



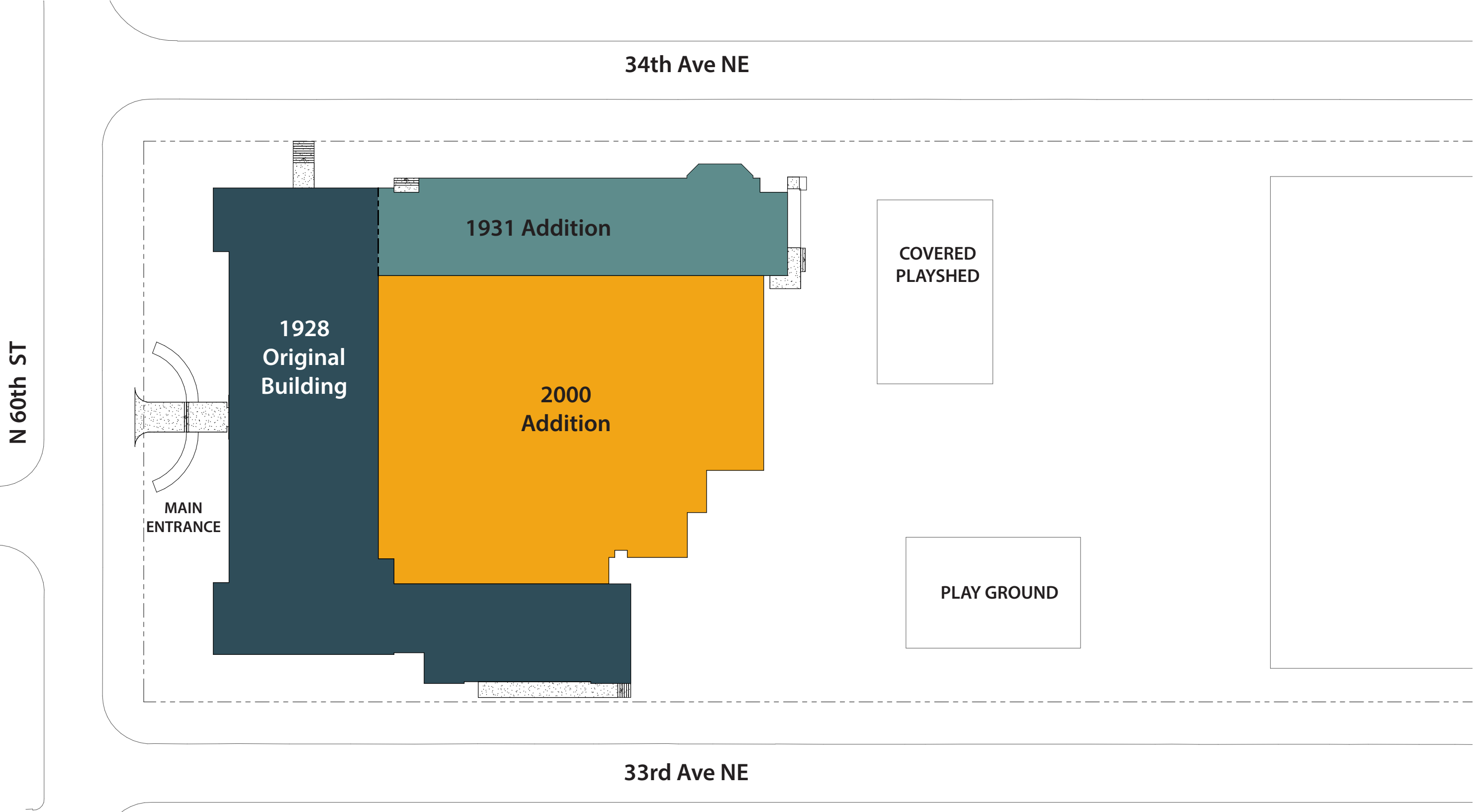
Bryant Elementary School Window Improvement Project
Seattle Public Schools

Landmarks Preservation Board
Application for Certificate of Approval
07/10/26

SITE VICINITY



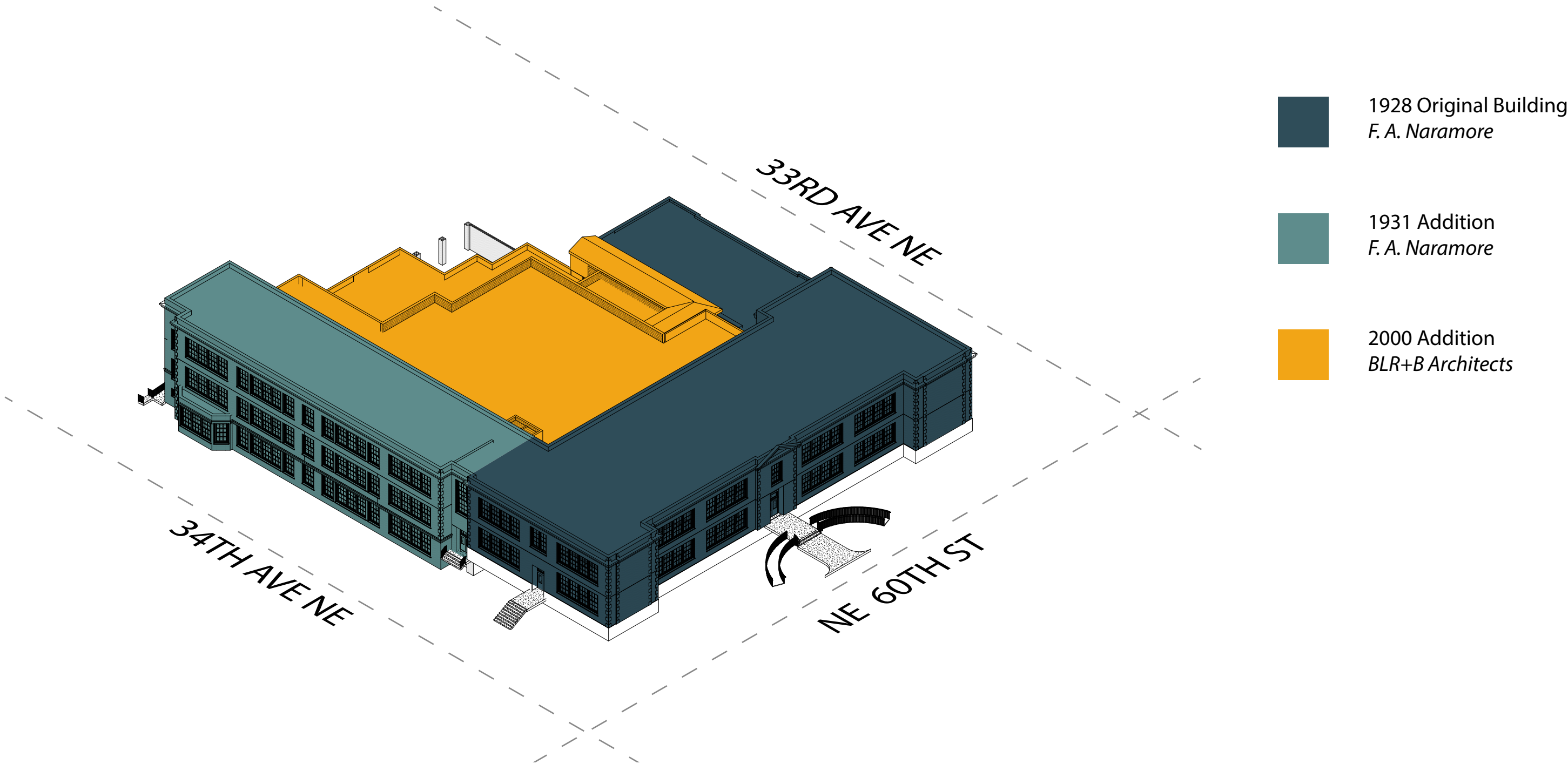
SITE PLAN



BUILDING OVERVIEW

LANDMARK DESIGNATION

The features of the Landmark to be preserved include:
“Entire exterior of school building and site.”



CURRENT PHOTOS



VIEW OF SOUTHERN ELEVATION FROM STREET



VIEW OF 2000 ADDITION FROM PLAY AREA



VIEW OF SOUTHERN ELEVATION

EXISTING WINDOW CONDITION



NORTH ELEVATION



SOUTH ELEVATION

LEGEND

- | | | | |
|--|--|---|--|
|  Surface Defects
Operationally sound, routine
maintenance required |  Moderate Condition
Operable, physical deterioration
requiring stabilization |  Poor Condition
Not operable, advanced deterioration,
splices and/or parts replacement required |  Evaluation team not
able to access window |
|--|--|---|--|

NON-HISTORIC WINDOW DETERIORATION



Sash deterioration



Detached or damaged weatherstripping

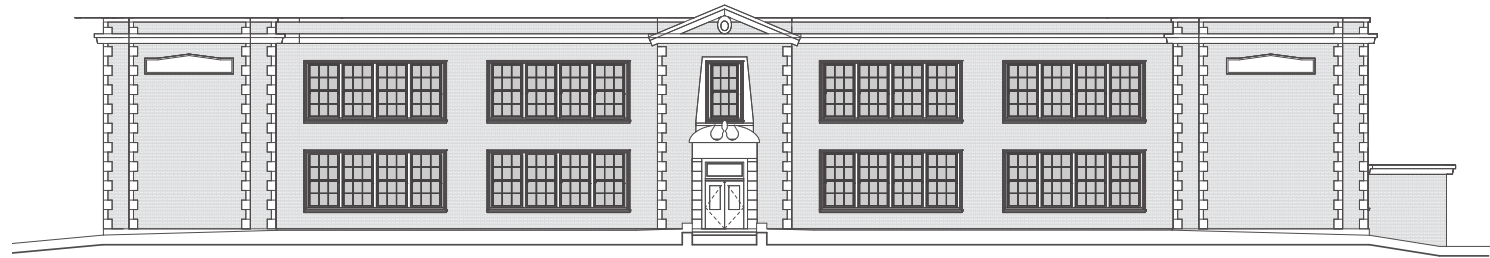


Sash hardware deterioration

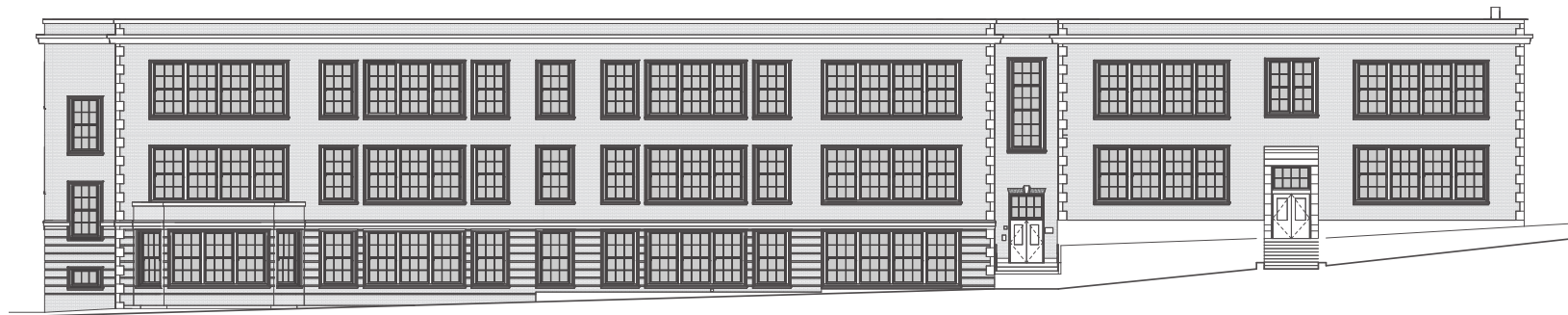


Separation between stile and bottom rail

EXTERIOR ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NON-HISTORIC ALUMINUM-CLAD WINDOWS IN HISTORIC ROUGH OPENING.

PROPOSED WORK: REPLACEMENT WITH HISTORIC REPLICA ALUMINUM CLAD WINDOWS



NON-HISTORIC ALUMINUM-CLAD WINDOWS IN 2000 ADDITION.

PROPOSED WORK: REPLACEMENT WITH HISTORIC REPLICA ALUMINUM CLAD WINDOWS

PROPOSED REPLACEMENT CONCEPT

Basis of Design

- Aluminum clad wood historic replica windows
- **Propose Kolbe Windows Ultra Series-XL Window Units or Marvin Ultimate Series as Basis of Design**
 - Crank-out awning operation with heavy duty hardware
- Double glazed insulated glazing units with simulated divided lites

Design Intent

- Maintain the size, proportions, and overall appearance of the existing windows
- Prioritize safe user experience in window operation
 - Heavy duty crank-out operation at the projected awning windows

Project Outcomes

- Extend the life of the building
- Improve building energy performance and improve thermal comfort of occupants
- Allow teachers and staff to safely operate and secure all windows

PROPOSED REPLACEMENT OF NON HISTORIC WINDOWS IN HISTORIC OPENING



EXISTING SINGLE HUNG WINDOW

BRICK HEAD

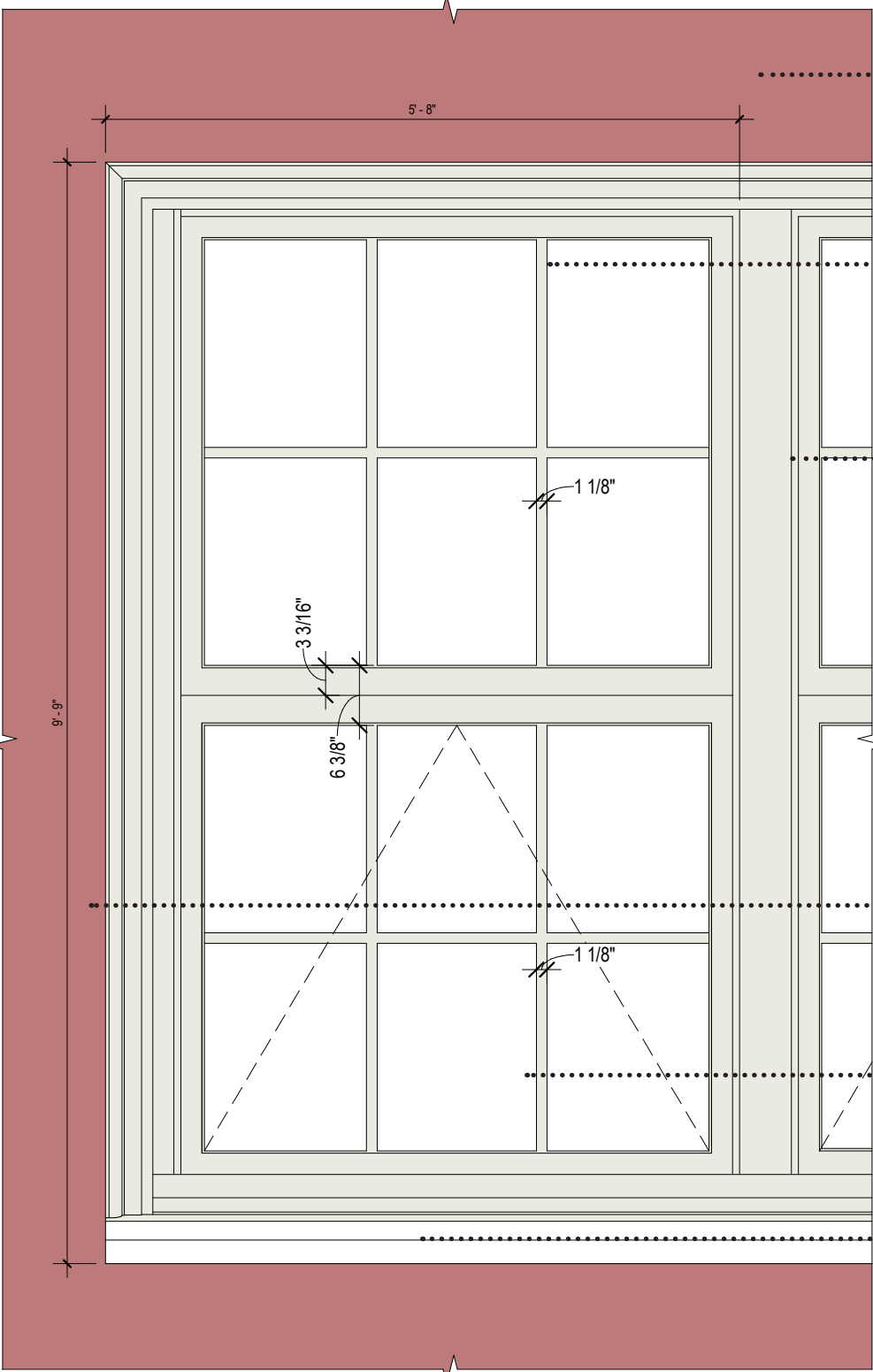
SIMULATED
DIVIDED LITE

ALUMINUM CLAD
WOOD WINDOW
ASSEMBLY

BRICK JAMB

SINGLE HUNG
OPERATION

TERRACOTTA SILL



PROPOSED AWNING WINDOW

BRICK HEAD

SIMULATED
DIVIDED LITE

ALUMINUM CLAD
WOOD WINDOW
ASSEMBLY

BRICK JAMB

AWNING
OPERATION

TERRACOTTA SILL

PROPOSED EXTERIOR CLADDING



Existing paint color at historic window

Proposed Kolbe basis of design color "Natural Cotton"



Proposed Marvin basis of design color "Sierra White"

Proposed Kolbe basis of design color "Natural Cotton"

PROPOSED GL-1: IGU WITH LOW-E THERMA PLUS



Exterior



Interior

APPROVED FOR HISTORIC:
Landmarks Approved
glazing for replacement at
historic window

PROPOSED:
IGU with Solar Control
Low-E Therma Plus

APPROVED FOR HISTORIC:
Landmarks Approved
glazing for replacement at
historic window

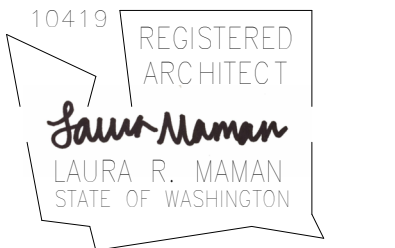
PROPOSED:
IGU with Solar Control
Low-E Therma Plus

3311 NE 60th St, Seattle,
WA 98115

Miller HayashiArchitects

119 North 25th St, Suite 200
Seattle, Washington 98103
Tel: 206 634 0177
Fax: 206 634 0167

ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP

Seattle Public Schools Bryant Elementary School Window Improvement Project



Project Information

Owner

SEATTLE PUBLIC SCHOOLS
2445 3RD AVE S
SEATTLE, WA 98134
206-252-0883
CONTACT: KRISTI JONES

Project Description

ADDRESS:
3311 NE 60TH ST
SEATTLE, WA 98115

TAX PARCEL NUMBER
8827900190

LEGAL DESCRIPTION
UNIVERSITY VIEW ADD & VAC ALLEY
PLAT BLOCK: 2
PLAT LOCK: ALL

PROJECT DESCRIPTION
PROJECT SCOPE RECAP ONLY. REFER TO DRAWINGS AND
SPECIFICATIONS FOR DESCRIPTION AND REQUIREMENTS.

WINDOW MAINTENANCE IN KIND:
- REPAINTING HISTORIC WOOD WINDOWS WITH COLOR TO
MATCH EXISTING
- RESEALING JOINT BETWEEN WOOD SILL AND TERRACOTTA SILL
- REPOINTING JOINTS AT TERRACOTTA SILL
- REPLACING BROKEN ROPES / CHAINS FOR OPERABLE SASH
- WOOD CONSOLIDANT TO REPAIR SELECTED DETERIORATED
WOOD SECTIONS

PROPOSED REHABILITATION: UNDER SEPARATE C OF A
REPLACEMENT OF SINGLE PANE GLASS WITH VACUUM-
INSULATED GLASS. MAINTAIN TRUE DIVIDED LIGHTS AT
HISTORIC WINDOWS.

ROOF MAINTENANCE IN KIND:
REPLACEMENT OF KINDERGARTEN BAY WINDOW ROOFING,
APPROX 105 SF

PROPOSED WORK AT NON-HISTORIC WINDOWS:
DEMOLISH (2S) SINGLE HUNG NON-HISTORIC ALUMINUM CLAD
WOOD WINDOWS. PROVIDE (2S) AWNING OPERATION ALUMINUM
CLAD WOOD WINDOWS INTO (E) ROUGH OPENINGS. MULLION
CONFIGURATION TO MATCH DESIGN OF 2000-ERA WINDOW
ASSEMBLIES

Project Team

Architect

MILLER HAYASHI ARCHITECTS PLLC
118 N 35TH STREET, SUITE 200
SEATTLE, WA 98103
206-634-0177
CONTACT: LAURA MAMAN

Building Envelope

4EA BUILDING SCIENCE
12721 30TH AVENUE NE, 2ND FLOOR,
SEATTLE, WA 98125
206-816-0116
CONTACT HAN SALZMANN

Code Analysis

APPLICABLE CODES:
2021 SEATTLE EXISTING BUILDING CODE
2021 SEATTLE BUILDING CODE
2021 SEATTLE ENERGY CODE

BUILDING OCCUPANCY:
E - EDUCATION (NO CHANGE)

AREA TABULATION:
LEVEL 1 45000 SF (NO CHANGE)
LEVEL 2 29000 SF (NO CHANGE)
LEVEL 3 20000 SF (NO CHANGE)
TOTAL SCHOOL BUILDING 90000 SF (NO CHANGE)

CONSTRUCTION TYPE:
TYPE IIA (NO CHANGE)

SEATTLE ENERGY CODE

C103.6.3 COMPLIANCE DOCUMENTATION

C402.4 FENESTRATION, TABLE C402.4

C501.5 LANDMARKS

C503 ALTERATIONS

C503.3 BUILDING ENVELOPE:

NO PROPOSED CHANGES TO OPAQUE WALL ASSEMBLIES
NO PROPOSED CHANGES TO WINDOW SIZES. ALL PROPOSED
WINDOWS ARE TO MATCH EXISTING OPENINGS AND
LOCATIONS IN KIND.

Abbreviations

AB ANCHOR BOLT
AC ACOUSTICAL
ACT ACOUSTICAL CEILING TILE
ADJ ADJUSTABLE
AIE ARCHITECT OR ENGINEER
AFF ABOVE FINISH FLOOR
AHJ AUTHORITY HAVING JURISDICTION
ALUM ALUMINUM
ANDD ANODIZED
APC ACOUSTIC PANEL CEILING
ARCH ARCHITECT, ARCHITECTURAL
ASF ALUMINUM STOREFRONT
BAR REINFORCING BAR
BFF BELOW FINISH FLOOR
BLDG BUILDING
BLKG BLOCKING
BMU BRICK MASONRY UNIT
BO BOTTOM OF
BS BOTH SIDES
BTWN BETWEEN
BUR BUILT-UP ROOF
CG CORNER GUARD
CH CEILING HEIGHT
CIP CAST-IN-PLACE
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
C OF A CERTIFICATE OF APPROVAL
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CORR CORRIDOR
CPT CARPET
CR COLD ROLLED
CT CERAMIC TILE
CTR CENTER
DEPT DEPARTMENT
DF DRINKING FOUNTAIN
DIA DIAMETER
DIM DIMENSION
DL DEADLOAD
DN DOWN
DP DOWNLOAD POINT
DR DOOR
DS DOWNSPOUT
DW DISHWASHER
DWG DRAWING
(E) EXISTING
E EAST
EA EACH
EB EXPANSION BOLT
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
EQ EQUAL
EQUIP EQUIPMENT
EW EACH WAY
EXH EXHAUST
EXP EXPANSION
EXT EXTERIOR
F FIXTURE (LIGHT FIXTURE)
FB FLAT BAR
FBO FURNISHED BY OWNER
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FG FINISH GRADE
FM FINISH
FIXT FIXTURE
FLSHG FLASHING
FND FOUNDATION
FO FACE OF
FOIC FURNISHED BY OWNER
FOI INSTALLED BY CONTRACTOR
FOIO FURNISHED AND INSTALLED BY OWNER
FT FOOT, FEET
FTG FOOTING
FV FIELD VERIFY
GA GAUGE
GB GRAB BAR
GAS GLUE & SCREW
GALV GALVANIZED
GC GENERAL CONTRACTOR
GEN GENERAL
GL GLASS
GL GRID LINE
GMT GLASS MOSAIC TILE
GWB GYPSUM BOARD
GS GYPSUM SHEATHING
H HIGH
HI HIGH
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATION, AIR CONDITIONING
HWD HARDWOOD
HWH HOT WATER HEATER

(E) EXISTING
E EAST
EA EACH
EB EXPANSION BOLT
EJ EXPANSION JOINT
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HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATION, AIR CONDITIONING
HWD HARDWOOD
HWH HOT WATER HEATER

ID INSIDE DIAMETER
IN INCH
INCL INCLUDE, INCLUDING
INSUL INSULATE, INSULATION
INT INTERIOR

JT JOINT

KO KNOCK OUT

L LOOK
L LONG
L LOW
LAF LIQUID APPLIED FLASHING
LAM LAMINATE, LAMINATED
LAV LAVATORY
LL LIVE LOAD
LN LINOLEUM
LO LOW
LT LIGHT
LV LIGHT VALENCE

MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MB METAL BASE
MECH MECHANICAL
MEMB MEMBRANE
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTL METAL
MW MICROWAVE
N NORTH
NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE
OC ON CENTER
OCC OCCUPANTS, OCCUPANCY
OD OUTSIDE DIAMETER
OFF OFFICE
OH OVERHAND
OPENG OPENING
OPP OPPOSITE VIEW
OTS OPEN TO STRUCTURE
P PAINT
P PLUMBING FIXTURE
PC POLYMER CEMENT
PERF PERFORATED
PH PANIC HARDWARE
PL PLATE
PLAM PLASTIC LAMINATE
PLAS PLASTIC
PLYWD PLYWOOD
PMA POLYMETHYL METHACRYLATE
PNL PANEL
PNT PAINT, PAINTED
PREFAB PREFABRICATED
PREFR PREFINISHED
PT PRESSURE TREATED
PTH PAPER TOWEL HOLDER
R RADIUS
RB RUBBER BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REF REFER, REFERENCE
REFR REFRIGERATOR
REINF REINFORCE, REINFORCED
REQD REQUIRED
REV REVISION
RM ROOM
RO ROUGH OPENING
RP RESIN PANEL
SCHED SCHEDULE
SD SMOKE DETECTOR
SF SQUARE FEET
SHT SHEET
SHTG SHEATHING
SIM SIMILAR
SMC SUSPENDED METAL CEILING
SOG SLAB ON GRADE
SP SPLASH PAN
SPEC SPECIFICATION, SPECIFIED
SQ SQUARE
SSF SOLID SURFACING
SSTL STAINLESS STEEL
STL STEEL
STOR STORAGE
STN STAIN
STRUCT STRUCTURAL
SUSP SUSPENDED
T THERMOSTAT
TAG TONGUE & GROOVE
TEL TELEPHONE
TEMP TEMPORARY
TEMP TEMPERED
THK THICK
TO TOP OF
TOS TOP OF STRUCTURE
TOW TOP OF WALL
TS TUBE STEEL
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
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VB VAPOR BARRIER
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VP VENEER PLASTER
W WATT(S)
W WIDE
W WINDOW
W WITH
WC WATER CLOSET
WD WOOD
WD WASHER/DRYER
W/O WITHOUT
WP WATERPROOF
WT WEIGHT
WWF WELDED WIRE FABRIC
WWM WELDED WIRE MESH

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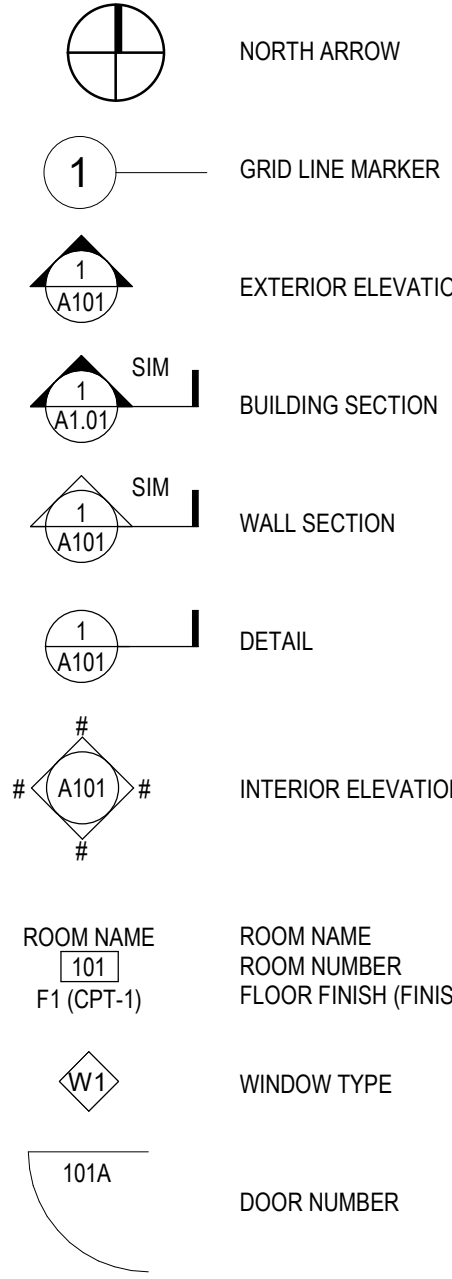
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WWM WELDED WIRE MESH

SYMBOLS
& AND
L ANGLE
@ AT
C CHANNEL
NUMBER

Drawing Symbols



GRID LINE MARKER

EXTERIOR ELEVATION

BUILDING SECTION

WALL SECTION

DETAIL

INTERIOR ELEVATIONS

ROOM NAME
F1 (CPT-1)

WINDOW TYPE

DOOR NUMBER

RELITE TYPE

CEILING TYPE
10'-0" AFF

PARTITION TYPE

MATERIAL TAG

ELEVATION

EXISTING TOPOGRAPHY

NEW TOPOGRAPHY

FLOOR FINISH TRANSITION

1-HOUR FIRE RATED
ENCLOSURE

2-HOUR FIRE RATED
BUILDING SEPARATION

MATCHLINE

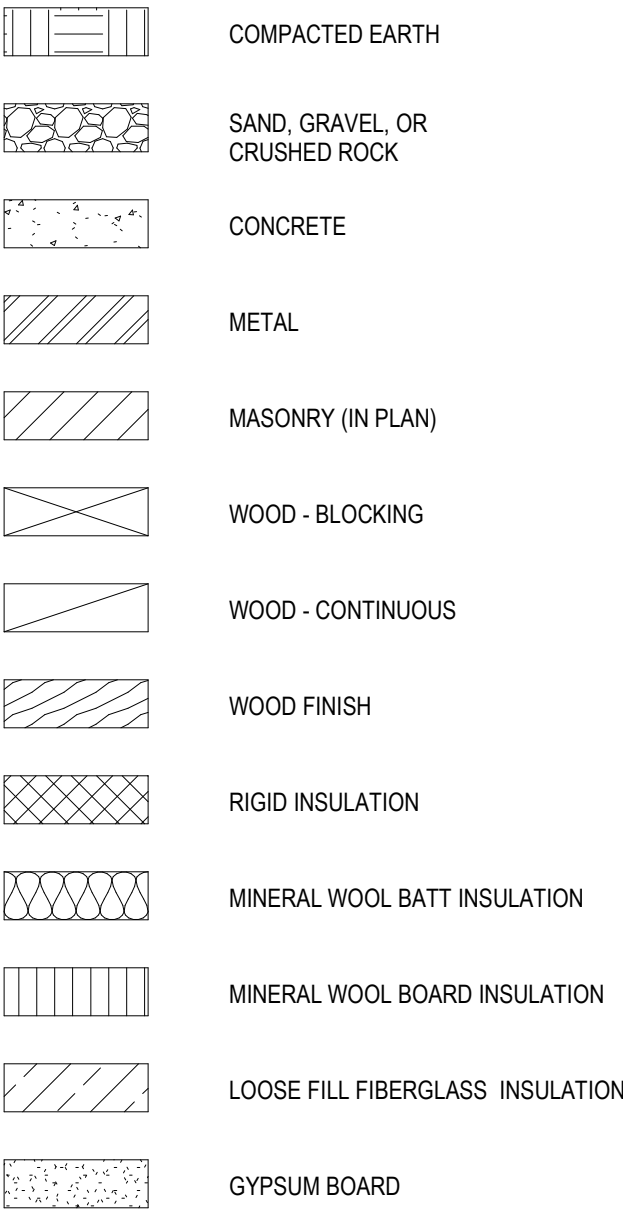
REVISION TAG

TEACHING STATION TAG

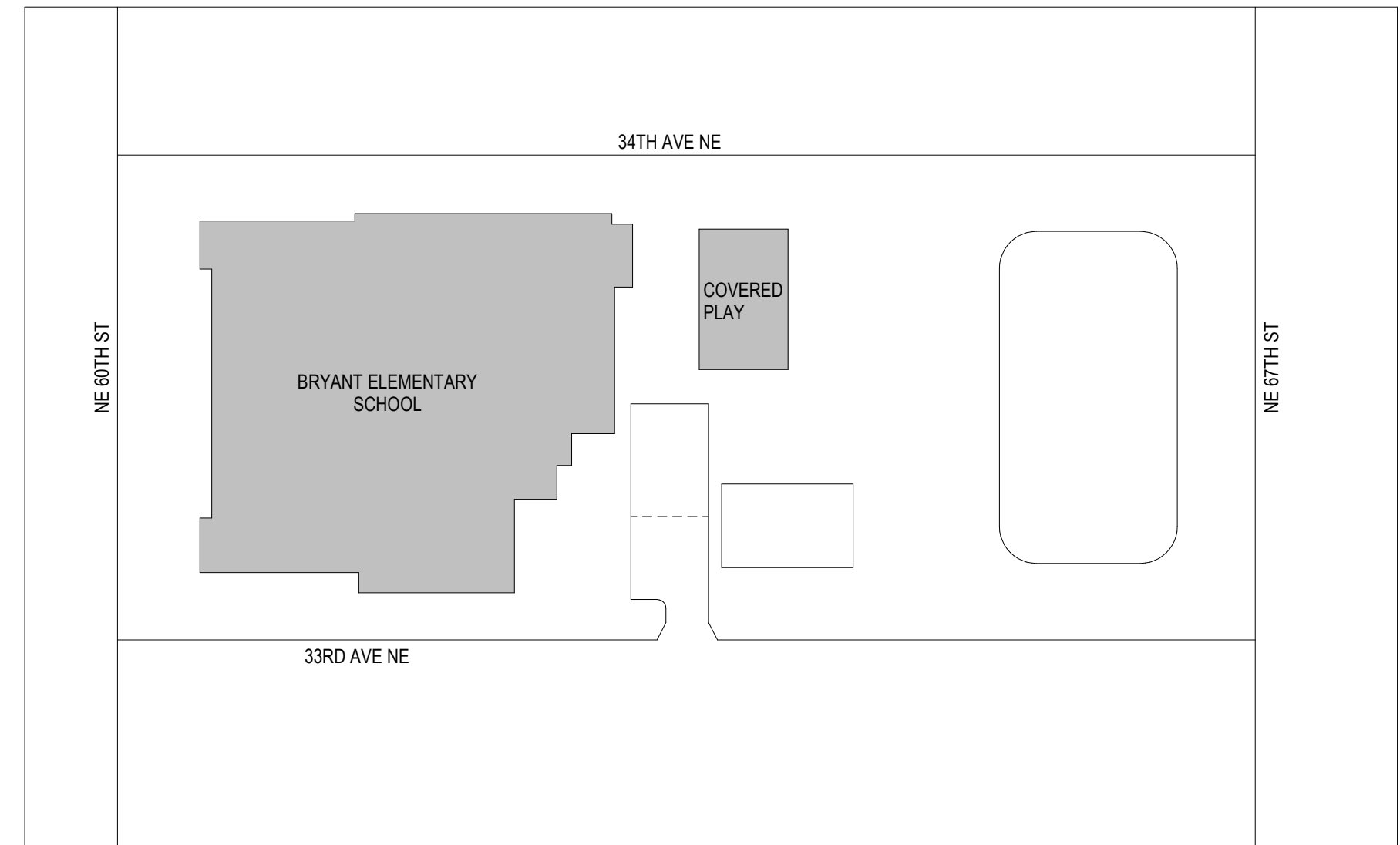
General Notes

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL REPORT ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CONCRETE OR MASONRY, AND TO CENTERLINE OF GRID LINES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. DIMENSIONS ARE SHOWN TO FACE OF FINISH FOR EXISTING WORK.
- ALL APPLICABLE CODES AND ORDINANCES TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
- ALL WORK IS TO CONFORM TO THE CURRENT VERSION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL AMENDMENTS IN EFFECT IN THE PERMITTING JURISDICTION AT THE TIME OF PERMITTING.
- REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
- THESE DRAWINGS ARE SPECIFIC TO THIS PROJECT. THESE DRAWINGS OR PORTIONS THEREOF SHALL NOT BE USED FOR OTHER PROJECTS.
- STOP WORK AND NOTIFY OWNER IF ASBESTOS OR HAZARDOUS MATERIALS ARE DISCOVERED.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL REFER TO DIMENSIONS SHOWN ON DRAWINGS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

Materials & Symbols



Vicinity Map



Sheet Index

GENERAL
AA1.00 TITLE SHEET, SHEET INDEX & GENERAL NOTES
AA1.11 PHOTOS OF EXISTING CONDITION

ARCHITECTURAL
A1.10 SITE PLAN
A1.20 OVERALL FLOOR PLANS
A1.21 SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 1
A1.22A SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 2 - SECTOR A
A1.22B SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 2 - SECTOR B
A1.23A SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 3 - SECTOR A
A1.23B SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 3 - SECTOR B
A1.50 SELECTIVE DEMOLITION BUILDING SECTIONS & ELEVATIONS
A1.51 SELECTIVE DEMOLITION BUILDING SECTIONS & ELEVATIONS

A2.01 FLOOR PLAN - LEVEL 1
A2.02A FLOOR PLAN - LEVEL 2 - SECTOR A
A2.02B FLOOR PLAN - LEVEL 2 - SECTOR B
A2.03A FLOOR PLAN - LEVEL 3 - SECTOR A
A2.03B FLOOR PLAN - LEVEL 3 - SECTOR B
A2.72 WINDOW TYPES

A3.00 BUILDING SECTIONS & ELEVATIONS
A3.01 BUILDING SECTIONS & ELEVATIONS

A4.00 WALL SECTIONS

A6.10 PROPOSED WINDOWS
A6.13 WINDOW DETAILS - 2000 ADDITION
A6.14 WINDOW DETAILS - 2000 ADDITION
A6.14B WINDOW DETAILS - 2000 REPLACEMENT MARVIN

BUILDING DEPARTMENT'S STAMP

PHASE

Certificate of Approval Set

DATE

07/10/26

REVISIONS

Description Date

SHEET TITLE

TITLE SHEET,
SHEET INDEX &
GENERAL NOTES

SHEET NO.

AA1.00

MILLER HAYASHI ARCHITECTS 2513



A. HISTORIC TERRACOTTA SILL



B. HISTORIC TERRACOTTA SILL



C. HISTORIC TERRACOTTA SILL



D. HISTORIC TERRACOTTA SILL



E. (E) KINDERGARTEN BAY EXTERIOR



F. EASTERN FACADE TREE COVER (S)



G. WESTERN FACADE TREE COVER



H. RAMP AT WESTERN FACADE



I. (E) KINDERGARTEN BAY ROOF



I. SOUTH EASTERN BUILDING CORNER



J. SOUTHERN FACADE FROM WESTERN CORNER OF PARKING/ PLAY AREA



K. TREES AT NORTHERN ENTRANCE

3311 NE 60th St, Seattle,
WA 98115

Miller Hayashi Architects
119 North 25th St, Suite 200
Seattle, Washington 98103
Tel: 206 634 0177
Fax: 206 634 0167

ARCHITECT'S STAMP

10419
REGISTERED
ARCHITECT
Laura R. Maman
LAURA R. MAMAN
STATE OF WASHINGTON

CONSULTANT

CONSULTANT'S STAMP

BUILDING DEPARTMENT'S STAMP

PHASE

Certificate of
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REVISIONS

Description Date

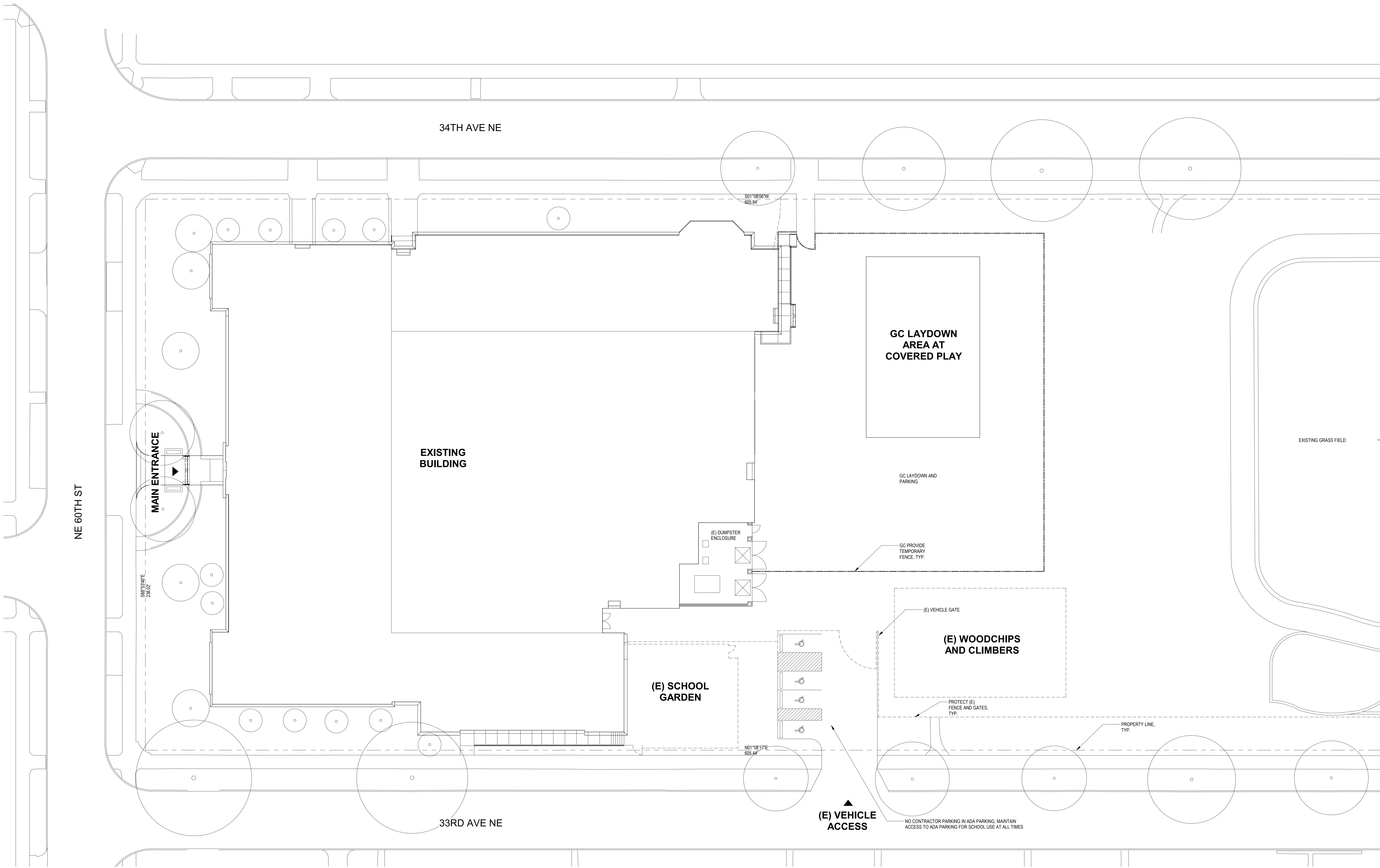
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SITE PLAN

SHEET NO.

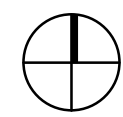
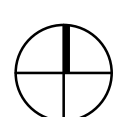
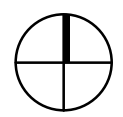
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MILLER HAYASHI ARCHITECTS 2513



1 Site Plan
1/16" = 1'-0"

CONSULTANT'S STAMP



SHEET NO.

MILLER HAYASHI ARCHITECTS 2513

Selective Demolition Plan General Notes

GENERAL NOTES

- CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH THE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS. REFER TO ABATEMENT SPECIFICATIONS AND REPORT. ABATEMENT WORK SHALL CONFORM TO ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- CONTRACTOR TO REVIEW THE ENTIRE PROJECT DOCUMENTS AND PERFORM SELECTIVE DEMOLITION TO ACCOMPLISH THE WORK OF THE CONTRACT WHILE PROTECTING THE BUILDING, GROUNDS, HARDSCAPE, LANDSCAPE, AND ALL WORK TO REMAIN. GENERAL CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT AND REVIEW EXISTING DAMAGE IN MATERIALS AND ASSEMBLIES TO REMAIN WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES WITH THE DRAWINGS THAT MAY AFFECT THE STRUCTURAL CAPACITIES AND FINISHED APPEARANCE OF THE CONCRETE BEFORE PROCEEDING WITH ANY DEMOLITION ACTIVITIES.
- DRAWING REPRESENTATIONS OF FRAMING AND OTHER CONCEALED CONDITIONS IN EXISTING BUILDING ARE APPROXIMATE. ACTUAL CONDITIONS MAY DIFFER. CONTRACTOR TO CONSULT W/ ARCHITECT IF SIGNIFICANT DISCREPANCIES ARE FOUND DURING DEMOLITION.
- COORDINATE ALL DEMOLITION WORK, INCLUDING WORK OF ALL TRADES AND WORK SHOWN ON OTHER SHEETS THROUGHOUT THE SET.
- DEMOLISH AND REMOVE ALL INTERIOR PARTITIONS DESIGNATED IN DASHED LINES IN THEIR ENTIRETY, UNO. REFER TO ALTERATION PLAN FOR ADDITIONAL INFORMATION.
- SELECTIVE DEMOLITION TO INCLUDE BUT NOT BE LIMITED TO ELEMENTS OF: FINISHES, DOORS, CASWORK, PLUMBING FIXTURES, DUCTWORK, CEILING FINISHES, TELEPHONE AND ELECTRICAL CONDUIT, CABLE AND EQUIPMENT, LIGHT FIXTURES, PARTITIONS AND OTHER ITEMS WHERE INDICATED AND AS REQUIRED TO ACCOMPLISH THE FINAL WORK.
- TAKE CARE TO PROTECT CONCRETE ELEMENTS, EXISTING ROOF, ROOFING, FLASHINGS, BRICK MASONRY, WINDOWS, DOORS, AND OTHER EXTERIOR ELEMENTS INTENDED TO REMAIN WHEN REMOVING FASTENERS AND ANCHORS. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING SUCH AREAS.
- WHERE EXISTING WORK IS TO BE CUT BACK FOR NEW WORK, CONTRACTOR IS TO ENSURE THAT CUTS ARE STRAIGHT AND TRUE; WHERE CUTS DO NOT CONFORM TO THE NEW WORK, PATCH THE EXISTING WORK TO A LEVEL DETERMINED TO BE ACCEPTABLE FOLLOWING CONSULTATION WITH THE ARCHITECT IN THE FIELD.
- PROVIDE FIELD ENGINEERING AND TEMPORARY SUPPORT FOR (E) CONSTRUCTION TO REMAIN AS NECESSARY.
- PROTECT ALL ITEMS AND FINISHES TO REMAIN. CONTRACTOR TO COORDINATE WITH FINAL FINISH REQUIREMENTS FOR ITEMS AND FINISHES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ITEMS DAMAGE DURING THE COURSE OF THE WORK.
- REMOVE WINDOWS AND LOUVERS AT EXISTING OPENINGS SCHEDULED TO RECEIVE NEW WINDOWS OR LOUVERS, UNO, AND PREPARE OPENING TO RECEIVE WINDOW OR LOUVER. REFER TO ELEVATIONS, WINDOW SCHEDULE, AND DETAILS.
- THE DEMOLITION PLANS INDICATE DEMOLITION FOR MAJOR OPENINGS REQUIRING SUBSTANTIAL COORDINATION WITH NEW WORK OF THE PROJECT. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION AND CUTTING FOR ALL PLUMBING, PIPING, AND CONDUIT, AND REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR CUTTING.
- REFER TO SELECTIVE DEMO BUILDING ELEVATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

ARCHITECTURAL

- CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY ANY ITEMS WHICH SHOULD BE SET ASIDE AND PROTECTED FOR OWNER SALVAGE AFTER REMOVAL. THE OWNER WILL TRANSPORT SUCH ITEMS FROM THE SITE.
- WHERE DOOR FRAMES ARE DEMOLISHED, DOOR STOP TO ALSO BE DEMOLISHED.

STRUCTURAL

- PROTECT ALL STRUCTURAL COMPONENTS TO REMAIN AND IMMEDIATELY NOTIFY ARCHITECT IF ANY DAMAGE OCCURS.

MECHANICAL

- PLUMBING AND ROOF DRAINAGE INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF DEMOLITION.
- SAFELY TERMINATE ALL POWER AND PLUMBING LINES. REFER TO ALL APPLICABLE CODES.
- COORDINATE WORK WITH THE OWNER'S UTILITIES SERVICE PROVIDERS.

ELECTRICAL

- ELECTRICAL INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF ELECTRICAL DEMOLITION.
- COORDINATE ELECTRICAL AND TELECOM WORK WITH THE OWNER'S SERVICE PROVIDER.
- MAKE ALL ELECTRICAL TERMINATIONS SAFELY AND PER CODE. REMOVE AND DISPOSE OF ALL ABANDONED MATERIAL.

Selective Demo Plan Legend

- EXISTING WALL AND ITEMS TO REMAIN, TYP
- EXISTING WALLS AND ITEMS TO BE DEMOLISHED, TYP
- CUT OPENING IN WALL, TYPICAL FRAMED WALL UNLESS INDICATED OTHERWISE, TYP
- DOOR AND FRAME TO BE DEMOLISHED, TYP

Selective Demolition Plan Flag Notes

- D1 DEMO WINDOW ASSEMBLY, REFER TO DEMO DETAIL A6.13, TYP.
- D2 DEMO WINDOW ASSEMBLY, REFER TO DEMO DETAIL A6.14, TYP.
- D3 PREPARE WINDOW ASSEMBLY FOR RESTORATION, REF BID ALTERNATES, TYP. UNDER SEPARATE C OF A

BUILDING DEPARTMENT'S STAMP

PHASE

Certificate of
Approval Set

DATE

07/10/26

REVISIONS

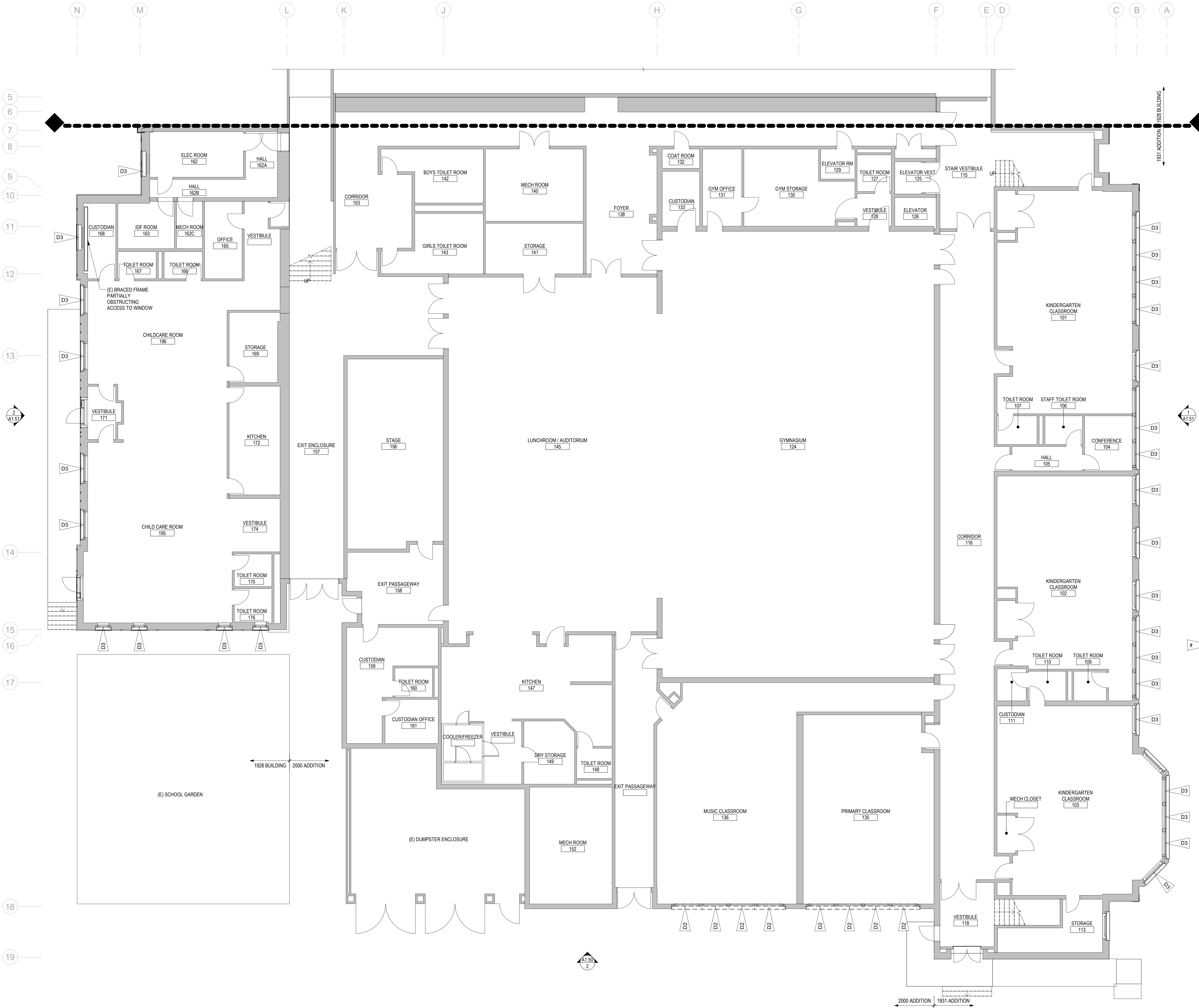
Description Date

SHEET TITLE

SELECTIVE
DEMOLITION
FLOOR PLAN -
LEVEL 1

SHEET NO.

A1.21



1 Selective Demolition Plan - Level 1

1/8" = 1'-0"



Selective Demolition Plan General Notes

- GENERAL NOTES
- CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH THE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS. REFER TO ABATEMENT SPECIFICATIONS AND REPORT. ABATEMENT WORK SHALL CONFORM TO ALL APPLICABLE STATE AND FEDERAL STANDARDS.
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 - COORDINATE ALL DEMOLITION WORK, INCLUDING WORK OF ALL TRADES AND WORK SHOWN ON OTHER SHEETS THROUGHOUT THE SET.
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 - SELECTIVE DEMOLITION TO INCLUDE BUT NOT BE LIMITED TO ELEMENTS OF: FINISHES, DOORS, CASework, PLUMBING FIXTURES, DUCTWORK, CEILING FINISHES, TELEPHONE AND ELECTRICAL CONDUIT, CABLE AND EQUIPMENT, LIGHT FIXTURES, PARTITIONS AND OTHER ITEMS WHERE INDICATED AND AS REQUIRED TO ACCOMPLISH THE FINAL WORK.
 - TAKE CARE TO PROTECT CONCRETE ELEMENTS, EXISTING ROOF, ROOFING, FLASHINGS, BRICK MASONRY, WINDOWS, DOORS, AND OTHER EXTERIOR ELEMENTS INTENDED TO REMAIN WHEN REMOVING FASTENERS AND ANCHORS. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING SUCH AREAS.
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 - PROVIDE FIELD ENGINEERING AND TEMPORARY SUPPORT FOR (E) CONSTRUCTION TO REMAIN AS NECESSARY.
 - PROTECT ALL ITEMS AND FINISHES TO REMAIN. CONTRACTOR TO COORDINATE WITH FINAL FINISH REQUIREMENTS FOR ITEMS AND FINISHES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ITEMS DAMAGE DURING THE COURSE OF THE WORK.
 - REMOVE WINDOWS AND LOUVERS AT EXISTING OPENINGS SCHEDULED TO RECEIVE NEW WINDOWS OR LOUVERS, UNO. AND PREPARE OPENING TO RECEIVE WINDOW OR LOUVER. REFER TO ELEVATIONS, WINDOW SCHEDULE, AND DETAILS.
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- ARCHITECTURAL
- CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY ANY ITEMS WHICH SHOULD BE SET ASIDE AND PROTECTED FOR OWNER SALVAGE AFTER REMOVAL. THE OWNER WILL TRANSPORT SUCH ITEMS FROM THE SITE.
 - WHERE DOOR FRAMES ARE DEMOLISHED, DOOR STOP TO ALSO BE DEMOLISHED.

- STRUCTURAL
- PROTECT ALL STRUCTURAL COMPONENTS TO REMAIN AND IMMEDIATELY NOTIFY ARCHITECT IF ANY DAMAGE OCCURS.

- MECHANICAL
- PLUMBING AND ROOF DRAINAGE INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF DEMOLITION.
 - SAFELY TERMINATE ALL POWER AND PLUMBING LINES. REFER TO ALL APPLICABLE CODES.
 - COORDINATE WORK WITH THE OWNER'S UTILITIES SERVICE PROVIDERS.

- ELECTRICAL
- ELECTRICAL INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF ELECTRICAL DEMOLITION.
 - COORDINATE ELECTRICAL AND TELECOM WORK WITH THE OWNER'S SERVICE PROVIDER.
 - MAKE ALL ELECTRICAL TERMINATIONS SAFELY AND PER CODE. REMOVE AND DISPOSE OF ALL ABANDONED MATERIAL.

Selective Demo Plan Legend

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- EXISTING WALLS AND ITEMS TO BE DEMOLISHED, TYP
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- DOOR AND FRAME TO BE DEMOLISHED, TYP

Selective Demolition Plan Flag Notes

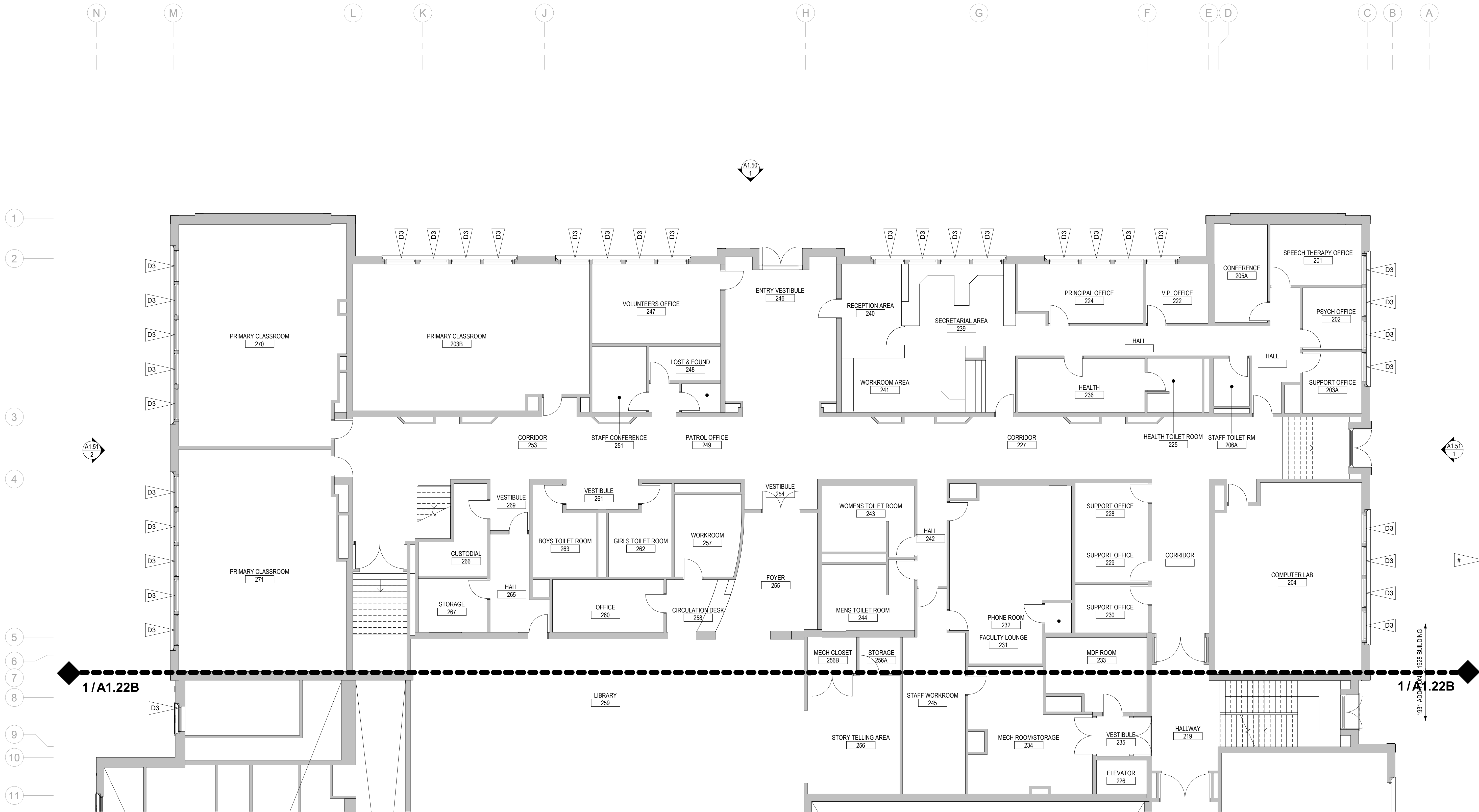
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- D2 DEMO WINDOW ASSEMBLY, REFER TO DEMO DETAIL A6.14, TYP.
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Certificate of
Approval Set

07/10/26

SELECTIVE
DEMOLITION
FLOOR PLAN -
LEVEL 2 -
SECTOR A

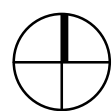
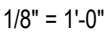
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1 Selective Demolition Plan - Level 2 - Sector A

1/8" = 1'-0"

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Selective Demolition Plan General Notes

- GENERAL NOTES
- CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH THE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS. REFER TO ABATEMENT SPECIFICATIONS AND REPORT. ABATEMENT WORK SHALL CONFORM TO ALL APPLICABLE STATE AND FEDERAL STANDARDS.
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 - SELECTIVE DEMOLITION TO INCLUDE BUT NOT BE LIMITED TO ELEMENTS OF: FINISHES, DOORS, CASSEWORK, PLUMBING FIXTURES, DUCTWORK, CEILING FINISHES, TELEPHONE AND ELECTRICAL CONDUIT, CABLE AND EQUIPMENT, LIGHT FIXTURES, PARTITIONS AND OTHER ITEMS WHERE INDICATED AND AS REQUIRED TO ACCOMPLISH THE FINAL WORK.
 - TAKE CARE TO PROTECT CONCRETE ELEMENTS, EXISTING ROOF, ROOFING, FLASHINGS, BRICK MASONRY, WINDOWS, DOORS, AND OTHER EXTERIOR ELEMENTS INTENDED TO REMAIN WHEN REMOVING FASTENERS AND ANCHORS. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING SUCH AREAS.
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 - PROTECT ALL ITEMS AND FINISHES TO REMAIN. CONTRACTOR TO COORDINATE WITH FINAL FINISH REQUIREMENTS FOR ITEMS AND FINISHES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ITEMS DAMAGE DURING THE COURSE OF THE WORK.
 - REMOVE WINDOWS AND LOUVERS AT EXISTING OPENINGS SCHEDULED TO RECEIVE NEW WINDOWS OR LOUVERS. UNO. AND PREPARE OPENING TO RECEIVE WINDOW OR LOUVER. REFER TO ELEVATIONS, WINDOW SCHEDULE, AND DETAILS.
 - THE DEMOLITION PLANS INDICATE DEMOLITION FOR MAJOR OPENINGS REQUIRING SUBSTANTIAL COORDINATION WITH NEW WORK OF THE PROJECT. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION AND CUTTING FOR ALL PLUMBING, PIPING, AND CONDUIT, AND REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR CUTTING.
 - REFER TO SELECTIVE DEMO BUILDING ELEVATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

- ARCHITECTURAL
- CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY ANY ITEMS WHICH SHOULD BE SET ASIDE AND PROTECTED FOR OWNER SALVAGE AFTER REMOVAL. THE OWNER WILL TRANSPORT SUCH ITEMS FROM THE SITE.
 - WHERE DOOR FRAMES ARE DEMOLISHED, DOOR STOP TO ALSO BE DEMOLISHED.

- STRUCTURAL
- PROTECT ALL STRUCTURAL COMPONENTS TO REMAIN AND IMMEDIATELY NOTIFY ARCHITECT IF ANY DAMAGE OCCURS.

- MECHANICAL
- PLUMBING AND ROOF DRAINAGE INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF DEMOLITION.
 - SAFELY TERMINATE ALL POWER AND PLUMBING LINES. REFER TO ALL APPLICABLE CODES.
 - COORDINATE WORK WITH THE OWNER'S UTILITIES SERVICE PROVIDERS.

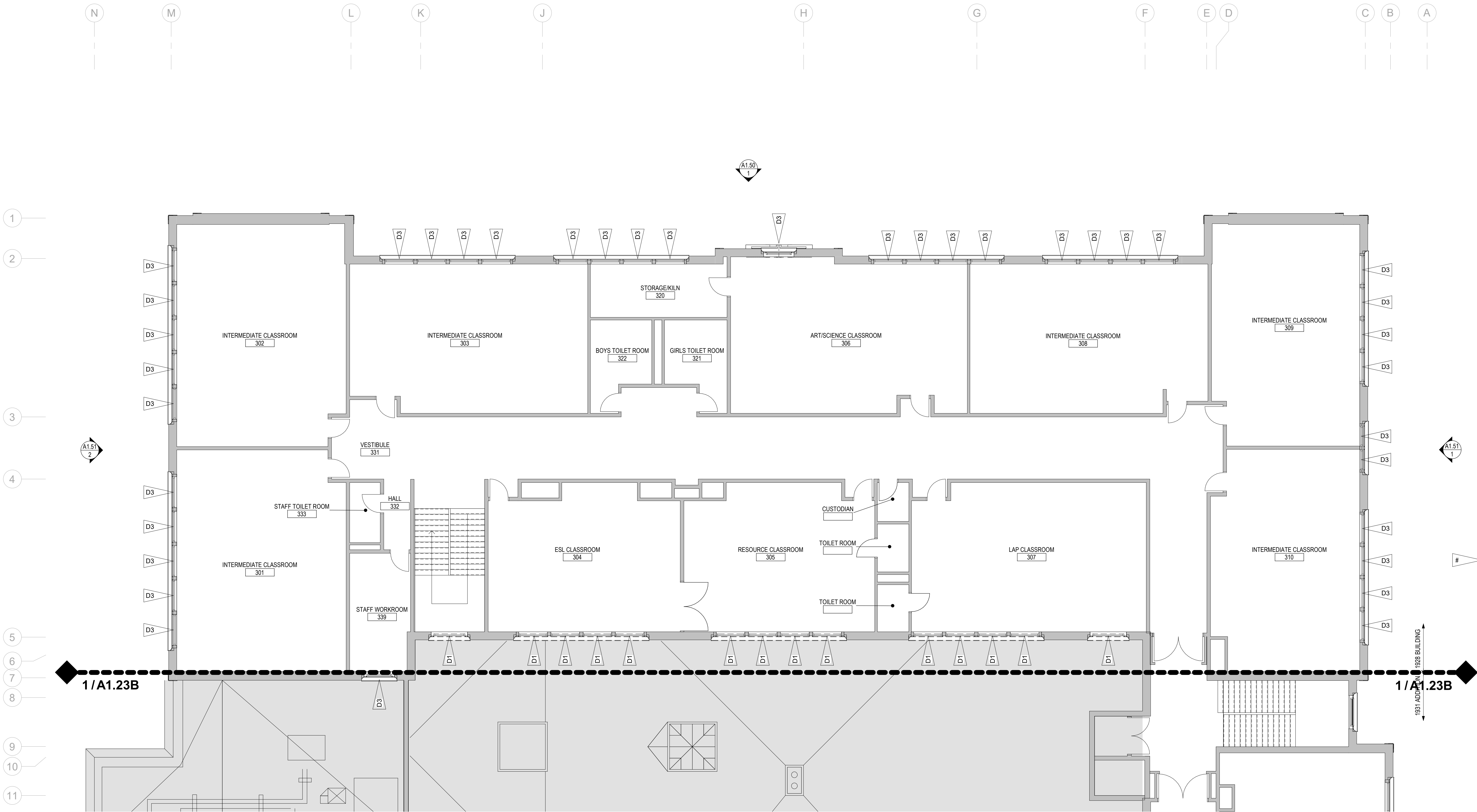
- ELECTRICAL
- ELECTRICAL INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID AND DETERMINE THE FULL SCOPE OF ELECTRICAL DEMOLITION.
 - COORDINATE ELECTRICAL AND TELECOM WORK WITH THE OWNER'S SERVICE PROVIDER.
 - MAKE ALL ELECTRICAL TERMINATIONS SAFELY AND PER CODE. REMOVE AND DISPOSE OF ALL ABANDONED MATERIAL.

Selective Demo Plan Legend

- EXISTING WALL AND ITEMS TO REMAIN, TYP
- EXISTING WALLS AND ITEMS TO BE DEMOLISHED, TYP
- CUT OPENING IN WALL, TYPICAL FRAMED WALL UNLESS INDICATED OTHERWISE, TYP
- DOOR AND FRAME TO BE DEMOLISHED, TYP

Selective Demolition Plan Flag Notes

- D1 DEMO WINDOW ASSEMBLY, REFER TO DEMO DETAIL A6.13, TYP.
- D2 DEMO WINDOW ASSEMBLY, REFER TO DEMO DETAIL A6.14, TYP.
- D3 PREPARE WINDOW ASSEMBLY FOR RESTORATION, REF BID ALTERNATES, TYP. UNDER SEPARATE C OF A



1 Selective Demolition Plan - Level 3 - Sector A

1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH THE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS. REFER TO ABATEMENT SPECIFICATIONS AND DEMOLITION SPECIFICATIONS TO DETERMINE ALL APPLICABLE STATE AND FEDERAL STANDARDS.
2. CONTRACTOR TO REVIEW THE PROJECT DOCUMENTS AND PERFORM SELECTIVE DEMOLITION TO ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE BUILDING, GROUNDS, HARDCAPE, LANDSCAPE, AND ALL WORK TO REMAIN. GENERAL CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT AND REVIEW EXISTING DAMAGE PRIOR TO ASSEMBLING AND REMAIN WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES AND FINISHED APPEARANCE OF THE CONCRETE BEFORE ANY DEMOLITION ACTIVITIES.
4. DRAWING REPRESENTATIONS OF FRAMING AND OTHER CONCEALED CONDITIONS IN EXISTING WALLS ARE APPROXIMATE. STUDY CONDITIONS AND NOTIFY ARCHITECT PRIOR TO CONSULT W/ ARCHITECT IF SIGNIFICANT DISCREPANCIES ARE FOUND DURING DEMOLITION.
5. COORDINATE ALL DEMOLITION WORK, INCLUDING WORK OF ALL TRADES AND WORK SHOWN ON OTHER SHEETS THROUGHOUT THE SET.
6. DEMOLISH AND REMOVE ALL INTERIOR PARTITIONS DESIGNATED IN DASHED LINES ON EXISTING PLANS. UNLESS OTHERWISE NOTED, CONTRACTOR TO REMOVE ALL PARTITIONS. SELECTIVE DEMOLITION TO INCLUDE BUT NOT BE LIMITED TO ELEMENTS OF: FINISHES, DOORS, CASEWORK, PLUMBING FIXTURES, EQUIPMENT, CEILING FINISHES, TELEPHONE AND ELECTRICAL CLOUT, CABLE AND OUTCROUCH, LIGHT FIXTURES, PARTITIONS AND PARTITION GLASS, INTERIOR MIRRORING, INTERIOR WALLS, INTERIOR CEILING, WORK TAKE CARE TO PROTECT CONCRETE ELEMENTS, EXISTING ROOF, ROOFING, FLASHINGS BRICK MASONRY, WINDOWS, DOORS, AND OTHER EXTERIOR ELEMENTS INTENDED TO REMAIN. CONTRACTOR TO COORDINATE WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING SUCH AREAS.
7. WHERE EXISTING WORK IS TO BE CUT BACK FOR NEW WORK, CONTRACTOR IS TO REMOVE ALL CUTS ARE BEING CUT AND TRIM TO THE EXISTING SURFACE OF THE NEW WORK. PATCH THE EXISTING WORK TO A LEVEL DETERMINED TO BE ACCEPTABLE FOLLOWING CONSULTATION WITH THE ARCHITECT IN THE FIELD.
8. PROJECT ENGINEERING AND TEMPORARY SUPPORT FOR (E) SHALL BE MAINTAINED AS NECESSARY.
9. REMOVE ALL ITEMS AND FINISHES TO REMAIN. CONTRACTOR TO COORDINATE WITH FINAL FINISH REQUIREMENTS FOR ITEMS AND FINISHES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND PATCHING OF ALL FINISHES TO REMAIN.
10. REMOVE WINDOWS AND COVERS AT EXISTING OPENINGS SCHEDULED TO RECEIVE NEW WINDOWS OR COVERS, UNLID, AND PREPARE OPENING TO RECEIVE WINDOW OR COVER TO BE ELEVATED TO THE FINISHED ELEVATION.
11. THE DEMOLITION PLANS INDICATE DEMOLITION FOR MAJOR OPENINGS REQUIRING SUBSTANTIAL COORDINATION WITH ALL WORK OF THE PROJECT. REFER TO SCHEDULE FOR CHANGE ORDER AND COORDINATION WITH ALL TRADES. SCOPE OF DEMOLITION AND CUTTING FOR ALL PLUMBING, PIPING, AND CONDUIT, AND REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR CUTTING.
12. REFERENCE TO ADDITIONAL BUILDING ELEVATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

ARCHITECTURAL

1. CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY ANY ITEMS WHICH SHOULD BE SET ASIDE AND PROTECTED FOR OWNER SALVAGE AFTER REMOVAL. THE OWNER WILL TRANSPORT SUCH ITEMS FROM THE SITE.
2. WHERE DOOR FRAMES ARE DEMOLISHED, DOOR STOP TO ALSO BE DEMOLISHED.

STRUCTURAL

1. PROTECT ALL STRUCTURAL COMPONENTS TO REMAIN AND IMMEDIATELY NOTIFY ARCHITECT IF ANY DAMAGE OCCURS.

MECHANICAL

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 3. MAKE ALL ELECTRICAL TERMINATIONS SAFELY AND PER CODE. REMOVE AND DISPOSE OF ALL ABANDONED MATERIAL.

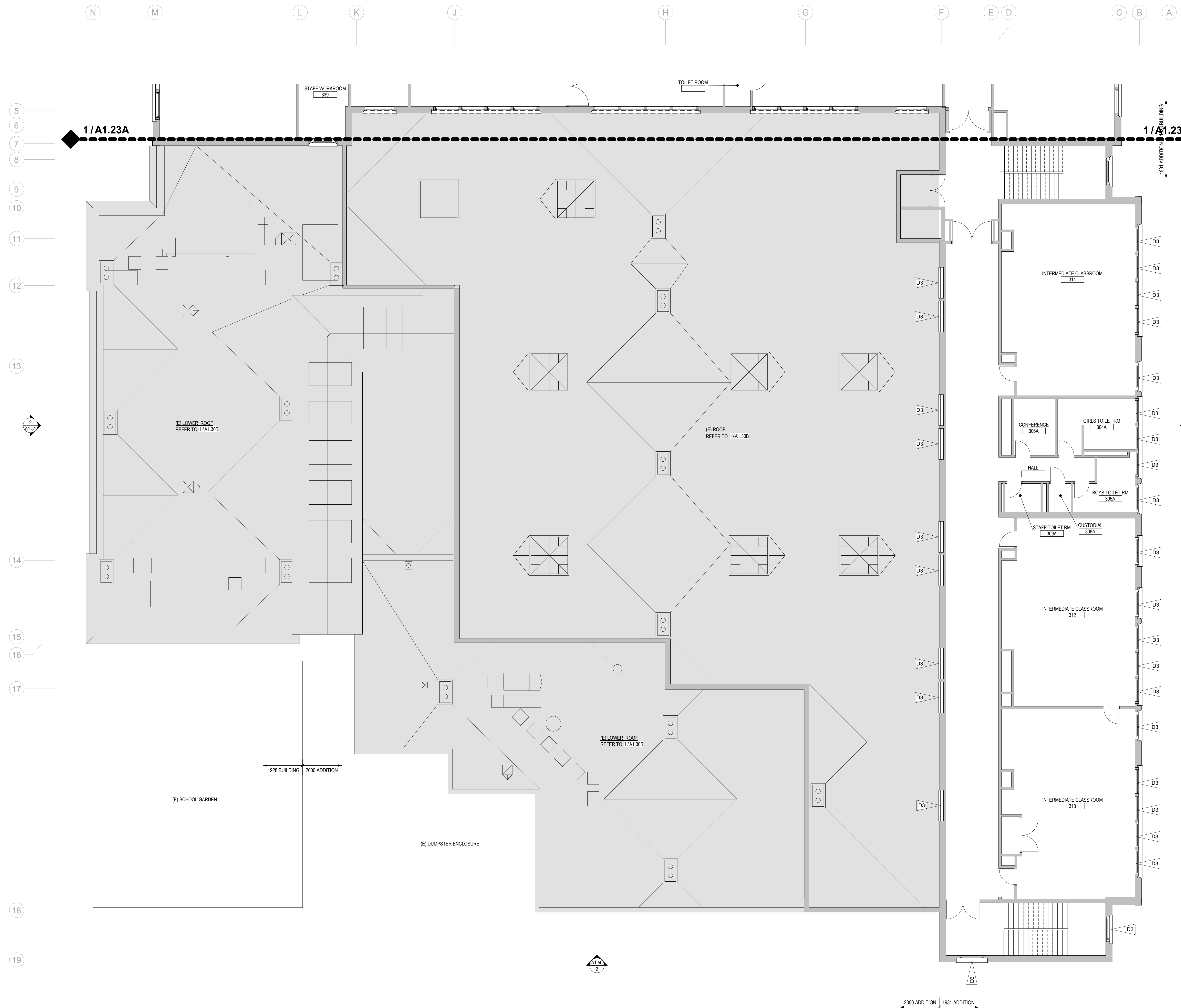
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D3 PREPARE WINDOW ASSEMBLY FOR RESTORATION, REF BID
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Selective Demolition Building
Sections & Elevations General Notes

1. REFER TO FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL
INFORMATION.

Selective Demolition Exterior
Elevation Legend

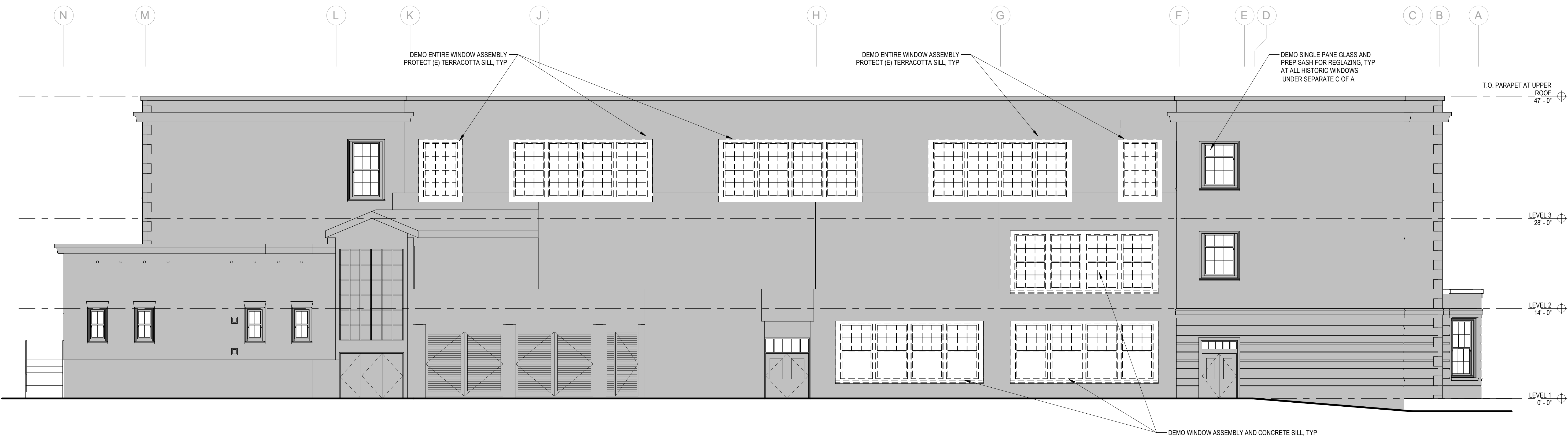
DEMOLISH ELEMENTS AS INDICATED.

EXISTING TO REMAIN



1 Selective Demolition Exterior Elevation - North

1/8" = 1'-0"



2 Selective Demolition Exterior Elevation - South

1/8" = 1'-0"

BUILDING DEPARTMENT'S STAMP

PHASE

Certificate of
Approval Set

DATE

07/10/26

REVISIONS

Description Date

SHEET TITLE

SELECTIVE
DEMOLITION
BUILDING
SECTIONS &
ELEVATIONS

SHEET NO.

A1.50

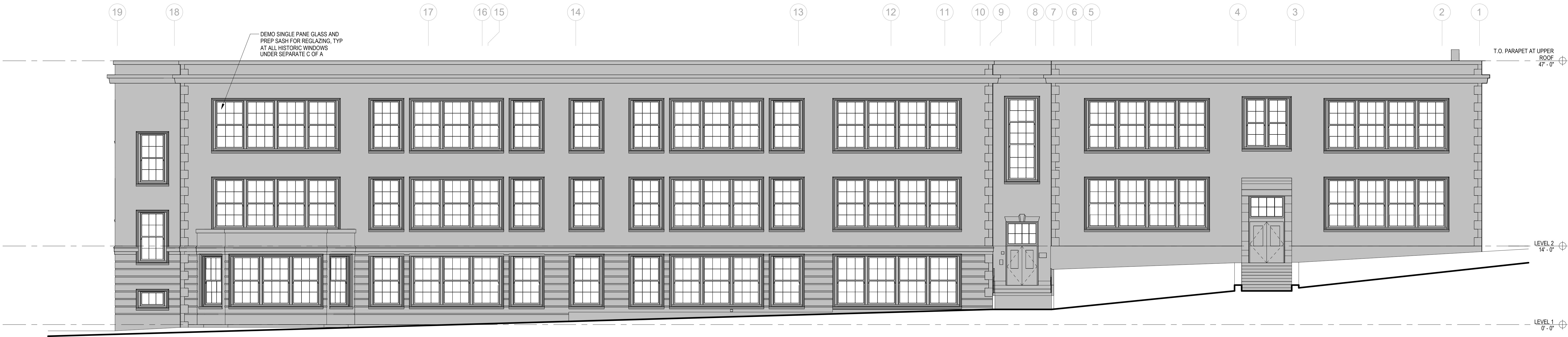
Selective Demolition Building
Sections & Elevations General Notes

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Selective Demolition Exterior
Elevation Legend

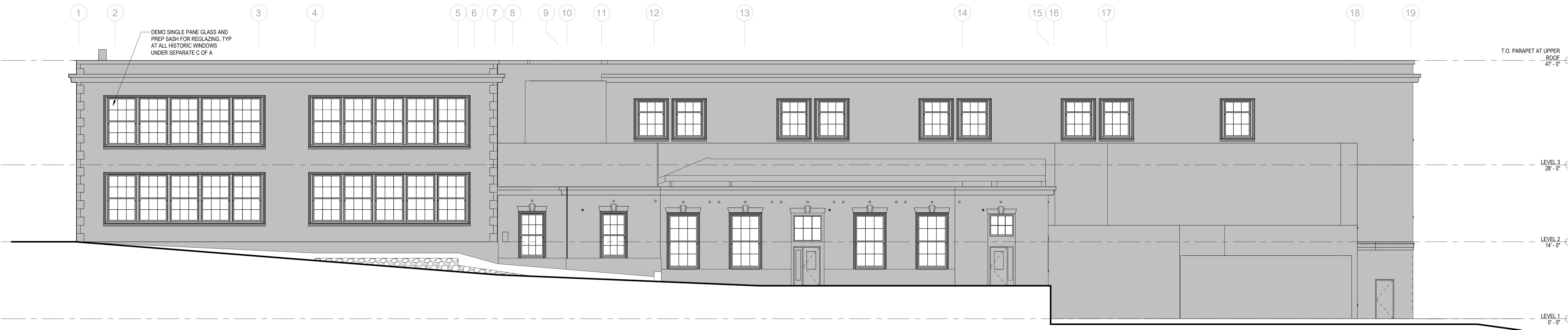
DEMOLISH ELEMENTS AS INDICATED.

EXISTING TO REMAIN



1 Selective Demolition Exterior Elevation - East

1/8" = 1'-0"



2 Selective Demolition Exterior Elevation - West

1/8" = 1'-0"

BUILDING DEPARTMENT'S STAMP

PHASE

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DATE

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Description Date

SHEET TITLE

SELECTIVE
DEMOLITION
BUILDING
SECTIONS &
ELEVATIONS

SHEET NO.

A1.51

Floor Plan General Notes

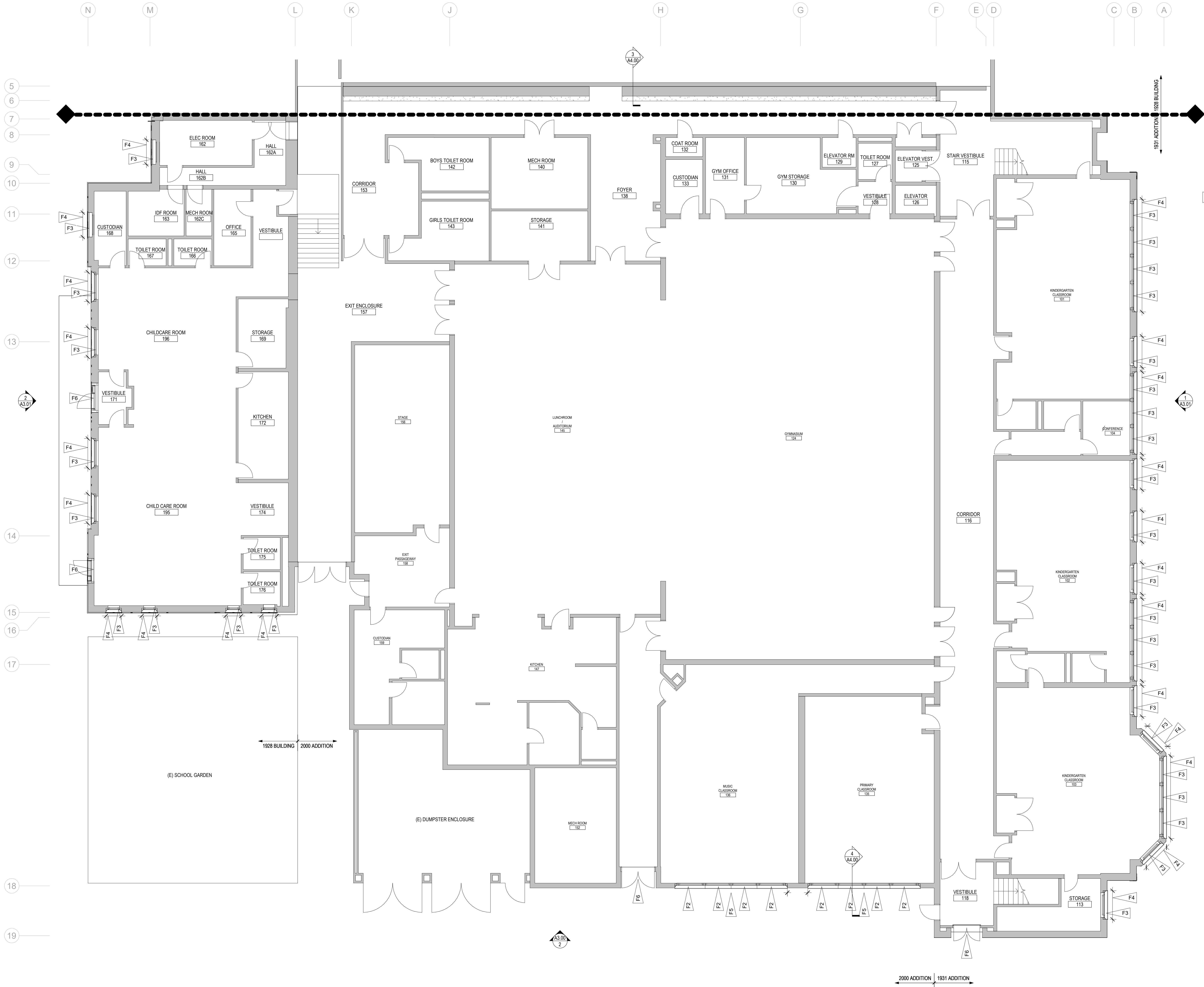
1. REFER TO GENERAL NOTES ON SHEET AA1.00.
2. ALL DIMENSIONS TO NEW PARTITIONS ARE TO FACE OF FRAMING UNO.
3. DIMENSIONS TO EXISTING WALLS ARE EITHER TO FINISHED FACE OR TO GRID LINE.
4. INFILL WITHIN EXISTING CONSTRUCTION AND NEW PARTITIONS IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION. PATCHES, INFILL AND NEW PARTITIONS IMMEDIATELY ADJACENT TO OR WITHIN EXISTING PARTITIONS SHALL BE FINISHED TO BLEND SEAMLESSLY WITH EXISTING MATERIALS AND FINISH AND SHALL ALIGN WITH EXISTING FINISHES.
5. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
6. DOOR OPENINGS LOCATED 4" FROM ADJACENT PARTITION UNO.
7. COORDINATE EXTENTS OF CUTTING AND PATCHING AS REQUIRED FOR ALL WORK. PATCH AND REPAIR ALL AREAS OF CUTTING AND PATCHING TO MATCH ADJACENT FINISHES.

Floor Plan Legend

- EXISTING PARTITION TO REMAIN, TYP
- REFER FLAG NOTE
- INFILL AT EXISTING PARTITION, TYP

Floor Plan Flag Notes

- F1 PROVIDE WINDOW ASSEMBLY, REFER A6.13, TYP.
- F2 PROVIDE WINDOW ASSEMBLY, REFER A6.14, TYP.
- F3 RESTORE WINDOW ASSEMBLY, REFER TO WINDOW SCHEDULE, REF BID ALTERNATES, TYP. UNDER SEPARATE C OF A.
- F4 RESEAL (E) JOINTS AT TERRACOTTA SUBSILL. REVIEW AND APPROVAL OF MOCKUP BY THE SEATTLE DEPARTMENT OF NEIGHBORHOODS LANDMARKS COORDINATOR IS REQUIRED PRIOR TO START OF WORK FOR TERRACOTTA AT SUBSILL JOINT REPAIR, TYP.
- F5 PROVIDE PRECAST CONC SUBSILL, TYP.
- F6 REPAINT WD FRAME AT TRANSOM ABOVE DOOR, REPLACE GLAZING IN TRANSOM, REF A2.72, TYP. UNDER SEPARATE C OF A.



1 Floor Plan - Level 1

1/8" = 1'-0"

Floor Plan General Notes

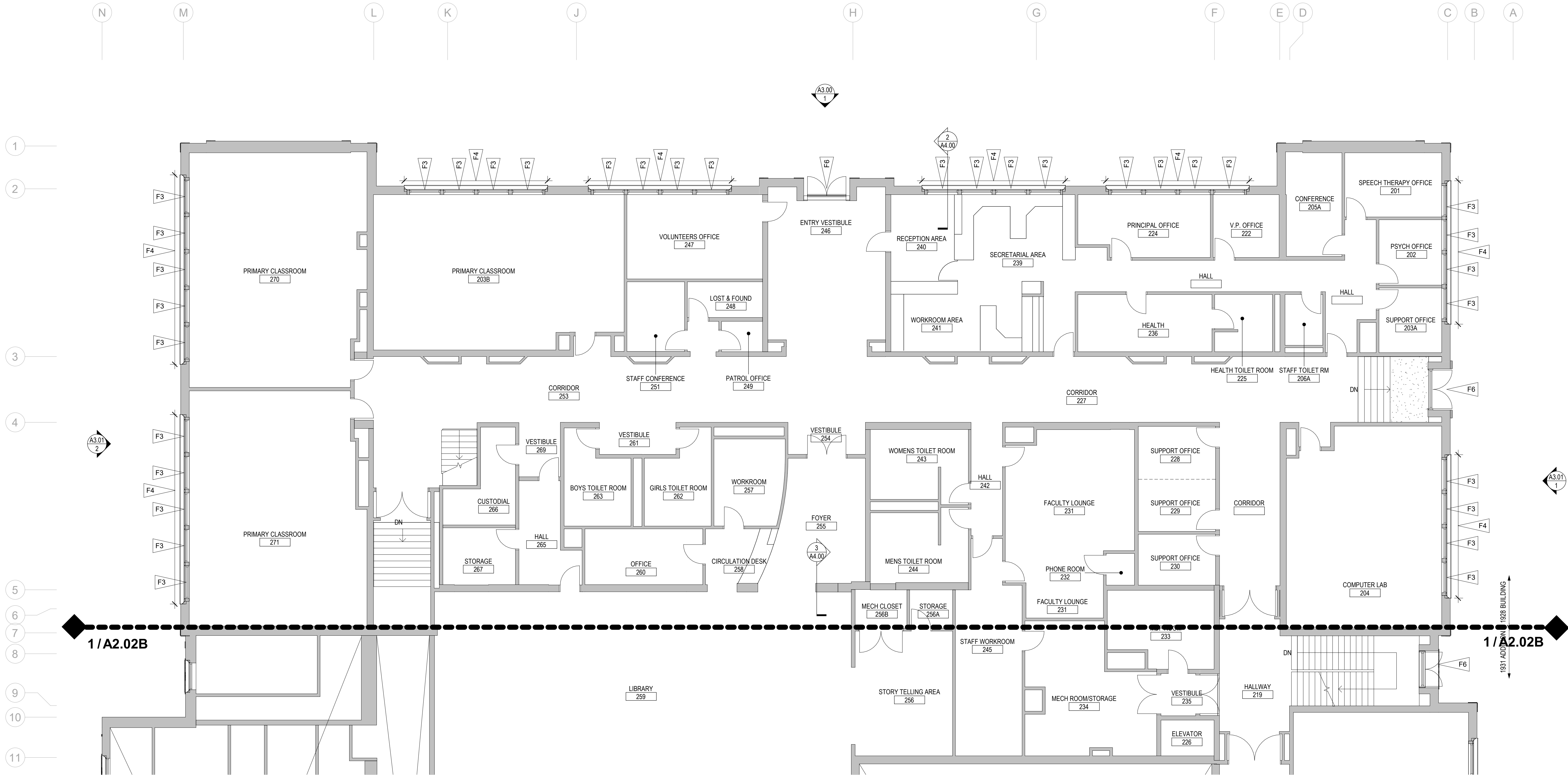
1. REFER TO GENERAL NOTES ON SHEET AA1.00.
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Floor Plan Legend

- EXISTING PARTITION TO REMAIN, TYP
- REFER FLAG NOTE
- INFILL AT EXISTING PARTITION, TYP

Floor Plan Flag Notes

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- F6 REPAINT WD FRAME AT TRANSOM ABOVE DOOR, REPLACE GLAZING IN TRANSOM, REF A2.72, TYP. UNDER SEPARATE C OF A.



Floor Plan General Notes

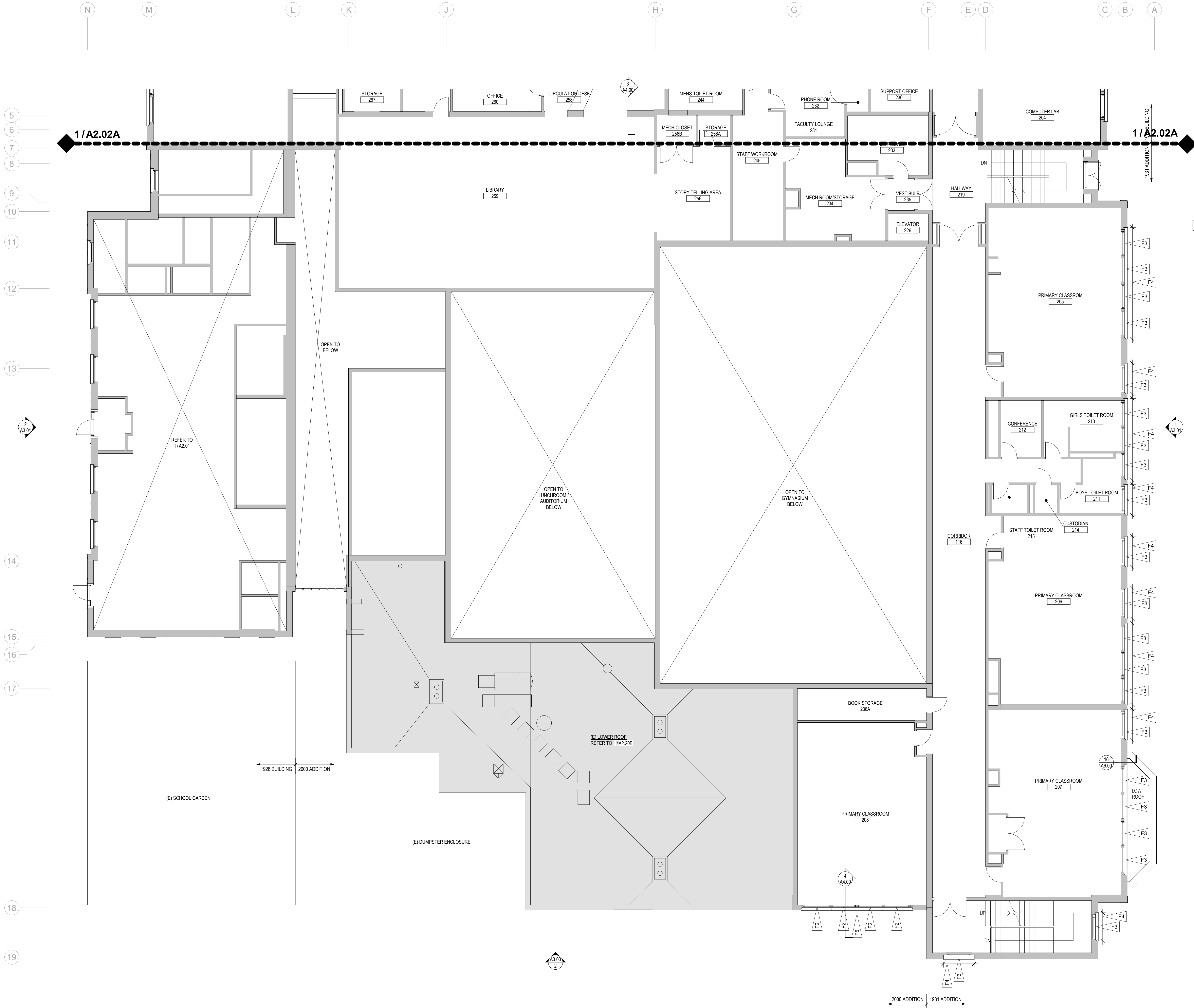
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Floor Plan Legend

- EXISTING PARTITION TO REMAIN, TYP
- REFER FLAG NOTE
- INFILL AT EXISTING PARTITION, TYP

Floor Plan Flag Notes

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1 Floor Plan - Level 2 - Sector B

NTS

118 North 35th St. Suite 200
Seattle, Washington 98107
Tel: 206 634 0100
Fax: 206 634 0101

ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP

1. REFER TO GENERAL NOTES ON SHEET AA.01.
2. ALL DIMENSIONS TO NEW PARTITIONS ARE TO FACE OF FRAMING UNO.
3. DIMENSIONS TO EXISTING WALLS ARE EITHER TO FINISHED FACE OR TO GRID LINE.
4. INFILL WITHIN EXISTING CONSTRUCTION AND NEW PARTITIONS IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION; PATCHES, INFILL, AND NEW PARTITIONS IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION PARTITIONS SHALL BE FINISHED TO BLEND SEAMLESSLY WITH EXISTING MATERIALS AND FINISH AND SHALL ALIGN WITH EXISTING FINISHES.
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7. COORDINATE EXTENTS OF CUTTING AND PATCHING AS REQUIRED FOR WORK. PATCH AREAS OF CUTTING AND PATCHING TO MATCH ADJACENT FINISHES.

EXISTING PARTITION TO REMAIN, TYPE
REFER FLAG NOTE
INFILL AT EXISTING PARTITION, TYPE

F1 PROVIDE WINDOW ASSEMBLY. REFER A6.13, TYP.

F2 PROVIDE WINDOW ASSEMBLY. REFER A6.14, TYP.

F3 RESTORE WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE, REF BID ALTERNATES, TYP. UNDER SEPARATE C OF A

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F5 PROVIDE PRECAST CONC. SUBSILL, TYP.

F6 REPAIR WD FRAME AT TRANSOM ABOVE DOOR. REPLACE GLAZING IN TRANSOM, REF A2.72, TYP. UNDER SEPARATE C OF A



BUILDING DEPARTMENT'S STAMP

PHASE

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07/10/26

REVISIONS

Description	Date
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SHEET TITLE

SHEET NO.

© MILLER HAYASHI ARCHITECTS 251

251

CONSULTANT'S STAMP

1. REFER TO GENERAL NOTES ON SHEET AA.01.
2. ALL DIMENSIONS TO NEW PARTITIONS ARE TO FACE OF FRAMING UNO.
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 INFILL AT EXISTING PARTITION, TYPE

F1	PROVIDE WINDOW ASSEMBLY, REFER A6.13, TYP.
F2	PROVIDE WINDOW ASSEMBLY, REFER A6.14, TYP.
F3	RESTORE WINDOW ASSEMBLY, REFER TO WINDOW SCHEDULE, REF BID ALTERNATES, TYP. UNDER SEPARATE C OF A
F4	RESEAL (E) JOINTS AT TERRACOTTA SUBSILL, REVIEW AND APPROVAL OF MOCKUP BY THE SEATTLE DEPARTMENT OF NEIGHBORHOODS LANDMARKS COORDINATOR IS REQUIRED PRIOR TO START OF WORK FOR TERRACOTTA AT SUBSILL JOINT REPAIR, TYP.
F5	PROVIDE PRECAST CONC SUBSILL, TYP.
F6	REPAINT WD FRAME AT TRANSOM ABOVE DOOR, REPLACE GLAZING IN TRANSOM, REF A2.72, TYP. UNDER SEPARATE C OF A

PHASE

DATE _____

07/10/26

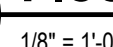
REVISIONS

Description	Date
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SHEET TITLE

SHEET NO.

© MILLER HAYASHI ARCHITECTS 251



1. PROVIDE SAFETY/ TEMPERED GLAZING WHERE REQUIRED BY SBC SECTION 2406.
2. PROVIDE STRENGTH OF GLAZING AS REQUIRED BY SBC CHAPTER 24.
3. PROVIDE SEALANT SYSTEM, TYP.
4. DIMENSIONS GIVEN AS ROUGH OPENING AND/OR MASONRY OPENINGS. FV EXISTING ROUGH OPENINGS, TYP.
5. ALL WINDOWS ARE SHOWN FROM THE EXTERIOR, UNLESS OTHERWISE NOTED.
6. ALL WINDOWS TO BE NFRC CERTIFIED. SUBMIT NFRC CERTIFICATES PER SEATTLE ENERGY CODE REQUIREMENTS.
7. RE EXTERIOR ELEVATIONS FOR WINDOW CALLOUTS, PROVIDE 4" LUMTER FOR ALL OPERABLE WINDOWS.
9. WINDOW MANUFACTURER TO PROVIDE NFRC CERTIFICATION AND CPDF REPORT FOR THE PROPOSED WINDOWS.

REINSTALL EXISTING MANUAL ROLLER SHADES AT LOCATIONS INDICATED, TYP

PER C103.6.3 COMPLIANCE DOCUMENTATION, PROJECT CLOSEOUT DOCUMENTATION IS REQUIRED INCLUDING: SPECIFIC ENERGY CODE UTILIZED FOR COMPLIANCE DETERMINATION FOR EACH SYSTEM, NFRC CERTIFICATE FOR THE INSTALLED WINDOWS, LIST OF TOTAL AREA FOR EACH NFRC CERTIFICATE

WINDOW SYSTEM A:

OPTION 01: KOLBE ULTRA SERIES, XL CRANK-OUT AWNING WITH			
OPERABLE BOTTOM UNIT, FIXED TRANSOM TOP UNIT			
MAX OPERABLE U-FACTOR	= 0.36	PER SEC TABLE C402.4	
MAX SHGC, OPERABLE, PF < 0.2	= 0.33	PER SEC TABLE C402.4	
ASSEMBLY U-FACTOR	= 0.26		
ASSEMBLY SHGC	= 0.18		

OPTION 02: MARVIN ULTIMATE, CRANK-OUT AWNING WITH OPERABLE BOTTOM UNIT, FIXED TRANSOM TOP UNIT		
MAX OPERABLE U-FACTOR	= 0.36	PER SEC TABLE C402.4
MAX SHGC, OPERABLE, PF < 0.2	= 0.33	PER SEC TABLE C402.4
ASSEMBLY U-FACTOR	= 0.26	
ASSEMBLY SHGC	= 0.19	

REFER TO EXTERIOR ELEVATIONS FOR SPECIFIC WINDOW REPAIRS.
THE FOLLOWING APPLY TO ALL HISTORIC WOOD WINDOWS:

1. PAINT WOOD FRAMES AND SASHES, INTERIOR AND EXTERIOR, CUSTOM COLOR TO MATCH EXISTING, TYP
2. TERRACOTTA SUBSILL JOINTS: REMOVE SEALANT AND MAINTAIN (E) MORTAR, RESEAL OVER MORTAR TYPE PT SEALANT, TYPE OF ALL SUBSILL JOINTS
3. SEAL JOINT BETWEEN WOOD SILL AND TERRACOTTA SUBSILL W/ BAKERED ROD AND TYPE S SEALANT, COLOR: WHITE, TYP
4. PAINT EXPOSED SURFACES OF STEEL LINTEL AT HEAD, TYP
5. REMOVE SINGLE PANE GLASS AND GLAZING PUTTY, REF HAZMAT, REPLACE WITH GL-2, TYP
6. RESEAL JOINT BETWEEN WOOD TRIM AND BRICK JAMBS, RESEAL JOINT BETWEEN WOOD TRIM AND STEEL LINTEL AT HEAD, TYP
7. ADD WEATHERSTRIPPING TO SILL AND PARTING RAIL, REPLACE WEATHERSTRIPPING AT JAMBS, TYP
8. REFER TO WOOD WINDOW RESTORATION KEY NOTES ON A3.00 AND A3.01 FOR ADDITIONAL ITEMS

PROVIDE SAFETY GLAZING AT GLAZING TYPES AS REQUIRED BY SBC
CHAPTER 24, TYP.

GL-1 (TYPICAL EXTERIOR) AT WINDOW SYSTEM A:
CLEAR 1" INSULATED LOW-E UNITS W/ THERMAL SPACERS

BASIS OF DESIGN:
(2) LAYERS CLEAR 1/4" GLASS WITH CARDINAL 366 (#2 SURFACE)
90% ARGON GAS FILL
CARDINAL i89 COATING (#4 SURFACE)
OR
(2) LAYERS CLEAR 1/4" GLASS WITH SOLARBAN-70 (#2 SURFACE)
90% ARGON GAS FILL
CLIMAGUARD IS-20 (#4 SURFACE)

GL-2 (PROPOSED REPLACEMENT GLAZING AT HISTORIC WINDOWS):
UNDER SEPARATE CERTIFICATE OF APPROVAL
VACUUM INSULATED GLASS

BASIS OF DESIGN:
ENTHERMAL LUXWALL 8MM
CARDINAL CLEAR GLASS WITH LOW-E 270 COATING (SURFACE #2)

GL-3 (PROPOSED REPLACEMENT GLAZING AT SMALL LITES AND TRANSOM)
LAMINATED GLASS

BASIS OF DESIGN
1/4" LAMINATED GLASS WITH LOW-E 270 COATING (SURFACE #2)

BUILDING DEPARTMENT'S STAMP

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07/10/26

REVISIONS

Description	Date
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SHEET TITLE

WINDOW TYPES

SHEET NO.

Wood Window Restoration
Key Notes

- UNDER SEPARATE C OF A
1. REPLACE DETERIORATED PARTING BEAD TO MATCH (E) PROFILE
 2. ADJUST ROPE TO RESTORE OPERABILITY AT LOWER SASH
 - 3A. WD REPAIR LEVEL 1 - WOOD PUTTY TO FILL GOUGES
 - 3B. WD REPAIR LEVEL 2 - WOOD CONSOLIDATION
 - 3C. WD REPAIR LEVEL 3 - SECTION LOSS, REPLACE WOOD PROFILE, CUSTOM CUT TO MATCH (E) PROFILE

Exterior Elevation Legend

- EXISTING WINDOW TYPE, REF A2.72 FOR WINDOW TYPES
- WINDOW / ENTRANCE TYPE, REF A2.72 FOR WINDOW TYPES
- EXISTING TO REMAIN
- REPOINT BRICK
- REMOVE AND REINSTALL BRICK FOR THROUGH WALL FLASHING
- REFER TO WOOD WINDOW RESTORATION KEY NOTES



1 Exterior Elevation - North

1/8" = 1'-0"



2 Exterior Elevation - South

1/8" = 1'-0"

BUILDING DEPARTMENT'S STAMP

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DATE

07/10/26

REVISIONS

Description Date

SHEET TITLE

BUILDING
SECTIONS &
ELEVATIONS

SHEET NO.

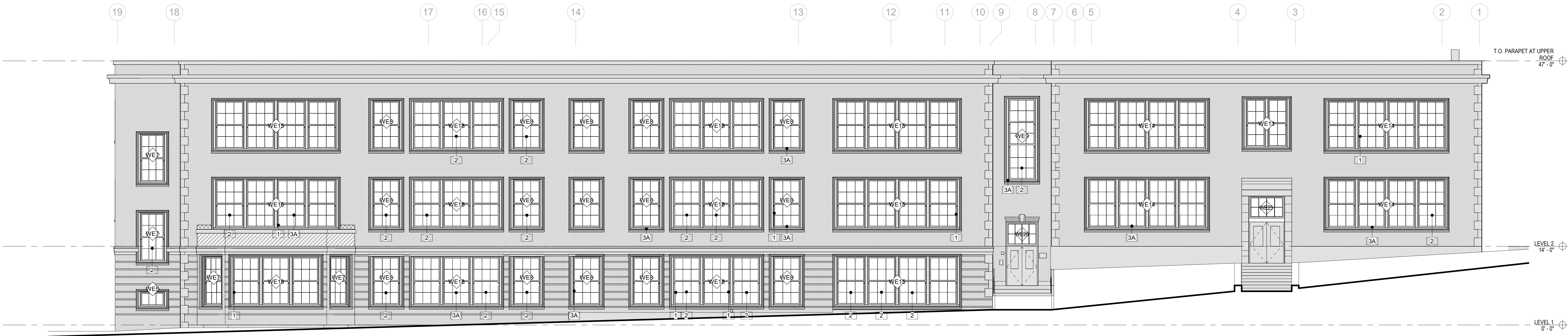
A3.00

Wood Window Restoration
Key Notes

- UNDER SEPARATE C OF A
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 2. ADJUST ROPE TO RESTORE OPERABILITY AT LOWER SASH
 - 3A. WD REPAIR LEVEL 1 - WOOD PUTTY TO FILL GOUGES
 - 3B. WD REPAIR LEVEL 2 - WOOD CONSOLIDATION
 - 3C. WD REPAIR LEVEL 3 - SECTION LOSS, REPLACE WOOD PROFILE, CUSTOM CUT TO MATCH (E) PROFILE

Exterior Elevation Legend

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- WINDOW / ENTRANCE TYPE, REF A2.12 FOR WINDOW TYPES
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- REMOVE AND REINSTALL BRICK FOR THROUGH WALL FLASHING
- REFER TO WOOD WINDOW RESTORATION KEY NOTES



1 Exterior Elevation - East

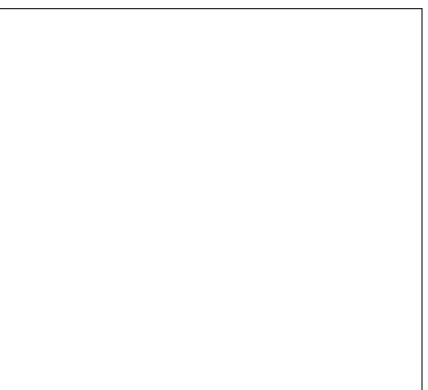
1/8" = 1'-0"



2 Exterior Elevation - West

1/8" = 1'-0"

BUILDING DEPARTMENT'S STAMP



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DATE

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REVISIONS

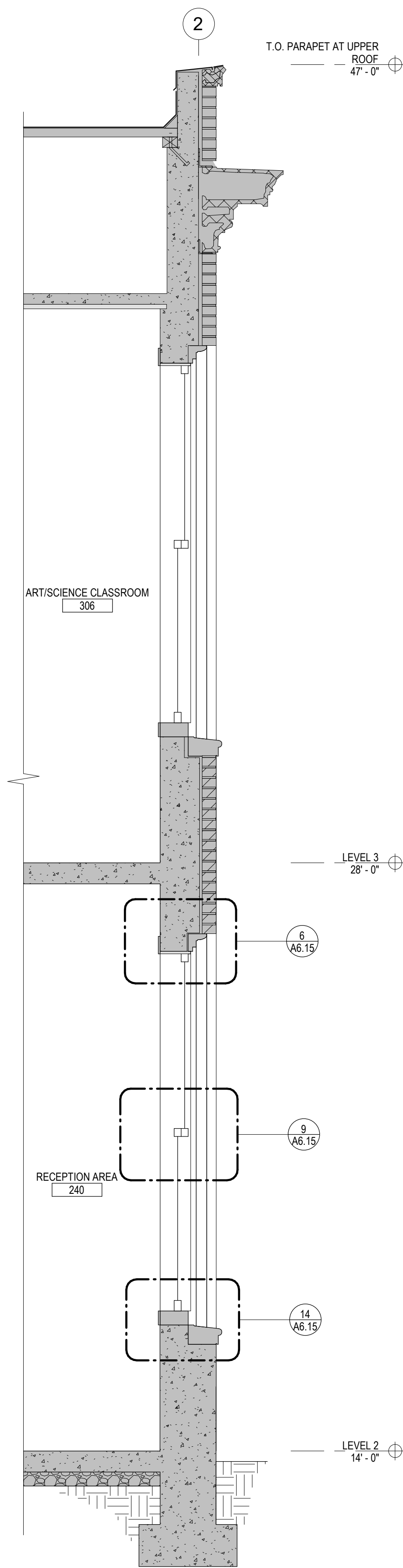
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SHEET TITLE

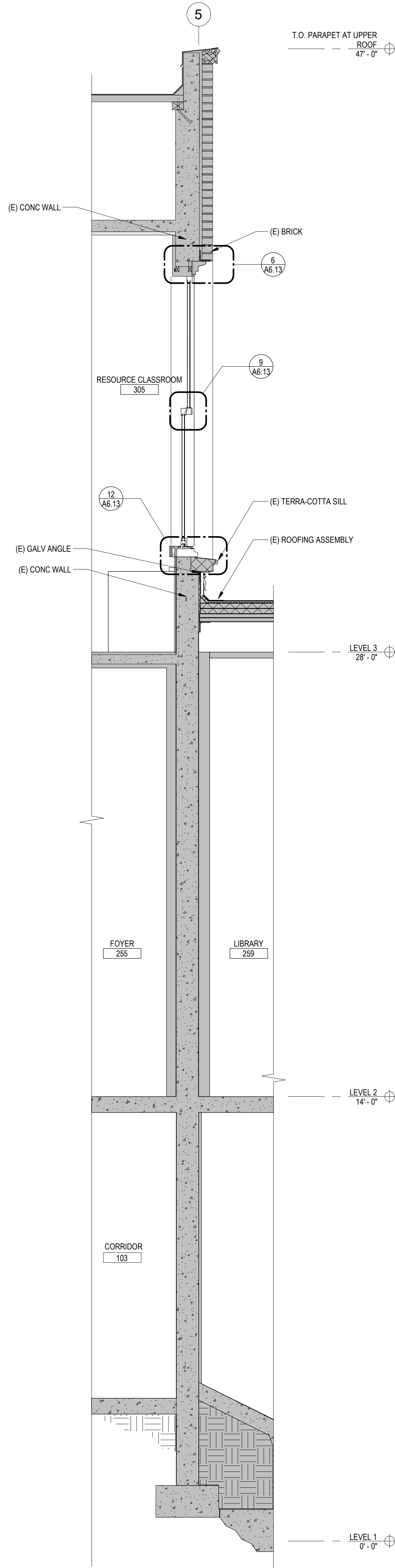
BUILDING
SECTIONS &
ELEVATIONS

SHEET NO.

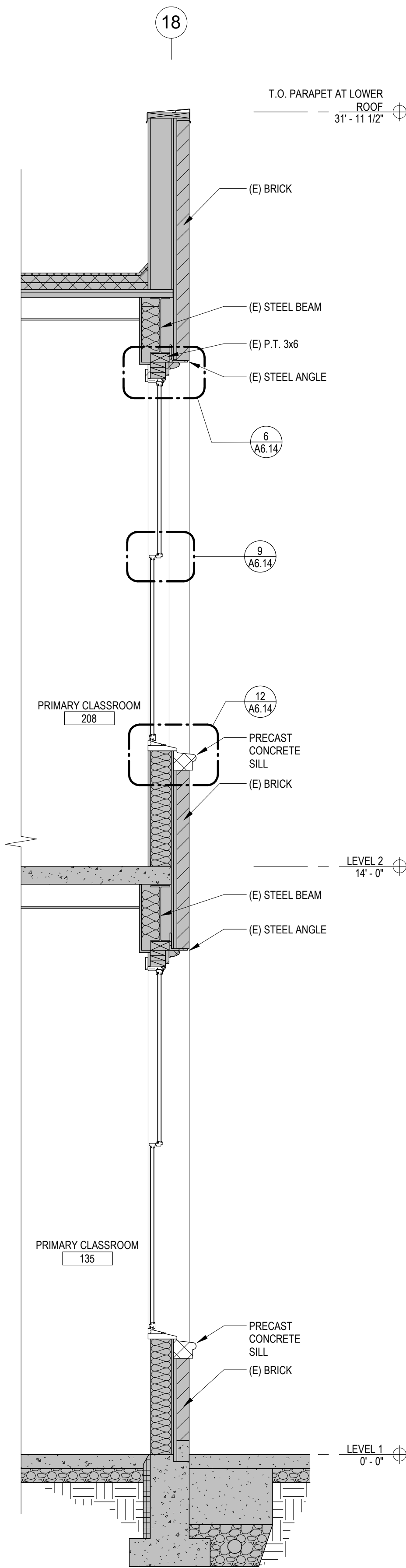
A3.01



2 Wall Section at 1928 Building - North
1/2" = 1'-0"



3 Wall Section at 1928 Building to 2000 Addition
1/2" = 1'-0"



4 Wall Section at 2000 Addition - South
1/2" = 1'-0"

3311 NE 60th St, Seattle,
WA 98115

Miller HayashiArchitects
118 North 25th St, Suite 200
Seattle, Washington 98103
Tel: 206 634 0177
Fax: 206 634 0167

ARCHITECT'S STAMP

10419
REGISTERED
ARCHITECT
Laura Maman
LAURA R. MAMAN
STATE OF WASHINGTON

CONSULTANT

CONSULTANT'S STAMP

Exterior Colors

Kolbe's Ultra Series products are finished with a 70% PVDF fluoropolymer coating, an ideal choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. In addition to the standard palette, custom colors can be specified, as well as Anodized aluminum and Mica® fluoropolymer finishes.



COLOR:
NATURAL
COTTON

7 Kolbe Ultra Series Color Chart

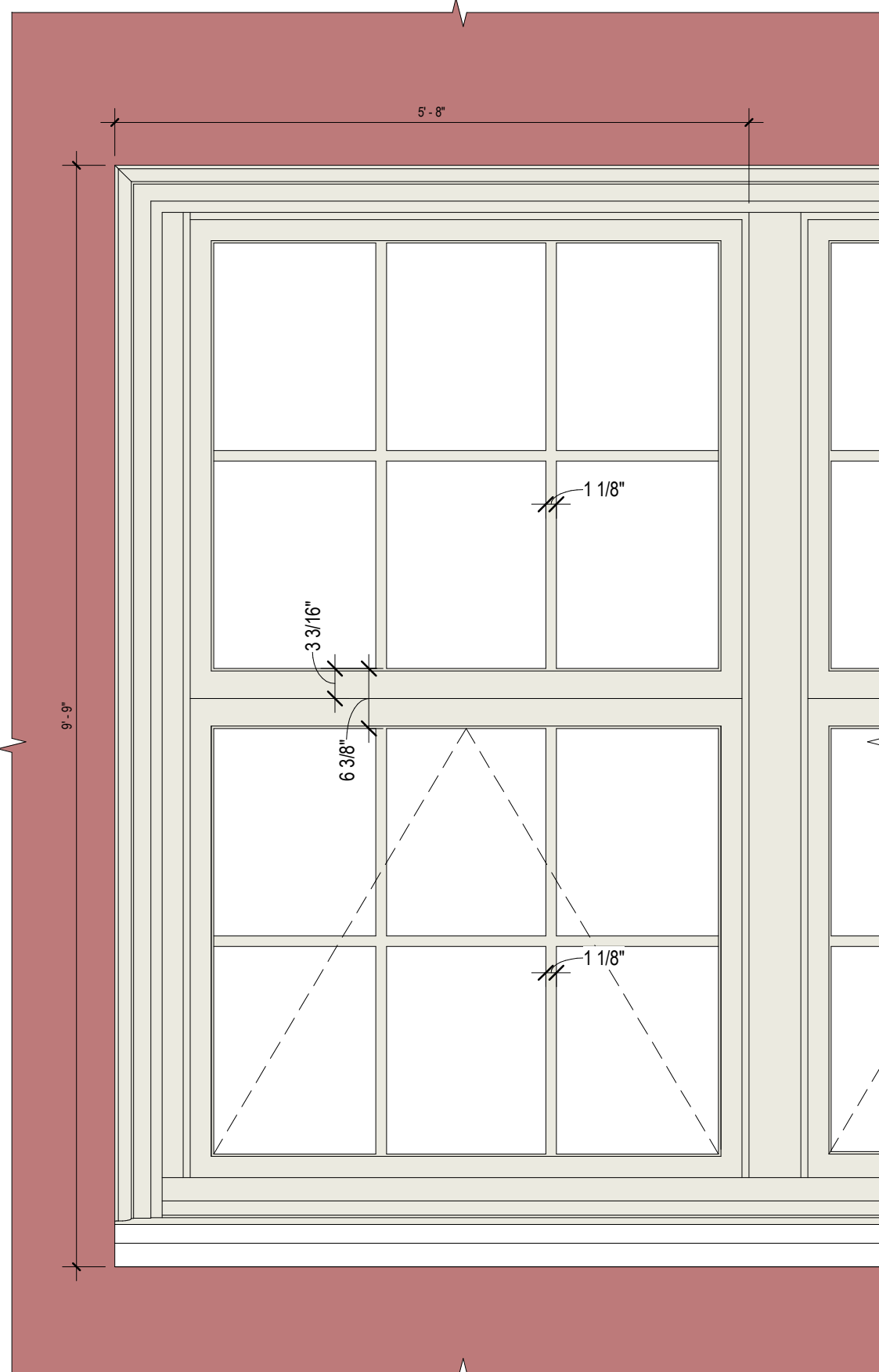
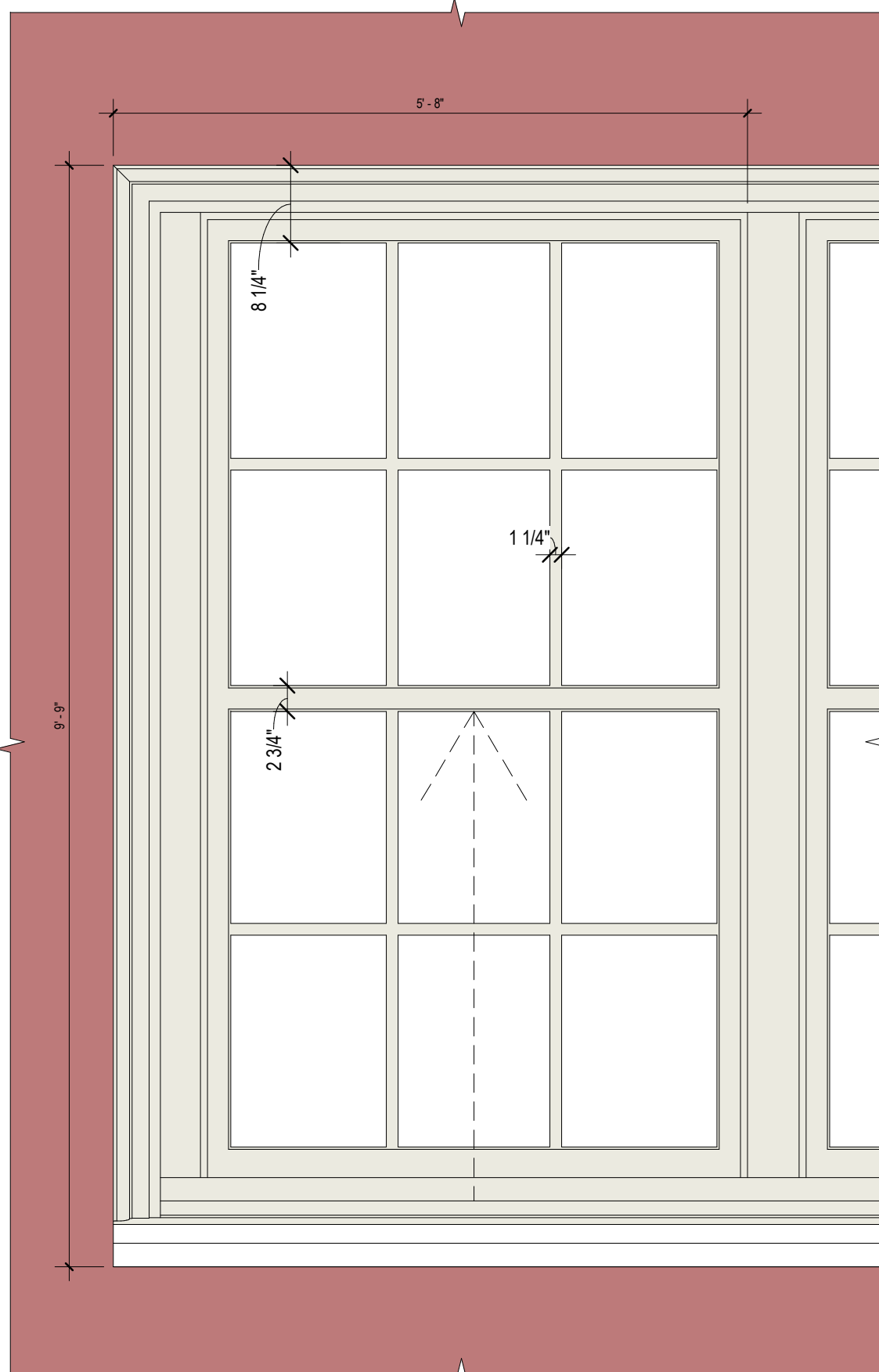
NTS



COLOR:
SIERRA WHITE

9 Marvin Ultimate Color Chart

NTS



HISTORIC

2000 ERA

Muntins

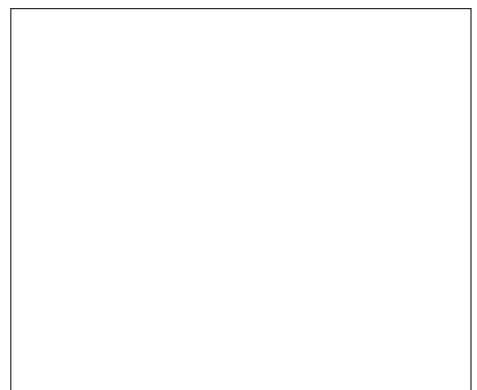
3/4" = 1'-0"

PROPOSED
MARVIN
ULTIMATE
SERIES

PROPOSED
KOLBE
ULTRA
SERIES

EXISTING

BUILDING DEPARTMENT'S STAMP



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DATE

07/10/26

REVISIONS

Description Date

SHEET TITLE

PROPOSED
WINDOWS

SHEET NO.

A6.10

MILLER HAYASHI ARCHITECTS 2513

4 Photo of Existing 2000-Era Window at Historic R.O.

NTS

5 Existing Aluminum Clad Wood 2000-Era Window at Historic R.O.

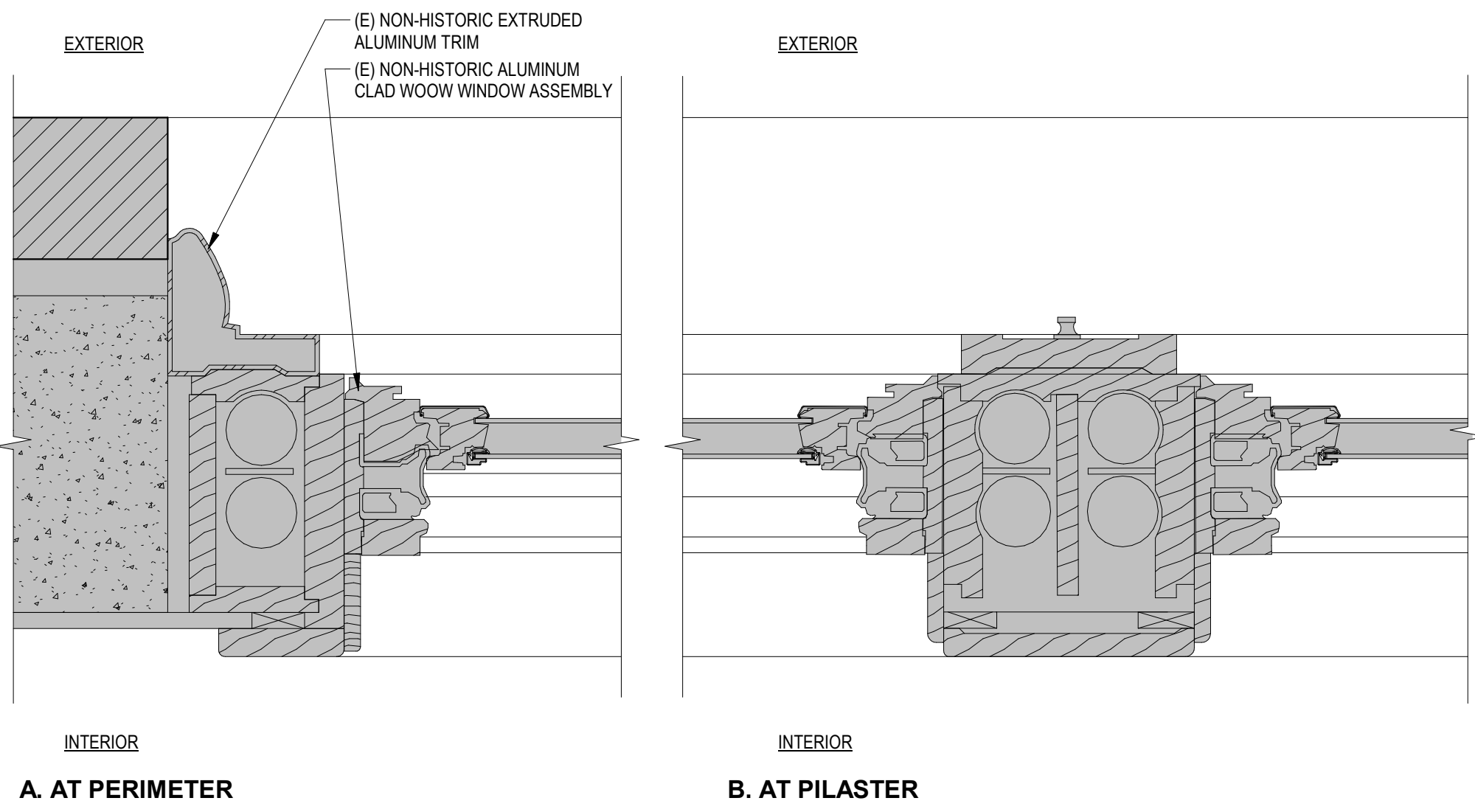
3/4" = 1'-0"

6 Proposed Aluminum Clad Wood Window Assembly at Historic R.O.

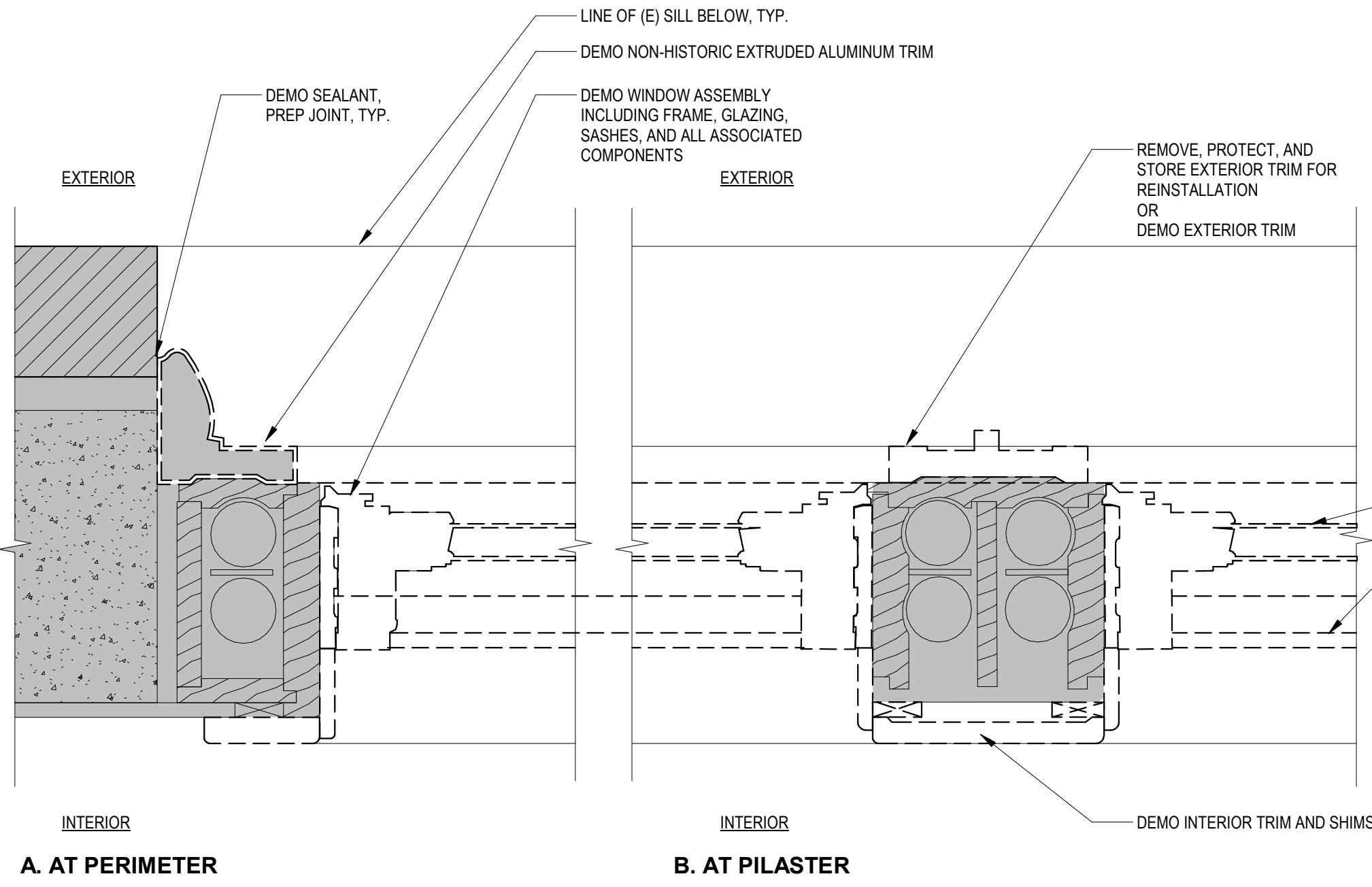
3/4" = 1'-0"

8 Muntins

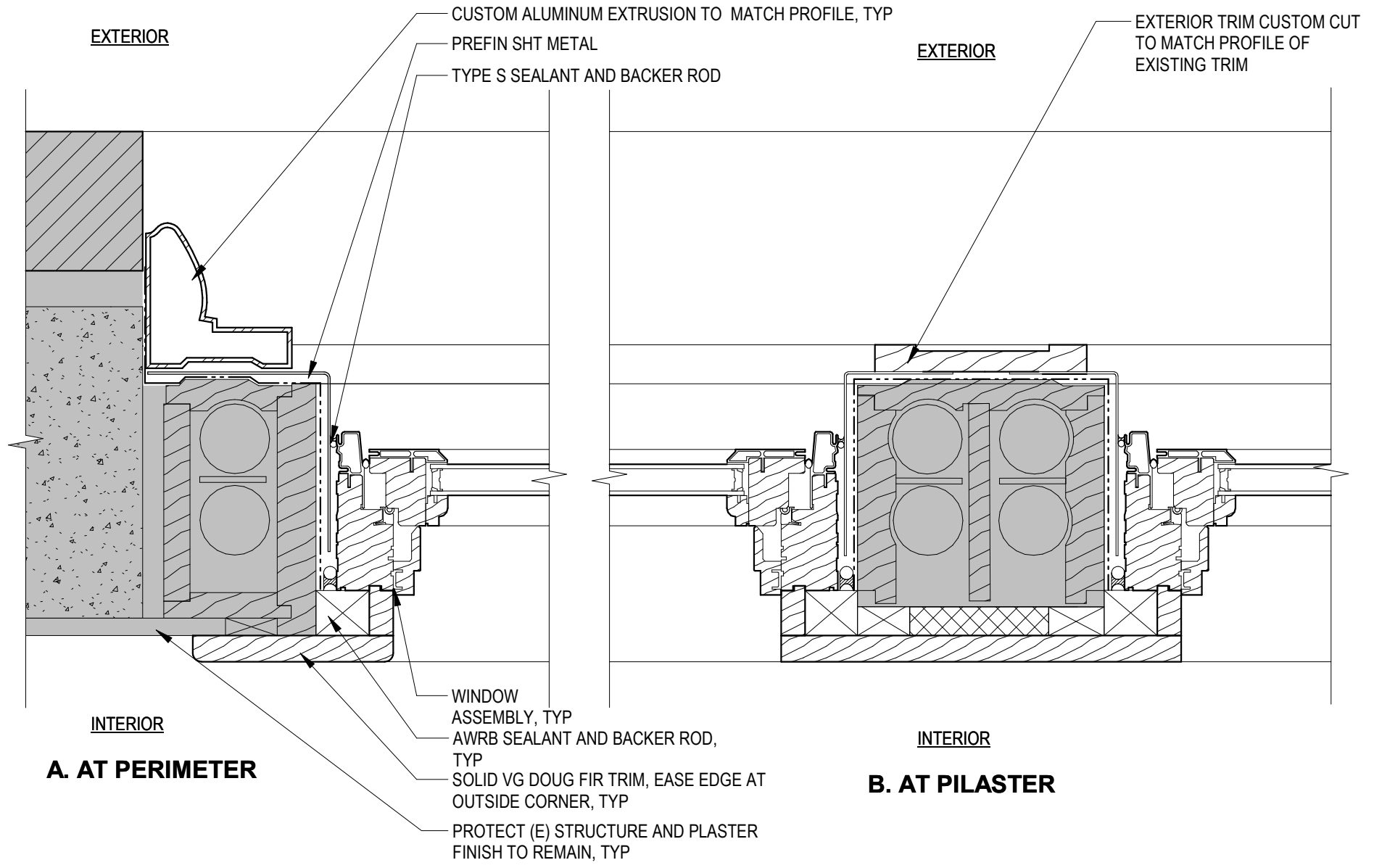
3/4" = 1'-0"



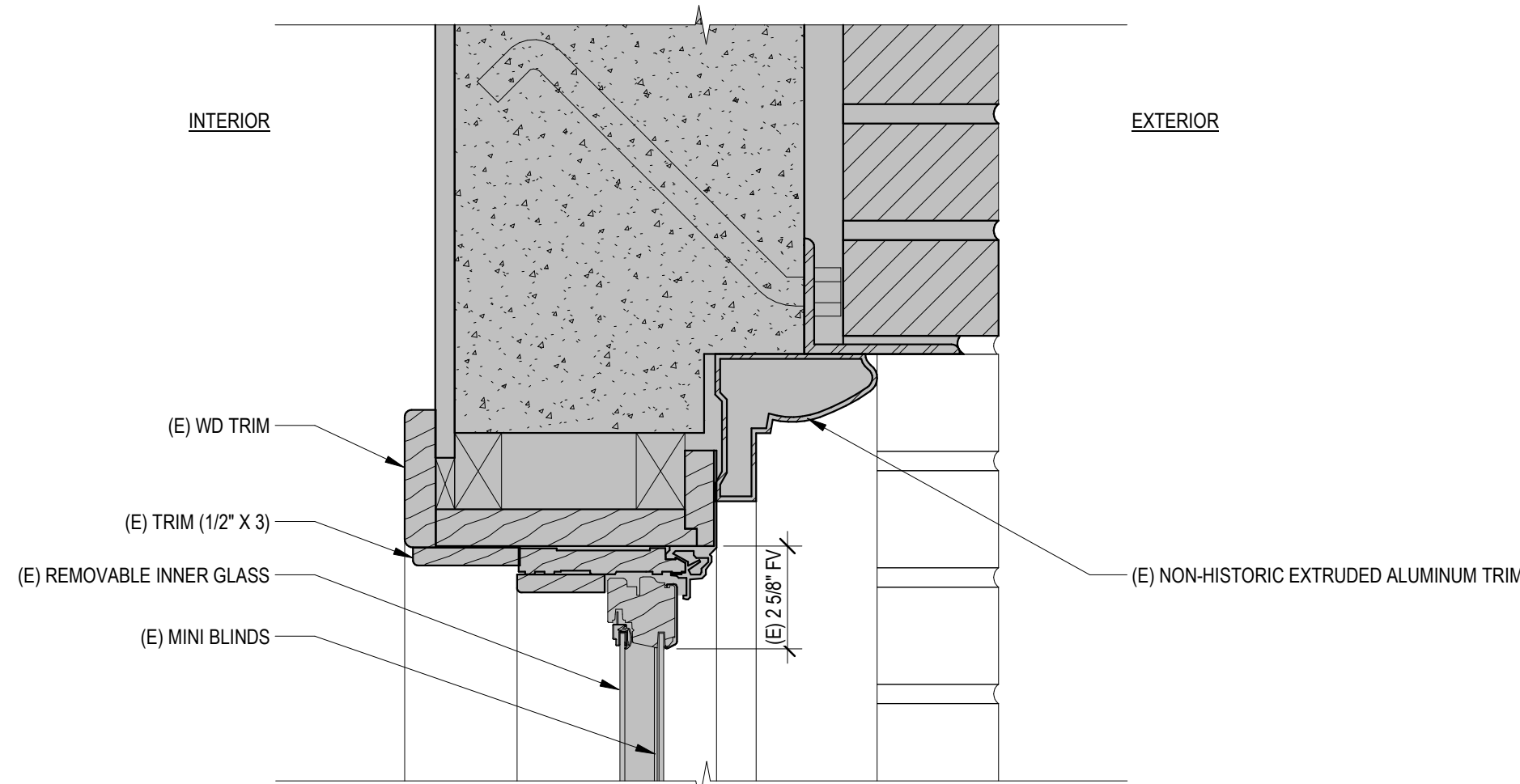
1 (E) Aluminum Clad Window at Historic R.O. - Jamb
3" = 1'-0"



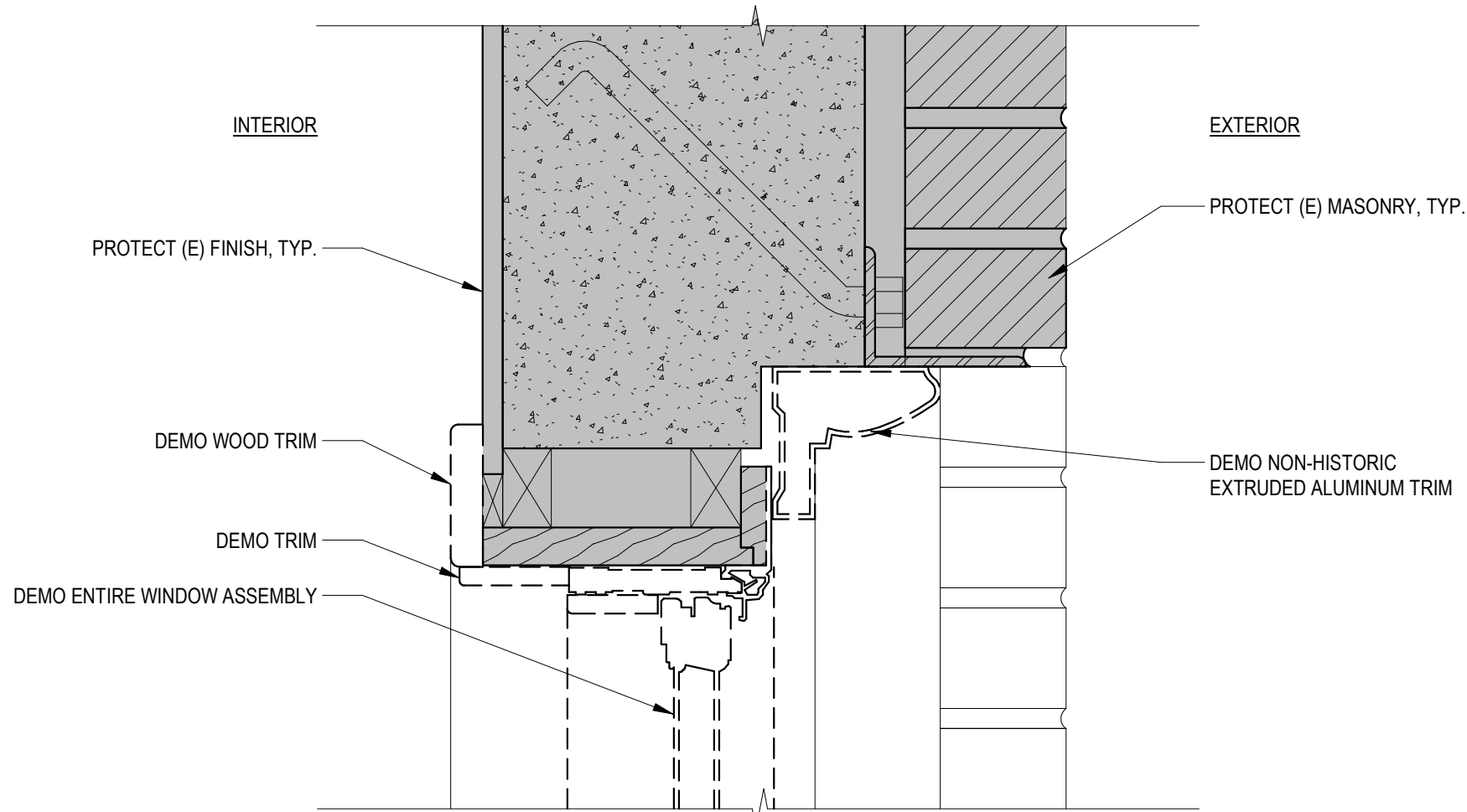
2 Selective Demo at Aluminum Clad Window at Historic R.O. - Jamb
3" = 1'-0"



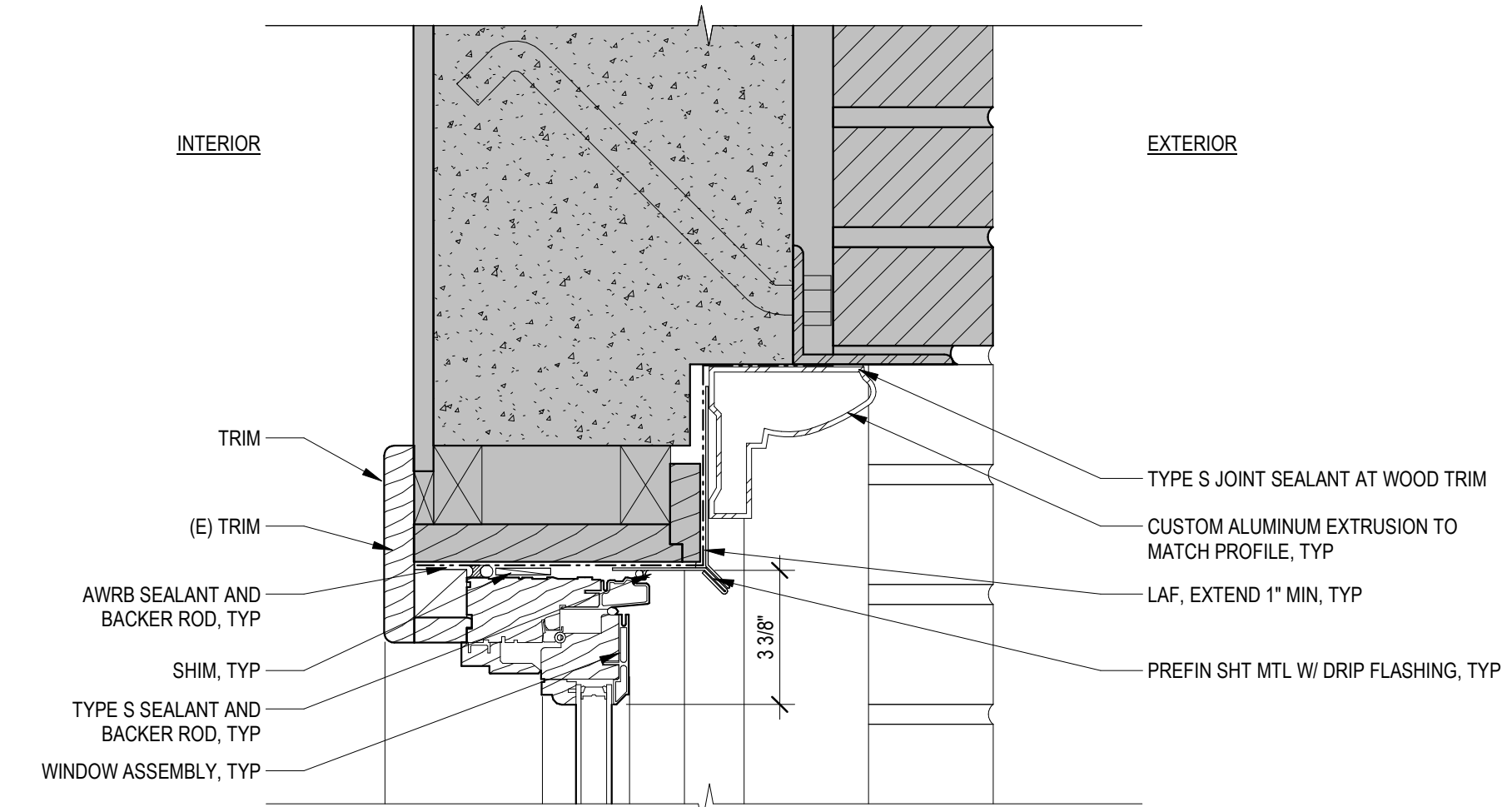
3 Proposed Kolbe Aluminum Clad Awning Window Assembly at Historic R.O. - Jamb
3" = 1'-0"



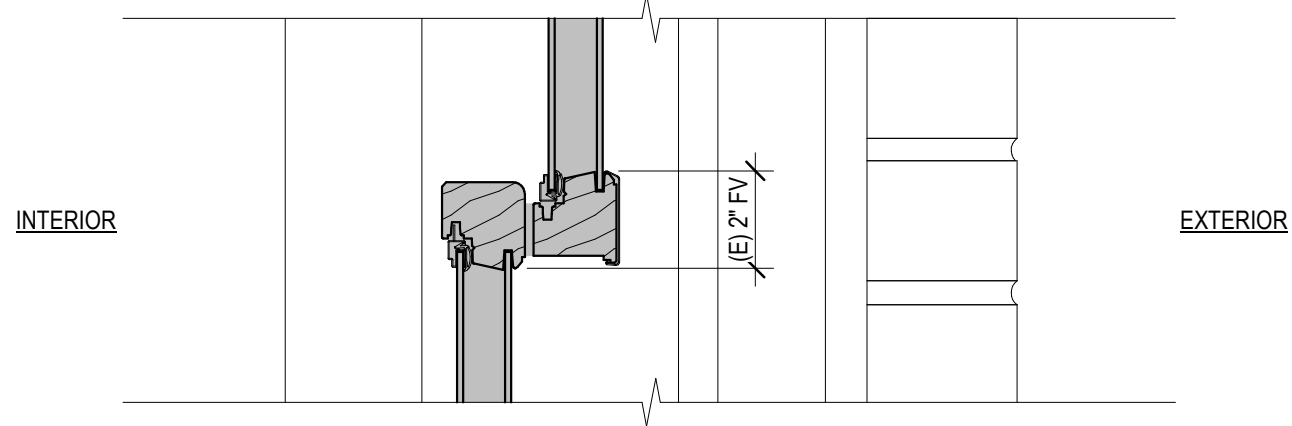
4 (E) Aluminum Clad Window at Historic R.O. - Head
3" = 1'-0"



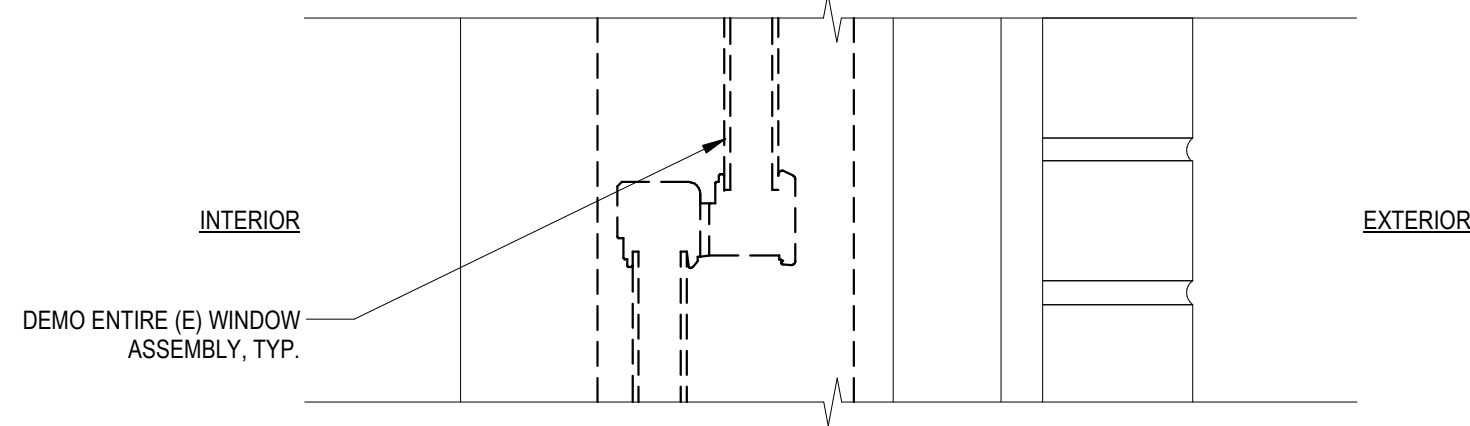
5 Selective Demo at Aluminum Clad Window at Historic R.O. - Head
3" = 1'-0"



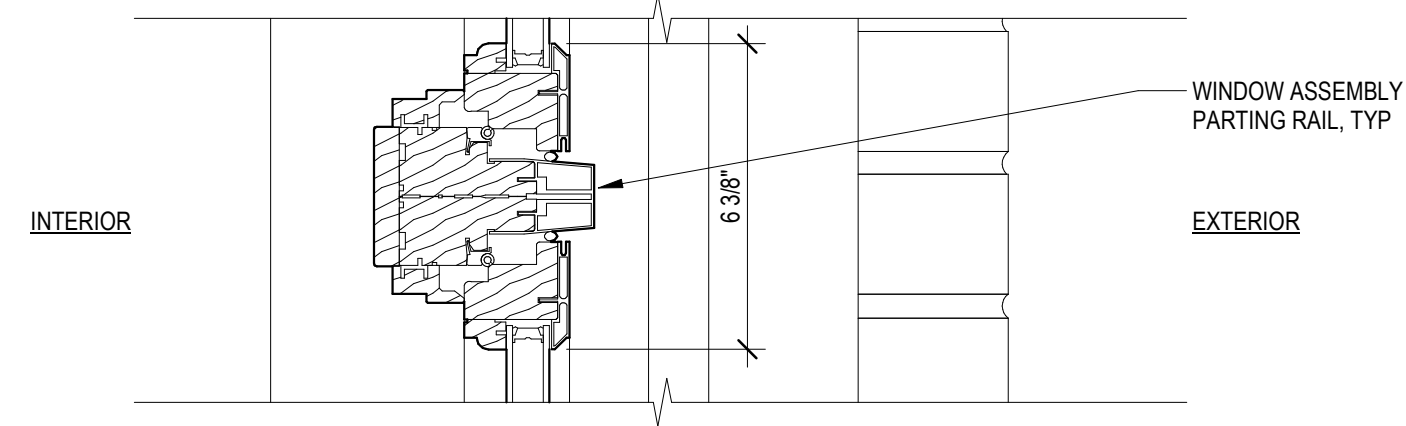
6 Proposed Kolbe Aluminum Clad Awning Window Assembly at Historic R.O. - Head
3" = 1'-0"



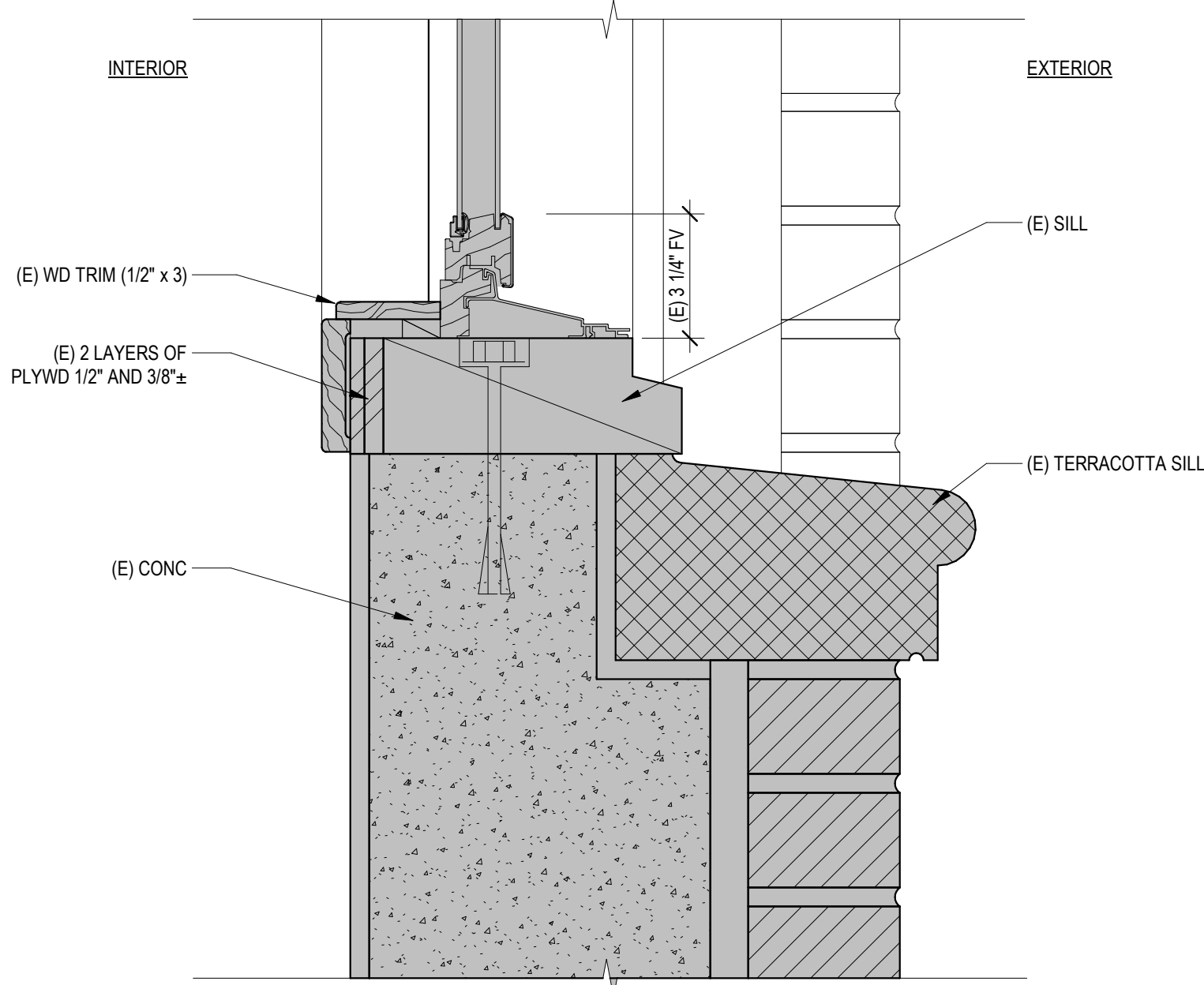
7 (E) Aluminum Clad Window at Historic R.O. - Meeting Rail
3" = 1'-0"



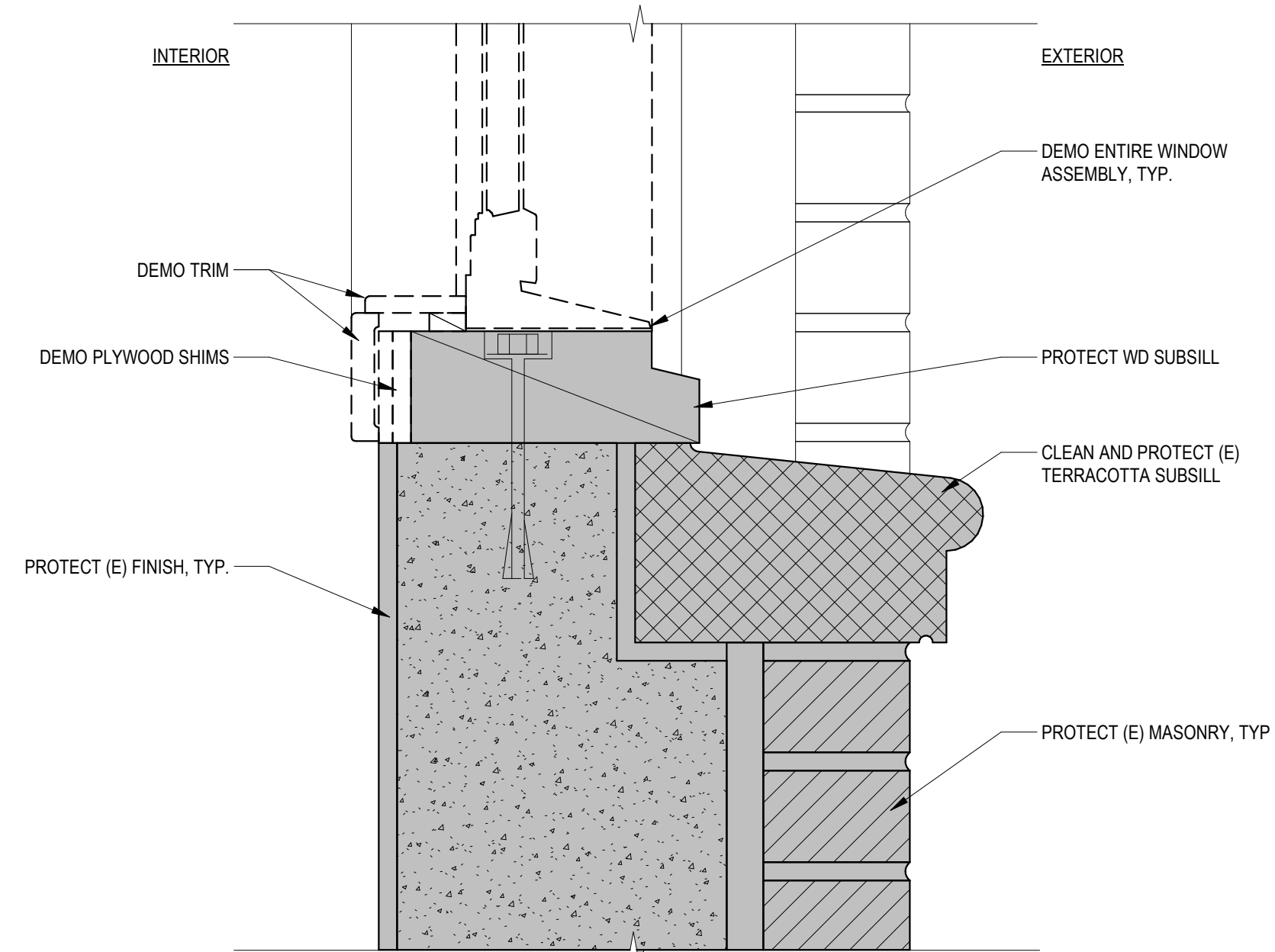
8 Selective Demo at Aluminum Clad Window at Historic R.O. - Meeting Rail
3" = 1'-0"



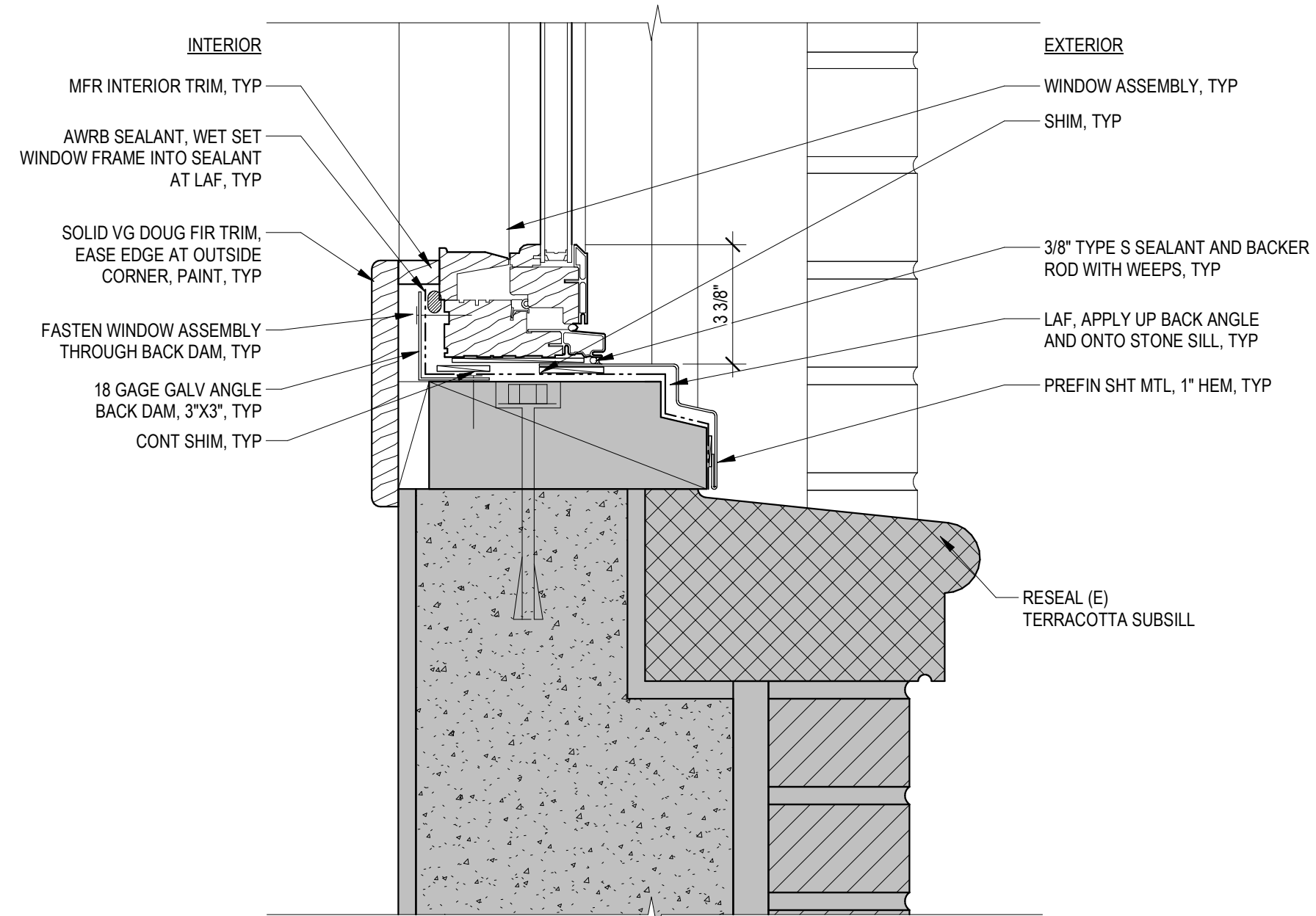
9 Proposed Kolbe Aluminum Clad Awning Window Assembly at Historic R.O. - Parting Rail
3" = 1'-0"



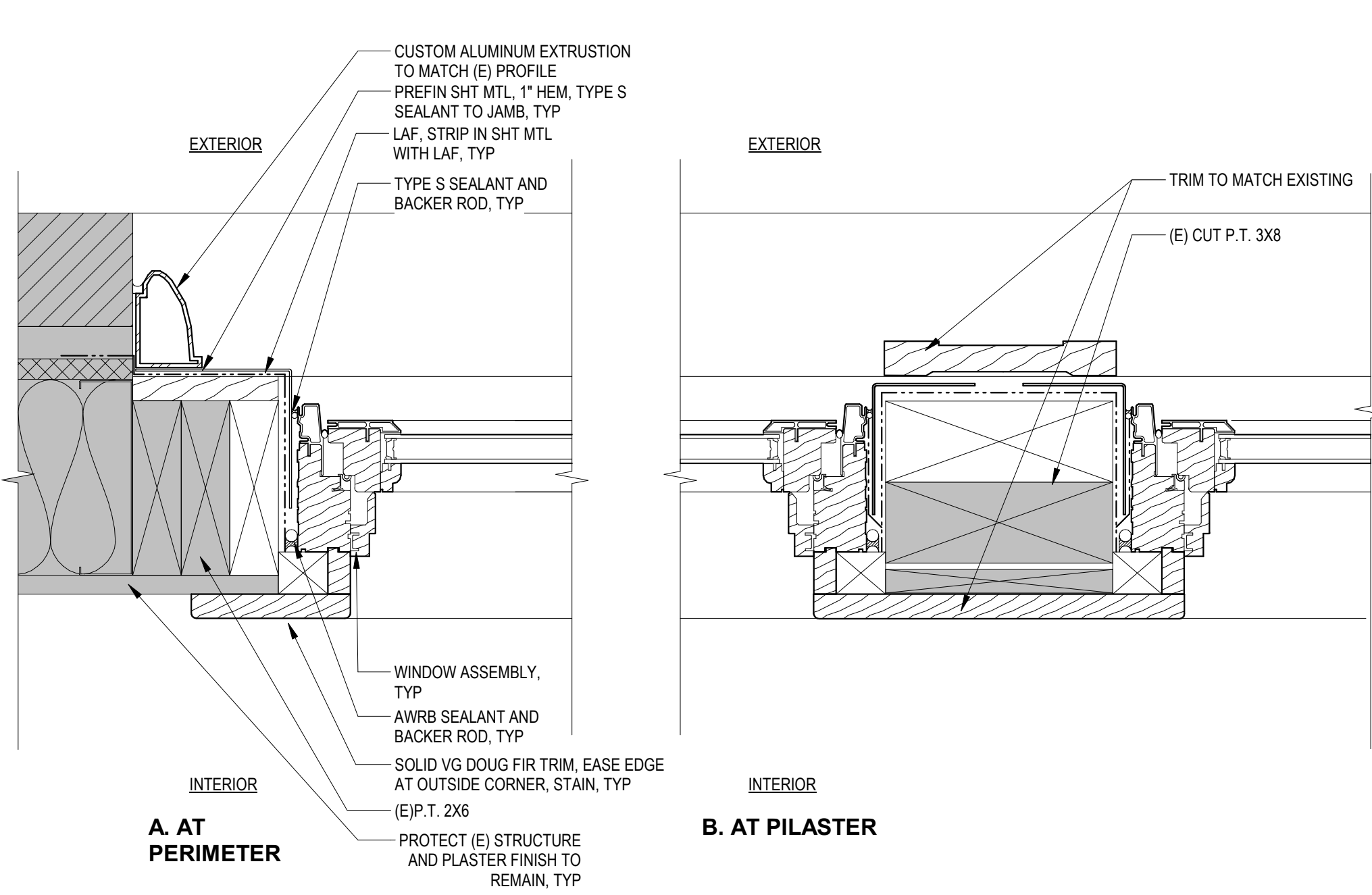
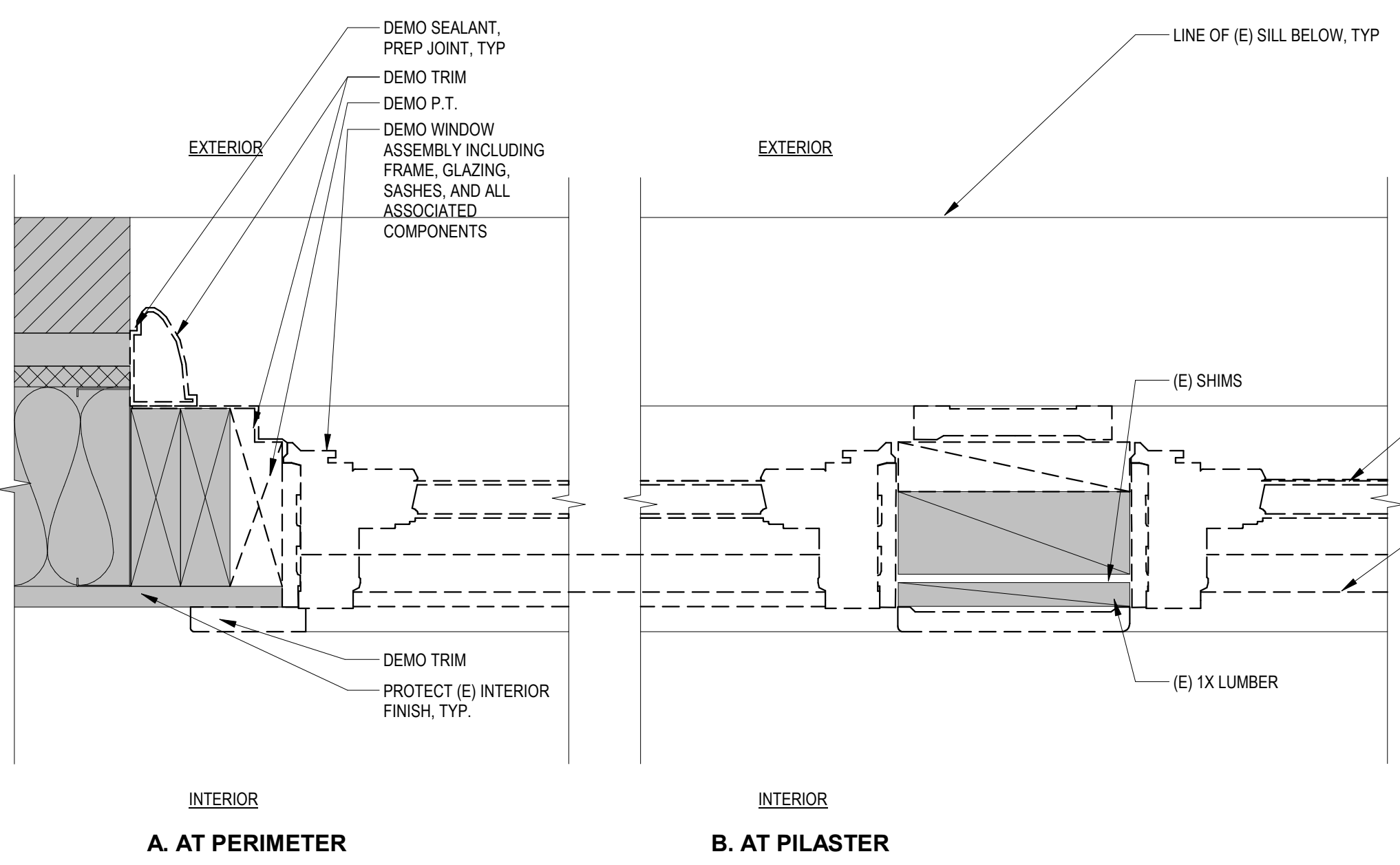
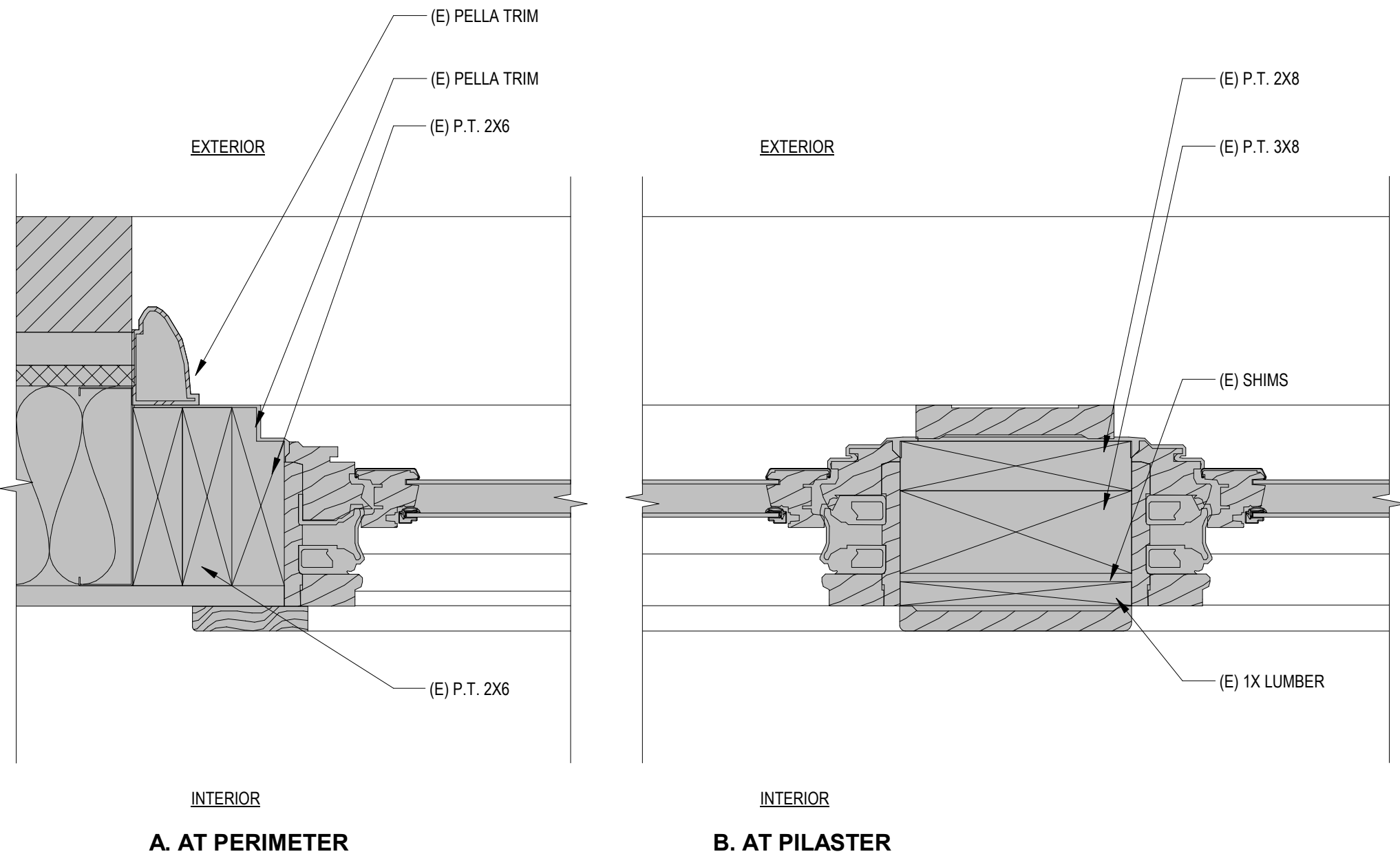
10 (E) Aluminum Clad Window at Historic R.O. - Sill
3" = 1'-0"



11 Selective Demo at Aluminum Clad Window at Historic R.O. - Sill
3" = 1'-0"



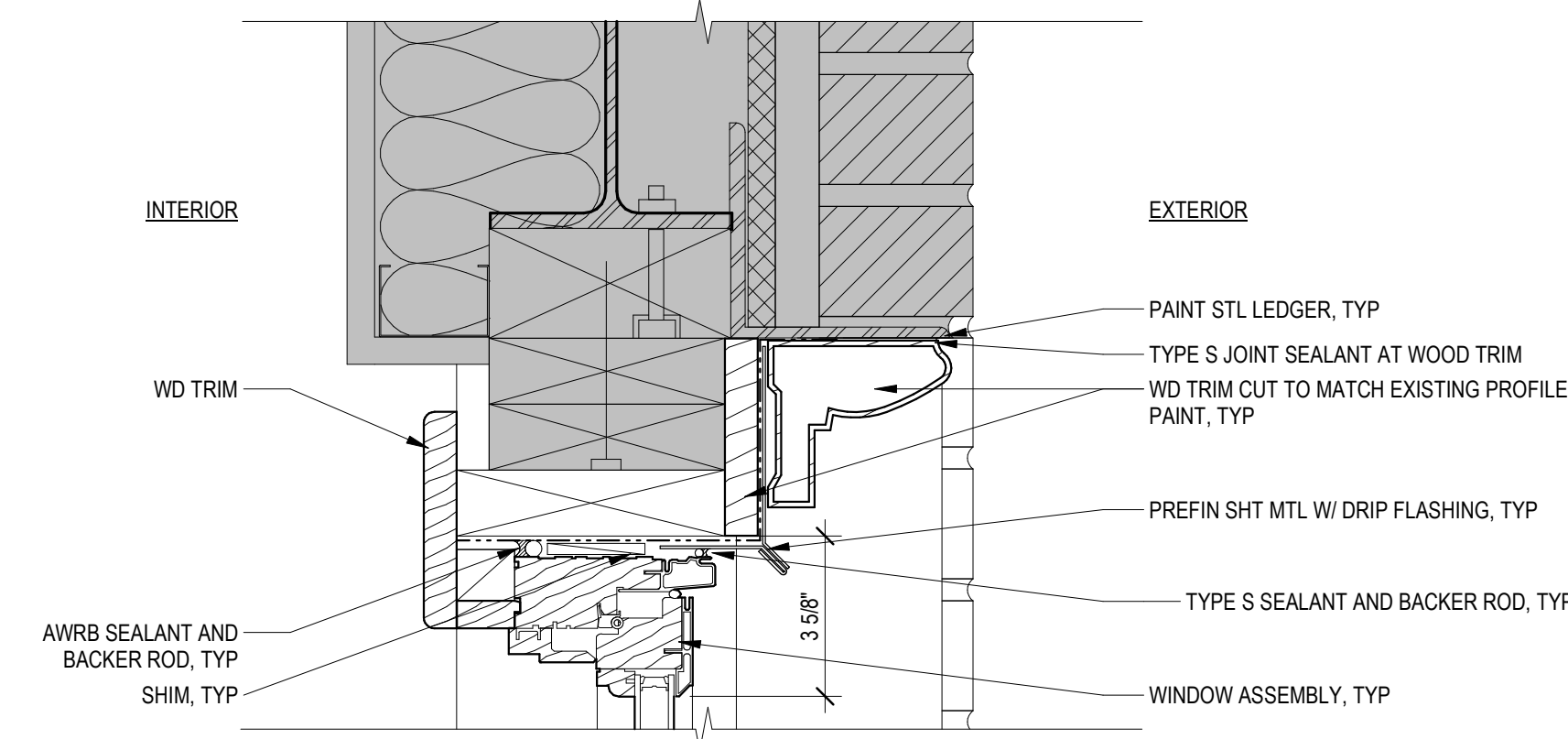
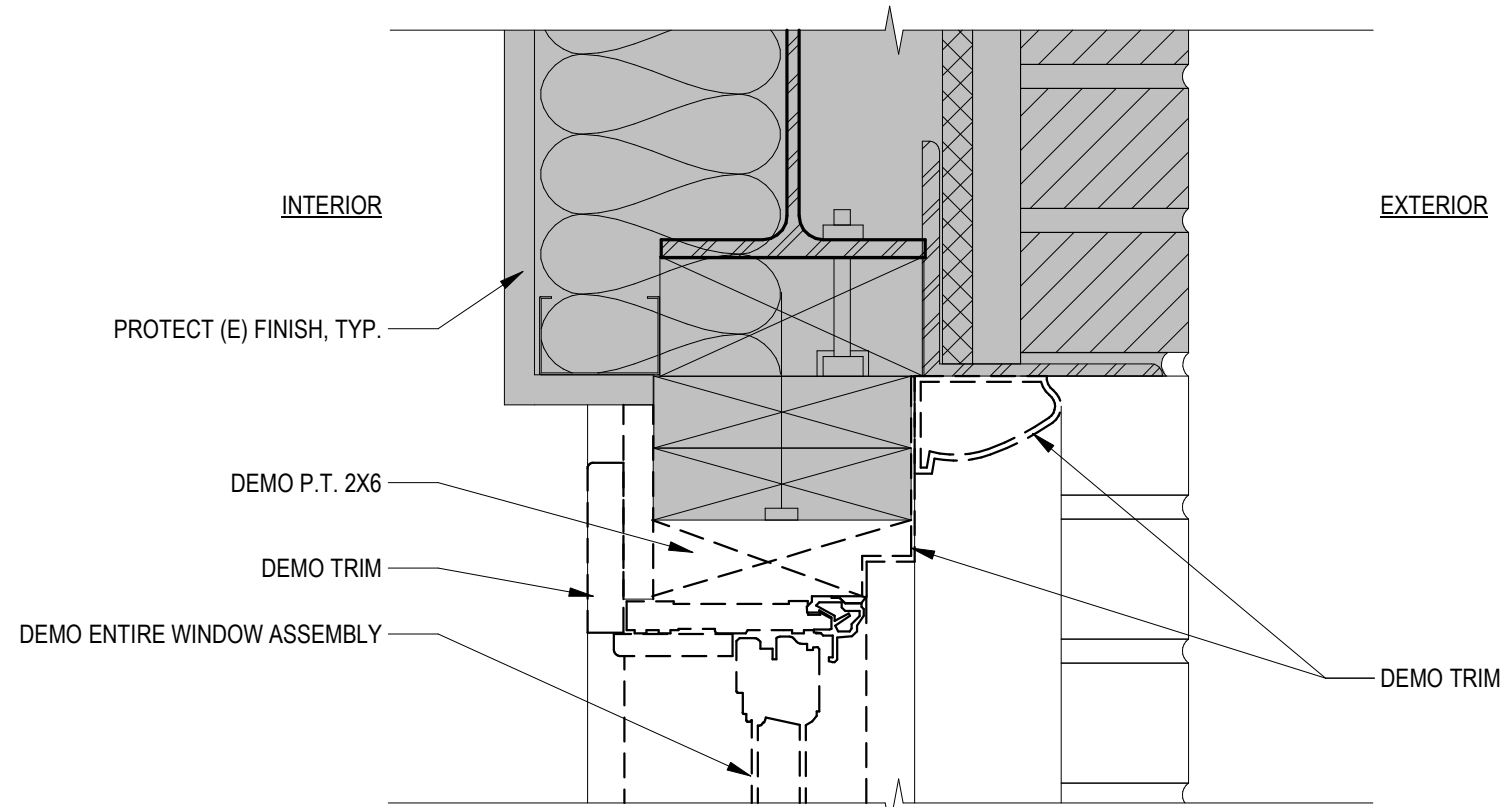
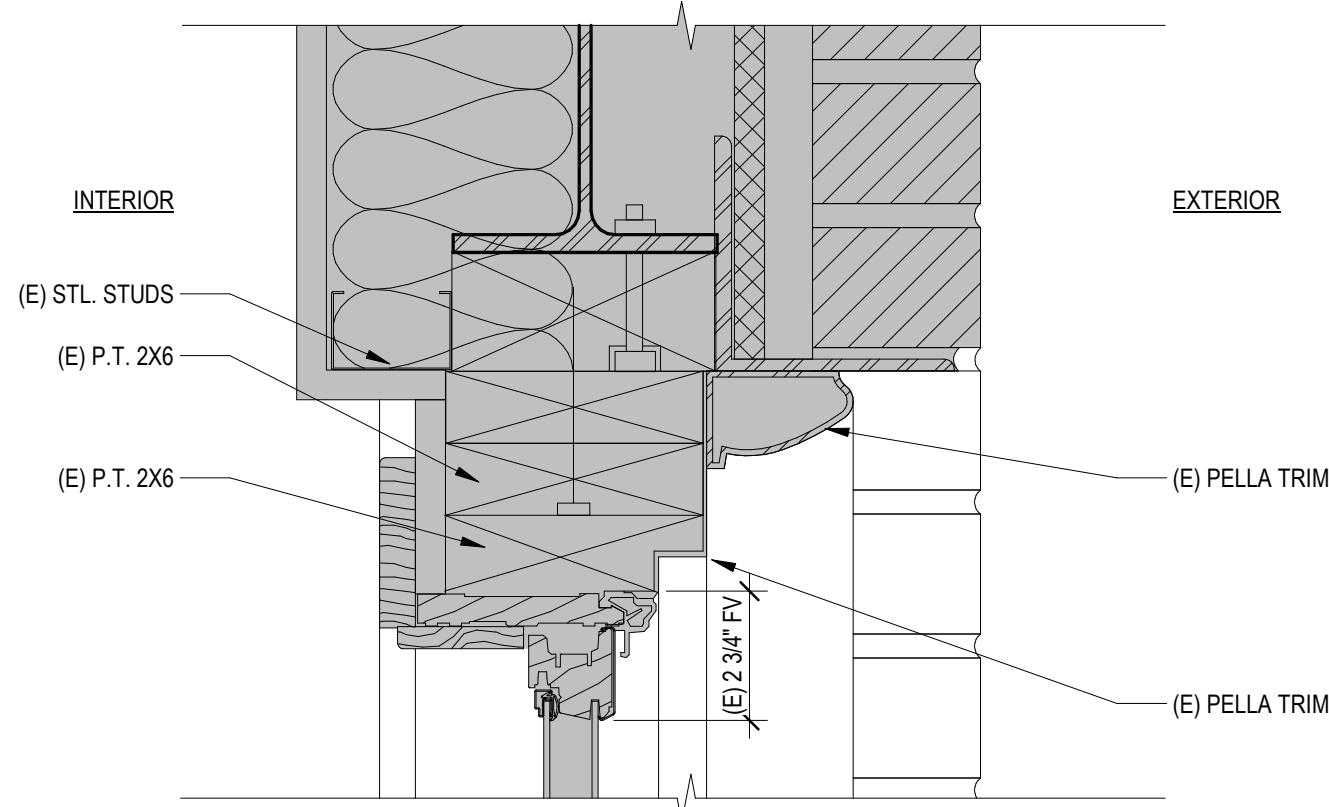
12 Proposed Kolbe Aluminum Clad Awning Window Assembly at Historic R.O. - Sill
3" = 1'-0"



1 (E) Aluminum Clad Window at Non Historic R.O. - Jamb
3\"/>

2 Selective Demo at Aluminum Clad Window at Non Historic R.O. - Jamb
3\"/>

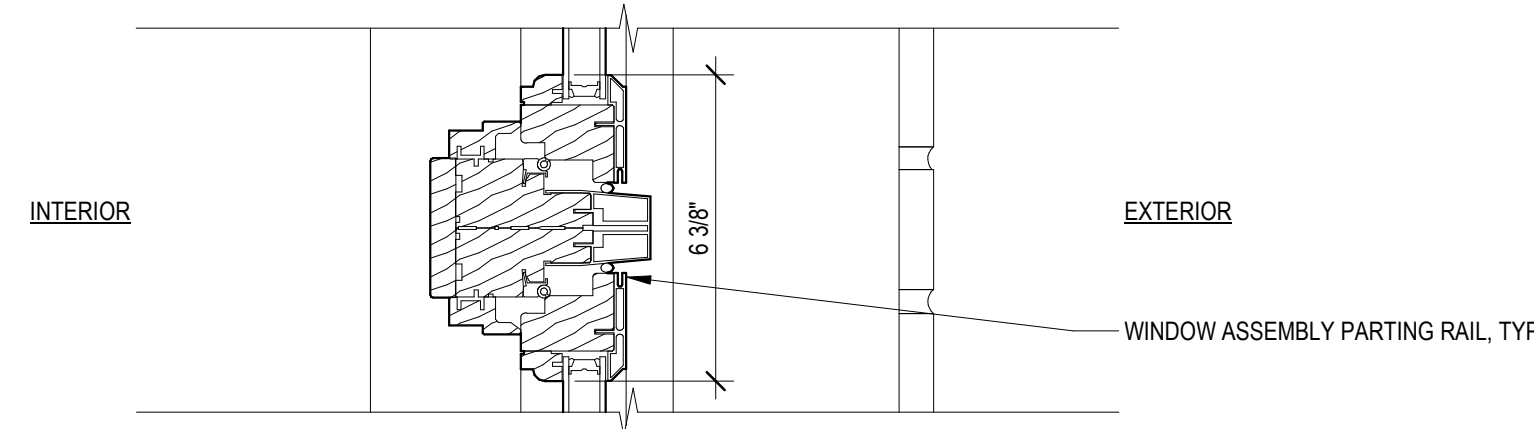
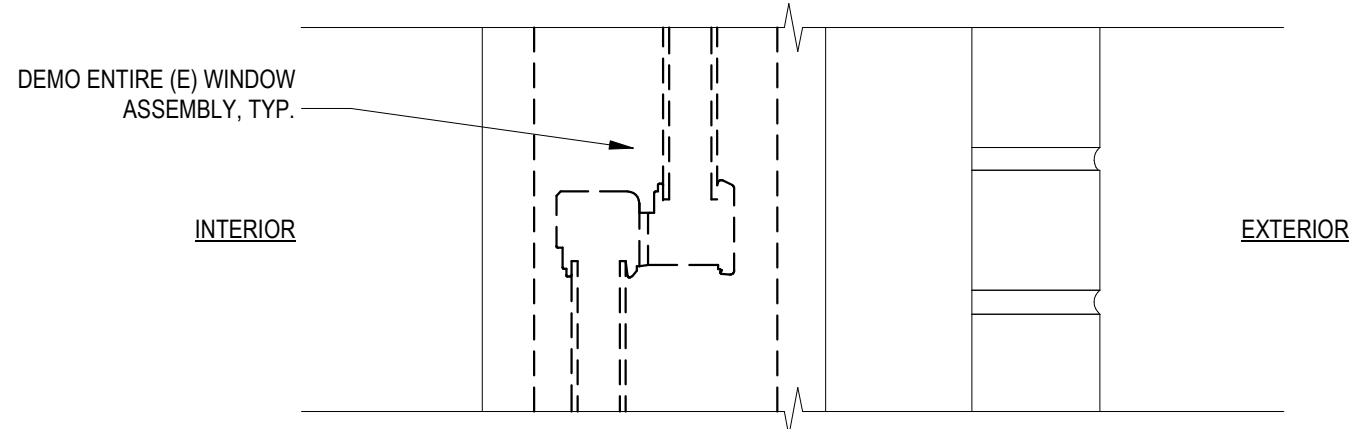
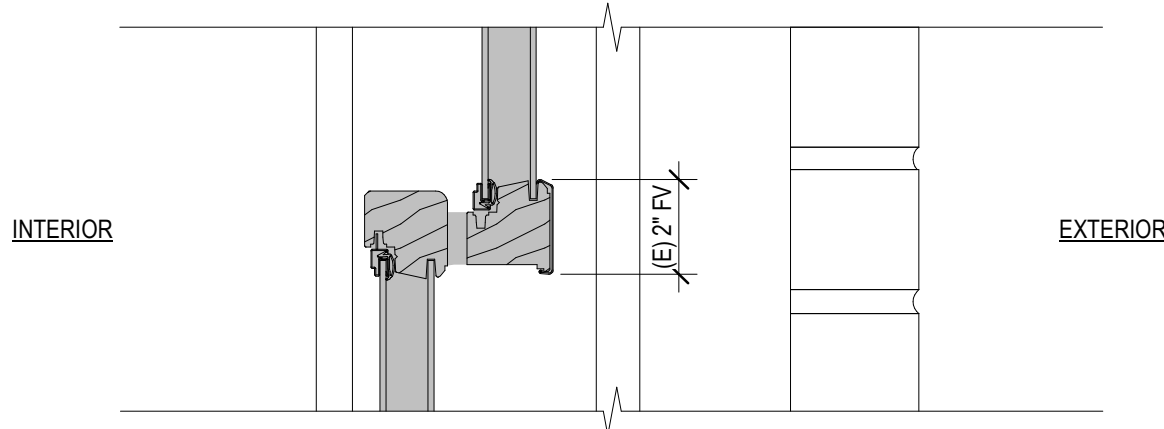
3 Proposed Kolbe Aluminum Clad Awning Window Assembly at Non Historic R.O. - Jamb
3\"/>



4 (E) Aluminum Clad Window at Non Historic R.O. - Head
3\"/>

5 Selective Demo at Aluminum Clad Window at Non Historic R.O. - Head
3\"/>

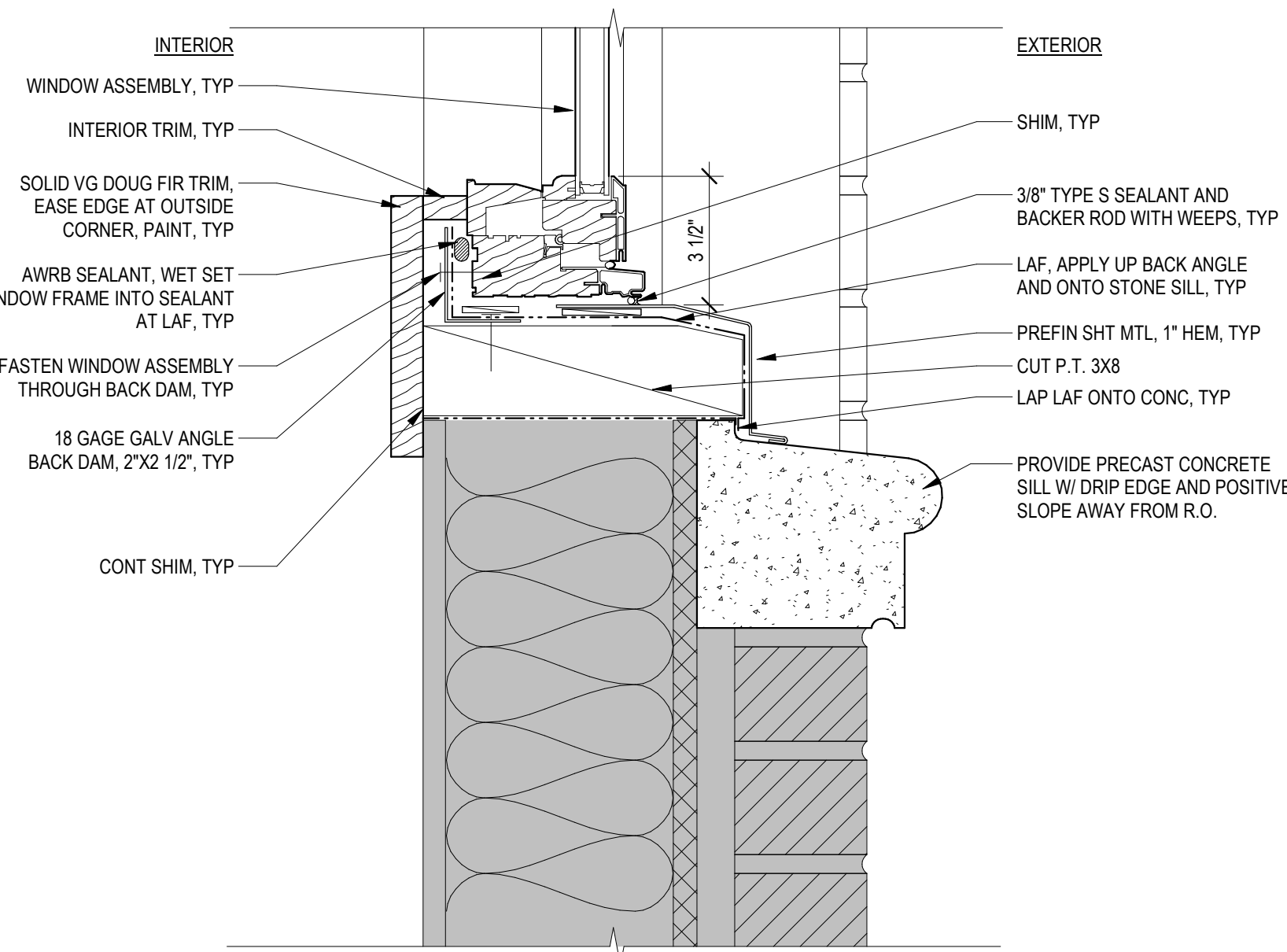
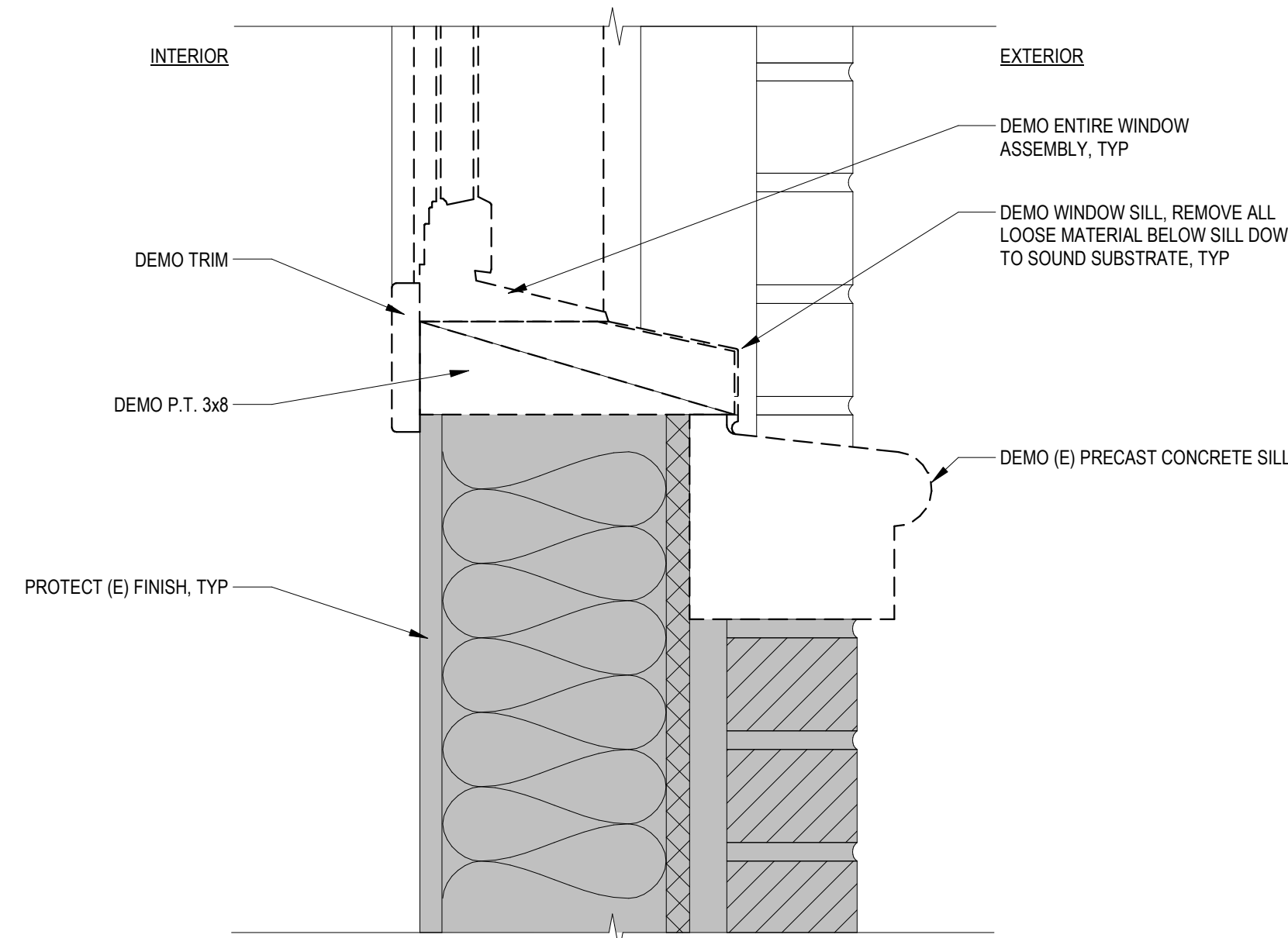
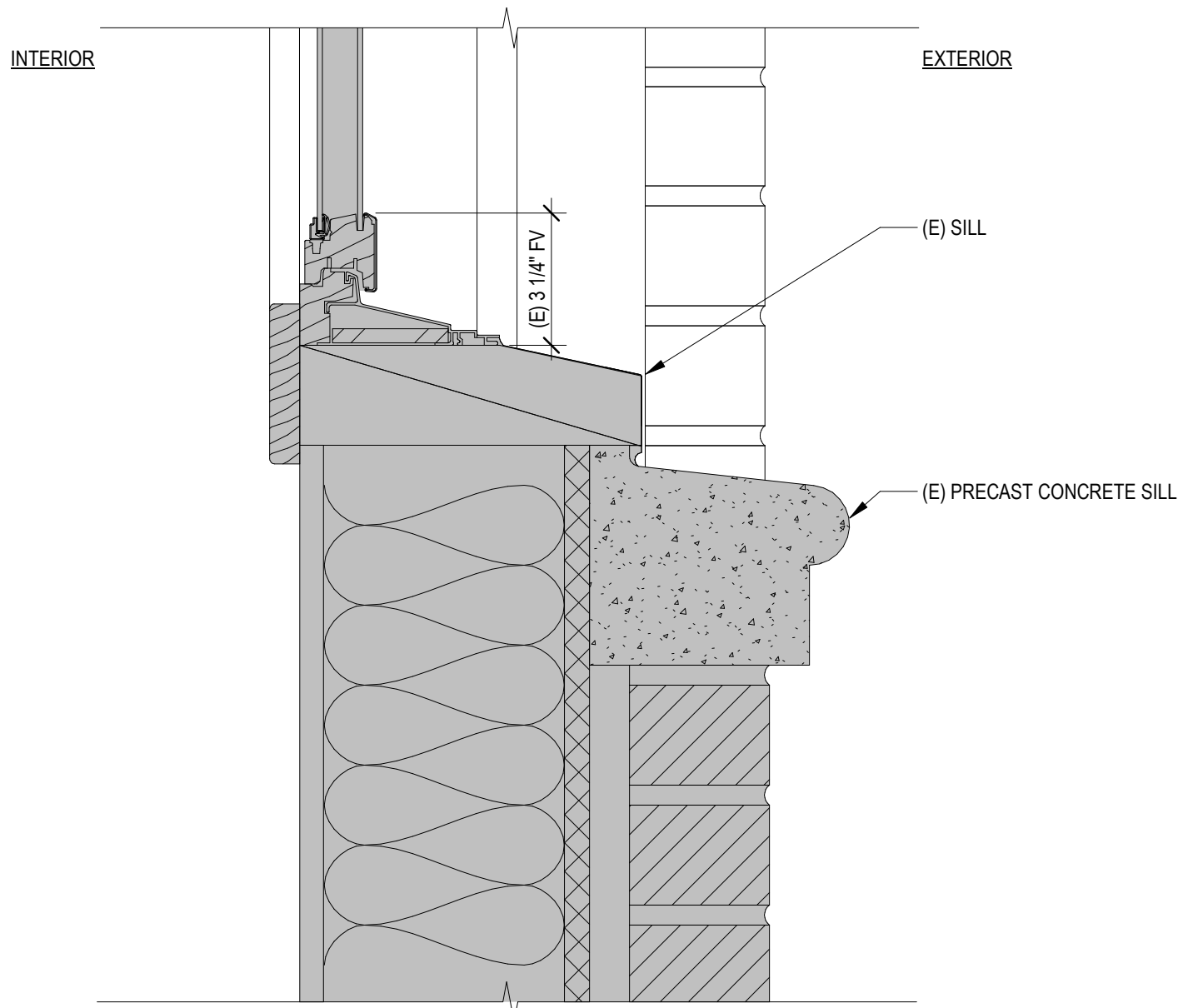
6 Proposed Kolbe Aluminum Clad Awning Window Assembly at Non Historic R.O. - Head
3\"/>



7 (E) Aluminum Clad Window at Non Historic R.O. - Meeting Rail
3\"/>

8 Selective Demo at Aluminum Clad Window at Non Historic R.O. - Meeting Rail
3\"/>

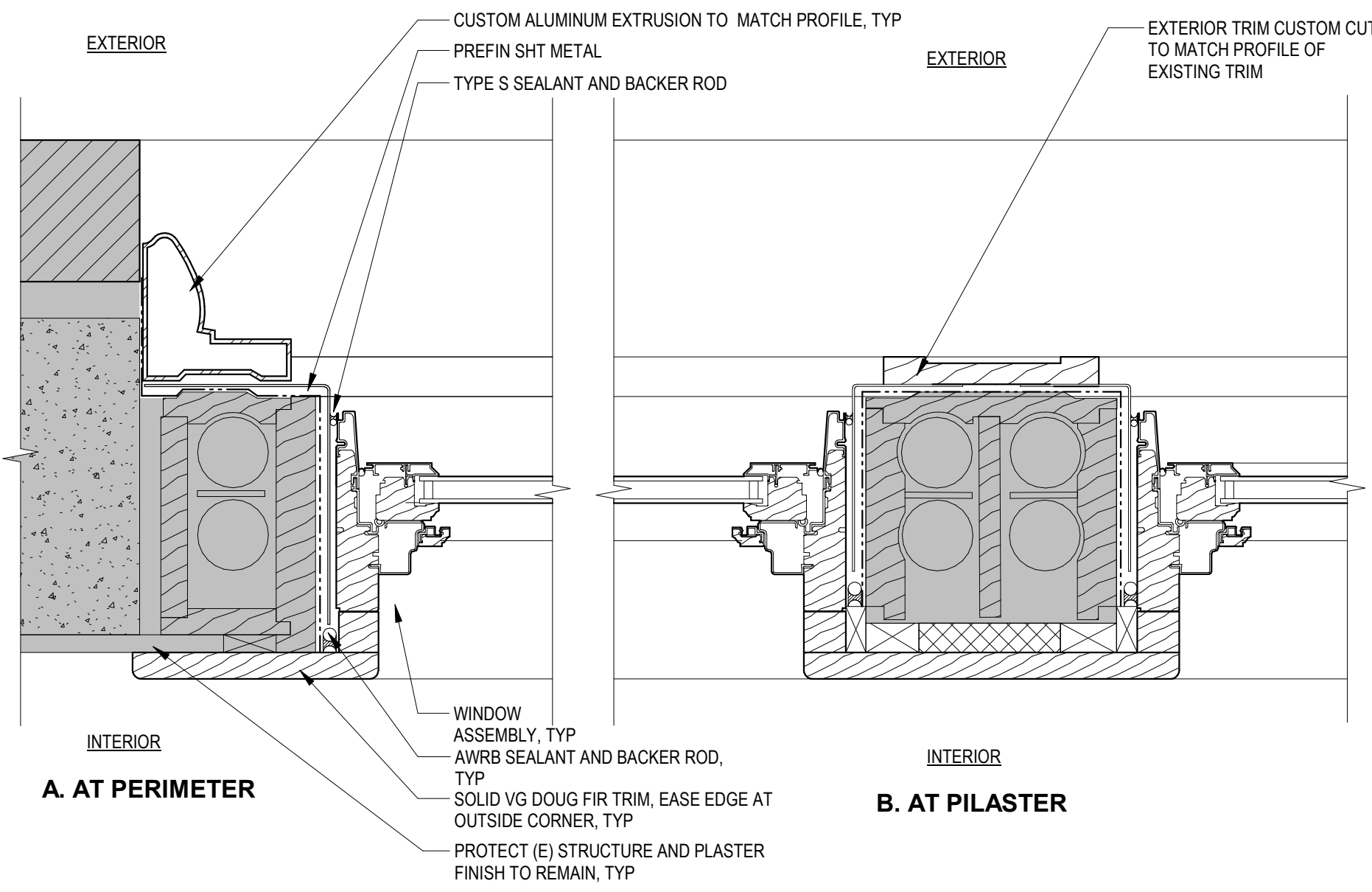
9 Proposed Kolbe Aluminum Clad Awning Window Assembly at Non Historic R.O. - Parting
3\"/>



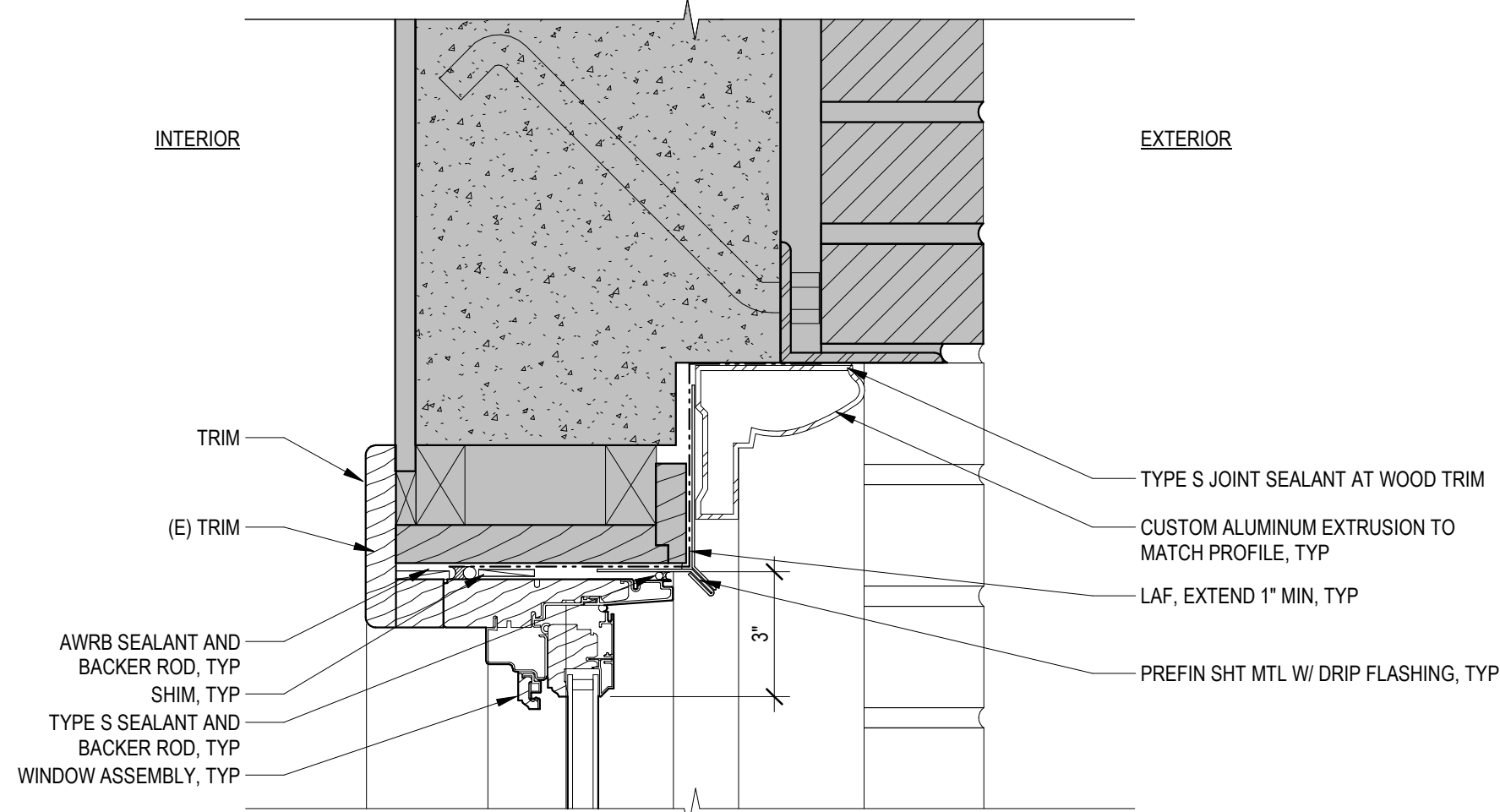
10 (E) Aluminum Clad Window at Non Historic R.O. - Sill
3\"/>

11 Selective Demo at Aluminum Clad Window at Non Historic R.O. - Sill
3\"/>

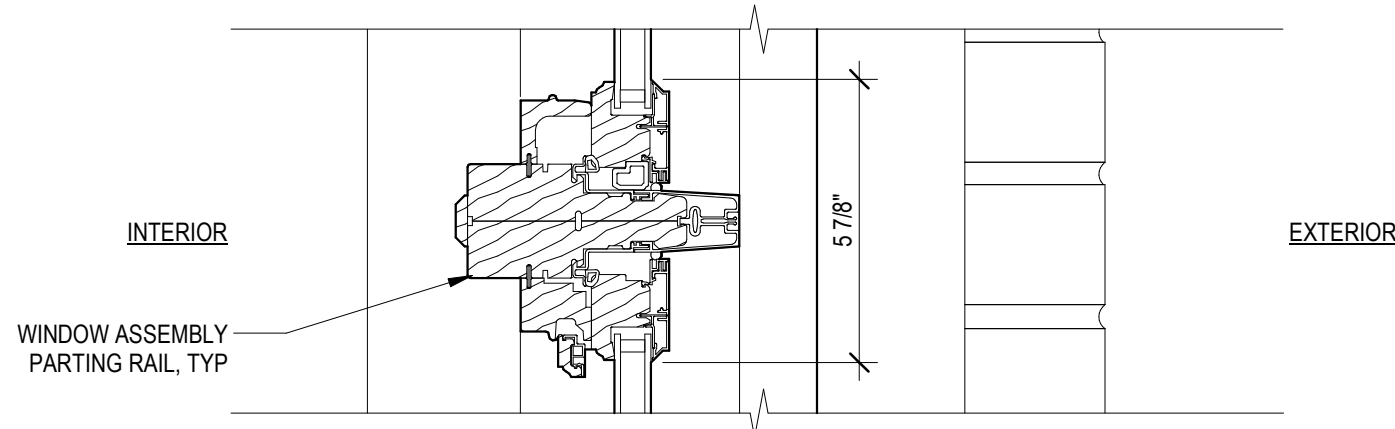
12 Proposed Kolbe Aluminum Clad Awning Window Assembly at Non Historic R.O. - Sill
3\"/>



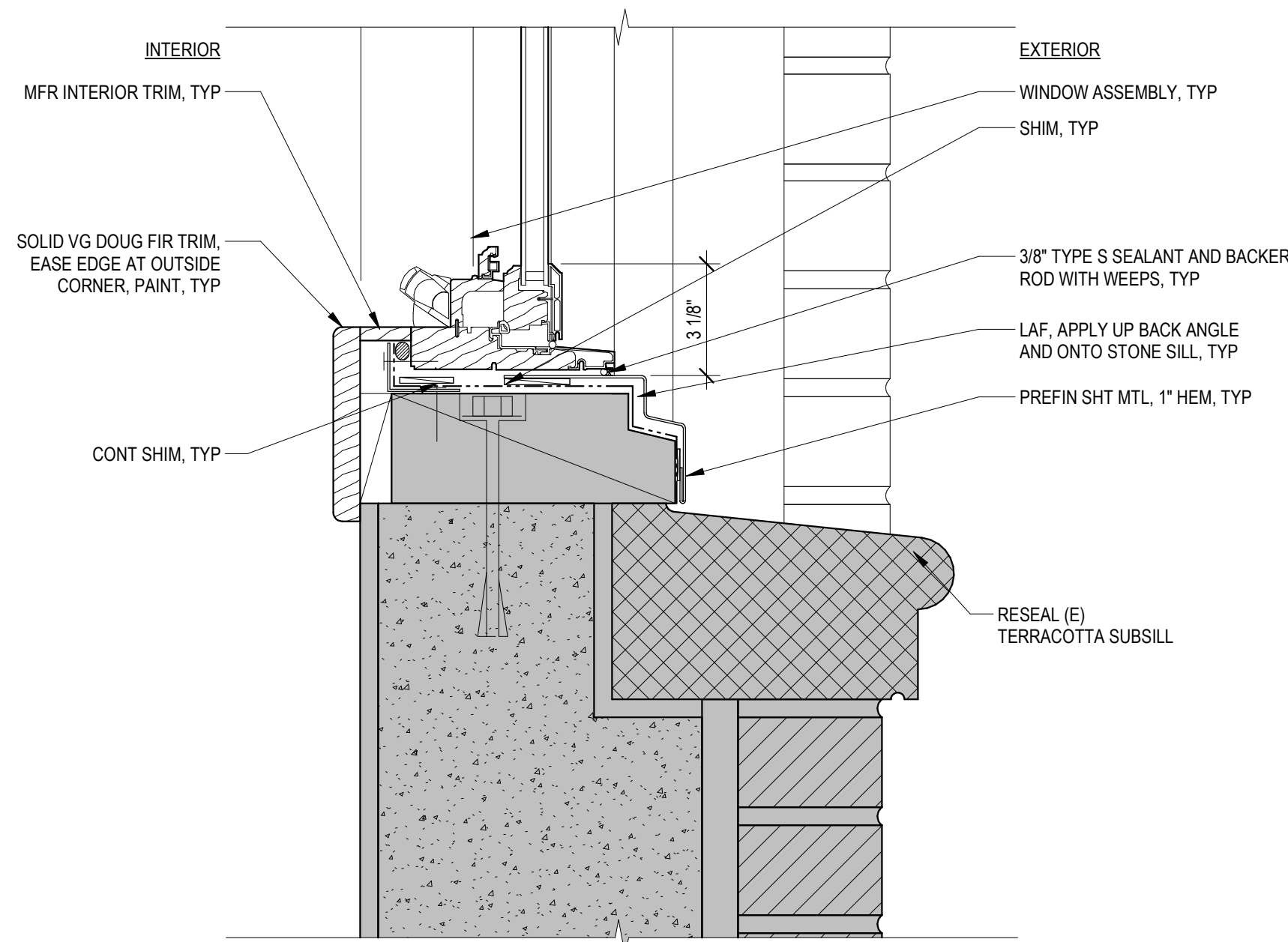
2 Proposed Marvin Aluminum Clad Awning Window Assembly at Historic R.O. - Jamb
3" = 1'-0"



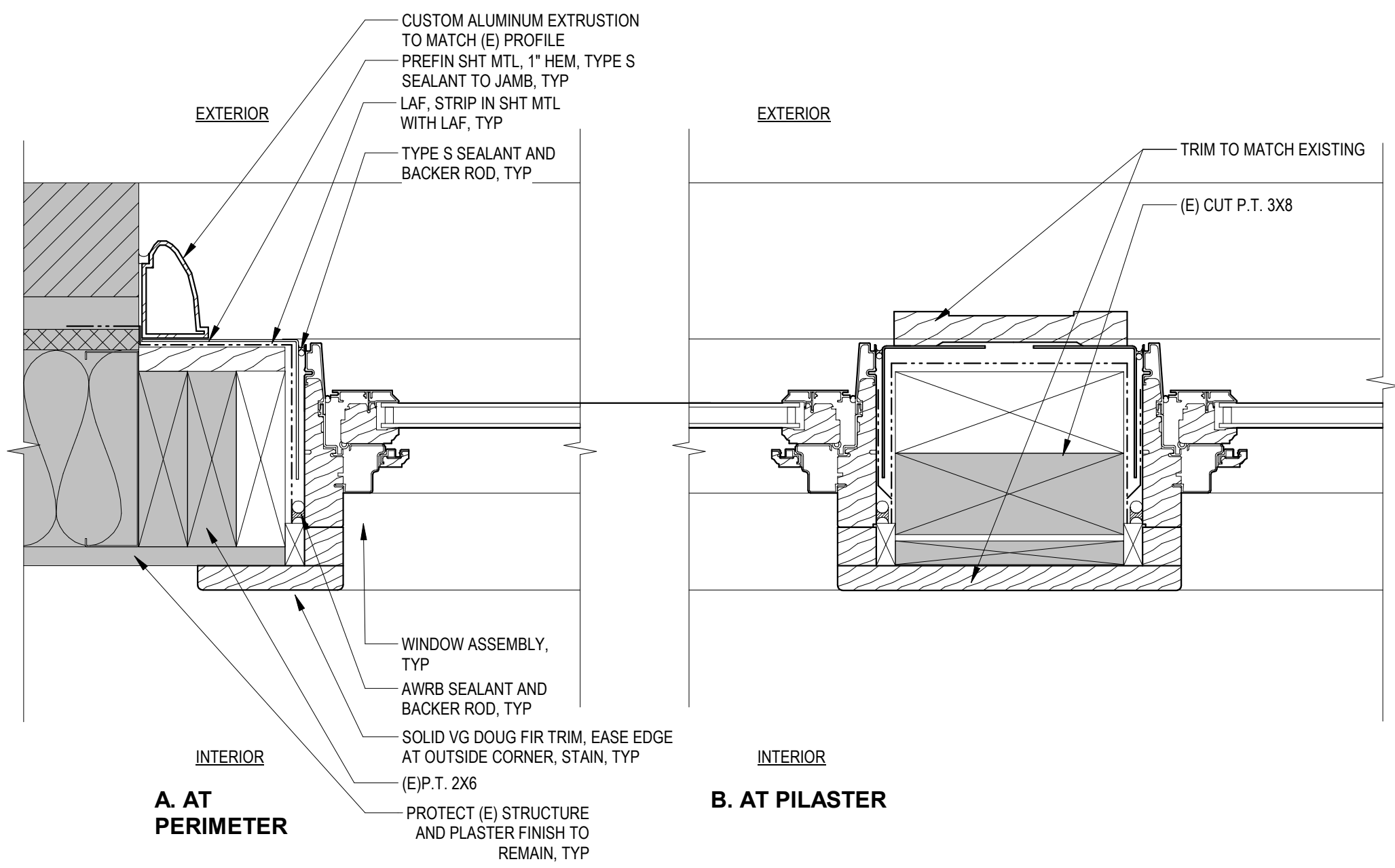
5 Proposed Marvin Aluminum Clad Awning Window Assembly at Historic R.O. - Head
3" = 1'-0"



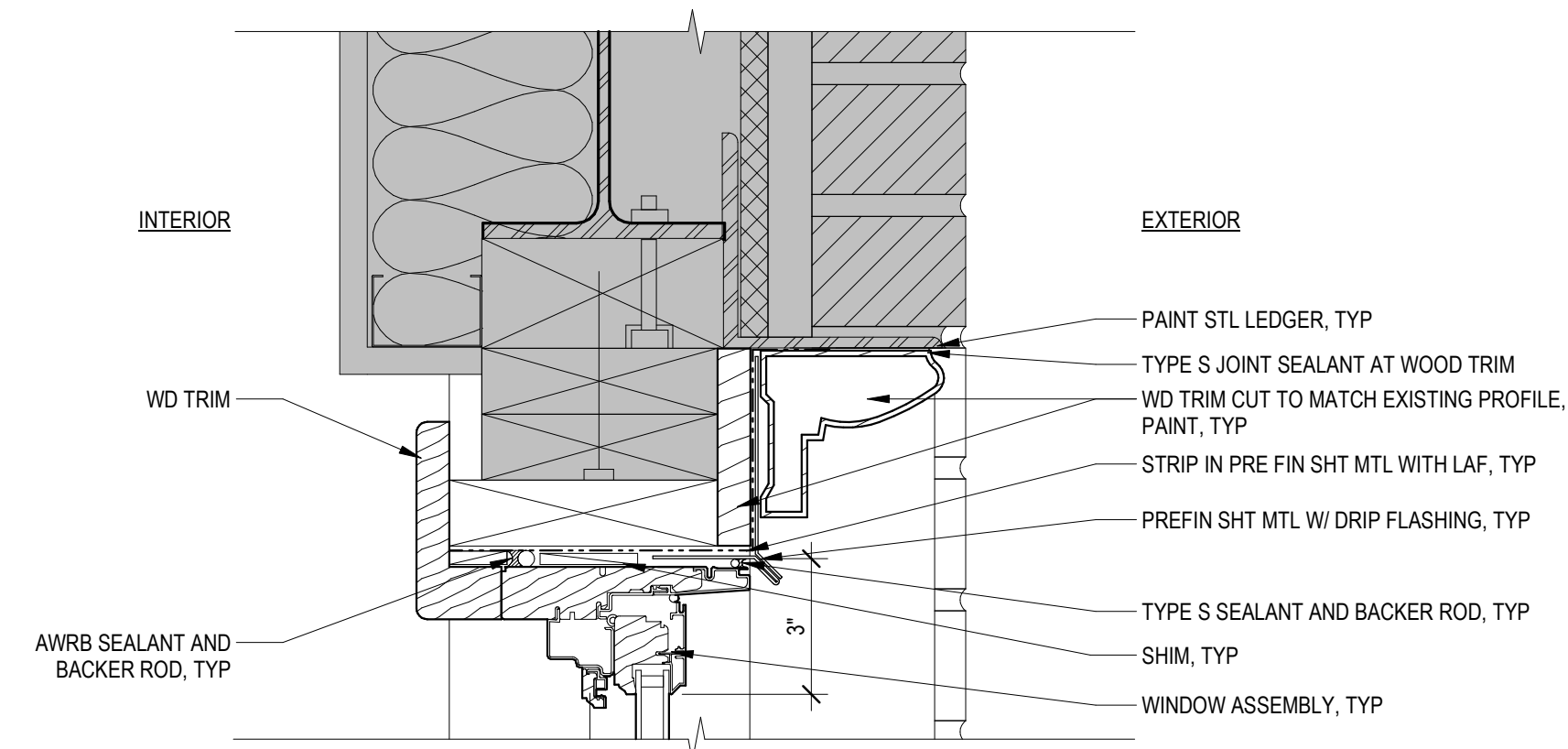
8 Proposed Marvin Aluminum Clad Awning Window Assembly at Historic R.O. - Parting Rail
3" = 1'-0"



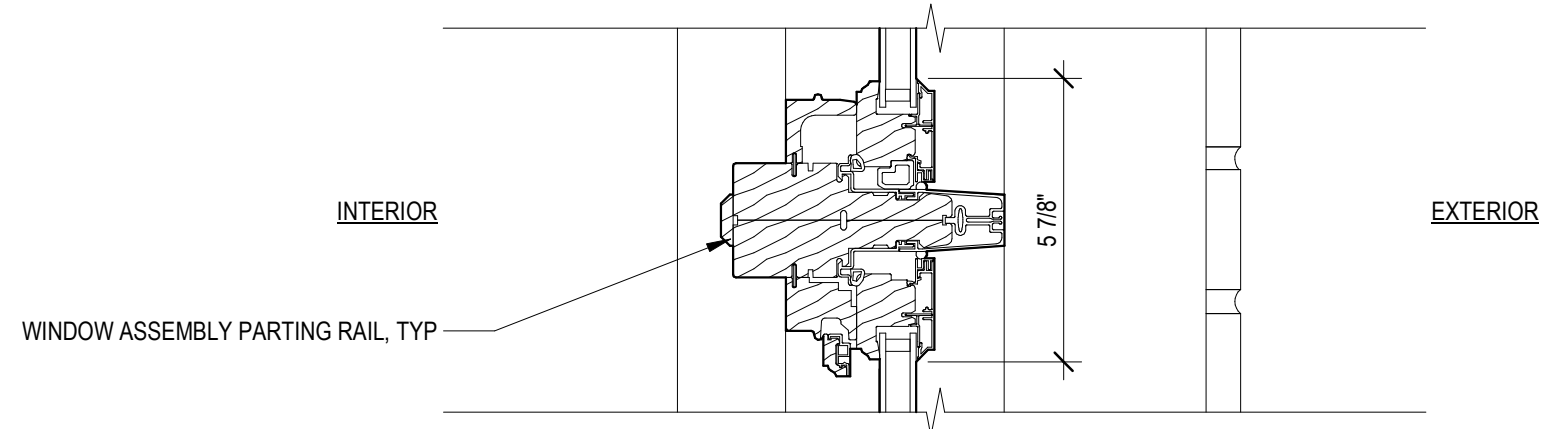
11 Proposed Marvin Aluminum Clad Awning Window Assembly at Historic R.O. - Sill
3" = 1'-0"



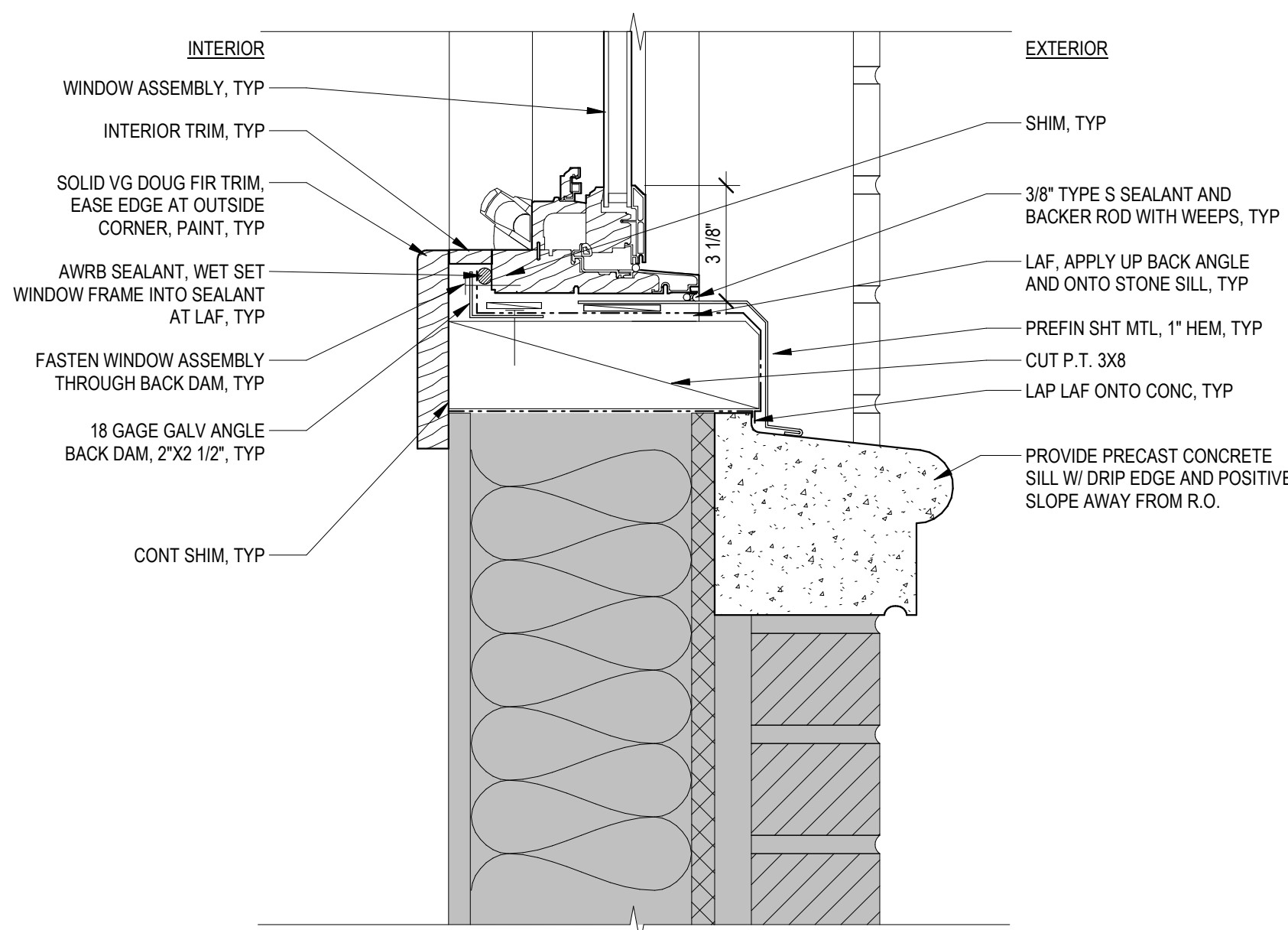
3 Proposed Marvin Aluminum Clad Awning Window Assembly at Non Historic R.O. - Jamb
3" = 1'-0"



6 Proposed Marvin Aluminum Clad Awning Window Assembly at Non Historic R.O. - Head
3" = 1'-0"



9 Proposed Marvin Aluminum Clad Awning Window Assembly at Non Historic R.O. - Parting Rail
3" = 1'-0"



12 Proposed Marvin Aluminum Clad Awning Window Assembly at Non Historic R.O. - Sill
3" = 1'-0"

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Architectural precast exterior window sills.
 - 2. Structural design of architectural precast concrete elements and anchorage systems.
- B. Related Sections:
 - 1. 079200 - Joint Sealants: Joint fillers at precast joints.
 - 2. 085213 - Aluminum-Clad Wood Windows
- C. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016310.
- D. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.

1.2 REFERENCES

- A. Architectural Precast Association (APA)
- B. American Society for Testing and Materials (ASTM)
 - 1. A123 - Specification for Zinc (Hot Dipped Galvanized) Coatings on Iron and Steel Products.
 - 2. A153 - Specification for Zinc Coating (Hot Dip) on Iron and Steel Hardware.
 - 3. C33 - Specification for Concrete Aggregates
 - 4. C150 - Specification for Portland Cement
 - 5. C979 - Standard Specification for Pigments for Integrally Colored Concrete
- C. Precast/Prestressed Concrete Institute (PCI): MNL-117 - Manual for Quality Control for Architectural Precast Products.

1.3 DEFINITIONS

- A. Architectural precast concrete shall include the following items:
 - 1. Exterior window sills.

1.4 SYSTEM DESCRIPTION

- A. Architectural precast concrete elements include anchorage to surrounding construction.
- B. All modifications to the structure required to support or otherwise accommodate the installation, shall be the responsibility of the Contractor. Changes to the structure are subject to prior approval by the Architect. Reimburse the Owner for the Architect's charges for redesign necessitated by structural changes required.
- C. Changes in the dimension and location of finish surfaces indicated are subject to prior approval by the Architect. Reimburse the Owner for the Architect's charges for redesign necessitated by changes in dimensional requirements.
- D. Dynamic Movement: System shall accommodate the following without damage to system components or performance.
 - 1. Application and release of design live loads.
 - 2. Temperature variation.
 - 3. Seismic Design Displacement:
- E. Design systems to accommodate construction tolerances.
- F. Design anchorage systems to be concealed.

1.5 SUBMITTALS

- A. Make submittals in accordance with Section 013300.
- B. Shop Drawings: Indicate dimensions and finishes proposed for each precast element type; indicate reinforcing, anchorage systems, relationship to adjacent materials and concrete strengths and mix

design. Shop drawings shall be stamped by the designing structural engineer. When required, submit additional copies of the shop drawings to the jurisdictional code authorities.

- C. Product Data: Submit complete product data on each proprietary product proposed.
- D. Samples: Prior to fabrication of the mock-up submit three samples of precast concrete demonstrating color and finish proposed for the Work. Samples shall be a minimum of 8 x 8 inches in size.
- E. Quality Control Submittals:
 - 1. Certification: Submit written certification that the precast concrete systems have been designed to meet the specified requirements.
 - 2. Test Reports:
 - a. Submit duplicate copies of Fabricator's quality control test reports.
 - b. Submit additional copies to the jurisdictional code authorities in accordance with their requirements.
 - c. Test reports shall include strength test results at 7 and 28 days, date of casting, and name of project.
 - d. Reports shall be certified by the fabricator if the fabricator is approved to do so by the jurisdictional code authorities, or certified by a code approved testing laboratory.
 - 3. Résumé: If requested by the Architect, submit evidence of fabricator qualifications, including documentation and description of at least three completed projects in the area.
- F. Closeout Submittal:
 - 1. In accordance with Section 017700.
 - 2. Submit designing engineer's certification that products and installation comply with design requirements.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications:
 - 1. Units shall be fabricated by a firm regularly engaged in the manufacture of precast concrete units conforming to established industry standards as outlined in PCI MNL-117 and approved by the jurisdictional code authorities.
 - 2. Fabricator's plant shall be certified by one of the following prior to bidding:
 - a. APA.
 - b. PCI for Architectural Products (Group A1) and Architectural Trim Units (Group AT)
- B. Regulatory Requirements:
 - 1. Conform to the requirements of the jurisdictional code authorities
 - 2. Furnish all calculations, engineer's stamps, drawings, test reports, and other items required by the code authorities to obtain approval of the installation.
- C. Mock-ups:
 - 1. Provide mock-ups in accordance with Section 014500.
 - 2. Fabricate and erect at site one full size architectural precast unit accurately illustrating size, shape, lifting elements, anchorage, color, and finish in accordance with approved samples.
- D. Pre-installation Conference:
 - 1. Schedule prior to commencement of erection of systems. Conduct in accordance with Section 013119.
 - 2. Attendance:
 - a. Owner's representative.
 - b. Architect.
 - c. Structural Engineer.
 - d. Fabricator/Installer.
 - 3. Agenda:
 - a. Sequence of delivery and installation.
 - b. Storage and protection.
 - c. Requirements for coordination with other work.
 - d. Environmental conditions.

- E. Plant records of production and quality control shall be kept in accordance with PCI recommendations and made available to Architect.
- F. Welding of connections shall be performed by AWS Certified welders approved by the jurisdictional code authorities.
- G. Precast elements, including supports and anchorage to surrounding construction shall be designed by a structural engineer licensed to practice in the state where the project is located.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle in accordance with Section 016000.
- B. Protection: Protect all items to ensure against physical damage and so that markings are visible.
- C. If storage is required prior to erection, take all necessary precautions to provide protection to prevent damage prior to installation. Maintain units covered, free of dirt and airborne pollutants until immediately prior to erection.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Concrete Materials:
 - 1. Portland Cement ASTM C150, color to match existing concrete sills.
 - 2. Aggregates ASTM C33, severe weathering classification; types as required to match the precast color and finish of existing units.
 - 3. Water: Clean, fresh, potable.
 - 4. Admixtures: Shall not contain calcium chloride or chloride ions.
- B. Color Pigments: Frank D. Davis, L.M. Scofield, Williams, or approved; pigments specifically developed for use in concrete mixes; custom color to match the precast color and finish of existing units; ASTM C979.
- C. Reinforcing: As required to meet the specified performance requirements.
- D. Form Materials: As required to precast units in the shapes indicated with smooth surfaces free of wood grain, joint lines, and other surface irregularities.
- E. Sealants: As specified in Section 079200.

2.2 FABRICATION

- A. Fabricate precast units to the configurations indicated.
- B. Finish: To match existing precast units indicated to remain.
- C. Unless specified otherwise, conform to PCI MNL-117.
- D. Furnish all units free of voids or honeycomb, with straight true edges and surfaces.
- E. Fabricate precast elements from concrete with a minimum strength of 5000 psi at 28 days; air entrainment of 4 to 6 percent.
- F. Reinforce precast units to resist all structural forces, including transporting and handling stresses.
- G. Tolerances:
 - 1. Tolerances shall be in accordance with PCI MNL-117.
 - 2. Surfaces shall be free of evidence of misaligned or defective formwork, and bumps, depressions, steps, or fins, unless indicated otherwise.
- H. Identification: Provide permanent markings to identify location in the structure.
- I. Fabricate support devices for anchorage to surrounding construction. Hot dip galvanize after fabrication in accordance with ASTM A123 or A153, as appropriate.
- J. Minor patching in plant is acceptable, subject to Architect's approval, providing structural adequacy and appearance of units is not impaired.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Before erection of precast concrete units verify that structure and anchorage devices are within required tolerances.
- D. Check that bearing surfaces are smooth and level for installation of precast members.
- E. Determine field conditions by actual measurements.

3.2 PREPARATION

- A. Deliver anchor bolts and anchorage devices, including setting diagrams, templates, and installation instructions to other Sections for installation as a part of their work.

3.3 ERECTION

- A. Erect precast units in accurate alignment in accordance with the referenced standards and the approved shop drawings.
- B. Erection Tolerances: In accordance with PCI Manual tolerances, except as follows:
 - 1. Variations from Level: 1/4 inch in any 20 foot length.
 - 2. Variations from Indicated Position: $\pm 1/4$ inch at any location.
 - 3. Joint dimension: Not to vary more than 1/8 inch from the width indicated.
- C. Set units dry, without mortar, attaining specified joint dimension with lead or plastic spacers.
- D. Fasten precast units in accordance with approved shop drawings.
- E. Perform site welding in accordance with AWS D1.1. Clean field welds and protect with coat of rust-inhibiting paint.
- F. Provide all bracing and shoring necessary to support the units before they are permanently connected to the structure.
- G. Touch-up scratched or damaged galvanized surfaces.

3.4 CLEANING AND REPAIRING

- A. Repair or replace all damaged surfaces and components to Architect's satisfaction. Prior to substantial completion architectural precast units shall be uniformly clean and free from soil and stains.

3.5 FIELD QUALITY CONTROL

- A. The structural design engineer or an authorized representative shall visit the site to inspect the work. Verify and certify that the installation has been installed in accordance with the structural requirements.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Cleaning of terra cotta units.
 - 2. Repair of existing mortar joints in terra cotta.
- B. Related Sections:
 - 1. 079200 – Joint Sealants: Resealing of joints in terra cotta where mortar and/or sealant has been removed.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016310.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. C270 - Mortar for Unit Masonry.
 - 2. E2260 - Standard Guide for Repointing (Tuckpointing) Historic Masonry
- B. National Park Service (NPS) - Technical Preservation Services for Historic Buildings, Web Site <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>
 - 1. Preservation Briefs 2 - Re-pointing Mortar Joints in Historic Masonry Buildings.
 - 2. Preservation Briefs 7 - The Preservation of Historic Glazed Architectural Terra-Cotta.

1.3 SUBMITTALS

- A. Make submittals in accordance with Section 013300.
- B. Submit product literature for each cleaning product proposed for use.

1.4 QUALITY CONTROL

- A. Mock-Up: Provide mock-up of terra cotta sealant joints, one joint at parapet cap in the area of reroofing and multiple mockups at one full windowsill length, approximately 5 locations.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. In accordance with Section 016000.

1.6 ENVIRONMENTAL REQUIREMENTS

- A. Do not repoint, or clean masonry surfaces when temperature may drop below 40 degrees F within 24 hours.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaner: Non-acid detergent type; ProSoCo "2010 All Surface Cleaner" or approved.
- B. Mortar:
 - 1. ASTM C270, Type O mortar (low-strength, lime-rich) or specialized natural hydraulic lime (NHL) mortars; color to match existing; commercially prepared type.
 - 2. Jahn M100 and M120 restoration mortars for Terra Cotta ~~and Marble~~ or approved equal, for patching and reconstituting chipped or missing pieces of terracotta.
 - 3. Jahn M110 repointing mortar or approved equal, for repointing of mortar joints in historic masonry
- C. Sealant: In accordance with Section 079200.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Prior to starting work carefully inspect the preparatory work of other sections and verify that such work is acceptable for the work of this section. Report all unacceptable conditions to the Architect in writing. Do not begin work in areas of unacceptable conditions until the conditions have been resolved.
- B. Starting work under this section constitutes contractor acceptance of existing conditions and responsibility for unacceptable work caused by prior foreseeable conditions.

3.2 PREPARATION

- A. Carefully remove and store fixtures, fittings, finishing hardware, and other removable accessories.
- B. Cover and protect glass, aluminum, painted surfaces, plants and shrubs, doorways, trim, roof membranes and flashings, prefinished metal panels, and other surfaces not to be cleaned.
- C. Build up dams to divert flowing water to a safe disposal location.

3.3 GENERAL REQUIREMENTS

- A. Conform to provisions of Contract Documents including referenced NPS Preservation Briefs.

3.4 CLEANING EXISTING TERRA COTTA UNITS

- A. Clean terra cotta masonry in areas where joint resealing will occur, in strict accordance with the cleaner manufacturer's recommendations. Abrasive methods such as use of acids metal bristle brushes and high-pressure cleaning shall be avoided. Start by cleaning a trial area with a neutral pH detergent in warm water and plastic scouring sponges. Review trial area cleaning with owner and architect prior to proceeding with cleaning.
- B. Immediately remove stains, efflorescence, overspray or spillage resulting from the work of this Section.
- C. Rinse in accordance with the cleaner manufacturer's recommendations.

3.5 REPOINTING

- A. Coordinate with Work of Section 079200.
- B. Preparation:
 - 1. Cut out loose or disintegrated mortar in joints to minimum 1/2 inch depth or until sound mortar is reached.
 - 2. Do not damage terra cotta units.
 - 3. Rake out all caulked joints and remove all sealant and residue. Remove additional mortar, if it is found to be unsound. Remove any traces of mortar at joint interface to be pointed. When cutting is complete, remove all loose material with a brush. Care shall be taken during mortar and sealant removal not to damage the terra cotta units.
- C. Mortar Mixing:
 - 1. Pre-hydrate the mortar by thoroughly mixing all the dry ingredients. Then, mix again adding only enough water to produce a damp, unworkable mix which will retain its form when pressed into a ball. After keeping mortar in this dampened condition for one to two hours add enough water to bring it to proper consistency. Mortar may be retempered by adding water and remixing, as required for workability. Do not use mortar if more than 2-1/2 hours has elapsed since the pre-hydration of mortar has been completed.
 - 2. Do not proportion mortar mix by shovels. Use a 1 cubic foot box or other device to ensure that mortar is properly proportioned.
- D. Do not use frozen materials mixed with or coated with ice or frost. When temperature or surrounding air is 40°F and falling, take precautions to protect masonry materials from freezing. Comply with "Cold Weather Masonry Construction and Protection Recommendations" BIA Technical Note 1 A.
- E. Do not use any admixtures or accelerators in mortar.

- F. Dampen the joint to be pointed prior to pointing. The masonry must absorb all surface water.
- G. Pack the mortar tightly into the joint in thin layers (1/4 inch maximum layer thickness). Allow each layer to become thumbprint dry before applying next layer. Finish mortar 1/4 inch below top surface of terra cotta units to allow for application of sealant.
- H. Tool joint to profile to match existing. Contractor may have to fabricate appropriate tooling devices as necessary to obtain an acceptable profile.
- I. Apply sealant in conformance with Section 079200.

3.6 CLEAN UP

- A. Promptly as work proceeds and upon completion, remove excess mortar, smears, droppings.
- B. Clean adjacent and adjoining surface of marks arising from performance of work of this Section.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Sheet metal flashing and trim.
 - 2. Requirements for flashing and sheet metal provided in other Sections.
- B. Related Sections:
 - 1. 075600 - Fluid Applied Roofing
 - 2. 085213 - Aluminum-Clad Wood Windows
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016310.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM)
 - 1. A167 - Stainless and Heat-Resisting Chromium-Nickel Steel Plate, Sheet, and Strip.
- B. Federal Specifications (FS): FS SS-C-153 - Cement, Bituminous, Plastic.
- C. Sheet Metal and Air Conditioning Contractors National Association (SMACNA): Architectural Sheet Metal Manual, Sixth Edition 2003.

1.3 SYSTEM DESCRIPTION

- A. Provide flashing and trim systems to prevent water leakage to the building interior.
- B. Fastening systems shall allow for the thermal movement of the materials without buckling, loosening, and leakage.

1.4 SUBMITTALS

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Catalog cuts and installation instructions for manufactured products.
- C. Shop Drawings: Indicate materials, gages, profiles, jointing patterns, jointing details, fastening methods, and installation details.

1.5 QUALITY ASSURANCE

- A. Applicator: Company specializing in sheet metal flashing work with 5 years minimum experience.
- B. Unless indicated or specified otherwise, perform work in accordance with the recommendations of SMACNA.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. In accordance with Section 016000.
- B. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation.
- C. Prevent contact with materials during storage which may cause discoloration, staining, or damage.

1.7 GUARANTEE

- A. Submit in accordance with Section 017700.
- B. Furnish guarantee from the installer of each system that metal flashings will properly shed water to the roof or to the building exterior, under all weather conditions, for a minimum period of two years from the date of Substantial Completion. Leaks due to failure of flashing materials, and due to improper installation shall be promptly repaired at no expense to the Owner, and that watertightness of the repair will be demonstrated to the Owner.

PART 2 - PRODUCTS

2.1 SHEET MATERIALS

- A. Prefinished Galvanized Steel Sheet: ASTM A653 steel sheet with G90 galvanized coating or ASTM A792 steel sheet with AZ60 aluminum/zinc coating; 24 gage unless noted otherwise; factory prefinished with 70 percent resin Kynar 500 or Hylar 5000 coating, [standard color as selected by the Architect.
- B. Stainless Steel: ASTM A167; Type 302 or 304; #4 finish.

2.2 ACCESSORIES

- A. Fasteners:
 - 1. Furnish bonded stainless steel / neoprene sealing washers for exposed applications.
 - 2. Finish exposed fasteners to match material being fastened.
 - 3. Material:
 - a. Stainless Steel: Stainless Steel.
 - 4. Use screws when fastening into wood or sheet metal.
 - 5. Use expansion anchors or drive pins when fastening into concrete or masonry.
- B. Sealants:
 - 1. Lap and Bedding Sealant: Butyl Rubber Type - One of the Following:
 - a. "Butyl Sealant" by Tremco, Inc. Sealant/Weatherproofing Division; Beachwood, OH; 800-321-7906; 216-292-5000)
 - b. "BP-400" by Adco Global, Inc. (800-248-4010).
 - 2. Exposed Joint Sealant: Polyurethane Sealant - One of the Following:
 - a. "Chem-Calk 900" by Bostik Construction Products (Huntington Valley, PA; 800-221-8726; 215-674-5600).
 - b. "Dynatrol I" by Pecora Corp. (Harleysville, PA; 800-664-7903; 215-799-7528).
 - c. "Sonolastic NP I" by Sonneborn/ChemRex (Shakopee, MN; 800-433-9517; 952-496-6000).
- C. Slip Sheet: Rosin sized building paper.

2.3 FABRICATION

- A. General Requirements:
 - 1. Field measure site conditions prior to fabricating work.
 - 2. Form sections true to shape, accurate in size, square, and free from distortion or defects.
 - 3. Fabricate cleats and starter strips of same material as sheet; interlockable with sheet.
 - 4. Form pieces in longest practical lengths, except as limited by expansion joint requirements.
 - 5. Non-Moving Joints: Shop fabricate to the greatest practical extent.
 - a. Solder all non-moving shop fabricated joints in steel and stainless steel flashing.
 - 6. Hem exposed edges on underside 1/2 inch; miter and seam corners.
 - 7. Shop fabricate corner sections with non-moving corner joints and 18 inch long legs.
 - 8. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip.
 - 9. Form seams lapped in the direction of water flow.
- B. Fabricate all flashing to detail, in accordance with referenced SMACNA Architectural Sheet Metal Manual details, and as specified below. Use minimum 24 gage stainless steel sheet unless indicated or specified otherwise.
 - 1. Embedded Flashing: Fabricate embedded flashing with provisions for removable counter flashing (SMACNA Figure 4-4 snaplock or screw-retained configuration; shop fabricated corners). Fabricate all receivers and flashings which are built into brick veneer, precast concrete, cement plaster, and other similar construction, of 24 gage stainless steel. Fully exposed and removable counter flashing which is connected to embedded flashing may be 24 gage prefinished galvanized sheet. Supply embedded flashing to the appropriate installers for installation as a part of their Work.
 - 2. Sheet Metal Roof Flashing: Minimum 24 gage stainless steel with flat locked and soldered seams; equip with removable counter flashing at perimeter edges.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

3.2 INSTALLATION

- A. Coordinate and sequence flashing installation with the work of other Sections. Furnish flashing to other trades as necessary for installation as a part of the work of other Sections.
- B. Use slip sheet under all flashing with solid backing.
- C. Install starter and edge strips, and continuous cleats before starting installation.
- D. Fastening:
 - 1. Secure flashings using continuous cleats whenever possible. Use exposed fasteners only at the backside of copings, and at other locations not exposed to public view, unless otherwise approved by the Architect.
 - 2. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
 - 3. Insert counterflashings into receivers to form tight fit; where snap fit is not provided, secure in place with stainless steel sheet metal screws, 16" o.c., maximum. Stagger counterflashing joints with receiver joints
 - 4. Insert flashings into reglets to form tight fit; secure in place.
- E. Joints:
 - 1. Install metal flashings (including embedded flashings and reglets) with provision for plus or minus 1/16 inch thermal movement at each end; provide expansion joints at 12'-0" o.c., maximum.
 - 2. Seal concealed lap joints in with two parallel beads of butyl sealant; use butyl sealant where bedding sealant is indicated or required.

3.3 FIELD TESTING

- A. Upon request of the Architect, demonstrate that installation is completely watertight by hosing with water as directed.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Cleaning and preparation of joint surfaces.
 - 2. Sealant and backing materials.
- B. Related Sections:
 - 1. 040110 - Maintenance of Terra Cotta
 - 2. 076200 - Sheet Metal Flashing and Trim
 - 3. 080152 - Wood Window Restoration
 - 4. 085213 - Aluminum-Clad Wood Windows
 - 5. 088000 - Glazing: Glazing sealants.
 - 6. 099000 - Painting and Coating
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016310.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. C1193 - Guide for Use of Joint Sealants.
 - 2. C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints
- B. Waterproofing & Restoration Institute (SWR): "The Professional's Guide".

1.3 SUBMITTALS

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit for each sealant material used.
 - 1. Include manufacturer's surface preparation, priming, and installation instructions for each proposed sealant.
 - 2. Include requirements for joint size ratios, adhesion testing, and perimeter conditions requiring special attention.
 - 3. Include information for accessories and other required components.
- C. Samples:
 - 1. Submit cured samples of each sealant type and color proposed for the work.
 - 2. For each sealant type indicated for "color as selected," or for which no color is indicated, submit color card indicating available stock colors from manufacturer's complete line of pre-formulated colors for each type of sealant.
 - 3. For custom colors, request color selection from the Architect prior to sample submittal.
- D. Quality Control Submittals:
 - 1. Schedule of sealant types, colors and respective locations.
 - 2. Letter from the sealant manufacturer stating that each exterior sealant has been tested for compatibility with adjacent materials and is acceptable for use in the Project. Sealant manufacturer shall provide preparation and primer recommendations. Notify Architect of incompatibility.
- E. Field Adhesion Test Reports.
- F. Sample Warranties.

1.4 QUALITY ASSURANCE

- A. Installers:
 - 1. Contractor shall provide well trained, experienced, skilled personnel to perform the Work. Personnel shall be skilled and experienced to successfully complete the Project in a

weatherproof and watertight manner. Installers shall be specially trained in the techniques of sealing, and familiar with the published recommendations of the manufacturers of the sealants being used.

2. The Contractor shall establish and follow best practices for the trade and of quality-control and quality assurance to assure each and every building envelope system's successful completion.
- B. Preconstruction Meeting:
1. Prior to ordering materials and starting work of this Section, administer a preconstruction meeting in accordance with Section 013119.
 2. Require the following parties in attendance: Owner's Project Manager, Project Architect, Contractor, Superintendent, and designated lead foreman (lead installer), and sub-contractor/installers whose work interfaces with or affects the installation of sealant joints.
 3. Project Team shall examine Project Site to analyze site conditions, including surfaces and joints to be sealed so that adjustments may be made, should adverse conditions exist.
- C. Verify that sealants are compatible with the substrates and accessory materials provided under other Sections. Notify Architect of evidence of incompatibility.
- D. Manufacturer's Responsibilities: The Manufacturer's Technical Services Representative shall be available for technical information and project-site meetings, and be thoroughly experienced with the products to be installed, installation requirements, and practices, quality control of the installation, and with published special consideration in the geographical area and climate where construction will take place.
- E. Mock-Ups:
1. Provide in-place mock-ups of joint sealant installation at each of the following locations.
 - a. At maintenance of terra cotta joint resealing locations
 - b. At wood window restoration, at perimeter and trim sealant locations
 - c. At aluminum clad window locations, at perimeter and trim sealant locations.
 2. Provide a minimum of (5) mock-ups at each category and conduct at least (2) field adhesion tests on each mockup to confirm.
- F. Preconstruction Field Adhesion Testing:
1. Before installing exterior sealants, field test their adhesion to Project joint substrates. Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1.1 in ASTM C1193 or Method A, Tail Procedure, in ASTM C1521.
 2. Extent of Testing:
 - a. Unless specified otherwise, perform 5 tests for the first 1000 feet of joint length for each kind of exterior sealant and joint substrate.
 - b. Perform 1 test for each 1000 feet of joint length thereafter or one test per floor per elevation.
 3. Record test results in field adhesion test log.
 4. Have sealant manufacturer field technical representative perform the field adhesion testing.
- G. The Contractor shall notify the Architect, the Owner's Project Manager, and Manufacturer at least fourteen (14) days prior to commencement of the work.
- H. On-Site Observation and Testing:
1. The Owner reserves the rights to have a representative perform observation or monitoring of the sealant installation.
 2. Such observation shall not relieve the Contractor of responsibility for proper execution and thorough completion of the Work.
 3. Any testing that may be deemed necessary will be performed to determine compliance with these Contract Documents. See Field Quality Control.

1.5 ENVIRONMENTAL CONDITIONS

- A. Unless recommended otherwise by the manufacturer, install sealant systems as follows:
1. Do not apply sealant when ambient temperatures are below 40 degrees F, or expected to fall below 40 degrees F before sealant cure is complete.
 2. Do not apply sealant to substrates or accessories that are moist.
 3. Do not apply sealant to substrates where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.6 MANUFACTURER'S WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 - 1. Warranty Period: Unless otherwise specified, provide manufacturer's 5-year materials warranty from date of Substantial Completion.
 - 2. Furnish Type S sealant manufacturer's 20-year materials warranty from date of Substantial Completion.
- B. Warranty against defects in materials including, without limitation, the following:
 - 1. Cohesive failure.
 - 2. Staining of surfaces adjacent to joints by sealant or primer.
 - 3. Chalking or visible color change on surfaces of the cured sealant.

1.7 GUARANTEE

- A. Furnish guarantees in accordance with Section 017736.
- B. Furnish a 5 year installer's guarantee from date of Final Completion covering defects in installation.

PART 2 - PRODUCTS

2.1 SEALANTS

- A. Type S - Neutral Cure Silicone Sealants: Type NS, 50, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 50, Use NT. Provide one of the following or approved, subject to performance and warranty requirements:
 - 1. DowSil 790.
 - 2. Spectrem 3 by Tremco Incorporated.
 - 3. General Electric Co. "Ultrapruf II SCS-2900."
 - 4. General Electric Co. "Silpruf."
- B. Type HB: High-performance, low-modulus, high movement, non-sag, fast-curing, ready-to-use hybrid sealant; Sikaflex "HY100".
- C. Type AWRB: One-part weather barrier sealant; Dow "758", Soprema "Sopraseal" Sealant, or Prosoco "Air Dam"; standard colors to match adjacent construction.
- D. Type A: ASTM C834; Tremco "Acrylic Latex Caulk," Pecora "AC-20," Sonneborn/ChemRex "Sonolac," or approved; standard colors to match adjacent construction.
- E. Type B: Butyl Joint Sealants, Non-Skinning Type; "Sikalastomer 511" by Sika.

2.2 COMPRESSIBLE FOAM TAPE

- A. Precompressed self-adhesive closed-cell polyurethane foam tape; grey or black color; "Greyflex" by Emseal Joint Systems, Ltd., "Will-Seal" by Illbruck., or approved.
- B. Furnish tape in thickness recommended by the manufacturer for widths of joints to be filled.

2.3 ACCESSORY MATERIALS

- A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
- C. Backer Rod:
 - 1. Closed ~~or open~~ cell foam as recommended by the sealant manufacturer for the application; round profile; thickness approximately 130 percent of joint width.
 - 2. Closed-cell Neoprene Sponge with Tear Strip, "NSTA control/expansion joint sponge" by Hohmann & Barnard. Tear-strip depth to match specified sealant joint depth, thickness as recommended by product Manufacturer to tightly fit joint for masonry and concrete joints.

- D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.
- E. Vent Tubes: Polyvinyl chloride or other non-staining material; 1/4- to 3/8-inch inside diameter, of appropriate length to penetrate joint backing and project a minimum of 1/8-inch beyond exposed surface of tooled sealant joint.
- F. Masking Tape: Nonstaining nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.
- G. Masonry Sand: Masonry sand for sanded sealant joint locations.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work. Protect installed work of other trades, and adjacent surfaces from staining or contamination.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Verify joint dimensions and conditions are acceptable to receive the work of this Section.
- D. Ensure that new concrete and masonry substrates have cured a minimum of 28 days.

3.2 PREPARATION

- A. Clean and prepare joints in accordance with manufacturer's instructions. Remove any loose materials and other foreign matter which might impair adhesion of sealant. Do not apply sealant to joint surfaces treated with sealer, curing compound, water repellent, or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.
- B. Apply masking tightly around joints to protect adjacent surfaces from excess sealant.
- C. Prime as required for proper bond to substrate materials. Install sealant to primed substrates after primer/ adhesion promoter has cured per the Manufacturer's recommendations.
- D. Backing Materials:
 - 1. Place backer material to achieve proper sealant width/depth ratios and to prevent sealant sag.
 - 2. Use bond breaker where there is insufficient depth to use joint filler.
 - 3. Fillet Joints: Where backer materials cannot be used apply bond-breaker tape per sealant Manufacturer's application instructions.
 - 4. Do not use backer material and bond breaker at joints to receive Type PTNS and Type E sealants.
- E. Joint Widths:
 - 1. Verify joints are greater than 1/4"-inch or minimum widths required by manufacturer, whichever is greater. If joints are narrower than minimum required widths, widen narrow joints to indicated width. Do not place sealant in joints narrower than Manufacturer's required minimum.
- F. Seal locations as necessary to create continuous enclosure unless where discontinuous sealant joints are required for drainage
- G. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint sealant

3.3 INSTALLATION

- A. Perform work in accordance with ASTM C1193, unless specified otherwise or recommended otherwise by the sealant manufacturer.

- B. Apply sealant within recommended temperature ranges.
- C. Joint Profile:
 - 1. Sealant beads shall have a sectional width to depth ratio of 2 to 1, unless specified otherwise or recommended otherwise by the sealant manufacturer.
- D. Tooling:
 - 1. Tool joints concave, unless indicated or specified otherwise. Finish to uniform profile and depth, free of air pockets, embedded matter, ridges, and sags.
 - 2. Do not use tooling agents, such as soap, water, or other material, unless Architect, Consultant, and Sealant Manufacturer approve of one of the Sealant manufacturer's pre-approved methods for tooling with approved substances.
- E. Provide compatible sealant system between dissimilar assemblies and adjacent construction
- F. Dual-sealant weather-seal joints as indicated in the Drawings. Back weather seal must be fully cured prior to installation of the exterior seal.

3.4 CLEANUP

- A. Clean adjacent surfaces free of excess sealant as the work progresses. Use cleaning agents recommended by the sealant manufacturer. Cure sealant in accordance with sealant manufacturer's instructions. Do not cover up sealant until proper curing has taken place.
- B. Upon completion, remove and dispose of masking.

3.5 PROTECTION

- A. Protect sealant in joints subject to dirt, moisture, and traffic during the sealant curing process. Protection shall be able to resist traffic while remaining securely in position.

3.6 SCHEDULE

- A. Type S:
 - 1. Provide at all exterior joints, unless specified otherwise; colors as selected from manufacturer's complete line for each type of sealant.
 - 2. Exception: At contact with new roofing membrane, use Roofing Manufacturer's Proprietary Polyurethane Sealant.
- B. Type HB: Provide at all joints in terra cotta units in coordination with Section 040110.
- C. Type AWRB: Provide at the interior side of all windows, to complete air barrier seal; to be applied between window frame and weather resistant barrier/flashing, all four sides.
- D. Type A: Provide at all interior joints, unless specified otherwise.
- E. Type B: Provide at concealed lapping or bedding conditions, or elsewhere as indicated.

3.7 FIELD QUALITY CONTROL

- A. Contractor Responsibilities:
 - 1. The Contractor shall be responsible for the quality control of all of their own work, as well as quality of work performed by Sub-contractors working under them per this Specification and related Specification(s). The Contractor's Subcontractor shall employ workers that are trained and approved by the material manufacturer to install the joint sealant systems.
 - 2. The Contractor shall notify the Architect of any conflicts that may result in a deviation from the Manufacturer's Specifications, industry standards, code compliance, job safety, or function as a result of the Project's Scope of Work, Specifications, and/or Project Drawings.
 - 3. If the Architect, the Owner's Project Manager, or Manufacturer determine that the quality of the work does not confirm to the Specifications, Project Drawings, and/or Manufacturer's requirements, as well as industry standards, the Contractor must correct all deficiencies and advise the Architect, Consultant, and Manufacturer of their proposed corrective actions.
 - 4. The Contractor must demonstrate the ability to perform the work in a quality, timely manner with minimal noise and disruption to or impact on Faculty, Students, the Public, and the Property.

- B. Testing and Inspecting: Owner may engage special inspectors and/or Envelope Monitor to perform tests and inspections and prepare reports. Such observation shall not relieve the Contractor of responsibility for proper execution, thorough completion, and quality control of their work. Allow inspectors access to scaffolding and work areas as needed to perform tests, monitoring, and inspections. Retesting of materials and/or work that fails to comply with specified requirements shall be done at Contractor's expense.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Shop fabricated metal clad wood windows.
 - 2. Shop glazed.
 - 3. Operable hardware and weather-stripping.
- B. Related Sections:
 - 1. 012300 – Alternates.
 - 2. 079200 - Joint Sealants.
 - 3. 088000 - Glazing: Glazing requirements.
 - 4. 099000 - Painting: Site finishing wood surfaces.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016310.
- E. Alternates: A portion of the Work of this Section is by Alternate. Refer to Section 012300.

1.2 REFERENCES

- A. ANSI/NWMA I.S.2 - Wood Windows.

1.3 SYSTEM PERFORMANCE

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
 - 1. Window Certification: WDMA certified with label attached to each window.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
 - 1. Minimum Performance Class: CW
 - 2. Minimum Performance Grade: 40.
- C. National Fenestration Rating Council Inc. (NFRC).
 - 1. NFRC 715: Commercial Energy Performance Certification Program: Products & Projects
 - 2. C103.6 - Building Documentation and Close Out Submittal Requirements

1.4 SUBMITTALS

- A. Submit shop drawings and product data under provisions of Section 013300.
 - 1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for wood windows.
 - 2. Include dimensions, relation to construction of adjacent work, air and vapor barrier seal to adjacent construction, component anchorage and locations, anchor methods and materials, and hardware installation details.
- B. Submit samples under provisions of Section 013300.
- C. Submit two samples of glazed window frame, corner, mullion joint and operating sash, operating hardware, illustrating quality of joint, color and texture of finish.
- D. Submit manufacturer's installation instructions under provisions of Section 013300.
- E. Closeout Documentation: Submit manufacturer's certificate under provisions of Section 014500, that window units meet or exceed specified requirements.
 - 1. Per C103.6.3 Compliance Documentation, Project Closeout Documentation is required including: specific energy code utilized for compliance determination for each system, NFRC certificate for the installed windows, list of total area for each NFRC certificate

1.5 QUALITY ASSURANCE

- A. Manufacturer: Company specializing in wood window manufacture with five years experience.
- B. Installer: Company licensed or franchised by window manufacturer with three years experience.
- C. Windows shall be certified and labeled with U-factor and SHGC ratings from the National Fenestration Rating Council (NFRC)

1.6 REGULATORY REQUIREMENTS

- A. Conform to International Building Code for wind and suction loads.

1.7 WARRANTY

- A. Window: 10 years from date of shipment and issued to the owner at Substantial Completion.
- B. Glazing Units: 10 years from date of shipment and issued to the owner at Substantial Completion.
- C. Aluminum-Cladding Finish: 20 years from date of shipment and issued to the owner at Substantial Completion.
- D. Warranty: Include coverage of insulating glass units and delamination or separation of finish cladding from window member.

PART 2 - PRODUCTS

2.1 WINDOW UNITS

- A. Series: Crank-out awning with operable bottom unit, fixed transom top unit.
 - 1. Basis of Design: Kolbe Ultra Series, XL
 - 2. Acceptable Manufacturer: Marvin Windows.
- B. Energy Performance Requirements
 - 1. Max Operable U-Factor = 0.45 Per Sec Table C402.4
 - 2. Max SHGC, Operable, PF< 0.2 = 0.33 Per Sec Table C402.4
 - 3. Assembly U-Factor = 0.36
 - 4. Assembly SHGC = 0.33
 - 5. Glass: Insulating units.

2.2 GLASS

- A. Insulating Glass Units:
 - 1. Dual lite units fabricated from glass as scheduled; 1/2 inch nominal airspace, argon filled, dual seal system.
 - 2. Twin seals; polyisobutylene primary seal and silicone secondary seal. Outer seal shall be compatible with glazing system.
 - 3. Spacer Bar: Warm edge spacers with stainless steel skin, dull finish; fill with desiccant; corners shall be partially miter cut and bent (not cut through), or formed with corner keys ultrasonically soldered in place.
 - 4. Certified through the Insulating Glass Certification Council (IGCC) in accordance with ASTM E773 and E774; certified to level CBA.
 - 5. Each piece shall bear certification number, date, and manufacturer's identification mark.
 - 6. Assembly of insulating units shall be by a fabricator approved by the glass materials manufacturer.

2.3 MATERIALS

- A. Wood: Clear pine species, clear preservative treated of type suitable for transparent or opaque finish.
- B. Metal Cladding: Formed aluminum shop fit to profile of wood members, sash, and exterior exposed surfaces.

- C. Insulating Glass: Sealed double pane units, outer pane of clear with low-e coating on #2 surface, inner pane of clear glass with low-e coating on #4 surface; pane thickness determined by size and/or wind and suction loads; total unit thickness not less than 1/2 inch.
 - 1. Provide internal dividers to simulate divided lights to match existing windows.
 - a. Material: To match adjacent finish of window sash.
 - b. Design: Configuration and dimensions to closely match original windows.
- D. Low-E Coatings: As indicated on the Drawings.
 - 1. Approved alternate meeting or exceeding energy performance and transparency requirements indicated.
- E. Weather-stripping: Roll formed stainless steel, spring folded for flexible fit.

2.4 HARDWARE

- A. Projecting Sash: Zinc or cadmium plated steel arms, friction pivot joints with nylon bearings, removable pivot clips for cleaning.
- B. Hinged Sash: Zinc or cadmium plated steel piano hinge, stainless steel pins.
- C. Operator: Manual Operation: Lever action handle and geared rotary handle at manual remote opener; fitted to zinc or cadmium plated steel arms with limit stops.
 - 1. Limit Devices: Concealed support arms with adjustable, limited, hold-open devices designed to restrict sash opening.
 - 2. Limit clear opening to 4 inches for ventilation; with custodial key release.
- D. Sash Locks: Lever handle with cam lock.
- E. Finish: Satin nickel.
- F. All hardware shall be steel, stainless steel, or aluminum. Plastic hardware is not allowed.

2.5 FABRICATION

- A. Fabricate framing mullions and sash members with mortise and joints. Glue and steel pin joints to hairline fit, weather tight.
- B. Scarf joints permitted if wood matches in color and grain texture.
- C. Form sills and stools in one piece. Slope sills for wash.
- D. Form glass stops of solid wood sloped for wash. Form weatherstop flange to perimeter of unit.
- E. Factory install glazing.
- F. Size window units to allow for tolerances of rough framed openings, clearances, and shim spacing around perimeter of assemblies.
- G. Match and align cladding joints for continuity of line and design.
- H. Provide internal drainage to exterior for moisture entering glazing spaces.
- I. Double weather-strip operable units.

2.6 FINISHES

- A. Aluminum Surfaces: Aluminum cladding with manufacturer's standard fluoropolymer two-coat system with fluoropolymer color topcoat containing not less than 70 percent PVDF resin by weight and complying with AAMA 2605.
- B. Interior Wood Surfaces: Manufacturer's standard factory-applied color finish; color as selected by Architect
- C. Operators: Satin Nickel.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Verify rough openings are correctly sized and located.
- B. Beginning of installation means acceptance of existing conditions.

3.2 PREPARATION

- A. Prepare opening to permit correct installation of window unit and air and vapor barrier seal.

3.3 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.
- C. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action (dissimilar materials, treated lumber, and so on) at points of contact with other materials.
- D. For fin method of attachment, integrate window system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with window manufacturer's written instructions.
- E. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using insulating-foam sealant.
- F. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.
- G. Maintain alignment with adjacent work. Secure assembly to frame openings without distortion or stress.
- H. Ensure air and vapor barrier is sealed to window frame. Coordinate placement of insulation in shim spaces around unit perimeter.
- I. Install sealant and related backing materials at exterior and interior of installed assembly as specified in Section 079200.
- J. Install perimeter trim and closures.
- K. Close and latch operating sash.

3.4 TOLERANCES

- A. Plumb and Level: Plus or minus 1/8 inch from true measurement.
- B. Longitudinal or Diagonal Warp: Plus or minus 1/8 inch from 10 foot straight edge.

3.5 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.
- B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
 - 1. Keep protective films and coverings in place until final cleaning.
- C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

E. Remove labels and visible markings.

END OF SECTION