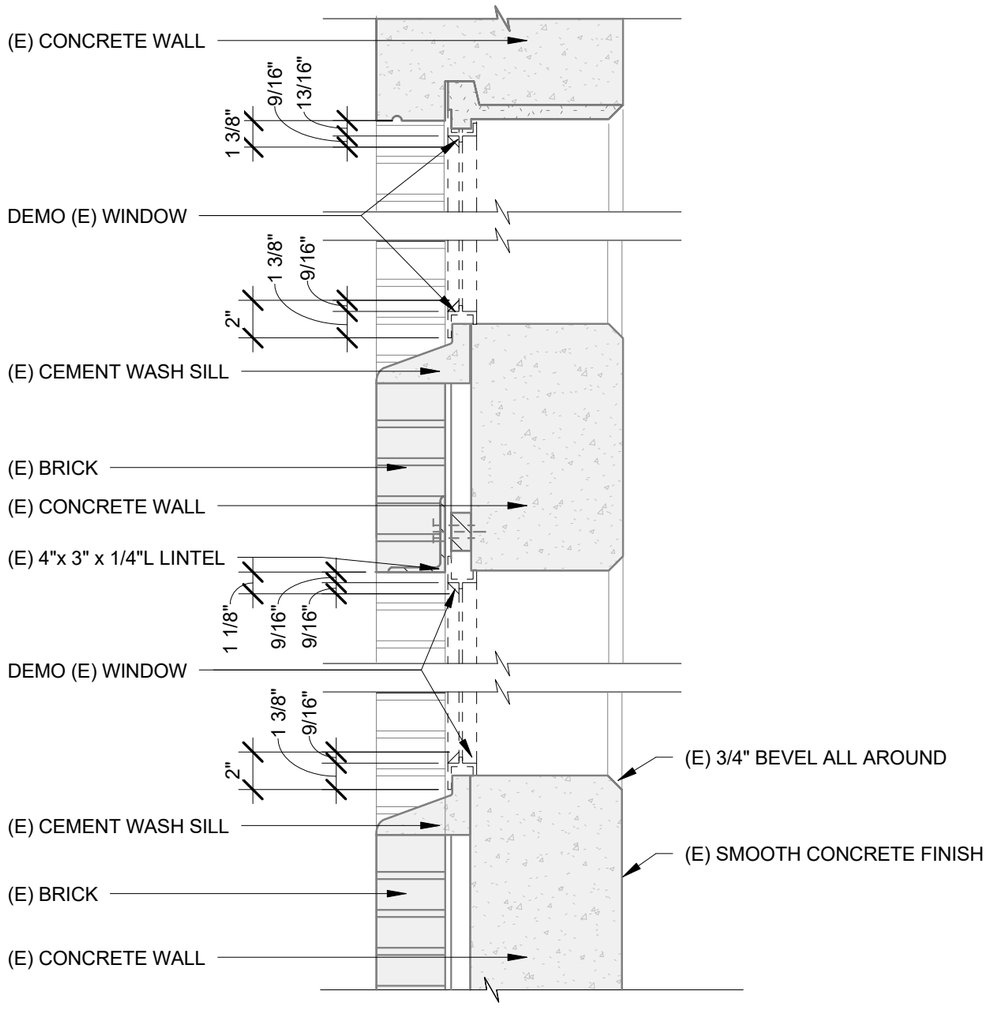
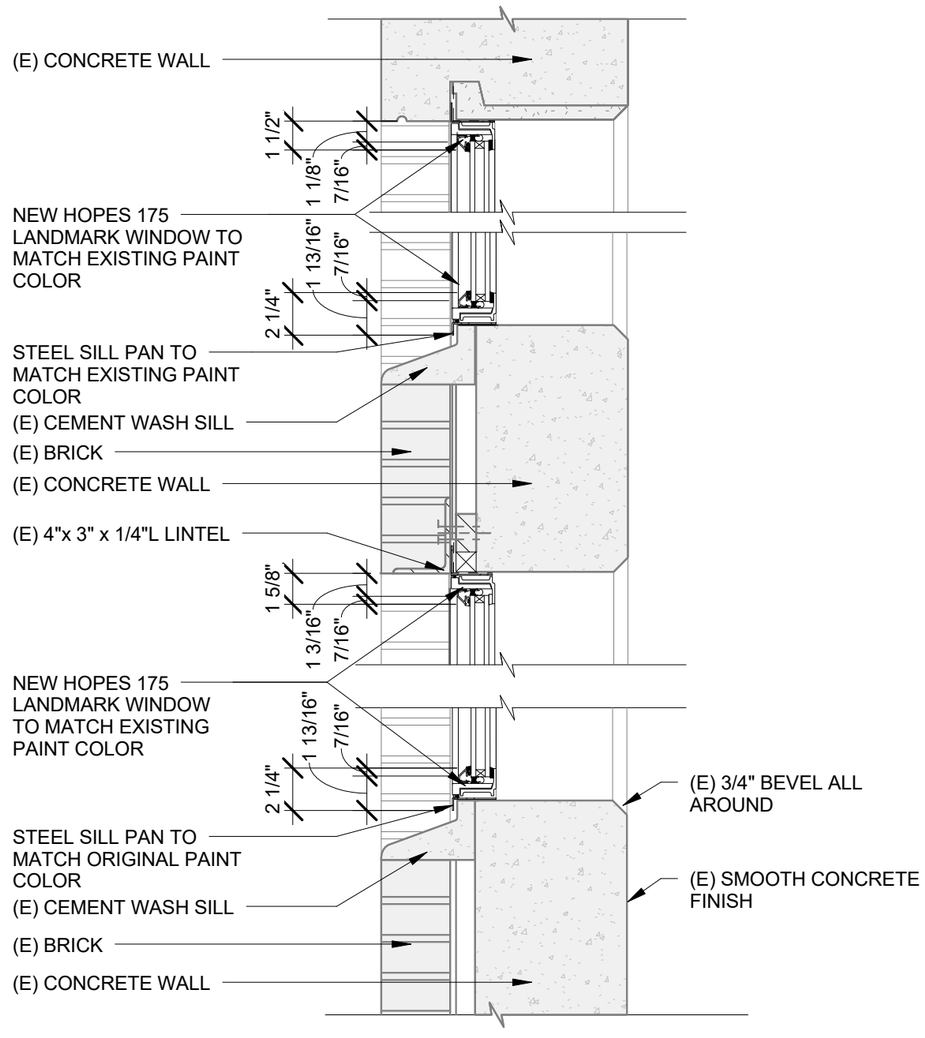
proj. no.

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) GARDENER'S TOOL ROOM WINDOW SECTION
1 1/2" = 1'-0"



3 GARDENER'S TOOL ROOM WINDOW SECTION - NEW
1 1/2" = 1'-0"

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FIXED WINDOW DETAILS

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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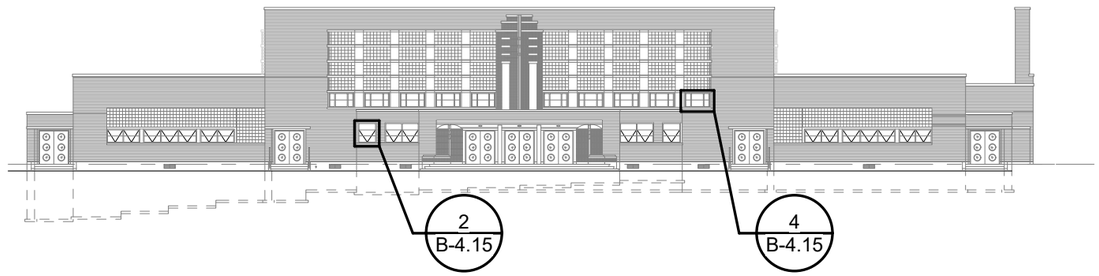
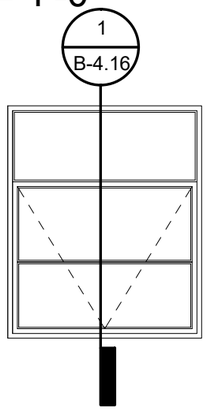
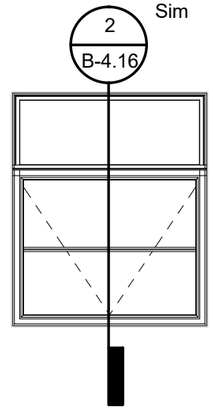


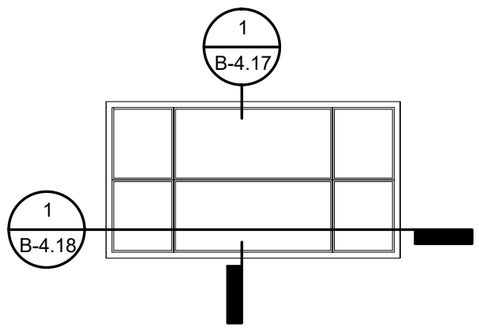
1 WEST ELEVATION - GRIDS 17-31 - SD
1/32" = 1'-0"



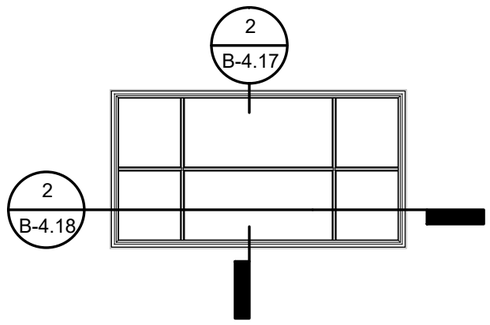
2 (E) SWING IN W FIXED TOP ELEV
3/8" = 1'-0"



3 NEW SWING IN W/ FIXED TOP ELEV
3/8" = 1'-0"



4 (E) FIXED WDW W/ MUTINS
3/8" = 1'-0"



5 NEW FIXED WINDOW W/ MUTINS
3/8" = 1'-0"

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SWING IN W FIXED TOP & FIXED WDW W MUTINS ELEV

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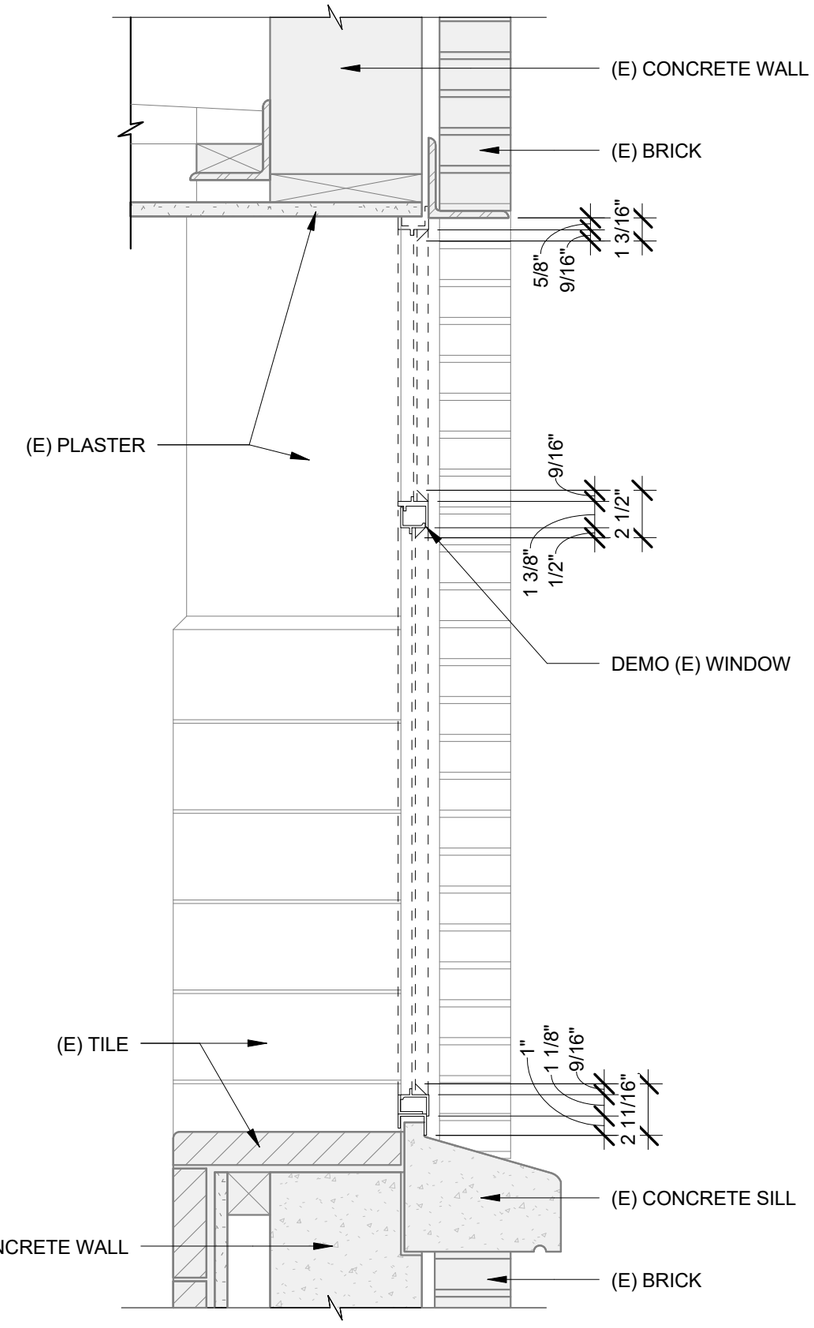
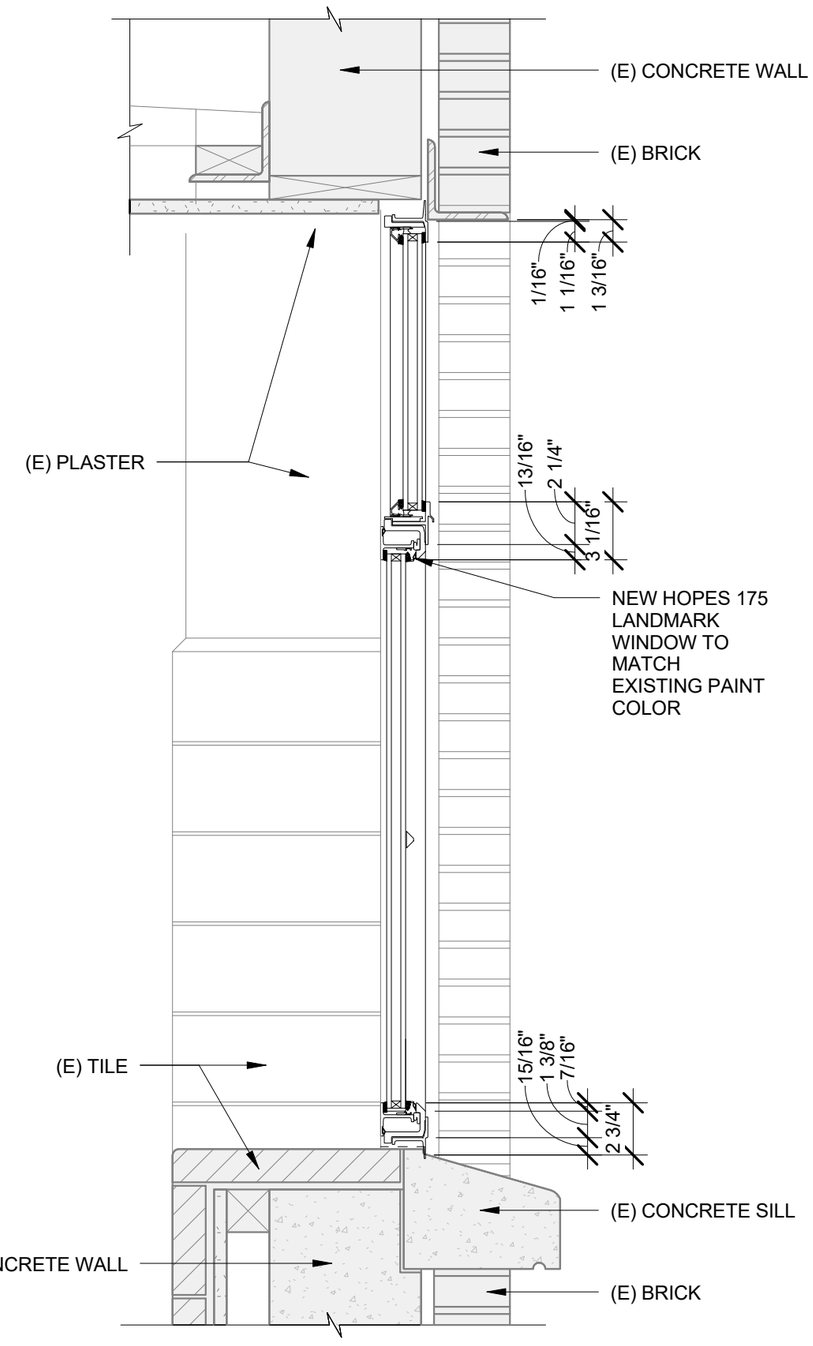


1 (E) WDW SECTION AT GYM
1 1/2" = 1'-0"



2 NEW WDW SECTION @ GYM
1 1/2" = 1'-0"

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SWING IN HOPPER W FIXED TOP WDW DETAILS

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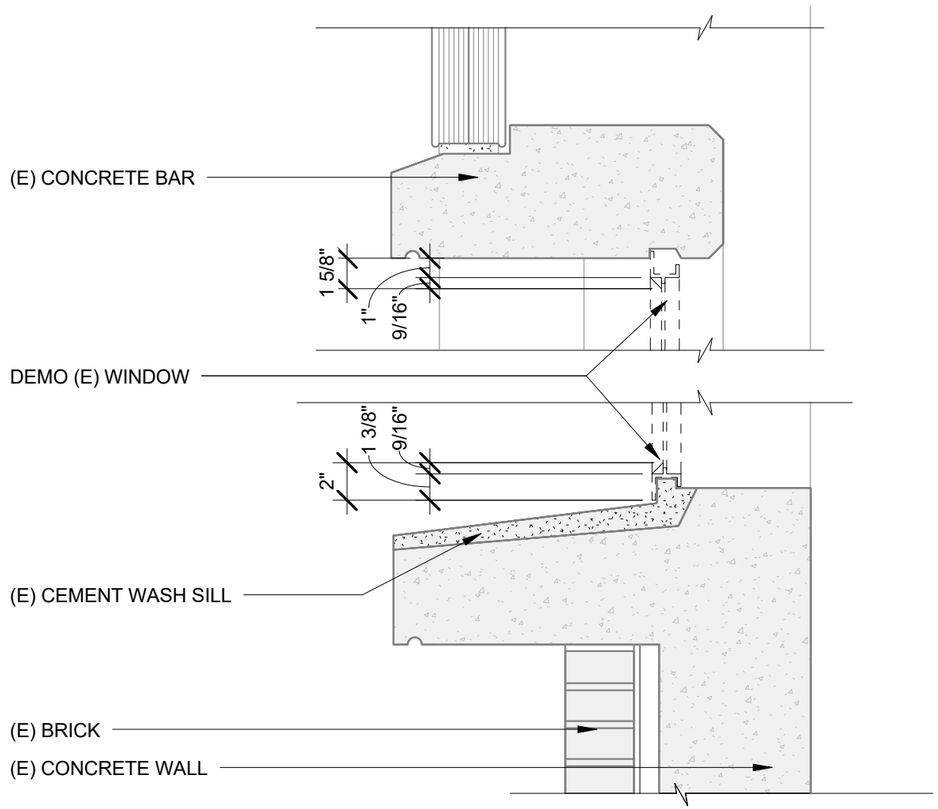
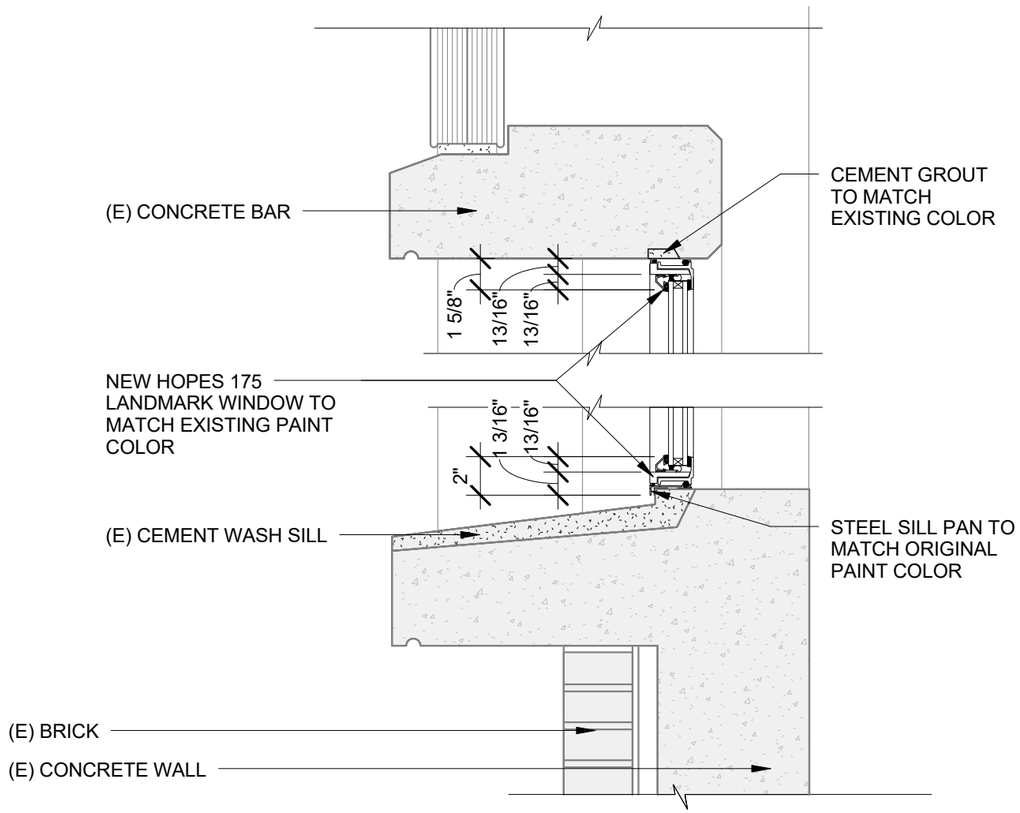
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) GLASS BLOCK TO CONCRETE PIERS SECTION
1 1/2" = 1'-0"



2 GLASS BLOCK TO CONCRETE PIERS SECTION - NEW
1 1/2" = 1'-0"

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GYM FIXED WINDOW W/ MUTINS DETAILS

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SMS

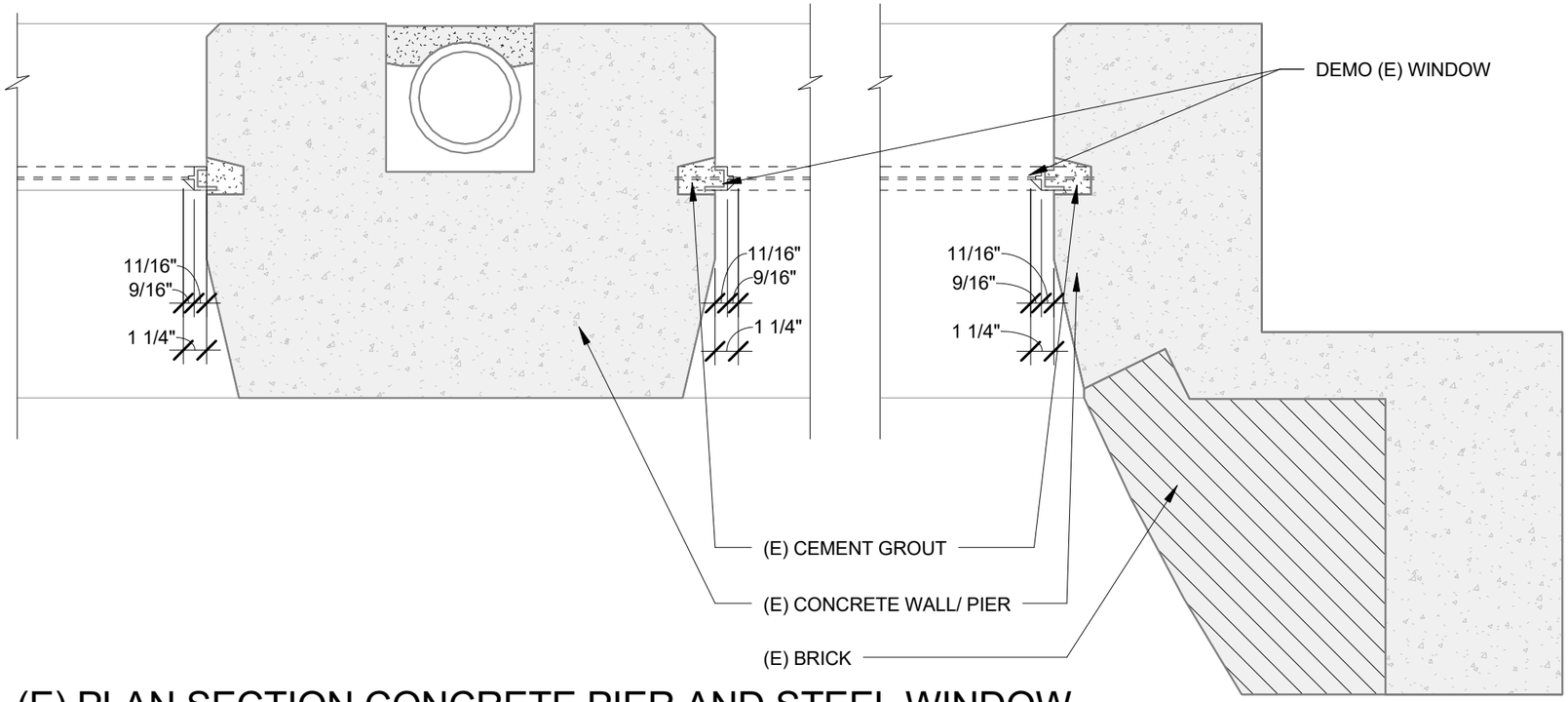
PM
M.T.

DRW
R.S.

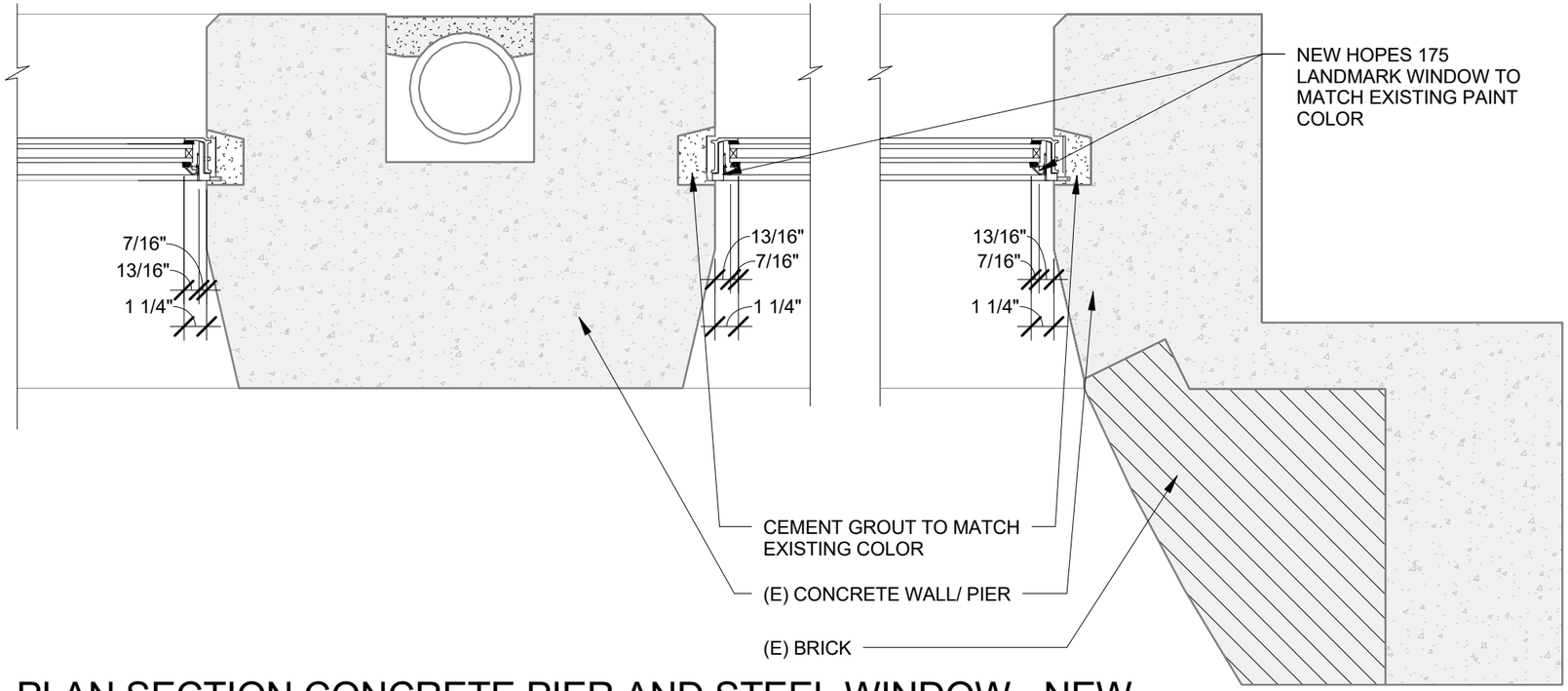
B-4.17

proj. no.

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) PLAN SECTION CONCRETE PIER AND STEEL WINDOW
1 1/2" = 1'-0"



2 PLAN SECTION CONCRETE PIER AND STEEL WINDOW - NEW
1 1/2" = 1'-0"

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GYM FIXED WINDOW W/ MUTIN DETAILS
ECKSTEIN MS BLDG ENVELOPE UPGRADE
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LPB BRIEFING
11/21/2022

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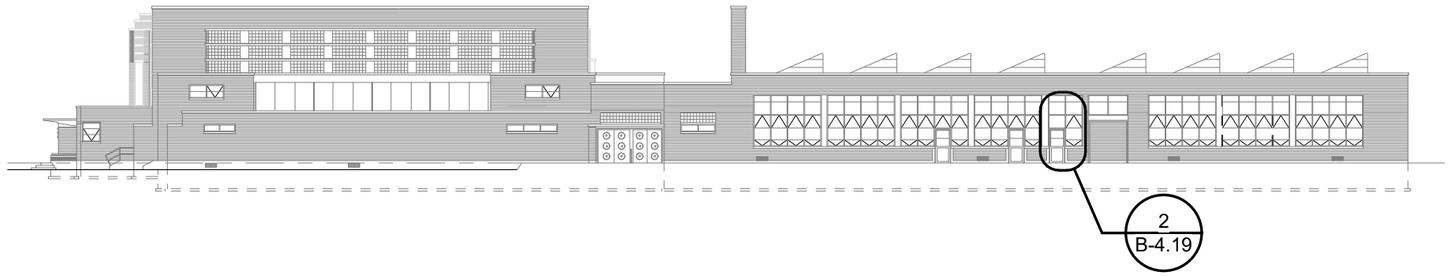
SMS

PM
M.T.

DRW
R.S.

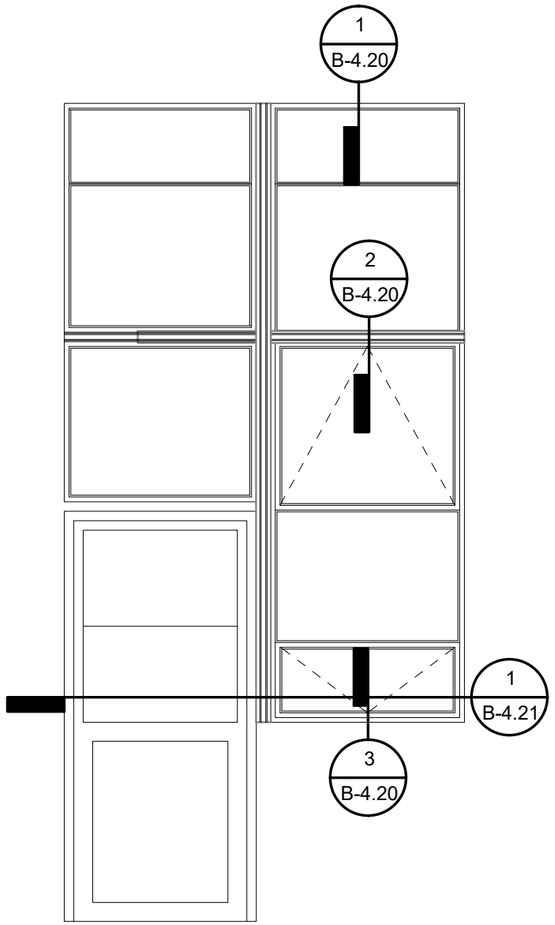
B-4.18

proj. no.



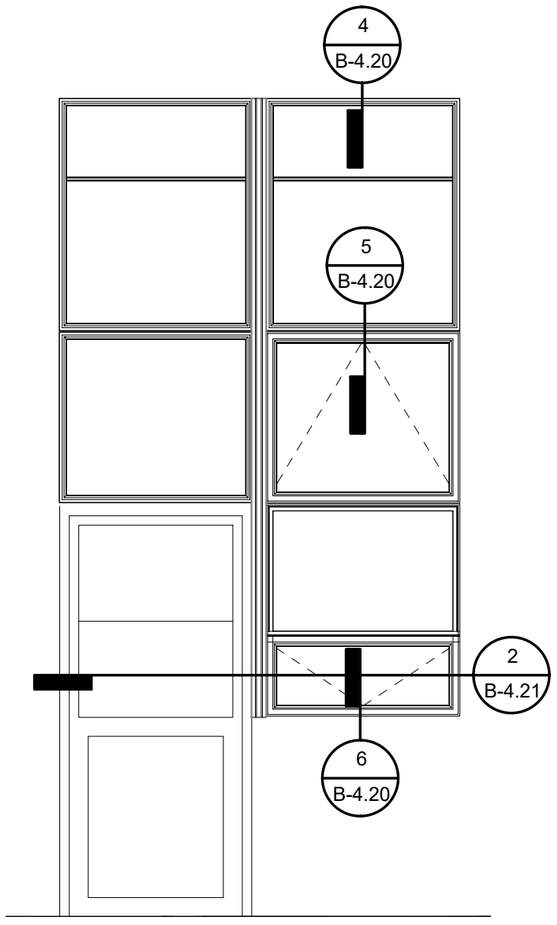
1 SOUTH ELEVATION - GRIDS BB - PP - SD

1/32" = 1'-0"



2 (E) SHOP WINDOW ELEV

3/8" = 1'-0"



3 NEW SHOW WINDOW ELEV

3/8" = 1'-0"

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SHOP WINDOW ELEVATION

ECKSTEIN MS BLDG ENVELOPE UPGRADE

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LPB BRIEFING
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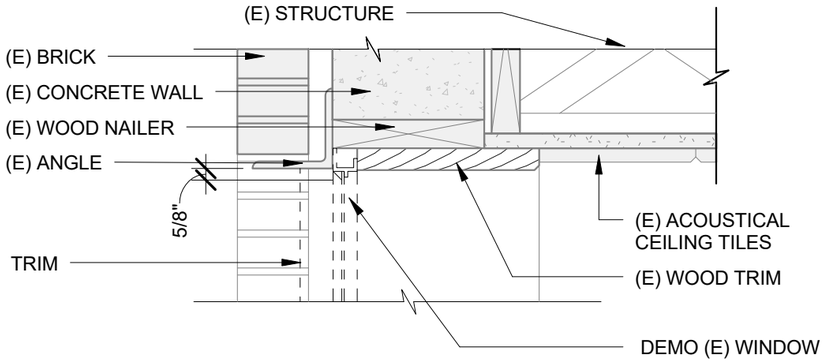
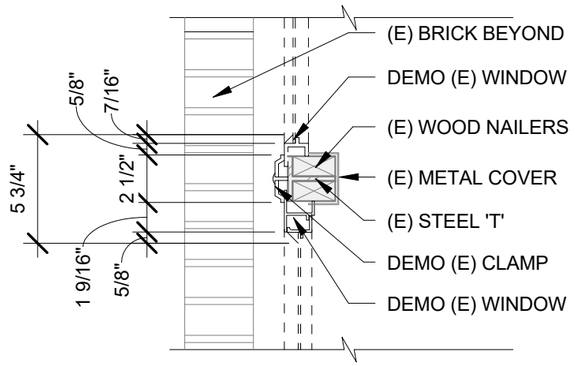
R.S.

B-4.19

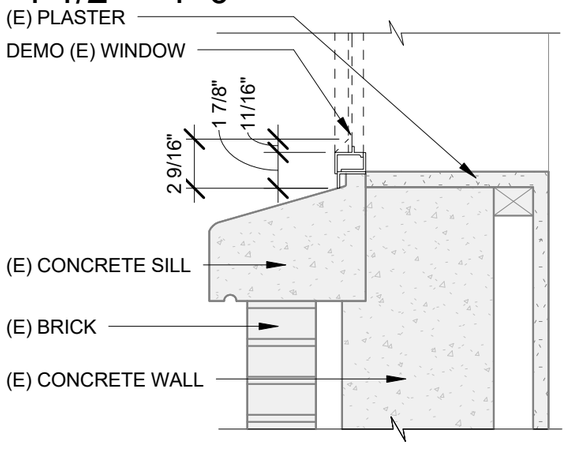
proj. no.



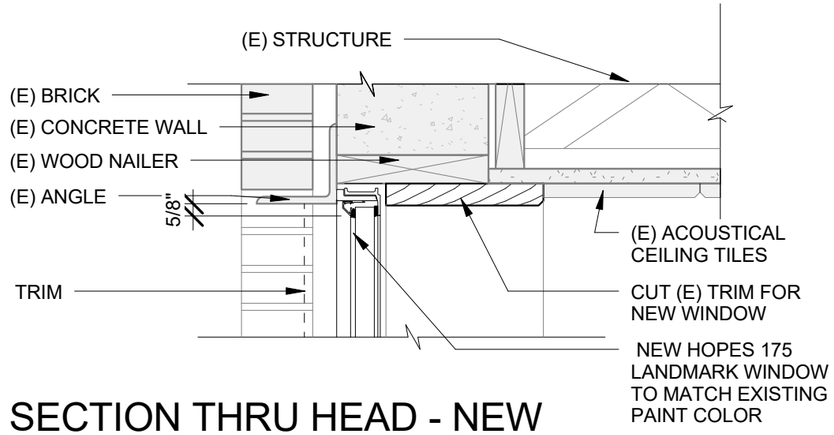
1 (E) SECTION THRU HEAD
1 1/2" = 1'-0"



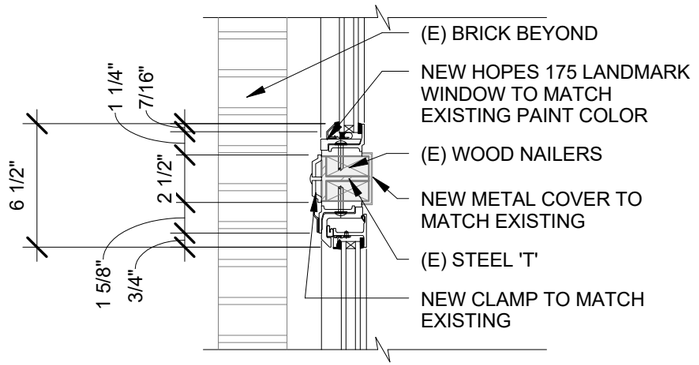
2 (E) SECTION THRU HORIZ. MULLION
1 1/2" = 1'-0"



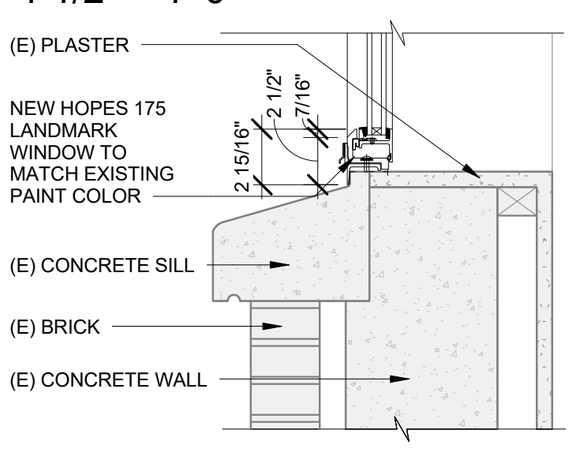
3 (E) SECTION THRU SILL
1 1/2" = 1'-0"



4 SECTION THRU HEAD - NEW
1 1/2" = 1'-0"



5 SECTION THRU HORIZ. MULLION - NEW
1 1/2" = 1'-0"



6 SECTION THRU SILL - NEW
1 1/2" = 1'-0"

NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.

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SHOP WINDOW DETAILS

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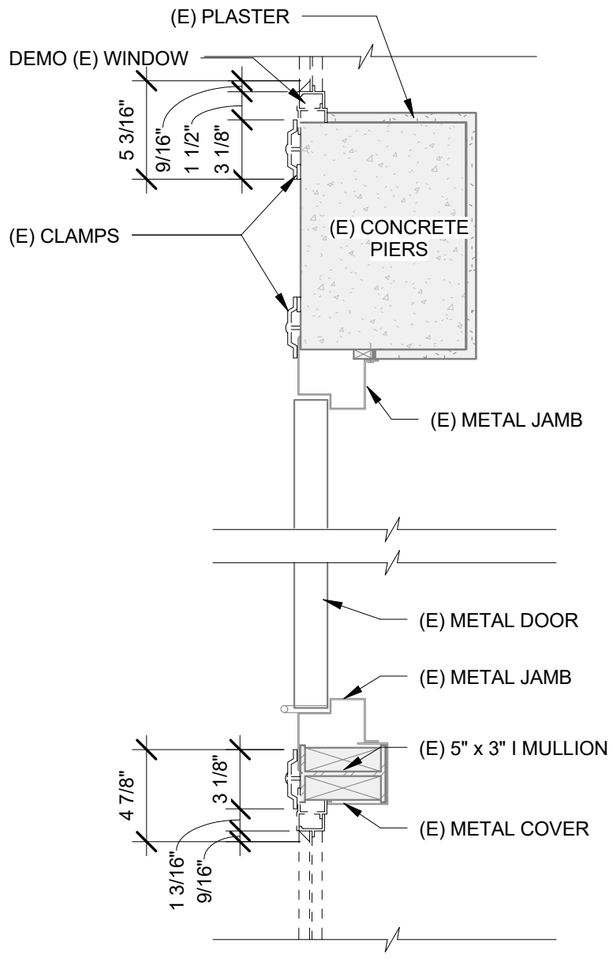
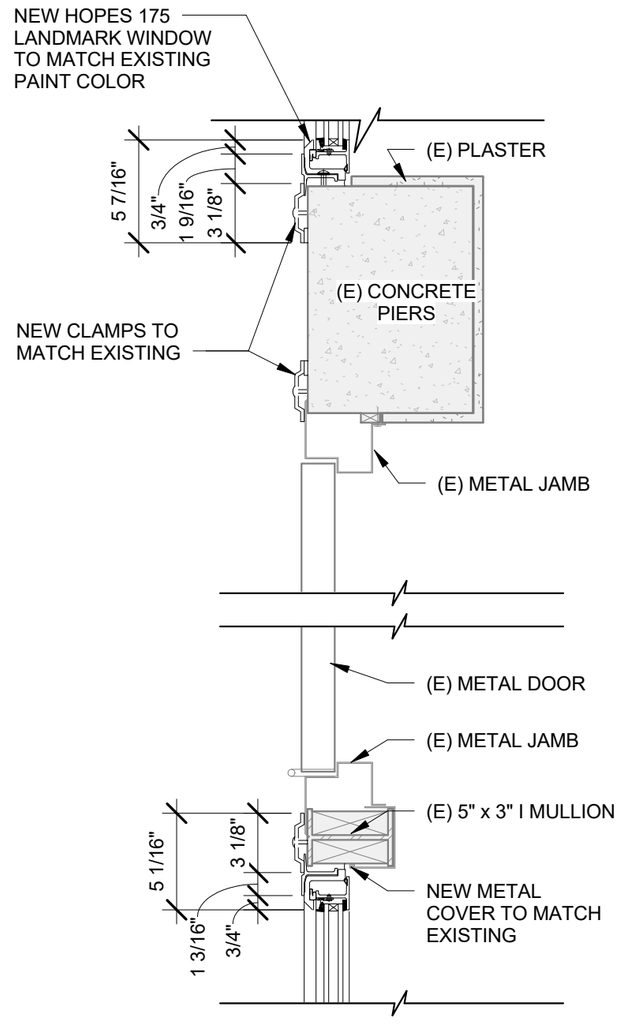
NOTE: THE EXISTING WINDOW PROFILE DIMENSIONS DEPICTED ARE ONLY TYPICAL BUT MAY VARY FOR EACH WINDOW BASED ON INSTALLATION DISCREPANCIES: WINDOW PLACEMENT, CLAMP INSTALLATION, AND PUTTY PROFILE.



1 (E) SHOP DOOR & WINDOW JAMB
1 1/2" = 1'-0"



2 SHOP DOOR & NEW WINDOW JAMB
1 1/2" = 1'-0"

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SHOP WINDOW DETAILS

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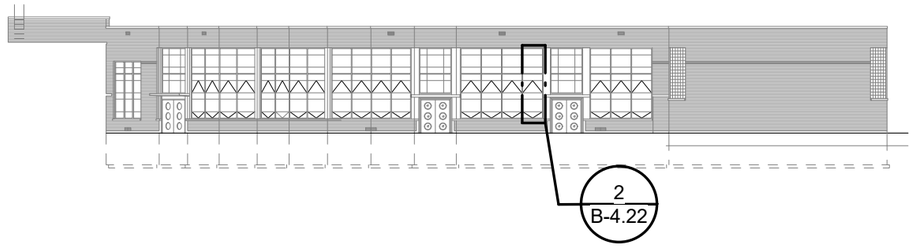
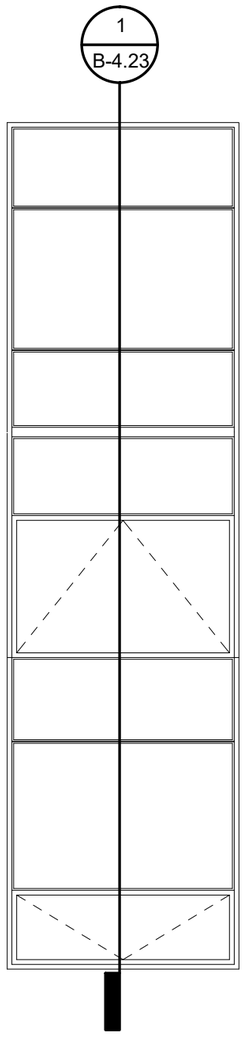


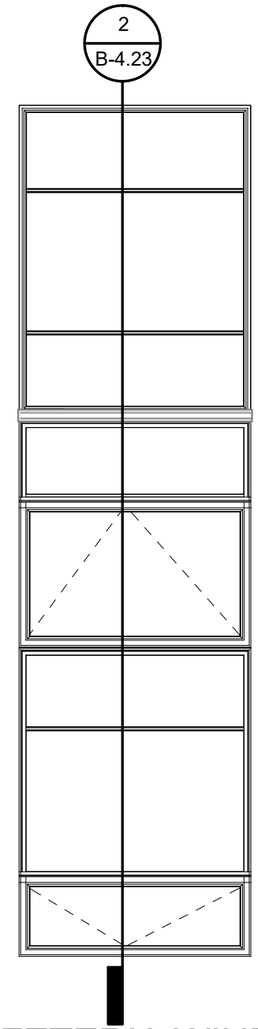
1 EAST ELEVATION - GRIDS 9-16 - SD

1/32" = 1'-0"



2 (E) CAFETERIA WINDOW ELEV

3/8" = 1'-0"



3 NEW CAFETERIA WINDOW ELEV

3/8" = 1'-0"

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CAFETERIA WINDOW ELEVATIONS

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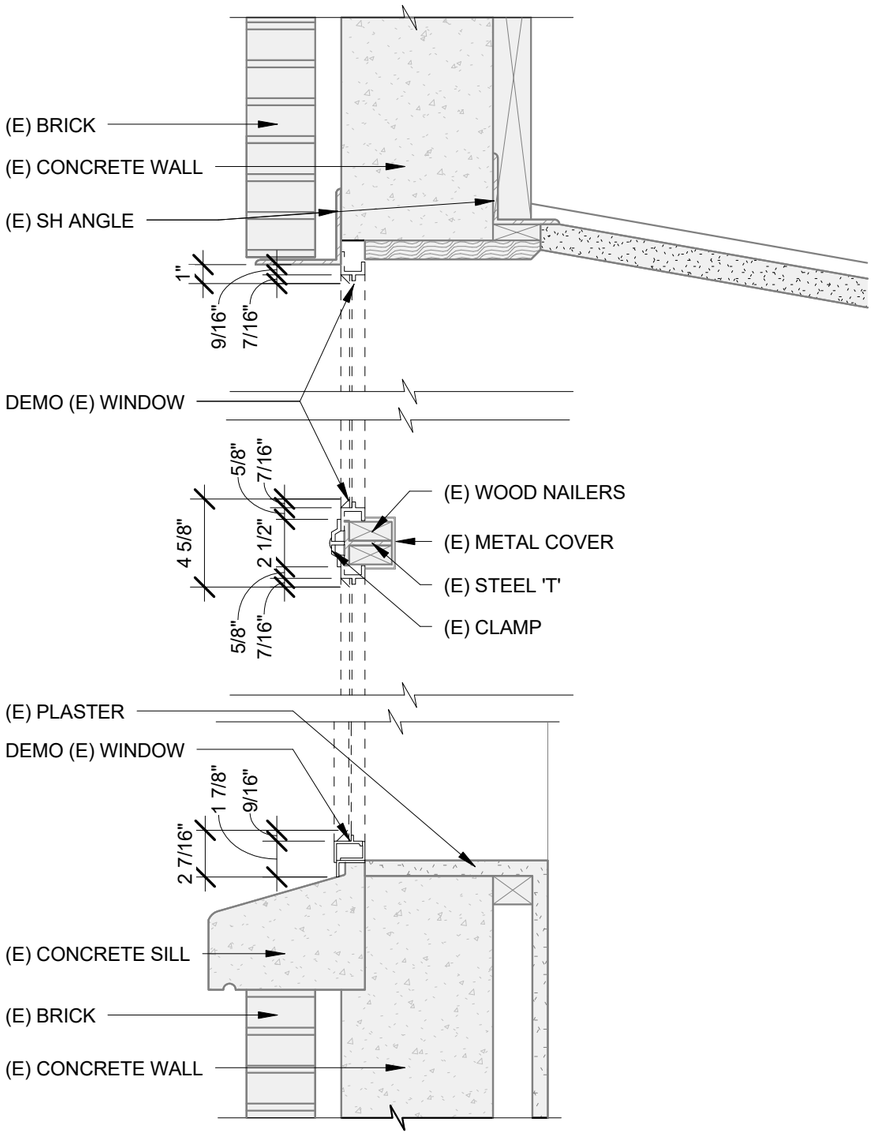
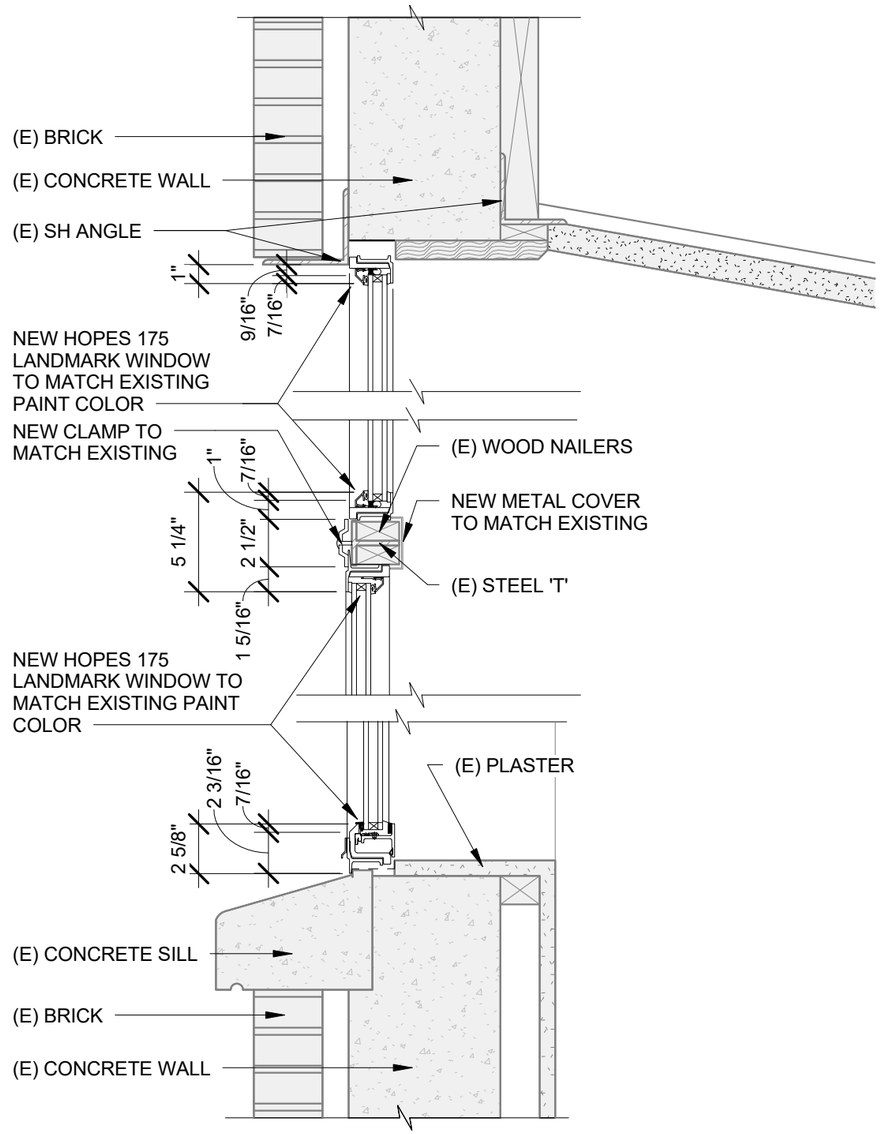


1 (E) CAFETERIA WINDOW SECTION
1 1/2" = 1'-0"



2 CAFETERIA NEW WINDOW SECTION
1 1/2" = 1'-0"

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CAFETERIA WINDOW DETAILS
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