

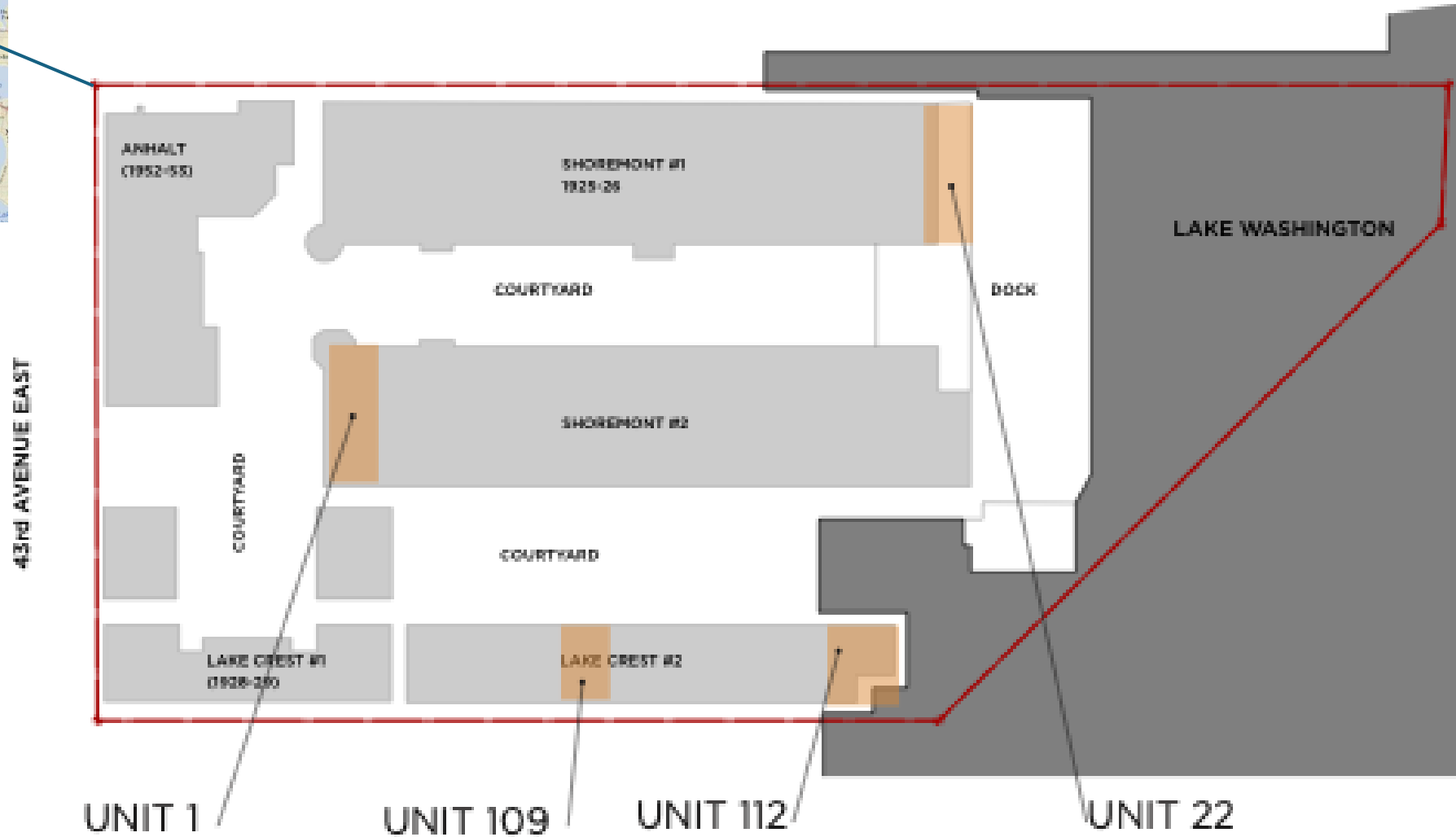
LAKE COURT APARTMENTS



BRIEFING January 31, 2025

1. Emergency replacement windows
2. Upper floor dormer additions in Shoremont #2
3. Discuss an overall strategy of window replacement

1.3 LOCATION



JANUARY 2025
WINDOW SURVEY, UNITS 1, 22, 109, AND 112

EMERGENCY WINDOW REPLACEMENT



LAKE COURT APARTMENTS 2012 43rd Ave E

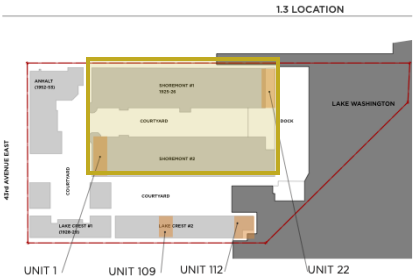


PREPARED BY:

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3.0 WINDOW TYPES
3.1 SHOREMONT
BUILDINGS

Typical windows have wood sash with multipane leaded glass



Double hung



Casement



Stained glass



3.0 WINDOW TYPES
3.2 SHOREMONT
NON-ORIGINAL

Wood sash w/ wood muntins



Aluminium



Stopped in single pane



painted vinyl



3.0 WINDOW TYPES
3.2 LAKE CREST ORIGINAL

Typical windows are wood sash casements with multipane leaded glass

diamond pane



Casement with saddlebars



3.0 WINDOW TYPES
3.3 LAKE CREST NON-ORIGINAL

Replaced glazing



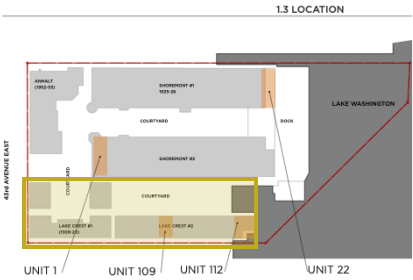
Stopped in single pane



Wood sash w/wood muntin



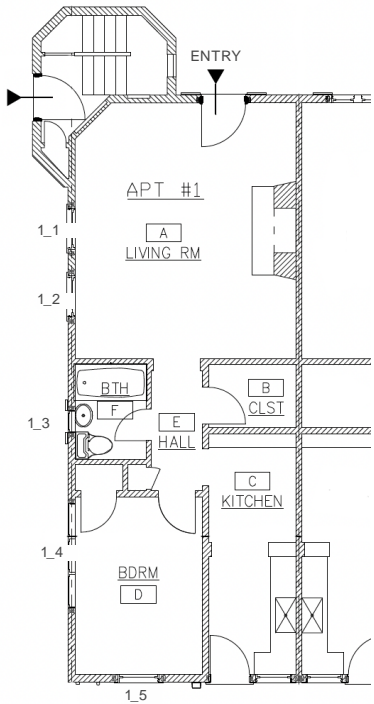
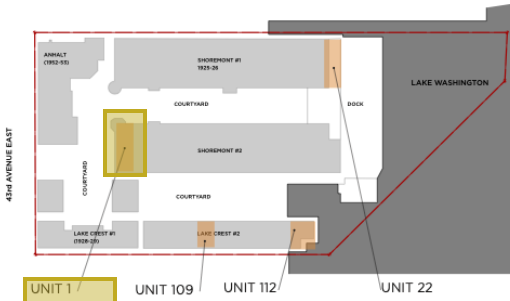
Vinyl single hung & vinyl casement





1.3 LOCATION

5.0 fig.1



5.1 LIST OF WINDOWS & THEIR CONDITION

UNIT 1
WINDOW SCHEDULE

ID	FLR	OP	MULL
1_1	1	DH	1
1_2	1	DH	1
1_3	1	CM	1
1_4	1	CM	3
1_5	1	DH	1

CONDITION SCORE KEY

#	NOTE
0	Missing or not salvageable.
1	Extremely poor condition and unable to be rehabilitated or salvaged.
2	Poor condition, or only a portion of the feature could be rehabilitated or salvaged.
3	Fair condition, the feature would require rehabilitation if it were to be salvaged or re-used.
4	Good condition, the feature would require cleaning if it were to be salvaged or re-used.
5	Excellent condition, no rehabilitation required.
NA	Unobserved



5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 1_1



1_1	DESCRIPTION & CONDITION	SCORE
Window	Intact wood double hung four over four leaded glass. Poor condition	2
Frame	Wood frame inset into stucco	3
Sash	Wood double hung	1
Glass	leaded glass with 2 stained glass corners	3
Paint	many layers of cracking and flaking paint	1
Sill	Painted wood with evident rot	1
Casing	painted stool and apron, stucco returns to frame at jamb and head	3
Hardware	Painted metal	3

5.0 LIST OF WINDOWS & THEIR CONDITION
WINDOW 1_2



1_2	DESCRIPTION & CONDITION	SCORE
Window	Intact wood double hung four over four leaded glass. Poor condition	2
Frame	Wood frame inset into stucco	3
Sash	Wood double hung	1
Glass	leaded clear glass, single pane, with 2 stained glass corners	3
Paint	many layers of cracking and flaking paint	1
Sill	Painted wood with evident rot	1
Casing	painted stool and apron, stucco returns to frame at jamb and head	3
Hardware	Painted metal	3

5.0 LIST OF WINDOWS & THEIR CONDITION
WINDOW 1_3



1_3	DESCRIPTION & CONDITION	SCORE
Window	Intact wood casement with frosted glass. Poor condition	2
Frame	Wood frame inset into stucco and decorative shutters	3/2
Sash	Casement	1
Glass	Obscure glass, probably replaced	0
Paint	many layers of cracking and flaking paint	1
Sill	Painted wood with major evident rot	1
Casing	painted stool and apron, stucco returns to frame at jamb and head	3
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 1_4



1_4	DESCRIPTION & CONDITION	SCORE
Window	3 intact wood casement each with two stained glass corners. Poor condition	2
Frame	Wood frame inset into stucco	2
Sash	3 casements in poor condition, with metal angle repairs and evident rot	1
Glass	6 light leaded clear glass single pane with 2 stained glass corners in each sash	3
Paint	many layers of cracking and flaking paint original green paint color observed	1
Sill	Painted wood with major evident rot	1
Casing	painted stool and apron, stucco returns to frame at jamb and head	2
Hardware	Painted metal	3

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 1_5



1_5	DESCRIPTION & CONDITION	SCORE
Window	Double hung 4-over-4 leaded glass with one stained glass corner. Poor condition	3
Frame	Wood frame	4
Sash	wood double hung with mold at interior bottom rail	3
Glass	4 light leaded clear glass in each sash, single pane with a stained glass corner in the upper sash	3
Paint	poor condition, peeling at glazing putty	2
Sill	Painted wood fair condition	3
Casing	painted stool and apron, with painted wood flange trim	3
Hardware	Painted metal	3

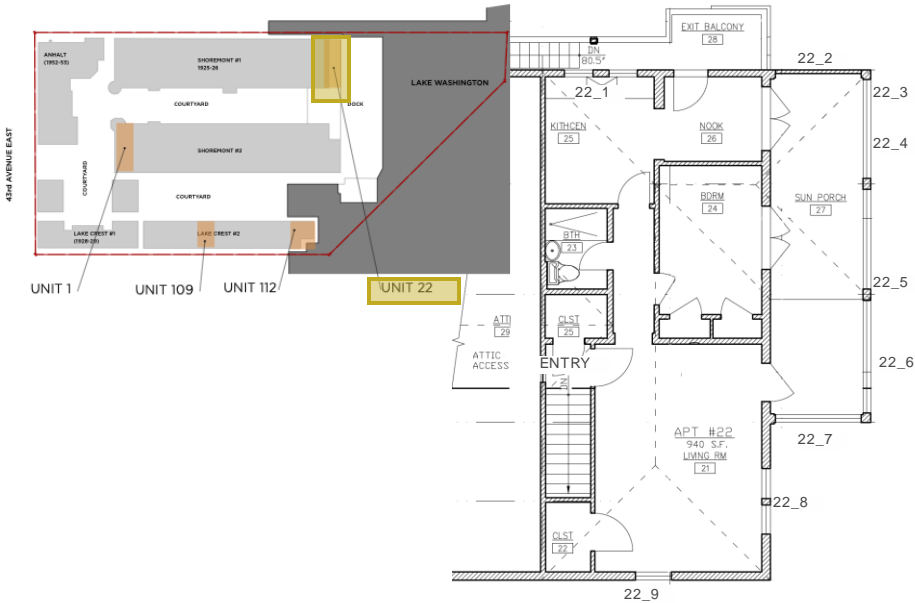
5.0 LIST OF WINDOWS & THEIR CONDITION



UNIT 22
WINDOW SCHEDULE

ID	FLR	OP	MULL
22_1	2	DH	2
22_2	2	F	1
22_3	2	F	1
22_4	2	F	1
22_5	2	F	1
22_6	2	CM	4
22_7	2	CM	3
22_8	2	SH	2
22_9	2	SH	1

1.3 LOCATION



CONDITION SCORE KEY

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4	Good condition, the feature would require cleaning if it were to be salvaged or re-used.
5	Excellent condition, no rehabilitation required.
NA	Unobserved

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_2



22_2	DESCRIPTION & CONDITION	SCORE
Window	Non-original 32 light fixed wood sash window with wood muntins	3
Frame	Painted wood frame not sealed allows water intrusion	2
Sash	Painted wood	3
Glass	32 true divided lights, single pane, clear glass	3
Paint	many layers of paint	1
Sill	Painted wood	NA
Casing	painted framing members with stops no casing	0
Hardware	None	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_3



22_3	DESCRIPTION & CONDITION	SCORE
Window	Non-original 12 light fixed wood sash window with wood muntins	1
Frame	Painted wood frame not sealed allows water intrusion & not square	1
Sash	Painted wood in poor condition	1
Glass	12 true divided lights, single pane, clear glass	3
Paint	many layers of flaking paint	1
Sill	Painted wood with painted metal patch and evident rot	NA
Casing	painted framing members with stops no casing	0
Hardware	None	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_4



22_4	DESCRIPTION & CONDITION	SCORE
Window	Non-original 40 light fixed wood sash window divided with a central larger rail	1
Frame	Painted wood frame not sealed allows water intrusion	1
Sash	Painted wood in poor condition	1
Glass	40 true divided lights, single pane, clear glass, deteriorating putty	3
Paint	many layers of flaking paint	1
Sill	Painted wood with evident rot	NA
Casing	painted framing members with stops no casing	0
Hardware	None	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_5



22_5	DESCRIPTION & CONDITION	SCORE
Window	Non-original 12 light fixed wood sash window with wood muntins	1
Frame	Painted wood frame not sealed allows water intrusion	1
Sash	Painted wood in poor condition	1
Glass	12 true divided single pane clear glass lights	3
Paint	many layers of flaking paint	1
Sill	Painted wood with evident rot	1
Casing	painted framing members with stops no casing	0
Hardware	None	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_6



22_6	DESCRIPTION & CONDITION	SCORE
Window	Four 9-light casement wood sash windows with wood muntins & mullions, with two operable casements flanked by fixed sash.	1
Frame	Painted wood frame not sealed allows water intrusion	1
Sash	Painted wood in poor condition, casements do not close all the way	1
Glass	In each sash are 9 true divided single pane clear glass lights	3
Paint	many layers of flaking paint	1
Sill	painted metal flaking over wood with evident rot	1
Casing	painted framing members with stops no casing	0
Hardware	Push out casement latches and hinges	2

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_7



22_7	DESCRIPTION & CONDITION	SCORE
Window	three casement wood sash windows with exterior lead tape mimicing 9 lights for each window probably no more than 10 years old	3
Frame	Painted wood frame	3
Sash	Painted wood in good condition	4
Glass	One double glazed insulated unit in each sash	3
Paint	deteriorating brown paint at exterior, white paint at interior	1
Sill	painted metal flashing over wood with evident rot	1
Casing	White painted flt stock casing	4
Hardware	Push out casement latches and hinges	2

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_8



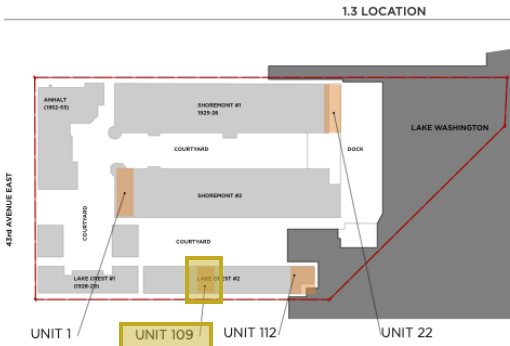
22_8	DESCRIPTION & CONDITION	SCORE
Window	Two single hung vinyl sash replacement windows probably no more than 10 years old	3
Frame	Vinyl frame inserted into painted wood frame, deteriorating wood at mullion	4
Sash	Painted vinyl	4
Glass	One double glazed insulated unit in each sash	3
Paint	deteriorating brown paint at exterior, white paint at interior	1
Sill	painted wood with evident rot	1
Casing	White painted jamb liners with stool and apron	4
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 22_9



22_9	DESCRIPTION & CONDITION	SCORE
Window	Single hung vinyl sash replacement window probably no more than 10 years old	4
Frame	Vinyl frame inserted into painted wood frame	4
Sash	Painted vinyl	4
Glass	One double glazed insulated unit in each sash	3
Paint	brown paint at exterior, white paint at interior	4
Sill	NA	NA
Casing	White painted jamb liners with stool and apron	4
Hardware	NA	NA



109_5 109_6 located at southern sideyard

5.0 LIST OF WINDOWS & THEIR CONDITION

UNIT 109
WINDOW SCHEDULE

ID	FLR	OP	MULL
109_1	1	FC	1
109_2	1	C	3
109_3	2	FC	1
109_4	2	FD	1
109_5	1	FC	1
109_6	1	CM	2

CONDITION SCORE KEY

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3	Fair condition, the feature would require rehabilitation if it were to be salvaged or re-used.
4	Good condition, the feature would require cleaning if it were to be salvaged or re-used.
5	Excellent condition, no rehabilitation required.
NA	Unobserved

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_1



109_1	DESCRIPTION & CONDITION	SCORE
Window	French Casement with leaded 8-light glass doesn't close properly, allows moisture into unit	3
Frame	Painted wood frame	3
Sash	Two painted wood french casement sash	3
Glass	8-light leaded with a horizontal saddlebar, putty is deteriorated	3
Paint	brown paint at frame, white paint at sash	4
Sill	NA	NA
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_2



109_2	DESCRIPTION & CONDITION	SCORE
Window	Three casement with leaded 12-light glass. doesn't close properly, allows moisture into unit	3
Frame	Painted wood frame with two mullions. One decorative peg missing	3/4
Sash	three painted wood casement sash	3
Glass	12-light leaded with a horizontal saddlebar. putty is deteriorating	3
Paint	brown paint at exterior frame, white paint at sash	4
Sill	NA	NA
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_3



109_3	DESCRIPTION & CONDITION	SCORE
Window	French casement. doesn't close properly, allows moisture into unit	2
Frame	Painted wood brickmold frame	3
Sash	two painted wood casement sash, poor condition with rot and deteriorating joints	1
Glass	single pane. putty is deteriorating	2
Paint	brown paint at exterior frame, poor condition white paint at sash	1
Sill	NA	NA
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_4



109_4	DESCRIPTION & CONDITION	SCORE
Window	French casement door □ doesn't close properly, allows moisture into unit	3
Frame	Painted wood brickmold frame □	4
Sash	two painted wood door leaves, rot and mold at bottom rail	2
Glass	each leaf has 10 light clear single pane with horizontal saddle bars	3
Paint	brown paint at exterior frame, poor condition white paint at door leaves	1
Sill	NA	NA
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_5



109_5	DESCRIPTION & CONDITION	SCORE
Window	French casement □ doesn't close properly, allows moisture into unit	1
Frame	Painted wood frame with evident rot	1
Sash	two casements with four true divided lights with wood muntins, evident rot	1
Glass	each sash has 4 clear single panes □ putty has deteriorated	3
Paint	poor condition brown paint at exterior frame, poor condition white paint at sash	1
Sill	wood sill with evident rot	1
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

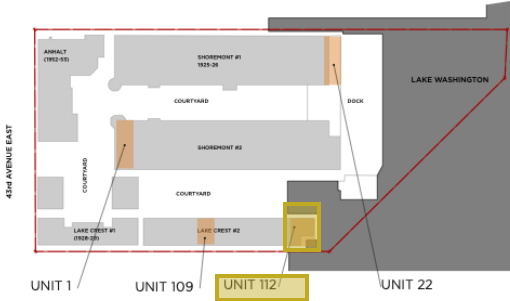
WINDOW 109_6



109_6	DESCRIPTION & CONDITION	SCORE
Window	Double casement with central mullion - doesn't close properly, allows moisture into unit	3
Frame	Painted wood frame	4
Sash	two casements with 12 true divided lights, evident rot at lower joints	2
Glass	each sash has 12 clear single panes with leading and a horizontal saddlebar	2
Paint	brown paint at exterior frame, poor condition white paint at sash	1
Sill	Painted wood sill, softening wood due to rot	2
Casing	NA	NA
Hardware	NA	NA



1.3 LOCATION



5.0 LIST OF WINDOWS & THEIR CONDITION

UNIT 112
WINDOW SCHEDULE

ID	FLR	OP	MULL
112_1	1	SH	2
112_2	1	CM	3
112_3	1	F	2
112_4	1	F	6
112_5	1	F	2
112_6	1	CM	2

CONDITION SCORE KEY

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4	Good condition, the feature would require cleaning if it were to be salvaged or re-used.
5	Excellent condition, no rehabilitation required.
NA	Unobserved



5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_1



112_1	DESCRIPTION & CONDITION	SCORE
Window	Double replacement vinyl single hungs with interior grids and central mullion	4
Frame	Painted wood frame	4
Sash	two non-original vinyl single hung	4
Glass	insulated double pane units with interior grids	2
Paint	brown paint at exterior frame, sash are unpainted	3
Sill	Painted wood sill	4
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_2



112_2	DESCRIPTION & CONDITION	SCORE
Window	Triple casement with two mullions. doesn't close properly, allows moisture into unit. note foam at westernmost window head	2
Frame	Painted wood frame	4
Sash	three casements with 12 true divided lights, separation at lower joints	1
Glass	each sash has 12 clear single panes with leading, a horizontal saddlebar, and deteriorating putty. Westernmost window has exterior plexiglass	2
Paint	brown paint at exterior frame, poor condition white paint at sash	2
Sill	Painted wood sill, softening wood due to rot	3
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_3



112_3	DESCRIPTION & CONDITION	SCORE
Window	Double casement with center mullion. now inoperable, allows moisture into unit	2
Frame	Painted wood frame, metal head flashing	2
Sash	two casements with wood muntins, each with 6 true divided lights and separation at lower joints	2
Glass	each sash has 6 clear single panes with deteriorating putty.	2
Paint	poor condition brown paint	1
Sill	Painted wood sill, softening wood due to rot and biological growth	1
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_4



112_3	DESCRIPTION & CONDITION	SCORE
Window	Six casements with mullions. Now inoperable, allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot, metal head flashing	1
Sash	Each sash has wood muntins separating 6 true divided lights, separation at lower joints has been reinforced with metal angles	1
Glass	each sash has 6 clear single panes with deteriorating putty .	2
Paint	poor condition brown paint flaking to bare wood	0/1
Sill	Painted metal flashing on wood sill	1
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_5



112_4	DESCRIPTION & CONDITION	SCORE
Window	two fixed single panes with a center mullion allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot, metal head flashing	1
Sash	stopped in glass has no sash	NA
Glass	clear panes with deteriorating wood stops	2
Paint	poor condition brown paint flaking to bare wood	0/1
Sill	non-original pressure treated wood sill	1
Casing	NA	NA
Hardware	NA	NA

5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 112_6

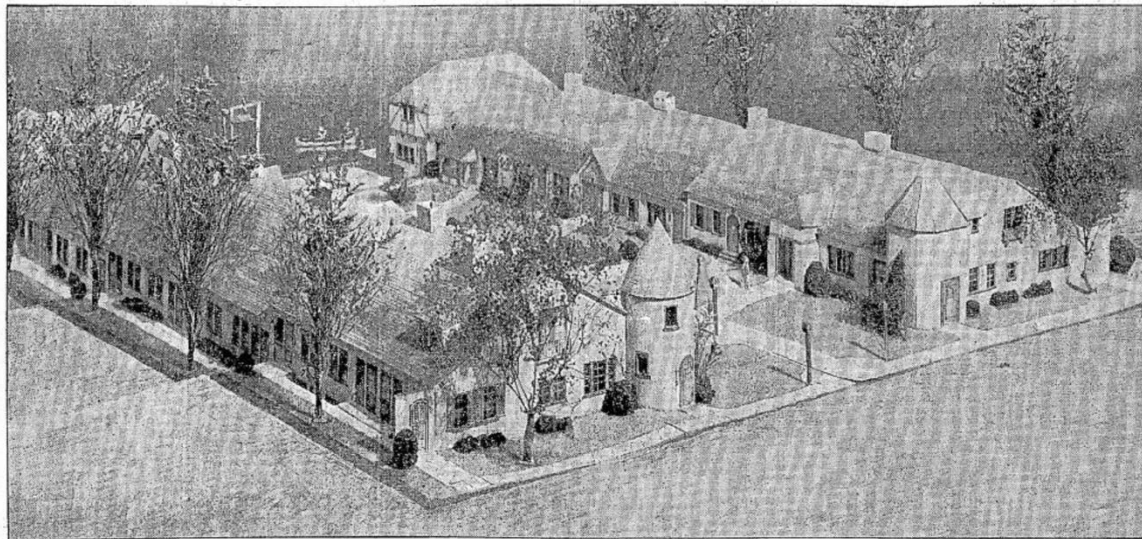


112_5	DESCRIPTION & CONDITION	SCORE
Window	two leaded glass casements with center mullion allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot	1
Sash	two 12-light wood casements in poor condition	1
Glass	each sash has 12 clear leaded glass panes with a horizontal saddlebar	2
Paint	poor condition brown paint flaking to bare wood	0/1
Sill	non-original pressure treated wood sill	1
Casing	NA	NA
Hardware	NA	NA

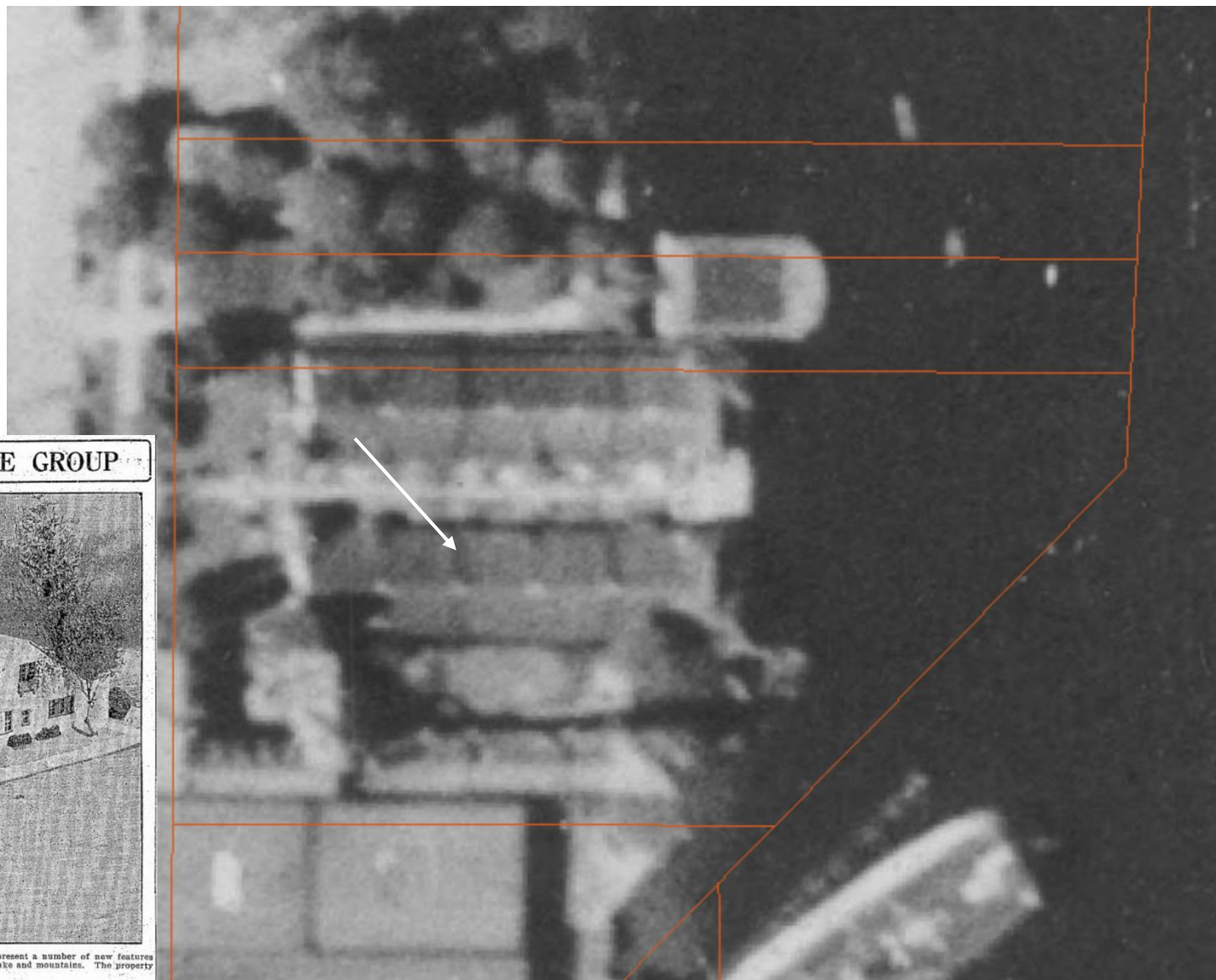
PROPOSED DORMER ADDITIONS

Historic Conditions

SHOREMONT, ON LAKE WASHINGTON, DISTINCTIVE COTTAGE GROUP



Overlooking Lake Washington and commanding an unobstructed view of the Cascade Mountains and foothills, Shoremont Apartments, built on the individual cottage plan, represent a number of new features in apartment construction and include all the conveniences and equipment of the modern group residence. The chief charm of Shoremont, however, is the entrancing view of the lake and mountains. The property is on the shore of the lake near the foot of East Madison Street. Shoremont was designed by William J. Bain, architect, Arcade Building.



Historic Conditions

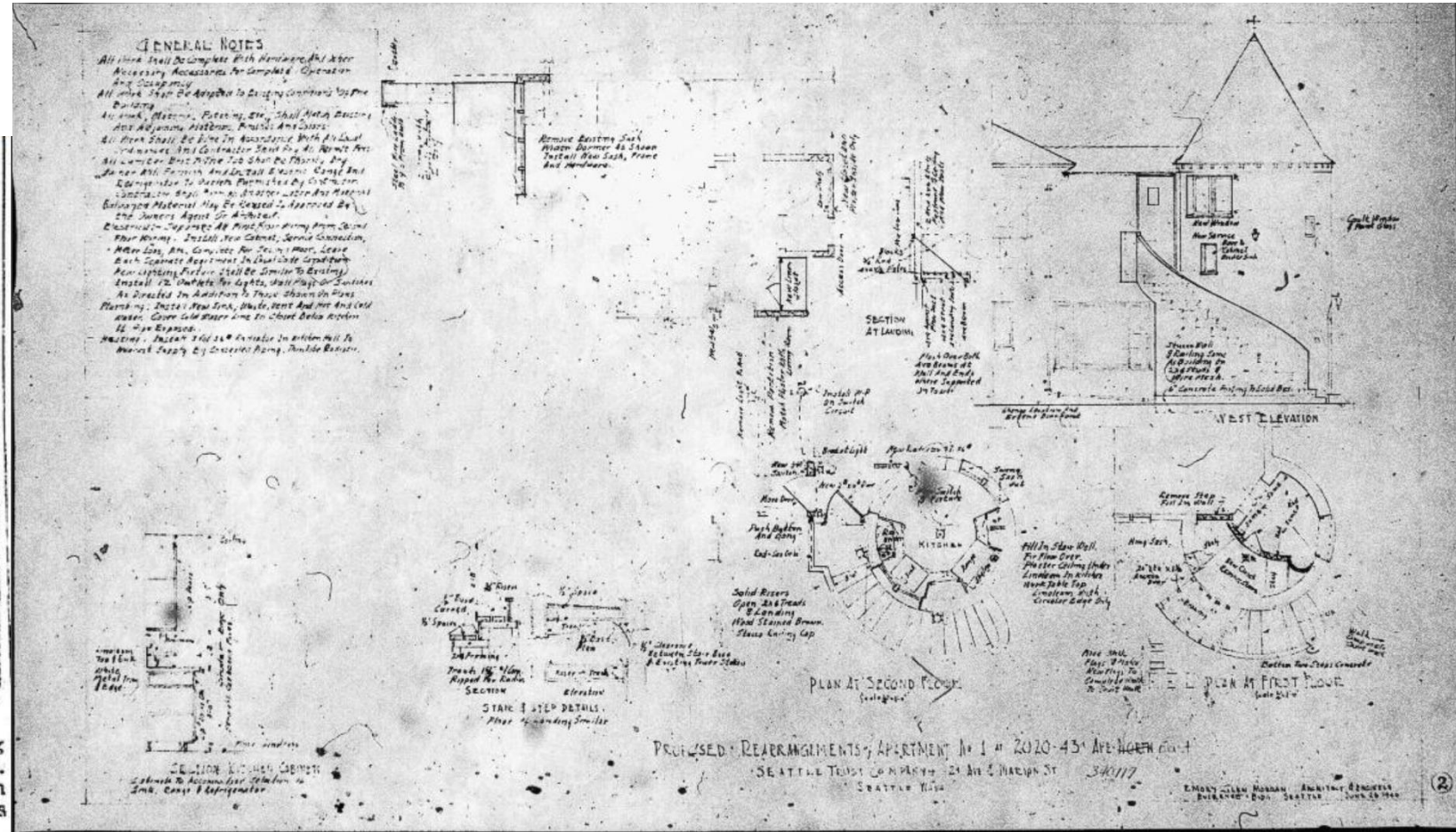
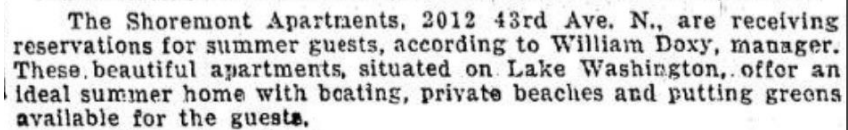


Figure 150: "Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave North East ... [Building Permit] 340117
Emory Glen Morgan Architect & Engineer [...] June 26 1940"

PROPOSED DORMER ADDITIONS

Historic Conditions

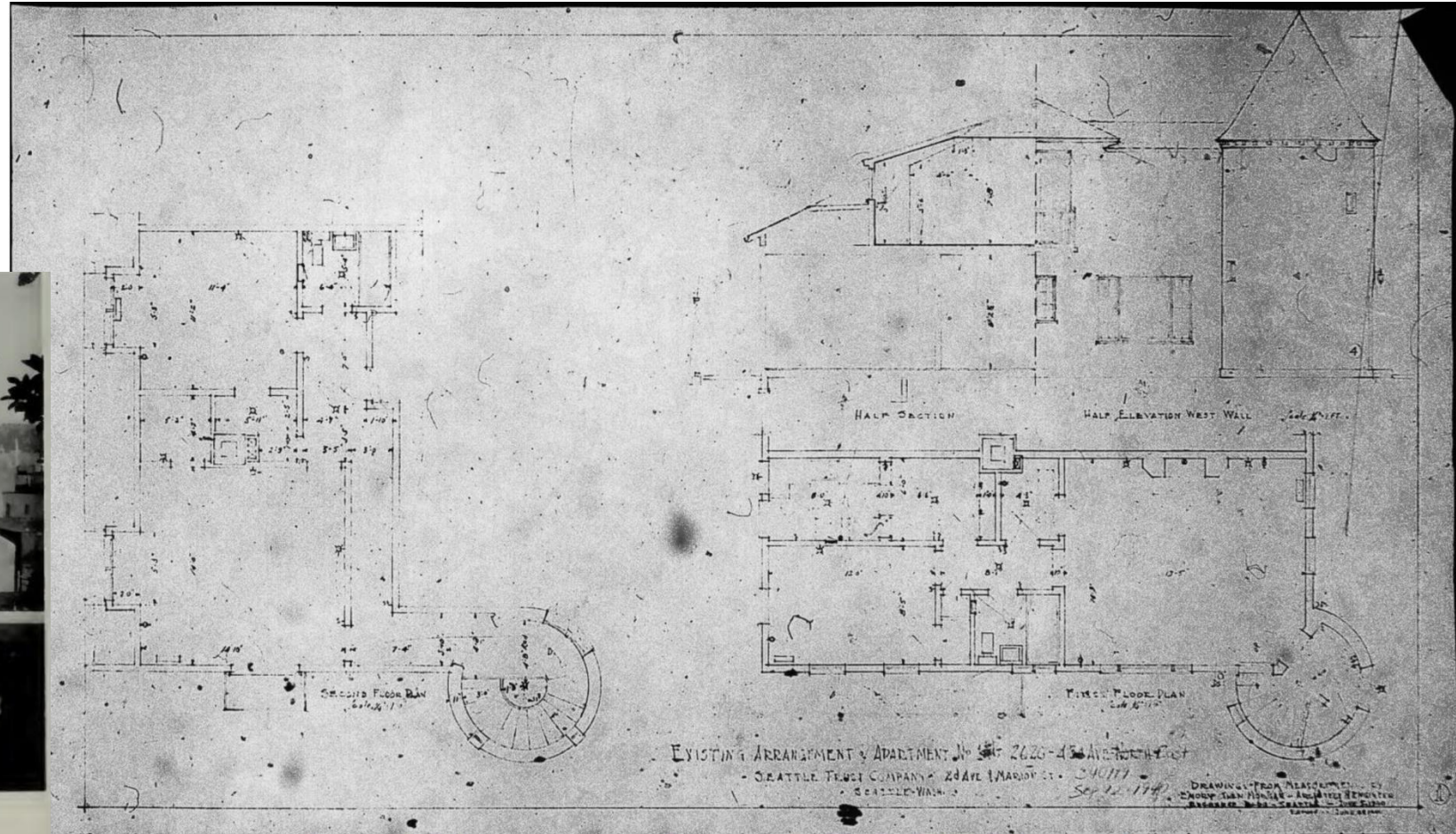
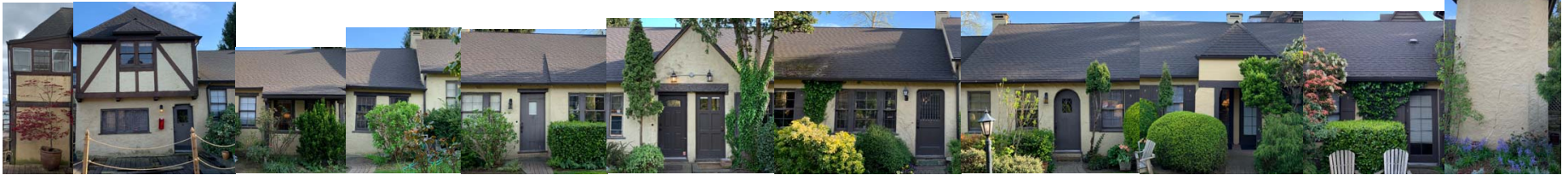


Figure 149: "Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East
Seattle Trust Company ... [Building Permit] 340119, Sep 12 1940"

PROPOSED DORMER ADDITIONS

Existing Conditions



APT 25 & 26

APT #21 & 19

APT #17

APT#15 & 11

APT #9

APT #7

APT#5 & 3

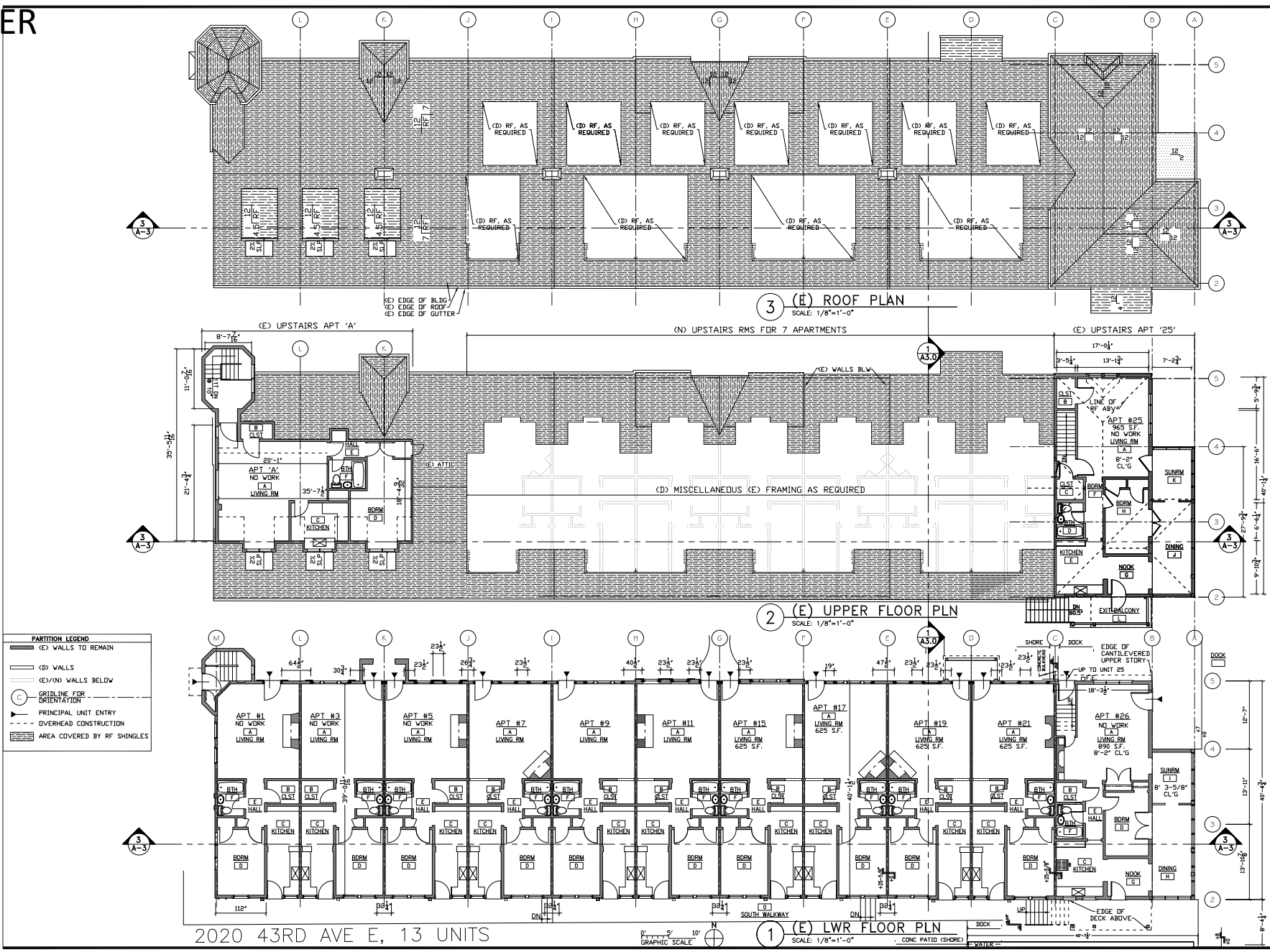
APT#1

Site Plan



PROPOSED DORMER
ADDITIONS

Existing plans



ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

1209 JASPER PLACE
SAN FRANCISCO, CA 94133
415-362-7441

#6134 REGISTERED ARCHITECT
BRENT JAMES McDONALD
DATE OF REGISTRATION

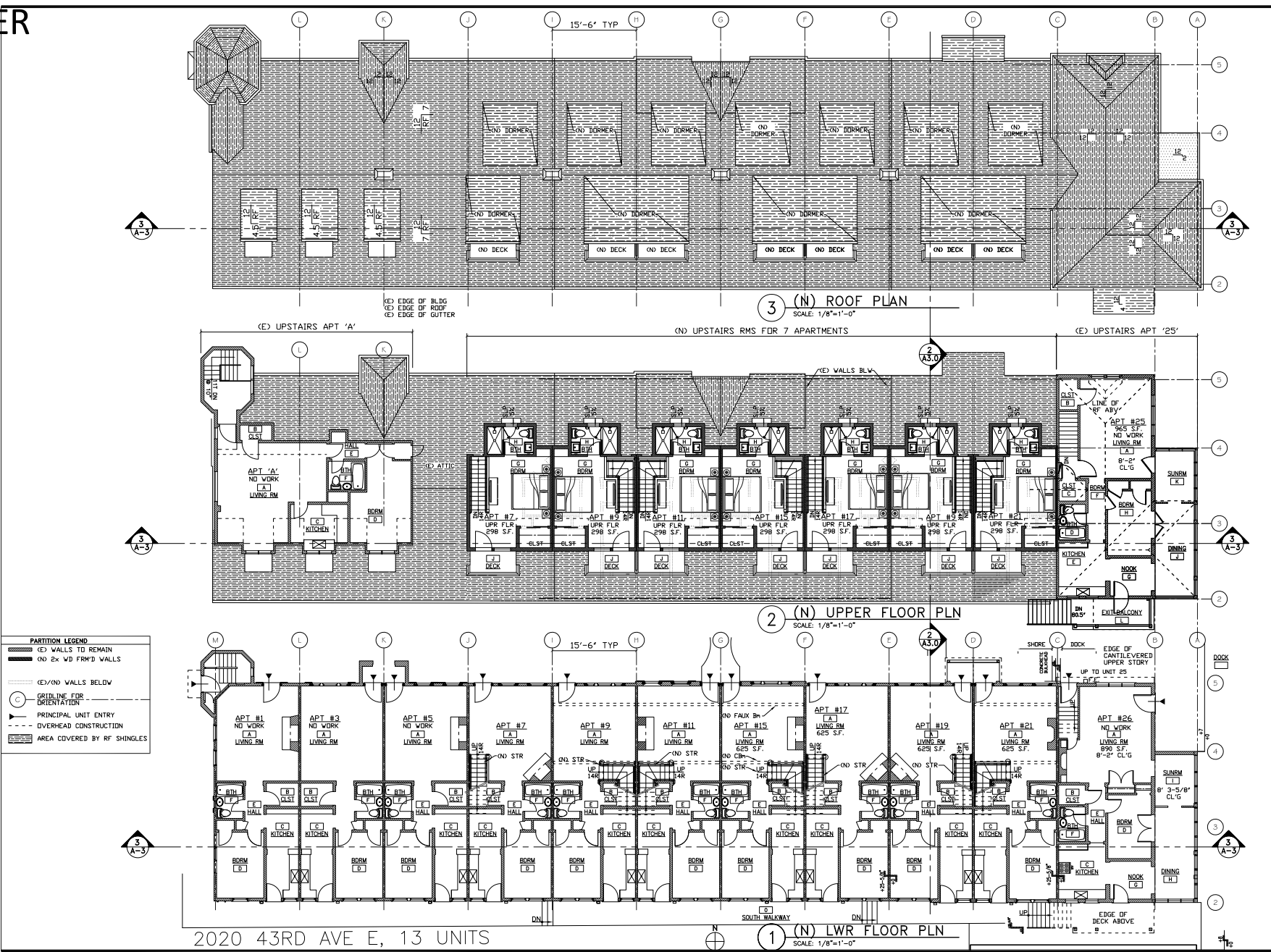
LAKECOURT APARTMENTS
2nd STORY ADDITION
MID COTTAGES
2020 43RD AVE E
SEATTLE, WA 98112
APN: 531910-0290

LANDMARK BOARD SET		11/04/24
No	Date	Revision/Issue
Project Number	Scale	
2024.08	1/8" = 1'-0"	
Drawn by		
B.M		
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.		

(E) FLOOR & ROOF PLANS

PROPOSED DORMER ADDITIONS

Proposed plans



ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

120 JASPER PLACE
SAN FRANCISCO, CA
94133
415-362-7441

#6134 REGISTERED ARCHITECT
Brent James McDonald
BRENT JAMES McDONALD
P.E. & M.A.S.

LAKECOURT APARTMENTS
2nd STORY ADDITION
MID COTTAGES
2020 43RD AVE E
SEATTLE, WA 98112
APN: 531910-0290

LANDMARK BOARD SET 11/04/24

No Date Revision/Issue

Project Number Scale 1/8" = 1'-0"

Drawn by BJM

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(N) FLOOR &
ROOF PLANS

A-2.1

PAGE 3 OF 7

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PROPOSED DORMER
ADDITIONS

Foundation plan

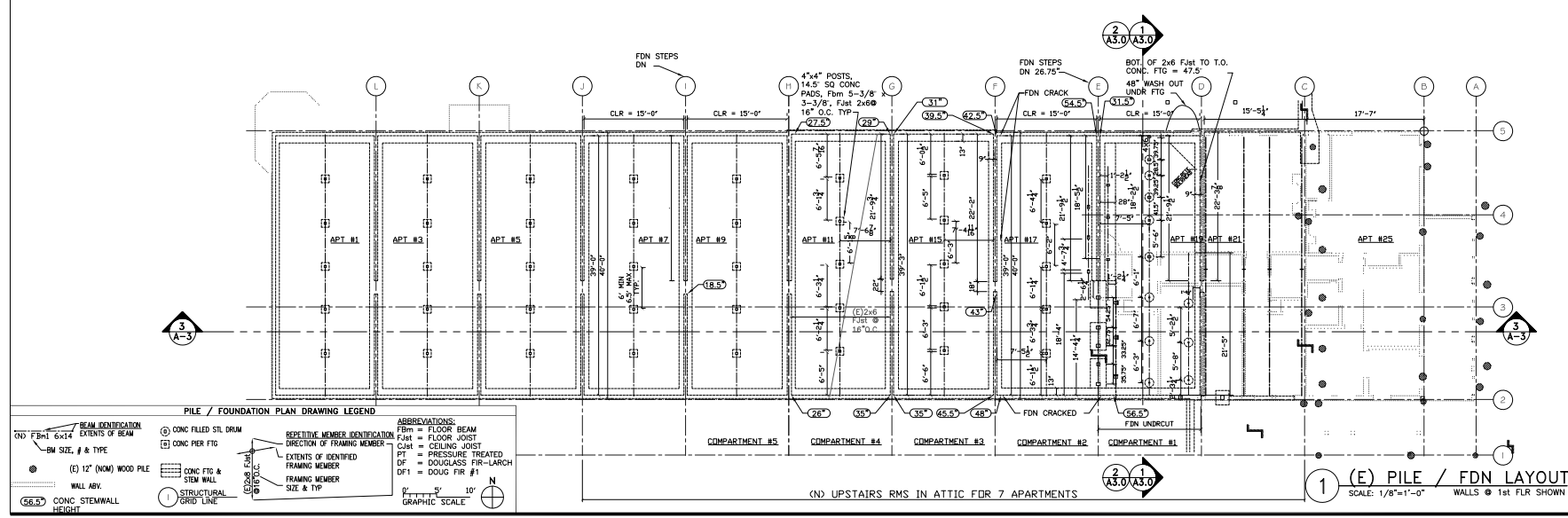
ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

120 JASPER PLACE
SAN FRANCISCO, CA
94133
415-362-7441

#6134
REGISTERED
ARCHITECT
BRENT JAMES McDONALD
DESIGNER

LAKECOURT APARTMENTS
2nd STORY ADDITION
MID COTTAGES
2020 43RD AVE E.
SEATTLE, WA 98112
APN: 531910-0290



LANDMARK BOARD SET 11/04/24

NO	Date	Revision/Issue
Project Number	2024.08	Scale 1/8" = 1'-0"
Drawn by	BJM	

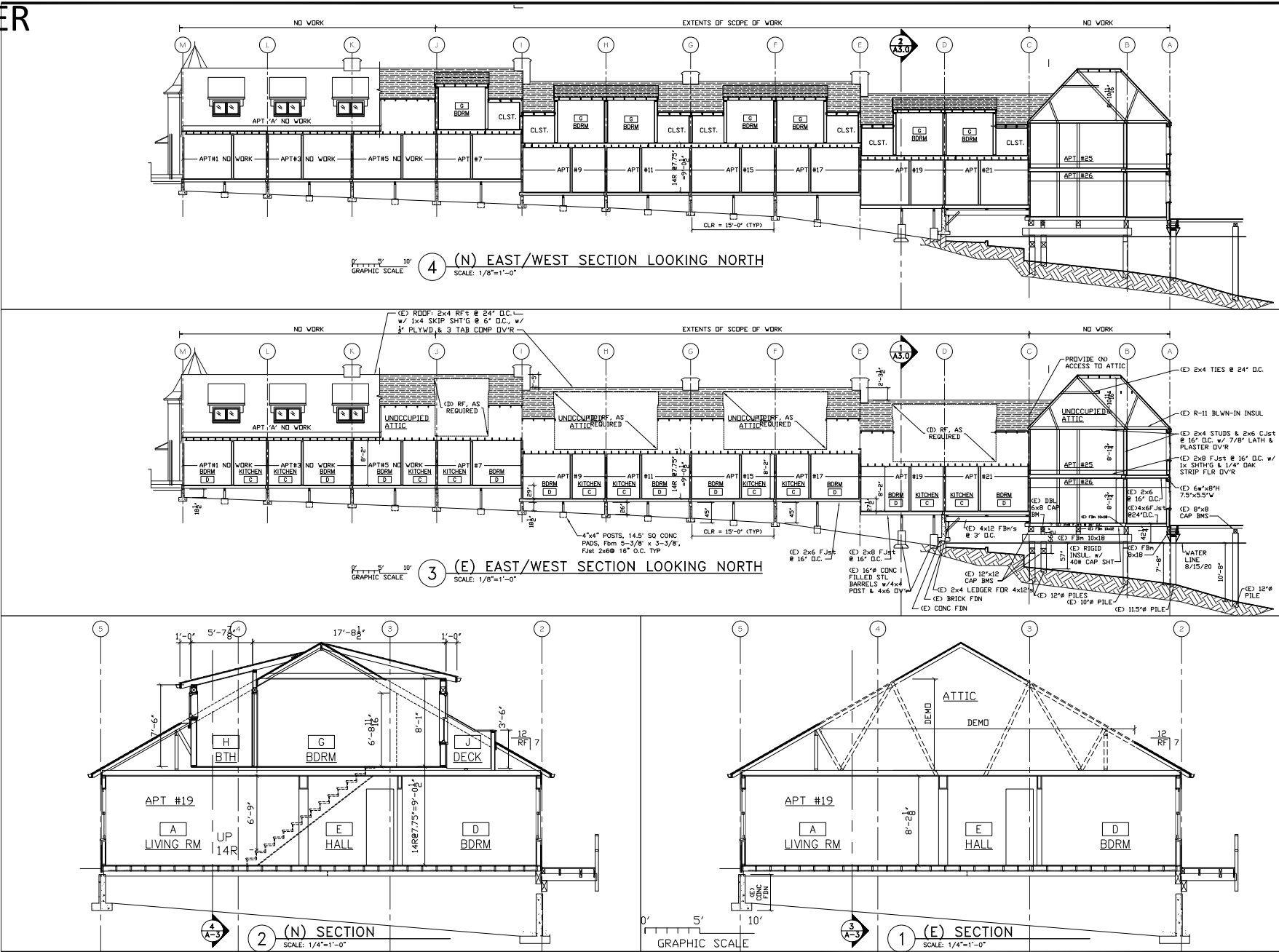
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CONSENT OF THE ARCHITECT.

(E) FOUNDATION
PLAN

A - 2.2

PROPOSED DORMER
ADDITIONS

Proposed sections



ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

129 JASPER PLACE
SAN FRANCISCO, CA
94133
415-362-7441

#6134 REGISTERED ARCHITECT
BRENT JAMES McDONALD
DAN S. WILSON

LAKECOURT APARTMENTS
2ND STORY ADDITION
MID COTTAGES
2020 43RD AVE E.
SEATTLE, WA 98112
APN: 531910-0290

LANDMARK BOARD SET 11/04/24

No Date Revision/Issue

Project Number Scale

2024.08 AS NOTED

Drawn by

BJM

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(E) / (N)
BUILDING
SECTIONS

A-3

PAGE 5 OF 7
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PROPOSED DORMER ADDITIONS

Existing elevations



ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

120 JASPER PLACE
SAN FRANCISCO, CA
94133
415-362-7441
#6134
ARCHITECT
Brent James McDonald
DESIGNER

LAKECOURT APARTMENTS
2nd STORY ADDITION
MID COTTAGES
2020 43RD AVE E.
SEATTLE, WA 98112
APN: 531910-0290

LANDMARK BOARD SET 11/04/24

NO	Date	Revision/Issue
Project Number	Scale	1/8" = 1'-0"
2024.08		
Drawn by		
BJM		

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(E) EXTERIOR
ELEVATIONS

A - 4.0

PAGE 6 OF 7

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PROPOSED DORMER
ADDITIONS

Proposed Elevations



ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

120 JASPER PLACE
SAN FRANCISCO, CA
94133
415-262-7441

#6134
ARCHITECT
Brent McDonald
Brent James McDonald
P.E. & M.Arch.

LAKECOURT APARTMENTS
2nd STORY ADDITION
MID COTTAGES
2020 43RD AVE E.
SEATTLE, WA 98112
APN: 531910-0290

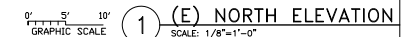
LANDMARK BOARD SET 11/04/24

№	Date	Revision/Issue
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(N) EXTERIOR
ELEVATIONS

Proposed Elevations



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PROPOSED DORMER ADDITIONS

Before & After Renderings

VIEW #1



rendering



photo

PROPOSED DORMER ADDITIONS

Before & After
Renderings

VIEW #2



rendering



Photo

View 5



Rendering



Photo

PROPOSED DORMER ADDITIONS

Before & After
Renderings



Rendering



Photo

VIEW #4



rendering



photo

PROPOSED WINDOW
SERIES



Pella® Reserve™

HISTORIC ELEMENTS

Exquisitely designed, traditional Pella Reserve windows deliver unparalleled historical detailing and have even been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.

Putty Profile

Through-Stile Construction

Integral Light Technology

Authentic Hardware

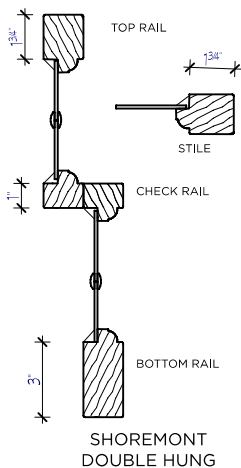
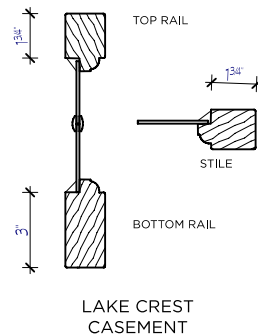
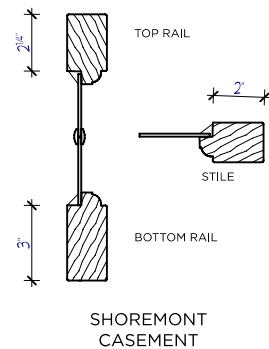


Through-Stile
Construction

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.



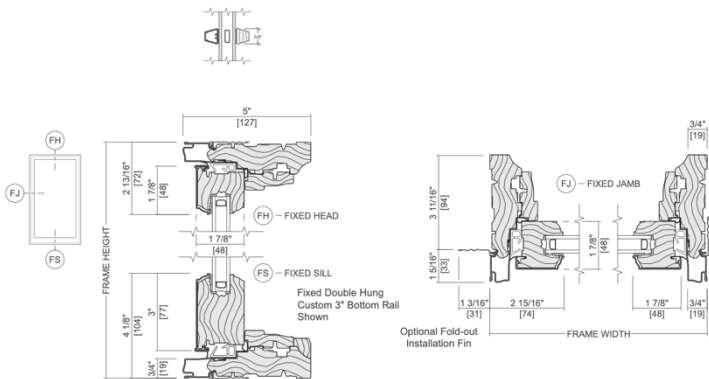
EXISTING SASH PROFILES



PROPOSED SASH PROFILES



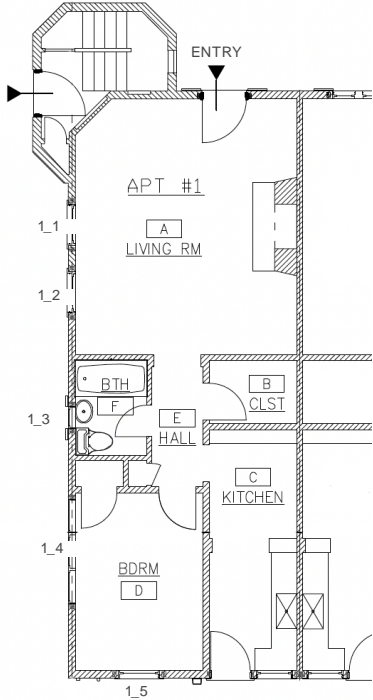
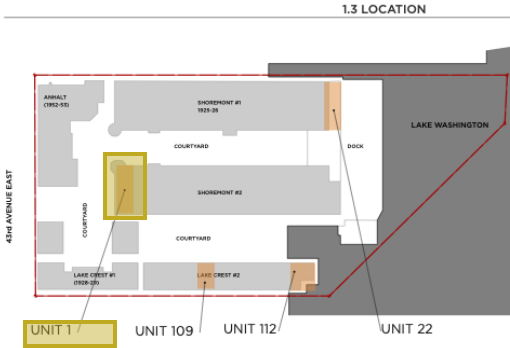
Pella® Reserve™



PROPOSED WINDOW TREATMENTS

UNIT 1

REPLACE
5 EXISTING
WINDOWS



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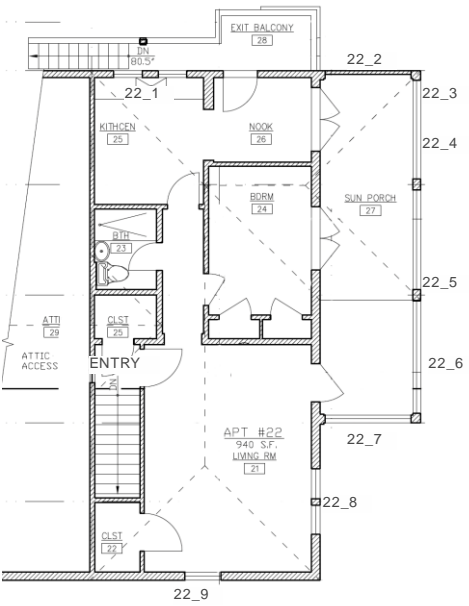
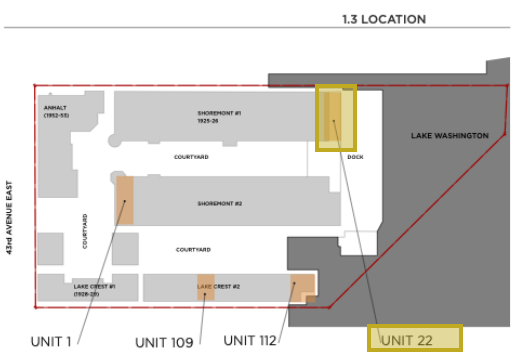


REPLACE DOUBLE HUNG & CASEMENT
WITH MATCHING LIGHT
CONFIGURATIONS

PROPOSED WINDOW
TREATMENTS

UNIT 22

REPLACE
9 EXISTING
NON-ORIGINAL WINDOWS



Pella® Reserve™

REPLACE 22_8 & 22_9
SINGLE HUNG W/
4-OVER-4 LIGHT

REPLACE FIXED & CASEMENT WITH
MATCHING LIGHT CONFIGURATIONS (9,
12 & 20)



PROPOSED WINDOW
TREATMENTS



Pella® Reserve™

UNIT 109

REPLACE
6 EXISTING WINDOWS

1.3 LOCATION



MATCHING

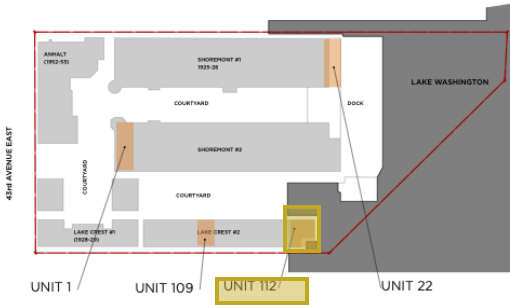
REPLACE CASEMENTS W/
LIGHT CONFIGURATIONS
REPLACE 109_3 WW/
(2) 4 LIGHT SASH
REPLACE DOORS 109_4
W/ MATCHING 10-LIGHT

PROPOSED
WINDOW
TREATMENTS

UNIT 112

REPLACE
6 EXISTING WINDOWS

1.3 LOCATION



112_1



112_5



112_6



Pella® Reserve™

REPLACE 112_1 W/
4-OVER-4
REPLACE 112_5 W/
6 LIGHT REPLACE
ALL OTHERS W/ MATCHING
PANE CONFIGURATIONS