

4/18/2023 3:50:10 PM

I:\corp.oacsvcs.com\Share\Project\12-210158-00-Leona Condo Remediation-Ewing_Clarke\70_Design\01_CAD\12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg

LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

SHEET INDEX

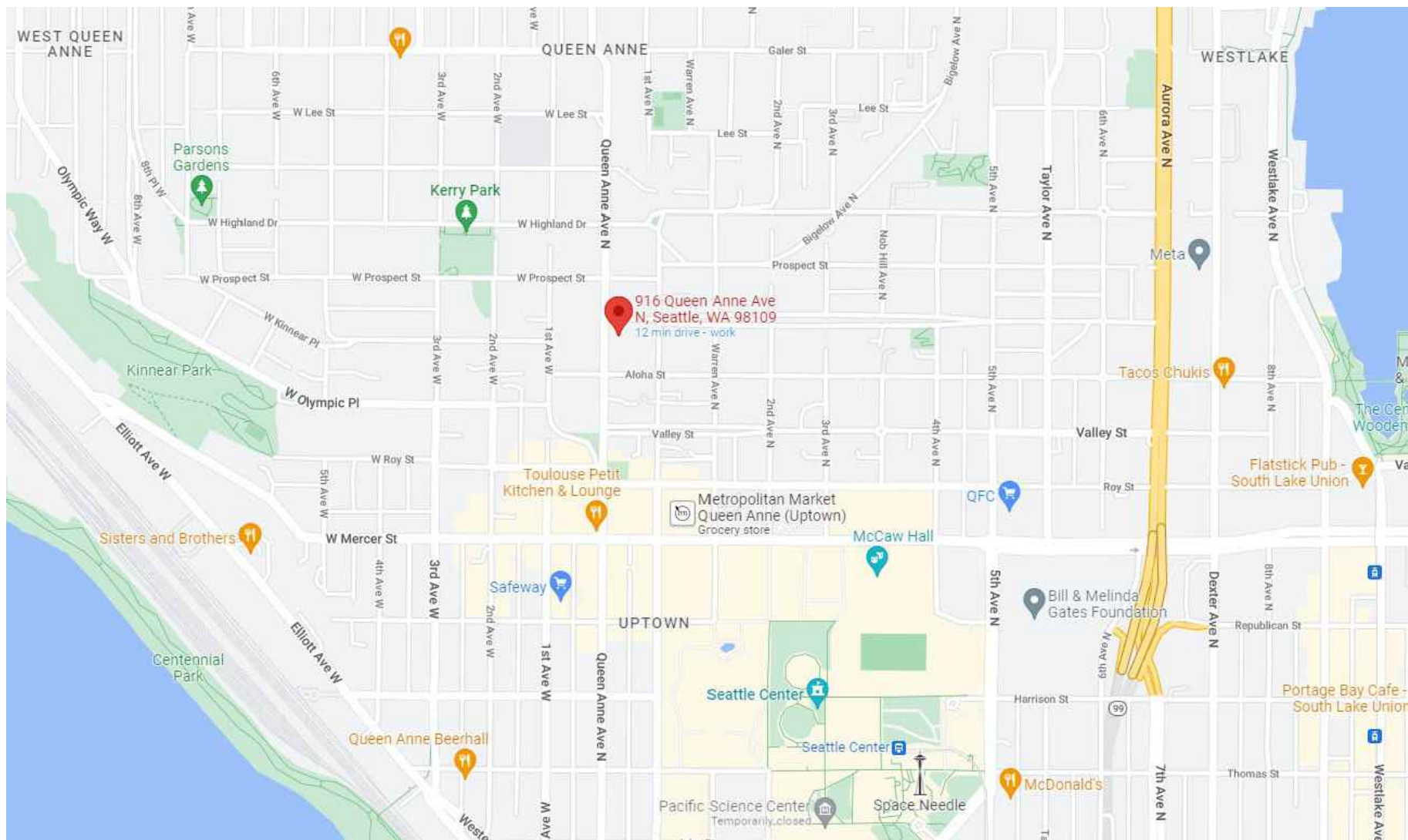
SHEET #	SHEET NAME	PERMIT SET	ISSUANCES				
			1	2	3	4	
			PRICING SET	CS/A APP SET	BID ADDENDUM SET	LANDMARKS CORRECTIONS 1	LANDMARKS CORRECTIONS 2
		6/15/2022	9/22/2022	10/10/2022	11/01/2022	1/23/2023	4/18/2023
CS	COVER SHEET	•	•	•	•	•	•
G1.00	DETAILED SCOPE OF WORK	•	•	•	•	•	•
G1.01	PRODUCT SPECIFICATIONS AND NOTES	•	•	•	•	•	•
A1.00	SITE PLAN	•	•	•	•	•	•
A1.01	KEY PLAN	•	•	•	•	•	•
A2.00	EAST ELEVATION	•	•	•	•	•	•
A2.01	NORTH ELEVATIONS	•	•	•	•	•	•
A2.02	SOUTH ELEVATION	•	•	•	•	•	•
A2.03	WEST ELEVATION	•	•	•	•	•	•
A6.00	WINDOW/DOOR SCHEDULES	•	•	•	•	•	•
A6.00a	WINDOW COMPARISONS						•
A6.01	MATERIAL/FINISH SCHEDULES			•	•	•	•
A6.02	PHOTOGRAPHS			•	•	•	•
A6.03	PHOTOGRAPHS				•	•	•
BE1.00	BUILDING ENCLOSURE NOTES	•	•	•	•	•	•
BE1.01	WINDOW / DOOR FLASHING SEQUENCE	•	•	•	•	•	•
BE1.02	BUILDING ENCLOSURE DETAILS	•	•	•	•	•	•
S1.0	GENERAL STRUCTURAL NOTES	•	•	•	•	•	•
S1.1	GENERAL STRUCTURAL NOTES	•	•	•	•	•	•
S2.1	ELEVATIONS	•	•	•	•	•	•
S5.1	DETAILS	•	•	•	•	•	•

ABBREVIATIONS

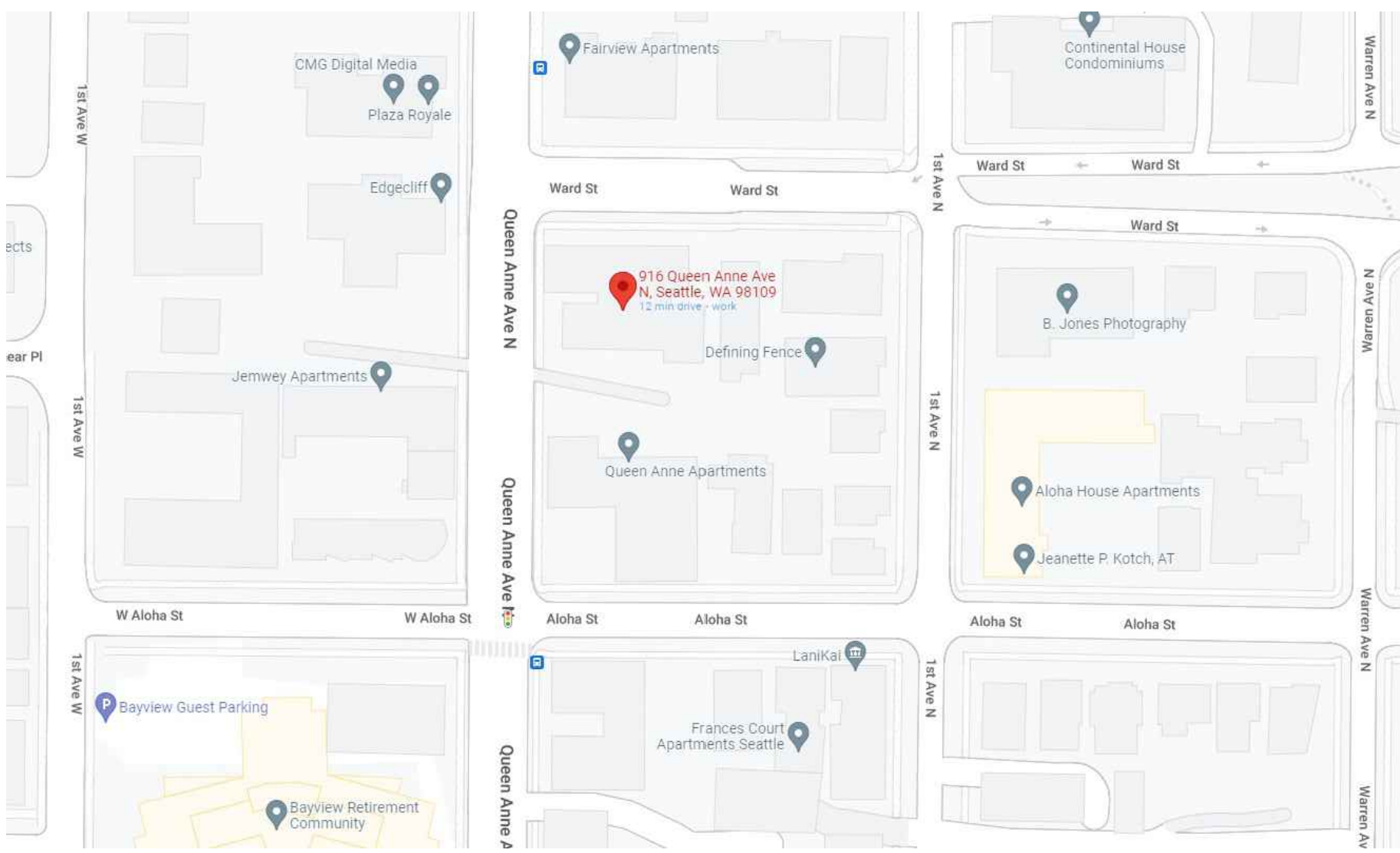
A.B.	AIR BARRIER	GSM	GALVANIZED SHEET METAL	SM	SHEET METAL
ABV.	ABOVE	HD	HEAD	SOG	SLAB-ON-GRADE
A.F.F.	ABOVE FINISH FLOOR	HDG	HOT DIP GALVANIZED	SPF	SPRAY FOAM INSULATION (CLOSED-CELL)
ALT	ALTERNATE	HDR.	HEADER	SS	STAINLESS STEEL
ALUM	ALUMINUM	HMD	HOLLOW METAL DOOR	S.S.A	SEE STRUCTURAL DRAWINGS
APPROX.	APPROXIMATE	HORIZ	HORIZONTAL	SSTL	STAINLESS STEEL
ARCH.	ARCHITECT	HT.	HEIGHT	TERM.	TERMINATION
BLW.	BELOW	HTSAM	HIGH-TEMP SELF-ADHERED MEMBRANE	T&G	TONGUE AND GROOVE
BLDG	BUILDING			T.O.	TOP OF
BLKG	BLOCKING	I.A.	INSIDE DIAMETER	TS	TUBE STEEL
BS	BUG SCREEN	I.F.	INSIDE FACE	TYP.	TYPICAL
B.O.	BOTTOM OF	INSUL	INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
BTWN	BETWEEN	INT.	INTERIOR	VERT.	VERTICAL
CL	CENTERLINE	LF	LINEAR FEET	V.I.F.	VERIFY IN FIELD
CLG	CEILING	LOCAT	LOCATIONS	W/	WITH
CLR.	CLEAR	MANUF.	MANUFACTURER	WD	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	WDW	WINDOW
CONT.	CONTINUOUS	MIN.	MINIMUM	WP	WATERPROOF
DET.	DETAIL	MR	MOISTURE RESISTANT	WPM	WATERPROOF MEMBRANE
DIA(Ø)	DIAMETER	MTL	METAL	WRB	WEATHER-RESISTIVE BARRIER
DS	DOWNSPOUT	NEW	NEW	WW.	WINDOW WALL
DWG(S)	DRAWINGS	NFVA	NET FREE VENT AREA		
(E)/ EXIST.	EXISTING	NTS	NOT TO SCALE		
EA.	EACH	or	OVER		
EQ	EQUAL	O.C.	ON CENTER		
EXT	EXTERIOR	O.D.	OUTSIDE DIAMETER		
FA	FLUID APPLIED	O.F.	OUTSIDE FACE		
FA PF	FLUID APPLIED PENETRATION FLASHING	OH	OVERHANG(HEAD)		
FC	FIBER CEMENT	OPP.	OPPOSITE		
FCP	FIBER CEMENT PANEL	OPT.	OPTIONAL		
FD	FLOOR DRAIN	PC	PRE-CAST		
FOUND.	FOUNDATION	P.F.	PENETRATION FLASHING		
F.B.	FACE OF BUILDING	PPT	PRESERVATIVE PRESSURE-TREATED		
F.O.C.	FACE OF CONCRETE	P.T.	PRESSURE-TREATED		
F.O.S.	FACE OF SHEATHING	PVC	POLYVINYL CHLORIDE		
FTG.	FOOTING	QUANT	QUANTITY		
F.V.	FIELD VERIFY	R.O.	ROUGH OPENING		
GA.	GAUGE	R.S.	RAINSCREEN		
GALV.	GALVANIZED	SAM	SELF-ADHERED MEMBRANE		
G.C.	GENERAL CONTRACTOR	SF	SQUARE FEET		
GLB	GLU-LAM BEAM	SGD	SLIDING GLASS DOOR		
GYP	GYP SUM	SHT'G	SHEATHING		
GWB	GYP SUM WALL BOARD	SIM.	SIMILAR		
		SL	SLOPE(D)		



VICINITY PLAN



SITE PLAN



PROJECT INFORMATION

SITE ADDRESS

916 QUEEN ANNE AVE. N,
SEATTLE, WA 98109

LEGAL DESCRIPTION

3-4 4 KINNEARS G ADD SUPL

PARCEL NUMBER

4272000000

CODE INFORMATION

CODE: SBC 2018, SEBC 2018, SEC 2018, AND ASCE 7-16
CONSTRUCTION TYPE: TYPE V-A
OCCUPANCY: RESIDENTIAL (R2), PARKING (S2) (NO CHANGE)
PARKING: 17 EXISTING SPACES (NO CHANGE)
DWELLING UNITS: 18 EXISTING UNITS (NO CHANGE)
FIRE SPRINKLERS: FULLY SPRINKLERED (NO CHANGE)

PROJECT TEAM

OWNER/CLIENT

THE LEONA CONDOMINIUM OWNERS ASSOCIATION
916 QUEEN ANNE AVE N
SEATTLE, WA 98109

MELISSA STRATTON (EWING & CLARK, INC.)
mstratton@ewingandclark.com

ARCHITECT

OAC SERVICES, INC.
2200 1ST AVE S
SEATTLE, WA 98119

GRACE WONG, AIA, PE
gowing@oacsvcs.com

STRUCTURAL ENGINEER

COUGHLIN, PORTER, LUNDEEN
801 2ND AVE, STE. 900
SEATTLE, WA 98104

REBECCA HIX COLLINS PE, SE
RebeccaC@cplinc.com

SCOPE OF WORK 1 3

THE PROJECT SCOPE CONSISTS OF TARGETED REPAIRS TO MULTI-WYTHE MASONRY WALLS, REPLACEMENT OF EXISTING STEEL LINTELS, REPAIRS OF THE STONE ARCH LINTELS, REPAIR OF THE EIFS CORNICE, REPAIRS TO THE EXISTING JULIETTE BALCONIES, AND THE REPLACEMENT OF EXISTING WINDOW AND DOORS AT THE 1909 PORTION OF THE BUILDING.

THE MAJORITY OF EXISTING WINDOWS AND DOORS ARE FROM THE ORIGINAL 1909 CONSTRUCTION WITH A FEW EXAMPLES HAVING BEEN REPLACED DURING 2006 CONSTRUCTION. DATES SPECIFIC WINDOWS AND DOORS WERE INSTALLED ARE PROVIDED IN THE WINDOW AND DOOR SCHEDULE ON SHEET A6.00.

WHERE EXISTING MASONRY UNITS ARE REMOVED FOR THE REPAIR OF STEEL LINTELS, WINDOW/DOOR REPLACEMENT, AND OTHER AREAS OF WORK SCOPE, THE EXISTING MASONRY IS TO BE PROTECTED AFTER REMOVAL AND REINSTALLED. IF EXISTING MASONRY FACE UNITS ARE DAMAGED OR DESTROYED DURING THIS WORK, REPLACE THESE UNITS WITH IN-KIND UNITS FROM THE PROPERTY STOCKPILE FIRST, SWAP WITH EXISTING INNER-WYTHE UNITS SECOND, OR THIRD REPLACE WITH A SLAVAGED MASONRY UNIT MATCHING THE EXISTING UNITS MATERIAL AND DIMENSIONS AS NOTED IN THE PROJECT SPECIFICATIONS.

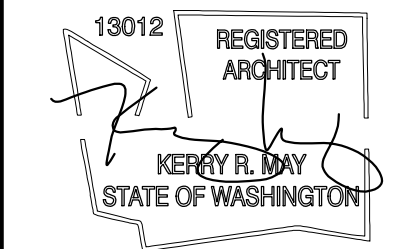
ALL EXISTING BUILDING COMPONENTS INTENDED FOR REPLACEMENT OR REPAIR WILL BE IN-KIND.

SYMBOLS

DETAIL TITLE BLOCK	1 TITLE SCALE	DIMENSIONAL LUMBER	
GRID LINE & TAG	GRID	CONCRETE	
DETAIL CALL OUT	1 XBE1.00	TRIM	
DETAIL CALL OUT	1 XBE1.00	SEALANT w/ BACKER ROD	



STAMP:



COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS REMEDICATION

DATE	DESCRIPTION	ISSUE NO.	PROJECT NO.
1/25/2022	PERMIT PRE-APPLICATION	1	R12-210158-00
6/15/2022	PERMIT SET	2	
9/22/2022	PRICING SET	3	
10/10/2022	LANDMARKS CS/A APP SET	4	
11/01/2022	BID ADDENDUM SET	5	
1/23/2023	LANDMARKS CORRECTIONS 1	6	
4/18/2023	LANDMARKS CORRECTIONS 2	7	

SHEET TITLE:

COVER
SHEET

CS

DATE: June 15, 2022 SCALE: AS NOTED
DRAWN BY: MD CHECKED BY: DS

4/18/2023 3:50:19 PM
I:\corp_oasvcs.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_ClarK\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg
I:\corp_oasvcs.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_ClarK\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg

DETAILED SCOPE OF WORK

1

SELECTIVE DEMOLITION

REMOVE AND DISPOSE OF EXISTING EXTERIOR WOOD WINDOWS AND DOORS AT THE SECOND, THIRD, AND FOURTH FLOORS OF THE 1909 CONSTRUCTED BUILDING AS NOTED IN THE ARCHITECTURAL ELEVATIONS. TO BE REPLACED WITH LIKE-IN-KIND PRODUCTS.

MASONRY WALLS AT EXTERIOR ELEVATIONS

- A. WHERE DAMAGED OR OTHERWISE UNSOUND MASONRY IS FOUND ADJACENT TO OR BENEATH REMOVED WINDOWS AND DOORS, CLEAN AND REPOINT BRICK AS DESCRIBED IN THE STRUCTURAL NOTES.
- B. PROVIDE HELICAL MASONRY TIES AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.
- C. REPAIR THE EXISTING METAL LINTELS AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.
- D. REPAIR THE EXISTING TERRA COTTA ARCHED LINTELS AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.

JULIETTE BALCONY REPAIRS

- A. CLEAN EXISTING JULIETTE BALCONY GUARDRAIL AND SUPPORT BRACKET AND PREPARE FOR REPAINT.
- B. REPAINT JULIETTE BALCONIES WITH SPECIFIED PRODUCTS AND FOLLOWING PAINT MANUFACTURERS APPLICATION INSTRUCTIONS.
- C. PROVIDE NEW WOOD PURLINS AND DECKING IF DAMAGED OR DECAYED PRODUCTS ARE FOUND. ASSUME 100% REPLACEMENT.
- D. REINSTALL REPAINTED JULIETTE BALCONIES AS DESCRIBED IN THE STRUCTURAL DRAWINGS AND NOTES.

EIFS CORNICE REPAIRS

- A. CLEAN EXISTING EIFS CORNICE FOLLOWING MANUFACTURERS INSTRUCTIONS IN PREPARATION FOR CRACK REPAIR AND DRIP KERF CUT.
- B. REMOVE AND LEGALLY DISPOSE OF ANY LOOSE EIFS MATERIAL DISPLACED DURING CLEANING AND REPAIR PREPARATION.
- C. PROVIDE A NEWLY CUT DRIP KERF AT UNDERSIDE OF EIFS CORNICE ALONG FULL PERIMETER OF THE EXISTING EIFS SYSTEM.
- D. PATCH EXISTING EIFS SYSTEM AND RECOAT FOLLOWING THE INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.

GENERAL FENESTRATION SCOPE

- A. CONTRACTOR TO VERIFY EXISTING ROUGH OPENING SO THE NEW WINDOWS AND DOORS CAN BE INSTALLED WITH A 3/8" MINIMUM SEALANT JOINT AT THE HEAD, JAMB AND SILL ON THE INTERIOR SIDE.
 - 1. CONTRACTOR TO PROVIDE OWNER AND ARCHITECT WEEKLY SCHEDULES FOR WHEN WINDOW AND DOOR REMOVAL AND ITS INSTALLATION IS TO OCCUR.
 - 2. ALL OWNER FURNITURE AND DRAPERY/BLINDS TO BE REMOVED BY OWNER. CONTRACTOR SHALL ERECT A VISQUEEN BARRIER TO PROTECT OCCUPANTS FURNISHINGS FROM DUST AND DEBRIS, AS NECESSARY. BARRIER TO BE CONSTRUCTED 36" DEEP FROM EXTERIOR WALL.
 - 3. CONTRACTOR TO REPLACE WINDOW LINERS IN KIND, AS REQUIRED, TO ACCEPT NEW WINDOWS AND DOORS. ASSUME WINDOW LINERS (HEAD, JAMB, SILL) ARE TEXTURED AND PAINTED GWB.
 - 4. CONTRACTOR TO VERIFY THE CONSISTENCY OF THE EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS AND DOORS SO THAT THE NEW WINDOWS AND DOORS CAN BE INSTALLED WITH AN INTERIOR SEALANT JOINT.

WINDOWS / DOORS

- A. REMOVE AND LEGALLY DISPOSE OF EXISTING WINDOWS AND DOORS.
- B. PREPARE ROUGH OPENING TO RECEIVE NEW FLUID APPLIED PENETRATION FLASHING. REFER TO INSTALLATION SEQUENCE AND MANUFACTURER'S STANDARD INSTALLATION DETAILS AND REQUIREMENTS.
- C. PROVIDE NEW ALUMINUM CLAD WOOD WINDOWS AND DOORS SATISFYING THE 2018 SEATTLE ENERGY CODE PRESCRIPTIVE COMPLIANCE REQUIREMENTS AND AS APPROVED BY THE SEATTLE LANDMARKS PRESERVATION BOARD. REFER TO ARCHITECTURAL SPECIFICATION FOR APPROVED PRODUCT INFORMATION.

MISCELLANEOUS

- A. ANY OCCUPANT OWNED ITEMS SUCH AS: FURNITURE, PLANTERS, TV SATELLITE DISHES, CABLE TV LINES, AIR CONDITIONING UNITS, PLANT AND FLAG HANGERS, AND SIMILAR WILL BE ADDRESSED BY OWNER. A LINE ITEM HAS BEEN ADDED IN THE BID FORM FOR COORDINATION AND TEMPORARY STRUCTURE REQUIRE TO MAINTAIN USE OF THESE ITEMS, IF REQUIRED.

TEMPORARY UTILITIES AND CONTRACTOR STAGING AND STORAGE

- A. TEMPORARY POWER: THE CONTRACTOR CAN UTILIZE BUILDING OUTLETS ONLY IF PRIOR APPROVAL IS GIVEN BY THE OWNER AND ONLY IN HIGH NEED AND SHORT DURATIONS. THE CONTRACTOR IS TO ASSUME ALL POWER NEEDS WILL COME FROM GENERATORS.
- B. STAGING: STAGING OF DUMPSTERS TO BE ON HARDSCAPES AND NOT ON ANY SOFTSCAPES. THE CONTRACTOR WILL BE RESPONSIBLE IN PROVIDING LOCATIONS OF DUMPSTERS PRIOR TO COMMENCING CONSTRUCTION FOR OWNER APPROVAL.
- C. FOR BIDDING PURPOSES ASSUME THAT A JOB TRAILER WILL BE REQUIRED.
- D. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SECURITY OF TOOLS, MACHINERY AND SIMILAR. AN AREA ACCEPTABLE TO THE OWNER AND THE CONTRACTOR WILL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION.

PROJECT CLOSE OUT

- A. UPON COMPLETION OF WORK, ALL BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER AND THE SITE CLEANED. ANY LANDSCAPING OR MISCELLANEOUS ITEMS THAT WERE AFFECTED DURING CONSTRUCTION, SHALL BE CLEANED AND RE-INSTALLED OR REPLACED IF DAMAGED.
- B. SUBMIT A BOUND OPERATIONS AND MAINTENANCE MANUAL INCLUDING ALL PRODUCT AND INSTALLATION WARRANTIES TO THE OWNER.

A. GENERAL NOTES

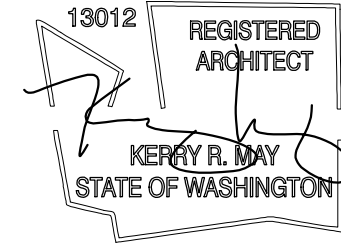
- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE 2018 SEATTLE BUILDING CODE (SBC) AS ADOPTED AND AMENDED BY THE CITY OF SEATTLE.
 - THE BUILDING ENCLOSURE (BE) DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY OTHER APPLICABLE DRAWINGS FOR BIDDING PURPOSES ONLY.
 - DIMENSIONS PROVIDED ON BUILDING ENCLOSURE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
 - 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 ARCHITECT AND THE BUILDING ENCLOSURE CONSULTANT.
 - SPECIAL INSPECTION SHALL BE PERFORMED BY A WABO CERTIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND APPROVED BY THE OWNER. INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:
 - VERIFICATION OF STRUCTURAL MEMBER SIZES
 - VERIFICATION OF SPECIFIED STRESS GRADES OF STRUCTURAL MEMBERS
 - INSPECTION OF FRAMING ANCHORS, AND BOLTED AND NAILED CONNECTIONS
 - INSPECTION OF SHEATHING NAILING SIZE, SPACING, AND INSTALLATION
 - INSPECTION FOR COMPLETENESS OF STRUCTURAL SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS
 - PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
 - ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.
- B. SPECIFICATIONS:** REFER TO PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.
- C. COORDINATION:** THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE DRAWINGS; TO CONFIRM AND CORRELATE ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING THE WORK IN A SAFE AND RESPONSIBLE MANNER.
- D. DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS, DETAILS, OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING ENCLOSURE CONSULTANT AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- E.** CONTRACTOR SHALL DEMONSTRATE IT IS A LICENSED AND BONDED FACILITY, WITH COVERAGE SUFFICIENT TO RECREATE THE HISTORIC FEATURES IN-KIND IF THEY ARE LOST OR DAMAGED.

4

OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oasvcs.com

STAMP:



COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS
REMEDICATION
916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

PROJECT TITLE:

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/2/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	8/22/2022
4	LANDMARKS CAN APP SET	10/20/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/20/2022
7	LANDMARKS CORRECTIONS 2	4/18/2023

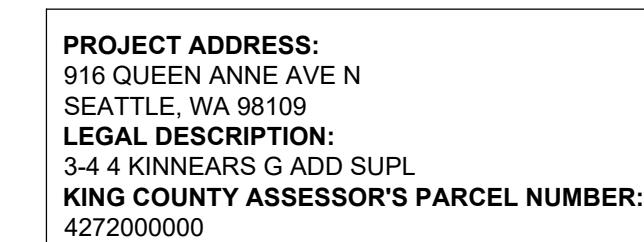
PROJECT NO.: R12-210158-00

SHEET TITLE:

DETAILED
SCOPE OF
WORK

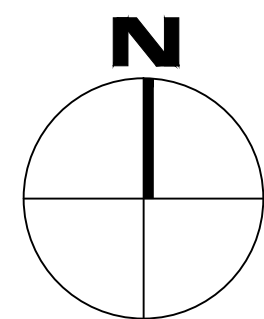
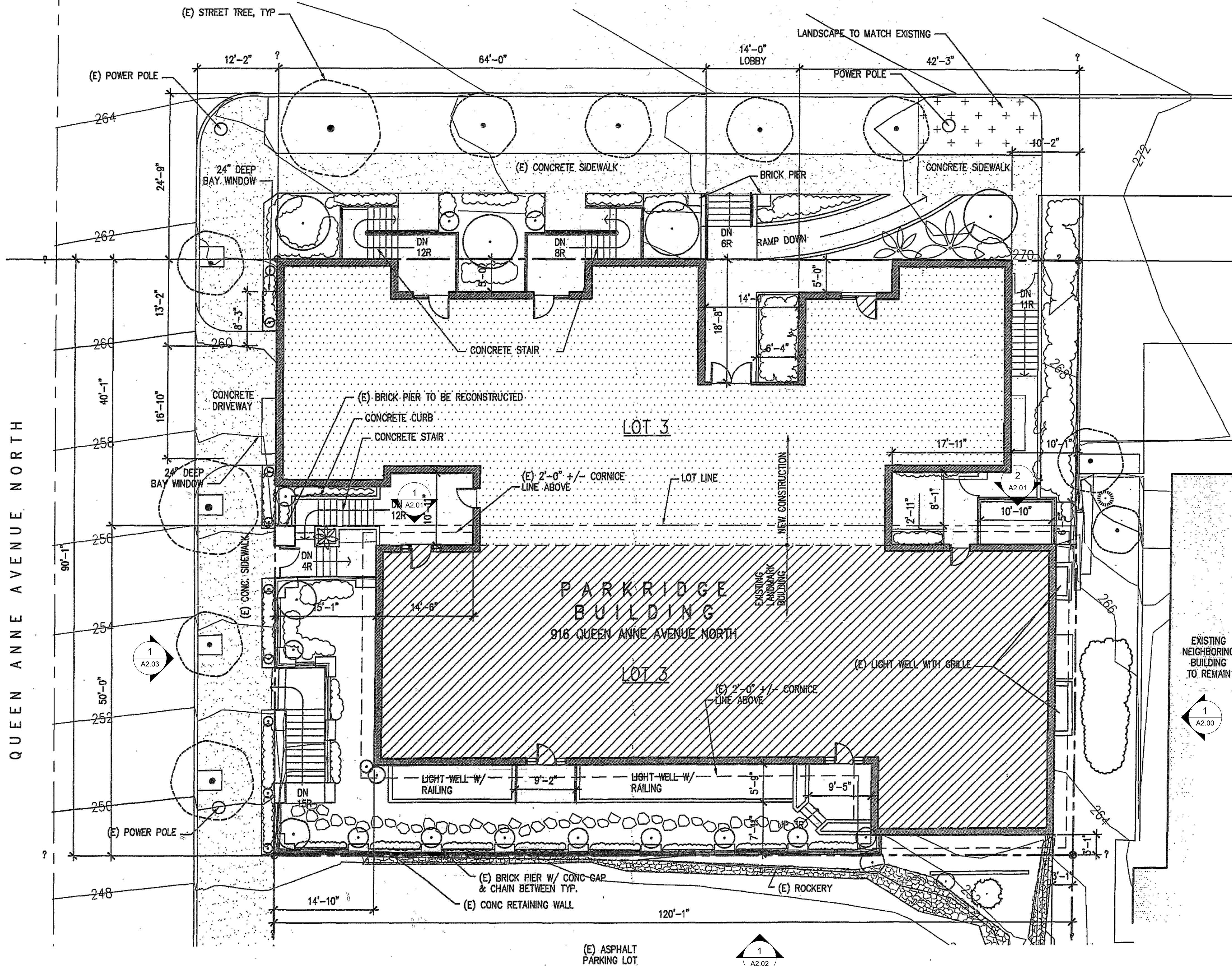
G1.00

DATE: June 15, 2022 SCALE: AS NOTED
DRAWN BY: MD CHECKED BY: DS



QUEEN ANNE AVENUE NORTH

WARD STREET

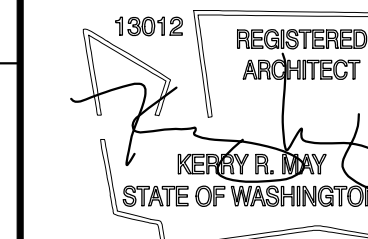


1 KEY PLAN
SCALE: 1/8" = 1'-0"

OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oacsvcs.com

STAMP:



COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS
REMEDATION

916 QUEEN ANNE AVE. N. SEATTLE,
WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/2/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	8/22/2022
4	LANDMARKS CAN APPT SET	10/10/2022
5	BID ADDENDUM SET	11/10/2022
6	LANDMARKS CORRECTIONS 1	12/2/2022
7	LANDMARKS CORRECTIONS 2	4/18/2023

PROJECT NO.: R12-210158-00

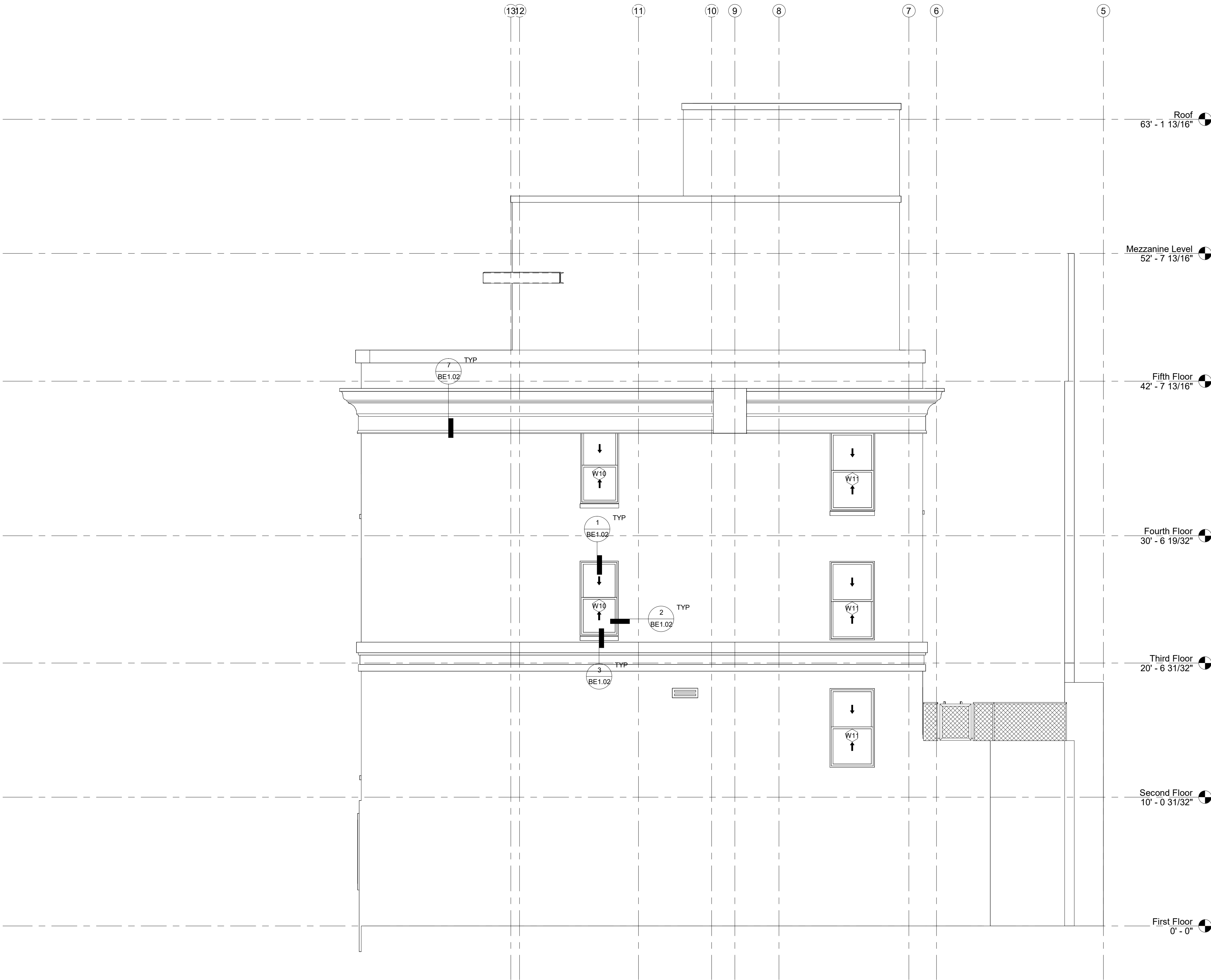
SHEET TITLE:

KEY PLAN


A1.01

DATE: June 15, 2022 SCALE: AS NOTED
DRAWN BY: MD CHECKED BY: DS

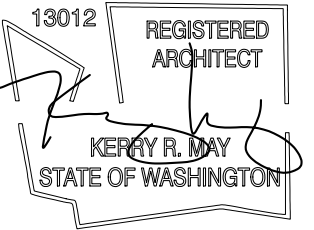
\\corp.oacsvcs.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_Clark\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation_BASE_2024_rvt 4/18/2023 12:41:22 PM



1 EAST ELEVATION
1/4" = 1'-0"



2200 1st Ave South, Ste 200, Seattle, WA 98134
206.285.4300 | oacsvcs.com

STAMP:


COPYRIGHT © 2023 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

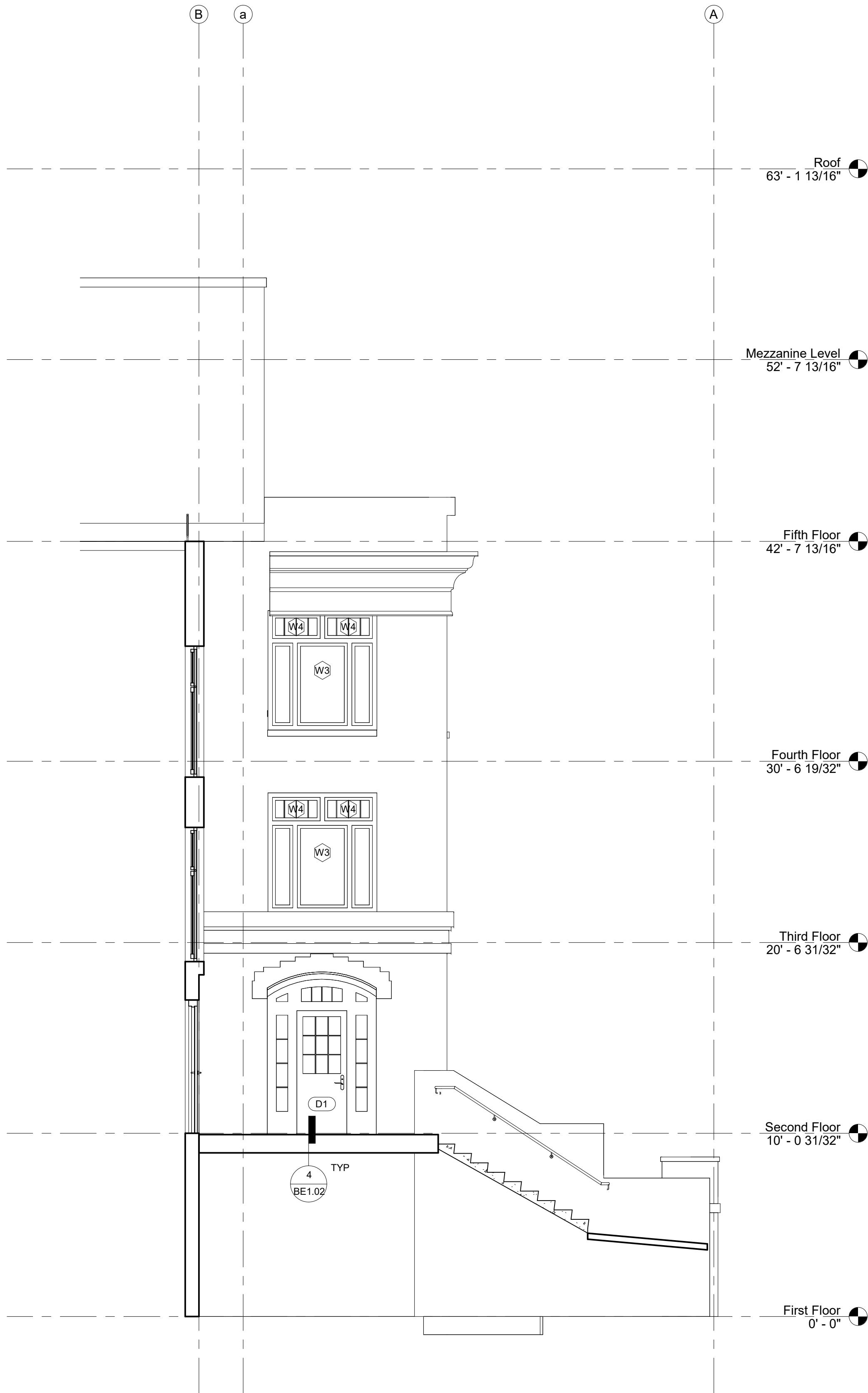
PROJECT TITLE
LEONA CONDO REMEDIATION
1 WARD ST, SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PREAPPLICATION	1/25/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	9/22/2022
4	LANDMARKS CAN APP SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/20/23
7	LANDMARKS CORRECTIONS 2	4/18/2023

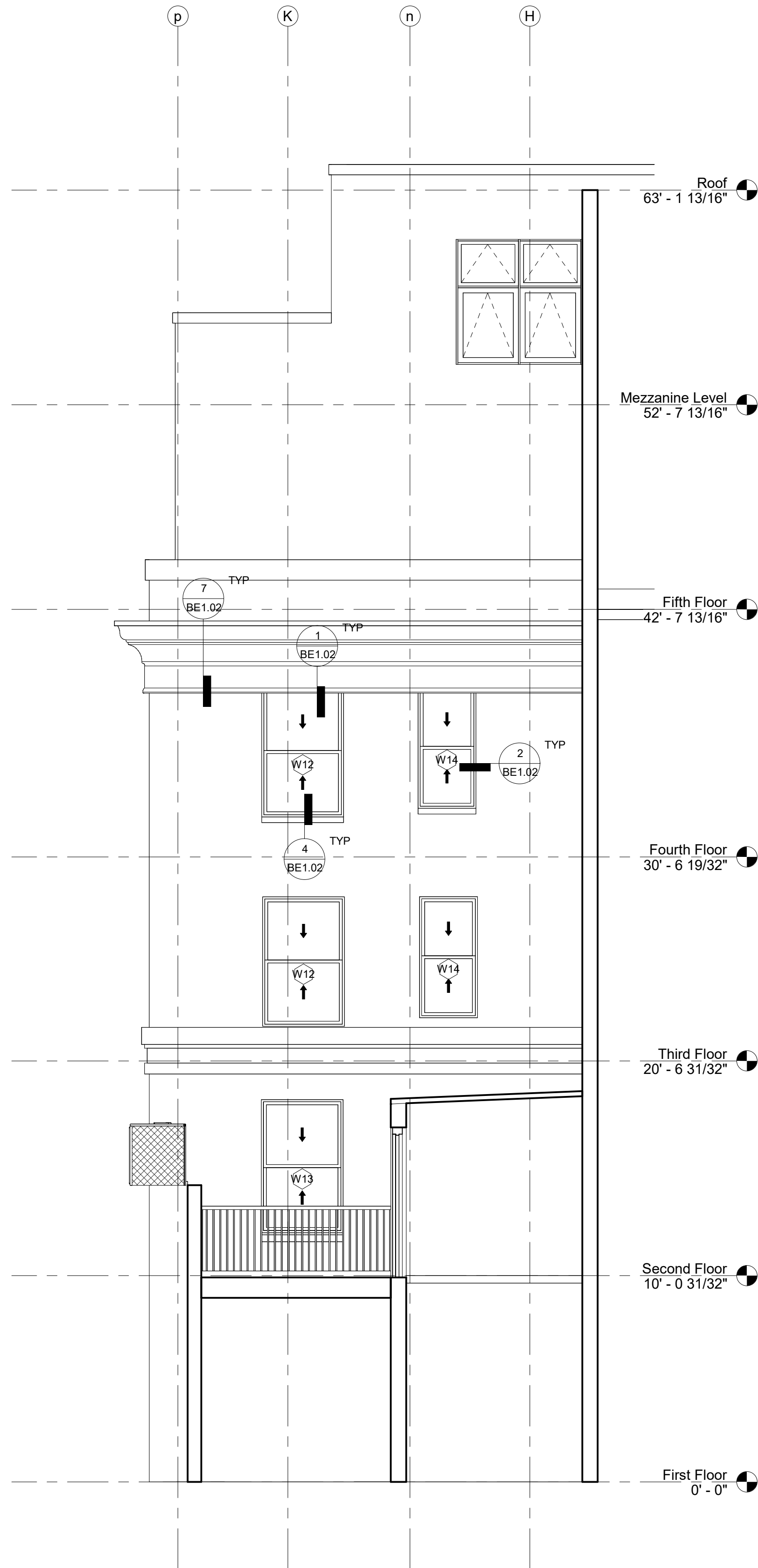
PROJECT NO.: R12-210158-00

SHEET TITLE:
**EAST
ELEVATION**
A2.00

DATE: 04/18/2023	SCALE: 1/4" = 1'-0"
DRAWN BY: DES	CHECKED BY: MD



① NORTH (WEST) ELEVATION
1/4" = 1'-0"



② NORTH (EAST) ELEVATION
1/4" = 1'-0"

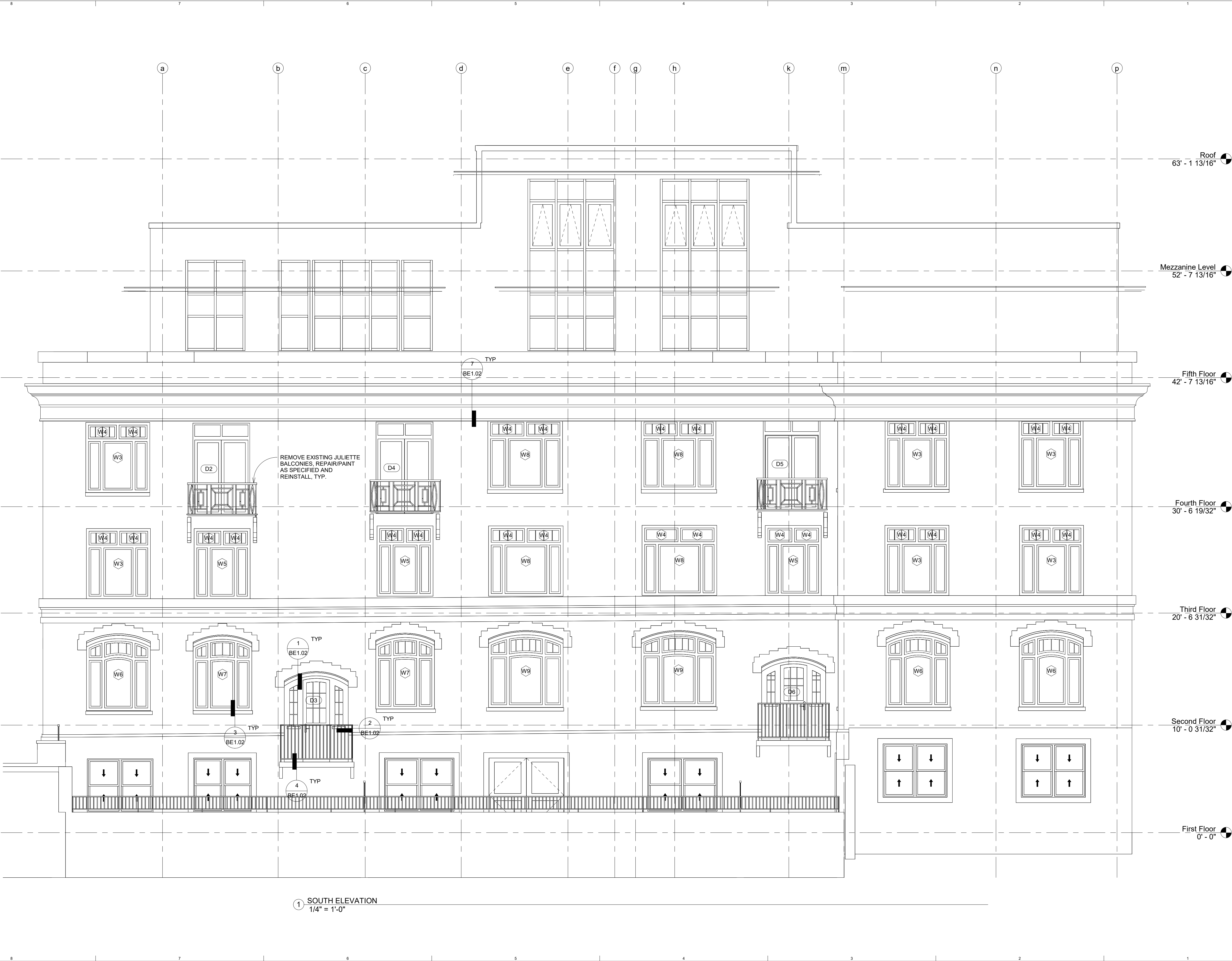
ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/25/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	9/22/2022
4	LANDMARKS CAN APP SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/20/23
7	LANDMARKS CORRECTIONS 2	4/18/2023

PROJECT NO.: R12-210158.00
SHEET TITLE:

**NORTH
ELEVATIONS**

A2.01

DATE: 04/18/2023 SCALE: 1/4" = 1'-0"
DRAWN BY: DES CHECKED BY: MD





2200 1st Ave South, Ste 200, Seattle, WA 98134
206.285.4300 | oacsvcs.com

STAMP:



COPYRIGHT © 2023 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

PROJECT TITLE:

LEONA CONDO REMEDIATION

1 WARD ST, SEATTLE, WA 98103

DATE	DESCRIPTION
1/25/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
9/22/2022	PRICING SET
10/12/2022	LANDMARKS CMA APP SET
11/01/2022	BID ADDENDUM SET
1/23/2023	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2

ISSUE NO:

ISSUE NO.	DESCRIPTION
1	PERMIT PRE-APPLICATION
2	PERMIT SET
3	PRICING SET
4	LANDMARKS CMA APP SET
5	BID ADDENDUM SET
6	LANDMARKS CORRECTIONS 1
7	LANDMARKS CORRECTIONS 2

PROJECT NO.: R12-210158.00

SHEET TITLE:

SOUTH ELEVATION

A2.02

DATE: 04/18/2023

DRAWN BY: DES

CHECKED BY: MD

SCALE: 1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

LEONA CONDO REMEDIATION

WARD ST, SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	F	DATE
1	POINT FIRE APPLICATION	1	1/2/2002
2	POINT FIRE	2	8/2/2002
3	PRELIMINARY REPORT	3	8/2/2002
4	UNSATISFACTORY LAB. TEST	4	30/3/2002
5	RE-CONSTRUCTION REPORT	5	10/3/2002
6	UNSATISFACTORY CORRELATION TEST 1	6	1/4/2002
7	UNSATISFACTORY CORRELATION TEST 2	7	4/4/2002

SHEET TITLE:

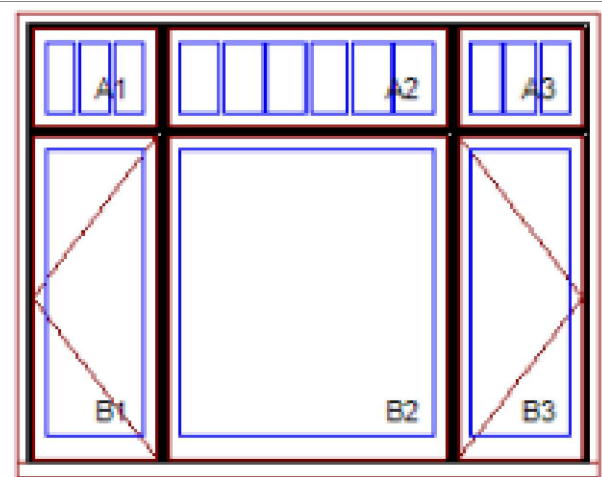
WEST
ELEVATION

A2.03

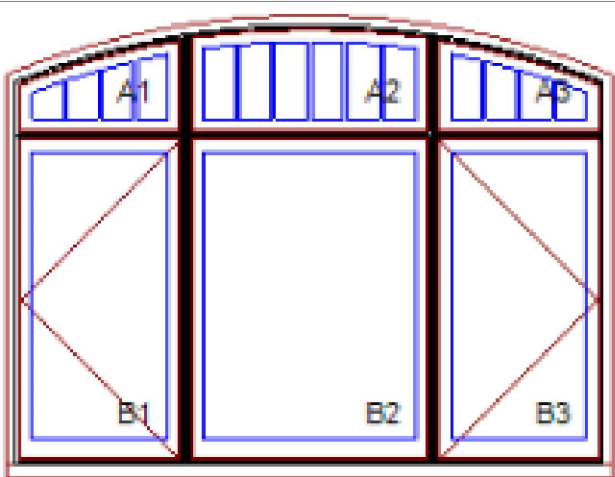
DATE: 04/18/2023	SCALE: 1/4" = 1'-0"
DRAWN BY: DES	CHECKED BY: MD

WINDOW/DOOR SCHEDULE <div>3</div>								
ID	ORIGINAL INSTALL (YEAR)	TYPE	QUANTITY	MANUFACTURER / MODEL <div>2</div>	SIZE (W X H)	U-FACTOR / SHGC	NFRC CPD NUMBER	NOTES
W1	1909	FIXED / OPER.	4	MARVIN SIGNATURE ULTIMATE SERIES	96" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W2	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	108" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W3	1909	FIXED / OPER.	8	MARVIN SIGNATURE ULTIMATE SERIES	72" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W4	1909	FIXED / OPER.	30	MARVIN SIGNATURE ULTIMATE SERIES	40" X 18" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W5	1909	FIXED / OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	63" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W6	1909	FIXED / OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	72" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W7	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	66" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W8	1909	FIXED / OPER.	4	MARVIN SIGNATURE ULTIMATE SERIES	84" X 79" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W9	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	84" X 72" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W10	1909	OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	36" X 70" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W11	1909	OPER.	3	MARVIN SIGNATURE ULTIMATE SERIES	42" X 74" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W12	1909	OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	48" X 76" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W13	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES	48" X 78" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
W14	1909	FIXED / OPER.	2	MARVIN SIGNATURE ULTIMATE SERIES	34" X 71" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D1	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 96" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D2	2006	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	60" X 84" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D3	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 86" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D4	2006	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	60" X 84" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D5	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	60" X 84" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON
D6	1909	OPER.	1	MARVIN SIGNATURE ULTIMATE SERIES, TEMPERED GLASS	72" X 86" (CONTRACTOR TO FIELD VERIFY)	0.26 / 0.38	TBD	IGU: $\frac{3}{4}$ " O.A., CLEAR, W/ LOW-e ON SURFACES 2 AND 4, STAINLESS STEEL SPACER AND 90% ARGON

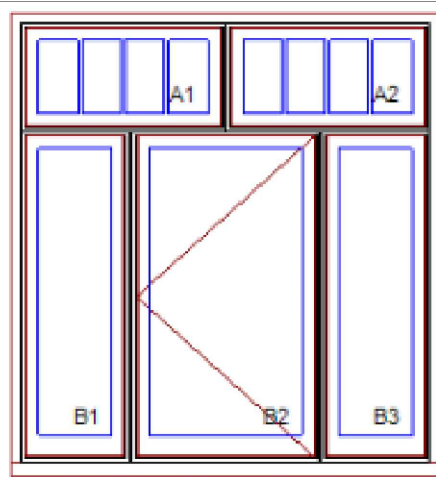
NOTE: THE NFRC LABEL CERTIFICATES FOR FENESTRATION ARE REQUIRED TO BE AVAILABLE TO THE INSPECTORS ON SITE BEFORE ANY PORTION OF THE FENESTRATION ASSEMBLY IS INSTALLED.



W1



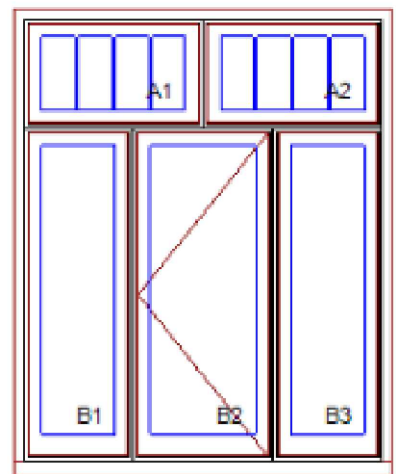
W2



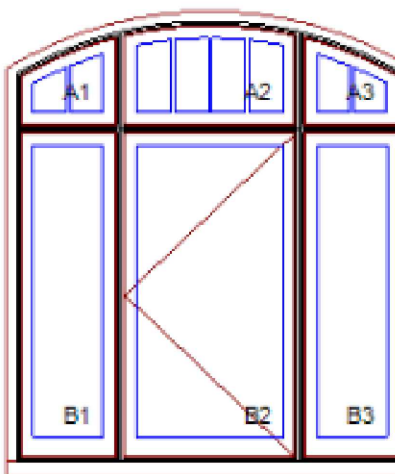
W3/W4

1 WINDOWS

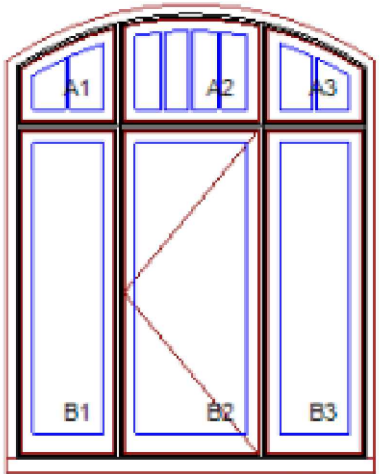
NOT TO SCALE



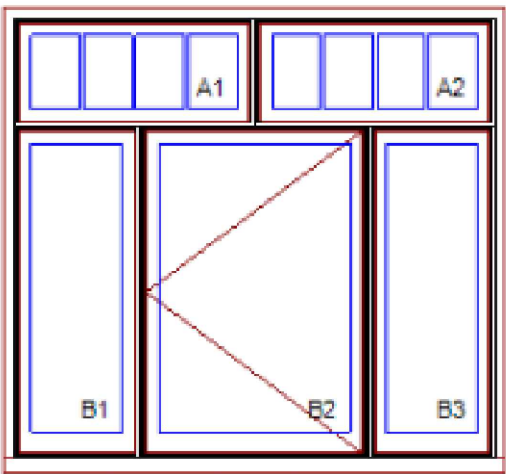
W5/W4



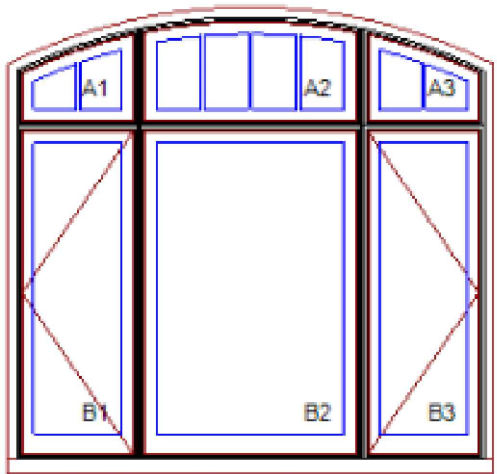
W6



W7



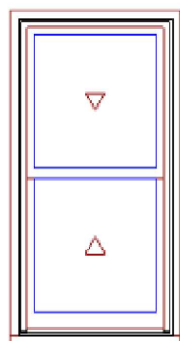
W8



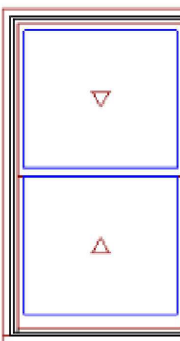
W9

2 WINDOWS

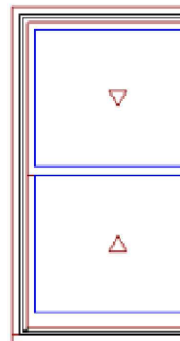
NOT TO SCALE



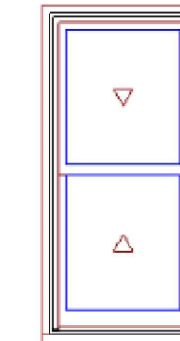
W10



W11



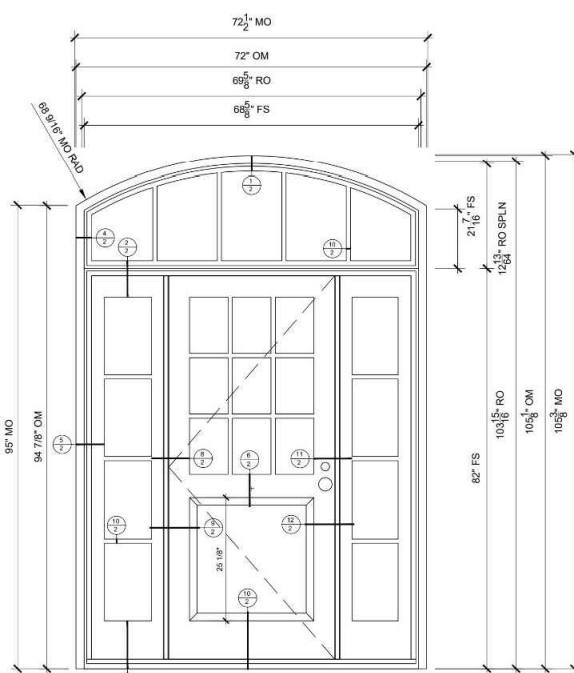
W12/W13



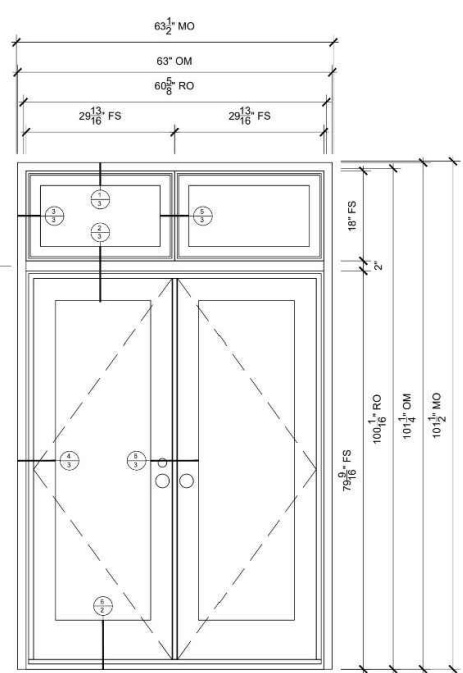
W14

3 WINDOWS

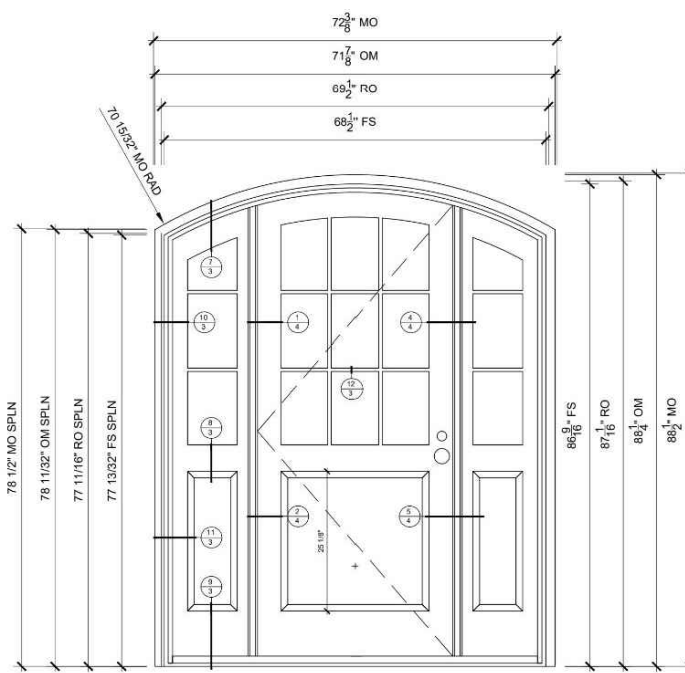
NOT TO SCALE



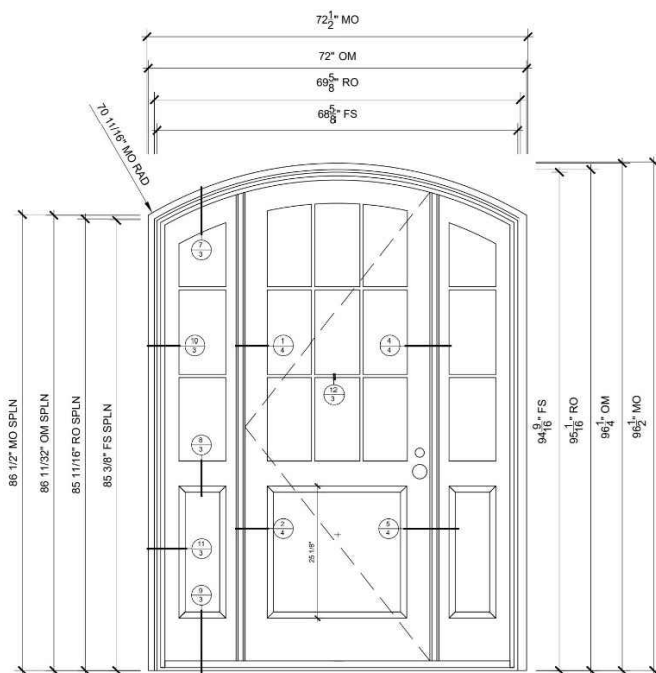
D1



D2/D4/D5



D3



D6

4 DOORS

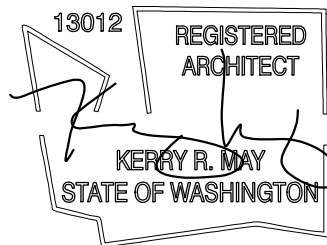
NOT TO SCALE

NOTE: REPLACEMENT WINDOWS AND DOORS TO MATCH EXISTING WINDOWS CONFIGURATION AND OPERATION.

OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oacsvcs.com

STAMP:



COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS REMEDICATION

916 QUEEN ANNE AVE. N, SEATTLE,
WA 98109

PROJECT TITLE:

DATE	DESCRIPTION
1/2/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
8/22/2022	PRICING SET
10/10/2022	LANDMARKS CAN APP SET
11/10/2022	BID ADDENDUM SET
12/2/2022	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2

PROJECT NO.: R12-210158-00

SHEET TITLE:

WINDOW/DOOR
SCHEDULES

A6.00

DATE: June 15, 2022 SCALE: AS NOTED
DRAWN BY: MD CHECKED BY: DS

4/18/2023 3:51:20 PM
I:\corp.oasvcs.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_Clerk\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation-Site Plan C1.00.dwg

FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
PT1	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	37100 (BLACK)	USED AT THE EIFS CORNICE FILED
PT2	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	31307 (CREAM)	USED AT THE EIFS CORNICE ACCENTS
WD1	EXTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	EBONY / ALUMINUM	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS
WD2	INTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	PRE-PRIMED / WOOD	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS - FINAL COLORS BY UNIT OWNER

NOTE: FINISHES AND COLORS SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT FINAL APPEARANCE.

BASIS OF DESIGN



37100
■ 6 C2
RGB: 64,64,63

PT1 PAINT COLOR 1 - EIFS CORNICE FIELD

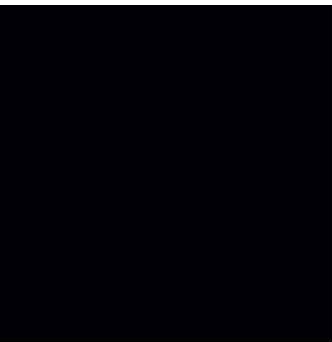
BASIS OF DESIGN



31307
■ 84 C1 O
RGB: 250,238,205

PT2 PAINT COLOR 2 - EIFS CORNICE ACCENTS

BASIS OF DESIGN



Ebony

WD1 EXTERIOR WINDOW FINISH

BASIS OF DESIGN



Primed White

WD2 INTERIOR WINDOW FINISH



2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oasvcs.com

STAMP:

19012

REGISTERED ARCHITECT

KERRY R. DAY

STATE OF WASHINGTON

COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS
REMEDICATION

916 QUEEN ANNE AVE. N, SEATTLE,
WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/2/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	8/22/2022
4	LANDMARKS CAN APPT SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/2/2022
7	LANDMARKS CORRECTIONS 2	4/18/2023

PROJECT NO. : R12-210158-00

SHEET TITLE:

MATERIAL/FINISH SCHEDULES

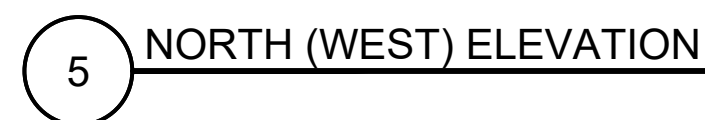
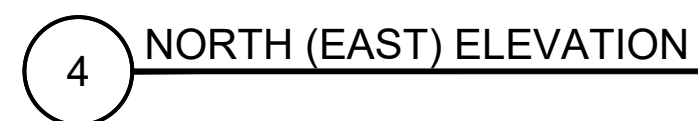
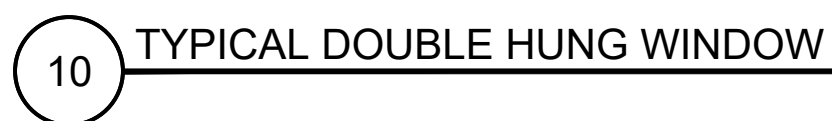
A6.01

DATE: June 15, 2022

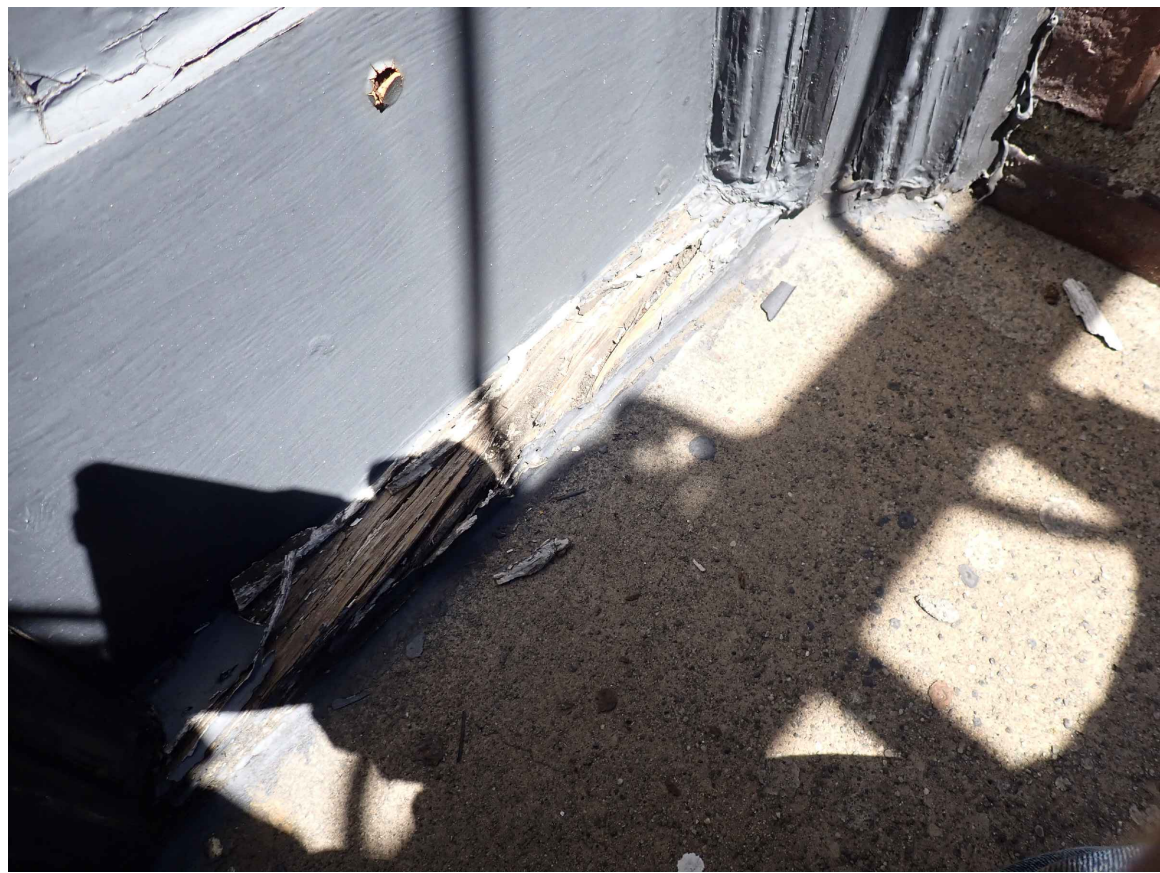
SCALE: AS NOTED

DRAWN BY: MD

CHECKED BY: DS



4/18/2023 3:51:41 PM
I:\corp.oasys.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_Clark\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg
I:\corp.oasys.com\Shares\Project\R12-210158-00-Leona Condo Remediation-Ewing_Clark\070 Design\01 CAD\R12-210158-00-Leona Condo Remediation-Site Plan G1.00.dwg



7 DOOR THRESHOLD DECAY EXAMPLE



4 INTERIOR FRAME DAMAGE EXAMPLE



1 TYP. JAMB PROFILE



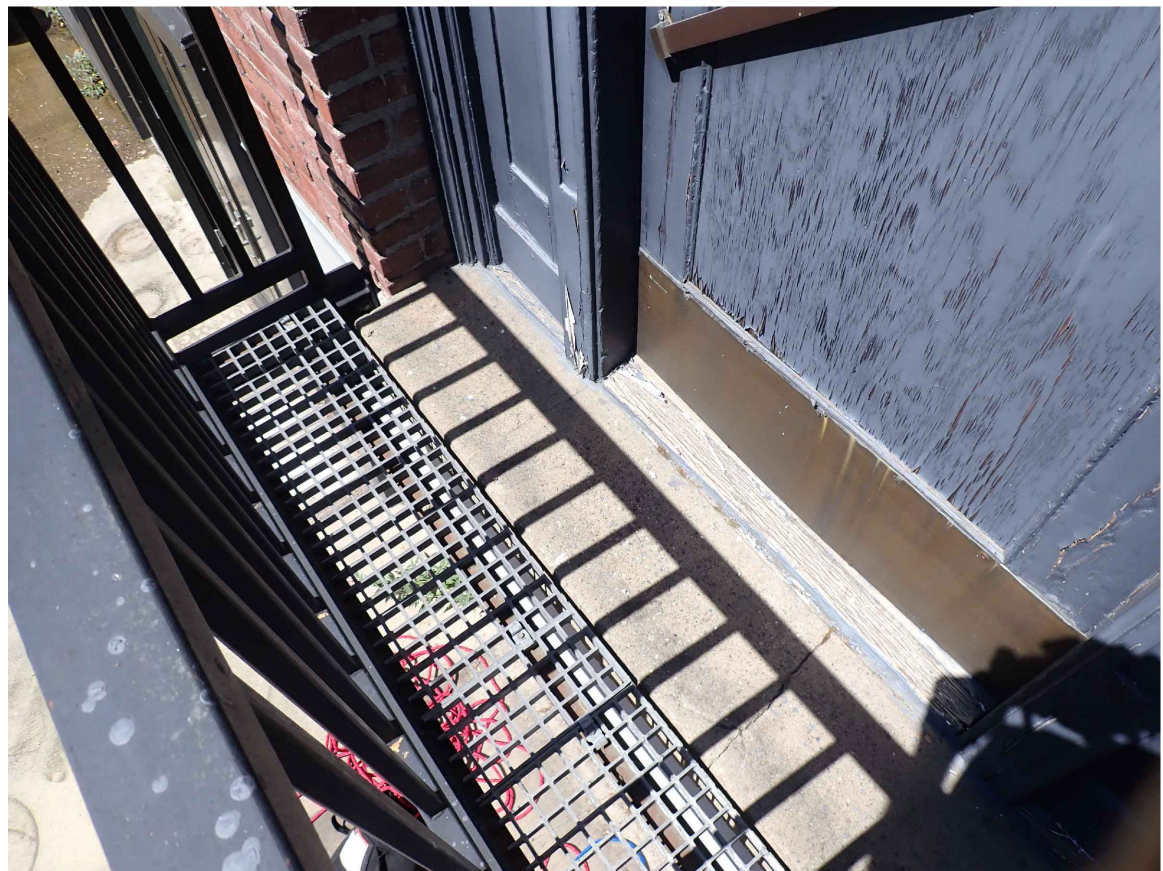
8 RUSTING WINDOW/DOOR HARDWARE EXAMPLE



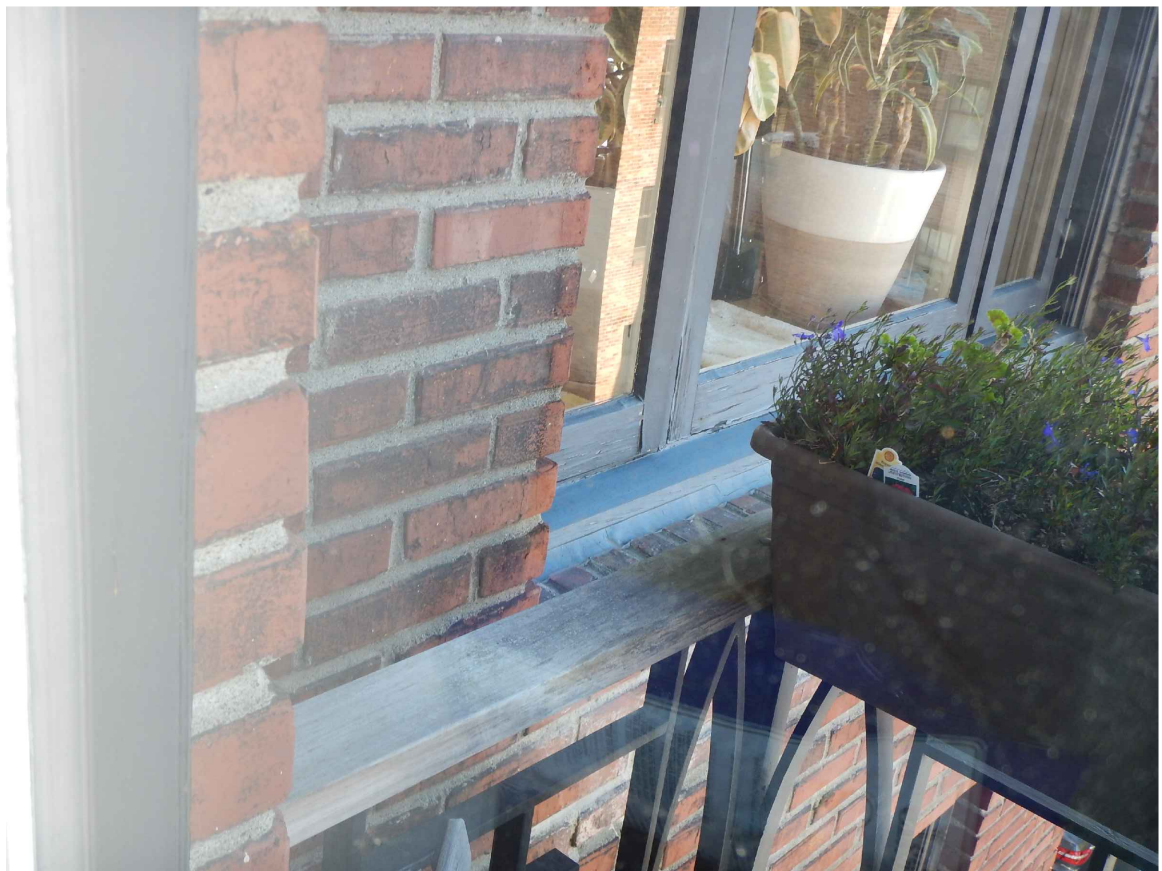
5 EXTERIOR FRAME DAMAGE EXAMPLE



2 TYP. HEAD PROFILE



6 JULIETTE BALCONY DOOR DAMAGE EXAMPLE



3 TYP. SILL PROFILE

OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oasys.com

STAMP:

13012

REGISTERED ARCHITECT

KERRY R. DAY

STATE OF WASHINGTON

COPYRIGHT © 2022 OAC SERVICES, INC.

THESE DOCUMENTS, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS

REMEDATION

916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/25/2022
2	PERMIT SET	6/15/2022
3	PRICING SET	8/22/2022
4	LANDMARKS CAN APPT SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/20/2022
7	LANDMARKS CORRECTIONS 2	4/18/2023

PROJECT NO.: R12-210158-00

SHEET TITLE:

PHOTOGRAPHS

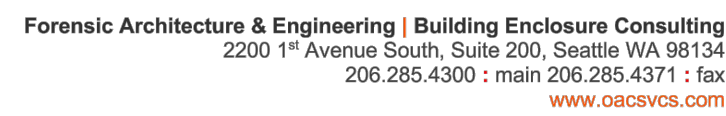
A6.03

DATE: June 15, 2022

SCALE: AS NOTED

DRAWN BY: MD

CHECKED BY: DS



Seattle Department of Construction and Inspections
700 5th Ave, Ste. 2000
Seattle, WA 98104


To Whom it May Concern:

Drawings:

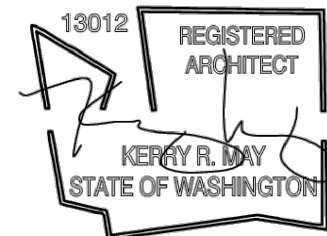
BE1.00	Building Enclosure Notes
BE1.01	Window / Door Flashing Sequence
BE1.02	Building Enclosure Details

The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the building enclosure design requirements of RCW 64.55.005 through 64.55.090.

Sincerely,



Kerry May, AIA



ELEVATION AREAS			
	VERTICAL FENESTRATION AREA (SF)	GROSS ABOVE GRADE WALL AREA (SF)	PERCENT OF VERTICAL FENESTRATION OF TOTAL WALL AREA
EXISTING	3,200 SF	27,376 SF	11.7%
NEW + EXISTING	3,200 SF	27,376 SF	11.7%

WINDOW U-FACTOR:	0.26 (FIXED), 0.28 (OPERABLE)
DOOR U-FACTOR:	0.60
SHGC:	0.38 (SEW), 0.51 (N)

ELEVATION AREAS			
	VERTICAL FENESTRATION AREA (SF)	GROSS ABOVE GRADE WALL AREA (SF)	PERCENT OF VERTICAL FENESTRATION OF TOTAL WALL AREA
EXISTING	3,200 SF	27,376 SF	11.7%
NEW + EXISTING	3,200 SF	27,376 SF	11.7%

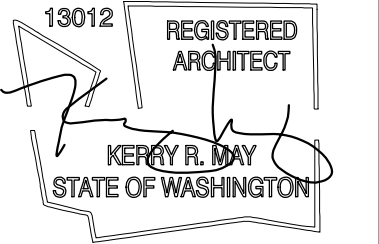
ISSUE NO.	DESCRIPTION	DATE
1	PERMIT PRE-APPLICATION	1/25/2022
2	PERMIT SET	8/10/2022
3	PRICING SET	9/22/2022
4	LANDMARKS GWA APP SET	10/10/2022
5	BID ADDENDUM SET	11/01/2022
6	LANDMARKS CORRECTIONS 1	12/3/2023
7	LANDMARKS CORRECTIONS 2	4/18/2023

SHEET TITLE:

**BUILDING
ENCLOSURE
NOTES**

BE1.00

DATE: June 15, 2022	SCALE: AS NOTED
DRAWN BY: MD	CHECKED BY: DS



COPYRIGHT © 2022 OAC SERVICES, INC.
 THESE DOCUMENTS, THE IDEAS AND DESIGNS
 INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
 ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
 NOT TO BE USED IN WHOLE OR IN PART WITHOUT
 WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

PROJECT TITLE

LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE,
WA 98109



2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.285.4300 | oacsves.com

NOTE: THE FOLLOWING ITEMS WILL VARY FROM THE MANUFACTURERS ROUGH OPENING INSTALLATION SEQUENCE, REFERENCE DETAILS ON SHEET BE1.02;

- NO LIQUID APPLIED FLASHING MATERIAL WILL EXTEND ONTO BRICK MASONRY OR CAST STONE UNITS THAT ARE INTENDED TO BE EXPOSED AFTER THE WINDOW/DOOR INSTALLATION IS COMPLETE. ALL FLASHING MATERIALS ARE TO BE CONCEALED UNDER THE WINDOW/DOOR FRAME, TRIM AND FINISH MATERIALS. THE ONLY VISIBLE PRODUCT INCLUDED IN THE INSTALLATION SEQUENCE SHALL BE EXTERIOR SEALANT.
- NO WRB MEMBRANE OR SEALER SHALL BE APPLIED TO THE BRICK OR CAST STONE.
- THE PT WOOD BUCK SHALL BE INTERIOR SET ON ALL FOUR (4) SIDES, EXCEPT AT DOOR SILL/THRESHOLDS THE PT WOOD BUCK SHALL BE OMITTED.

R-Guard Sliding Glass Door - C6.1

AIR & WATER BARRIERS

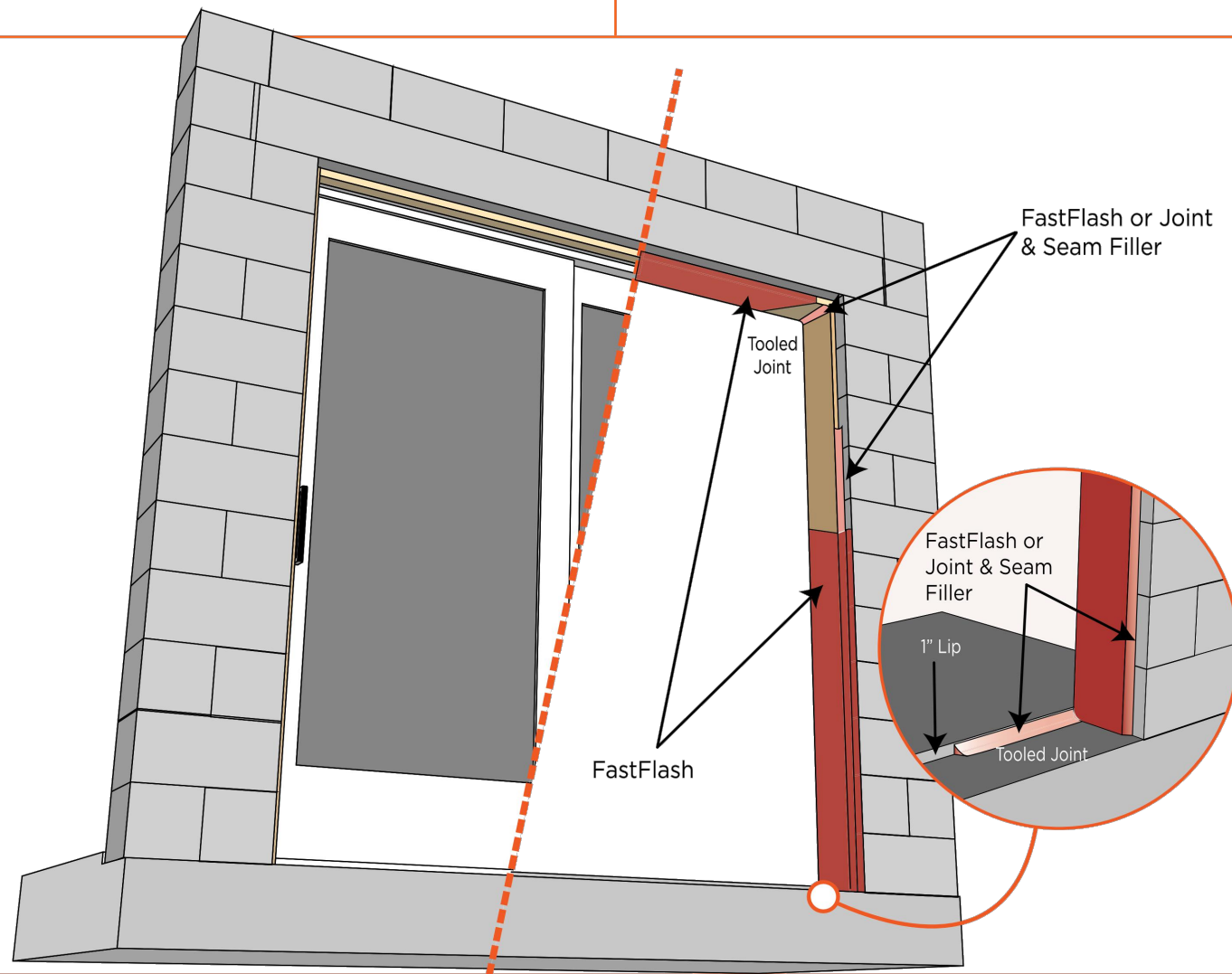
CMU/Cast-in-Place Concrete Wall Construction

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** in each corner and in a zigzag pattern over the inside the concrete block rough opening. Use a dry spatula, trowel or chipper brush to spread the wet product to protect the rough opening CMU surface. Apply additional **FastFlash** or **Joint & Seam Filler** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes. Allow membrane to skin over.

If wood bucks are not already installed, apply two (2) thick beads of **FastFlash** or **Joint & Seam Filler** along the perimeter faces of the wood bucks before attaching to the structure while still wet. Install anchor bolts to secure the wood bucks into the opening. Tapcons/anchor holes should be pre-drilled and blown out with oil-free air in preparation to receive a shot of **FastFlash** or **Joint & Seam Filler** into the hole prior to inserting tapcon/anchor.

After installation of wood buck, spot and cover the installed head of the anchor bolts.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to the perimeter joint between the wood buck and CMU wall. Use a dry spatula or trowel to seal the joint. Create a profile that directs bulk water away from the joint. Allow **FastFlash** or **Joint & Seam Filler** to skim over. Apply **FastFlash** over the inside of the wood buck, extending the membrane out to the edge of the return opening when used for window protection only. When used in conjunction w/an entire air/moisture barrier system, carry the **FastFlash** out on to the face of the vertical wall 4-6 inches to facilitate a tie in to an air barrier system.



©PROSOCO 062216

CUSTOMER CARE 800 255 4255 // PROSOCO.COM

30

R-Guard Interior Air and Water Seal - C5.1

AIR & WATER BARRIERS

CMU/Cast-in-Place Concrete Wall Construction

Install the window "plumb, level and square" into the prepared rough opening.

Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal. **AirDam** prevents bulk water and moist outside air from entering, and conditioned indoor air from escaping around the window. This ties the window into the larger air and water management system, and prevents water which may collect in the window frame from entering the conditioned space.

Joint Size - Sealant depth should be one-half the width of the joint. Maximum sealant depth should be 1/2 inch (13 mm). Minimum sealant depth should be 1/4 inch (6mm).

Minimum joint width should be 1/4 inch (6mm).

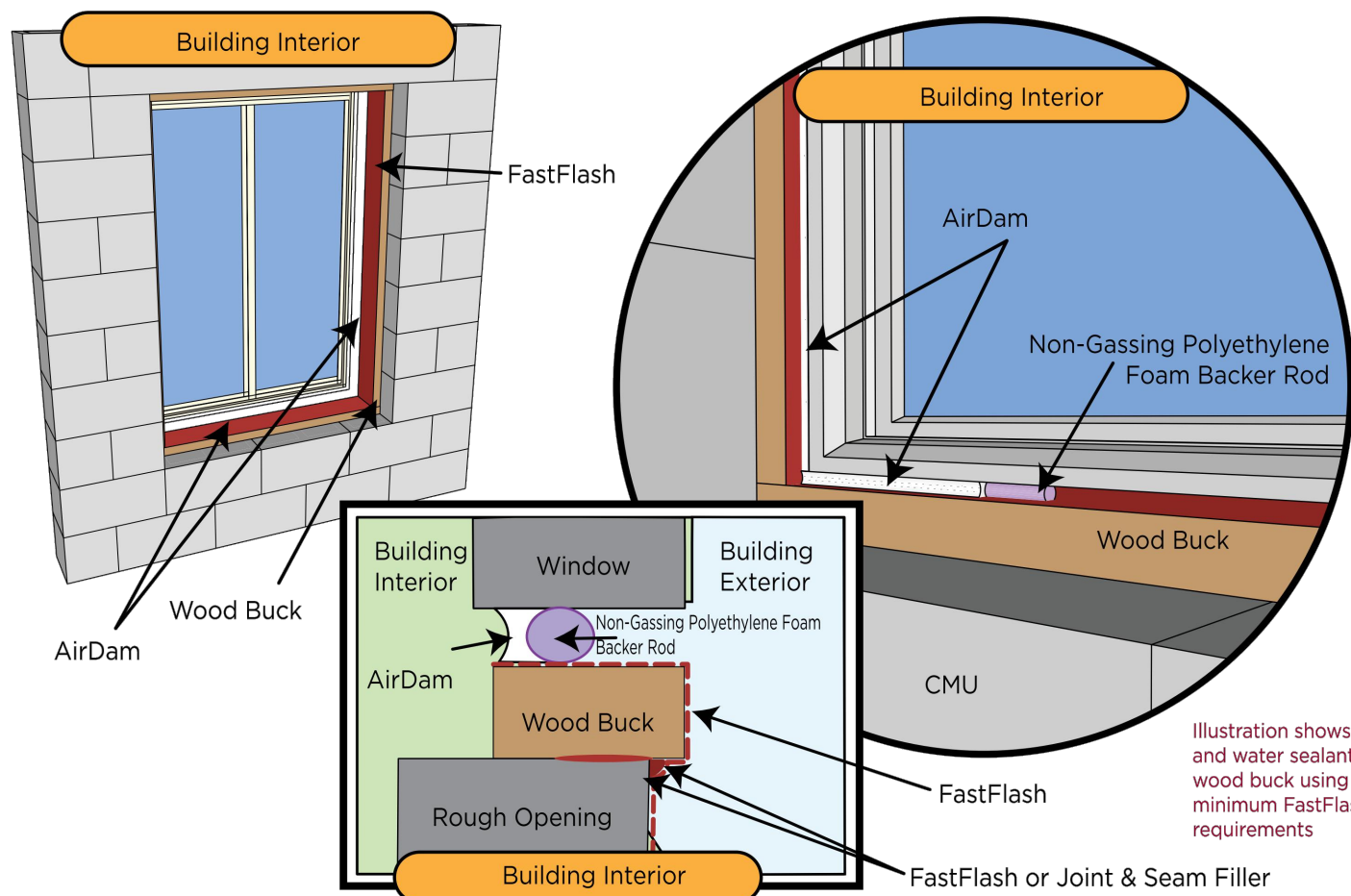
Joint Backing - A properly sized non-gassing polyethylene foam

backer rod should compress by 25-30% when installed. Install backer rod by compressing and rolling continuously into the joint channel without stretching or puncturing.

Where joint depth does not permit use of a backer rod, install a polyethylene strip or bond breaker tape over the bottom of the joint to prevent three-sided adhesion. Three-sided adhesion will restrict joint movement.

Installation - Install a continuous bead of **AirDam** without gaps or air pockets. Tool immediately with a dry spatula to ensure complete wetting of the joint bond surface and produce a smooth, concave joint profile.

FastFlash wraps into the rough opening in the structural wall. See detail C13.1.



©PROSOCO 062216

CUSTOMER CARE 800 255 4255 // PROSOCO.COM

29

R-Guard CMU/CIP Concrete Rough Opening - C1.1

AIR & WATER BARRIERS

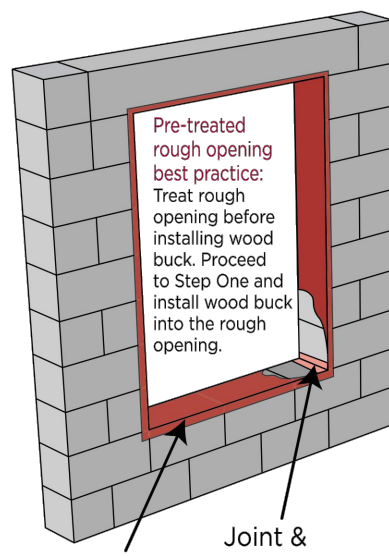
CMU/Cast-in-Place Concrete Wall Construction

Field of wall - Fill small voids and cracks (up to 1/2-inch) in the CMU surface with **FastFlash** or **Joint & Seam Filler**. Use a dry joint knife or trowel to press and spread 1 inch beyond each side to a thickness of 20-30 mils.

Repair larger cracks or voids with mortar.

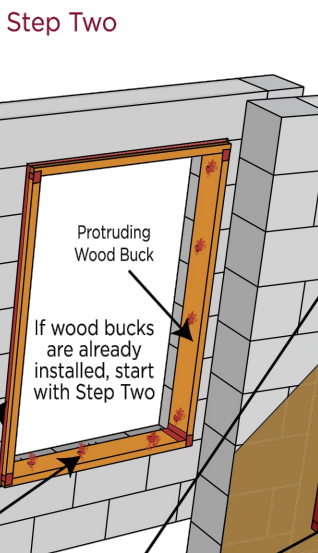
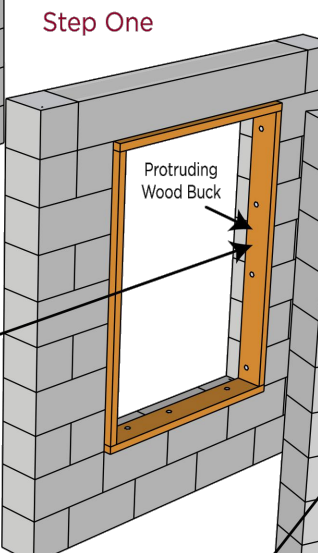
Best practice rough opening - Apply a thick bead of **FastFlash** in each corner and in a zigzag pattern over the concrete block inside the rough opening and wall faces surrounding the rough opening. Use a dry joint knife, trowel or chipper brush to spread the wet product to protect the rough opening with a seamless flashing membrane that extends no more than 1 inch over the face of the wall. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes. Allow to skin over.

Spray or roller apply the selected R-Guard air and water-resistive barrier over the prepared wall. Apply sufficient product to cover the entire face of the structural wall.



Apply FastFlash or Joint & Seam Filler in a zig-zag pattern to the back of each wood buck and wet-set them into the rough opening.

Drill holes for wood buck, blow out holes, fill with FastFlash or Joint & Seam Filler and fasten wood bucks.



*or substitute FastFlash by filling the joint with FastFlash during the FastFlash Application Minimum R-Guard requirement for a wood buck assembly. Cat 5, Spray Wrap MVP or VB

©PROSOCO 062216

CUSTOMER CARE 800 255 4255 // PROSOCO.COM

25

R-Guard CMU/CIP Concrete Arched Window Rough Opening - C4.1

AIR & WATER BARRIERS

CMU/Cast-in-Place Concrete Wall Construction

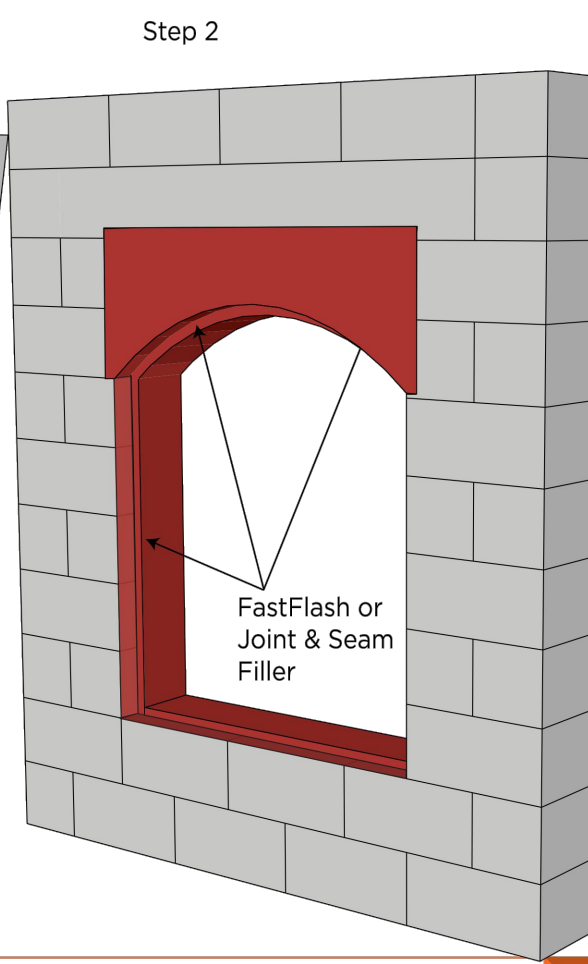
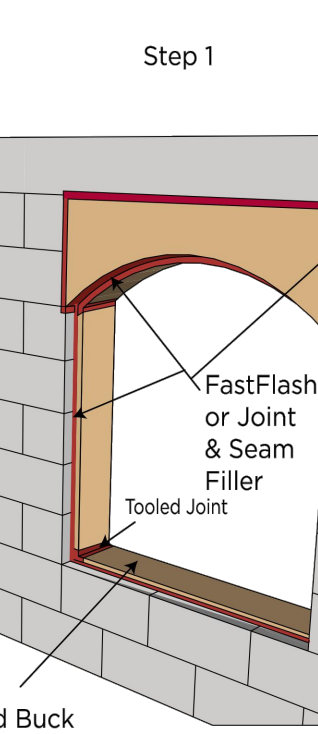
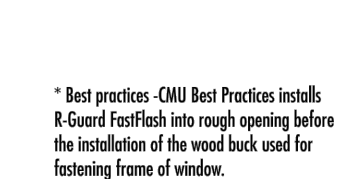
Arched wood framing and plywood sheathing is installed and detailed at inside 90 degree and corner splices with **FastFlash** or **Joint & Seam Filler** in preparation to receive **FastFlash** liquid-applied flashing membrane.

FastFlash covers the entire wood surface, terminating at the edge of the wood-to-CMU interface.

Radius windows are installed and placed into the opening, allowing the shims to be recessed to allow a backer rod and bead of **AirDam** to be continuously tooled around the inside perimeter of the window.

Fin/flange windows can be set in a bed of wet **FastFlash** at jamb/head/jamb locations, leaving the sill open. Shims beneath the flange should be set at quarter points of the window to allow for appropriate drainage.

An exterior weather bead of sealant can be installed, allowing for weep/drainage points to take place at the sill location(s).



©PROSOCO 062216

CUSTOMER CARE 800 255 4255 // PROSOCO.COM

28

OAC

19012 REGISTERED ARCHITECT KERRY R. DAY STATE OF WASHINGTON

COPYRIGHT © 2022 OAC SERVICES, INC. THESE DOCUMENTS, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N. SEATTLE, WA 98109

PROJECT TITLE:

DATE	DESCRIPTION
12/2/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
8/22/2022	PRICING SET
10/10/2022	LANDMARKS CAN APPT SET
11/10/2022	BID ADDENDUM SET
12/3/2022	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2

PROJECT NO.: R12-210158-00

SHEET TITLE: WINDOW/DOOR FLASHING SEQUENCE

BE1.01

DATE: June 15, 2022 SCALE: AS NOTED

DRAWN BY: MD CHECKED BY: DS

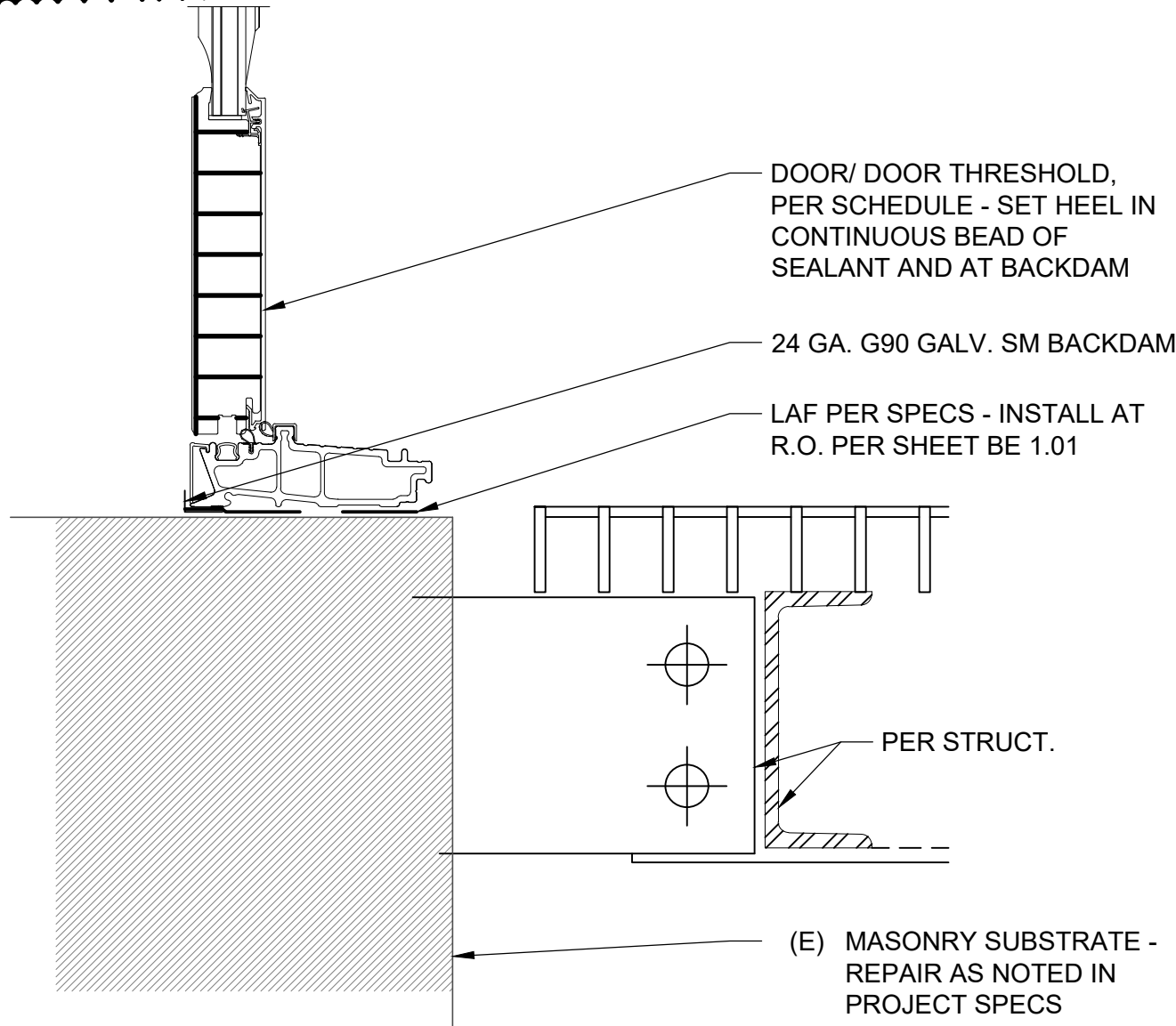


CLEAN AND PREPARE EXISTING EIFS CORNICE FOR REPAIR AND RECOAT FROM UNDERSIDE OF HEMMED COPING METAL TO FACE OF BRICK WALL BELOW - FOLLOWING COATING MANUFACTURER INSTRUCTIONS, COLOR TO MATCH EXISTING BODY AND ACCENTS



PROVIDE NEW 1/2" V-KERF CUT AT UNDERSIDE OF CORNICE, KEEP 1/2" MIN. BACK FROM EXTERIOR EDGE

1
7 TYP. EIFS CORNICE REPAIRS
SCALE: 3" = 1'-0"



DOOR/ DOOR THRESHOLD, PER SCHEDULE - SET HEEL IN CONTINUOUS BEAD OF SEALANT AND AT BACKDAM

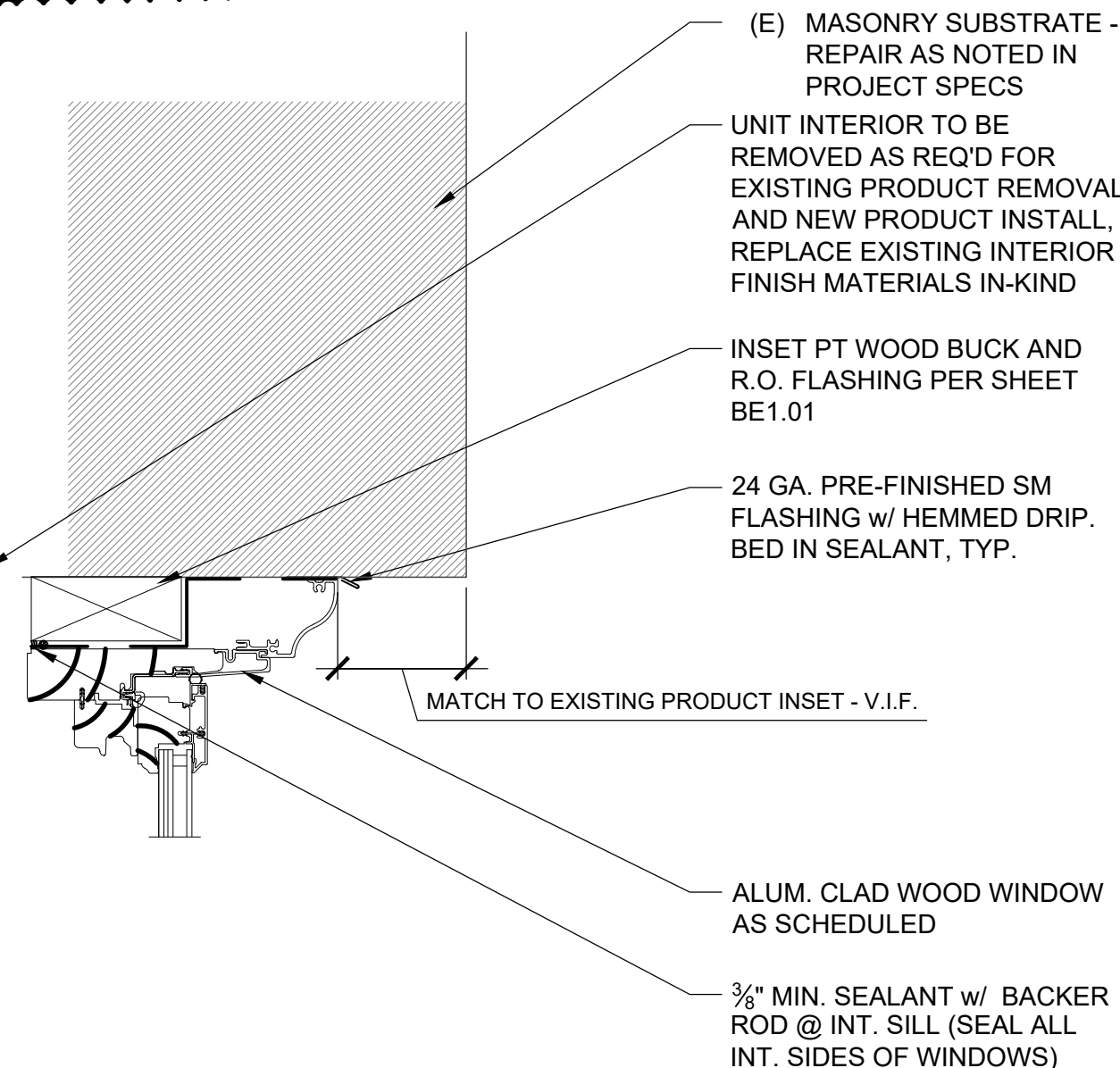
24 GA. G90 GALV. SM BACKDAM

LAF PER SPECS - INSTALL AT R.O. PER SHEET BE 1.01

PER STRUCT.

(E) MASONRY SUBSTRATE - REPAIR AS NOTED IN PROJECT SPECS

3
4 TYP. NEW DOOR THRESHOLD
SCALE: 3" = 1'-0"



(E) MASONRY SUBSTRATE - REPAIR AS NOTED IN PROJECT SPECS

UNIT INTERIOR TO BE REMOVED AS REQ'D FOR EXISTING PRODUCT REMOVAL AND NEW PRODUCT INSTALL, REPLACE EXISTING INTERIOR FINISH MATERIALS IN-KIND

INSET PT WOOD BUCK AND R.O. FLASHING PER SHEET BE1.01

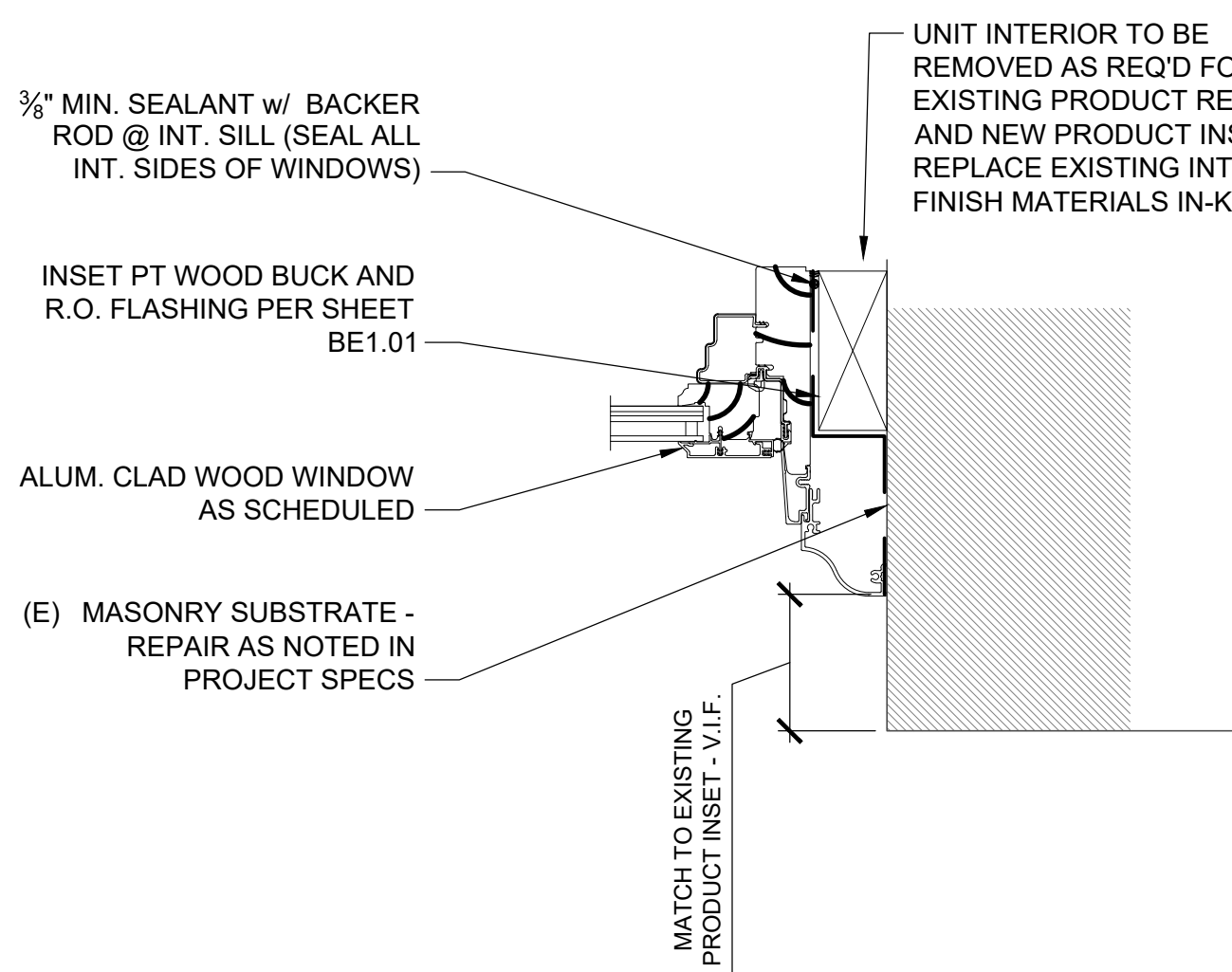
24 GA. PRE-FINISHED SM FLASHING w/ HEMMED DRIP. BED IN SEALANT, TYP.

MATCH TO EXISTING PRODUCT INSET - V.I.F.

ALUM. CLAD WOOD WINDOW AS SCHEDULED

3/8" MIN. SEALANT w/ BACKER ROD @ INT. SILL (SEAL ALL INT. SIDES OF WINDOWS)

3
1 TYP. NEW WINDOW/DOOR HEAD
SCALE: 3" = 1'-0"



3/8" MIN. SEALANT w/ BACKER ROD @ INT. SILL (SEAL ALL INT. SIDES OF WINDOWS)

INSET PT WOOD BUCK AND R.O. FLASHING PER SHEET BE1.01

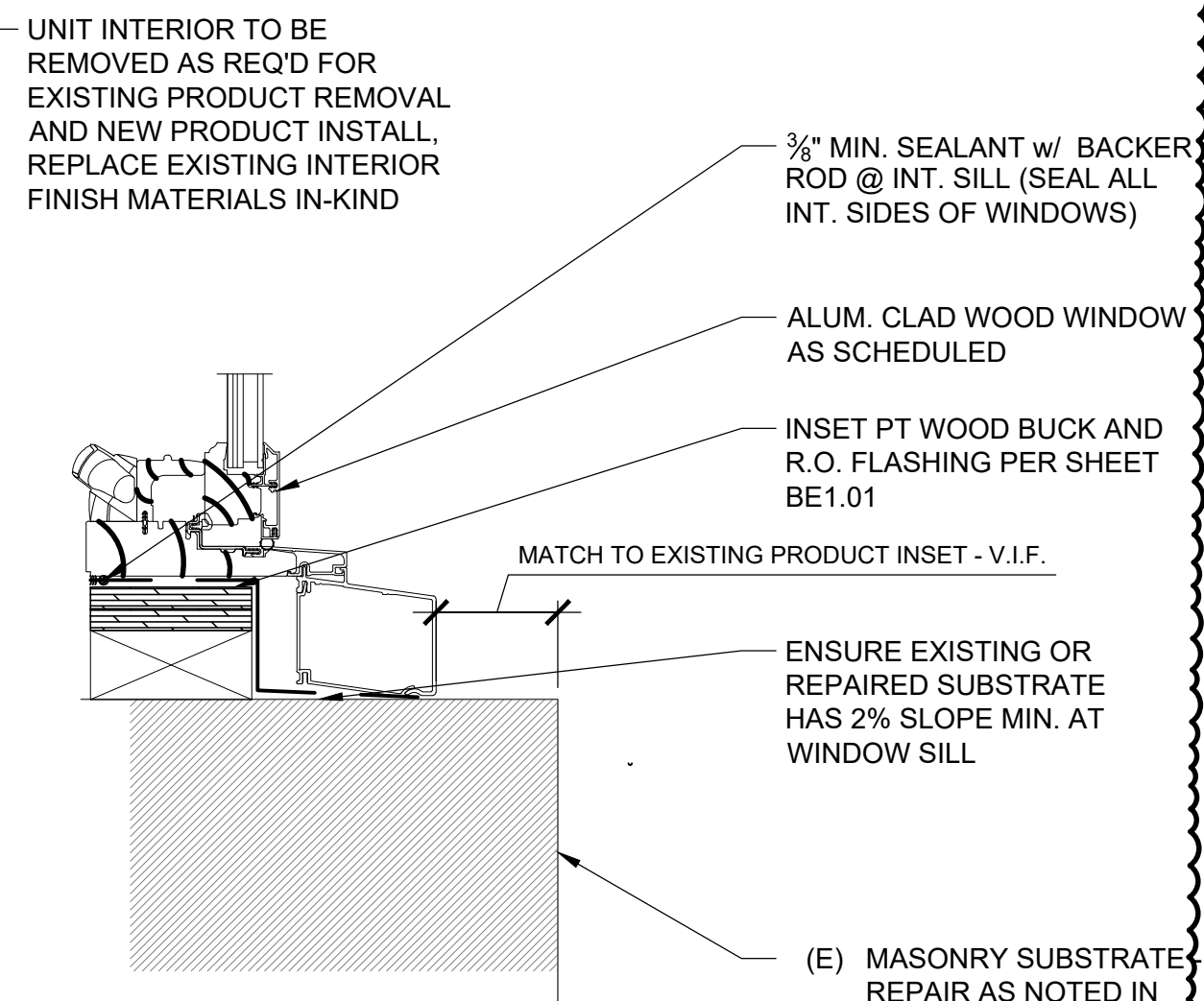
ALUM. CLAD WOOD WINDOW AS SCHEDULED

(E) MASONRY SUBSTRATE - REPAIR AS NOTED IN PROJECT SPECS

MATCH TO EXISTING PRODUCT INSET - V.I.F.

UNIT INTERIOR TO BE REMOVED AS REQ'D FOR EXISTING PRODUCT REMOVAL AND NEW PRODUCT INSTALL, REPLACE EXISTING INTERIOR FINISH MATERIALS IN-KIND

3
2 TYP. NEW WINDOW/DOOR JAMB
SCALE: 3" = 1'-0"



UNIT INTERIOR TO BE REMOVED AS REQ'D FOR EXISTING PRODUCT REMOVAL AND NEW PRODUCT INSTALL, REPLACE EXISTING INTERIOR FINISH MATERIALS IN-KIND

3/8" MIN. SEALANT w/ BACKER ROD @ INT. SILL (SEAL ALL INT. SIDES OF WINDOWS)

ALUM. CLAD WOOD WINDOW AS SCHEDULED

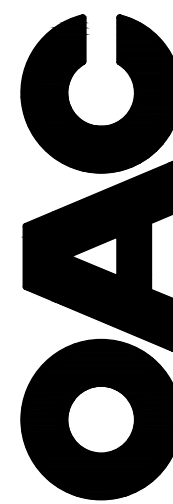
INSET PT WOOD BUCK AND R.O. FLASHING PER SHEET BE1.01

MATCH TO EXISTING PRODUCT INSET - V.I.F.

ENSURE EXISTING OR REPAIRED SUBSTRATE HAS 2% SLOPE MIN. AT WINDOW SILL

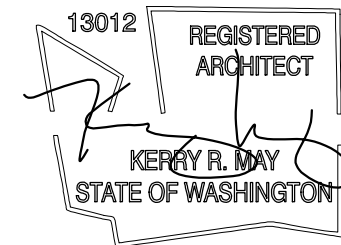
(E) MASONRY SUBSTRATE - REPAIR AS NOTED IN PROJECT SPECS

3
3 TYP. NEW WINDOW SILL
SCALE: 3" = 1'-0"



2200 1st Ave South, Ste 200, Seattle, WA 98134 | 206.265.4300 | oacsvcs.com

STAMP:



COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

PROJECT TITLE:
**LEONA CONDOMINIUMS
REMEDICATION**
916 QUEEN ANNE AVE. N. SEATTLE,
WA 98109

DATE	DESCRIPTION
12/2/2022	PERMIT PRE-APPLICATION
6/15/2022	PERMIT SET
8/22/2022	PRICING SET
10/10/2022	LANDMARKS CAN APP SET
11/01/2022	BID ADDENDUM SET
12/2/2022	LANDMARKS CORRECTIONS 1
4/18/2023	LANDMARKS CORRECTIONS 2

ISSUE NO.	DESCRIPTION
1	PERMIT PRE-APPLICATION
2	PERMIT SET
3	PRICING SET
4	LANDMARKS CAN APP SET
5	BID ADDENDUM SET
6	LANDMARKS CORRECTIONS 1
7	LANDMARKS CORRECTIONS 2

PROJECT NO.:	R12-210158-00
--------------	---------------

SHEET TITLE:
**BUILDING
ENCLOSURE
DETAILS**

BE1.02

DATE: June 15, 2022 SCALE: AS NOTED
DRAWN BY: MD CHECKED BY: DS

3/10/2023 2:37:19 PM

C:\Revit Local\2021\CR_Struct_V22_coltonh69\NHK.rvt

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

- CRITERIA:**
1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING CODE (SBC), 2018 EDITION.
2. THE EXISTING STRUCTURE HAS NOT BEEN EVALUATED OR STRENGTHENED TO CONFORM TO CURRENT SEISMIC CODE REQUIREMENTS AS PART OF THIS PROJECT SCOPE. THE REPAIRS SHOWN ARE IN CONFORMANCE WITH SECTION 401.1.2 AND 303.1.3 OF THE SEATTLE EXISTING BUILDING CODE, 2018 EDITION.
3. DESIGN LOADING CRITERIA:
- RISK CATEGORY SBC TABLE 1604.5

BALCONY SNOW LOAD

FLOOR LIVE LOAD (PRIVATE BALCONIES AND DECKS)

EARTHQUAKE (NON-STRUCTURAL)

II

25 PSF ($I_S = 1.0$)

60 PSF

SEISMIC DESIGN CATEGORY D

$S_S = 1.37, S_1 = 0.48, S_{05} = 1.10, S_{01} = 0.48 I_P = 1.0$
- WIND 97 MPH, EXPOSURE "B", $K_{zt} = 1.67$
- WIND (CLADDING/ENCLOSURE ELEMENT DESIGN PRESSURES) 59/35 PSF MAX. AT WALLS (LRFD/ASD)
- WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 30.
- SEE DRAWINGS FOR ADDITIONAL LOADING CRITERIA
4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND PRIOR TO SUBMITTING SHOP DRAWINGS. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED EITHER ON SITE OBSERVATION, ORIGINAL DRAWINGS OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF THE EXISTING CONDITIONS DO NOT CLOSELY MATCH THE CONDITIONS SHOWN ON THE DRAWINGS, OR IF THE EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY THE ENGINEER PRIOR TO COMMENCING ANY WORK.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
9. 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 ARCHITECT AND THE STRUCTURAL ENGINEER.
10. ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
11. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
- SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) IN ACCORDANCE WITH SDCI REQUIREMENTS AT THE TIME OF CONSTRUCTION.
12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.
- SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
13. ARCHITECTURAL AND MECHANICAL & ELECTRICAL COMPONENTS DESIGN SEE SPECIFICATIONS FOR COMPONENTS DESIGN REQUIREMENTS. IF THE LOCAL JURISDICTION REQUIRES THE COMPONENT DESIGN BE SUBMITTED FOR PERMIT, THE CONTRACTOR OR COMPONENT VENDOR MUST HIRE AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF NECESSARY SUPPORTS, BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-16. SEE TABLE 13.5-1 FOR APPLICABLE SEISMIC DESIGN COEFFICIENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SUBMITTAL AND SCHEDULE REQUIREMENTS WITH THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE PER ASCE 7-16, 'SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS'. THE CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

STATEMENT OF SPECIAL INSPECTIONS (STRUCTURAL):

14. STATEMENT OF SPECIAL INSPECTIONS – STRUCTURAL ITEMS (SEISMIC DESIGN CATEGORY D):

DEFINITIONS:

THE SEISMIC FORCE RESISTING SYSTEM FOR THIS STRUCTURE CONSISTS PRIMARILY OF EXISTING SHEAR WALLS, FLOOR/ROOF DIAPHRAGMS, AND STRUT MEMBERS AS SPECIFIED ON THE DRAWINGS. SEE THE LEGEND OF PLAN SHEETS FOR ADDITIONAL INFORMATION DEFINING MEMBER LOCATIONS.

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY THE OWNER APPOINTED INSPECTION AGENCY IN ACCORDANCE WITH CHAPTER 17 OF THE SBC WITH REPORTS PER SBC SECTION 1704.2.4 SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SBC SECTION 108. SEE TABLES BELOW FOR ADDITIONAL INFORMATION.

STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	SBC REFERENCE
------------------	------------------------------	---------------

STRUCTURAL STEEL FABRICATION,ERECTION, AND NONDESTRUCTIVE TESTING*

SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE (QA) INSPECTION REQUIREMENTS OF AISC 360-16 CHAPTER N. CONTINUOUS INSPECTION SHALL BE PERFORMED AT "P" TASKS DEFINED IN AISC 360-16; PERIODIC INSPECTION SHALL BE PERFORMED AT "O" TASKS DEFINED IN AISC 360-16.

SHOP AND FIELD WELDING	CONTINUOUS/PERIODIC (QA PER AISC 360 CH. N5.4)	1705.2.1
HIGH STRENGTH BOLTING	CONTINUOUS/PERIODIC (QA AISC 360 CH. N5.6)	1705.2.1

MATERIAL VERIFICATION	PERIODIC	1705.2.1
(IDENTIFICATION MARKS AND MANUFACTURER'S TEST REPORTS)		

<u>WOOD</u>		
FASTENERS, BOLTS, STRAPS, HOLDOWNS, ETC.	PERIODIC FOR CONNECTIONS OF ALL MEMBERS OF THE WIND FORCE RESISTING SYSTEM	1705.11.1&1705.12.2

* STRUCTURAL STEEL QUALITY ASSURANCE INSPECTIONS, EXCEPT NONDESTRUCTIVE TESTING, MAY BE WAIVED IF APPROVED BY THE OWNER AND BUILDING OFFICIAL FOR WORK PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH SBC SECTION 1704.2.5.1.

ARCH, MECH, & ELEC ITEMS	SEISMIC DESIGN REQUIREMENTS (ASCE 7-16 CHAPTER 13)	PERIODIC SPECIAL INSPECTION AS SPECIFIED PER SBC CHAPTER 17
EXTERIOR WALLS, VENEER & CLADDING	ASCE 7-16 SECTION 13.5.3	REQUIRED FOR WALL FRAMING, FOR FASTENING OF VENEER OR CLADDING EXCEEDING 5 PSF (SBC 1705.12.5)

PARTITION WALLS FASTENING	ASCE 7-16 SECTION 13.5.8	REQUIRED DURING ERECTION AND FOR WALLS > 15 PSF (SBC 1705.12.5)
---------------------------	--------------------------	---

GLAZING SYSTEMS	ASCE 7-16 SECTION 13.5.9	NOT REQUIRED
-----------------	--------------------------	--------------

LIFE SAFETY COMPONENTS INCLUDING COMPONENTS WITH HAZARDOUS, COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS ($I_p=1.5$ PER ASCE 7-16 SECTION 13.1.3)	ASCE 7-16 SECTION 13.6 AND SBC 1705.13.2	REQUIRED FOR VERIFICATION OF CERTIFICATE OF COMPLIANCE LABEL ON COMPONENT (SBC 1705.12.4)
---	--	---

INSTALLATION AND ANCHORAGE OF 1705.12.6)	ASCE 7-16 SECTION 13.6 AND	REQUIRED (SBC 1705.12.4 &
SPRINKLER SYSTEMS, COMPONENTS WITH HAZARDOUS, COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS ($I_p=1.5$ PER ASCE 7-16 SECTION 13.1.3)	SBC 1705.13.2	

ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS	ASCE 7-16 SECTION 13.6	NOT REQUIRED
--	------------------------	--------------

STRUCTURAL OBSERVATION PER SBC SECTION 1704.6 IS NOT REQUIRED FOR THIS STRUCTURE.

ANCHORAGE:

15. HELICAL TIES THROUGH BRICK/HOLLOW CLAY TILE/TERRA COTTA MASONRY SHALL BE ONE OF THE FOLLOWING: "DRYFIX" MANUFACTURED BY HELIFIX, A DIVISION OF HALFEN USA; "HELI-TIE" BY SIMPSON STRONG-TIE COMPANY, INC.; OR "CTP STITCH-TIE" BY PROSOCO, INC.; OR "HELI-PIN" MANUFACTURED BY DEWALT. TIES SHALL BE MANUFACTURED OF GRADE 304 STAINLESS STEEL. PROVIDE SIZE AND LENGTHS AS INDICATED ON THE DRAWINGS. TIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH MANUFACTURER'S EQUIPMENT. PERIODIC SPECIAL INSPECTION OF TIES IS REQUIRED. PATCH BUILDING SURFACE AFTER HELICAL WALL TIE INSTALLATION WITH A COLOR-APPROVED CEMENTITIOUS MORTAR.

(2) TEST INSTALLATIONS SHALL BE PERFORMED FOR EACH TYPE OF HELICAL WALL TIE INSTALLATION, INCLUDING EXTERIOR PATCHING WORK, AND TEST INSTALLATIONS SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE AND ARCHITECT PRIOR TO THE INSTALLATION OF THE REMAINDER OF HELICAL WALL TIES.

RENOVATION:

16. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF (20 PSF AT ROOFS).

A. ALL NEW OPENINGS THROUGH EXISTING MASONRY OR CONCRETE WALLS, SLABS, AND BEAMS SHALL BE ACCOMPLISHED BY SAWCUTTING WHEREVER POSSIBLE. UNLESS OTHERWISE NOTED, ALL NEW OPENINGS SHALL BE SAWCUT NEAT AND CLEAN; NO OVERCUTTING AT OPENING CORNERS SHALL BE ALLOWED. AS REQUIRED, CORE DRILL CORNERS AND CHIP, GRIND OR CUT THE CORNERS TO PROVIDE THE REQUIRED DIMENSIONS.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE. HOLES UP TO 1" MAY BE ROTOHAMMERED.

2

17. ALL EXTERIOR WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS:

SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; SALVAGE AND REINSTALL ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL REPAIRED JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL REPORT ALL FINDINGS TO THE STRUCTURAL ENGINEER. REFER TO ARCHITECTURAL/RESTORATION DRAWINGS FOR ADDITIONAL REQUIREMENTS.

MASONRY:

18. STEEL LINTEL REPAIR: CONTRACTOR SHALL INSTALL NEW LINTELS AT THE WINDOW HEADS WHERE THE EXISTING LINTELS ARE CORRODED WITH MORE THAN 10% LOSS OF ORIGINAL SECTION AREA. THE APPROXIMATE LOCATIONS OF THE CORROSION ARE SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS WITH EXISTING CORROSION. SEE ARCHITECTURAL DRAWINGS FOR VERIFICATION AND INSPECTION OF EXISTING CONDITIONS. SEE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REPAIR INFORMATION.

SHEET INDEX

S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTUTRAL NOTES
S2.1	ELEVATIONS
S5.1	DETAILS

OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134
206.285.4300 | oacsvcs.com

COUGHLIN
PORTER
LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplfnc.com

STAMP:

SEATTLE
WASHINGTON
38636
NATIONAL ENGINEER

03/10/23

COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

Leona Condo Repairs (LCR)

1 Ward St
Seattle, WA 98109

PROJECT TITLE:

DATE: 08/29/2022
03/17/2023

DESCRIPTION:
LANDMARKS COFA APP
LANDMARKS COFA CORRECTIONS

ISSUE NO.: 1 2

DATE: 08/14/22 SCALE: 3/4" = 1'-0"

DRAWN BY: CJR CHECKED BY: RHC

SHEET INDEX

S1.0 GENERAL STRUCTURAL NOTES
S1.1 GENERAL STRUCTUTRAL NOTES
S2.1 ELEVATIONS
S5.1 DETAILS

S1.0

3/10/2023 2:37:20 PM

C:\Revit Local\2022\LCR_Struct_V22_colonh69\NHK.rvt

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

- STEEL:
19. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

1. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS AND PLASTIC DESIGN, OR LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

2. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED JUNE 15, 2016.

IN REFERENCE TO SECTIONS 3.1.1 AND 4.4.1, THE CONTRACT DOCUMENTS (DESIGN DRAWINGS) SHOW COMPLETE CONNECTION DETAILS FOR ALL MEMBERS EXCEPT THOSE NOTED TO BE DESIGN-BUILD ITEMS. ALTERNATE CONNECTION DETAILS REQUESTED BY THE FABRICATOR SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL VIA A REQUEST FOR INFORMATION (RFI) PRIOR TO COMPLETION OF SHOP DRAWINGS.

IN REFERENCE TO SECTION 3.1.6, FABRICATOR SHALL ALSO REVIEW PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS TO DETERMINE PAINTING AND GALVANIZING REQUIREMENTS. MEMBERS EMBEDDED IN CONCRETE, MASONRY OR TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.

IN REFERENCE TO SECTION 3.3, IN THE EVENT OF DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SPECIFICATIONS, THE DESIGN DRAWINGS GOVERN.

IN REFERENCE TO SECTION 4.1, THE FABRICATOR SHALL NOT ASSUME BID PACKAGES CONSTITUTE RELEASING THE DRAWINGS FOR CONSTRUCTION WITHOUT EXPLICIT DIRECTION TO DO SO BY THE OWNER.

3. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

4. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR STEEL SEISMIC SYSTEM).

CONTRACTOR SHALL ALSO COMPLY WITH OSHA REGULATION 29 CFR PART 1926 SUBPART R - STEEL ERECTION, PUBLISHED JANUARY 18, 2001. MISCELLANEOUS PLATES FOR GUYING CABLE ATTACHMENTS, TEMPORARY JOIST BRACING, ETC. SHALL BE ADDED AS REQUIRED.

20. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: WT STEEL SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATES SHALL CONFORM TO ASTM A572, Fy = 50 KSI. STEEL-TO-STEEL CONNECTION BOLTS SHALL CONFORM TO ASTM A325-N. THREADED RODS FOR THROUGH BOLT CONNECTIONS SHALL CONFORM TO ASTM A36 OR ASTM F1554 (36 KSI).

21. DIMENSIONAL TOLERANCE FOR STRUCTURAL STEEL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6.

22. BOLTS IN CONNECTIONS NOT SPECIFIED AS SLIP-CRITICAL NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. IF A SLOTTED HOLE OCCURS IN AN OUTER PLY, A FLAT HARDENED WASHER OR COMMON PLATE WASHER SHALL BE INSTALLED OVER THE SLOT.

23. HOLE SIZES IN STEEL MEMBERS FOR CONNECTIONS TO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS:

ANCHOR TYPE

THROUGH BOLTS

MAXIMUM HOLE DIA. OVER NOMINAL BOLT DIA.

OTHER THAN COL. BASE PLATES

1/16" *

* USE OF LARGER HOLES WOULD REQUIRE THE USE OF WELDED PLATE WASHERS AND WOULD REQUIRE PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.

HARDENED OR COMMON PLATE WASHERS ARE REQUIRED BELOW ALL NUTS WHERE OVERSIZED HOLES ARE USED AND SHALL BE SIZED TO COVER ENTIRE HOLE.

24. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.

THE WELD SYMBOLS SHOWN ON THE DRAWINGS ARE INTENDED ONLY TO AID THE CONTRACTOR IN THE DETERMINATION OF FIELD VERSUS SHOP WELDING. THE CONTRACTOR SHALL WORK WITH THE FABRICATOR AND ERECTOR TO COORDINATE THE FINAL DETERMINATION OF FIELD VERSUS SHOP WELDS TO ACCOMMODATE THE CONSTRUCTION SEQUENCING OF THE PROJECT.

ALL WELDS SHALL BE MADE WITH A FILLER WELD METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT.-LBS. AT 0 DEGREES F. PROPOSED FILLER MATERIAL FOR BOTH SHOP AND FIELD WELDS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

25. WELDING TO EXISTING STEEL: MEMBERS 3/8" TO 3/4" THICK SHALL USE A MINIMUM PREHEAT AND INTERPASS TEMPERATURES OF 240 DEGREES F. MEMBERS LESS THAN 3/8" THICK SHALL USE A MINIMUM PREHEAT AND INTERPASS TEMPERATURE OF 160 DEGREES F. PRIOR TO WELDING TO EXISTING STEEL, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A DETAILED WELDING PROCEDURE. REMOVE ALL EXISTING PAINT AT THE WELD AREA, WHERE OCCURS. ALL WELDS TO EXISTING STEEL SHALL REQURIE CONTINUOUS INSPECTION AND SHALL BE PERFORMED IN THE PRESENCE OF THE SPECIAL INSPECTOR.
- WOOD:

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2021. ALTERNATE CONNECTORS CONFORMING WITH IBC SECTION 1711 MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. A CURRENT ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS. INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

ALL TIMBER CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES PRESERVATIVE CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSiO₂ SHALL BE MANUFACTURED FROM ZMAX STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL. ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE USED WITH GALVANIZED CONNECTORS.

27. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS:

A. ALL WOOD FRAMING DETAILS SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1 OR CURRENT ICC-ES REPORT NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2018 NDS SECTION 12.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2018 NDS SECTION 12.1.3.

B. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS	DIAMETER AND LENGTH
SHEATHING NAILS	8d	0.131" x 2 1/4"
	10d	0.148" x 2 1/2"
FRAMING NAILS	10d	0.148" x 3"
	16d	0.148" x 3 1/4"

28. ALL TIMBER FASTENERS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSiO₂, SHALL BE POST HOT DIP GALVANIZED PER ASTM A153.
- OAC

2200 1st Ave South, Ste 200, Seattle, WA 98134
206.285.4300 | oacsvcs.com

COUGHLIN
PORTER
LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

STAMP:

COUGHLIN
PORTER
LUNDEEN

38636

03/10/23

COPYRIGHT © 2022 OAC SERVICES, INC.
THESE DOCUMENTS, THE IDEAS AND DESIGNS
INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE,
ARE THE PROPERTY OF OAC SERVICES, INC. AND ARE
NOT TO BE USED IN WHOLE OR IN PART WITHOUT
WRITTEN AUTHORIZATION OF OAC SERVICES, INC.

Leona Condo Repairs (LCR)

1 Ward St
Seattle, WA 98109

DATE:	02/29/2023					
03/17/2023						

DESCRIPTION:	ISSUE NO.:
LANDMARKS COFA APP	1
LANDMARKS COFA CORRECTIONS	2

PROJECT NO.: S22027

SHEET TITLE:

GENERAL
STRUCTUTRAL
NOTES

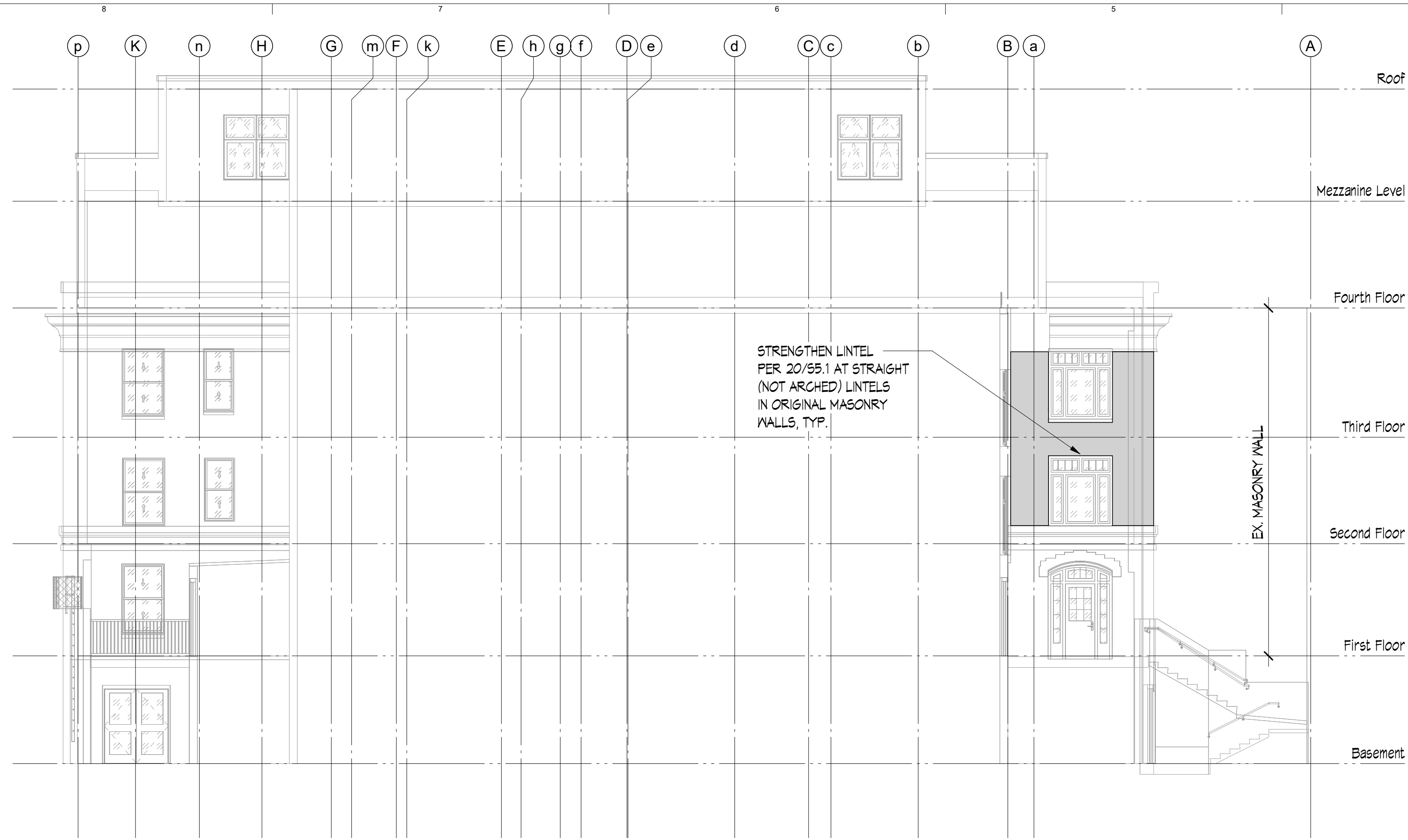
S1.1

DATE: 08/14/22

SCALE: 3/4" = 1'-0"

DRAWN BY: CJR

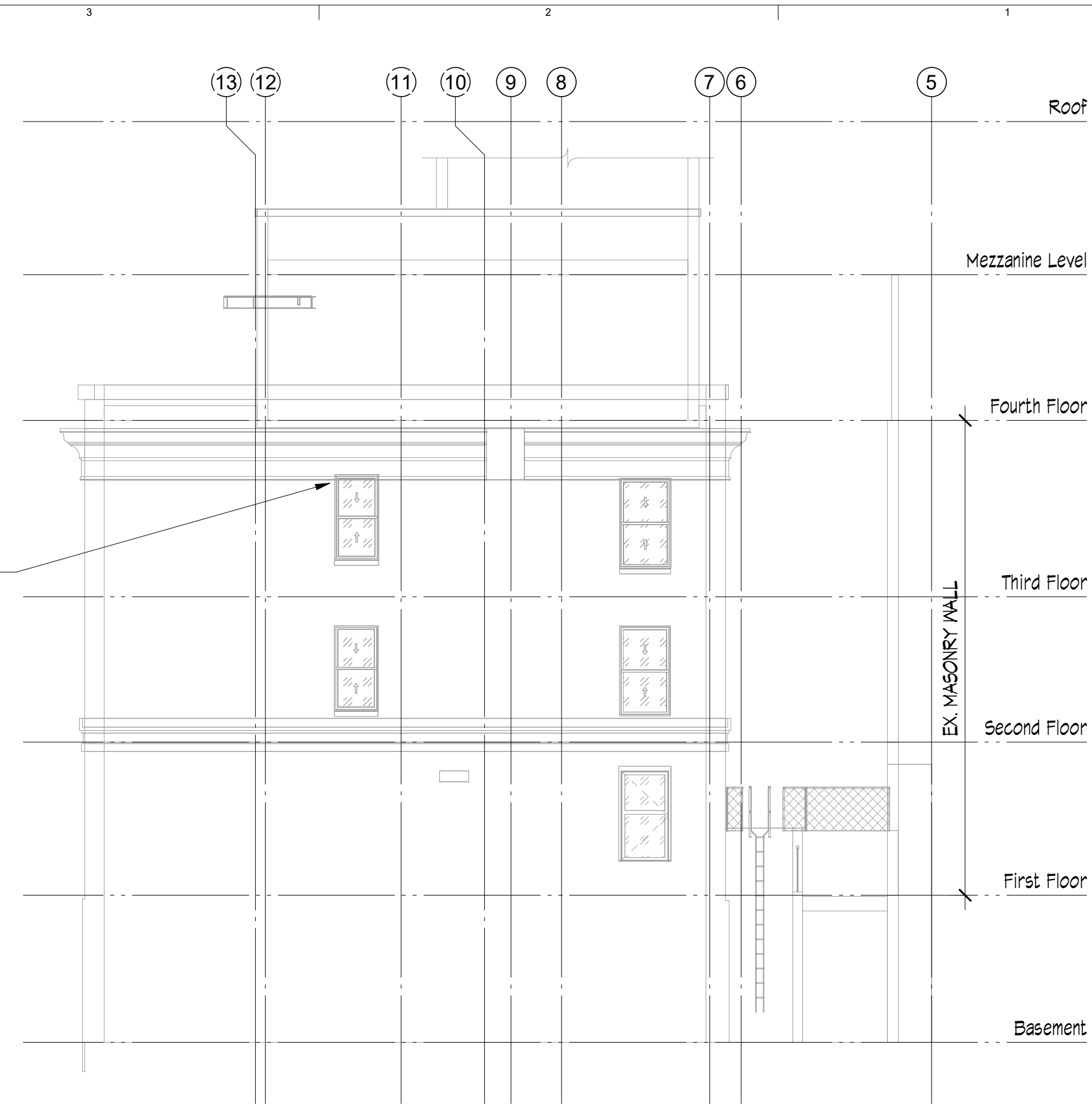
CHECKED BY: RHC



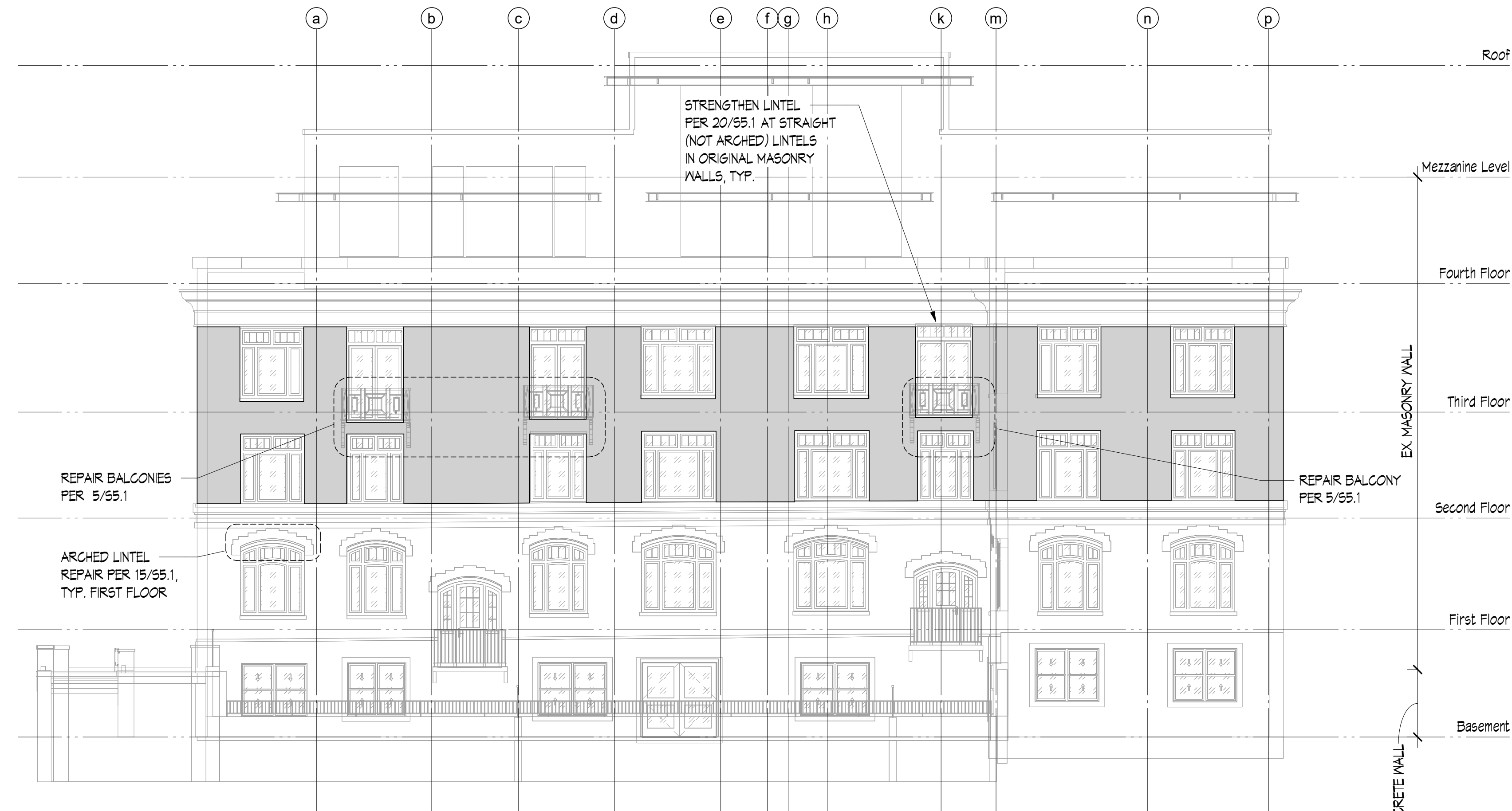
North Elevation (ORIGINAL BUILDING)

LEGEND:

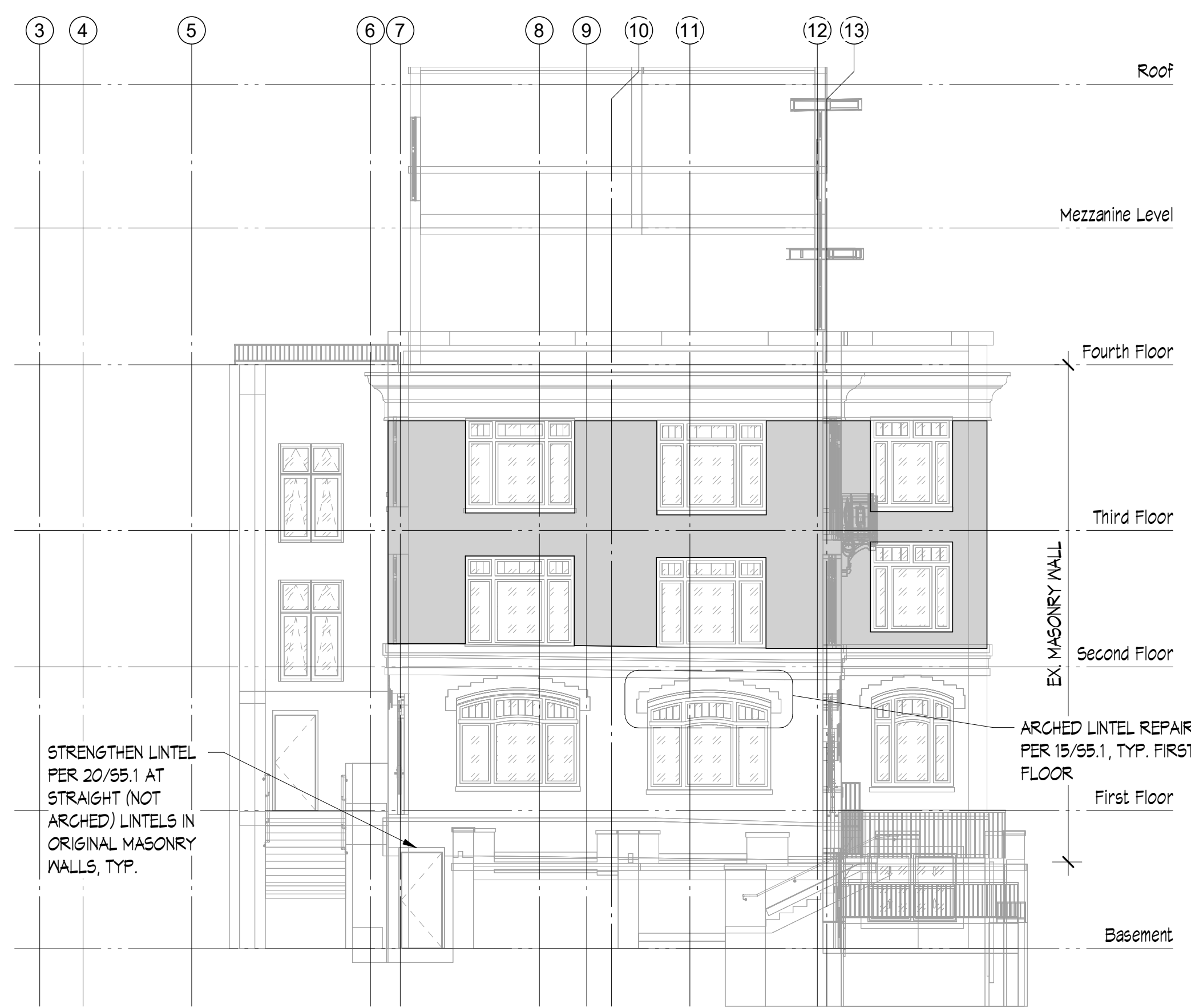
INSTALL HELICAL TIES PER 10/55.1



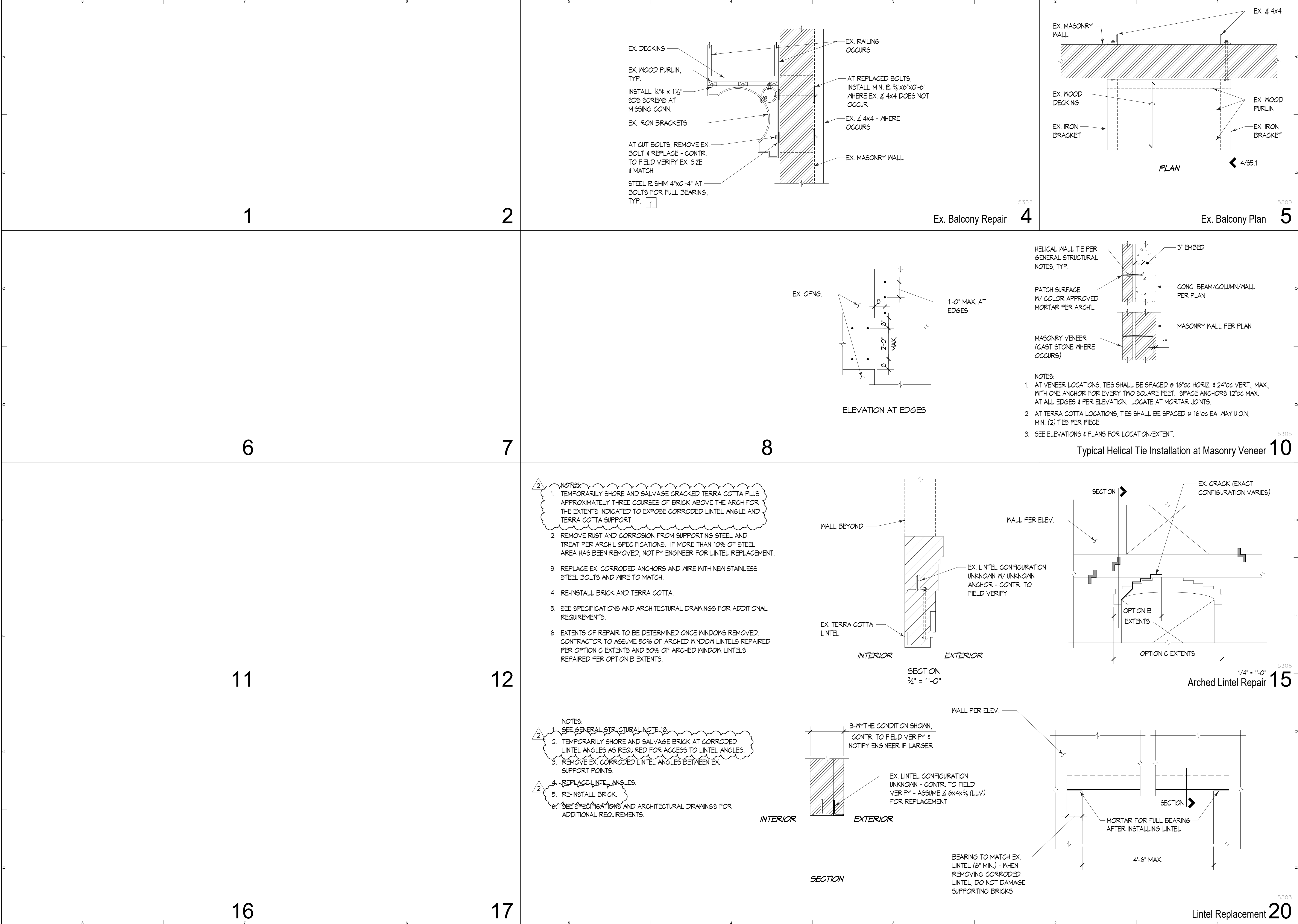
East Elevation



South Elevation



West Elevation



OAC
COUGHLIN
PORTER
LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

STAMP:

03/10/23

PROJECT NO.: S22027

SHEET TITLE:

DETAILS

S5.1

DATE: 08/14/22 SCALE: As indicated
DRAWN BY: CJR CHECKED BY: RHC

Leona Condo Repairs (LCR)

1 Ward St
Seattle, WA 98109

DATE:	DESCRIPTION:	ISSUE NO.:	PROJECT NO.:
08/29/2022	LANDMARKS COPIA APP	1	S22027
03/17/2023	LANDMARKS COPIA CORRECTIONS	2	

LEONA CONDOS REPLACEMENT WINDOWS

Quote #: VUWBS4T

A Proposal for Window and Door Products prepared for:

Job Site:

98103

Shipping Address:

CHERRY CREEK DOOR & WINDOW LLC
11596 WATERTANK RD
BURLINGTON, WA 98233-3626

Featuring products from:



www.cherrycreekwindows.com

HOLLY CONSTANTINE

CHERRY CREEK DOOR & WINDOW LLC

2420 N 45TH ST

SEATTLE, WA 98103-6908

Phone: (206) 547-4162

Email: holly@cherrycreekwindows.com

This report was generated on 1/26/2023 2:15:16 PM using the Marvin Order Management System, version 0003.50.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 14	TOTAL UNIT QTY: 41	EXT NET PRICE: USD
---------------------	--------------------	--------------------

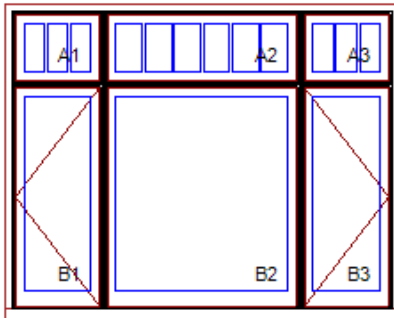
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	W1 - 34/35/37/38	Ultimate	Marvin Assembly RO 94 3/8" X 73 21/32" Entered as Size by Units		3	
2	W3/W4	Ultimate	Marvin Assembly RO 69" X 73 15/32" Entered as Size by Units		6	
3	W5/W4-5/9/18	Ultimate	Marvin Assembly RO 60 1/8" X 73 15/32" Entered as Size by Units		3	
4	W8/W4- 11/12/14/15	Ultimate	Marvin Assembly RO 81 5/8" X 73 31/32" Entered as Size by Units		4	
5	W10 - 29/30	Ultimate	Double Hung G2 RO 32 9/16" X 65 27/32" Entered as MO 35 7/16" X 69 7/8"		2	
6	W11 - 31/32/33	Ultimate	Double Hung G2 RO 42 1/4" X 74 1/4" Entered as FS 41 1/4" X 73 3/4"		3	
7	W12 43/44/48	Ultimate	Double Hung G2 RO 44 5/8" X 71 31/32" Entered as MO 47 1/2" X 76"		3	
9	W14- 46/47	Ultimate	Double Hung G2 RO 31 1/8" X 66 19/32" Entered as MO 34" X 70 5/8"		2	
10	W2 - 36/39	Ultimate	Marvin Assembly RO 105 3/8" X 77 31/32" Entered as MO 108 1/4" X 82"		2	
11	W6- 3/22/25/28	Ultimate	Marvin Assembly RO 68 3/8" X 77 7/32" Entered as MO 71 1/4" X 81 1/4"		4	
12	W7- 6/10	Ultimate	Marvin Assembly RO 62 1/8" X 77 31/32" Entered as MO 65" X 82"		2	
13	W9-13/16	Ultimate	Marvin Assembly RO 82 1/8" X 77 15/32" Entered as MO 85" X 81 1/2"		2	

14	W1 -OP TRANS UNIT 11	Ultimate	Marvin Assembly RO 94 3/8" X 73 21/32" Entered as Size by Units		1	
15	W3/W4- UNIT 11 & 13	Ultimate	Marvin Assembly RO 69" X 73 15/32" Entered as Size by Units		4	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: W1 - 34/35/37/38	Net Price:		
Qty: 3		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: Size by Units

MO 97 1/4" X 77 11/16"

FS 93 3/8" X 73 5/32"

OC 96 3/4" X 77 7/16"

RO 94 3/8" X 73 21/32"

Egress Information A1, A2, A3, B2

No Egress Information available.

Egress Information B1, B3

Width: 15 13/64" Height: 50 3/64"

Net Clear Opening: 5.28 SqFt

Performance Information A1, A2, A3, B1, B2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 46

CPD Number: MAR-N-342-40350-00001

ENERGY STAR: N, NC

Performance Information B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.47

Condensation Resistance: 46

CPD Number: MAR-N-342-42496-00001

ENERGY STAR: N, NC

Performance Grade A1, A3, B1, B2

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade Mull

Licensee #917

AAMA 450-10

LC-PG50 1534X2438 mm (60.37X96 in)

LC-PG50 DP 50

Ebony Clad Exterior
Primed Pine Interior
3W2H - Rectangle Assembly
Assembly Rough Opening
94 3/8" X 73 21/32"

Unit: A1

Ultimate Casement - Stationary

Basic Frame 22 5/16" X 18"

Rough Opening 23 5/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A2

Ultimate Casement - Stationary

Basic Frame 48" X 18"

Rough Opening 49" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 6W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A3

Ultimate Casement - Stationary

Basic Frame 22 5/16" X 18"

Rough Opening 23 5/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Performance Grade Overall Assembly

LC-PG50 DP

Performance Grade A2

No Performance Grade Information available.

Unit: B1

Ultimate Casement - Left Hand
Basic Frame 22 5/16" X 55 5/32"
Rough Opening 23 5/16" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B2

Ultimate Casement - Stationary
Basic Frame 48" X 55 5/32"
Rough Opening 49" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B3

Ultimate Casement - Right Hand
Basic Frame 22 5/16" X 55 5/32"
Rough Opening 23 5/16" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile
Vertical Mull Reinforcement 3/8"
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method

***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and

building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

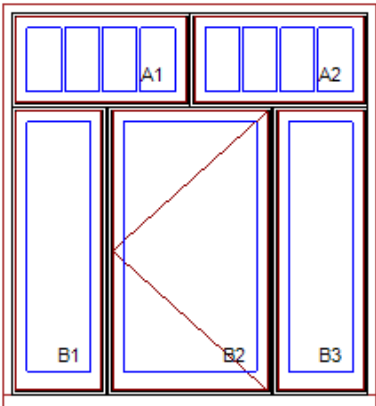
Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit: W3/W4	Net Price:		
Qty: 6		Ext. Net Price:	USD	

MARVIN 



As Viewed From The Exterior

Entered As: Size by Units

MO 71 7/8" X 77 1/2"

FS 68" X 72 31/32"

OC 71 3/8" X 77 1/4"

RO 69" X 73 15/32"

Egress Information A1, A2, B1, B3

No Egress Information available.

Egress Information B2

Width: 24 9/64" Height: 49 55/64"

Net Clear Opening: 8.36 SqFt

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 46

CPD Number: MAR-N-342-40350-00001

ENERGY STAR: N, NC

Performance Information B1, B2, B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.47

Condensation Resistance: 46

CPD Number: MAR-N-342-42496-00001

ENERGY STAR: N, NC

Performance Grade A1, A2, B1, B2, B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Ebony Clad Exterior

Primed Pine Interior

3W2H - Rectangle Assembly

Assembly Rough Opening

69" X 73 15/32"

Unit: A1

Ultimate Casement - Stationary

Basic Frame 34" X 18"

Rough Opening 35" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A2

Ultimate Casement - Stationary

Basic Frame 34" X 18"

Rough Opening 35" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B1

Ultimate Casement - Stationary

Basic Frame 18" X 54 31/32"

Standard CN Width 18

Rough Opening 19" X 55 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand
Basic Frame 31 1/4" X 54 31/32"
Rough Opening 32 1/4" X 55 15/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B3

Ultimate Casement - Stationary
Basic Frame 18" X 54 31/32"
Standard CN Width 18
Rough Opening 19" X 55 15/32"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers
Horizontal Mulls Selected Per Unit
Mull 4 - Horizontal Standard Mull - 68" Long
Vertical Mulls Selected Per Unit
Mull 1 - Vertical Mull Reinforcement 3/8" - 54 31/32" Long
Mull 2 - Vertical Standard Mull - 18" Long
Mull 3 - Vertical Mull Reinforcement 3/8" - 54 31/32" Long

Standard Mull Charge

4 9/16" Jambs

Casing with Subsill

Ebony Thorton A1443 Clad Casing

Ebony A1452 Subsill

Applied End Cap/Subsill Lineal Cap Option

No Installation Method

***Note: Non-Certified mull: check with local code officials for project specific requirements.

***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

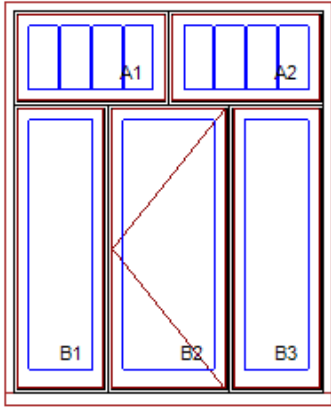
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #3 Qty: 3	Mark Unit: W5/W4-5/9/18	Net Price: Ext. Net Price:	USD	
-------------------	-------------------------	-------------------------------	-----	--



As Viewed From The Exterior

Entered As: Size by Units

MO 63" X 77 1/2"

FS 59 1/8" X 72 31/32"

OC 62 1/2" X 77 1/4"

RO 60 1/8" X 73 15/32"

Egress Information A1, A2, B1, B3

No Egress Information available.

Egress Information B2

Width: 16 1/64" Height: 49 55/64"

Net Clear Opening: 5.54 SqFt

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 46

CPD Number: MAR-N-342-40350-00001

ENERGY STAR: N, NC

Performance Information B1, B2, B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.47

Condensation Resistance: 46

CPD Number: MAR-N-342-42496-00001

ENERGY STAR: N, NC

Performance Grade A1, A2, B1, B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B2

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Ebony Clad Exterior
Primed Pine Interior
3W2H - Rectangle Assembly
Assembly Rough Opening
60 1/8" X 73 15/32"

Unit: A1

Ultimate Casement - Stationary

Basic Frame 29 9/16" X 18"

Rough Opening 30 9/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A2

Ultimate Casement - Stationary

Basic Frame 29 9/16" X 18"

Rough Opening 30 9/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B1

Ultimate Casement - Stationary

Basic Frame 18" X 54 31/32"

Standard CN Width 18

Rough Opening 19" X 55 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand

Basic Frame 23 1/8" X 54 31/32"

Rough Opening 24 1/8" X 55 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B3
Ultimate Casement - Stationary
Basic Frame 18" X 54 31/32"
Standard CN Width 18
Rough Opening 19" X 55 15/32"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option

No Installation Method

***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

***Note: Non-Certified mull: check with local code officials for project specific requirements.

***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

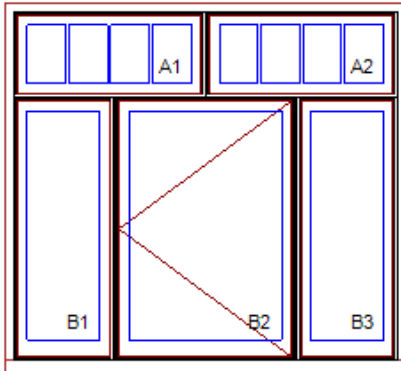
Line #4 Qty: 4	Mark Unit: W8/W4-11/12/14/15	Net Price: Ext. Net Price:	USD	
-------------------	------------------------------	-------------------------------	-----	--



Ebony Clad Exterior
Primed Pine Interior
3W2H - Rectangle Assembly
Assembly Rough Opening
81 5/8" X 73 31/32"

Assembly exceeds size limitation. To confirm availability, alternative solutions, or pricing, submit an assistance request or speak with a Marvin representative.

Unit: A1
Ultimate Casement - Stationary
Basic Frame 40 3/8" X 18"
Rough Opening 41 3/8" X 18 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS w/Argon



As Viewed From The Exterior

Entered As: Size by Units

MO 84 1/2" X 78"

FS 80 5/8" X 73 15/32"

OC 84" X 77 3/4"

RO 81 5/8" X 73 31/32"

Egress Information A1, A2, B1, B3

No Egress Information available.

Egress Information B2

Width: 30 49/64" Height: 50 23/64"

Net Clear Opening: 10.76 SqFt

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 46

CPD Number: MAR-N-342-40350-00001

ENERGY STAR: N, NC

Performance Information B1, B2, B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.47

Condensation Resistance: 46

CPD Number: MAR-N-342-42496-00001

ENERGY STAR: N, NC

Performance Grade A1, A2

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1117X1807 mm (44X71.13 in)

LC-PG50 DP +50/-50

FL31335

Performance Grade B1, B2, B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A2

Ultimate Casement - Stationary

Basic Frame 40 1/4" X 18"

Rough Opening 41 1/4" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B1

Ultimate Casement - Stationary

Basic Frame 21" X 55 15/32"

Rough Opening 22" X 55 31/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand

Basic Frame 37 7/8" X 55 15/32"

Rough Opening 38 7/8" X 55 31/32"

***Sash Ship Loose

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Unit: B3

Ultimate Casement - Stationary

Basic Frame 21" X 55 15/32"

Rough Opening 22" X 55 31/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers
Horizontal Mulls Selected Per Unit
Mull 4 - Horizontal Standard Mull - 80 5/8" Long
Vertical Mulls Selected Per Unit
Mull 1 - Vertical Mull Reinforcement 3/8" - 55 15/32" Long
Mull 2 - Vertical Standard Mull - 18" Long
Mull 3 - Vertical Mull Reinforcement 3/8" - 55 15/32" Long
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

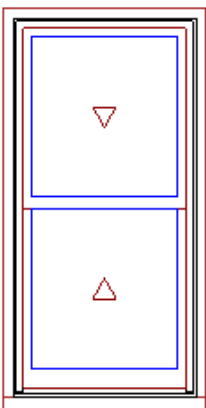
Initials required

Seller: _____

Buyer: _____

Line #5 Qty: 2	Mark Unit: W10 - 29/30	Net Price: Ext. Net Price:	USD	
-------------------	------------------------	-------------------------------	-----	--

MARVIN 



As Viewed From The Exterior

Entered As: MO

MO 35 7/16" X 69 7/8"

FS 31 9/16" X 65 11/32"

OC 34 15/16" X 69 5/8"

RO 32 9/16" X 65 27/32"

Egress Information

Width: 27 31/32" Height: 27 39/64"

Net Clear Opening: 5.36 SqFt

Performance Information

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.29

Ebony Clad Exterior
Primed Pine Interior
Ultimate Double Hung G2
Masonry Opening 35 7/16" X 69 7/8"
Rough Opening 32 9/16" X 65 27/32"
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Casing with Subsill

Visible Light Transmittance: 0.5
Condensation Resistance: 47
CPD Number: MAR-N-425-17162-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1149X2223 mm (45.3X87.5 in)
LC-PG50 DP +50/-50
FL17635

Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: Unit Availability and Price is Subject to Change

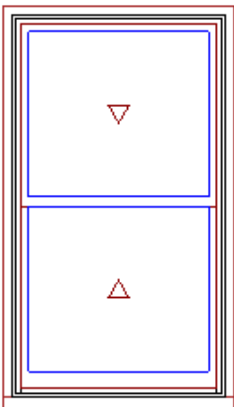
Initials required

Seller: _____

Buyer: _____

Line #6 Qty: 3	Mark Unit: W11 - 31/32/33	Net Price: Ext. Net Price:	USD	
-------------------	---------------------------	-------------------------------	-----	--

MARVIN 



As Viewed From The Exterior

Entered As: FS
MO 45 1/8" X 78 9/32"
FS 41 1/4" X 73 3/4"
OC 44 5/8" X 78 1/32"
RO 42 1/4" X 74 1/4"
Egress Information
Width: 37 21/32" Height: 31 33/64"
Net Clear Opening: 8.24 SqFt
Performance Information
U-Factor: 0.26
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.5
Condensation Resistance: 47
CPD Number: MAR-N-425-17162-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1149X2223 mm (45.3X87.5 in)
LC-PG50 DP +50/-50
FL17635

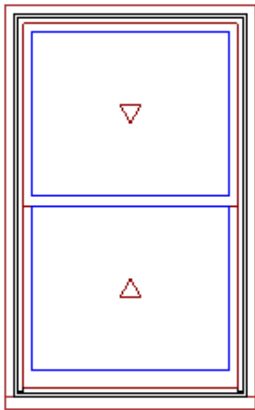
Ebony Clad Exterior
Primed Pine Interior
Ultimate Double Hung G2
Frame Size 41 1/4" X 73 3/4"
Standard CN Width 36
Rough Opening 42 1/4" X 74 1/4"
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #7 Qty: 3	Mark Unit: W12 43/44/48	Net Price: Ext. Net Price:	USD	
-------------------	-------------------------	-------------------------------	-----	--



As Viewed From The Exterior

Entered As: MO

MO 47 1/2" X 76"

FS 43 5/8" X 71 15/32"

OC 47" X 75 3/4"

RO 44 5/8" X 71 31/32"

Egress Information

Width: 40 1/32" Height: 30 3/8"

Net Clear Opening: 8.44 SqFt

Performance Information

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

Condensation Resistance: 47

CPD Number: MAR-N-425-17162-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #1127

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1149X2223 mm (45.3X87.5 in)

LC-PG50 DP +50/-50

FL17635

Ebony Clad Exterior
Primed Pine Interior
Ultimate Double Hung G2
Masonry Opening 47 1/2" X 76"
Rough Opening 44 5/8" X 71 31/32"
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: Unit Availability and Price is Subject to Change

Initials required

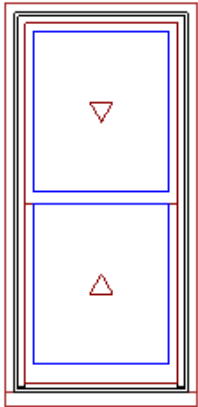
Seller: _____

Buyer: _____

Line #9 Qty: 2	Mark Unit: W14- 46/47	Net Price: Ext. Net Price:	USD	
-------------------	-----------------------	-------------------------------	-----	--



Ebony Clad Exterior
Primed Pine Interior
Ultimate Double Hung G2
Masonry Opening 34" X 70 5/8"
Rough Opening 31 1/8" X 66 19/32"



As Viewed From The Exterior

Entered As: MO

MO 34" X 70 5/8"

FS 30 1/8" X 66 3/32"

OC 33 1/2" X 70 3/8"

RO 31 1/8" X 66 19/32"

Egress Information

Width: 26 17/32" Height: 27 63/64"

Net Clear Opening: 5.16 SqFt

Performance Information

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

Condensation Resistance: 47

CPD Number: MAR-N-425-17162-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #1127

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1149X2223 mm (45.3X87.5 in)

LC-PG50 DP +50/-50

FL17635

Glass Add For All Sash/Panels

Top Sash

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

White Interior Weather Strip Package

Black Exterior Weather Strip Package

Oil Rubbed Bronze Sash Lock

Oil Rubbed Bronze Top Sash Strike Plate Assembly Color

1 Per Unit Oil Rubbed Bronze Sash Lift

Extruded Aluminum Screen

Ebony Surround

Bright View Mesh

4 9/16" Jambs

Casing with Subsill

Ebony Thorton A1443 Clad Casing

Ebony A1452 Subsill

Applied End Cap/Subsill Lineal Cap Option

No Installation Method

***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

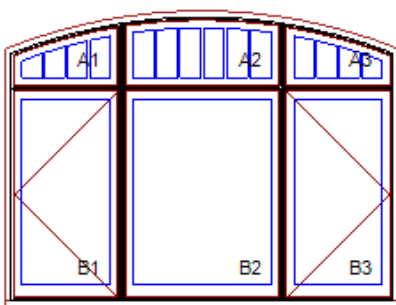
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: W2 - 36/39	Net Price:		
Qty: 2		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: MO

MO 108 1/4" X 82"

FS 104 3/8" X 77 15/32"

OC 107 3/4" X 81 3/4"

RO 105 3/8" X 77 31/32"

Ebony Clad Exterior

Primed Pine Interior

3W2H - RT6 Assembly

Assembly Masonry Opening

108 1/4" X 82"

Assembly Rough Opening

105 3/8" X 77 31/32"

RO Springline from bottom: 67 15/16"

Uneven Header

Unit: A1

Ultimate Casement Picture Round Top - RT25

Basic Frame 30" X 17 47/64"

Basic Frame Radius: 142 13/16"

Basic Frame Springline from bottom: 9 19/32"

Rough Opening 31" X 18 5/16"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS

Egress Information A1, A2, A3, B2

No Egress Information available.

Egress Information B1, B3

Width: 22 57/64" Height: 52 57/64"

Net Clear Opening: 8.41 SqFt

Performance Information A1, A2, A3, B1, B2, B3

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade A1, A2, A3, B1, B2

Licensee #1116

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 1626X2442 mm (64X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade Mull

Licensee #917

AAMA 450-10

LC-PG50 1534X2438 mm (60.37X96 in)

LC-PG50 DP 50

Performance Grade Overall Assembly

LC-PG50 DP

Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W1H
4 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A2

Ultimate Casement Picture Round Top - RT6
Basic Frame 43 5/8" X 19 15/32"
Basic Frame Springline from bottom: 17 51/64"
Rough Opening 44 5/8" X 19 31/32"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 6W1H
6 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A3

Ultimate Casement Picture Round Top - RT26
Basic Frame 30" X 17 47/64"
Basic Frame Radius: 142 13/16"
Basic Frame Springline from bottom: 9 19/32"
Rough Opening 31" X 18 5/16"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W1H
4 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B1

Ultimate Casement - Left Hand
Basic Frame 30" X 58"
Standard CN Width 30
Rough Opening 31" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B2
Ultimate Casement Picture
Basic Frame 43 5/8" X 58"
Rough Opening 44 5/8" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

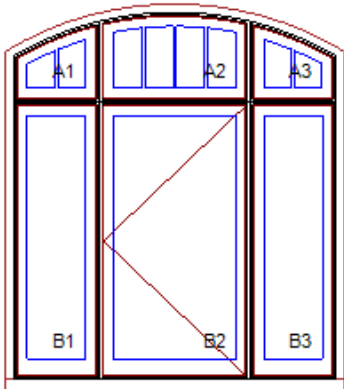
Unit: B3
Ultimate Casement - Right Hand
Basic Frame 30" X 58"
Standard CN Width 30
Rough Opening 31" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile
Vertical Mull Reinforcement 3/8"
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton Enclosed A1909 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: W6- 3/22/25/28	Net Price:		
Qty: 4		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: MO

MO 71 1/4" X 81 1/4"

FS 67 3/8" X 76 23/32"

OC 70 3/4" X 81"

RO 68 3/8" X 77 7/32"

Egress Information A1, A2, A3, B1, B3

No Egress Information available.

Egress Information B2

Width: 24 17/64" Height: 52 57/64"

Net Clear Opening: 8.91 SqFt

Performance Information A1, A2, A3, B1, B2, B3

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade A1, A2, A3, B1

Licensee #1116

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 1626X2442 mm (64X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B2

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Ebony Clad Exterior

Primed Pine Interior

3W2H - RT6 Assembly

Assembly Masonry Opening

71 1/4" X 81 1/4"

Assembly Rough Opening

68 3/8" X 77 7/32"

RO Springline from bottom: 67 27/32"

Uneven Header

Unit: A1

Ultimate Casement Picture Round Top - RT25

Basic Frame 18" X 16 27/32"

Basic Frame Radius: 66 33/64"

Basic Frame Springline from bottom: 9 9/16"

Rough Opening 19" X 17 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS

Black Perimeter Bar

5/8" SDL - No SBAR

Rectangular - Special Cut 2W1H

2 Rect Lites

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A2

Ultimate Casement Picture Round Top - RT6

Basic Frame 31 3/8" X 18 23/32"

Basic Frame Springline from bottom: 16 27/32"

Rough Opening 32 3/8" X 19 7/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

4 Rect Lites

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A3

Ultimate Casement Picture Round Top - RT26

Basic Frame 18" X 16 27/32"

Basic Frame Radius: 66 33/64"

Basic Frame Springline from bottom: 9 9/16"

Rough Opening 19" X 17 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS

Black Perimeter Bar

5/8" SDL - No SBAR

Rectangular - Special Cut 2W1H

2 Rect Lites

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B1

Ultimate Casement - Stationary
Basic Frame 18" X 58"
Standard CN Width 18
Rough Opening 19" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand
Basic Frame 31 3/8" X 58"
Rough Opening 32 3/8" X 58 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B3

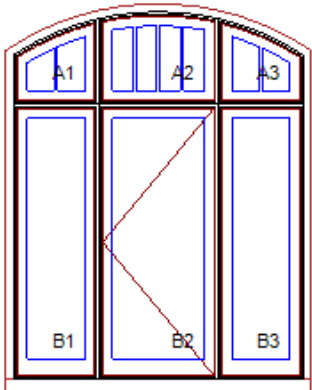
Ultimate Casement - Stationary
Basic Frame 18" X 58"
Standard CN Width 18
Rough Opening 19" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton Enclosed A1909 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: Non-Certified mull: check with local code officials for project
specific requirements.
***Note: When installing units with casing, always install, flash, and seal
(including the use of backer rod in masonry applications) the window or door
per the installation instructions included with the unit.
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #12	Mark Unit: W7- 6/10	Net Price:		
Qty: 2		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: MO

MO 65" X 82"

FS 61 1/8" X 77 15/32"

OC 64 1/2" X 81 3/4"

RO 62 1/8" X 77 31/32"

Egress Information A1, A2, A3, B1, B3

No Egress Information available.

Egress Information B2

Width: 18 1/64" Height: 52 57/64"

Net Clear Opening: 6.62 SqFt

Performance Information A1, A2, A3, B1, B2, B3

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade A1, A2, A3, B1

Licensee #1116

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 1626X2442 mm (64X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B2

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Performance Grade B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Ebony Clad Exterior
Primed Pine Interior
3W2H - RT6 Assembly
Assembly Masonry Opening
65" X 82"
Assembly Rough Opening
62 1/8" X 77 31/32"
RO Springline from bottom: 68 41/64"
Uneven Header

Unit: A1

Ultimate Casement Picture Round Top - RT25

Basic Frame 18" X 18 1/32"

Basic Frame Radius: 55 7/8"

Basic Frame Springline from bottom: 10 3/8"

Rough Opening 19" X 18 21/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS

Black Perimeter Bar

5/8" SDL - No SBAR

Rectangular - Special Cut 2W1H

2 Rect Lites

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A2

Ultimate Casement Picture Round Top - RT6

Basic Frame 25 1/8" X 19 15/32"

Basic Frame Springline from bottom: 18 1/32"

Rough Opening 26 1/8" X 19 31/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

4 Rect Lites

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: A3

Ultimate Casement Picture Round Top - RT26

Basic Frame 18" X 18 1/32"

Basic Frame Radius: 55 7/8"

Basic Frame Springline from bottom: 10 3/8"

Rough Opening 19" X 18 21/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS

Black Perimeter Bar

5/8" SDL - No SBAR
Rectangular - Special Cut 2W1H
2 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B1

Ultimate Casement - Stationary
Basic Frame 18" X 58"
Standard CN Width 18
Rough Opening 19" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand
Basic Frame 25 1/8" X 58"
Rough Opening 26 1/8" X 58 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B3

Ultimate Casement - Stationary
Basic Frame 18" X 58"
Standard CN Width 18
Rough Opening 19" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton Enclosed A1909 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: Non-Certified mull: check with local code officials for project
specific requirements.
***Note: When installing units with casing, always install, flash, and seal

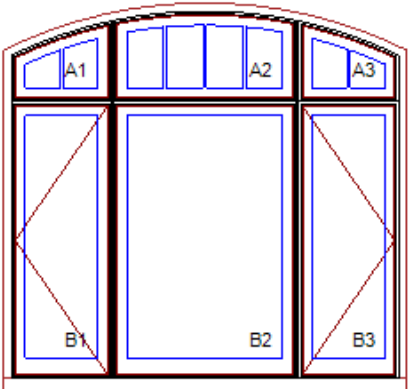
(including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit.
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #13	Mark Unit: W9-13/16	Net Price:		
Qty: 2		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: MO
MO 85" X 81 1/2"
FS 81 1/8" X 76 31/32"
OC 84 1/2" X 81 1/4"
RO 82 1/8" X 77 15/32"
Egress Information A1, A2, A3, B2
No Egress Information available.
Egress Information B1, B3
Width: 13 57/64" Height: 52 57/64"
Net Clear Opening: 5.10 SqFt
Performance Information A1, A2, A3, B1, B2, B3
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.
Performance Grade A1, A2, A3
Licensee #1116
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 1626X2442 mm (64X96.13 in)
CW-PG50 DP +50/-50
FL31335
Performance Grade B1, B2, B3
Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL31335
Performance Grade Mull
Licensee #917
AAMA 450-10
LC-PG50 1534X2438 mm (60.37X96 in)

Ebony Clad Exterior
Primed Pine Interior
3W2H - RT6 Assembly
Assembly Masonry Opening
85" X 81 1/2"
Assembly Rough Opening
82 1/8" X 77 15/32"
RO Springline from bottom: 68 1/64"
Uneven Header

Unit: A1
Ultimate Casement Picture Round Top - RT25
Basic Frame 21" X 16 57/64"
Basic Frame Radius: 93 3/8"
Basic Frame Springline from bottom: 9 45/64"
Rough Opening 22" X 17 33/64"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
2 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A2
Ultimate Casement Picture Round Top - RT6
Basic Frame 38 3/8" X 18 31/32"
Basic Frame Springline from bottom: 16 31/32"
Rough Opening 39 3/8" X 19 15/32"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W1H
4 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A3
Ultimate Casement Picture Round Top - RT26

LC-PG50 DP 50

Performance Grade Overall Assembly

LC-PG50 DP

Basic Frame 21" X 16 57/64"
Basic Frame Radius: 93 3/8"
Basic Frame Springline from bottom: 9 45/64"
Rough Opening 22" X 17 33/64"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
2 Rect Lites
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B1

Ultimate Casement - Left Hand
Basic Frame 21" X 58"
Rough Opening 22" X 58 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B2

Ultimate Casement - Stationary
Basic Frame 38 3/8" X 58"
Rough Opening 39 3/8" X 58 1/2"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: B3

Ultimate Casement - Right Hand
Basic Frame 21" X 58"
Rough Opening 22" X 58 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine

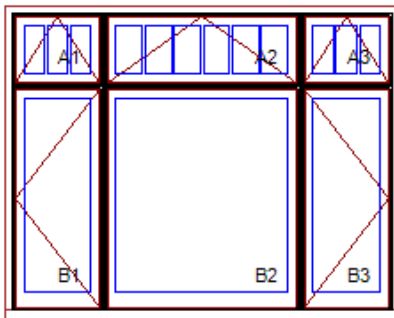
Ogee Interior Screen Profile
Vertical Mull Reinforcement 3/8"
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton Enclosed A1909 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #14	Mark Unit: W1 -OP TRANS UNIT 11	Net Price:		
Qty: 1		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: Size by Units

MO 97 1/4" X 77 11/16"

FS 93 3/8" X 73 5/32"

OC 96 3/4" X 77 7/16"

RO 94 3/8" X 73 21/32"

Egress Information A1, A2, A3, B2

No Egress Information available.

Egress Information B1, B3

Width: 15 13/64" Height: 50 3/64"

Net Clear Opening: 5.28 SqFt

Performance Information A1, A2, A3, B1, B2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 45

CPD Number: MAR-N-343-21710-00001

ENERGY STAR: N, NC

Performance Information B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Ebony Clad Exterior
Primed Pine Interior
3W2H - Rectangle Assembly
Assembly Rough Opening
94 3/8" X 73 21/32"

Unit: A1

Ultimate Awning - Roto Operating

Basic Frame 22 5/16" X 18"

Rough Opening 23 5/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Unit: A2

Ultimate Awning - Roto Operating

Basic Frame 48" X 18"

Standard CN Width 48

Rough Opening 49" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Visible Light Transmittance: 0.47
Condensation Resistance: 46
CPD Number: MAR-N-342-42496-00001
ENERGY STAR: N, NC

Performance Grade A1, A3, B1, B2

Licensee #921
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1016X1197 mm (40X47.13 in)
LC-PG50 DP +50/-50
FL10323

Performance Grade A2

Licensee #921
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1219X1197 mm (48X47.13 in)
LC-PG50 DP +50/-50
FL10323

Performance Grade B3

Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL31335

Performance Grade Mull

Licensee #917
AAMA 450-10
LC-PG50 1534X2438 mm (60.37X96 in)
LC-PG50 DP 50

Performance Grade Overall Assembly
LC-PG50 DP

Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 6W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: A3

Ultimate Awning - Roto Operating
Basic Frame 22 5/16" X 18"
Rough Opening 23 5/16" X 18 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B1

Ultimate Casement - Left Hand
Basic Frame 22 5/16" X 55 5/32"
Rough Opening 23 5/16" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: B2

Ultimate Casement - Stationary
Basic Frame 48" X 55 5/32"
Rough Opening 49" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail

Black Weather Strip
Solid Wood Covers

Unit: B3
Ultimate Casement - Right Hand
Basic Frame 22 5/16" X 55 5/32"
Rough Opening 23 5/16" X 55 21/32"
***Sash Ship Loose
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile
Vertical Mull Reinforcement 3/8"
Standard Mull Charge
4 9/16" Jambs
Casing with Subsill
Ebony Thorton A1443 Clad Casing
Ebony A1452 Subsill
Applied End Cap/Subsill Lineal Cap Option
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

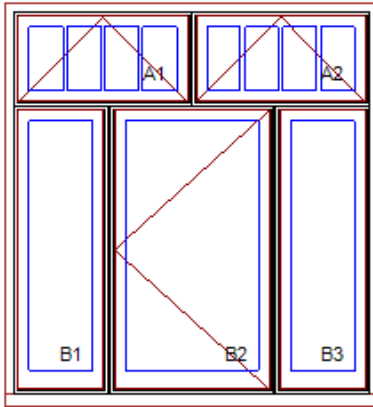
Buyer: _____

Line #15 Qty: 4	Mark Unit: W3/W4- UNIT 11 & 13	Net Price: Ext. Net Price:	USD	
--------------------	--------------------------------	-------------------------------	-----	--



Ebony Clad Exterior
Primed Pine Interior
3W2H - Rectangle Assembly
Assembly Rough Opening
69" X 73 15/32"

Unit: A1
Ultimate Awning - Roto Operating
Basic Frame 34" X 18"
Rough Opening 35" X 18 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS w/Argon



As Viewed From The Exterior

Entered As: Size by Units

MO 71 7/8" X 77 1/2"

FS 68" X 72 31/32"

OC 71 3/8" X 77 1/4"

RO 69" X 73 15/32"

Egress Information A1, A2, B1, B3

No Egress Information available.

Egress Information B2

Width: 24 9/64" Height: 49 55/64"

Net Clear Opening: 8.36 SqFt

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 45

CPD Number: MAR-N-343-21710-00001

ENERGY STAR: N, NC

Performance Information B1, B2, B3

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.47

Condensation Resistance: 46

CPD Number: MAR-N-342-42496-00001

ENERGY STAR: N, NC

Performance Grade A1, A2

Licensee #921

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1016X1197 mm (40X47.13 in)

LC-PG50 DP +50/-50

FL10323

Performance Grade B1, B2, B3

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

CW-PG50 914X2442 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL31335

Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: A2

Ultimate Awning - Roto Operating

Basic Frame 34" X 18"

Rough Opening 35" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 4W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Unit: B1

Ultimate Casement - Stationary

Basic Frame 18" X 54 31/32"

Standard CN Width 18

Rough Opening 19" X 55 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Solid Wood Covers

Unit: B2

Ultimate Casement - Left Hand

Basic Frame 31 1/4" X 54 31/32"

Rough Opening 32 1/4" X 55 15/32"

***Sash Ship Loose

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Unit: B3

Ultimate Casement - Stationary

Basic Frame 18" X 54 31/32"

Standard CN Width 18

Rough Opening 19" X 55 15/32"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2/ERS w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

Solid Wood Covers

Horizontal Mulls Selected Per Unit

Mull 4 - Horizontal Standard Mull - 68" Long

Vertical Mulls Selected Per Unit

Mull 1 - Vertical Mull Reinforcement 3/8" - 54 31/32" Long

Mull 2 - Vertical Standard Mull - 18" Long

Mull 3 - Vertical Mull Reinforcement 3/8" - 54 31/32" Long

Standard Mull Charge

4 9/16" Jambs

Casing with Subsill

Ebony Thorton A1443 Clad Casing

Ebony A1452 Subsill

Applied End Cap/Subsill Lineal Cap Option

No Installation Method

***Note: Non-Certified mull: check with local code officials for project specific requirements.

***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD

0.000% Sales Tax: USD

Project Total Net Price: USD

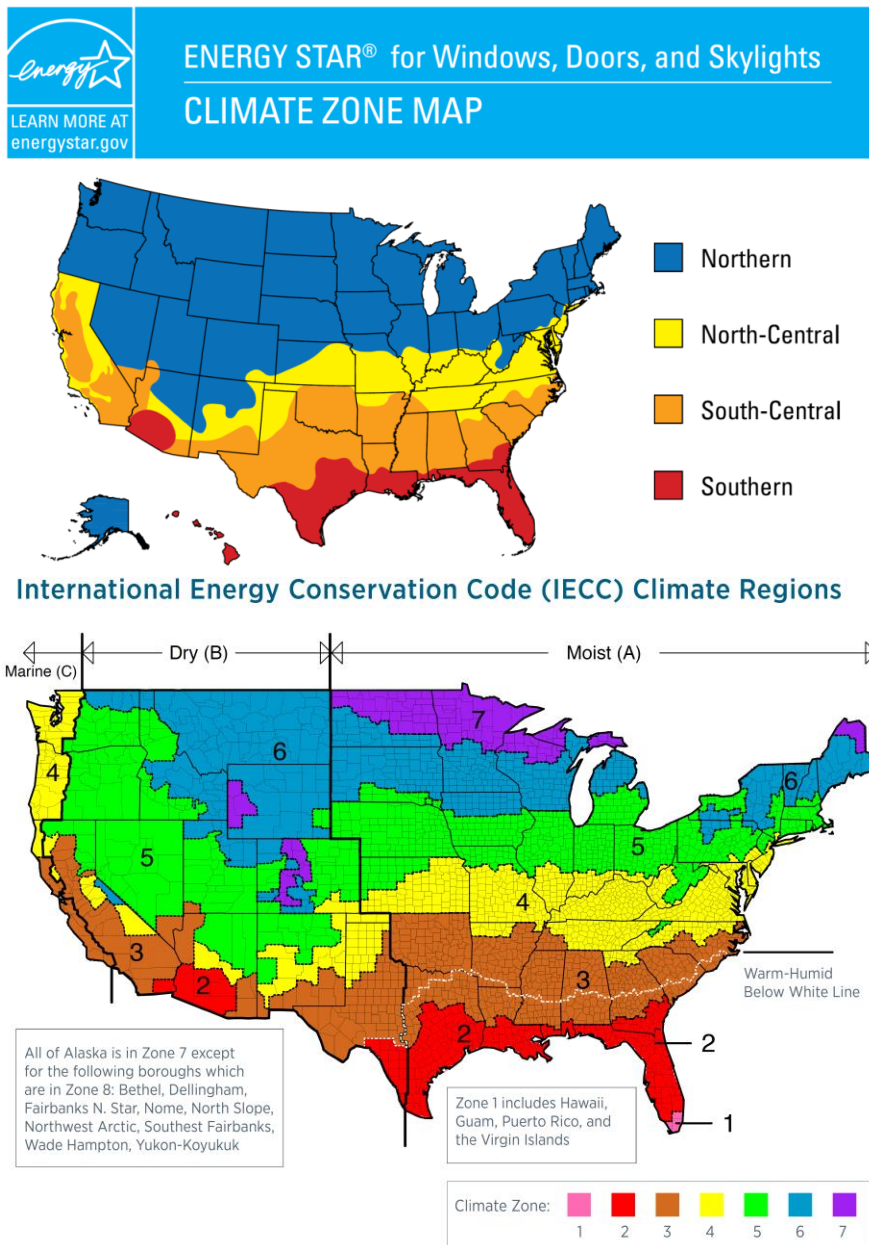
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



LEONA CONDOS REPLACEMENT DOORS

Quote #: 8RXLSYJ

A Proposal for Window and Door Products prepared for:

Job Site:

98103

Shipping Address:

CHERRY CREEK DOOR & WINDOW LLC

11596 WATERTANK RD

BURLINGTON, WA 98233-3626

Featuring products from:



www.cherrycreekwindows.com

HOLLY CONSTANTINE

CHERRY CREEK DOOR & WINDOW LLC

2420 N 45TH ST

SEATTLE, WA 98103-6908

Phone: (206) 547-4162

Email: holly@cherrycreekwindows.com

This report was generated on 1/26/2023 2:43:21 PM using the Marvin Order Management System, version 0003.50.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

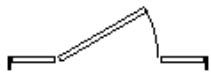
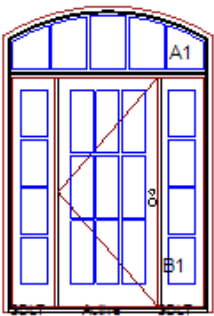
NUMBER OF LINES: 8	TOTAL UNIT QTY: 15	EXT NET PRICE: USD
--------------------	--------------------	--------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	D1 / D1 TRANSOM	Ultimate	Marvin Assembly RO 69 5/8" X 103 15/16" Entered as Size by Units		1	
2	D2/D4/D5	Ultimate	Inswing French Door G2 RO 60 5/8" X 80 1/16" Entered as FS 59 5/8" X 79 9/16"		3	
3	D2/D4/D5 TRANSOM	Ultimate	Marvin Assembly RO 60 5/8" X 18 1/2" Entered as Size by Units		2	
4	D2/D4/D5	Ultimate	Parts: 18800912 A112 2" MULL COVER- 150"-EBONY		3	
5	D2/D4/D5	Ultimate	ETO Parts Entered as		3	
6	D3	Ultimate	Single Rough Opening 69.5" X 87.0625" Entered as RO 69 1/2" X 87 1/16"		1	
7	D6	Ultimate	Single Rough Opening 69.625" X 95.0625" Entered as RO 69 5/8" X 95 1/16"		1	
8	D5 operable TRANSOM	Ultimate	Marvin Assembly RO 60 5/8" X 18 1/2" Entered as Size by Units		1	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: D1 / D1 TRANSOM	Net Price:		
Qty: 1		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: Size by Units

MO 72 1/2" X 105 3/8"

FS 68 5/8" X 103 7/16"

OC 72" X 105 1/8"

RO 69 5/8" X 103 15/16"

Egress Information A1

No Egress Information available.

Egress Information B1

Width: 32 1/16" Height: 78 11/32"

Net Clear Opening: 17.45 SqFt

Performance Information A1

U-Factor: 0.24

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.56

Condensation Resistance: 44

CPD Number: MAR-N-420-11608-00001

ENERGY STAR: N, NC

Performance Information B1

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.21

Visible Light Transmittance: 0.35

CPD Number: MAR-N-476-02996-00001

ENERGY STAR: N, NC, SC, S

Performance Grade A1

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2464 mm (84X97 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL4781

Performance Grade B1

Licensee #1163

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG30 4242X2489 mm (167X98 in)

LC-PG30 DP +30/-30

FL39753

Ebony Clad Exterior
Primed Pine Interior
Back Prime
1W2H - Shape by Units Assembly
Assembly Rough Opening
69 5/8" X 103 15/16"

Unit: A1

Ultimate Direct Glaze Round Top - RT6

Basic Frame 68 5/8" X 21 7/16"

Basic Frame Springline from bottom: 11 59/64"

Rough Opening 69 5/8" X 21 15/16"

IG

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 5W1H

5 Rect Lites

Ebony Clad Ext - Primed Pine Int

Unit: B1

Ultimate Inswing French Door G2 4 9/16" - SLXSL Left Hand

Basic Frame 68 5/8" X Call Number 68

Rough Opening 69 5/8" X 82 1/2"

#PM: 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW-DLO 25 1/8"-CENTER PANEL ONLY

Unequal Custom Panels

Glass Add For All Sash/Panels

Left Panel

OM 15 15/32" X CN 68

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG

Tempered Low E2/ERS

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 1W4H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Center Panel

OM 35 1/16" X CN 68

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG

Tempered Low E2/ERS

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W3H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Right Panel

OM 15 15/32" X CN 68

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG

Tempered Low E2/ERS

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 1W4H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Matte Black Active Exterior Handle Set on Active Panel Keyed
Matte Black Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Matte Black Adjustable Hinges 3 Per Panel-
Bronze Ultrex Sill
Black Weather Strip
Standard Mull Charge
4 9/16" Jambs
Ebony Thorton Enclosed A1909 Clad Casing
Thru Jamb Installation
Skid Plate Applied
Non system generated Pricing
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Units with Capillary tubes will not have Argon gas.
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit.
***Note: A Shape by Units assembly with casing must be verified before order is placed.
***Note: Unit Availability and Price is Subject to Change

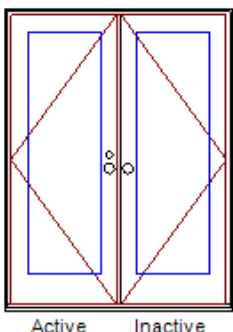
Initials required

Seller: _____

Buyer: _____

Line #2 Qty: 3	Mark Unit: D2/D4/D5	Net Price: Ext. Net Price:	USD	
-------------------	---------------------	-------------------------------	-----	--

MARVIN 



As Viewed From The Exterior

Entered As: FS

MO 60 1/8" X 79 13/16"

FS 59 5/8" X 79 9/16"

OC 59 5/8" X 79 9/16"

RO 60 5/8" X 80 1/16"

Egress Information

Width: 52 3/16" Height: 75 29/32"

Ebony Clad Exterior
Primed Pine Interior
Back Prime
Ultimate Inswing French Door G2 4 9/16" - XX Left Hand
Frame Size 59 5/8" X 79 9/16"
Rough Opening 60 5/8" X 80 1/16"
Glass Add For All Sash/Panels
Left Panel
OM 28 9/16" X 76 43/64"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Right Panel
OM 28 9/16" X 76 43/64"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E2/ERS w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Matte Black Active Exterior Handle Set on Active Panel Keyed

Net Clear Opening: 27.51 SqFt

Performance Information

U-Factor: 0.28
Solar Heat Gain Coefficient: 0.23
Visible Light Transmittance: 0.39
CPD Number: MAR-N-476-02906-00001
ENERGY STAR: N, NC, SC, S

Performance Grade

Licensee #1163
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 3632X2489 mm (143X98 in)
LC-PG40 DP +40/-40
FL39753

Matte Black Active Interior Handle Set on Active Panel
Multi-Point Lock on Inactive Panel
Matte Black Inactive Exterior Handle Set on Inactive Panel
Matte Black Inactive Interior Handle Set on Inactive Panel
Matte Black Adjustable Hinges 3 Per Panel-
Bronze Ultrex Sill
Black Weather Strip

4 9/16" Jambs
Prep for Accessory Kerf
Thru Jamb Installation w/ Nailing Fin
Skid Plate Applied

***Note: Unit Availability and Price is Subject to Change

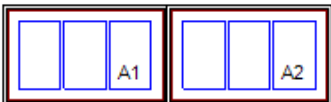
Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: D2/D4/D5 TRANSOM	Net Price:		
Qty: 2		Ext. Net Price:	USD	

MARVIN 



As Viewed From The Exterior

Entered As: Size by Units

MO 60 1/8" X 18 1/4"

FS 59 5/8" X 18"

OC 59 5/8" X 18"

RO 60 5/8" X 18 1/2"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

U-Factor: 0.26
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.43
Condensation Resistance: 46
CPD Number: MAR-N-342-40350-00001
ENERGY STAR: N, NC

Performance Grade A1, A2

Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL31335

Performance Grade Mull

Licensee #1137
AAMA 450-10
LC-PG70 1197X1219 mm (47.13X48 in)
LC-PG70 DP 70
FL17797

Performance Grade Overall Assembly

CW-PG50 DP +50/-50

Ebony Clad Exterior
Primed Pine Interior
Back Prime
2W1H - Rectangle Assembly
Assembly Rough Opening
60 5/8" X 18 1/2"

Unit: A1

Ultimate Casement - Stationary
Basic Frame 29 13/16" X 18"
Rough Opening 30 13/16" X 18 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A2

Ultimate Casement - Stationary
Basic Frame 29 13/16" X 18"
Rough Opening 30 13/16" X 18 1/2"
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W1H
Ebony Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers
Standard Mull Charge
4 9/16" Jambs
Prep for Accessory Kerf

Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: D2/D4/D5	Net Price:		
Qty: 3		Ext. Net Price:	USD	

Marvin Parts
18800912 A112 2" MULL COVER-150"-EBONY



Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: D2/D4/D5	Net Price:		
Qty: 3		Ext. Net Price:	USD	



Entered As:

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Ultimate Clad Extrusions
COMPLETE SET A1909 THORTON CASING - EBONY
RO = 60 5/8" X 100 1/16"
CUCA/INSWING G2 DOOR ASSEMBLY
***Note: ETO: Non-System Generated Pricing.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: D3	Net Price:		
Qty: 1		Ext. Net Price:	USD	9



Entered As: RO

Egress Information

Ultimate Inswing French Door Arch Top
PM: UIAFD OXO ARCHTOP ENTRY SYSTEM - PRE 02282011
Left Hand
Rough Opening

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

69 1/2" X 87 1/16"
Ebony Ext Finish
Primed Pine Int Finish
IG
Tempered Low E2/ERS w/Argon
SDL 5/8" W/ SPACER BAR - BLACK 1W3H / 3W3H / 1W3H
MULTI-POINT LOCK - ACTIVE
MATTE BLACK INT & EXT HANDLE SET
TRADITIONAL LEVERS
MATTE BLACK ADJUSTABLE HINGES
4 3/4" INTERMED RAIL W/CRP - 251/8"
NARROW STILES ON SIDELITES
36" OPER PANEL / 15 15/16" FLANKERS
BACK PRIME
BRONZE SILL/BLACK WEATHERSTRIP
4 9/16" Jambs
Thorton Enclosed A1909 Clad Csg
SKID PLATE
77 43/64" RO SPLN - Interior Trim
No Installation Method
***Note: ETO: Non-System Generated Pricing.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: D6	Net Price:		
Qty: 1		Ext. Net Price:	USD	



Entered As: RO

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

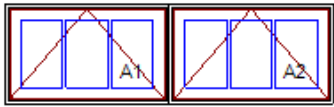
Ultimate Inswing French Door Arch Top
PM: UIAFD OXO ARCHTOP ENTRY SYSTEM - PRE 02282011
Left Hand
Rough Opening
69 5/8" X 95 1/16"
Ebony Ext Finish
Primed Pine Int Finish
IG
Tempered Low E2/ERS w/Argon
SDL 5/8" W/ SPACER BAR - BLACK 1W3H / 3W3H / 1W3H
MULTI-POINT LOCK - ACTIVE
MATTE BLACK INT & EXT HANDLE SET
TRADITIONAL LEVERS
MATTE BLACK ADJUSTABLE HINGES
4 3/4" INTERMED RAIL W/CRP- 25 1/8"
NARROW STILES ON SIDELITES
36" OPER PANEL / 15" FLANKERS
BACK PRIME
BRONZE SILL/BLACK WEATHERSTRIP
4 9/16" Jambs
Thorton Enclosed A1909 Clad Csg
SKID PLATE
85 43/64" RO SPLN - Interior Trim
No Installation Method
***Note: ETO: Non-System Generated Pricing.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: D5 operable TRANSOM	Net Price:		
Qty: 1		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: Size by Units

MO 60 1/8" X 18 1/4"

FS 59 5/8" X 18"

OC 59 5/8" X 18"

RO 60 5/8" X 18 1/2"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 45

CPD Number: MAR-N-343-21710-00001

ENERGY STAR: N, NC

Performance Grade A1, A2

Licensee #921

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1016X1197 mm (40X47.13 in)

LC-PG50 DP +50/-50

FL10323

Performance Grade Mull

Licensee #1137

AAMA 450-10

LC-PG70 1197X1219 mm (47.13X48 in)

LC-PG70 DP 70

FL17797

Performance Grade Overall Assembly

LC-PG50 DP +50/-50

Ebony Clad Exterior

Primed Pine Interior

Back Prime

2W1H - Rectangle Assembly

Assembly Rough Opening

60 5/8" X 18 1/2"

Unit: A1

Ultimate Awning - Roto Operating

Basic Frame 29 13/16" X 18"

Rough Opening 30 13/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Unit: A2

Ultimate Awning - Roto Operating

Basic Frame 29 13/16" X 18"

Rough Opening 30 13/16" X 18 1/2"

Ebony Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2/ERS w/Argon

Black Perimeter and Spacer Bar

5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W1H

Ebony Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ogee Interior Screen Profile

Standard Mull Charge

4 9/16" Jamb

Prep for Accessory Kerf

Nailing Fin

***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD
0.000% Sales Tax: USD
Project Total Net Price: USD

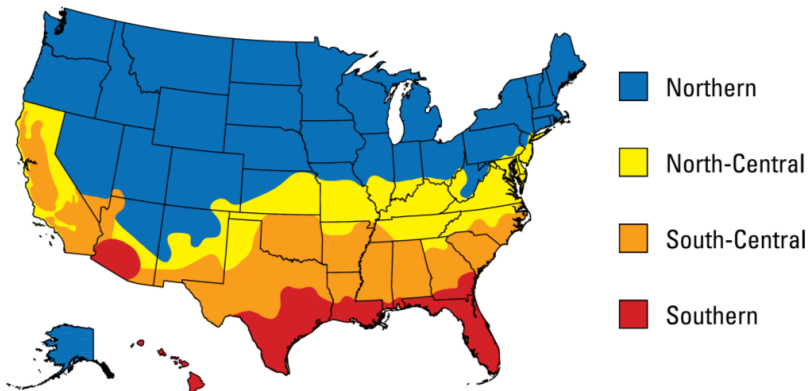
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions

