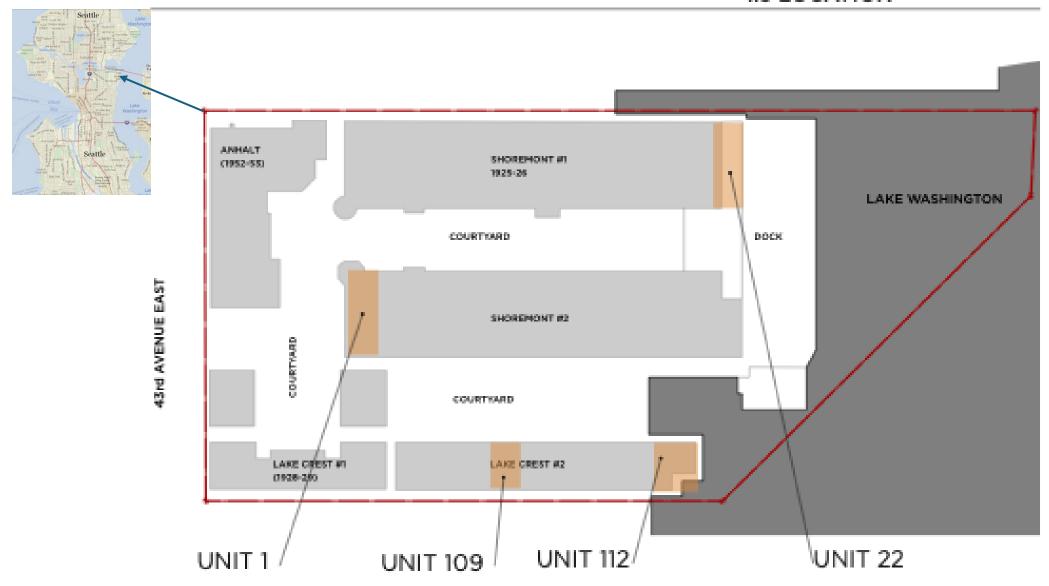
LAKE COURT APARTMENTS



BRIEFING January 31, 2025

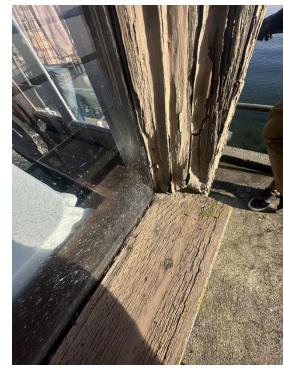
- 1. Emergency replacement windows
- 2. Upper floor dormer additions in Shoremont #2
- 3. Discuss an overall strategy of window replacement

1.3 LOCATION



EMERGENCY WINDOW REPLACEMENT





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

LAKE COURT APARTMENTS 2012 43rd Ave E











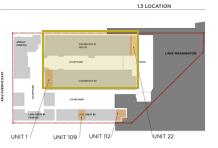
PREPARED BY:

5500 Rainier Avenue S, Seattle, WA 98118 206 523 1618 info@tjp.us | tjp.us

3.0 WINDOW TYPES

3.1 SHOREMONT BUILDINGS

Typical windows have wood sash with multipane leaded glass







Casement

Double hung













LAKE COURT APARTMENT WINDOW CONDITION SURVEY

3.0 WINDOW TYPES 3.2 SHOREMONT NON-ORIGINAL

Wood sash w/ wood muntins



Aluminium



Stopped in single pane



painted vinyl



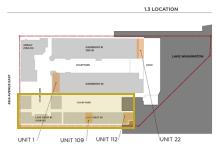
p. 10

3.0 WINDOW TYPES

3.2 LAKE CREST ORIGINAL

Typical windows are wood sash casements with multipane leaded

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







LAKE COURT APARTMENT WINDOW CONDITION SURVEY

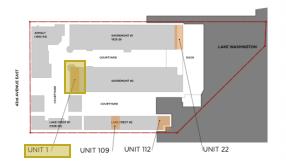


5.1 LIST OF WINDOWS & THEIR CONDITION

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

1.3 LOCATION



5.0 fig. 1

APT #1 A LIVING RM 1_2 C KITCHEN **BDRM** D

/////₩► _____₩ 1_5

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

LAKE COURT APARTMENT WINDOW CONDITION SURVEY



5.0 LIST OF WINDOWS & THEIR CONDITION

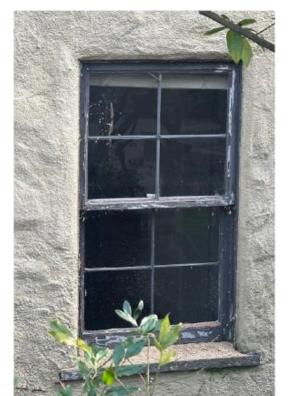
WINDOW 1_1





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 falaing 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

p. 22



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

LAKE COURT APARTMENT WINDOW CONDITION SURVEY



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 lating 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
		1

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 lalaing 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
		1

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 cor ner 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 fla trim	3
Hardware	Painted metal	3

WINDOW 22_2

5.0 LIST OF WINDOWS & THEIR CONDITION

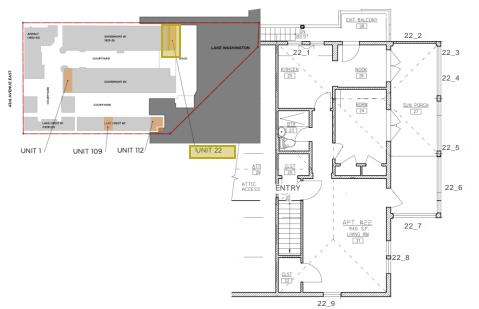


WINDOW SCHEDULE

OPMULL 22_1 DH 22_2 22_3 22_5 22_6 22_7 CM22_8 2 SH 2 22_9 2 SH

UNIT 22



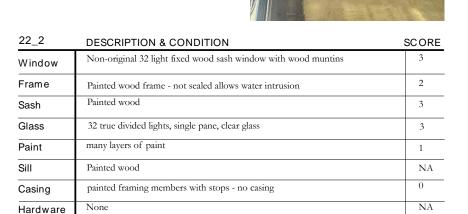


CONDITION SCORE KEY

- NOTE
- Missing or not salvageable.
- Extremely poor condition and unable to be rehabilitated or salvaged.
- Poor condition, or only a portion of the feature could be rehabilitated or salvaged.
- Fair condition, the feature would require rehabilitation if it were to be salvaged or re-used.
- Good condition, the feature would require cleaning if it were to be salvaged or reused.
- Excellent condition, no rehabilitation required.

p. 28

Unobserved NA



WINDOW 22_4







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 layeks of flai ng 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



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 layeks of flai ng paint	1
Sill	Painted wood with evident rot	NA
Casing	painted framing members with stops - no casing	0
Hardware	None	NA
	I .	

WINDOW 22_6









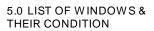
22_6	DESCRIPTION & CONDITION	SCORE
Window	Four 9-light casement wood sash windows with wood muntins & mullions, with two operable casements flak ed by fixed sash.	1
Frame	Painted wood frame - not sealed allows water intrusion	1
Sash	Painted wood in poor condition, casments do not close all the way	1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



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 layeks of flai ng paint	1
Sill	Painted wood with evident rot	1
Casing	painted framing members with stops - no casing	0
Hardware	None	NA
		1

p. 32

WINDOW 22_8



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 flahing over wood with evident rot	1
Casing	White painted fla stock casing	4
Hardware	Push out casement latches and hinges	2



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
		1

p. 35

WINDOW 22_9



es old 4
4
4
3
4
NA
4
NA

WINDOW SCHEDULE

ID	FLR	OP	MULI
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

1.3 LOCATION

UNIT 22

UNIT 112

UNIT 109

109_5 109_6 located at southern sideyard

CONDITION SCORE KEY

NOTE

- Missing or not salvageable.
- Extremely poor condition and unable to be rehabilitated or salvaged.
- Poor condition, or only a portion of the feature could be rehabilitated or salvaged.
- Fair condition, the feature would require rehabilitation if it were to be salvaged or re-used.
- Good condition, the feature would require cleaning if it were to be salvaged or reused.
- Excellent condition, no rehabilitation required.
- Unobserved



5.0 LIST OF WINDOWS & THEIR CONDITION

WINDOW 109_1



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

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
		1



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

WINDOW 109_5





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
	·	



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



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

WINDOW 112_1



5.0 LIST OF WINDOWS & THEIR CONDITION

UNIT 112 WINDOW SCHEDULE

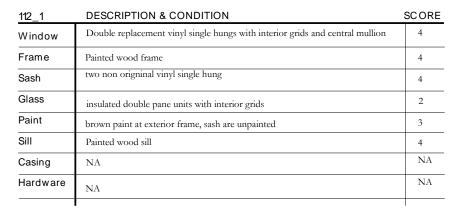
ID	FLR	OP	MULI
112_1	1	SH	2
112_2	1	CM	3
112_3	1	F	2
112_4	1	F	6
112_5	1	F	2
112_6	1	CM	2

UNIT 22 **UNIT 109**

1.3 LOCATIO

CONDITION SCORE KEY

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



WINDOW 112_3

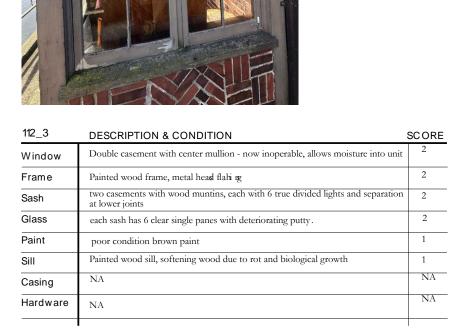
5.0 LIST OF WINDOWS & THEIR CONDITION

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
	1	1



p.46

WINDOW 112_4

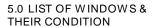




112_3	DESCRIPTION & CONDITION	SCORE
Window	Six casements with mullions - now inoperable, allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot, metal head flahi ng	1
Sash	Each sash has wood muntins separating 6 true divided lights, separation at lower joints has been reinforced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



WINDOW 112_6



WINDOW 112_5

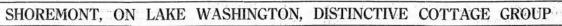


112_4	DESCRIPTION & CONDITION	SCORE
Window	two fixed single panes with a center mullion - allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot, metal head flahi ng	1
Sash	stopped in glass has no sash	NA
Glass	clear panes with deteriorating wood stops	2
Paint	poor condition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



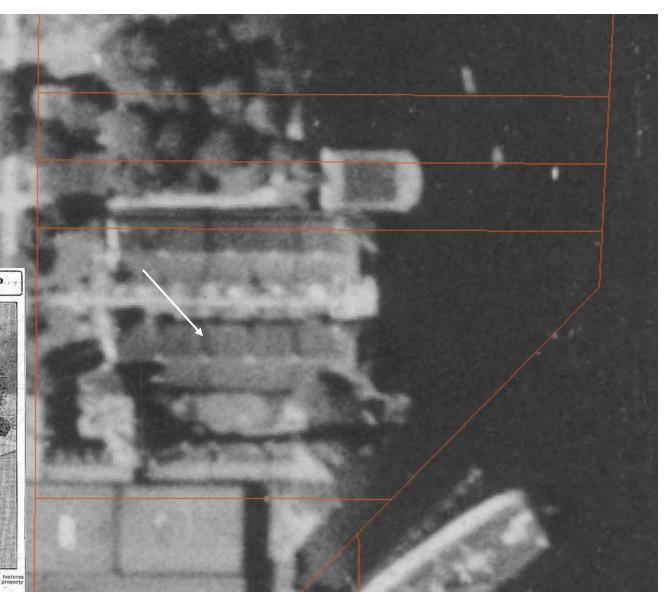
112_5	DESCRIPTION & CONDITION	SCORE
Window	two leaded glass casements with center mullion - allows moisture into unit	1
Frame	Painted wood frame with softening wood due to rot	1
Sash	two 12-light wood casments in poor condition	1
Glass	each sash has 12 clear leaded glass panes with a horizontal saddlebar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

Historic Conditions



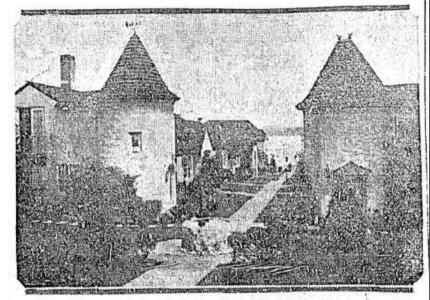


Overlooking Lake Washington and commanding an unobstructed view of the Cascade Mountains and foothills, Shoremont Apartments, built on the individual cottage plan, represent a number of new features in apartment construction and include all the conveniences and equipment of the modern group residence. 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. Rarchitect, Arcade Building.



Historic Conditions

ON THE LAKE



The Shoremont Apartments, 2012 43rd Ave. N., are receiving reservations for summer guests, according to William Doxy, manager. These beautiful apartments, situated on Lake Washington, offer an ideal summer home with beating, private beaches and putting greens available for the guests.

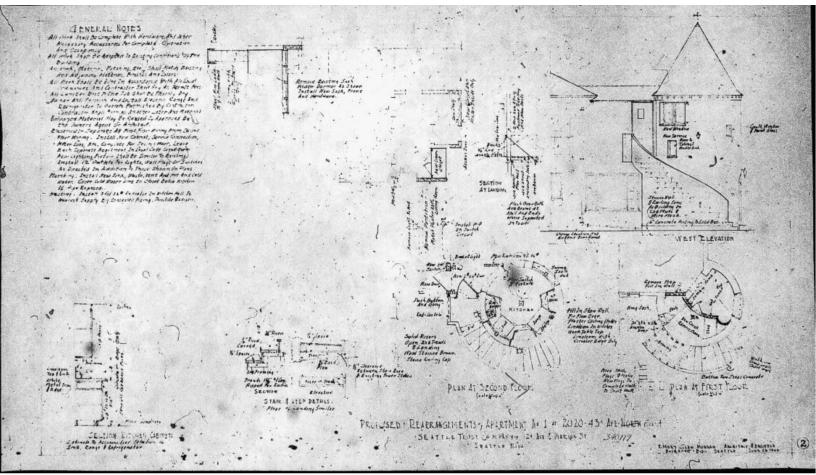


Figure 150: "Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave North East ... [Building Permit] 340117

Fmorv Glen Moraan Architect & Fnaineer [...] June 26 1940"

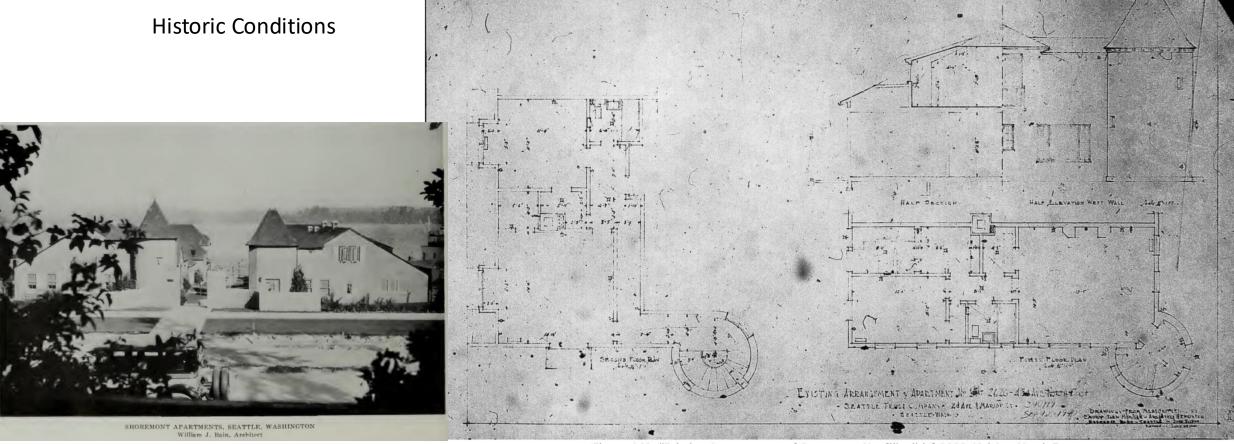


Figure 149: "Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East Seattle Trust Company ... [Building Permit] 340119, Sep 12 1940"

Existing Conditions



Site Plan

SYMBOLS BUILDING SECTION - - CUT LINE PROPERTY CORNER INTERSECTION MAIN FLOOR TOP OF SUBFLOOR ELEV. +8"-11" ELEVATION MARK CENTER LINE

NOTE: THIS IS NOT A SURVEY, THIS IS AN EXTRAPOLATION OF CITY RECORDS & CONDITIONS IN THE FIELD THAT HAVE BEEN RECTIFIED IN THE MANNER OF AN ARCHITECTURAL EXISTING CONDITIONS DWG. THIS SITE
PLAN IS FOR PERMITTING PURPOSES ONLY. ALL OTHER

USES SHOULD VFY CONDITIONS IN THE FIELD AND/OR

BSMNT BLW STORY ABV

13 UNITS

&-2

N89°34'47"W

UNIT 3 UNIT 5

RETAIN THE SERVICES OF A LICENSED SURVEYOR

: Ш

AVE

020 43RD 1 UNITS M

2012 43RD AVE E

MADISON PARK PLACE CONDOMINIUM 2000 43RD AVE E, SEATTLE, WA 98112 ASSESSOR# 5015200000

18 UNITS NO WORK

Ш ₹

SR

3

PARK VILLA 2028 43RD AVE E, SEATTLE, WA 98112

384.40' N89*34'47"W

2020 43RD AVE E

AREA OF

2012 43RD AVE E

8 UNITS NO WORK

SITE PLAN

SCALE: 1"=20'-0"

13 UNITS NO WORK

EDGE OF CONCRETE

CONC BULKHD

III NORTH WALKWAY

UNIT 20

6

WOOD MAIN DOCK

LWR DOCK

UNITS 25/26

-ROCKERY AT

ASSESSOR# 4114600405

SITE AREA: 5 BLDG BUILDING GROSS 63 TOTAL UNITS

NOTE: SQUARE FOOTAGES AREAS ARE PROVIDED FOR PERMITTING PURPOSES ONLY & ARE BASED ON ASSESSOR RECORDS. ALL OTHER USES SHOULD VERIFY IN FIELD PRIOR TO RELYING ON THE GIVEN SQUARE FOOTAGES.

NOTE
PROPERTY LINE IS TAKEN FROM HISTORICAL
ENGINEERING DOCUMENTS, NOT SURVEYED.

SCOPE OF WORK UNDER THIS PERMIT

VERTICAL ADDITION CREATING 298 S.F. ADDITIONAL 2ND STORY SPACE TO EACH OF 7 UNITS

CODE ANALYSIS FOR PRE-APPLICATION MEETING CHAPTER 5 2021 SCATTLE BUILDING CODE (NON-SPRINGLES) 2 STORY TH'PE VB INS (NON-SPRINGLES) 2 STORY THEY VB INS (NON-SPRINGLES) 2 STORY STORY = 832 S.F. + 965 S.F. = 1,993 S.F. ADDITION 2ND STORY = 2,086 S.F. EXISTING + NEW = 11,179 S.F.

57,953 SQ. FT. 46,613 SQ. FT.

CODE SUMMARY
APPLICABLE SAVILE DOS PARTICION CODES
APPLICABLE SAVILE DOS PARTICION CODES
APPLICABLE SAVILE DIBLONG CODE (SRC)
2 (6) BILLONG CODE – 2021 SASTILE (1) BILLONG CODE
3 ELECTRICAL CODE – 2023 SASTILE ELECTRICAL CODE
5 ELECTRICAL CODE – 2023 SASTILE FLUENCIAL CODE
6 PLUENCY CODE – 2021 SASTILE PLUENCHA CODE
6 ENERGY CODE – 2021 SASTILE PLUENCHA CODE
6 ENERGY CODE (SEC)
7. 2021 SASTILE PLUE CAS CODE (GFC)

THE CODES LISTED ABY ARE AMENDED STATE & NATIONAL CODES 2021 NITEMATIONAL PRILICOG CODE 2021 NITEMATIONAL PRILICOG CODE 2021 NATIONAL RECEPTIONAL CODE 2022 NATIONAL RECEPTIONAL CODE CODE 2021 NASHIONAL FURIL GAS CODE 2021 NITEMATIONAL PUBL GAS CODE CODE 2021 NITEMATIONAL PUBL GAS CODE CAPAPIER S1-0-8 MCCHANICAL CODE CHAPTER S1-0-8 MCCHA

ÆLAKE

-WASHINGTON

SITEPLAN PATTERN LEGEND

LAKE WASHINGTON

PROPERTY LINE/CORNER

INDIVIDUAL UNIT ENTRY POINT

COMMON ENTRY POINT

0' 10' 20' 30' 40' 50' GRAPHIC SCALE

OWNER: LAKECOURT APTS, LLC KYLE A. KITE, MANAGER 2470 WESTLAKE AVE N, SUITE A SEATILE, WA 96112 772—633-2823 EMAIL: KYLEGKITEPARTNERSLLC.C

ARCHITECT: BRENT MCDONALD 129 JASPER PLACE, SF CA 94133 PHONE: (415) 362-7441 EMAIL: ONDAROSAGSBCGLOBALNE

LEGAL DESCRIPTION: MC GILVRAS J J 3RD SUPL TO &

LOTS 4 THRU 9 BLK's E & 26 LAKE WASH SHORE LAND: QUARTER-SECTION-TOWNSHIP-RANGE: SE-22-25-4 BLDG ID: 000031979 - N COTTAGES 2012 43RD AVE E

CURRENT OCCUPANCY TYPE: R-2, APARTMENTS UNITS (63 UNITS) BUILDING CONSTRUCTION DATE: 1922 CONSTRUCTION TYPE: V-B ZONING: LR3-UR (RESIDENTIAL, MULTIFAMILY, LOWRISE 3) ASSESSOR PARCEL #531910-0290

LEGAL DESCRIPTION: MC CILVPAS I I 3PD SLIPL TO & LEGAL DESCRIPTION: MC GILVANS 3 3 3 FM SUPL 10 &
LOTS 4 THRU 9 BLK's E & 26 LAKE WASH SHORE LANDS
QUARTER-SECTION-TOWNSHIP-RANGE: SE-22-25-4 CITY OF SEATTLE BLDG ID: 000031979 - N COTTAGES 2012 43RD AVE E

CITY OF SEATTLE BLOG ID: 000031979 - N COTTACES 2012 4.

PRE- AND POST-CONSTRUCTION ONDFEATONC CONTRACTOR
MUST CONFACT THE WASHINGTON DEPARTMENT OF FISH AND
TO POST OFFICE BOX 42234, OVANA, WASHINGTON
PERCHAPITY OF POST OFFICE AND AND POST OFFICE AND
PERCHAPITY OF POST OFFICE AND POST OFFICE AND
PERCHAPITY OF POST OFFI

MUST NORTH CONFERENCE NAME, PROJECT LOCATION,
MUST NORLIDE THE COMPLETION THE WORK: THE NOTIFICATION
MUST NORLIDE THE PERCHAPITE'S NAME, PROJECT LOCATION,
SOUTHETED, AND THE EXEMPT NUMBER, THE WASHINGTON
DEPARTMENT OF FISH AND MILDUTE MAY CONDUCT
RESPECTIONS DUMBER, AND ATTER CONSTRUCTION, HOPE WILL
NOTIFY YOU OR YOUR AGENT BEFORE CONDUCTING THE
INSPECTION.

CONTACT NAMES ARCHITECT: BRENT MCDONALD
ONDAROSA ARCHITECTURE
129 JASPER PLACE, SF CA 94133
PHONE: (415) 362-7441
EMAIL: ONDAROSAGSBCQLOBALNET OWNER: LAKECOURT APTS, LLC
KYLE A. KITE, MANAGER
2470 WESTLAKE AVE N, SUITE A
SEATTLE, WA 98112
772-833-2823

DRAWING INDEX 10 TOTAL SHEETS

10 TOTAL SHEETS
ARCHITECTURAL
A-1 SITEPLAN, VICINITY MAP, & NOTES
A-2.0 (E) FLOOR & ROOF PLANS
A-2.1 (N) FLOOR & ROOF PLANS
A-2.2 (N)/(E) FOUNDATION PLANS
A-3 BUILDING SECTIONS A-4.0 (E) EXTERIOR ELEVATIONS A-4.1 (N) EXTERIOR ELEVATIONS

STRUCTURAL SEN NOTES & SPECS S-2.0 (E)/(N) FDN PLANS& FLR FRM'G S-2.1 FLR & RF FRM'G

JURISDICTIONAL ENTITIES CITY OF SEATILE
DEPARTMENT OF PLANNING & DEVELOPMENT
M700 FIFTH AVE., SUITE 2000
P.O. BOX 34019
PHONE: 206-684-8600

NOTE:

CALL (206) 684-8860 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE BEFORE THE START OF CONSTRUCTION



VICINITY MAP

GENERAL NOTES:

ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. SBC 2304-12.1.2

SILLS AND SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND AND GIRDERS WITH LESS THAN ½ CLEARANCE TO MASONRY AND CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. SOE 2304-12.1.4

"FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4".

* TREATED WOOD IS ALLOWED FOR THE CAPS AND STRINGERS.

EXISTING WATER LEVELS REFERENCED HERE ARE FROM 4/18/20 SITE VISIT SITE VISIT EASING MITCH LEVEL REPEARED RE

PRE-APPLICATION SET 1/14/25

ONDA ROSA

129 JASPER PLACE SAN FRANCISCO, CA #6134 REGISTERED 94133 ARCHTECT ARCHTECT

LAKECOURT APARTMENTS

2nd STORY ADDITION

MID COTTAGES

2020 43RD AVE E

SEATTLE, WA 98112 APN: 531910-0290

Project Num 2024.08 Scale AS NOTED Drawn by BJM

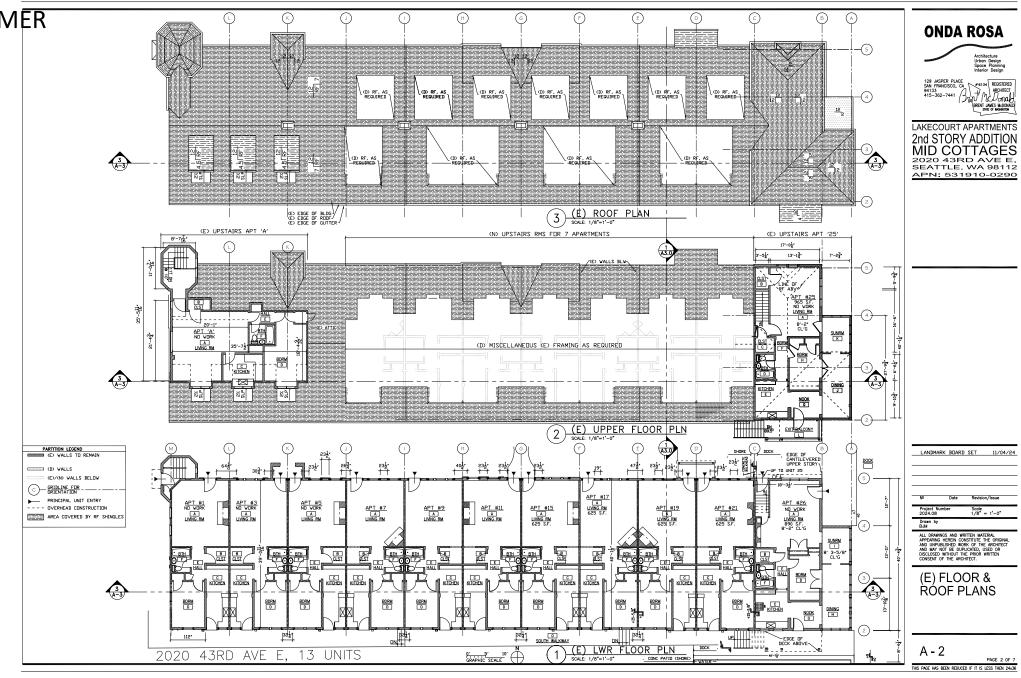
ALL DRAWINS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN VICNITY MAP. & NOTES

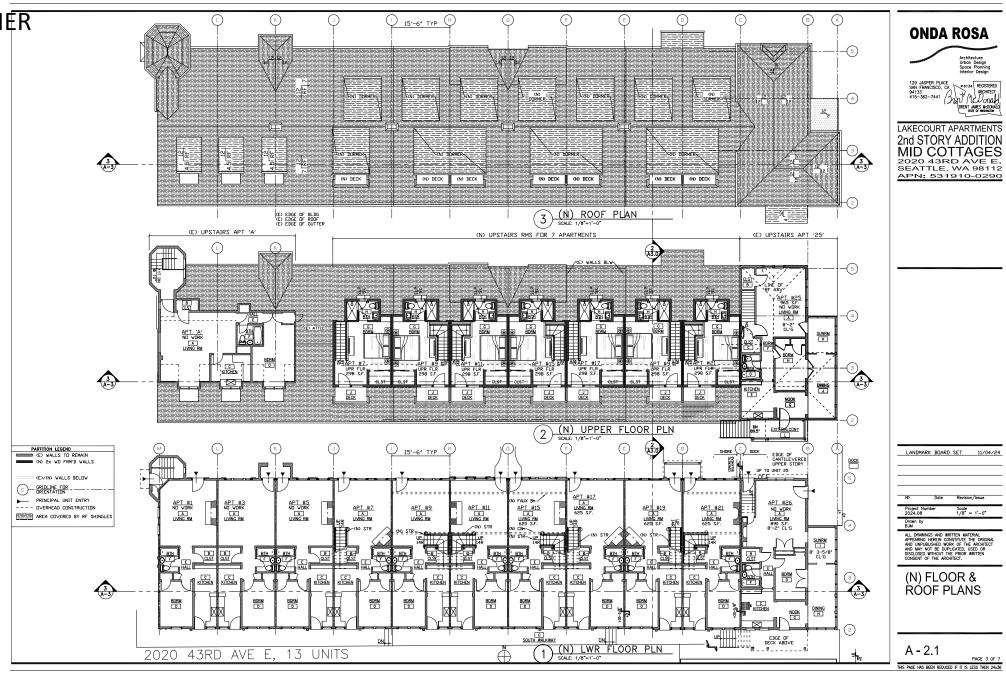
PAGE 1 OF 10 THIS PAGE HAS BEEN REDUCED IF IT IS LESS THEN 24x36

APN: 531910-0290 LOCATION OF (E) BLDGS (NO WORK) TTALOCATION OF WORK (NEW OPEN GRATING) FLOATING SURFACE BOOM SHALL BE INSTALLED TO CAPTURE FLOATING SURFACE DEBRIS AND OR OIL DEBRIS IS TO BE COLLECTED AND DISPOSED OF ALONG WITH CUT-OFF PILING. DRIVEN PILES ARE NOT IN CURRENT FLOATING SURFACE BOOM

Existing plans



Proposed plans



Foundation plan



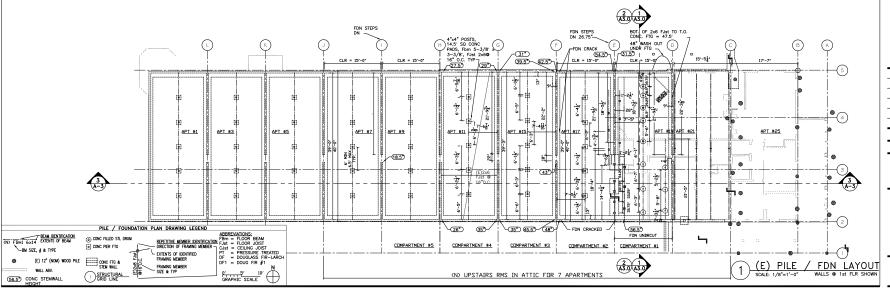
Architecture Urban Design Space Plannii Interior Desig

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

ARCHIEC

JAMES Modon
RESINCE of Benefits

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



LANDMARK	BOARD	SET	11/04/

No	Date	Revision/Issue
Project N		Scale

Drawn by BJM

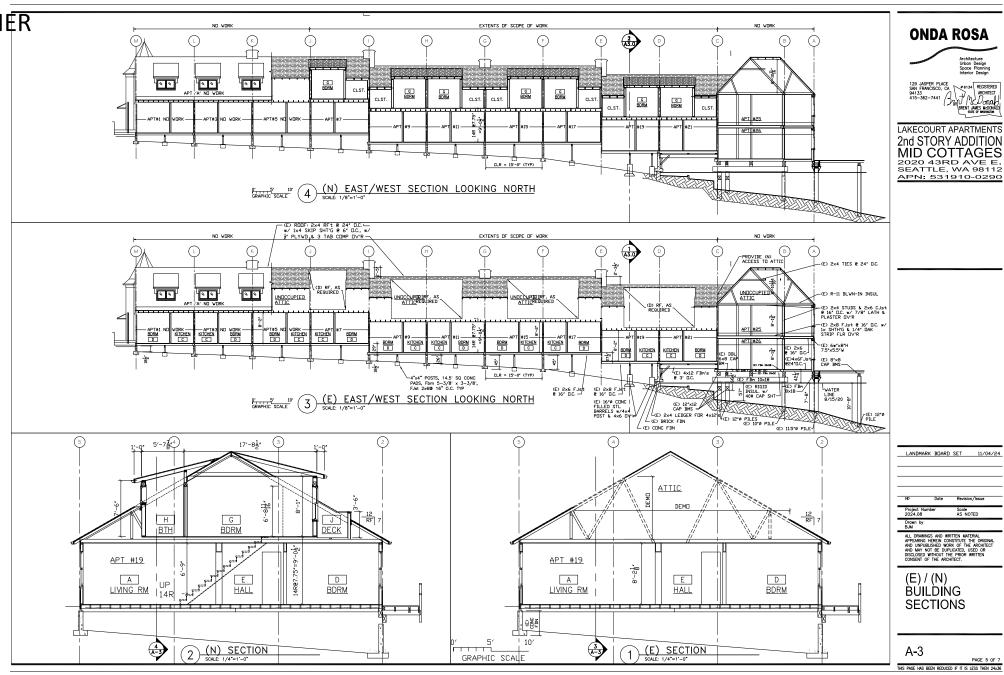
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT THE PRIOR WRITTEN
CONSENT OF THE ARCHITECT.

(E) FOUNDATION PLAN

A - 2.2

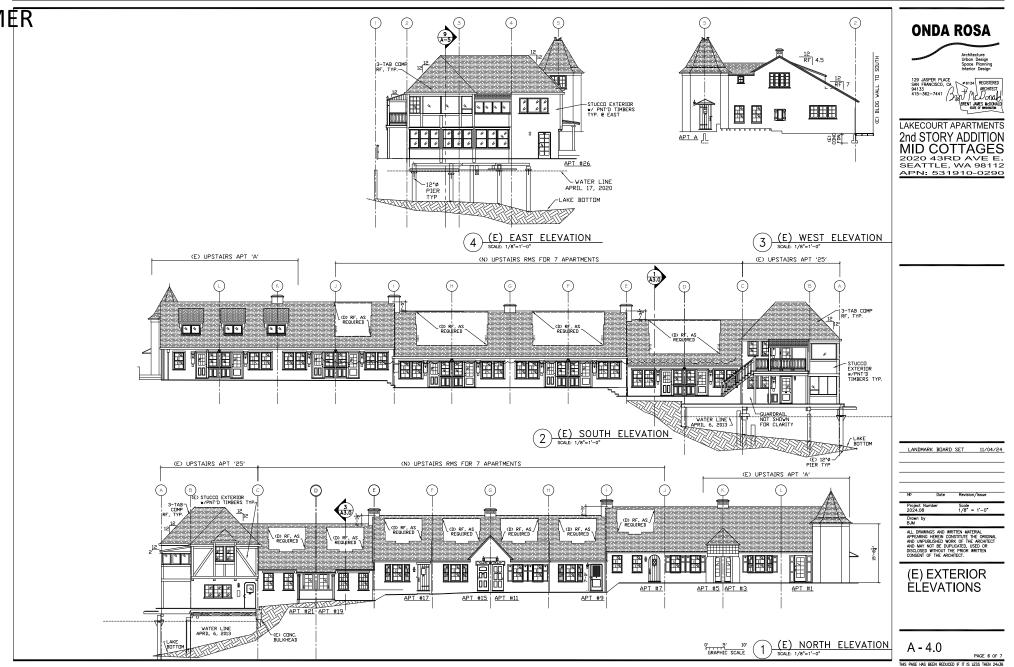
PAGE 4 OF 7
THIS PAGE HAS BEEN REDUCED IF IT IS LESS THEN 24x36

Proposed sections

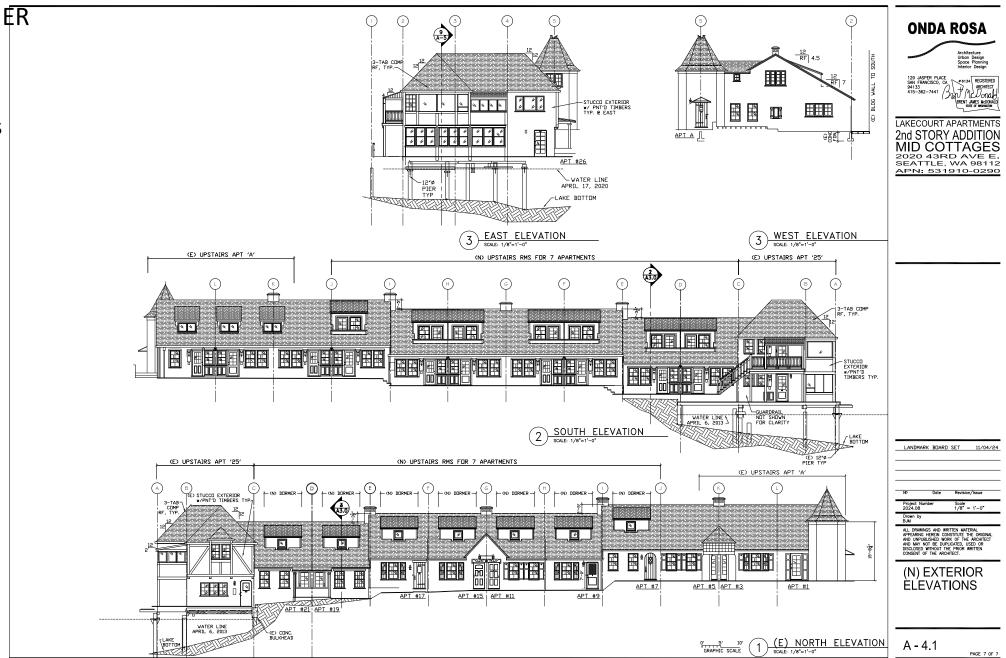


Scale AS NOTED

Existing elevations

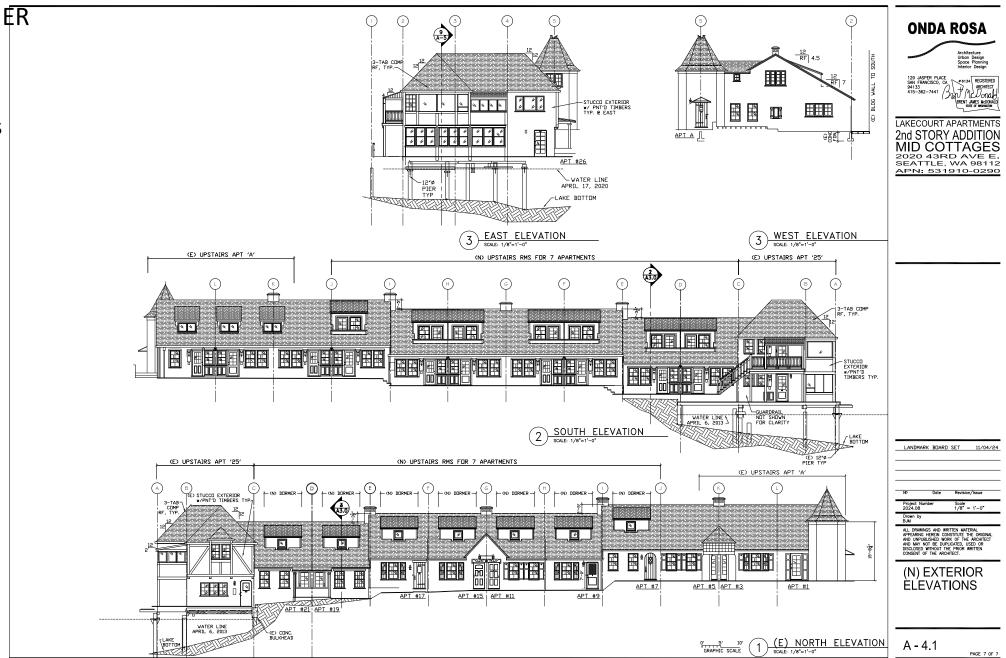


Proposed Elevations



THIS PAGE HAS BEEN REDUCED IF IT IS LESS THEN 24x36

Proposed Elevations

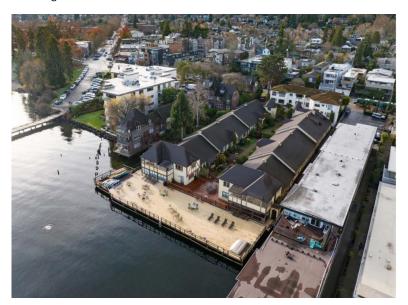


THIS PAGE HAS BEEN REDUCED IF IT IS LESS THEN 24x36

Before & After Renderings VIEW #1



rendering



photo

Before & After Renderings





rendering



View 5



Rendering



Photo

Before & After Renderings



Rendering



Photo

VIEW #4



rendering

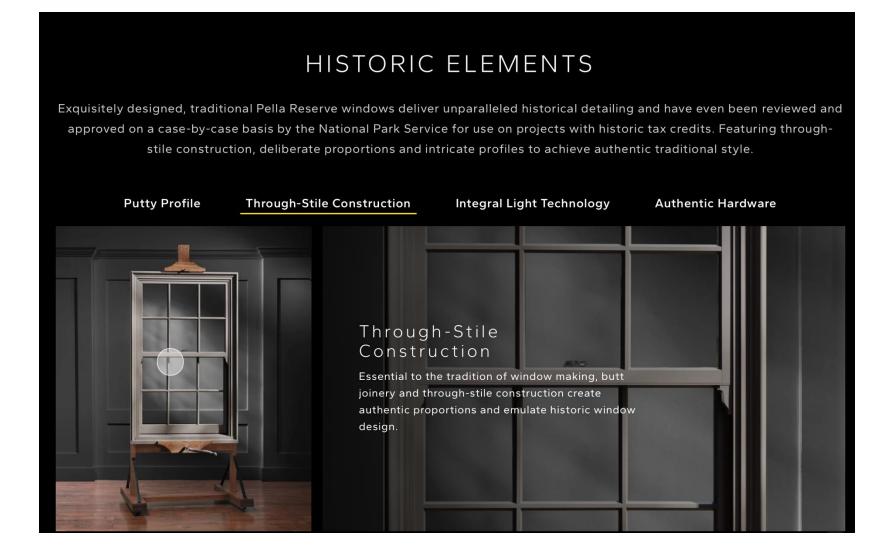


photo

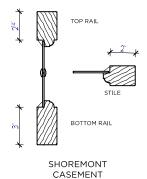
PROPOSED WINDOW SERIES

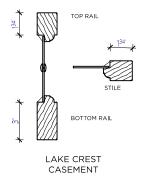


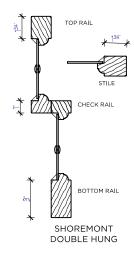
Pella® Reserve™



EXISTING SASH PROFILES

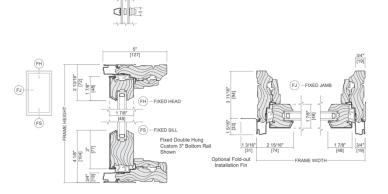






PROPOSED SASH PROFILES

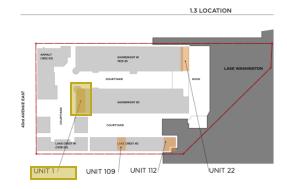


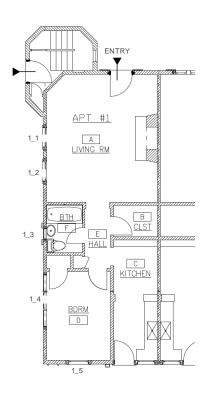


PROPOSED WINDOW TREATMENTS

UNIT 1

REPLACE 5 EXISTING WINDOWS





REPLACE DOUBLE HUNG & CASEMENT WITH MATCHING LIGHT CONFIGURATIONS



Pella® Reserve™











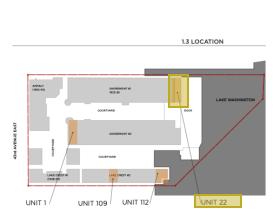
PROPOSED WINDOW

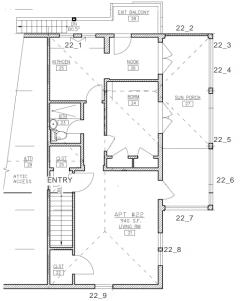
TREATMENTS

UNIT 22

REPLACE
9 EXISTING
NON-ORIGINAL WINDOWS







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

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



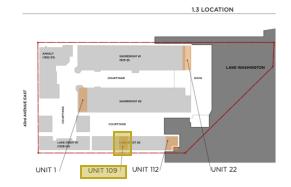
Pella® Reserve™



PROPOSED WINDOW **TREATMENTS**

UNIT 109

REPLACE 6 EXISTING WINDOWS



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

CONSTINUE DESCRIPTION AS CONSTINUE DESCRIPTION

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









Pella® Reserve™

112_1

112_5 112_6