



Queen Anne High School Condominiums

201 West Galer Street | Seattle WA 98119

Application for Landmark Certificate of Approval

July 21, 2026

Prepared for and at the request of the Queen Anne High School
Condominium Board of Directors



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ATTACHMENT

Limited Masonry Remediation Scope of Repair Phase II Drawings



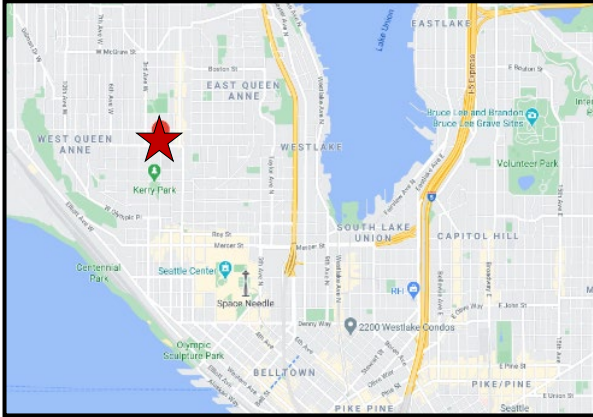
INTRODUCTION

Located at 201 West Galer Street in Seattle, Queen Anne High School (QAHS) is listed on the National Register of Historic Places and designated as an official City of Seattle landmark. The multi-family property consists of four (4) buildings housing 137 residential units.

Completed in 1909, the main 4-story building (Building One) is constructed of reinforced concrete and unreinforced masonry, including brick, terra cotta, and granite. The roof is constructed of heavy timber, predominantly sloped and covered with asphalt shingles. Areas of flat roof at hidden gutters are built up modified bitumen.

The remaining three (3) buildings were constructed as additions to accommodate the school's need for expansion in 1929 and 1955. In 2007, the property underwent extensive renovation as part of its conversion to condominiums.

ORIENTATION PHOTOGRAPHS



City View. Queen Anne High School Condominiums, 201 West Galer Street, Seattle.



Property Overview. Facing North.



Building 1. South elevation, facing northeast.



Building 1. South elevation, facing northwest

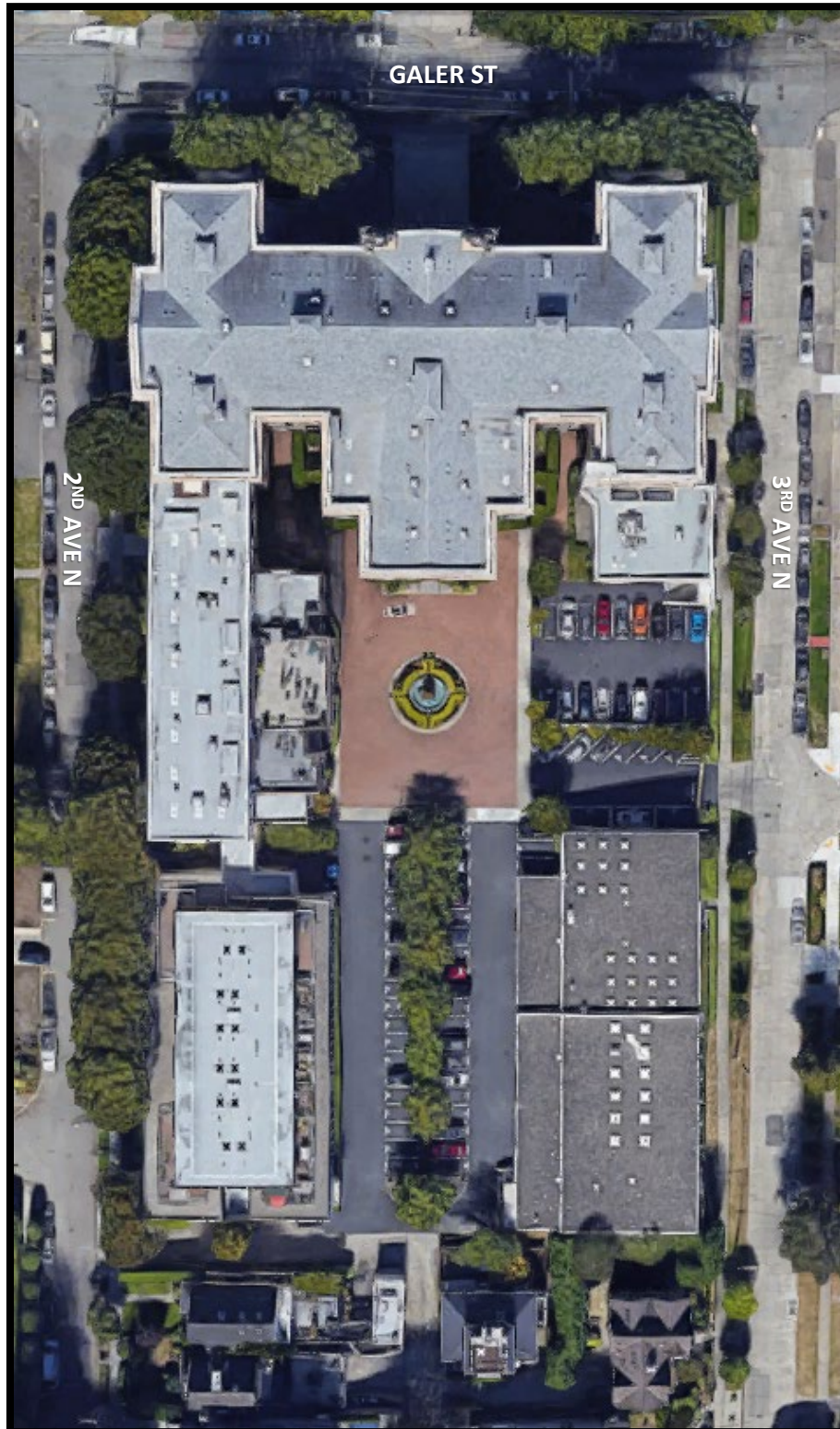


Building 1. North elevation.



Building 1. North elevation and roof.

SITE OVERVIEW



PROJECT SUMMARY

Existing Condition

Corrosion of steel relieving angles at the head of window rough openings is creating a condition commonly referred to as oxide jacking. Oxide jacking is the expansion of rust scale, which applies pressure to adjacent building materials. Oxide jacking has resulted in damage to terra cotta units at the head of the QAHS porte cochere window rough openings. Observations indicate multiple in-situ repair attempts have been made to damaged terra cotta units over the course of the building's history. However, the underlying cause of damage has not been addressed. Several damaged terra cotta units were recently removed, as they posed a fall hazard. Removal revealed unit cells had also been filled with concrete at some point in the past, possibly during original construction.

Scope of Repair

Exterior maintenance work at Building 1 for the 2026 calendar year includes repair of existing terra cotta units (in-situ and remove/repair/re-install), repair/replacement of steel relieving angles, repointing, brick repair/replacement, sealant replacement, and wood window frame patch/prime/paint.

Alternative Material Request – Original Terra Cotta Unit Replacement

Reproductions: GFRC vs. Terra Cotta

Terra Cotta and GFRC share key characteristics that make them easily interchangeable for this application. Both materials are made using molds produced from existing terra cotta units. This ensures fidelity of original design and dimension between existing and reproduction units. Both GFRC and Terra Cotta reproductions are glazed/coated products that can be formulated to match color, texture, and sheen of existing terra cotta, ensuring a faithful reproduction of the existing finish. However, there are several additional factors to consider before selecting between these two materials.

Terra Cotta Reproduction Units

- Material lead time to size, cast, fire, and glaze terra cotta units is generally longer than GFRC option.
- Terra cotta units are heavier and require a more robust structural steel support.
- Clay is more brittle and is more prone to cracking under induced stresses, including differential building movement.
- Glaze coating applied during initial manufacture is difficult to repair in-place.
- Terra cotta is installed unit by unit with mortar and steel armature connectors, resulting in a longer project duration.
- Cost prohibitive, especially considering the funds for repair and maintenance of this property are solely generated by the condominium association members.

Glass Fiber Reinforced Concrete (GFRC) Reproduction Units

- GFRC is more ductile and less likely to crack.
- GFRC is lightweight and requires lighter steel supports.
- GFRC has a durable resin coating that can be repaired in-situ.
- GFRC cost and time to install decreased as multiple units can be panelized due to light-weight material.

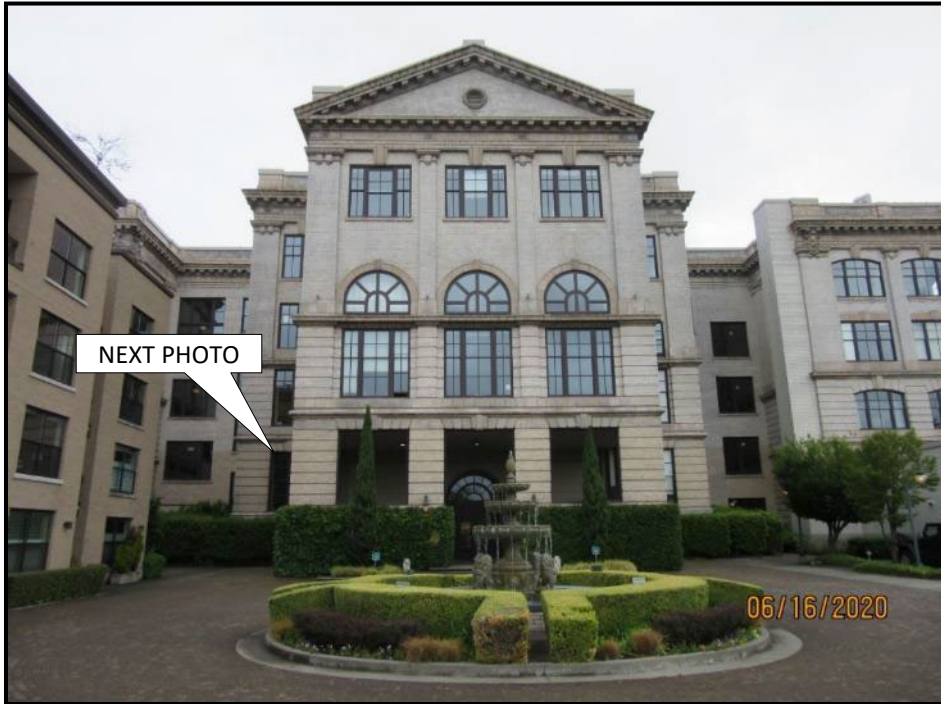
PROJECT SUMMARY

Recommendation

AG recommends removal and replacement of terra cotta cladding at the head of porte cochere window rough openings as identified in Area of Work with GFRC reproductions, including rehabilitation of the underlying structural attachment elements. The GFRC reproductions will be produced to match the existing terra cotta unit profiles as well as matching the color and texture. See Project Examples for other historical projects that used GFRC to replace terra cotta.

EXISTING CONDITIONS

Overview of south elevation.



Overview.

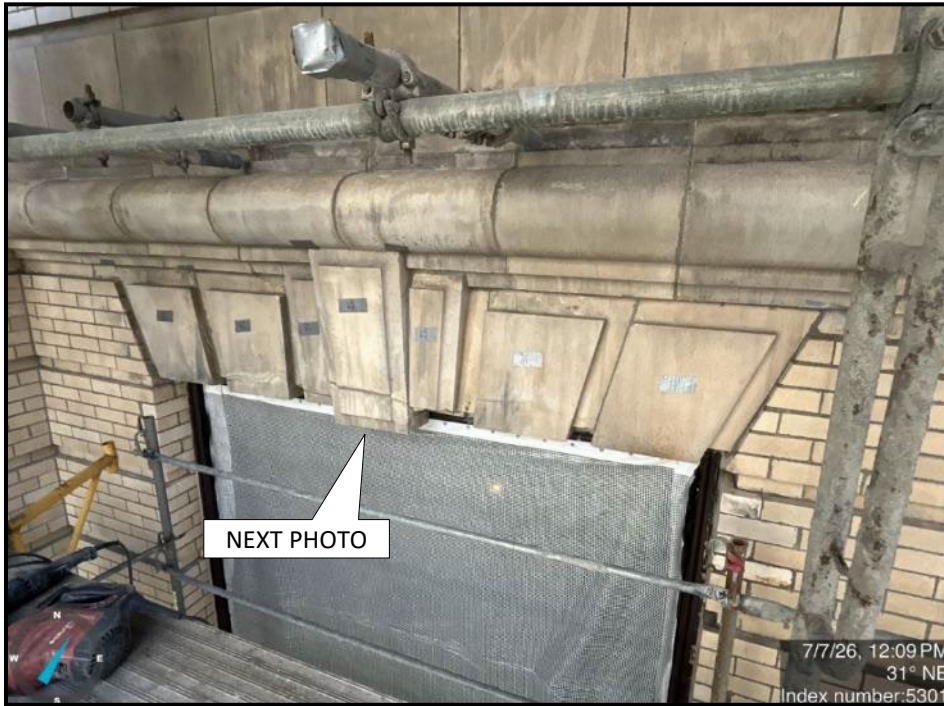
Overview of west elevation.



Overview of porte cochere
window rough openings.

EXISTING CONDITIONS

Overview of rough opening.



Terra cotta units at head of porte cochere window rough opening.

Damaged terra cotta units.



These damaged terra cotta units have been repaired in-situ several times.

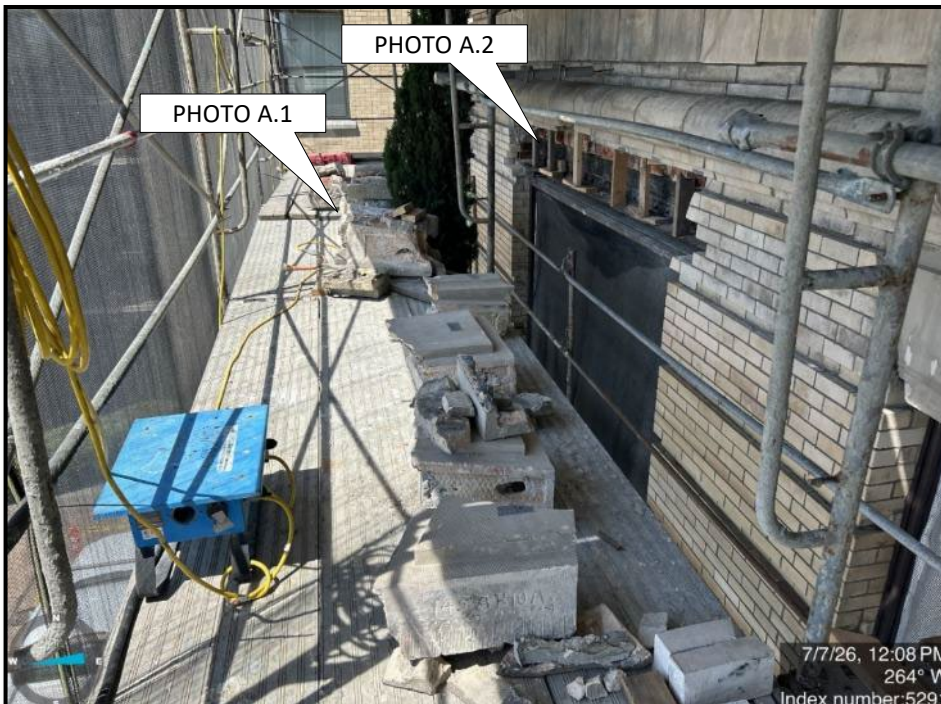
EXISTING CONDITIONS

Overview of south elevation.



Overview.

Overview of rough opening and removed terra cotta units.



Overview of terra cotta removed and temporarily staged on scaffolding.

EXISTING CONDITIONS

Photo A.1. Terra cotta units removed.



Terra cotta units temporarily staged on scaffold after removal.

Terra cotta unit cells filled with concrete.



Concrete fills terra cotta unit cells.

EXISTING CONDITIONS

Photo A.2. Overview.



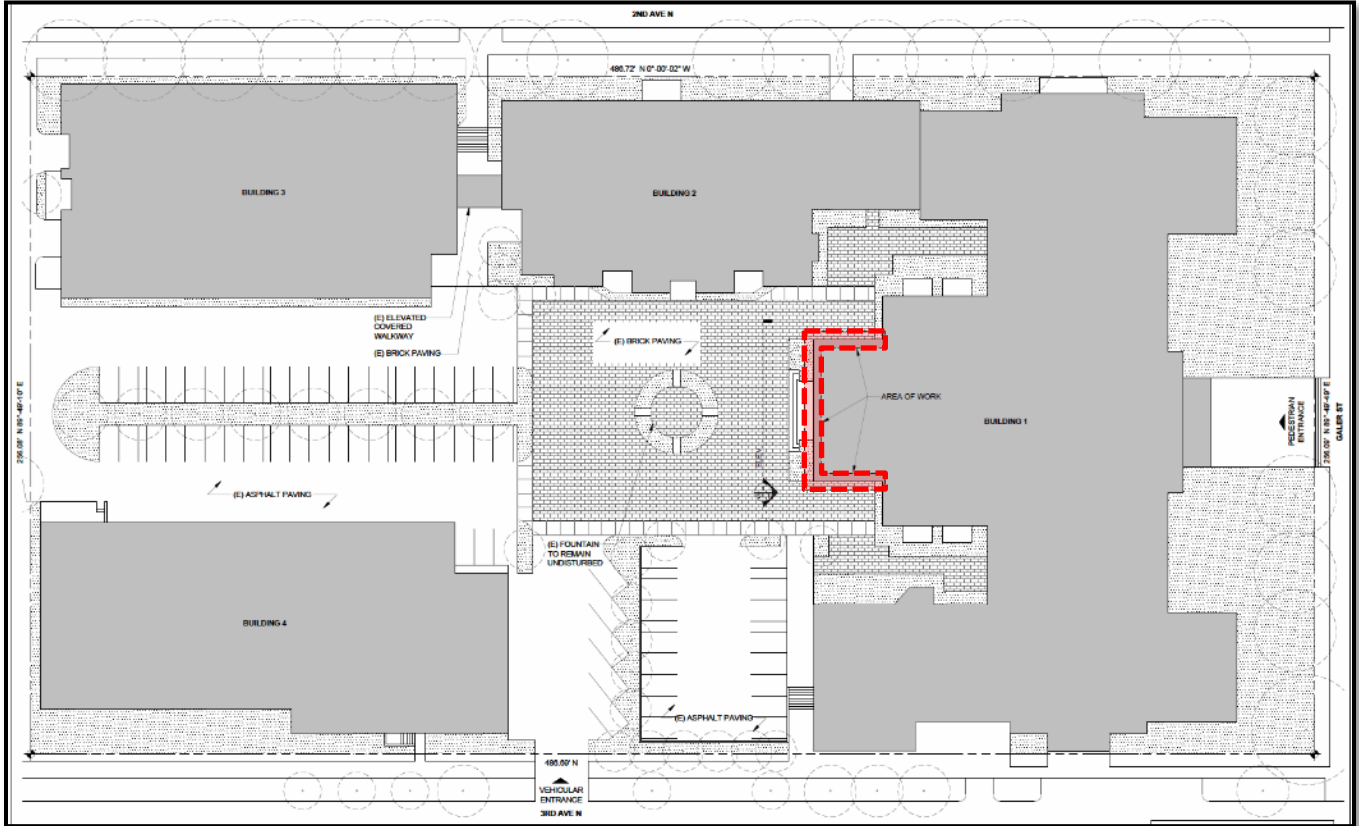
Overview of exposed relieving angle above porte cochere window rough opening.

Rust scale at relieving angle.



Rust scale that results in a condition called oxide jacking results in damage to terra cotta units.

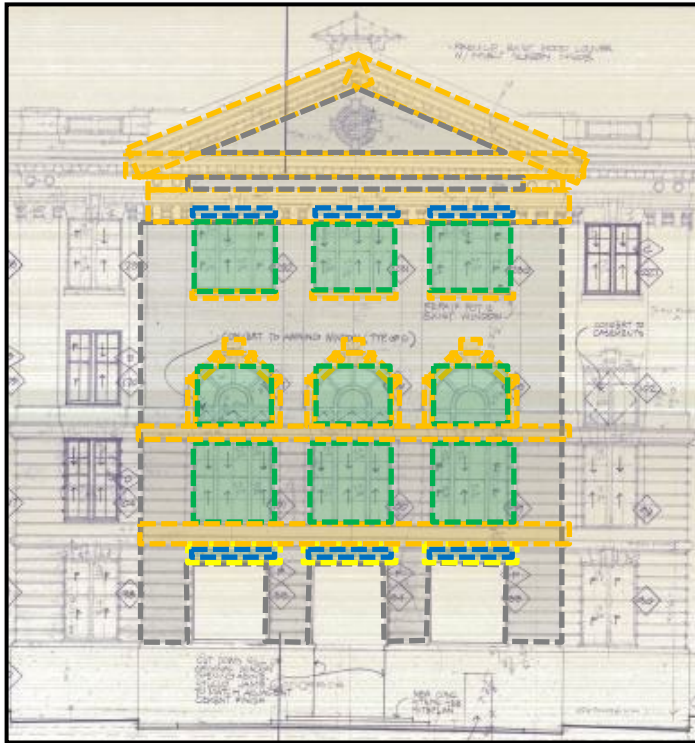
SITE PLAN



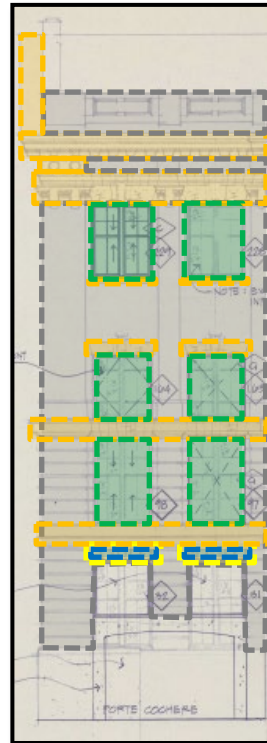
 Area of Work



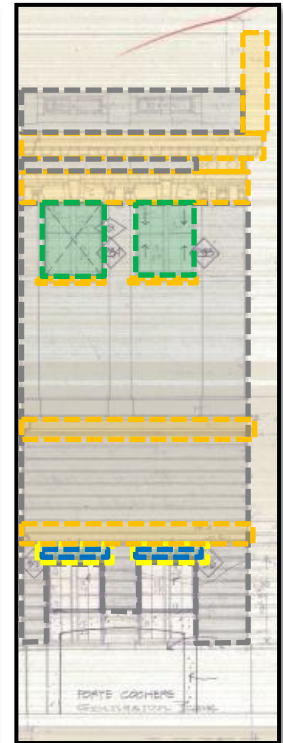
AREA OF WORK



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

-  Proposed GFRC Replacement of Existing Terra Cotta
-  Existing Terra Cotta Repairs as Needed
-  Repointing and Brick Repair/Replacement as Needed
-  Relieving Angle Repairs/Replacement as Needed
-  Window Maintenance as Needed

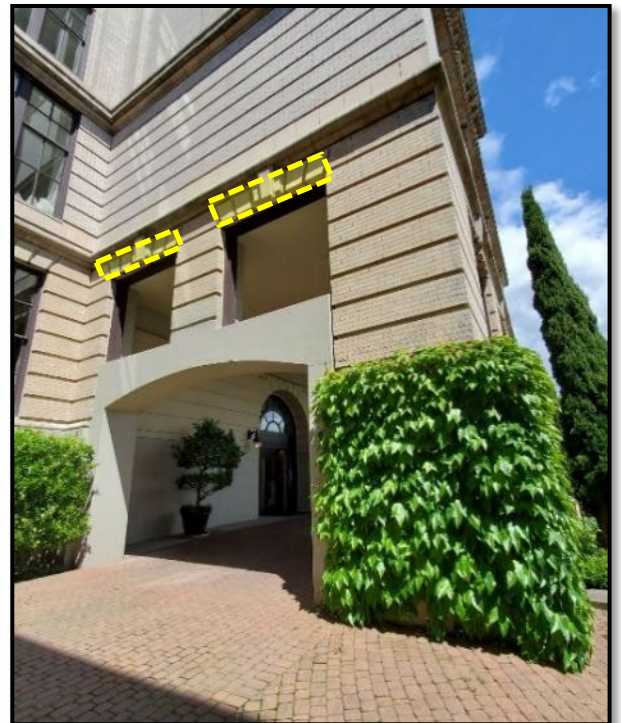
AREA OF WORK



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

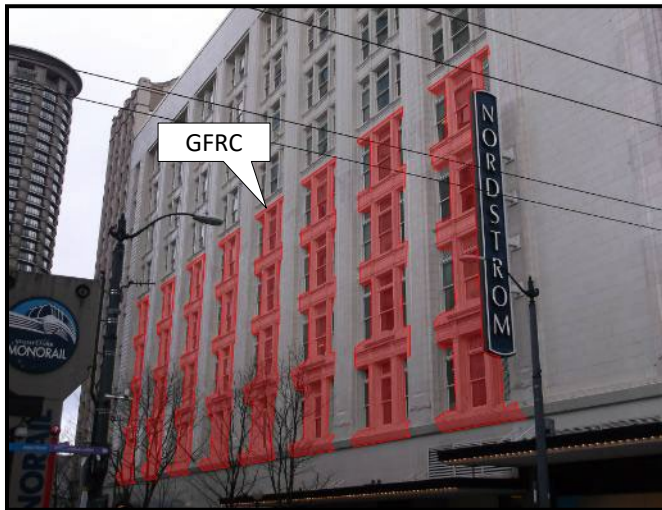


Proposed GFRC Replacement of Existing Terra Cotta

PROJECT EXAMPLES



EXAMPLE OF GFRC REPLACING TERRA COTTA AT OLYMPIC FAIRMONT HOTEL, SEATTLE



EXAMPLE OF GFRC REPLACING TERRA COTTA AT NORDSTROM BUILDING, SEATTLE

PROPOSED COLOR SAMPLES



PROPOSED COLOR SAMPLES FOR EXISTING TERRA COTTA UNITS

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Project Information

Description of Work: Repair and replace exterior masonry cladding and support at portion multi-family building [QUEEN ANNE HIGH SCHOOL CONDOMINIUM], per plan.

Permit Remarks:

Applicant Information

Name:

Brittin Elaea

Address:

710 2nd Ave Ste 400
SEATTLE, WA 98104

Phone:

(206) 957-4725

Capacity:

Applicant

E-Mail:

belaea@amentogroup.com

Name:

Queen Anne High School Condominium Owners Association

Address:

c/o Amento Group
710 2nd Ave Ste 400
Seattle, WA 98104

Phone:

(206) 957-4725

Capacity:

Owner

E-Mail:

belaea@amentogroup.com

Name:

Queen Anne High School Condominium Owners Association

Address:

c/o Amento Group
710 2nd Ave Ste 400
Seattle, WA 98104

Phone:

(206) 957-4725

Capacity:

Financially Responsible Party

E-Mail:

belaea@amentogroup.com

Land Use Code Information

Zoning and Districts at Issuance:

AIRPORT_HEIGHT_DISTRICT

Council District 7

FREQ_TRANSIT_SRV_CORRID

LANDMARK Yes, on site, Queen

MHA_ZONING Yes, LR2 (M)

DevSite: DV0001256

Design Review Required: N

Existing Use

Sq_Ft

Proposed Use

Sq_Ft

Not Reviewed

0

Not Reviewed

0

Dwelling Units

Proposed New

Demolished

Dwelling Units

Proposed New

Demolished

Total Dwelling Units Live/Work:

None

0

0

None

0

0

of EV-Ready Parking Spaces Required By Code

of EV-Ready Parking Spaces Proposed

Reduced # of EV-Ready Parking Spaces Provided

Ground Disturbance

Ground Disturbance:

PASV Required: Yes

Land-Disturbing Activity:

0: None

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer?

Side Sewer Conflict? No

Drainage Information

Flow Control Type:

Flow Control Standard:

Discharge Point:

Treatment Standard Type:

Total Area Mitigated by GSI:

Total Disturbed Area:

New Plus Replaced Impervious Surface:

New Impervious Surface:

Building Code Information

Building Code: 2021 SEBC

SDCI Building ID: 000014363-BD

Proposed Number of Above-Grade Stories:

Proposed Number of Below-Grade Stories:

Number of Mezzanines:

High-Rise: No

Required Emergency System

Pressurization System – Stairwell:

Pressurization System – Elevator:

Elevator – Required Accessible Egress:

Change of Occupancy?

No

Floor/Area

Construction Type

Occupancy Group

Sq_Ft

NFPA Sprinkler Standard

Posted Occupancy

Exterior

Not Reviewed

Not Reviewed

300

Energy/Mechanical Code Information

Energy Envelope

HVAC Mechanical System Included: No

Fume Hood:

Energy Code:

Commercial Kitchen hood Exhaust System:

Spray Paint Booth:

Compliance Category

Compliance Path:

Energy Credit Option #:

Maximum Glazing:

Unlimited:

Fenestration

Occupancy

Comments

U_Max

SHGC_Max

VT_Minimum

Type

Insulation Values

Insulation Assembly

Comments

Occupancy

Energy Equipment

Residential Information

AFUE Efficiency:

HSPF Efficiency:

Heating:

Cooling:

Residential Energy Efficiency

Energy Credit Option:

Non-Residential Information

Special Requirements:

Heating:

Cooling:

Equipment Sizes

Allowance Factor

Min BTUs

Unit ID

Land Use Conditions

Condition ID:

Category:

Verification Group:

Exception / Modification & Date:

Verification By & Date:

Condition:

Project Phases

Phase

Shoring/Excavation

Foundations

Structure to Grade

Basst Structure

Super Structure

Architectural Shell and Core

Architectural Full Occupancy

Scope:

Special Inspections

Inspection: 7079715-CN-004

Agency: OTTO ROSENAU & ASSOCIATES

Inspection Type

Agency Phone: (206) 725-4600

Structural Steel Erection

Description

Permit Issuance Authorization

Review Name

Approved by

Phone Number

Addressing

Jose Franco

(206) 684-2489

Mandatory Housing Affordability

Glenda Rader

(206) 733-9695

Structural Engineer

Benjamin Enfield

(206) 615-0774

Zoning

Glenda Rader

(206) 733-9695

Customer Alert!

Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8860

An SDCI site inspection is required prior to any ground disturbance related to this permit, including clearing, grubbing or grading.

Preconstruction Conferences, When Required - Call (206) 684-8860

An SDCI preconstruction conference should be scheduled prior to beginning work. A conference is required for the following types of work:
1. When any special inspections are indicated on the plan.
2. When land use or design review conditions are indicated on the plan.
3. When a DCI plans examiner specifies on plans unusual or complex inspection or occupancy requirements.

Rules for Ufer Grounds - Call (206) 684-5383

If you have any questions or concerns regarding the rules (2005 NEC) for installation of ufer grounds, please contact DCI's Electrical Technical Backup Monday - Friday, 7:00 a.m. to 4:30 p.m.

Required SDOT Permits and Inspections

-Street Tree Inspections
Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval. Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693, Single Family Zones, (206) 684-7997 .

-Street Use Permits
Call prior to construction: (206) 684-5283.

Water Service Inspection by SPU Required

All water service piping on property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

Shop Drawings & Key Area Inspections

Required Shop Drawings

Document Type

Number Required

Description

Key Inspections Issues

Key Issue Description

Review Type

Project Number: 7079715-CN

Project Type: Construction Permit

Type of Work: Full +

Category: Multifamily

Action / Decision Type: Add/Alt

Priority:

Value: \$97,926

Use:

Address: 201 GALER ST

SEATTLE, WA 98109

Filed at Address: 201 GALER ST

Application Date: 10/29/2025

Issue Date: 12/12/2025

Cover Sheet Generation Date: 12/12/2025

Description of Work: Repair and replace exterior masonry cladding and support at portion multi-family building [QUEEN ANNE HIGH SCHOOL CONDOMINIUM], per plan.

Parent Permit: 001639-25PA

Related Land Use Project:

Building ID: 000014363-BD

QUEEN ANNE HIGH SCHOOL CONDOMINIUMS

SEATTLE, WA

LIMITED MASONRY REMEDIATION SCOPE OF REPAIR PHASE II

AMENTOGROUP
710 2nd Avenue, Suite 400
Seattle, WA 98104
amentogroup.com



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QUEEN ANNE
HIGH SCHOOL
CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #:	170031
DRAWN BY:	EH
CHECKED BY:	BBE, JMS, DSJ
REVISIONS:	
BLDG DEPT:	

DATE: 09-23-25

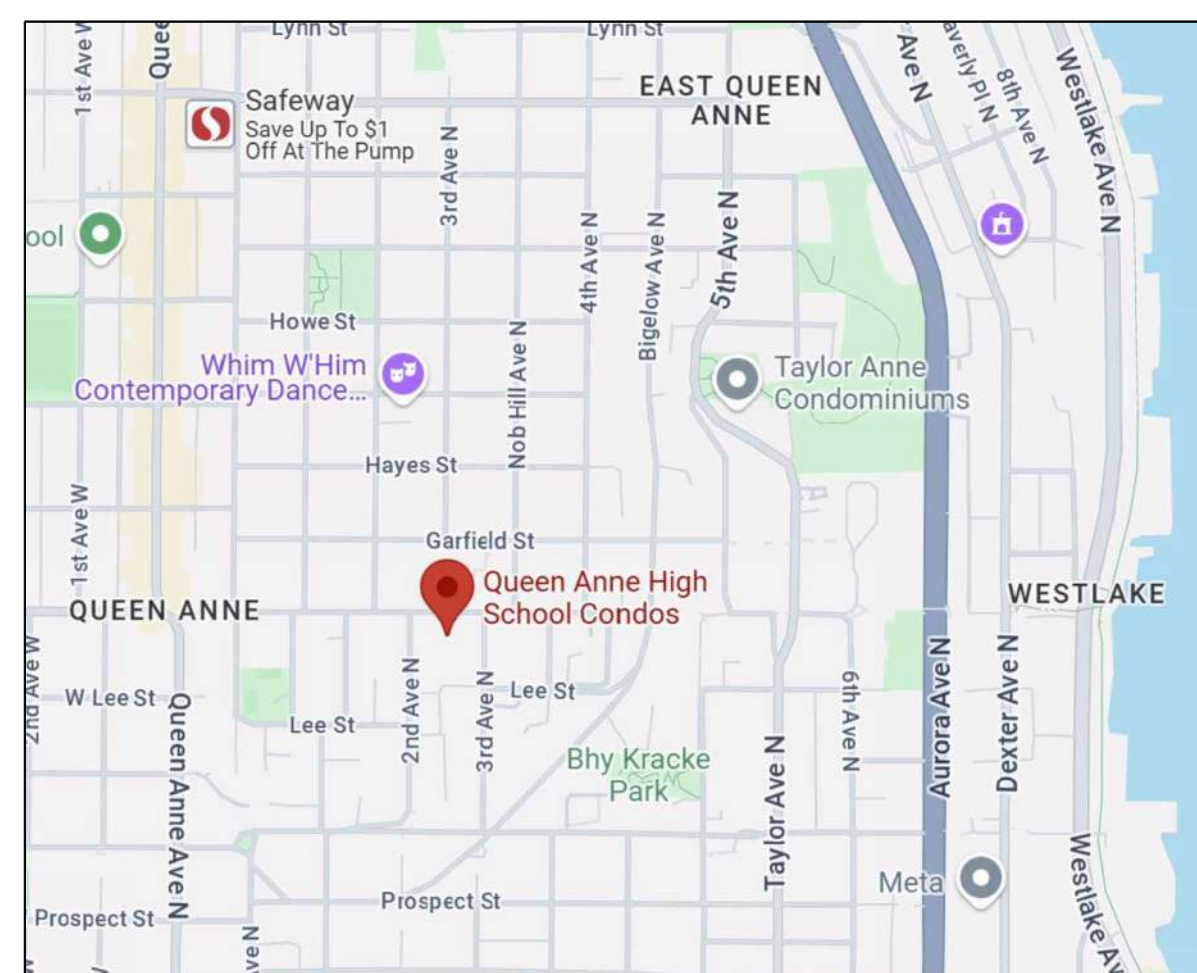
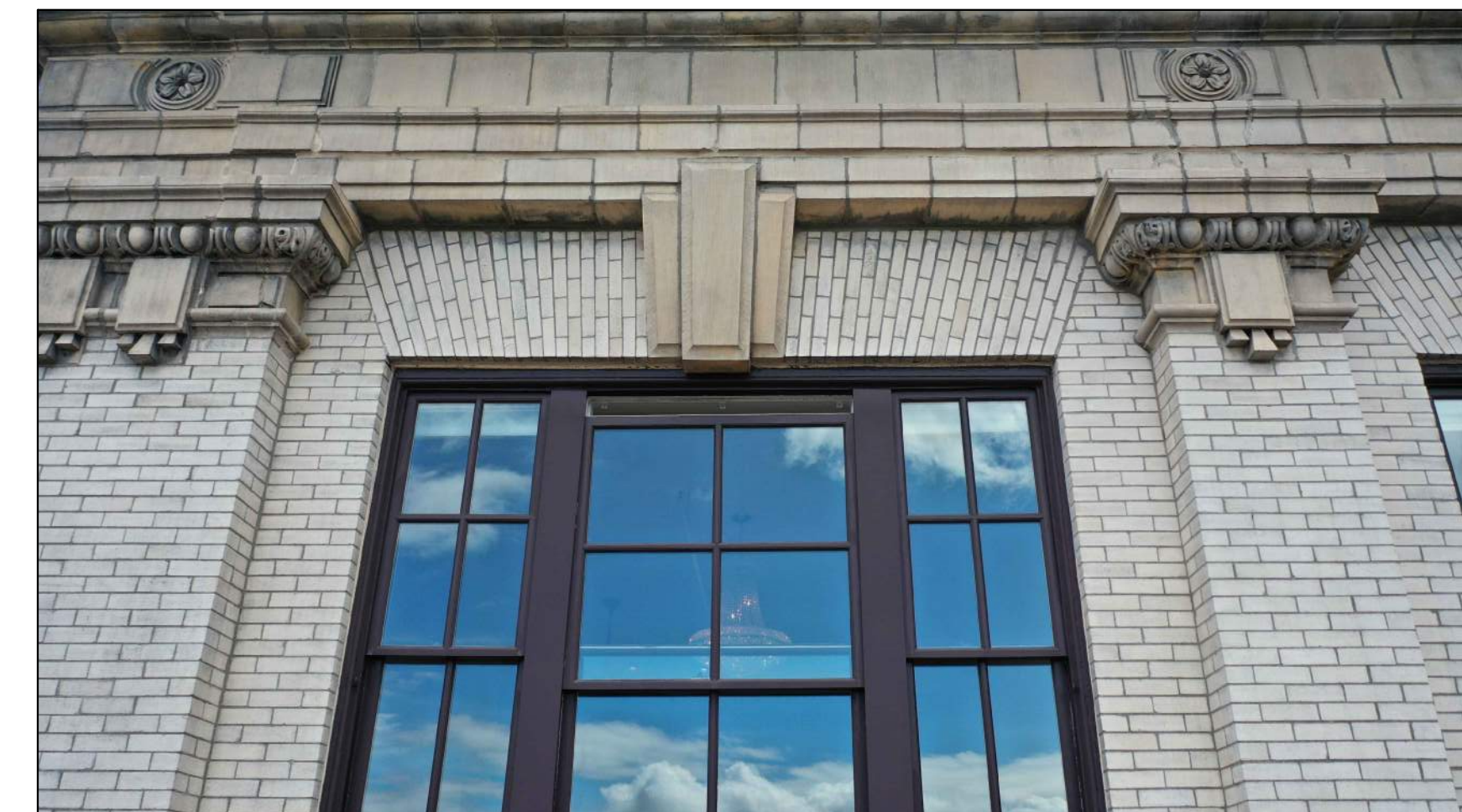
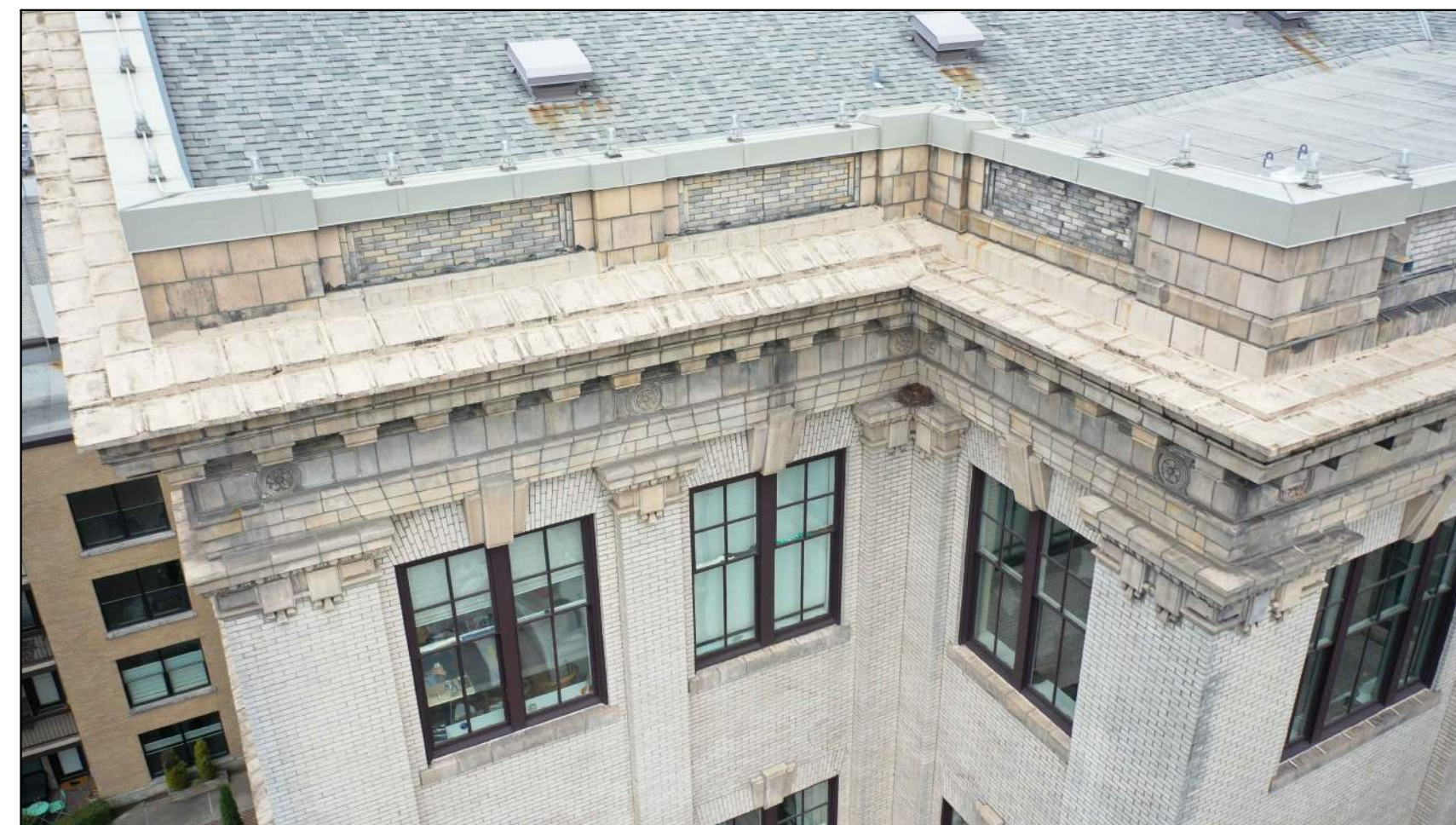
SHEET TITLE:

COVER

BUILDING TYPE: N/A

SHEET #:

COVER



STRUCTURAL:

- | | |
|------|------------------------------|
| S0.0 | PERMIT INFORMATION |
| S0.1 | GENERAL INFORMATION |
| S0.2 | GENERAL STRUCTURAL NOTES |
| S0.3 | GENERAL CONDITIONS |
| S0.4 | SCHEMATIC SCOPE OF REPAIR |
| S0.5 | MATERIALS INFORMATION |
| S1.0 | SITE PLAN |
| S1.1 | BUILDING 1 ELEVATIONS |
| S2.0 | STRUCTURAL DETAIL - SKETCHES |

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/20/2025

1. CODE REQUIREMENTS: ALL NEW CONSTRUCTION MUST MEET 2021 SEBC REQUIREMENTS & ALL APPLICABLE LOCAL BUILDING CODES.
2. EXISTING BUILDING CODE CLASSIFICATION: THIS PROJECT IS CLASSIFIED AS A REPAIR PER 2021 SEBC. ALL WORK SHALL COMPLY W/ REQUIREMENTS IN CHAPTER 3 & 4 OF 2021 SEBC.
3. SCOPE OF REPAIR: REFER TO SHEET S0.4 FOR SUMMARY SCOPE OF REPAIR. FOR COMPLETE SCOPE OF REPAIR AND SPECIFIC MATERIAL INFORMATION, CONSULT SCHEMATIC SCOPE OF REPAIR ISSUED DECEMBER 10, 2024.
4. DRAWING DISCREPANCIES: IF DISCREPANCIES ARISE BETWEEN THESE DRAWINGS & THEIR ASSOCIATED DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION PROJECT MANAGER FOR ASSISTANCE & DIRECTION.
5. GENERAL SECURITY: DURING CONSTRUCTION, ALL WINDOWS, SLIDING GLASS DOORS & MAN DOORS SHALL BE SECURED IN ACCORDANCE W/ LOCAL CODES.
6. LEGAL EGRESS REQUIREMENTS: CONTRACTOR SHALL MAINTAIN LEGAL EGRESS TO UNIT & BUILDING ENTRANCES @ ALL TIMES DURING COURSE OF CONSTRUCTION, EXCEPT FOR SHORT DURATIONS OF TIME, NO LONGER THAN NECESSARY & W/ PRIOR NOTICE.
7. EXISTING & NEW MATERIALS: ALL MATERIALS IN DRAWING SET ARE NEW UNLESS NOTED OTHERWISE. AS NOTED, ALL EXISTING MATERIALS ARE TO REMAIN UNDISTURBED UNLESS REMOVAL IS REQUIRED TO PERFORM THE WORK. ALL EXISTING MATERIALS SCHEDULED TO REMAIN ARE SCREENED IN DETAILS, UNO.
8. SPECIAL INSPECTIONS: REFER TO 1/S0.2 FOR SPECIAL INSPECTION REQUIREMENTS.

SUMMARY SCOPE OF REPAIR:

REPAIR AND MAINTENANCE OF BUILDING ENCLOSURE COMPONENTS, INCLUDING CLEANING AND REPOINTING OF MASONRY, REPAIR OR REPLACEMENT OF LINTELS, AS NEEDED, AND SEALANT REPLACEMENT AT WINDOWS

PROJECT NAME / ADDRESS:

QUEEN ANNE HIGH SCHOOL LIMITED MASONRY REMEDIATION PHASE II
201 GALER STREET
SEATTLE, WA 98109

OWNER: QUEEN ANNE HIGH SCHOOL CONDOMINIUM OWNERS ASSOCIATION

PROJECT CONTACTS:

CONSTRUCTION PROJECT MANAGER:

AMENTO GROUP
710 2ND AVE, SUITE 400
SEATTLE, WA 98104
206-682-9722

CONTACT: JOSH STRANGE
JSTRANGE@AMENTOGROUP.COM

STRUCTURAL ENGINEER:

AMENTO GROUP
701 2ND AVE, SUITE 400
SEATTLE, WA 98104
206-682-9722

CONTACT: DARREN S. JOHNSTON,
P.E., S.E.
DJOHNSTON@AMENTOGROUP.COM

CONTRACTOR:

PIONEER MASONRY RESTORATION
COMPANY, INC.
5210 14TH AVE NW
SEATTLE, WA 98107
206-782-4331

CONTACT: ROGER PETERSON
ROGER@PIONEERMASONRY.COM

LEGAL DESCRIPTION:

QUEEN ANNE HIGH SCHOOL CONDO; VOL 211 / 13-31; PH 2
REC#20060530002196; PH 3 REC#20060726000112; 1ST
AMEND VOL 217 / 1-2

APPLICABLE BUILDING CODE: 2021 SEBC

LOCAL JURISDICTION: SEATTLE

PARCEL NUMBER: 701430-0000

ZONING/OVERLAY LR2 (M)

NEIGHBORHOOD: QUEEN ANNE

TYPE OF CONSTRUCTION: III-A

OCCUPANCY: R-2

BUILDING INFORMATION (BUILDING 1) :

BASEMENTS: 1

STORIES: 5

MEZZANINES: NONE

GARAGE: NONE

AMENTOGROUP

710 2nd Avenue, Suite 400
Seattle, WA 98104
amentogroup.com



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QUEEN ANNE
HIGH SCHOOL
CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #:

170031

DRAWN BY:

EH

CHECKED BY:

BBE, JMS, DSJ

REVISIONS:

BLDG DEPT:

DATE:

09-23-25

SHEET TITLE:

PERMIT
INFORMATION

BUILDING TYPE:

N/A

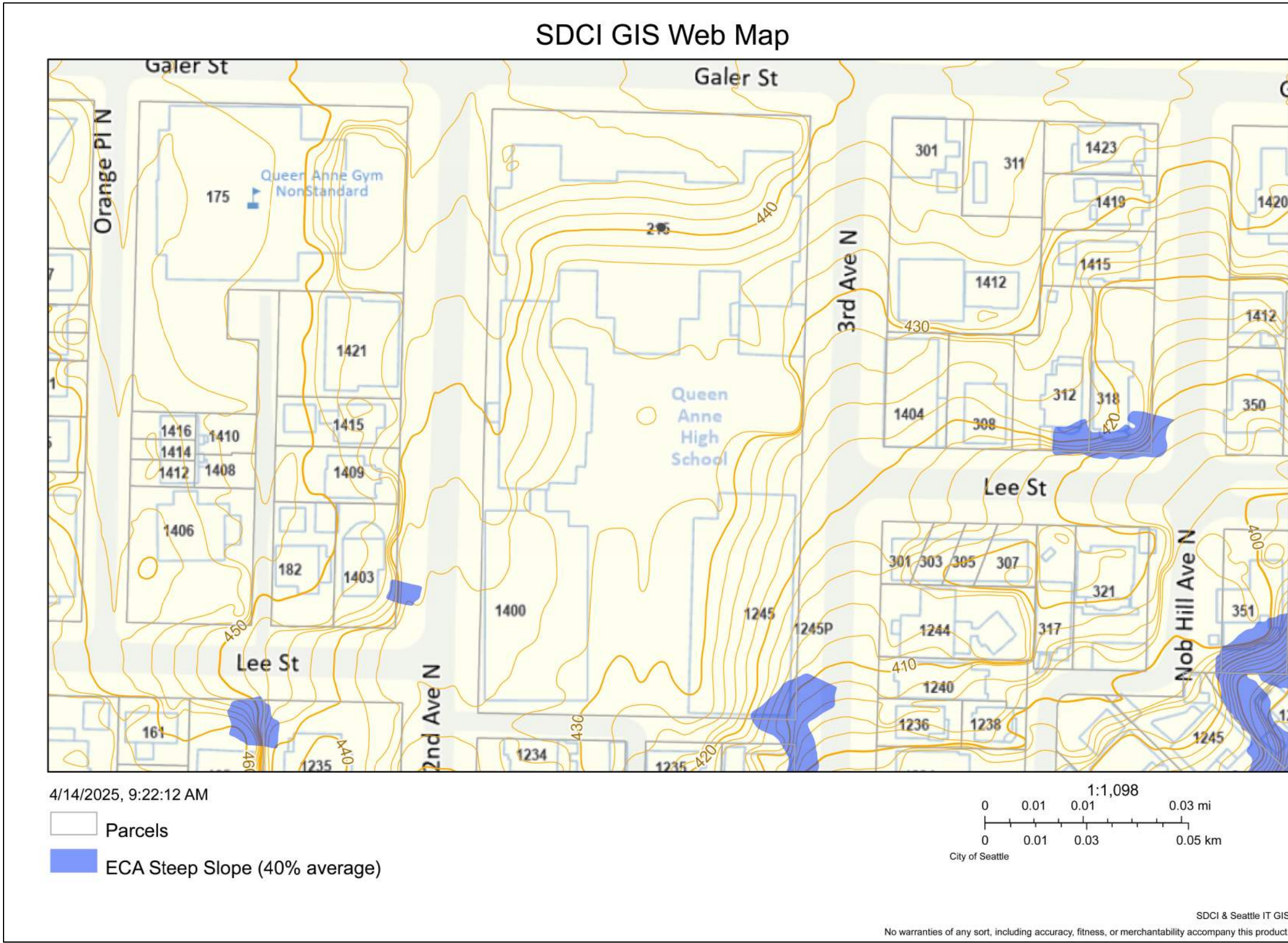
SHEET #:

S0.0

6 PERMIT GENERAL NOTES
S0.0 NO SCALE

8 PROJECT INFORMATION
S0.0 NO SCALE

10 CODE INFORMATION
S0.0 NO SCALE



NOTES:

1. SCOPE OF REPAIR: PROJECT INCLUDES REPAIRS TO EXISTING BUILDING ENCLOSURE COMPONENTS. NO IMPACT TO GRADING, LANDSCAPING OR DRAINAGE.

PERMIT APPLICATION

PRIMARY PROPERTY USE: MULTI-FAMILY RESIDENTIAL

PROJECT VALUE: \$97,926.24

WHERE ON YOUR PROPERTY ARE YOU WORKING? BUILDING 1 SOUTH ELEVATION

IS WORK IN THE RIGHT-OF-WAY (STREET OR ALLEY) REQUIRED? NO

BUILDING CODE INFO:

BUILDING CODE: 2021 SEBC

SPECIFIC BUILDING CODE: SEBC PRESCRIPTIVE

SUBSTANTIAL ALTERATION? NO

CHANGING THE ENVELOPE? YES

ACTION TYPE: REPAIR

GROUND DISTURBANCE:

IS YOUR DEVELOPMENT SITE IN AN ENVIRONMENTALLY CRITICAL AREA? YES

NEW & REPLACED HARD SURFACE >750 SQ FT? NO

MORE THAN 2,000 SQ FT OF EARTH DISTURBANCE? NO

TENANT RELOCATION ASSISTANCE:

UNITS OCCUPANCY: UNITS NOT AFFECTED BY SCOPE OF WORK

CONTRACTOR DISCLOSURE:

WHO WILL BE PERFORMING ALL THE WORK? LICENSED CONTRACTOR

CONTRACTOR LICENSE: PIONEMR126DJ

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/20/2025

18 APPLICATION INFORMATION
S0.0 NO SCALE

1.

CODE REQUIREMENTS: ALL NEW CONSTRUCTION MUST MEET 2021 SBC CODE REQUIREMENTS & ALL APPLICABLE LOCAL BUILDING CODES.
2.

DRAWING DISCREPANCIES: SCHEMATIC SCOPE OF REPAIR SUPERSEDE STRUCTURAL DRAWINGS FOR DESIGN INTENT, UNO. IF DISCREPANCIES ARISE BETWEEN THESE DRAWINGS & THEIR ASSOCIATED DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION PROJECT MANAGER FOR ASSISTANCE & DIRECTION.
3.

EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS. CONTRACTOR SHALL IDENTIFY EXISTING CONDITION DEVIATIONS FROM DRAWINGS PRIOR TO MATERIAL INSTALLATION & REPORT ANY POTENTIAL DISCREPANCIES TO CONSTRUCTION PROJECT MANAGER.
4.

GENERAL SECURITY: DURING CONSTRUCTION SECURE WINDOWS, SLIDING GLASS DOORS & MAN DOORS, IN ACCORDANCE W/ LOCAL CODES.
5.

UNIT SECURITY: ENSURE UNIT SECURITY DURING REMOVAL OF CONSTRUCTION RELATED MATERIALS INCLUDING, BUT NOT LIMITED TO WINDOWS, SLIDING GLASS DOORS & MAN DOORS.
8.

LEGAL EGRESS REQUIREMENTS: CONTRACTOR SHALL MAINTAIN LEGAL EGRESS TO UNIT & BUILDING ENTRANCES @ ALL TIMES DURING COURSE OF CONSTRUCTION, EXCEPT FOR SHORT DURATIONS OF TIME, NO LONGER THAN NECESSARY & W/ PRIOR NOTICE.
9.

DRAWING SET SCALE: DO NOT SCALE DRAWINGS. DRAWINGS MAY REPRESENT APPROXIMATE SCALE BASED ON UNKNOWN EXISTING CONDITIONS OR MANNER IN WHICH DRAWINGS WERE GENERATED.
10.

ELEVATIONS: DEFINED ELEVATION, EG. NORTH OR SOUTH, INCLUDES ALL PLANE VARIATIONS & RETURNED WALLS W/IN EXTENT OF ELEVATION FROM EXTERIOR BUILDING CORNER TO EXTERIOR BUILDING CORNER.
11.

NUMBERED NOTES: NUMBERED & ITEMIZED NOTES ON SHEET S1.1 ARE APPLICABLE TO THE ENTIRE SHEET, UNO OR DEEMED NOT APPLICABLE.
12.

EQUAL DIMENSIONS: EQUAL DIMENSIONS (EQ A, ETC) ARE ONLY APPLICABLE TO THE DETAIL IN WHICH THEY ARE NOTED, UNO.
13.

INSTALLATION SEQUENCE: ① TYPICALLY DENOTES INSTALLATION SEQUENCE OF MATERIALS.
14.

EXISTING ITEM STORAGE: PROPERLY LABEL & CAREFULLY STORE ALL ITEMS SCHEDULED TO BE REMOVED, STORED & REINSTALLED.
15.

EXISTING & NEW MATERIALS: ALL MATERIALS SHOWN IN DRAWING SET ARE NEW UNLESS NOTED OTHERWISE. AS NOTED, EXISTING MATERIALS ARE TO REMAIN UNDISTURBED UNLESS REMOVAL IS REQUIRED TO PERFORM THE WORK. EXISTING MATERIALS SCHEDULED TO REMAIN ARE SCREENED IN DETAILS, UNO.
16.

BACKER ROD & SEALANT JOINTS: ALL BACKER ROD & SEALANT JOINTS SHALL BE 1/2", UNO.
17.

LANDMARK BOARD: CONTRACTOR SHALL INVITE LANDMARK BOARD TO ATTEND MOCK-UPS FOR MASONRY AND TERRA COTTA REPAIR SCOPE ITEMS.

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/20/2025

PROJECT NAME / ADDRESS:

QUEEN ANNE HIGH SCHOOL LIMITED MASONRY REMEDIATION PHASE II
201 GALER STREET
SEATTLE, WA 98109

OWNER: QUEEN ANNE HIGH SCHOOL CONDOMINIUM OWNERS ASSOCIATION

CONSTRUCTION PROJECT MANAGER:

AMENTO GROUP
710 2ND AVE, SUITE 400
SEATTLE, WA 98104
206-682-9722

CONTACT: JOSH STRANGE
JSTRANGE@AMENTOGROUP.COM

STRUCTURAL ENGINEER:

AMENTO GROUP
710 2ND AVE, SUITE 400
SEATTLE, WA 98104
206-682-9722

CONTACT: DARREN S. JOHNSTON,
P.E., S.E.
DJOHNSTON@AMENTOGROUP.COM

CONTRACTOR:

PIONEER MASONRY
RESTORATION COMPANY INC.
5210 14TH AVE NW
SEATTLE, WA 98107
206-782-4331

CONTACT: ROGER PETERSON
ROGER@PIONEERMASONRY.COM

LEGAL DESCRIPTION: QUEEN ANNE HIGH SCHOOL CONDO; VOL 211 / 13-31; PH2
REC#20060530002196; PH 3 #20060726000112; 1ST AMEND VOL
217 / 1-2

APPLICABLE CODE: 2021 SEBC

NEIGHBORHOOD: QUEEN ANNE

LOCAL JURISDICTION: SEATTLE

TYPE OF CONSTRUCTION: III-A

PARCEL NUMBER: 701430-0000

OCCUPANCY: R-2

ZONE: LR2 (M)

PROJECT INFORMATION

GENERAL NOTES

	SID-X		WEATHER-RESISTIVE BARRIER (WRB)		BUILDING LETTER
	SID-X		DENOTES THE FOLLOWING ITEMS: SAM-1, SAM-2 & FF-1 THROUGH FF-7		UNIT NUMBER
	SP-X		ROOF UNDERLAYMENT		REVISION TAG
	CONTINUOUS WOOD IN SECTION		DRAINAGE MAT		INSTALLATION SEQUENCE, REF GENERAL NOTES
	DISCONTINUOUS WOOD IN SECTION, SHIM		EXAMPLE OF SCREENED MATERIALS SCHEDULED TO REMAIN		METAL SCHEDULE REFERENCE
	PLYWOOD SHEATHING		MATERIAL CUT LINE		BREAK LINE
	GYP-1 OR GWB		SLOPE (DOWN)		ELEVATION INDICATION
	(E) GYPSUM SHEATHING		HOSE BIB		DETAIL INDICATOR USED TO TAG ENLARGED, PLAN OR AXON
	(E) BATT INSULATION		(E) DOWNSPOUT		SECTION CUT INDICATOR
	METAL, FERROUS		(E) TIGHTLINE		SECTION CUT INDICATOR IN SPECIFIC DIRECTION
	METAL, NON-FERROUS		(E) DRAIN		ELEVATION MARKER
	CONC				CENTER LINE
	LANDSCAPING				MATCH LINE
	EARTH				
	CARPET				

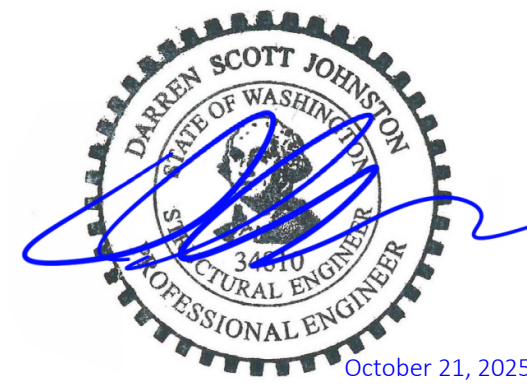
GENERAL LEGEND & SYMBOLS

NOTE: ADDITIONAL HATCHES & SYMBOLS MAY BE FOUND ON INDIVIDUAL SHEETS, WHERE OCCURS.

ABBREVIATIONS

ABV	ABOVE	CONT	CONTINUOUS(LY)	FT	FOOT	N/A	NOT APPLICABLE	SQ	SQUARE
ACCOM	ACCOMMODATE	COORD	COORDINATE	GC	GENERAL CONTRACTOR	NUM	NUMBER	STOR	STORAGE
ADD #	ADDENDUM #	D	DEEP	GRDRL	GUARDRAIL	O/	OVER	STRUCT	STRUCTURAL
ADD'L	ADDITIONAL	DEMO'D	TO BE DEMOLISHED	GWB	GYPSUM WALL BOARD	OC	ON CENTER	TBD	TO BE DETERMINED
ADJ	ADJACENT	DESC	DESCRIPTION	GYP	GYPSUM SHEATHING	OPP	OPPOSITE	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	H	HIGH; HEIGHT	ORIG	ORIGINAL	TERM	TERMINATION
ALT #	ALTERNATE #	DIM(S)	DIMENSION(S)	HORIZ	HORIZONTAL	PERP	PERPENDICULAR	TL	TIGHT LINE
ALUM	ALUMINUM	DM	DRAINAGE MAT	INTALL	INSTALLATION	PLY	PLYWOOD SHEATHING	TO	TOP OF
APPROX	APPROXIMATELY	DN	DOWN	INSUL	INSULATION	PNT	PAINT	TOFF	TOP OF FINISHED FLOOR
ARCH	ARCHITECT	DRWG(S)	DRAWING(S)	INT	INTERIOR	RE	REGARDING	TOP	TOP OF PLATE
BB	BIRD BLOCKING	DS	DOWNSPOUT	INTGRL	INTEGRAL	RE/RE	REMOVE & REINSTALL	TYP	TYPICAL
BBT	BOND BREAKER TAPE	DISCONT	DISCONTINUOUS	JNT	JOINT	RE/REP	REMOVE & REPLACE	TYPS	TYPES
BLDG	BUILDING	DTL	DETAIL	L	LENGTH; LONG	REF	REFER (TO)	UNO	UNLESS NOTED OTHERWISE
BLKG	BLOCKING	E	EAST; EGRESS	LOC(S)	LOCATION(S)	REQ('D) ('S)	REQUIRE(D); REQUIREMENT(S)	VIF	VERIFY IN FIELD
BLW	BELOW	EA	EACH	LVL	LEVEL	RO	ROUGH OPENING	VR	VAPOR RETARDER
BOT	BOTTOM	ELEV(S)	ELEVATION(S); ELEVATED	MAT'S	MATERIALS	S	SCUPPER; SOUTH	W	WIDE; WEST
BR	BACKER ROD	ENLGD	ENLARGED	MAX	MAXIMUM	SAM	SELF-ADHERING MEMBRANE	W/	WITH
BSOW	BASE SCOPE OF WORK	EQ	EQUAL	MEM	MEMBRANE	SECT	SECTION(S)	W/IN	WITHIN
B/W	BETWEEN	EXIST; (E)	EXISTING	MFR	MANUFACTURER	SEQ	SEQUENCE	W/O	WITHOUT
C; CONC	CONCRETE	EXT	EXTERIOR	MIN	MINIMUM	SG	SAFETY GLASS	WD	WOOD
CL	CENTER LINE	EXTN	EXTENSION	MISC	MISCELLANEOUS	SGD	SLIDING GLASS DOOR	WIN	WINDOW
CLR	CLEARANCE	FDN	FOUNDATION	MOD(S)	MODIFICATION(S)	SIM	SIMILAR (TO)	WP	WATERPROOF(ING)
CM	CONSTRUCTION MANAGER	FF	FINISH FLOOR; FLEXIBLE FLASHING	MP	METAL PANEL	SLNT	SEALANT	WRB	WEATHER-RESISTIVE BARRIER
COND(S)	CONDITION(S)	FIN	FINISH	MTL	METAL	SOR	SCOPE OF REPAIR		
		FLSHG(S)	FLASHING(S)	(N)	NEW	SOW	SCOPE OF WORK		
		FSTNR	FASTENER	N	NORTH				

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QUEEN ANNE
HIGH SCHOOL
CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #: 170031

DRAWN BY: EH

CHECKED BY: BBE, JMS, DSJ

REVISIONS:

BLDG DEPT:

DATE: 09-23-25

SHEET TITLE:

GENERAL
INFORMATION

BUILDING TYPE: N/A

SHEET #:

S0.1

GENERAL STRUCTURAL NOTES:
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

1. BASIS OF DESIGN:

1.1. BUILDING CODE AND REFERENCE STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND THE 2021 SEATTLE BUILDING CODE.

1.2. STRUCTURAL DESIGN CRITERIA:

ACTUAL DEAD LOADS PLUS THE FOLLOWING DEAD AND LIVE LOADS:

FLOOR LIVE LOAD: 40 PSF
DECK LIVE LOAD: 60 PSF
ROOF SNOW LOAD: 25 PSF

WIND LOADING: 100 MPH BASIC WIND SPEED; EXPOSURE "B";
 $I_w = 1.0$; $K_{zt} = 1.0$; RISK CATEGORY - II

SEISMIC DESIGN: EQUIVALENT LATERAL FORCE PROCEDURE

$S_s = 1.50$, $F_a = 1.0$
 $S_1 = 0.5$, $F_v = 1.8$
 $S_{ps} = 1.0$
 $I_e = 1.0$
SITE CLASS = "D"
SEISMIC DESIGN CATEGORY = "D"
RISK CATEGORY - II

2. METAL STRUCTURAL FRAMING:

2.1. STRUCTURAL STEEL: ALL STEEL SHAPES AND PLATES SHALL BE ASTM A36, $F_y = 36$ KSI, EXCEPT HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500 GRADE B, $F_y = 46$ KSI AND PIPE SHALL BE A53 GRADE B, $F_y = 35$ KSI. FABRICATION AND ERECTION PER AISC SPECIFICATIONS. ALL WELDING SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. MINIMUM WELD SHALL BE 3/16" CONTINUOUS FILLET. STEEL CONNECTION BOLTS SHALL BE A325N AND ALL THREAD RODS SHALL BE A307. ALL STRUCTURAL STEEL SHALL RECEIVE SHOP PRIMER ON ALL SURFACES EXCEPT AT FIELD WELD LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN SPECIFICATIONS. EMPLOY A PROPER FIRE WATCH DURING ALL FIELD WELDING OPERATIONS. STEEL MEMBERS AND CONNECTORS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED, OR POWDER COATED WITH STAINLESS FASTENERS AS DETAILED ON THE DRAWINGS. SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER A MINIMUM OF TWO WEEKS PRIOR TO START OF FABRICATION.

3. GENERAL PROJECT INFORMATION:

- 3.1. SITE VERIFICATION: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER HAS NO KNOWLEDGE OF, AND IS NOT RESPONSIBLE FOR, THE SITE AND SOIL CONDITIONS.
- 3.2. UTILITIES: CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES PRIOR TO EXCAVATION.
- 3.3. SHORING: CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE W/ THE PLANS.
- 3.4. MEANS AND METHODS: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
- 3.5. CHANGES: CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE CONSTRUCTION PROJECT MANAGER AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 3.6. DRAWINGS: "DRAWINGS" INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- 3.7. STRUCTURAL DRAWINGS: THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SCHEMATIC SCOPE OF REPAIR FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 3.8. FIELD ERECTED FABRICATIONS: ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE SUPPLIER.

4. TESTS AND INSPECTIONS:

4.1. SPECIAL INSPECTIONS: SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH S.B.C. CHAPTER 17 BY A TESTING AGENCY APPROVED BY THE AUTHORITY HAVING JURISDICTION FOR THE FOLLOWING COMPONENTS:

- i. STRUCTURAL STEEL ERECTION.
ii. FIELD WELDING

4.2. INSPECTION REPORTS: SUBMIT SPECIAL INSPECTION REPORTS TO THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS, THE GENERAL CONTRACTOR, PROPERTY OWNER, CONSTRUCTION PROJECT MANAGER, AND THE STRUCTURAL ENGINEER OF RECORD.

4.3. PRE-CONSTRUCTION MEETING: CONTRACTOR SHALL SCHEDULE A SPECIAL INSPECTION PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR, CONSTRUCTION PROJECT MANAGER, STRUCTURAL ENGINEER OF RECORD, AND SPECIAL INSPECTION AGENCY SHALL BE REQUIRED TO ATTEND. THE AUTHORITY HAVING JURISDICTION SHALL BE INVITED TO ATTEND.

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/20/2025

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HIGH SCHOOL
CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #:
170031

DRAWN BY:
EH

CHECKED BY:
BBE, JMS, DSJ

REVISIONS:

BLDG DEPT:

DATE:
09-23-25

SHEET TITLE:
GENERAL
STRUCTURAL
NOTES

BUILDING TYPE:
N/A

SHEET #:
S0.2

APPROVED PERMIT SET; RETAIN ON SITE

SCHEMATIC SCOPE OF REPAIR		2.	SURVEY:	F.	INSTALL BRICK USING MORTAR SPECIFIED HEREIN. REPLACE DAMAGED UNITS WITH LIKE KIND REPLACEMENTS. BLEND REPLACEMENT BRICK WITH ORIGINAL SALVAGE BRICK. REPLACEMENT BRICKS SHALL BE SEPARATED BY ORIGINAL SALVAGE BRICK. REPLACEMENT BRICK NOT TO EXCEED 30% OF ORIGINAL SALVAGE BRICK AT ANY LOCATION.	F.	PROVIDE UNIT PRICES TO REPLACE ONE (1) SMALL, ONE (1) AVERAGE, AND ONE (1) LARGE TERRACOTTA UNIT. UNIT PRICE TO INCLUDE REMOVAL OF DAMAGED UNIT, REMOVAL OF MATCHING SOUND UNIT, SHIPPING OF SOUND UNIT TO ARCHITECTURAL TERRACOTTA MANUFACTURER, PRODUCTION OF REPLICA, RETURN SHIPPING FOR SOUND UNIT AND REPLICA, RE-INSTALLATION OF SOUND UNIT, AND INSTALLATION OF REPLICA.	
ACCESS						SEALANT		
1.	GENERAL:			6.	TERRACOTTA REMEDIATION:	1.	GENERAL:	
A.	INTRODUCTION. THIS SCOPE SECTION IS SPECIFIC TO ALL VERTICAL ACCESS (ACCESS) REQUIRED TO COMPLETE THE WORK. THIS SCOPE DOES NOT INCLUDE INTERIOR WORK. INTERIOR ACCESS MAY BE REQUIRED FOR TRANSPORT OF VERTICAL ACCESS EQUIPMENT AND MATERIALS. REFER TO GENERAL CONDITIONS SECTION FOR INTERIOR PROTECTION REQUIREMENTS.		A.		A.	IN-SITU REPAIR: STRUCTURALLY SOUND TERRACOTTA UNITS WITH MINOR DAMAGE (CRACKS, SPALLS), WHICH DO NOT REQUIRE REMOVAL TO ACCOMMODATE OTHER WORK, SHALL BE REPAIRED IN PLACE.	A.	INTRODUCTION. THIS SCOPE ITEM IS SPECIFIC TO SEALANT REPLACEMENT WORK AT ALL EXTERIOR WALL OPENINGS (DOORS, WINDOWS) AND PENETRATIONS (HOSE BIBS, VENTS, LIGHT FIXTURES). THIS SCOPE ITEM DOES NOT INCLUDE INTERIOR WORK. INTERIOR ACCESS MAY BE REQUIRED FOR INSTALLATION AND REMOVAL OF INTERIOR PROTECTIONS AND DUST-CONTROL MEASURES. COORDINATE WITH CONSTRUCTION PROJECT MANAGER. COORDINATE REPAIRS WITH OTHER SSOR SECTIONS.
B.	LOCATIONS AND EXTENT: CONTRACTOR WILL DETERMINE AND PROVIDE A PRACTICAL, SAFE, AND EFFICIENT METHOD OF VERTICAL ACCESS TO THE WORK OCCURRING AT BUILDING 1 PER AREA OF WORK.		B.		B.	EX-SITU REPAIR: STRUCTURALLY DAMAGED TERRACOTTA UNITS SHALL BE REMOVED, REPAIRED, AND RE-INSTALLED.	B.	LOCATIONS AND EXTENT: CONTRACTOR SHALL REMEDITATE FULL HEIGHT AND WIDTH OF WORK AREAS AS OUTLINED HEREIN. SEE ALSO AREA OF WORK AT INDICATED ON SHEET S1.1.
C.	CONTRACTOR TO PRICE ALL GENERAL ACCESS, INTERIOR PROTECTION, OVERHEAD PROTECTION, WEATHER PROTECTION, AND SECURITY REQUIREMENTS UNDER THIS SECTION.							
D.	ACCESS AND PROTECTIONS EXCLUSIVELY RELATED TO SPECIFIC SCOPE SECTIONS MAY BE PRICED WITHIN THOSE SECTIONS.							
E.	ACCESS FOR QUALITY ASSURANCE REFERS TO VERTICAL ACCESS REQUIREMENTS NECESSARY FOR THE CONSULTANT TO COMPLETE QUALITY ASSURANCE INSPECTIONS OF THE CONTRACTOR'S WORK.							
F.	CONTRACTOR SHALL PROVIDE ACCESS TO THE CONSULTANT PER THE REQUIREMENTS OF THIS SECTION. THESE REQUIREMENTS ARE ASSUMED TO BE ABOVE AND BEYOND ACCESS REQUIREMENTS NECESSARY FOR THE CONTRACTOR TO ACCESS AND PERFORM THE REPAIRS OUTLINED IN THIS DOCUMENT.							
2.	ACCESS FOR REPAIRS:	3.	REPOINTING:				2.	SURVEY:
A.	CONTRACTOR TO IDENTIFY, DESCRIBE AND PROVIDE COST ESTIMATE FOR ACCESS REQUIRED TO COMPLETE THE WORK.		A.				A.	CONTRACTOR SHALL SURVEY 100% OF ALL EXTERIOR WALLS WITHIN AREA OF WORK TO IDENTIFY ALL MISSING AND/OR DAMAGED SEALANTS.
B.	CONTRACTOR TO PROVIDE FOR ALL ACCESS, ASSOCIATED PROTECTIONS, SHORING DESIGN, SHORING, AND ADDITIONAL PERMITS UNDER THIS SECTION AS REQUIRED TO COMPLETE THE WORK. REFER TO GENERAL CONDITIONS SECTION FOR REQUIREMENTS.		B.				B.	CONTRACTOR TO COORDINATE SURVEY WITH CONSTRUCTION PROJECT MANAGER OR PROVIDE PHOTOS OF MISSING AND/OR DAMAGED LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
C.	CONTRACTOR TO PROVIDE PARKING STALL COORDINATION AND/OR PROTECTION OF OWNER VEHICLES AS REQUIRED FOR TEMPORARY VERTICAL ACCESS.		C.					
D.	CONTRACTOR TO PROVIDE FOR REMOVAL/RE-INSTALLATION OF ADJACENT BUILDING COMPONENTS AND OWNER PROPERTY AS REQUIRED FOR INSPECTION WORK.		D.					
3.	ACCESS FOR QUALITY ASSURANCE INSPECTIONS:		E.				3.	SEALANT REPLACEMENT:
A.	CONSULTANT SHALL CONDUCT QUALITY ASSURANCE INSPECTIONS. CONTRACTOR TO ASSUME CONSULTANT WILL BE UNAVAILABLE TO OPERATE CONTRACTORS CHOSEN METHOD OF ACCESS. CONTRACTOR TO PROVIDE OPERATORS AS REQUIRED FOR INSPECTION WORK.		F.				A.	REMOVE EXISTING SEALANTS AND BACKER ROD AT FULL EXTENT OF WALL OPENING AND PENETRATION.
B.	PROVIDE ACCESS FOR CONSULTANT TO COMPLETE 2 HOURS OF INSPECTION PER SITE VISIT. CONTRACTOR TO COORDINATE INSPECTION ACCESS WITH CONSULTANT.		G.				B.	PREPARE SUBSTRATE FOR INSTALLATION OF NEW SEALANT PER MANUFACTURER'S RECOMMENDATIONS.
C.	PROVIDE FOR AN 8-HOUR CONSULTANT INSPECTION ONCE WORK IS COMPLETED BEFORE VERTICAL ACCESS IS REMOVED.		H.				C.	INSTALL SEALANT (SLNT-1) AND ANY NECESSARY ACCESSORIES AT FULL EXTENT OF WALL OPENINGS, PENETRATIONS, AND WALKWAYS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, REQUIREMENTS, AND RECOMMENDATIONS.
3.	UNIT PRICES:		I.				4.	UNIT PRICES:
A.	PROVIDE UNIT PRICE FOR AVERAGE MONTHLY RENTAL COST BY LOCATION PER AREA OF WORK.		J.				A.	PROVIDE A UNIT PRICE FOR REMOVAL AND REPLACEMENT OF TWO HUNDRED FIFTY (250) LF OF FAILED AND/OR MISSING BACKER ROD AND SEALANT JOINTS AT WALL OPENINGS (DOORS, WINDOWS) AND PENETRATIONS (HOSE BIBS, VENTS LIGHT FIXTURES).
MASONRY			K.					
1.	GENERAL:	4.	STEEL RELIEVING ANGLE AND LINTEL REMEDIATION:	7.	CLEANING:			
A.	INTRODUCTION. THIS SCOPE SECTION IS SPECIFIC TO ALL MASONRY REMEDIATION WORK (MASONRY). THIS SCOPE DOES NOT INCLUDE INTERIOR WORK. INTERIOR ACCESS MAY BE REQUIRED FOR INSTALLATION AND REMOVAL OF INTERIOR PROTECTIONS AND DUST CONTROL MEASURES. COORDINATE WITH CONSTRUCTION PROJECT MANAGER. COORDINATE REPAIRS WITH OTHER SSOR SECTIONS.		A.		A.	MASONRY CLEANING SHALL BE IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND THE DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE CULTURAL RESOURCES PRESERVATION BRIEF #1, "ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS".		
B.	LOCATIONS AND EXTENT: CONTRACTOR SHALL REMEDITATE FULL HEIGHT AND WIDTH OF WORK AREAS AS OUTLINED HEREIN. SEE ALSO AREA OF WORK INDICATED ON SHEET S1.1.		B.		B.	AFTER MORTAR HAS FULLY HARDENED, THOROUGHLY CLEAN EXPOSED MASONRY SURFACES OF EXCESS MORTAR AND FOREIGN MATTER. COORDINATE CLEANING METHOD WITH CONSTRUCTION MANGER.		
C.	SKILLED CRAFTWORK'S QUALIFICATIONS: POWER OPERATED ROTARY HAND SAWS AND GRINDERS WILL BE PERMITTED BUT ONLY ON SPECIFIC WRITTEN APPROVAL OF CONSTRUCTION PROJECT MANAGER BASED ON SUBMISSION BY CONTRACTOR OF A SATISFACTORY QUALITY CONTROL PROGRAM AND DEMONSTRATED ABILITY OF OPERATORS TO USE TOOLS WITHOUT DAMAGING MASONRY.				C.	WHERE REPOINTING WORK PRECEDES CLEANING OF EXISTING MASONRY, ALLOW MORTAR TO HARDEN AT LEAST 30 DAYS BEFORE CLEANING WORK BEGINS.		
		5.	BRICK REMEDIATION:	8.	UNIT PRICES:			
			A.		A.	PROVIDE A UNIT PRICE TO PREPARE AND REPOINT ONE-HUNDRED (100) SQUARE FEET OF BRICK AND ONE-HUNDRED (100) SQUARE FEET OF TERRACOTTA.		
			B.		B.	PROVIDE UNIT PRICE TO REPAIR ONE (1) STEEL LINTEL AT WINDOW. UNIT PRICE SHALL INCLUDE COST TO REMOVE AND RE-INSTALL ADJACENT BRICK AND TERRACOTTA.		
			C.		C.	PROVIDE UNIT PRICE TO REPLACE ONE (1) STEEL RELIEVING ANGLE/LINTEL FOR EACH STRUCTURAL SKETCH ON SHEET S2.0 FOR A TOTAL OF THREE (3) UNIT PRICES. UNIT PRICE SHALL INCLUDE COST TO REMOVE AND RE-INSTALL ADJACENT BRICK AND TERRACOTTA.		
			D.		D.	PROVIDE A UNIT PRICE TO REMOVE, CLEAN, AND RE-INSTALL TEN (10) ORIGINAL SALVAGE BRICKS.		
			E.		E.	PROVIDE A UNIT PRICE TO REMOVE, CLEAN, AND RE-INSTALL ONE (1) EACH ORIGINAL SMALL, MEDIUM, AND LARGE TERRACOTTA UNITS, FOR A TOTAL OF THREE (3) UNIT PRICES.		

THE CITY OF SEATTLE
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HIGH SCHOOL
CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #:	170031
DRAWN BY:	EH
CHECKED BY:	BBE, JMS, DSJ
REVISIONS:	
	— — — —
	— — — —
	— — — —
BLDG DEPT:	

DATE: 09-23-25

SHEET TITLE: SCHEMATIC
SCOPE OF REPAIR

BUILDING TYPE: N/A

SHEET #:

S0.4

MATERIALS INFORMATION

1. GENERAL.
- A. EXISTING MATERIALS: SELECT EXISTING MATERIALS ARE SCHEDULED TO REMAIN INSTALLED. CAREFULLY REMOVE, LABEL, DIAGRAM, AND STORE EXISTING MATERIALS FOR EASE OF REINSTALLATION. MATERIALS SHALL BE SAFELY STORED UNDAMAGED. ALL REUSED MATERIALS SHALL BE PROPERLY CLEANED AND PREPPED PRIOR TO REINSTALLATION.

B. NEW MATERIALS: NOT ALL NEW MATERIALS ARE LISTED BELOW. REFER TO SSOR NARRATIVE FOR ADDITIONAL MATERIALS AND INFORMATION. CONTRACTOR SHALL PROVIDE FOR ALL MATERIALS NECESSARY TO INSTALL COMPLETE MATERIAL SYSTEMS AND ASSEMBLIES IN WEATHERTIGHT MANNERS, AND IN ACCORDANCE WITH AESTHETIC QUALITY STANDARDS MATCHING OR EXCEEDING EXISTING MATERIALS AND ASSEMBLIES.

C. REFERENCES: REFER TO SHEET S0.4 FOR SCOPE OF WORK.
2. NEW MATERIALS.
- A. GENERAL:

i. BSOW: MATERIALS LISTED HERE ARE INCLUDED IN THE BSOW UNLESS NOTED AS ALTERNATE. NOT ALL ALTERNATE MATERIALS ARE LISTED HERE.

ii. ABBREVIATIONS: MATERIAL ABBREVIATIONS MAY BE USED THROUGHOUT THIS SSOR DOCUMENT.

B. LIQUID FLASHING MEMBRANE (**FLSH-1**):

i. MANUFACTURER: SOPREMA

ii. PRODUCT: ALSAN RS 230 FLASH.

C. SEALANTS:

i. ACCESSORIES: JOINT CLEANER, PRIMERS, BACKER ROD, BOND BREAKER TAPE, MASKING TAPE, AND AGGREGATE AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TO MATCH EXISTING.

ii. SEALANT 1 (**SLNT-1**): SEALANT ASSOCIATED WITH TYPICAL EXTERIOR BACKER ROD AND SEALANT JOINTS:

MANUFACTURER: DOWSIL; PRODUCT: 795; COLOR: TO MATCH EXISTING SEALANT COLOR.

iii. SEALANT 2 (**SLNT-2**): SEALANT ASSOCIATED WITH THE FILLET SEALANT JOINTS AT WOOD WINDOWS:

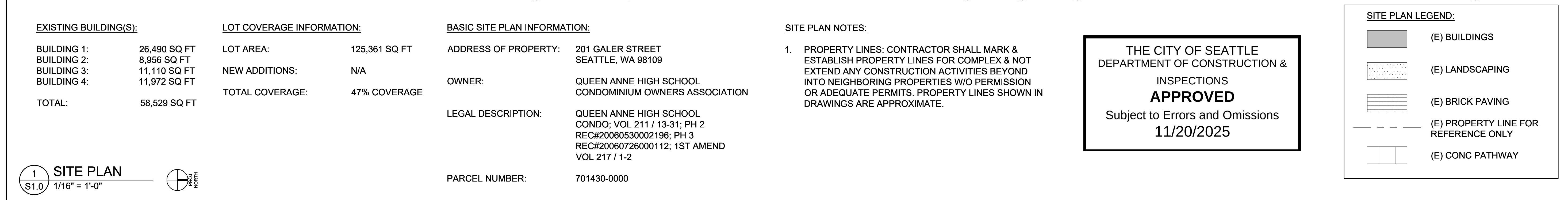
MANUFACTURER: BASF; PRODUCT: MASTERSEAL NP150 PAINTABLE; COLOR: TO MATCH EXISTING SEALANT COLOR.
- THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
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11/20/2025
- AMENTOGROUP**
710 2nd Avenue, Suite 400
Seattle, WA 98104
amentogroup.com
-
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- QUEEN ANNE
HIGH SCHOOL
CONDOMINIUMS**

201 GALER STREET
SEATTLE, WA 98109
- LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II**
- PERMIT SET
- | | |
|-------------|---------------|
| PROJECT #: | 170031 |
| DRAWN BY: | EH |
| CHECKED BY: | BBE, JMS, DSJ |
| REVISIONS: | |
| | — — — |
| | — — — |
| | — — — |
| BLDG DEPT: | |
- | | |
|--------------|----------|
| DATE: | 09-23-25 |
| SHEET TITLE: | |
- MATERIALS
INFORMATION**
- | | |
|----------------|-----|
| BUILDING TYPE: | N/A |
| SHEET #: | |
- S0.5**
- 1

S0.5

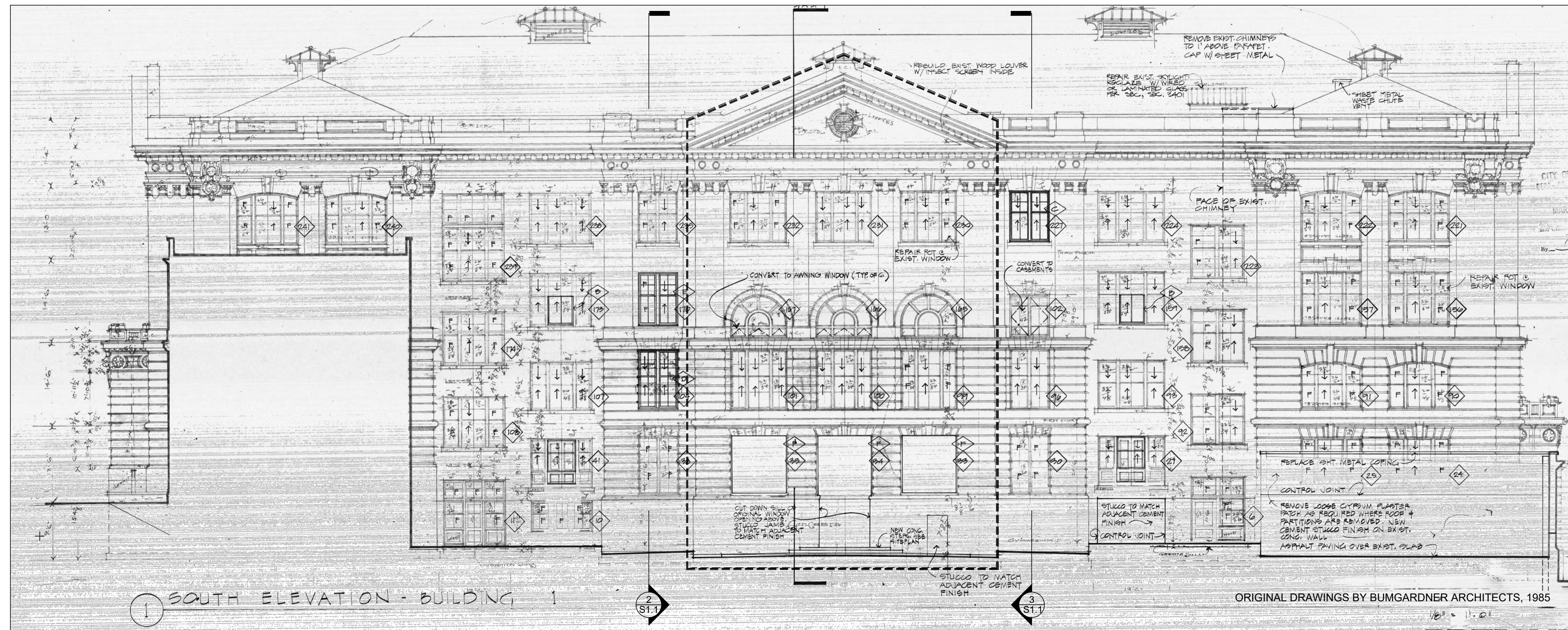
MATERIALS INFORMATION
NO SCALE
- APPROVED PERMIT SET; RETAIN ON SITE

APPROVED PERMIT SET; RETAIN ON SITE

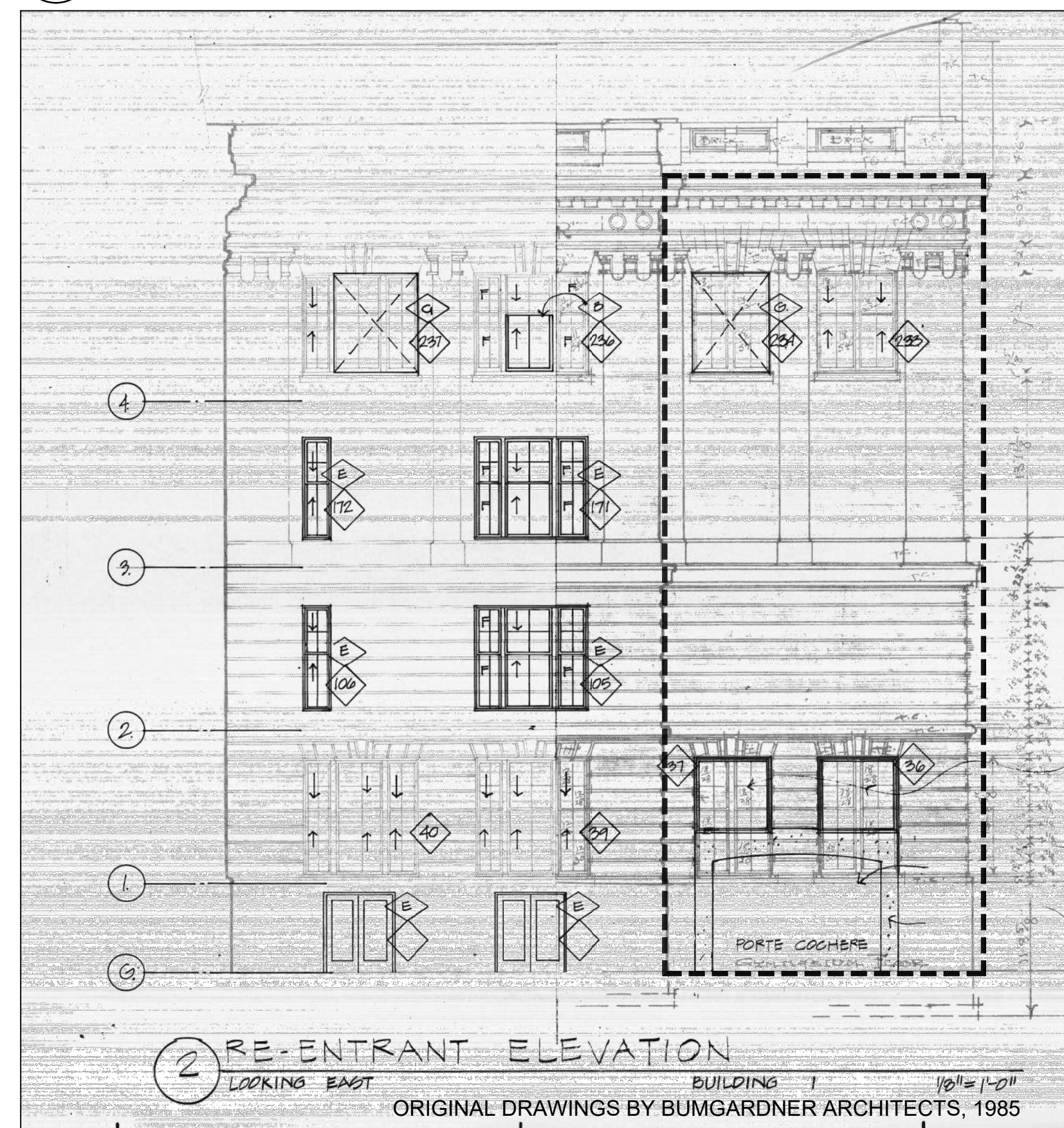


SHEET #: _____

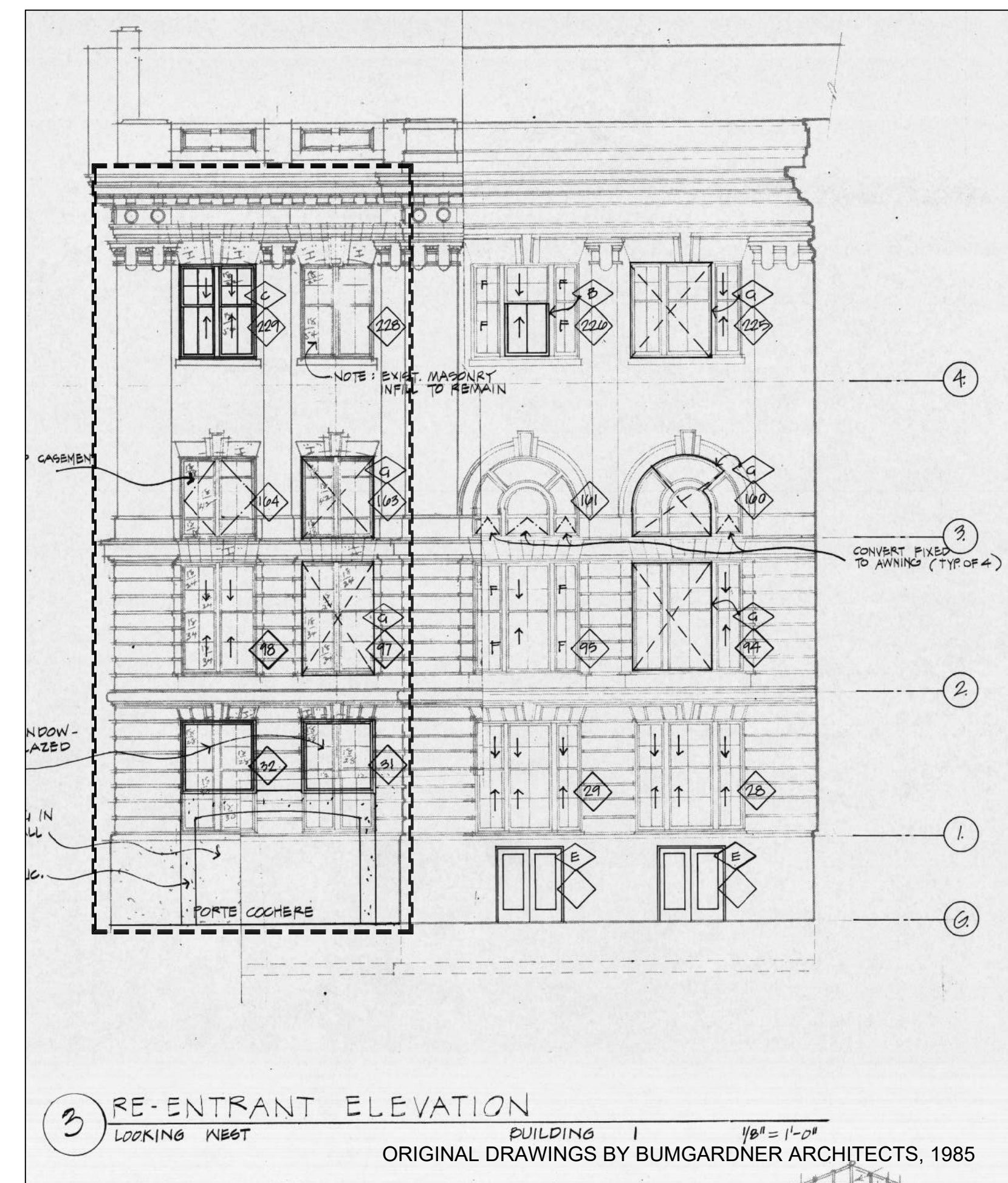
S1.0



1 BUILDING 1 - SOUTH ELEVATION
S1.1 NO SCALE



2 BUILDING 1 SOUTH ELEVATION RETURN, FACING WEST
S1.1 NO SCALE

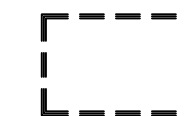


3 BUILDING 1 SOUTH ELEVATION RETURN, FACING EAST
S1.1 NO SCALE

NOTES:

1. NOTES IN THIS SECTION ARE APPLICABLE TO ENTIRE PAGE UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REMEDIATE FULL HEIGHT AND WIDTH OF AREAS DENOTED "AREA OF WORK" IN ACCORDANCE WITH SCHEMATIC SCOPE OF REPAIR OUTLINED ON SHEET S0.4.
3. CONTRACTOR TO EXPOSE ALL EXISTING STEEL RELIEVING ANGLES AND LINTELS WITHIN AREA OF WORK AS NECESSARY TO VERIFY CONDITION. SHORE ASSEMBLY AS NEEDED. COORDINATE WITH STRUCTURAL ENGINEER FOR ASSESSMENT OF STRUCTURAL SOUNDNESS OF STEEL RELIEVING ANGLES AND LINTELS, AND REPAIR OR REPLACE AS DIRECTED.
4. IF REPAIR IS ACCEPTABLE, FOLLOW GUIDANCE PROVIDED IN 1/S0.4. IF REPLACEMENT IS REQUIRED, ADDRESS PER DETAIL 1/S2.0, 2/S2.0, OR 3/S2.0, AND AS DIRECTED BY STRUCTURAL ENGINEER.

AREA OF WORK:



THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
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CONDOMINIUMS

201 GALER STREET
SEATTLE, WA 98109

LIMITED
MASONRY
REMEDICATION
SCOPE OF
REPAIR PHASE II

PERMIT SET

PROJECT #:

170031

DRAWN BY:

EH

CHECKED BY:

BBE, JMS, DSJ

REVISIONS:

BLDG DEPT:

DATE: 09-23-25

BUILDING 1 ELEVATIONS

BUILDING TYPE: N/A

S1.1

APPROVED PERMIT SET; RETAIN ON SITE

\$2.0



THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION &
INSPECTIONS
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