9710 W Outer Dr

Existing Condition Photos

East Elevation

West & South Elevation

North Elevation

South Elevation

Current Design Description

A 3-story apartment structure with 10 residential units, constructed in 1940, brick on wood stud wall construction, shingle roof, stone corner details, stone details at palladian window, stone sills, wood detailing at front entry, steel and wood canopy at back entry, wood windows throughout with the exception of steel windows at bathrooms and the lowest level. The addition of a brick shed to house the gas meter was made at a later date.

9730 W Outer Dr

Existing Condition Photos

East & Courtyard South Elevation

Courtyard East

Courtyard East & North Elevation

East Elevation - Southern Facade

East Elevation - Northern Facade

Current Design Description

A 3-story apartment structure with 23 residential units, constructed in 1939, with front courtyard, brick wall construction, shingle roof, stone sills, stone band detail, stone keystone details, brick detailing at corners, wood detailing at front entry, and steel windows throughout, and bay windows at the back facade.

9730 W Outer Dr

Existing Condition Photos

West & North Elevation

North Elevation

South Elevation

West Elevation

Current Design Description

A 3-story apartment structure with 23 residential units, with front courtyard, brick wall construction, shingle roof, stone sills, stone band detail, brick detailing at corners, wood detailing at front entry, and steel windows throughout, and bay windows at the back facade.

Existing Conditions Detail Photos

Existing Fence

- Short runs of chain link fence go beyond the property line

Existing Downspouts

- Downspouts are in good condition and are tied into the City sewer; Paint is flaking off.
- Gutters need painting

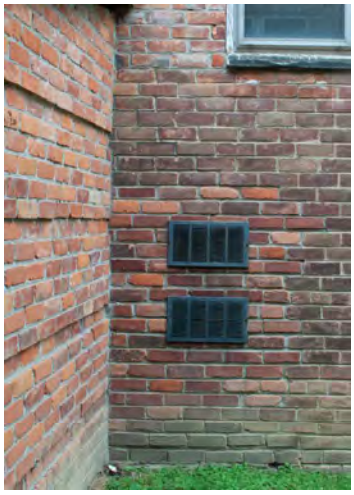
Existing Canopy

- Existing tie back canopy is corroded and in need of repair/ reconstruction
- Brick is discolored/damaged around door and canopy due to improper drainage

Existing Conditions Detail Photos

Existing 9730 Front Landing

- Existing landing is damaged and hazardous



Existing Vents in Masonry

- Existing vents in masonry are located in the kitchens in 9710
- Existing vents in masonry are also located at the mechanical room in 9710

Existing Conduit

- Conduit is building-mounted at the back of both buildings

Existing Conditions Detail Photos

Historic Woodwork & Fixture

- Existing historic woodwork at front entries of both buildings shows deterioration and is in need of repair/reconstruction and new paint to match existing
- Existing historic light is in fair condition, flaking paint and rust should be removed and fixture restored

Existing Utility Cap

- An existing utility cap is protruding up above the pavement where the front entry path meets the sidewalk and is a potential tripping hazard

Existing Conditions Detail Photos

Sill & Brick Discoloration

- Existing stone sills and masonry below are discolored and possibly water damaged
- Existing small windows in utility rooms appear to be added after original construction. The color of these bricks suggests that they were used in conjunction with the addition of the gas shed, and attempt to match the 'cleaned' color of the original bricks.

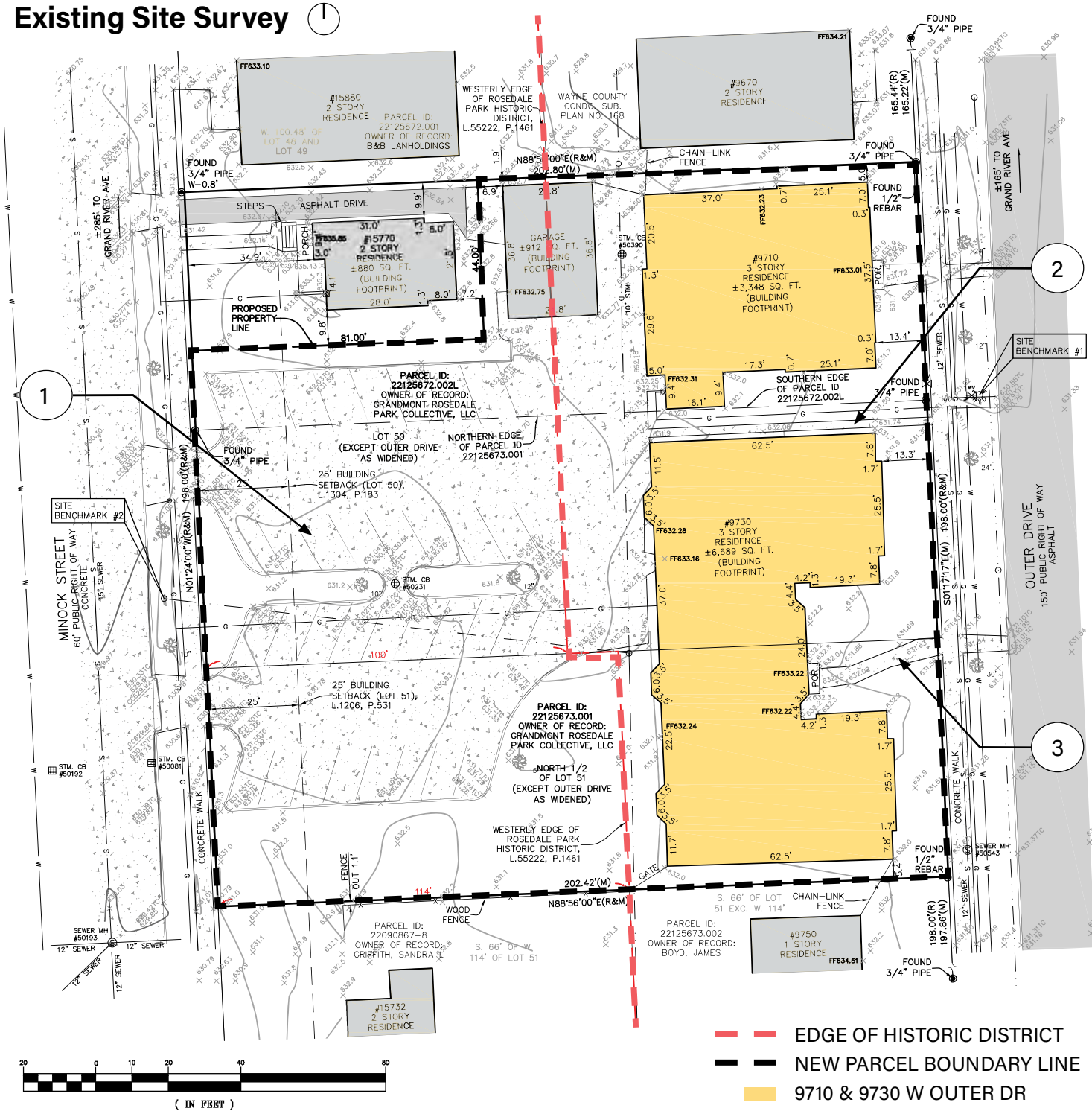
Existing Landscaping

- Existing shrubs line the front facades of both buildings as well as a section of the back facade of 9730, some being dead/dying
- Two coniferous trees and several deciduous trees dot the site at the perimeter of the parking lot and parking lot islands and line the street frontage
- An ornamental tree is adjacent to the 9730 front entry

Existing Conditions Detail Photos

1. Existing parking layout has two-directional one-way parking, and only accommodates 33 parking spaces. New residential unit count is 35.
2. Existing path between buildings is only 2′-0″ wide.
3. Existing path and sidewalk near the front of 9730 W Outer Dr front entry is missing a section and heaving.

Existing Site Survey



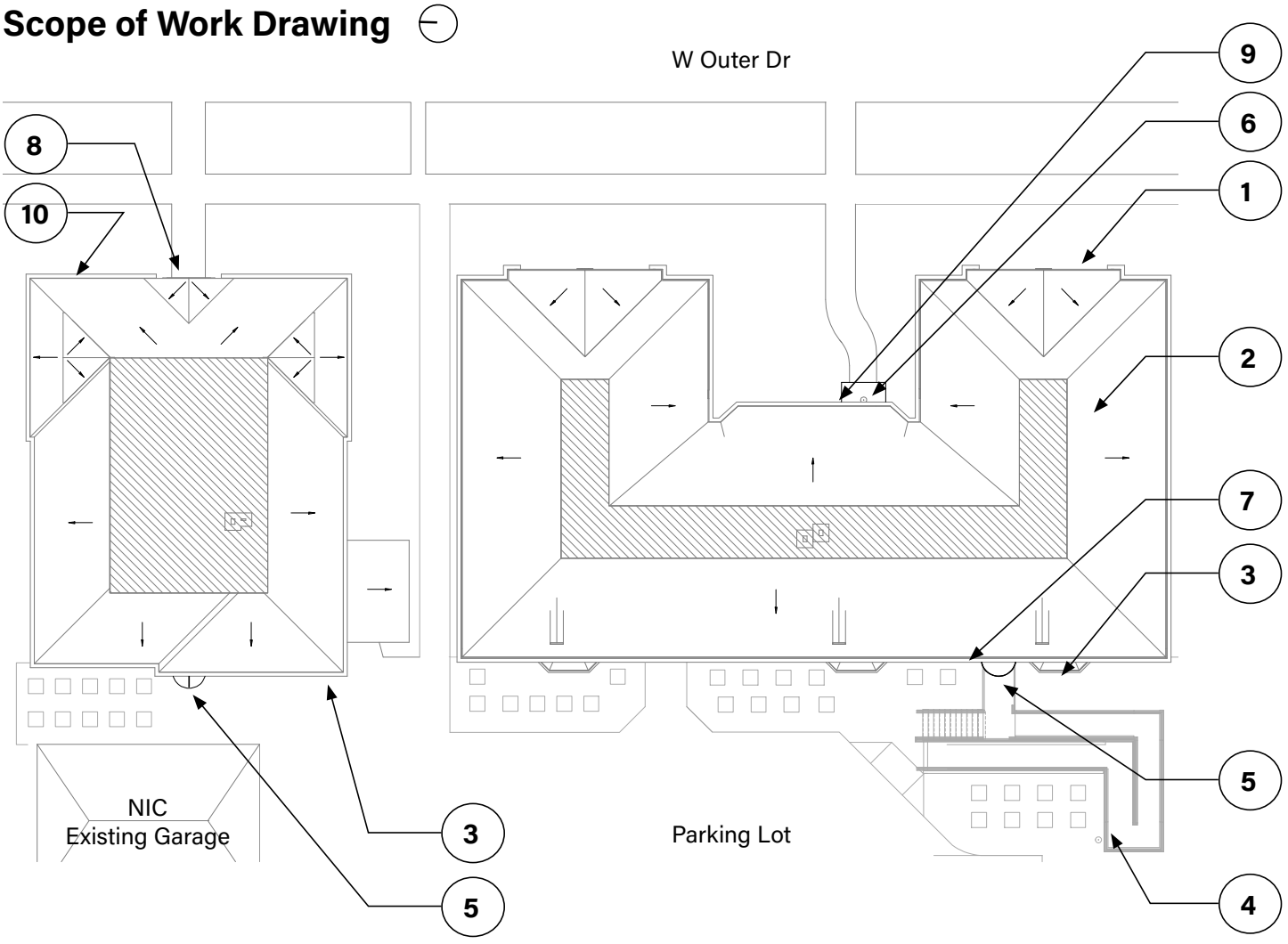
Description of Project_Permit Work List

This project a rehabilitation being undertaken by Grandmont Rosedale Park Collective. The goal of the project is to celebrate the historic presence, features, and use of the buildings, while updating systems, increasing functionality, and introducing accessibility.

The scope of work includes the following; notes pertain to both buildings U.N.O:

1. Restore the existing masonry (brick), utilizing repointing, tuckpointing, and cleaning as necessary
2. Replace the existing leaky (non-historic) asphalt shingle roof in kind
3. Replace the existing deteriorated wood and steel windows with double hung thermally-broken aluminum windows and install thermally-broken windows at new openings for new Level 00 units
4. Install new accessible ramp and railing at 9730 new accessible entry
5. Replace existing 9710 steel & wood canopy in kind, and install similar new canopy at new 9730 accessible entry; install downspout at both canopies for water mitigation
6. At 9730 front entry, remove & replace existing concrete landing in kind & restore historic light fixture
7. Replace all other light fixtures at entrances with new; install new exterior sconce at new accessible entry; remove building-mounted security lights; install new security lighting at parking lot & ramp
8. Repair existing historic woodwork at front entries of 9710 & 9730
9. Scrape and paint all exterior doors, wood features, and gutters; paint and install new 8"x8" brick vents per res. unit in brick facades (avoid front facade) where brick vent is not already existing

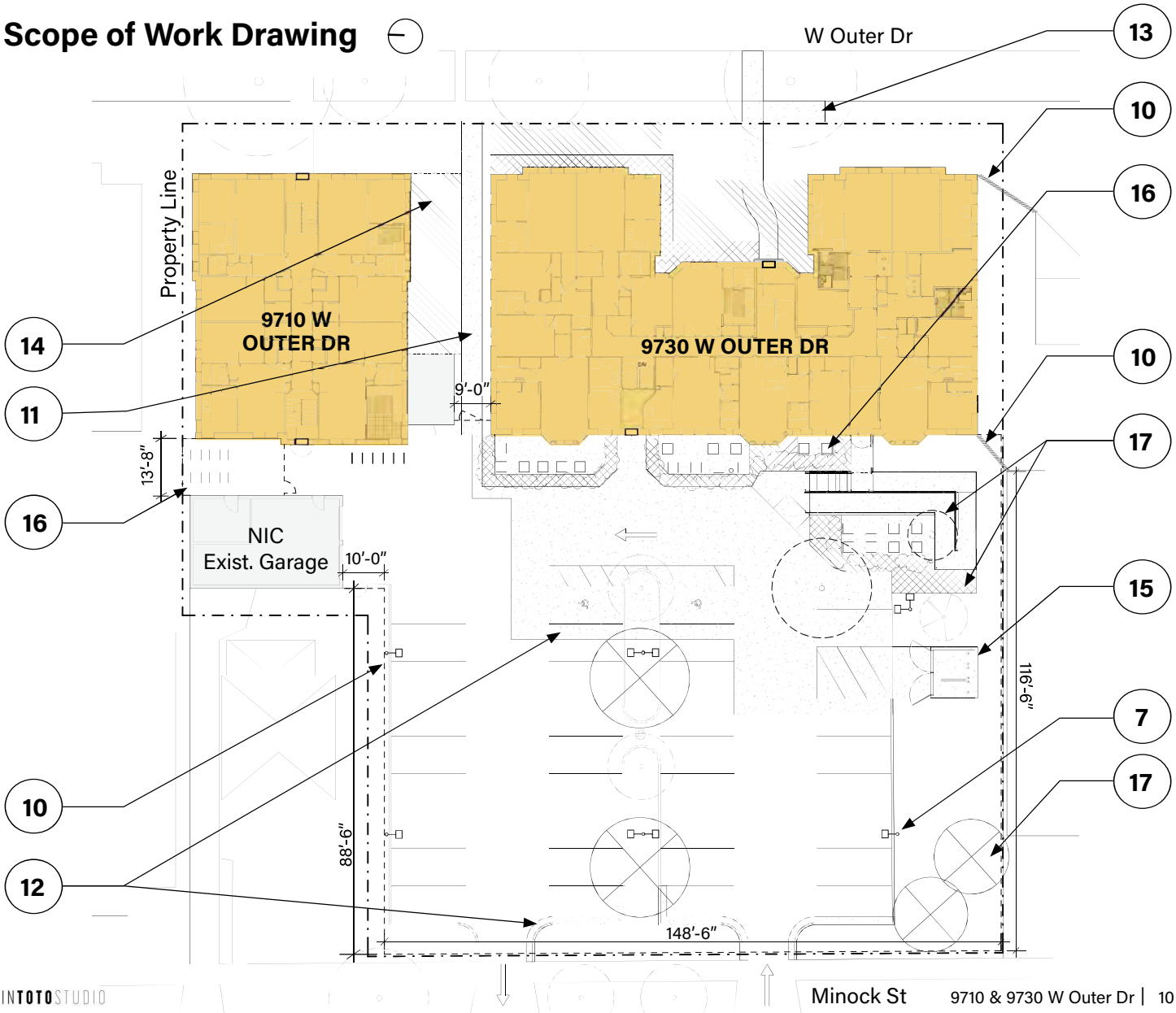
Scope of Work Drawing



Description of Project Cont_Permit Work List

10. Install new security fence at perimeter of parking lot and ramp with pedestrian swing gate and remote operated vehicular gates; existing sections of fence on-site to remain
11. Remove & replace narrow gray concrete pathway between buildings with accessible path (5'-0"W)
12. Re-stripe (to 90 degree spaces & (2) accessible spaces) and reconfigure curbs at existing parking lot to match unit count; remove and replace concrete as needed at parking lot to properly grade
13. Repair pathway and sidewalk near 9730 front entry; remedy utility cap trip hazard at 9710 front entry
14. Regrade site to slope away from buildings where necessary; remove existing landscaping in order to regrade and replace with similar
15. Construct new masonry dumpster enclosure to house (3) 2 yd dumpsters to serve both buildings
16. Install (35) condensing units at grade (1 per unit); install metal panel enclosure to secure and screen (10) condensing units to service 9710; install ACBandit (or similar) security cages at remaining condensing units and plant living screens around each condensing unit cluster
17. Restore any disturbed areas with lawn; remove (2) trees to accommodate ramp, install parking lot & site deciduous trees (Red Sunset Maple, Autumn Brilliance Serviceberry, American Hophornbeam); other new plantings (crosshatch) include shrubs (Annabelle Hydrangea, Kelseyi Dwarf Dogwood, Dense Yew, Hicks Yew) and perennials (Happy Returns Daylily, Pardon Me Daylily, Russian Sage)

Scope of Work Drawing



Detailed Scope of Work
Wood Window Replacement
See Appendix for Window Assessment from Blackberry


9710 W Outer Dr existing conditions, wood windows

Cost Estimate Comparison (all windows)

- Replacement:
  $94k [wood] + $45k [9710 steel] + $261k [9730 steel]
  + $19k [new openings] + $10k [repair fixed decorative windows]
  = **$429,000** [total]

- Paint & Glazing Repair:
  $49.5k [wood] + $37k [9710 steel] + $165k [9730 steel]
  + $19k [new openings] + $10k [repair fixed decorative windows]
  = **$280,500** [total]

** Note: Cost estimate includes material, tax on material, labor (non-union, non-prevailing wage), employment cost, insurance, staging, shop drawings & supervision. Cost estimate does NOT include new casework or associated painting in replacement est; neither interior painting, balance repair, or new storms in painting & glazing repair*

9710 W Outer Dr Wood Windows
Wood construction with steel lintels and stone sills, *highlighted in red*, save for bathroom and Level 00 windows of steel construction.

Cause for Replacement

- Some exterior sills are split, allowing water to enter the building envelope
- The majority of sills are fissured, causing dry rot and material breakdown
- The operability of the windows ranges from inconsistent to very difficult
- They use a tape balance system that is not readily replaced without potential damage to the master frame
- The jamb liner/weatherstrip is in poor conditions and is not a product that is available for replacement
- All windows require re-glazing with new glazing compound, and existing material is unable to be removed without damage to the sashes and breaking the glass
- The glazing compound is falling out and breaking down on all sashes
- The paint is peeling
- The caulking is failing and falling out
- The storm windows are in poor condition with many broken track guides and failing corner joinery, allowing water to get trapped on the exterior sills, and dry rot and decay in 30-40% of the openings
- A true restoration process is not able to be implemented for these windows. Painting and Glazing Repair can be done; however, this approach does not address the described window issues.

Replacement Method

- All existing window components to be removed and disposed of; abatement may be required. Wood blocking to be set in the jamb cavity to fill the weight box void.
- New windows to be set with exterior aluminum brickmould and sill components replicating historic exterior casework. New Double Hung or Single Hung windows would be set and fastened in place. Prior to this install all cavities would be insulated.
- Windows would be cleaned, adjusted, and the perimeter caulked at the masonry intersection. New casework would be installed and finished.

Detailed Scope of Work

Steel Window Replacement

See Appendix for Window Assessment from Blackberry

9710 W Outer Dr existing conditions, steel windows

Cost Estimate Comparison (all windows)

- Replacement:

  $94k [wood] + $45k [9710 steel] + $261k [9730 steel]
  + $19k [new openings] + $10k [repair fixed decorative windows]
  = **$429,000** [total]

- Paint & Glazing Repair:

  $49.5k [wood] + $37k [9710 steel] + $165k [9730 steel]
  + $19k [new openings] + $10k [repair fixed decorative windows]
  = **$280,500** [total]

** Note: Cost estimate includes material, tax on material, labor (non-union, non-prevailing wage), employment cost, insurance, staging, shop drawings & supervision. Cost estimate does NOT include new casework or associated painting in replacement est; neither interior painting, balance repair, or new storms for painting & glazing repair est.*

9710 & 9730 W Outer Dr Steel Windows
Steel construction set in wood framed, masonry opening with stone sills, *highlighted in red*; include all bathroom, Level 00, & 9730 windows.

Cause for Replacement

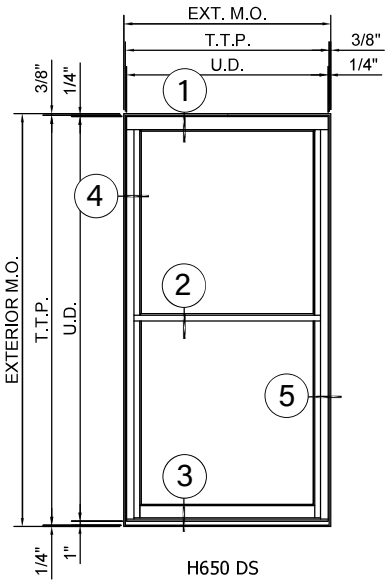
- The exterior perimeter caulking is failing and coming loose from the masonry
- The locks are bent/broken in over 80% of all windows
- The weather stripping is rusted and the tape balancers are typically bent, crimped, or torn, making the operation and sash movement stiff and resistant
- There isn't a tight seal at the points of weatherstripping between the sash and master frame causing air infiltration and condensation, which has caused corrosion on the interior painted surfaces
- The exterior paint is worn, peeling, and/or allowing rust and corrosion to bleed thru to the surface
- The butt joint tubular steel framing has mild-to-heavy corrosion at the exterior sill, the sash, and frame joinery
- The storm windows have many broken track guides and failing corner joinery, trapping water on the exterior sill creating rust and corrosion
- The glazing compound is falling out and failing on all sashes
- These windows do not lend themselves to restoration, as the components are in poor condition and no replacement parts are available, and leaving the sashes in place will not resolved the poor operation issue

Replacement Method

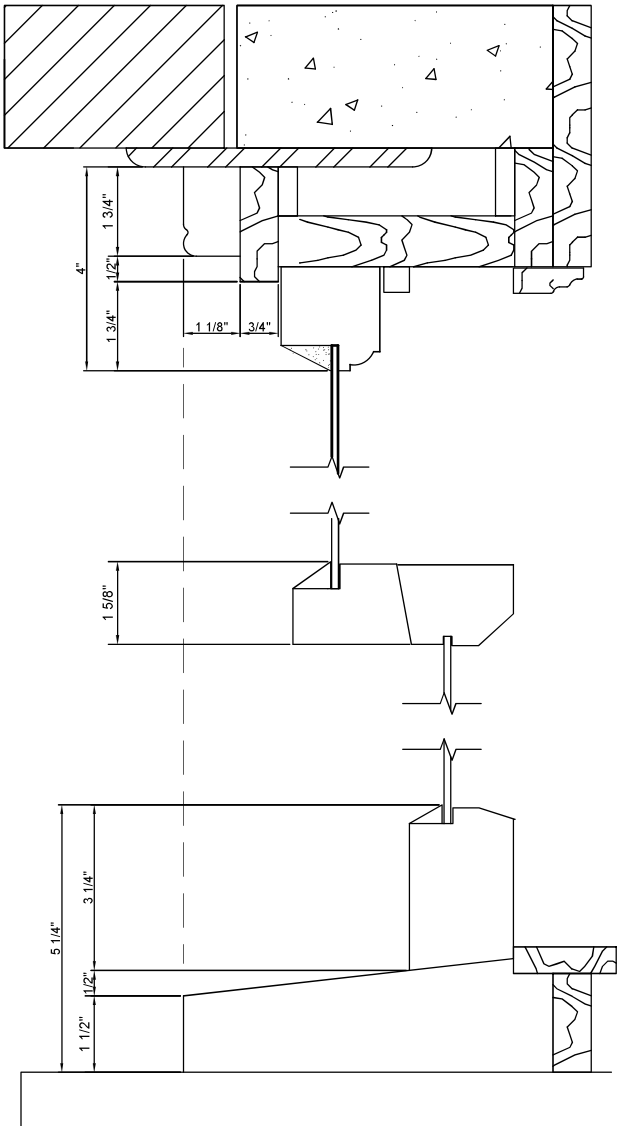
- All existing window components to be removed and disposed of; abatement may be required. Wood blocking to be set in the in the jamb cavity.
- Repair fixed decorative windows in the common area stairs wells only.
- New windows to be set directly in the masonry openings and anchored to the wood blocking. Prior to this installation all voids would be insulated.
- Interior plaster returns to be repaired.
- Perimeter caulking to be applied on the interior and exterior, and windows to be cleaned and adjusted.

Wood Window Replacement
Existing & Proposed Details

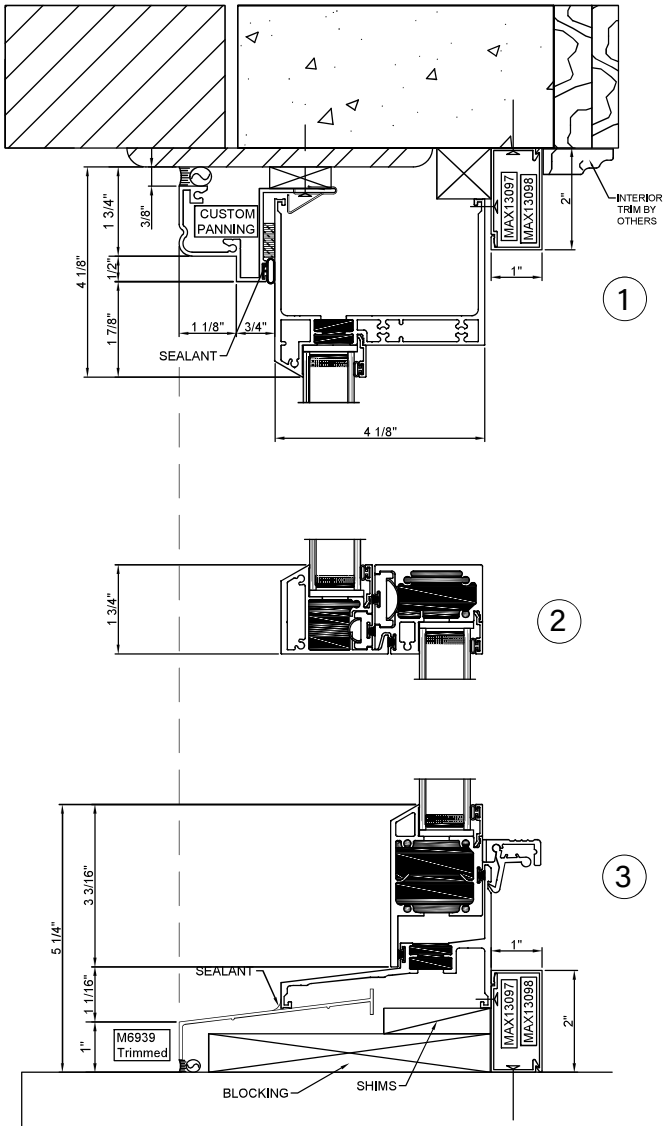
Proposed wood window replacement: Quaker H650 DS, thermally-broken aluminum window with custom panning. This approach will provide a well-functioning, energy efficient replication of the original windows.



EXTERIOR

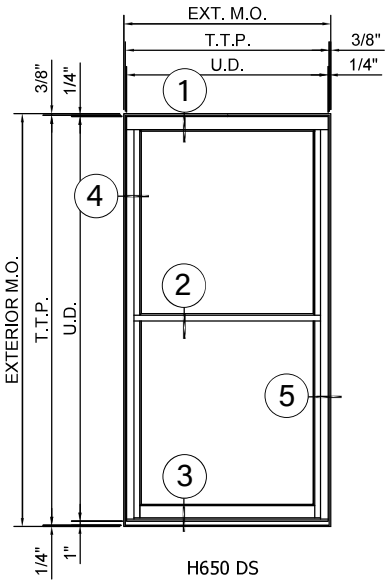


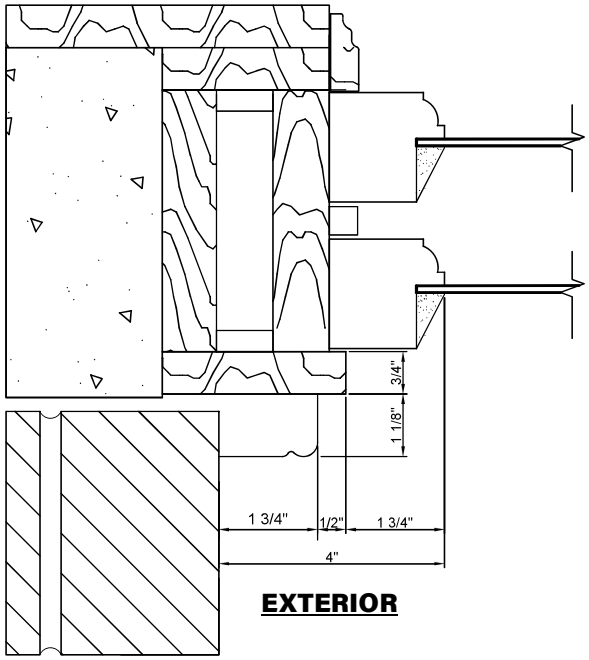
EXISTING HEAD/MEETING RAIL/SILL



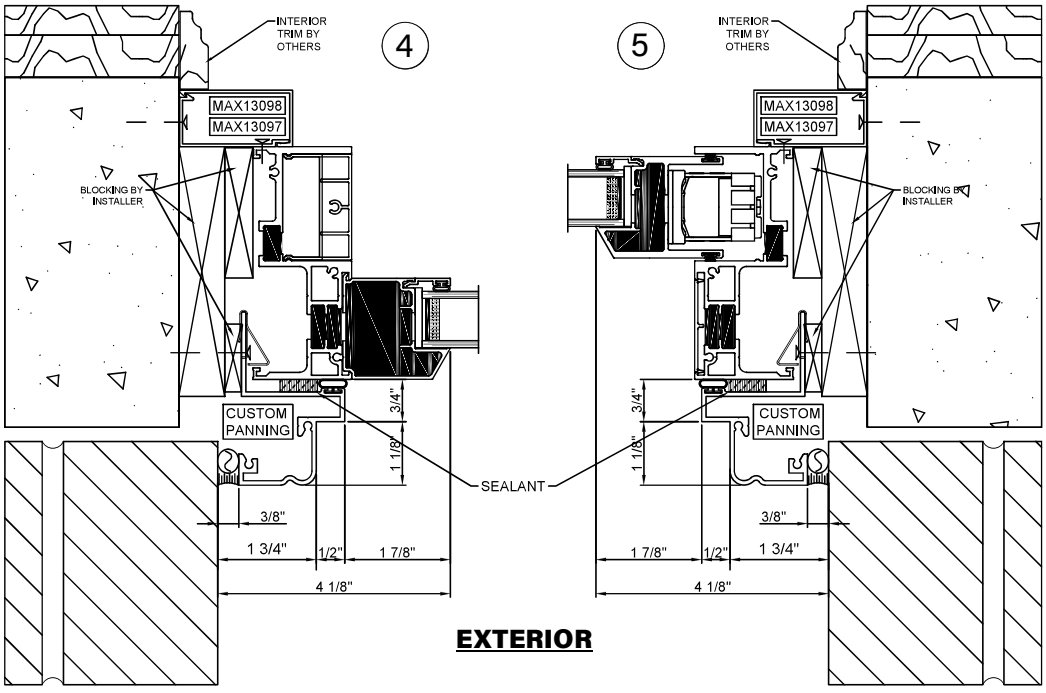
PROPOSED HEAD/MEETING RAIL/SILL

Wood Window Replacement
Existing & Proposed Details Cont.





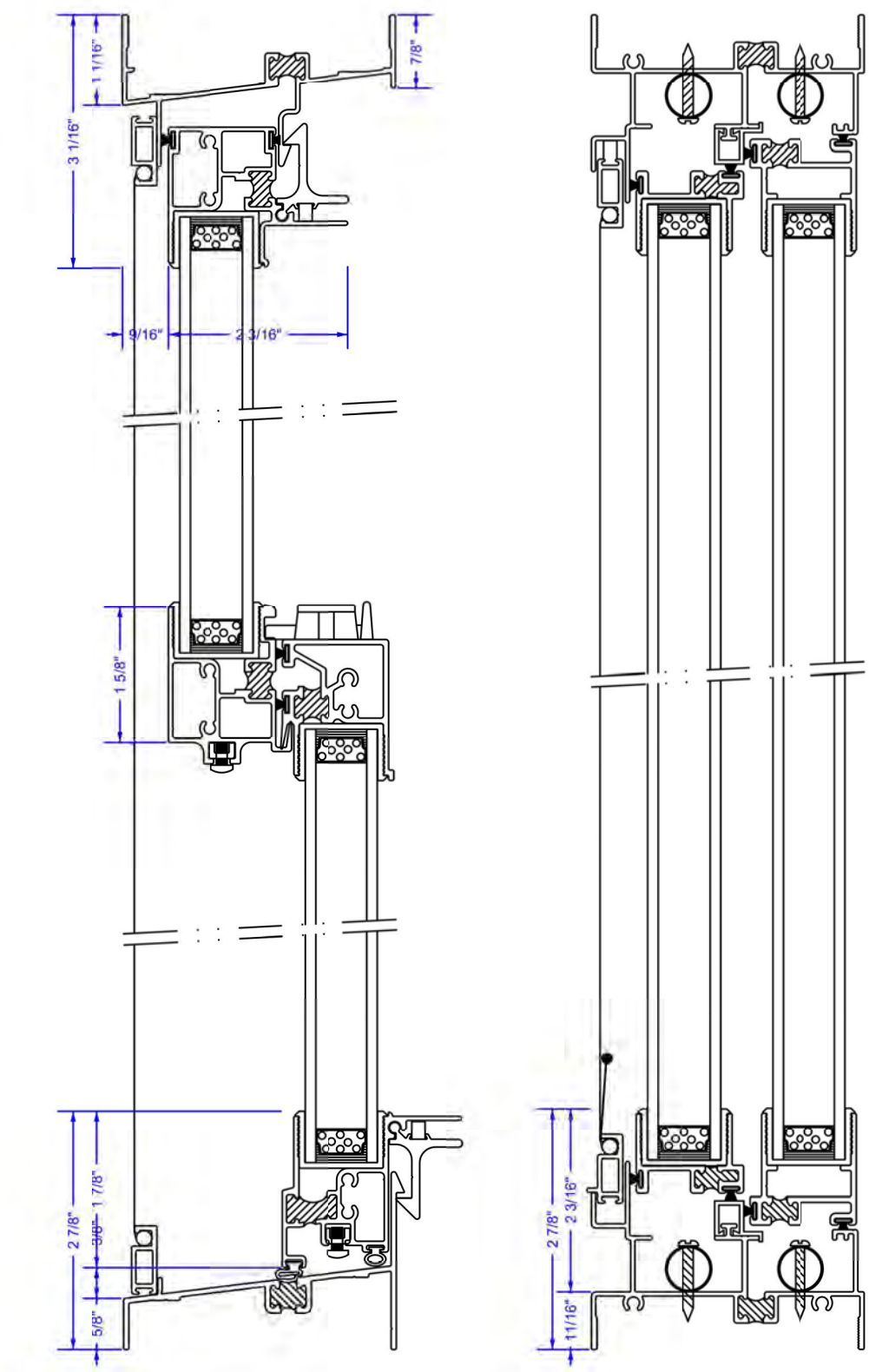
EXISTING JAMB



PROPOSED JAMB

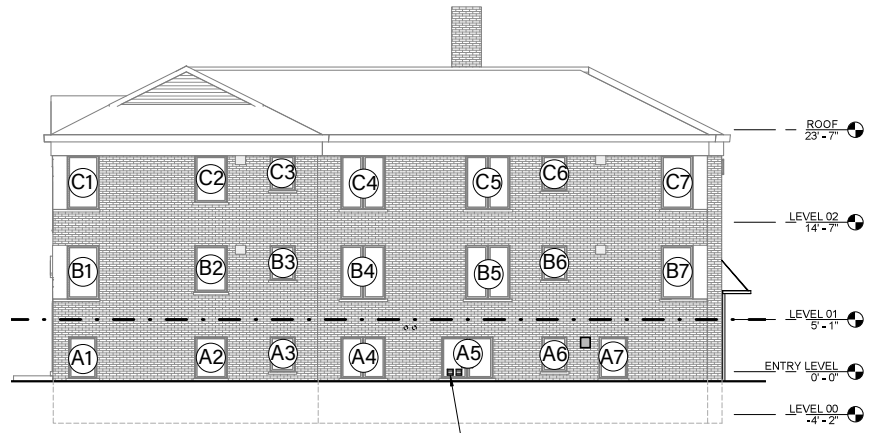
Wood Window Replacement
Existing & Proposed Details

Proposed steel window replacement:
Thermal Windows, Inc.
Series 700 double hung thermally broken aluminum window. This approach will provide a well-functioning, energy efficient replacement of the original windows with the closest available profile to existing. See appendix.



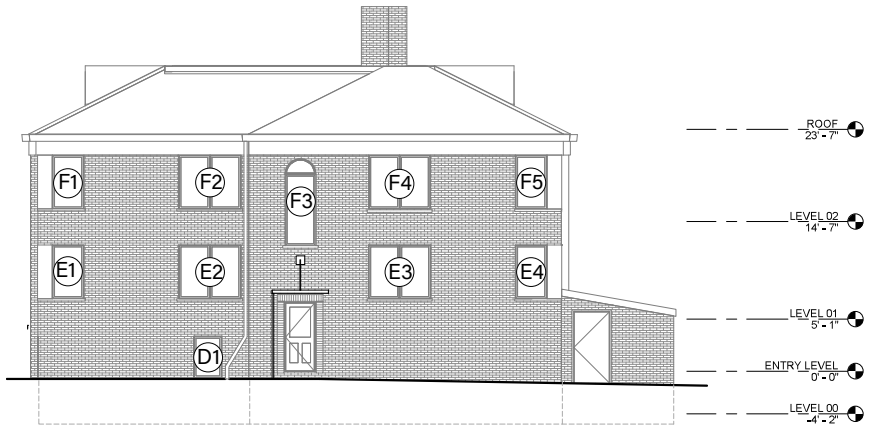
PROPOSED WINDOW DETAILS & MEASUREMENTS

Window Replacement
9710 W Outer Dr Elevations - Existing + New



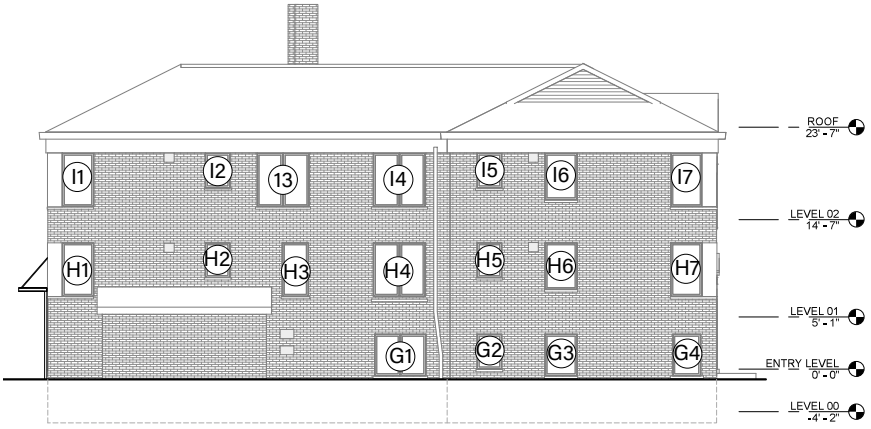
North Elevation

- All existing wood and steel windows to be replaced
- All window locations to remain as existing
- No new window openings
- New louvered dryer vents at A5 for new W/D at Laundry
- Existing brick vents to remain & new vent added for mech.



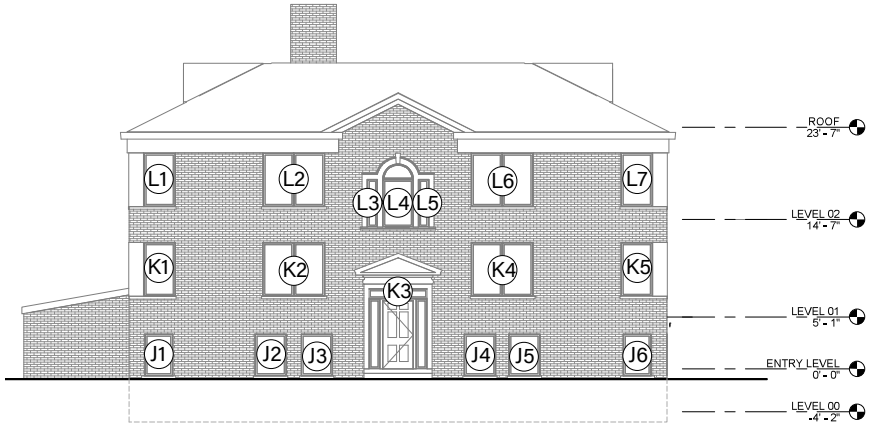
West Elevation

- All existing wood and steel windows to be replaced; exception: existing fixed steel window at stairwell to be repaired
- All window locations to remain as existing
- No new window openings



South Elevation

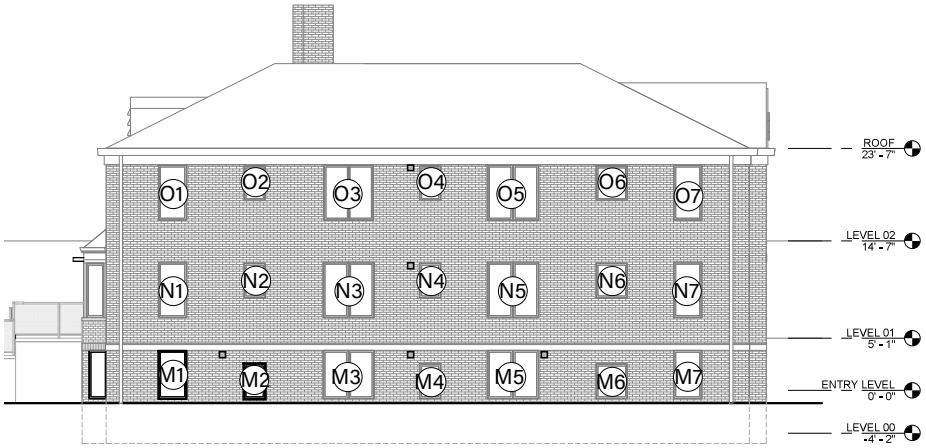
- All existing wood and steel windows to be replaced
- All window locations to remain as existing
- No new window openings
- Existing brick vents to remain



East Elevation

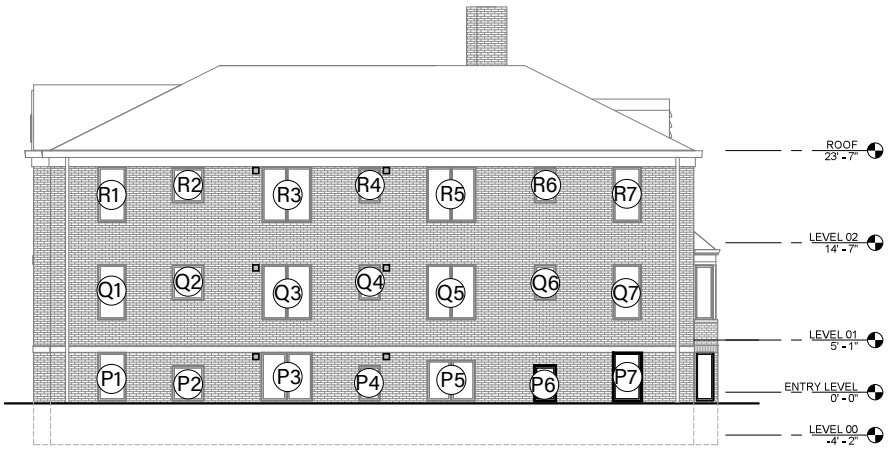
- All existing wood and steel windows to be replaced; exception: existing fixed steel window at stairwell to be repaired
- All window locations to remain as existing
- No new window openings

Window Replacement
9730 W Outer Dr Elevations - Existing + New



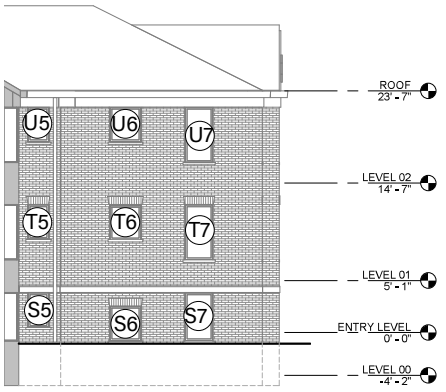
South Elevation

- All existing steel windows to be replaced & existing window locations to remain
- New window openings at M1 & M2 at existing masonry wall (see photos, pg 3) Remove existing masonry for openings
- New brick vents installed



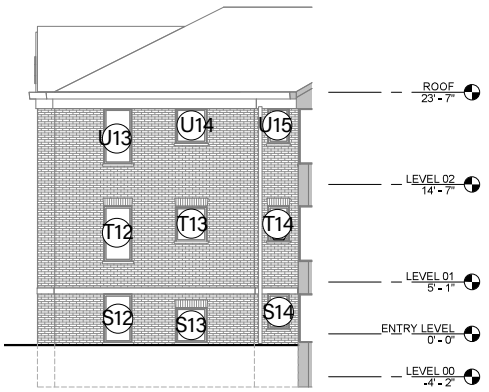
North Elevation

- All existing steel windows to be replaced & existing window locations to remain
- New window openings at P6 & P7 at exist. masonry wall (see photos, pg 3)
- Remove existing masonry to create openings
- New brick vents installed



South Courtyard Elevation

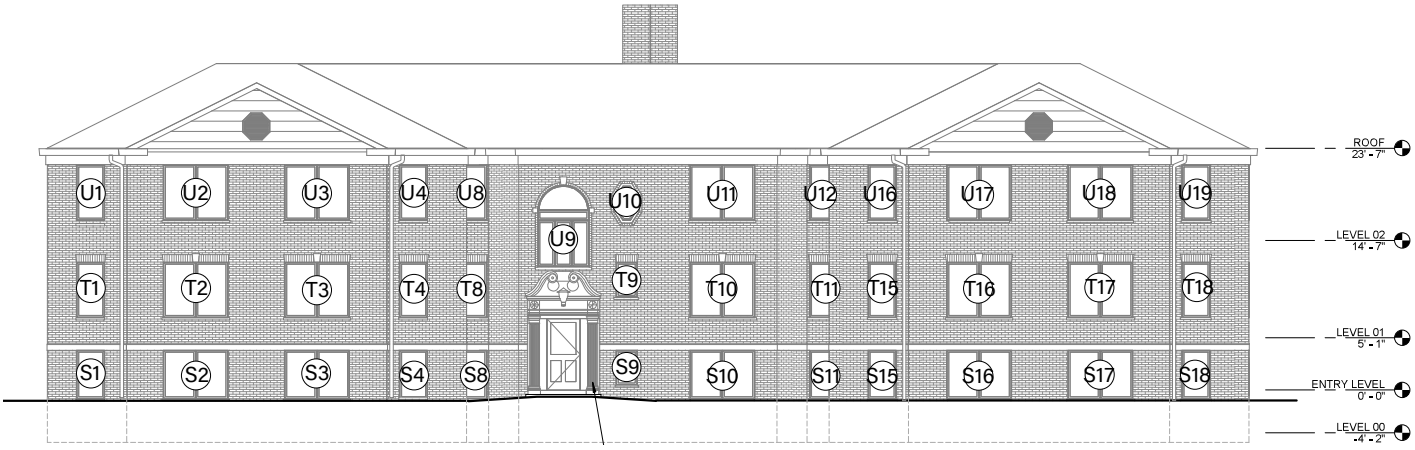
- All existing steel windows to be replaced & existing window locations to remain
- No new window openings



North Courtyard Elevation

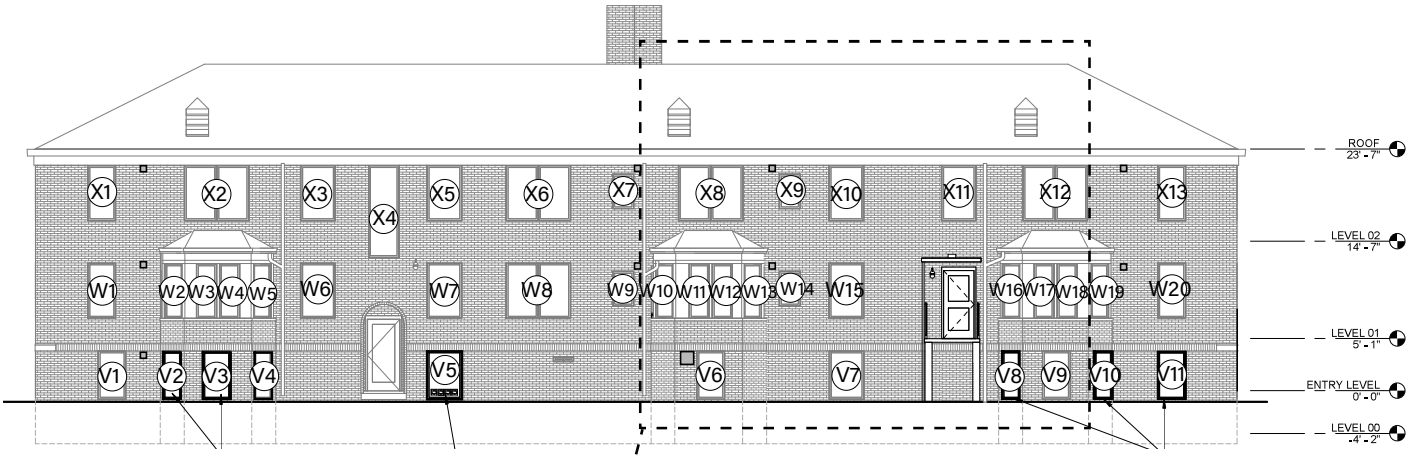
- All existing steel windows to be replaced & existing window locations to remain
- No new window openings

Window Replacement
9730 W Outer Dr Elevations - Existing + New



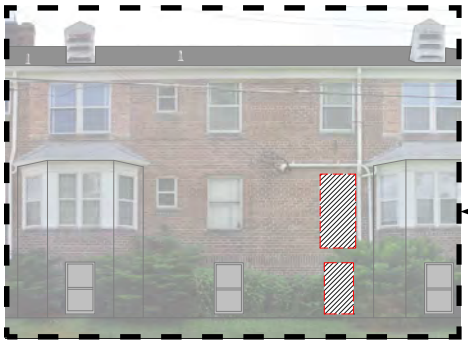
East Elevation

- All existing steel windows to be replaced; exception: existing fixed steel window at stairwell to be repaired
- No new window openings & existing window locations to remain



West Elevation

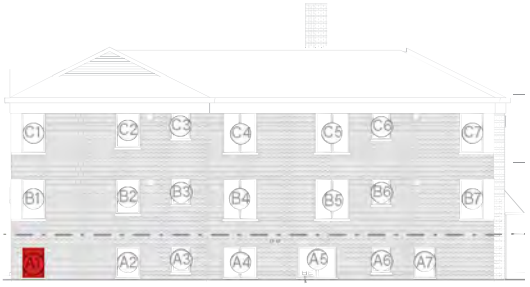
- All existing steel windows to be replaced; exception: existing fixed steel window at stairwell to be repaired
- Existing window locations to remain as existing, excluding (2) existing windows to be demolished for new accessible entry & ramp (see Demo Elevation & pg 1)
- New window openings at V2, V3, V4, V5, V8, V10, V11 & new door at existing masonry wall (see photos, pg 1)
- Remove existing masonry for openings
- New brick vents installed



Demolition Elevation
@ New Accessible Entry

See Appendix for Structural Assessment

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window A1, Type D1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window A2, Type F1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

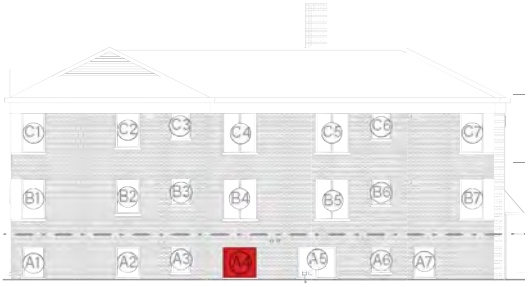
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window A3, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

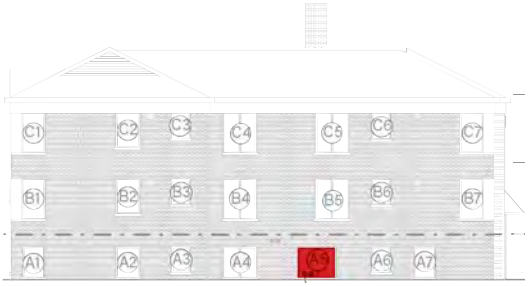


9710 W Outer Dr - North Elevation

Window A4, Type L1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window A5, Type H1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

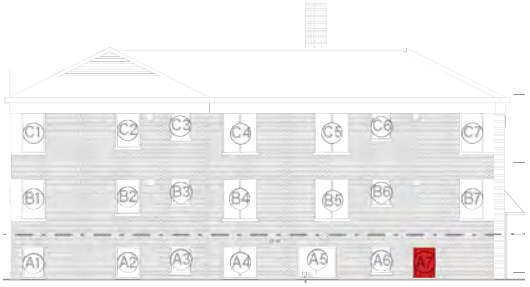
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window A6, Type G1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

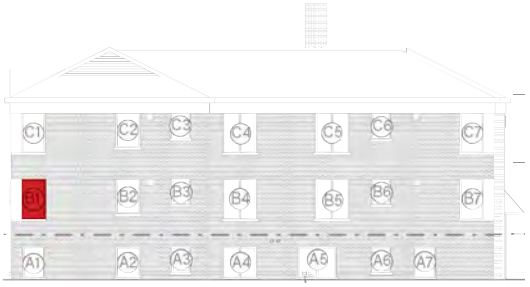


9710 W Outer Dr - North Elevation

Window A7, Type D2

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

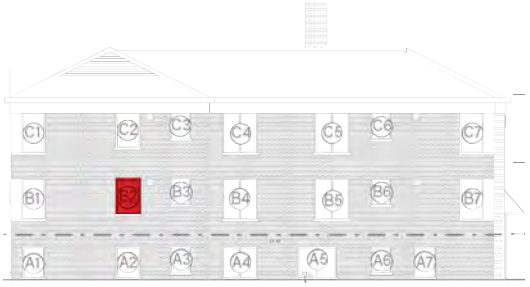


9710 W Outer Dr - North Elevation

Window B1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window B2, Type E1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window B3, Type G1

- Broken Balance
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window B4, Type K1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window B5, Type K1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

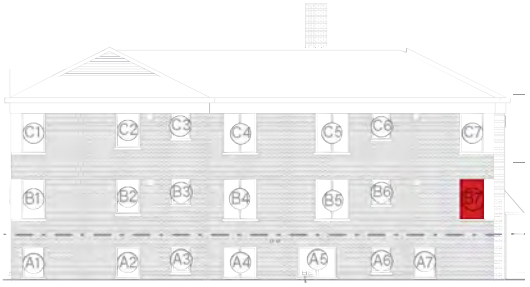
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window B6, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

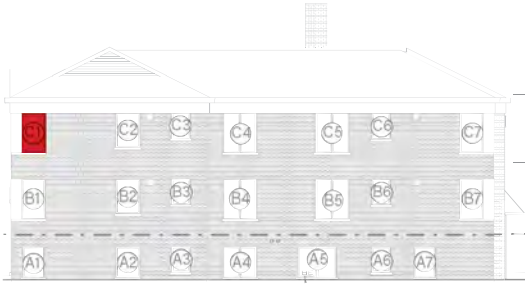


9710 W Outer Dr - North Elevation

Window B7, Type A1

- Badly Rotted
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

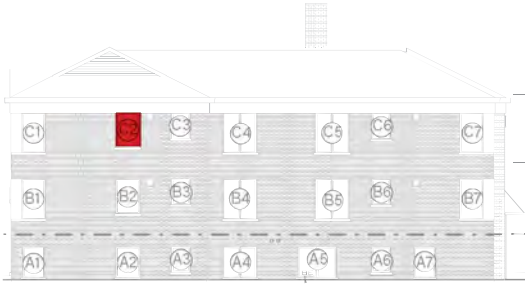


9710 W Outer Dr - North Elevation

Window C1, Type A1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window C2, Type E1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window C3, Type G1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

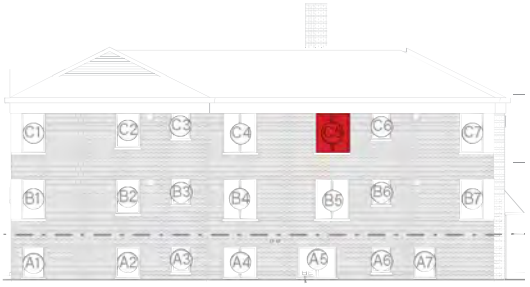
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window C4, Type K1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window C5, Type K1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

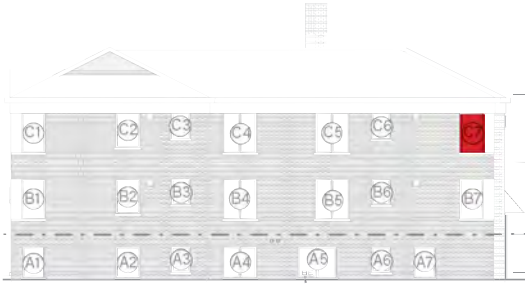
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - North Elevation

Window C6, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - North Elevation

Window C7, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window D1, Type D1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window E1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window E2, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window E3, Type B1

- Exterior Split Sill
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window E4, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window F1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

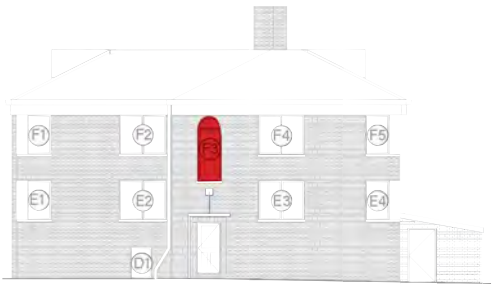
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window F2, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Repair
Existing Conditions Detail Photos



9710 W Outer Dr - West Elevation

Window F3, Type S1

- Existing Fixed Window at Common Area Stairwell to be repaired
- See Appendix for Window Schedule & Measurements
- See Window Assessment & Survey by Blackberry in appendices for further details and information

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window F4, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - West Elevation

Window F5, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window G1, Type H1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window G2, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window G3, Type F2

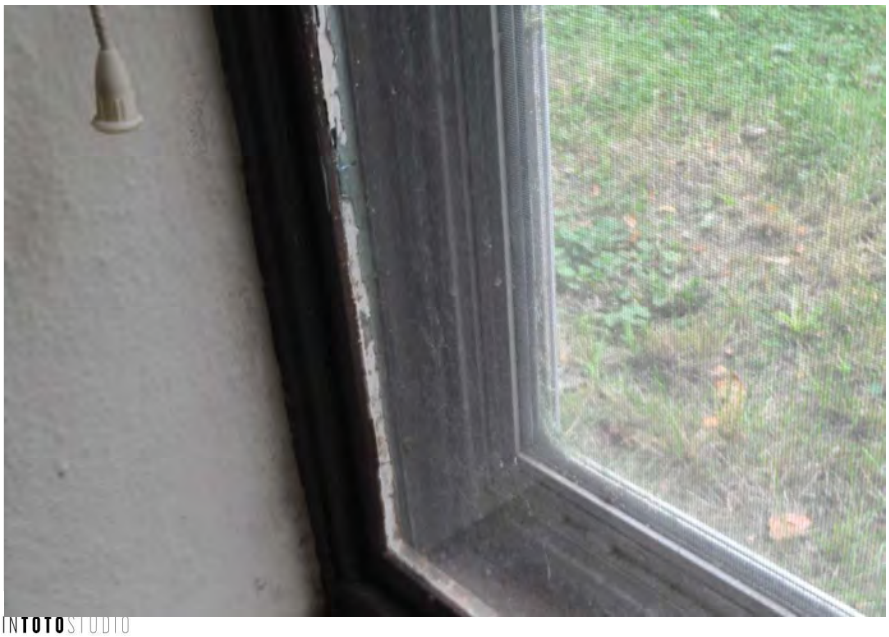
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

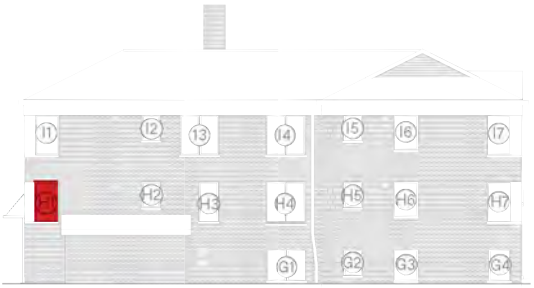
9710 W Outer Dr - South Elevation

Window G4, Type D1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - South Elevation

Window H1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window H2, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window H3, Type J1

- Exterior Rotted Sill
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window H4, Type I1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window I1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

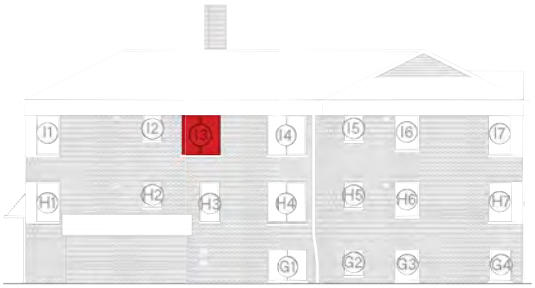
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window I2, Type G1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - South Elevation

Window I3, Type I1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - South Elevation

Window I4, Type I1

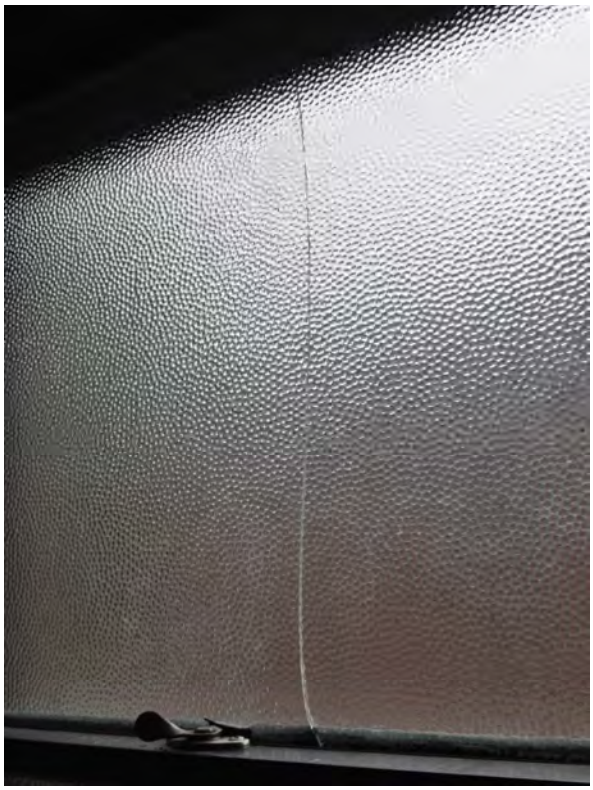
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

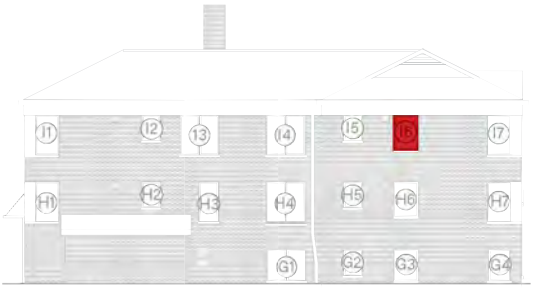
9710 W Outer Dr - South Elevation

Window I5, Type G1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

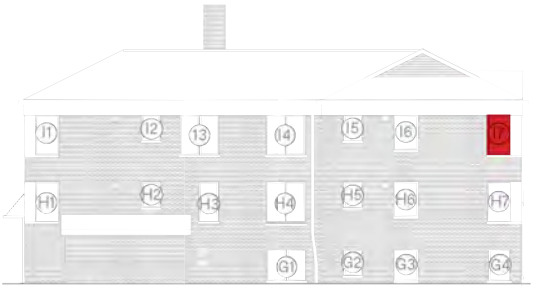


9710 W Outer Dr - South Elevation

Window I6, Type E2

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - South Elevation

Window I7, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J1, Type D1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J2, Type C1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J3, Type C1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J4, Type C1

- Badly Rotted
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J5, Type C1

- Badly Rotted
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window J6, Type D1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window K4, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window K5, Type A1

- Broken Glass
- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window L1, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window L2, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Repair
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window L3, Type S3
Window L4, Type S2
Window L5, Type S3

- Existing Fixed Window at Common Area Stairwell to be repaired
- See Appendix for Window Schedule & Measurements
- See Window Assessment & Survey by Blackberry in appendices for further details and information

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window L6, Type B1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

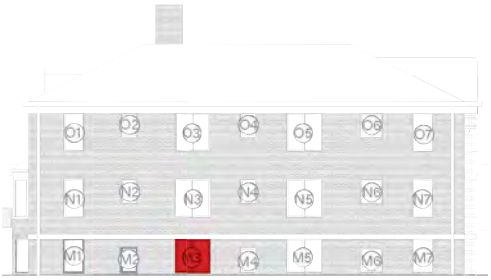
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window L7, Type A1

- Note: Extent of exterior deterioration, dry rot, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

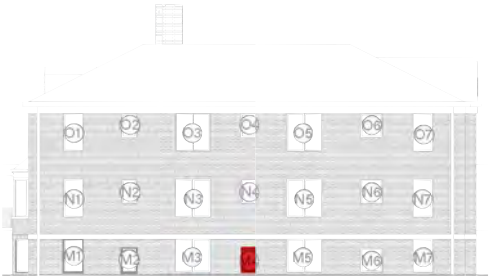


9730 W Outer Dr - South Elevation

Window M3, Type Y1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

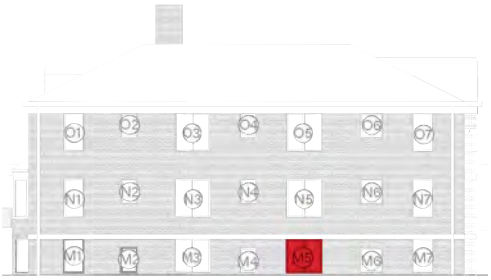


9730 W Outer Dr - South Elevation

Window M4, Type U2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

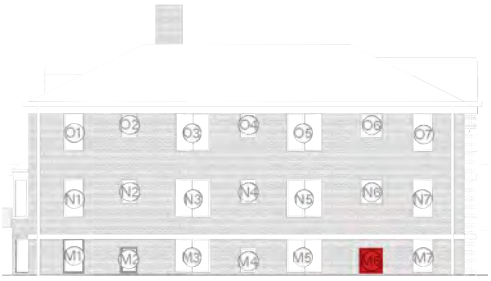


9730 W Outer Dr - South Elevation

Window M5, Type Y1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

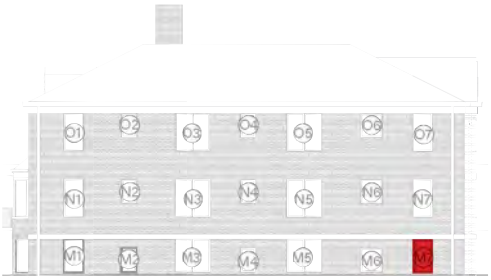


9730 W Outer Dr - South Elevation

Window M6, Type T2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

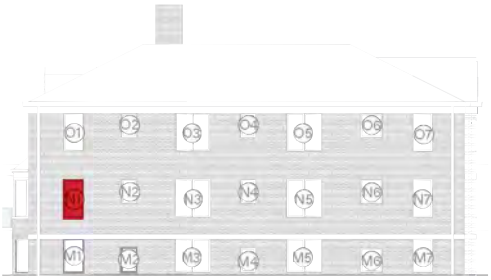


9730 W Outer Dr - South Elevation

Window M7, Type M2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - South Elevation

Window N1, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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- See Appendix for Window Schedule & Measurements

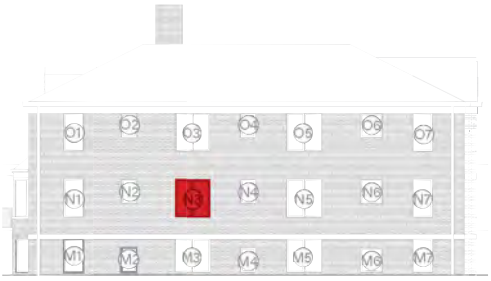
Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - South Elevation

Window N2, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

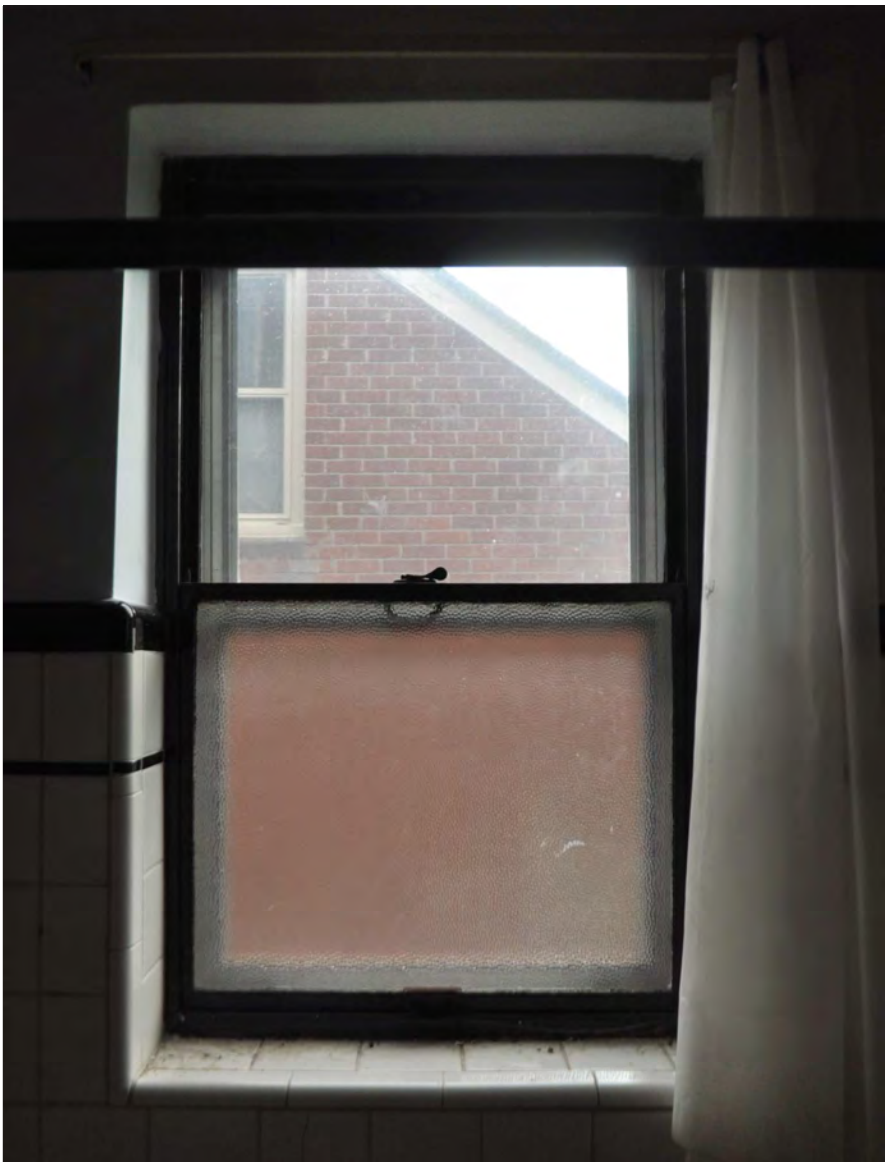


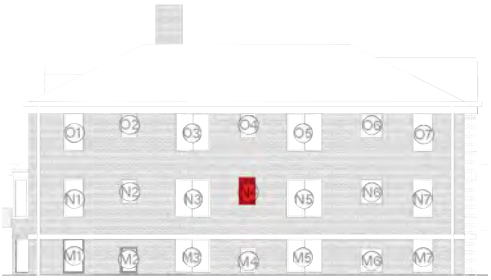
9730 W Outer Dr - South Elevation

Window N3, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



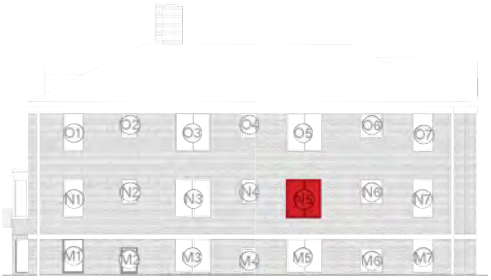


9730 W Outer Dr - South Elevation

Window N4, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

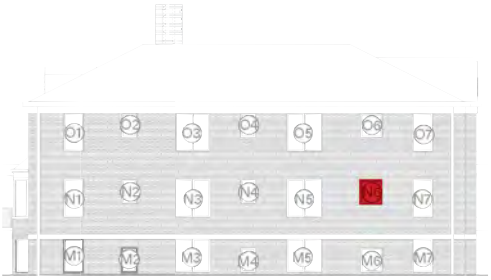


9730 W Outer Dr - South Elevation

Window N5, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

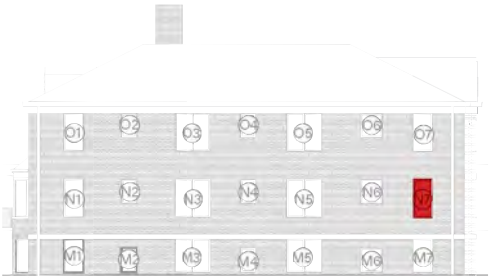


9730 W Outer Dr - South Elevation

Window N6, Type T2

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

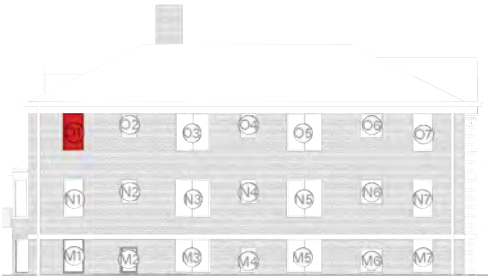


9730 W Outer Dr - South Elevation

Window N7, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

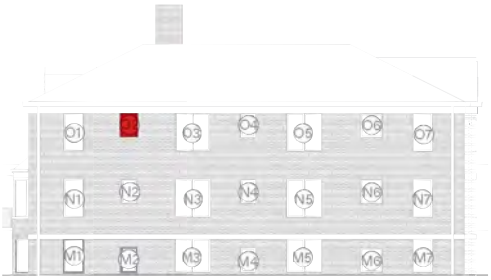


9730 W Outer Dr - South Elevation

Window O1, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

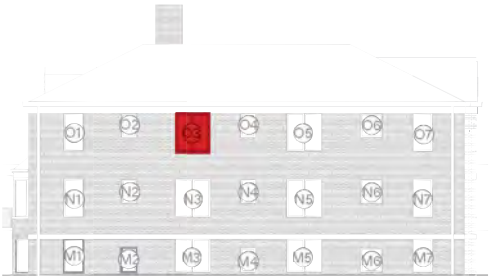


9730 W Outer Dr - South Elevation

Window O2, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

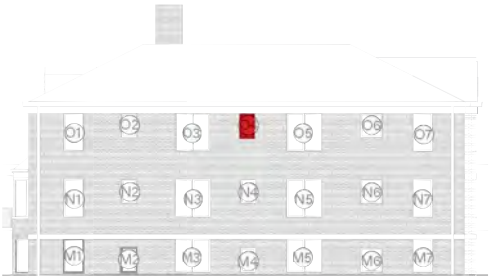


9730 W Outer Dr - South Elevation

Window O3, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

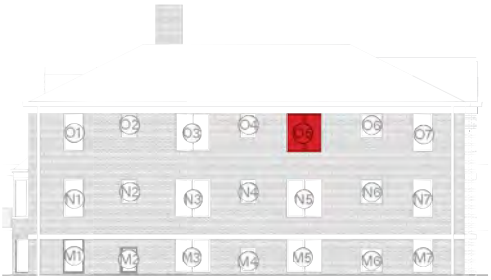


9730 W Outer Dr - South Elevation

Window O4, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

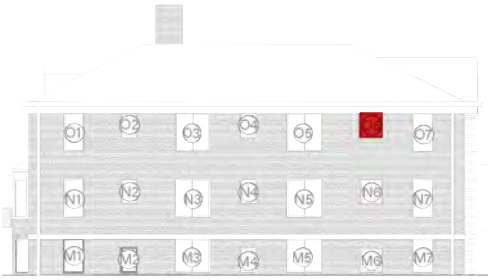


9730 W Outer Dr - South Elevation

Window O5, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

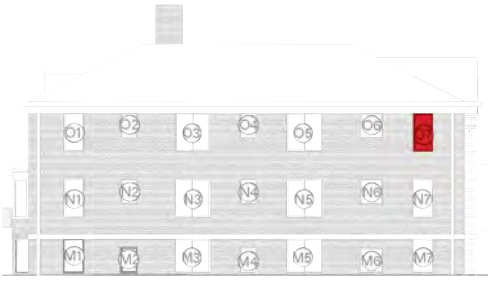


9730 W Outer Dr - South Elevation

Window O6, Type T2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

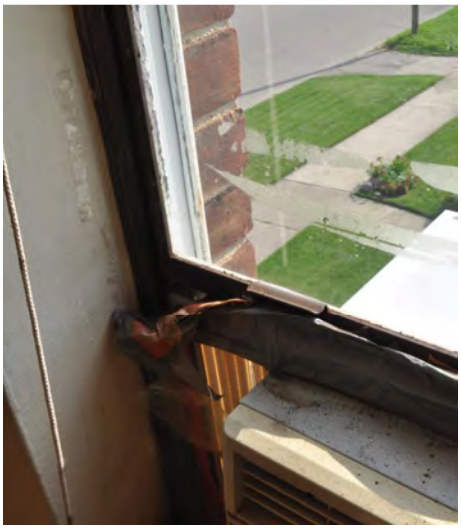
Window Replacement
Existing Conditions Detail Photos



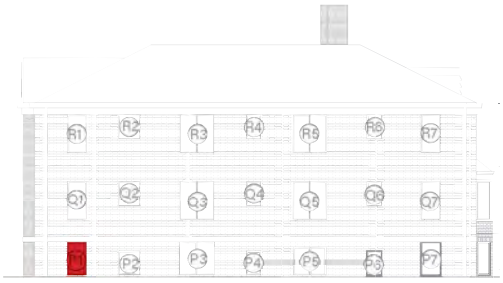
9730 W Outer Dr - South Elevation

Window O7, Type N2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

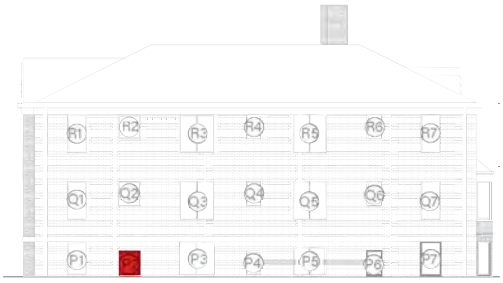


9730 W Outer Dr - North Elevation

Window P1, Type M2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

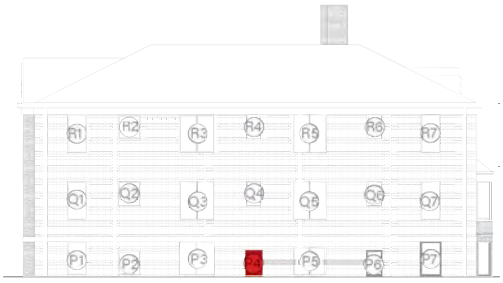


9730 W Outer Dr - North Elevation

Window P2, Type T2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

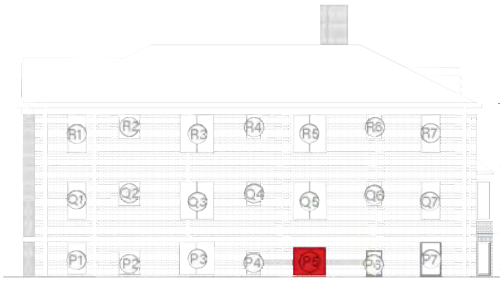


9730 W Outer Dr - North Elevation

Window P4, Type U2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

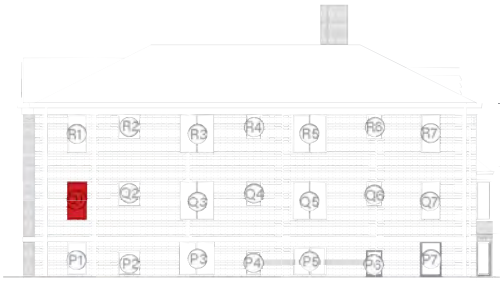


9730 W Outer Dr - North Elevation

Window P5, Type Y1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

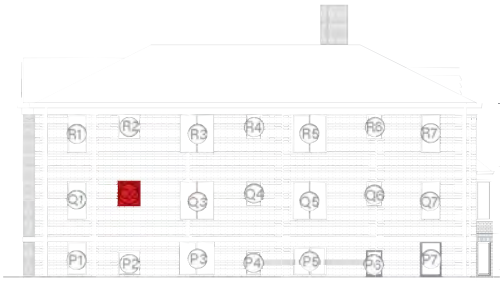


9730 W Outer Dr - North Elevation

Window Q1, Type N2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

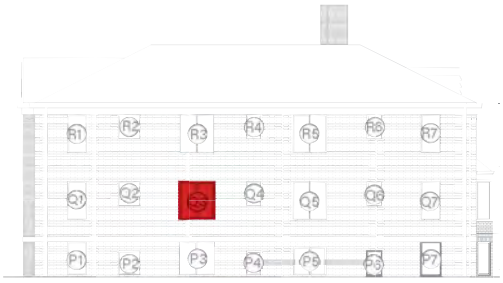


9730 W Outer Dr - North Elevation

Window Q2, Type T2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

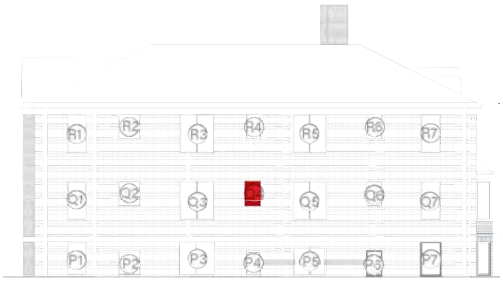


9730 W Outer Dr - North Elevation

Window Q3, Type Z1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window Q4, Type U2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
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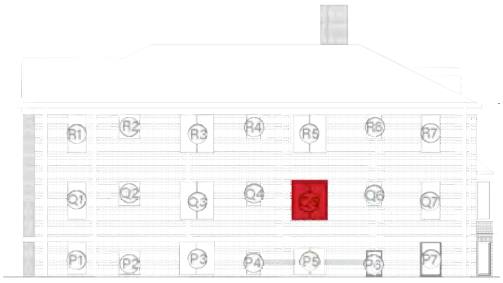
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window Q5, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
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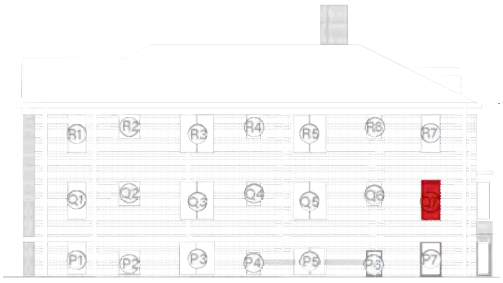
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window Q7, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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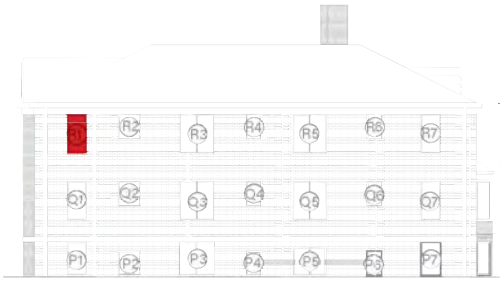
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window R1, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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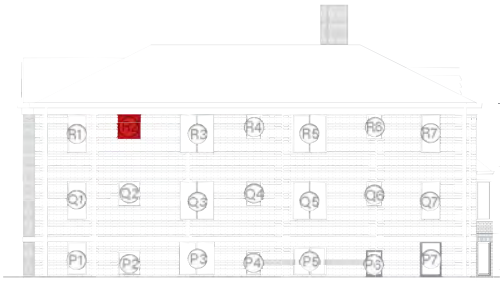
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window R2, Type T2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
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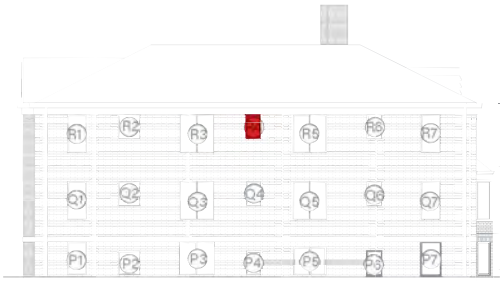
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window R4, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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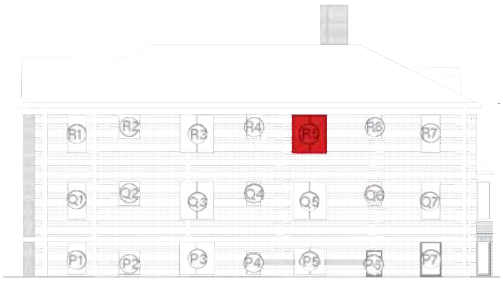
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window R5, Type Z1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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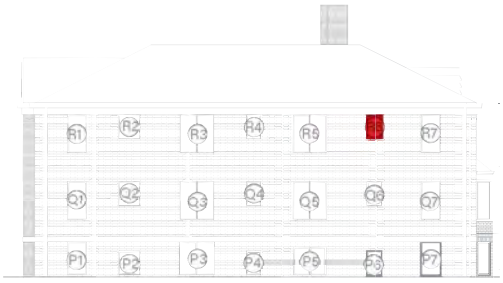
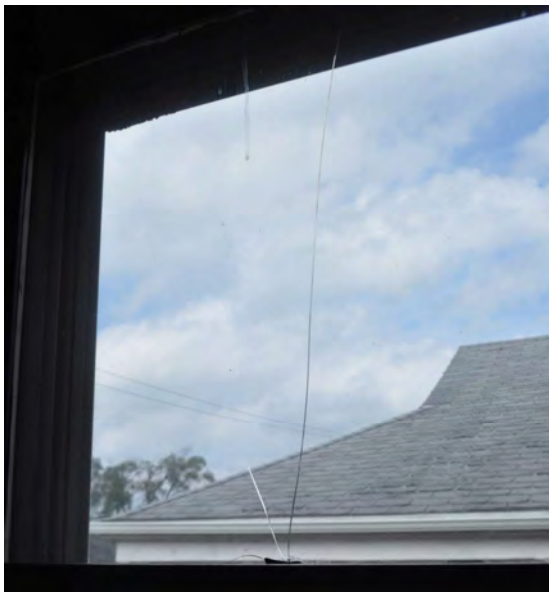
Window Replacement
Existing Conditions Detail Photos



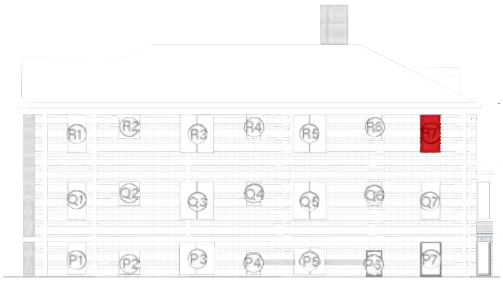
9730 W Outer Dr - North Elevation

Window R6, Type U2

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Elevation

Window R7, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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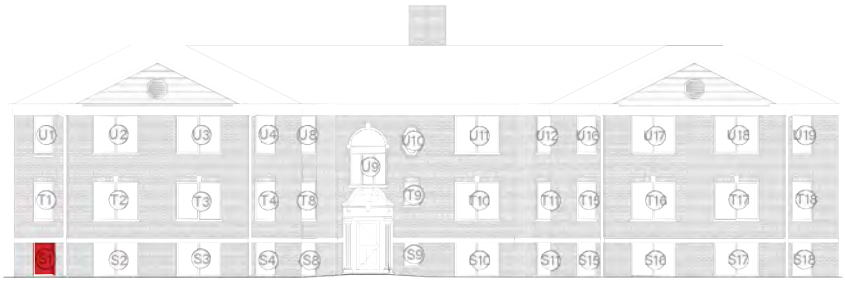
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S1, Type M1

- Badly Corroded
- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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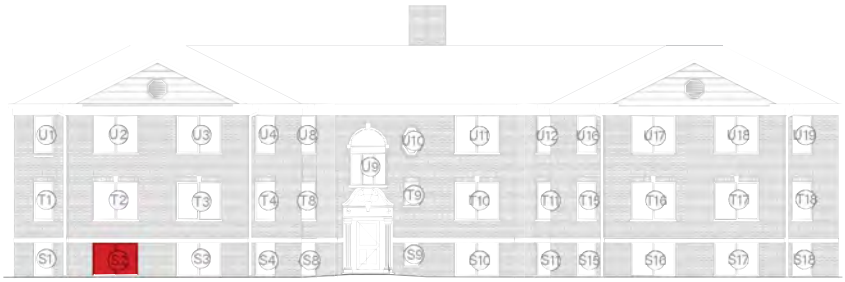
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S2, Type O1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window S3, Type O1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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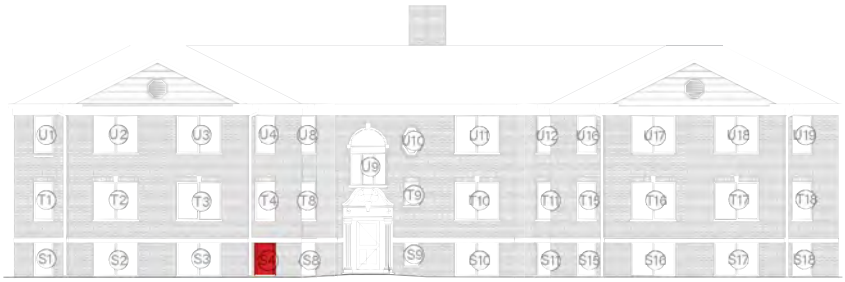
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S4, Type M1

- Badly Corroded
- Water Infiltration
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
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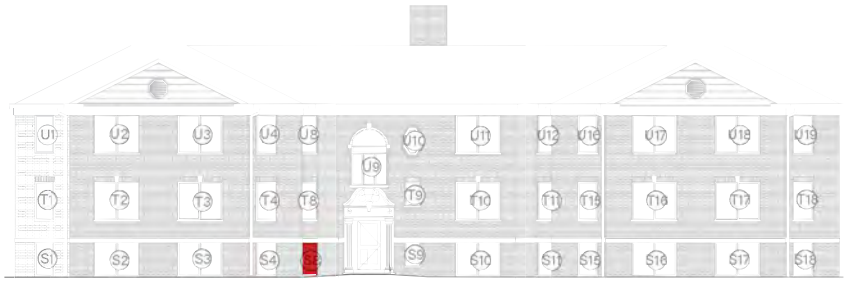
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S8, Type Q1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window S9, Type U1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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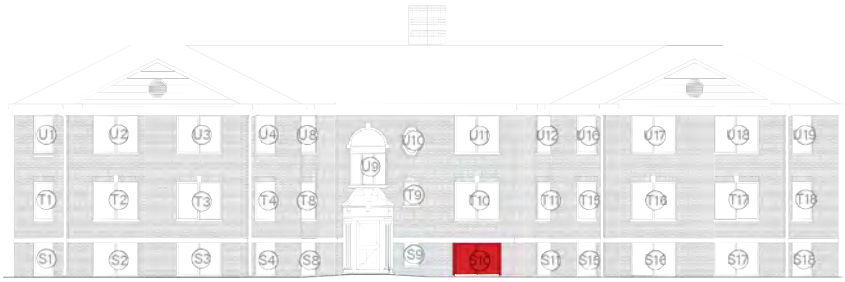
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S10, Type O1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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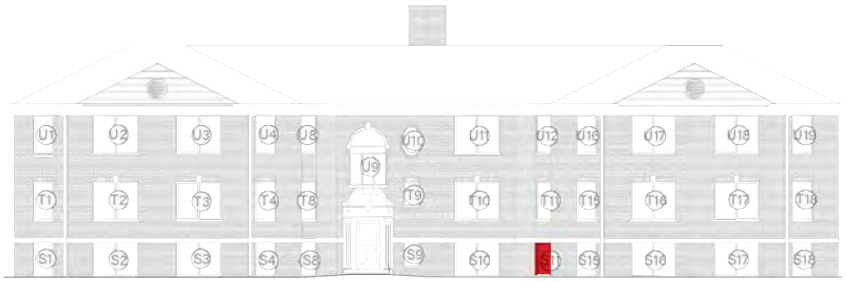
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S11, Type O1

- Badly Corroded
- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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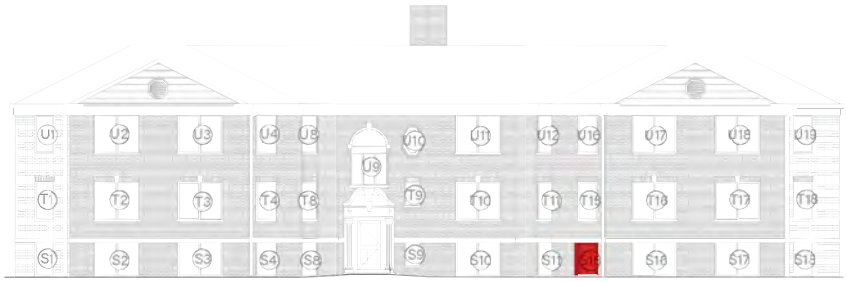
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S15, Type M1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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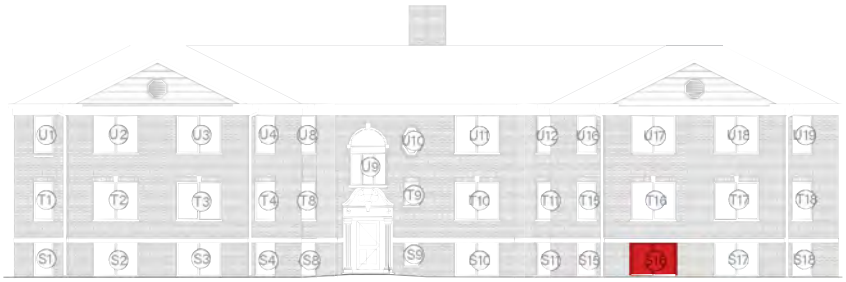
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window S16, TypeO1

- Badly Corroded
- Replacement window, not historic
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window S17, Type O1

- Badly Corroded
- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window S18, Type M1

- Badly Corroded
- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T1, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T2, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T3, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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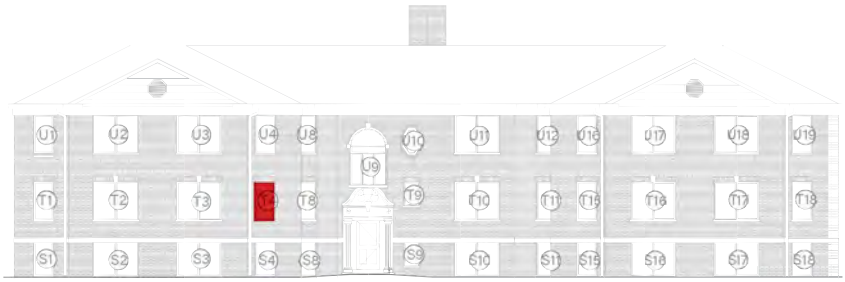
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window T4, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T8, Type R1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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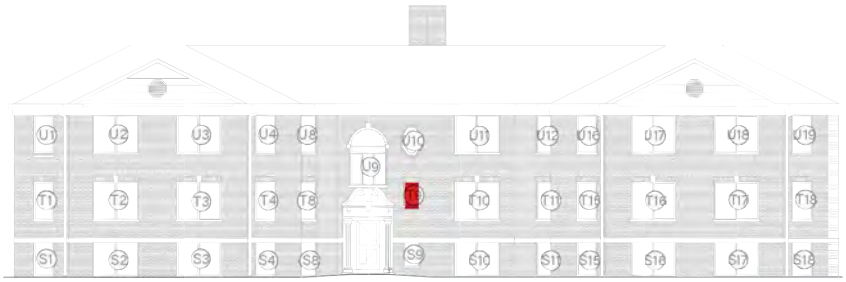
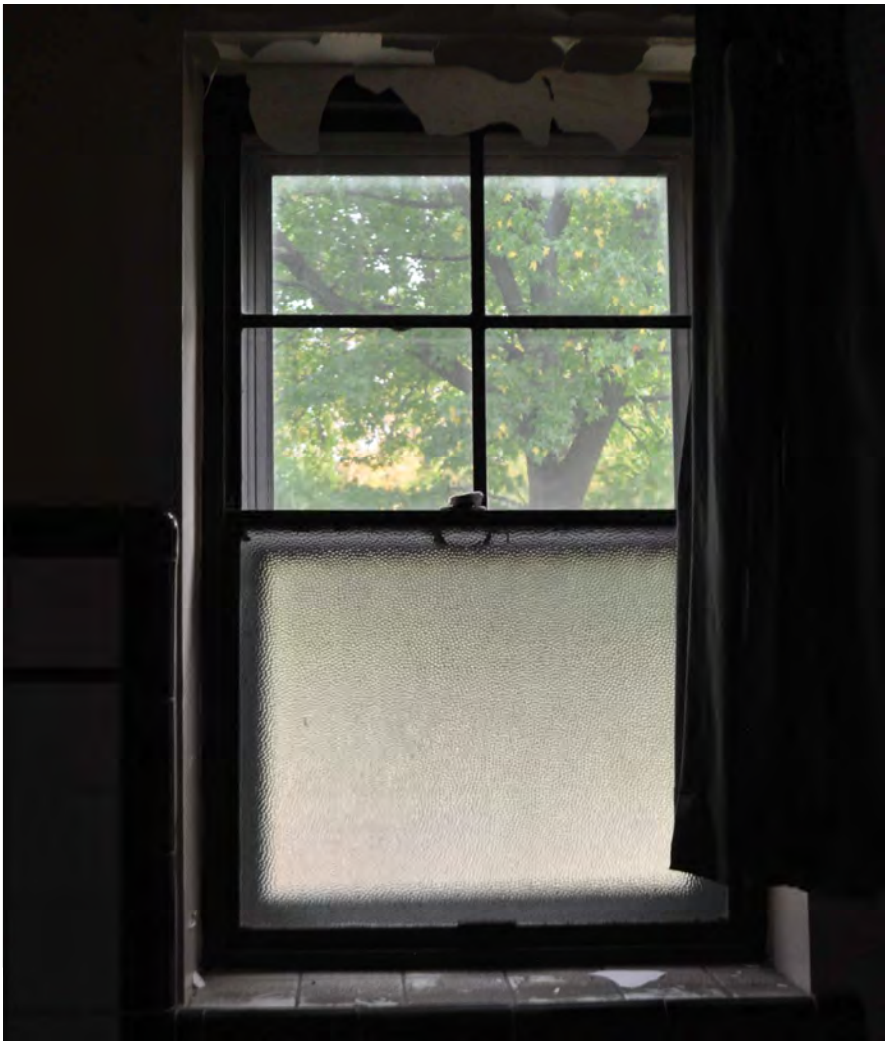
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation



Window T9, Type U1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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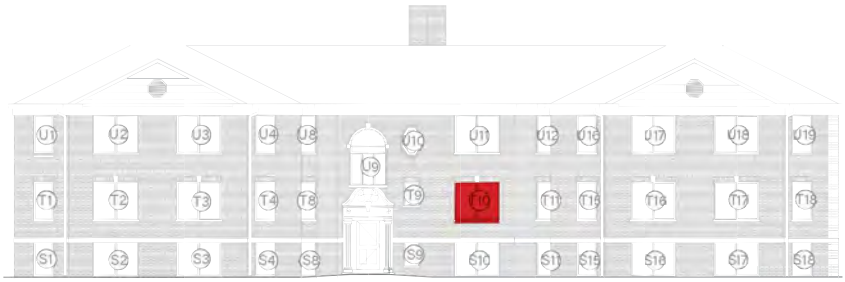
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window T10, Type P1

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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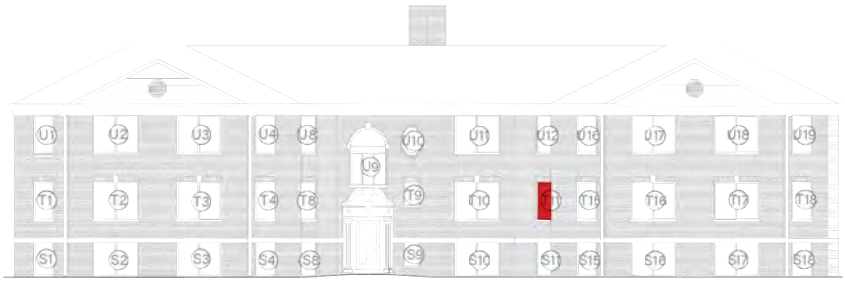
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window T11, Type R1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T15, Type N1

- Missing Hardware
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T16, Type P1

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T17, Type P1

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window T18, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U1, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U2, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U3, Type P1

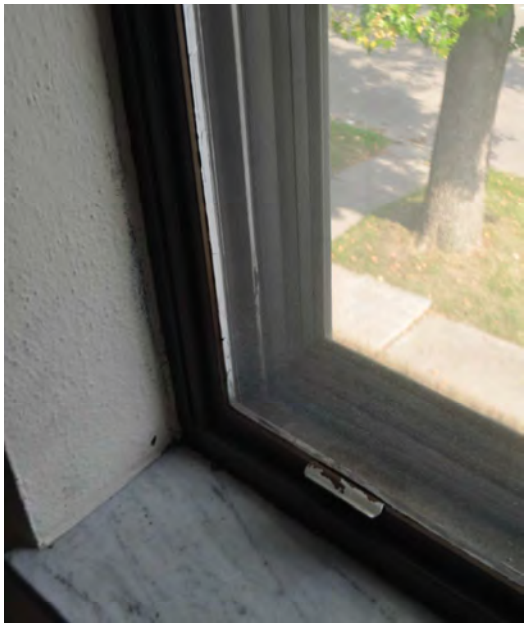
- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

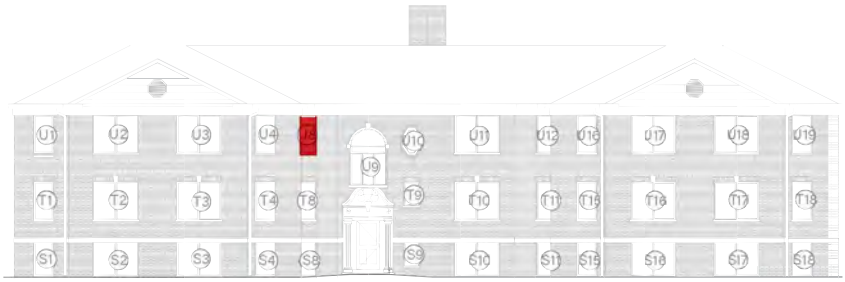
9730 W Outer Dr - East Elevation

Window U4, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

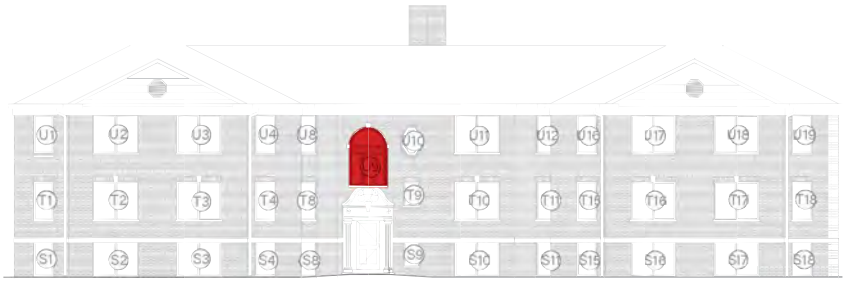


9730 W Outer Dr - East Elevation

Window U8, Type R1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Repair
Existing Conditions Detail Photos

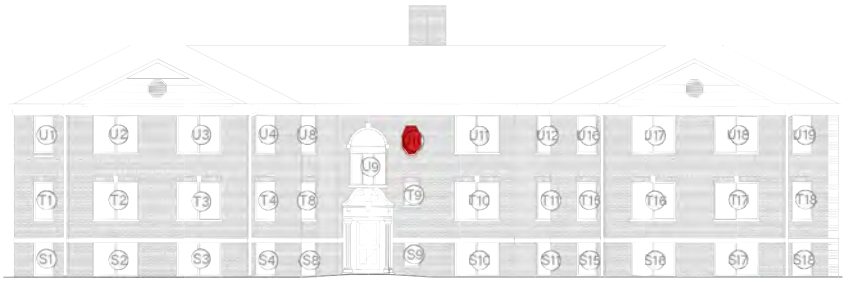


9730 W Outer Dr - East Elevation

Window U9, Type S5

- Existing Fixed Window at Common Area Stairwell to be repaired
- See Appendix for Window Schedule & Measurements
- See Window Assessment & Survey by Blackberry in appendices for further details and information

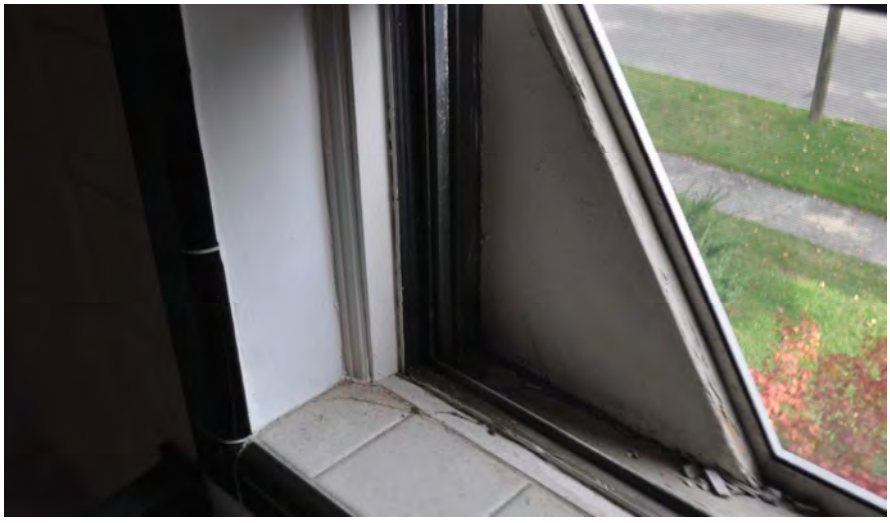
Window Replacement
Existing Conditions Detail Photos



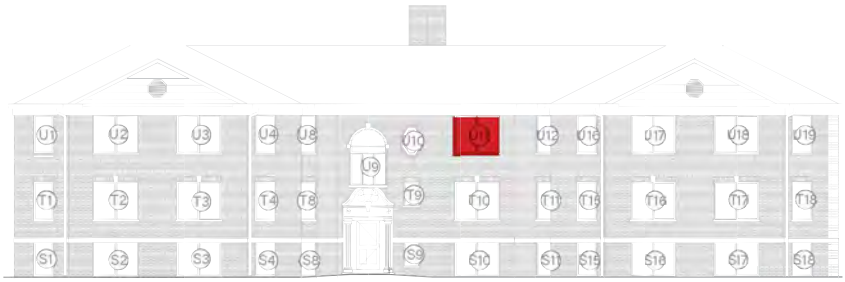
9730 W Outer Dr - East Elevation

Window U10, Type S6

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - East Elevation

Window U11, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U12, Type R1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U16, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U17, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U18, Type P1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - East Elevation

Window U19, Type N1

- Interior Rusted Balance Tape
- See Jamb Track
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - South Courtyard Elevation

Window S5, Type U1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

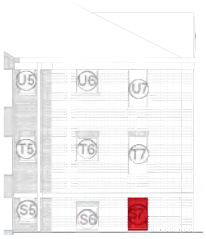
Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - South Courtyard Elevation

Window S6, Type T1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - South Courtyard Elevation

Window S7, Type M1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

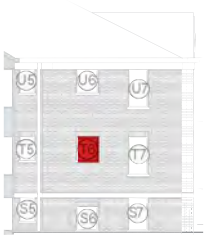
Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - South Courtyard Elevation

Window T5, Type U1

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

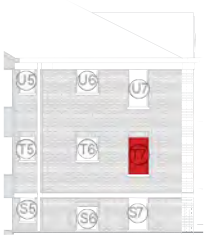


9730 W Outer Dr - South Courtyard Elevation

Window T6, Type T1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

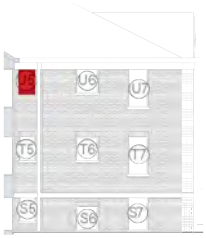


9730 W Outer Dr - South Courtyard Elevation

Window T7, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - South Courtyard Elevation

Window U5, Type U1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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- See Appendix for Window Schedule & Measurements

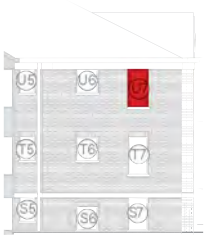
Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - South Courtyard Elevation

Window U6, Type T1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

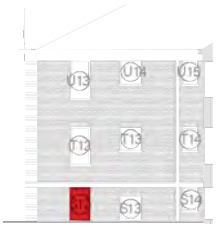


9730 W Outer Dr - South Courtyard Elevation

Window U7, Type N1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

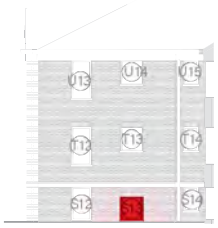


9730 W Outer Dr - North Courtyard Elevation

Window S12, Type M1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Courtyard Elevation

Window S13, Type T1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - North Courtyard Elevation

Window S14, Type U1

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

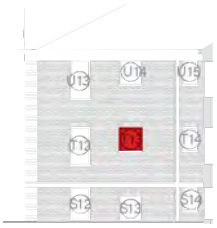
Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - North Courtyard Elevation

Window T12, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Courtyard Elevation

Window T13, Type T1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - North Courtyard Elevation

Window T14, Type U1

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9730 W Outer Dr - North Courtyard Elevation

Window U13, Type N1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
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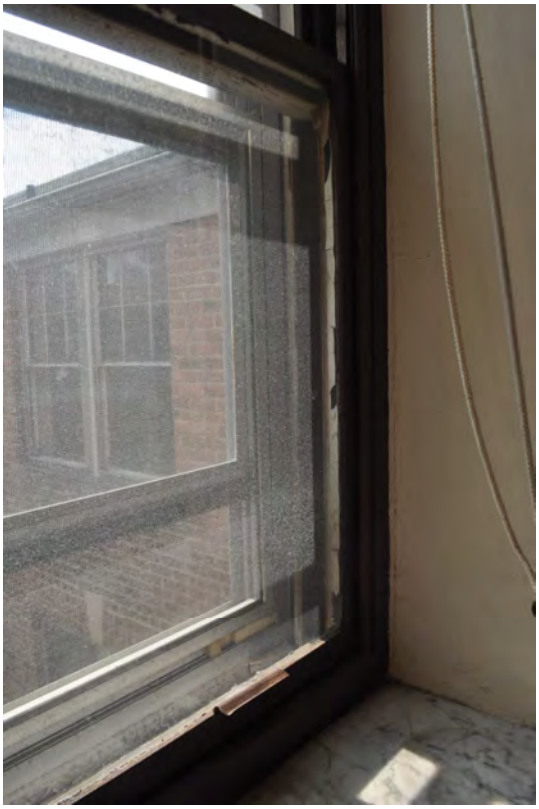
Window Replacement
Existing Conditions Detail Photos



9730 W Outer Dr - North Courtyard Elevation

Window U14, Type T1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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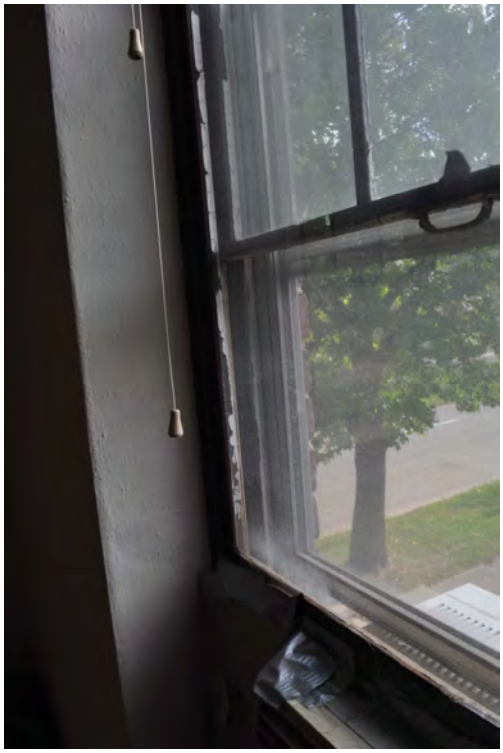
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

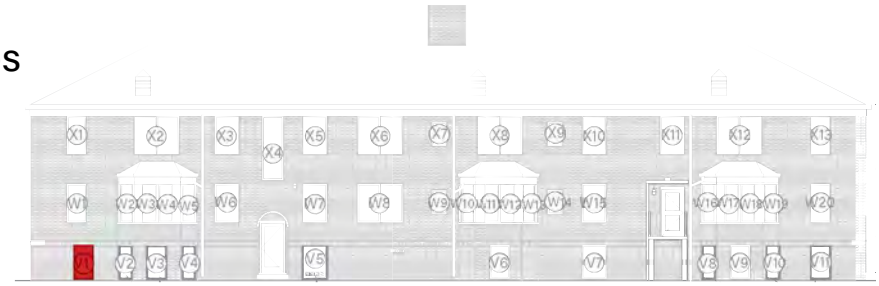
9730 W Outer Dr - North Courtyard Elevation

Window U15, Type U1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

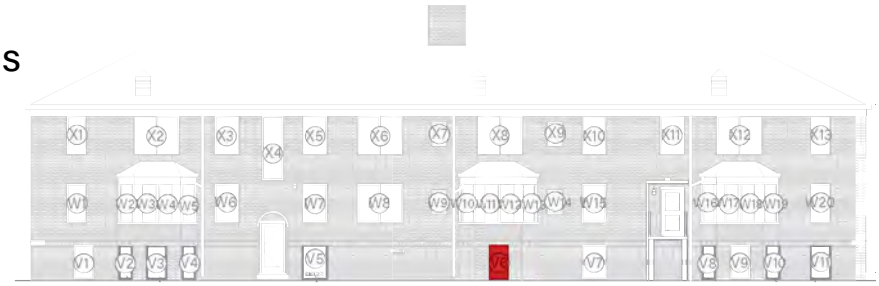


9710 W Outer Dr - East Elevation

Window V1, Type M2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

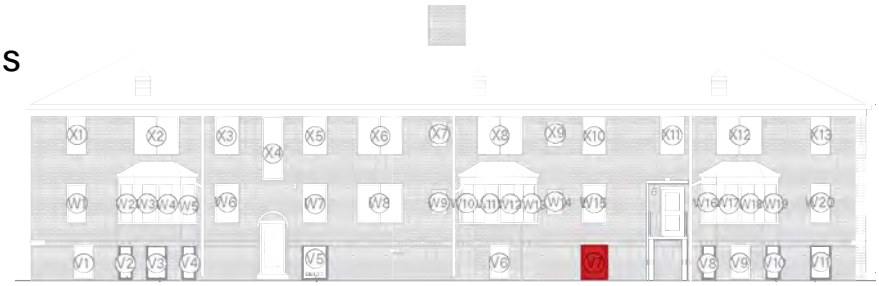


9710 W Outer Dr - East Elevation

Window V6, Type M2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

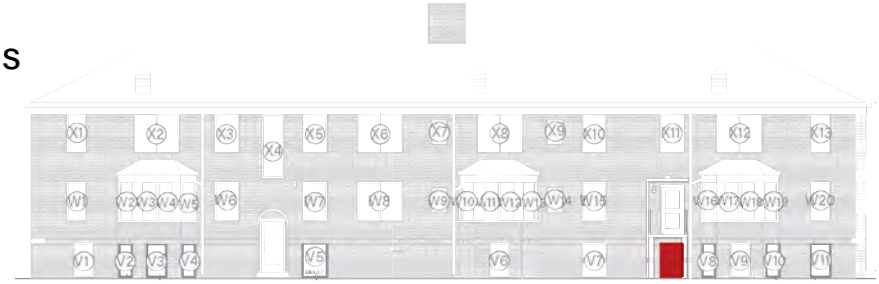


9710 W Outer Dr - East Elevation

Window V7, Type Q2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

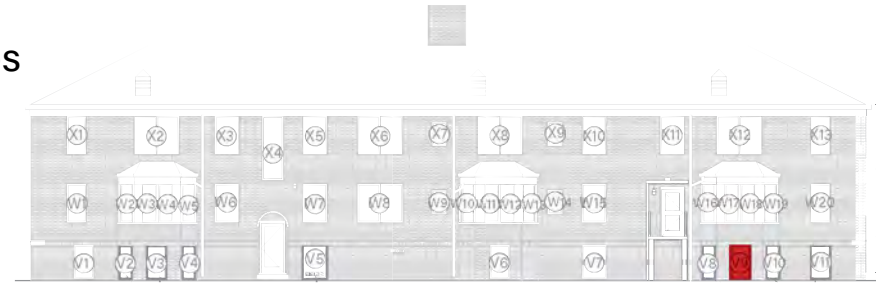


9710 W Outer Dr - East Elevation

Window DEMO 01, Type Q2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

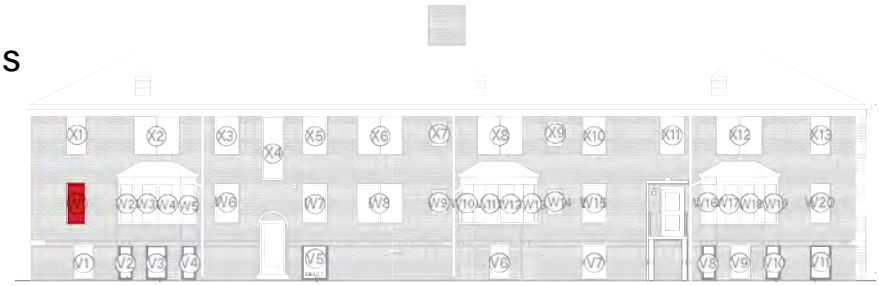


9710 W Outer Dr - East Elevation

Window V9, Type M2

- Broken Glass
- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

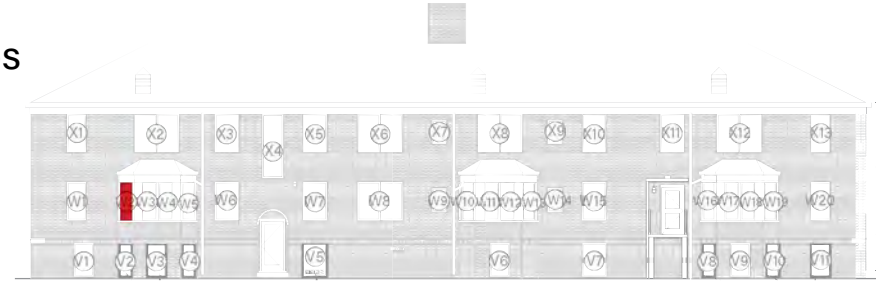


9710 W Outer Dr - East Elevation

Window W1, Type N2

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

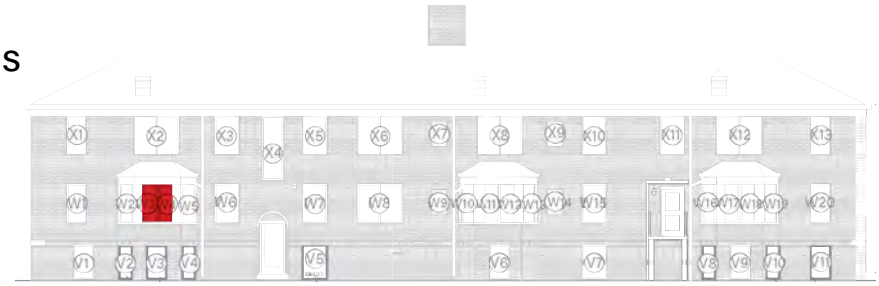


9710 W Outer Dr - East Elevation

Window W2, Type V1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

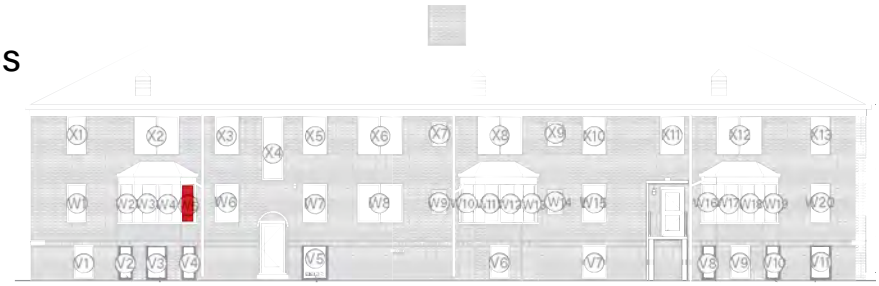


9710 W Outer Dr - East Elevation

Window W3 & W4, Type X1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

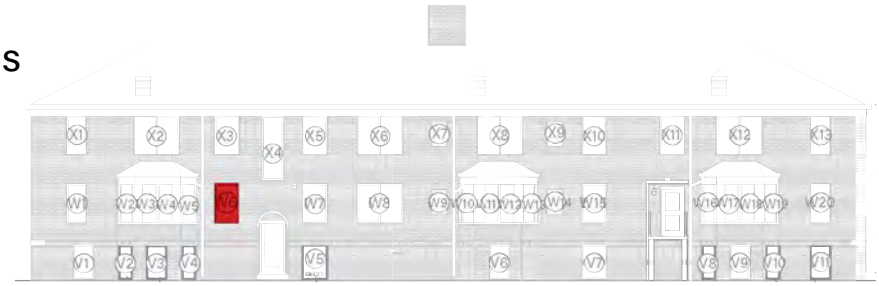


9710 W Outer Dr - East Elevation

Window W5, Type V1

- Missing Balance
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

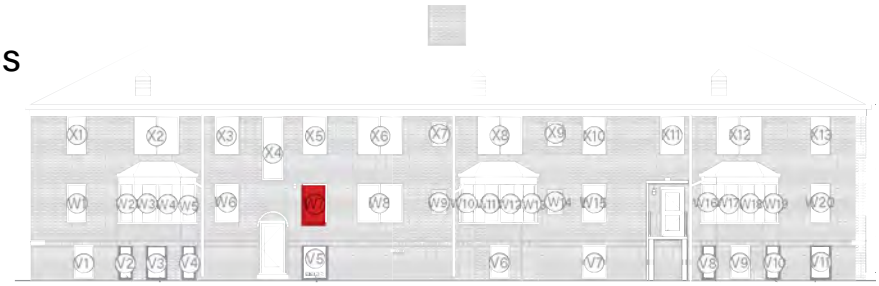


9710 W Outer Dr - East Elevation

Window W6, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

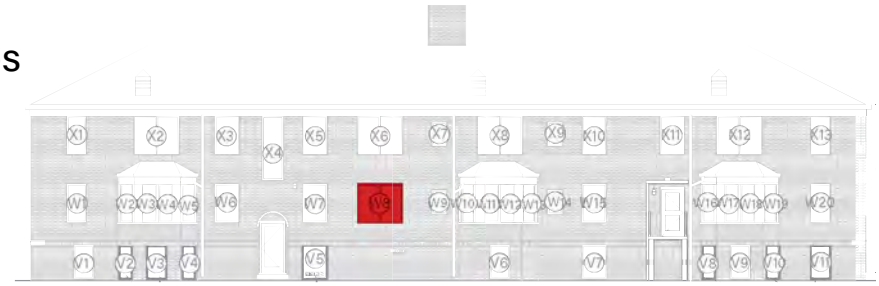


9710 W Outer Dr - East Elevation

Window W7, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

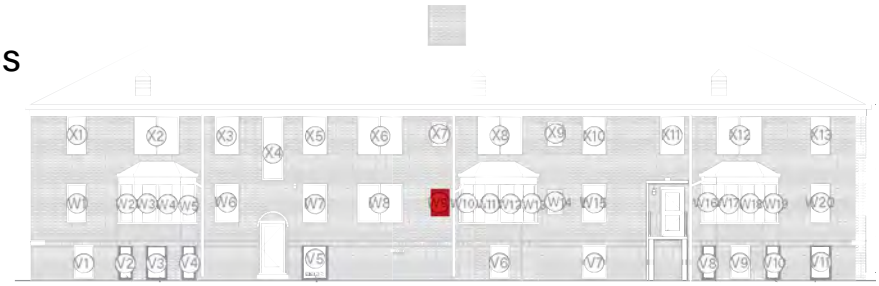


9710 W Outer Dr - East Elevation

Window W8, Type P2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

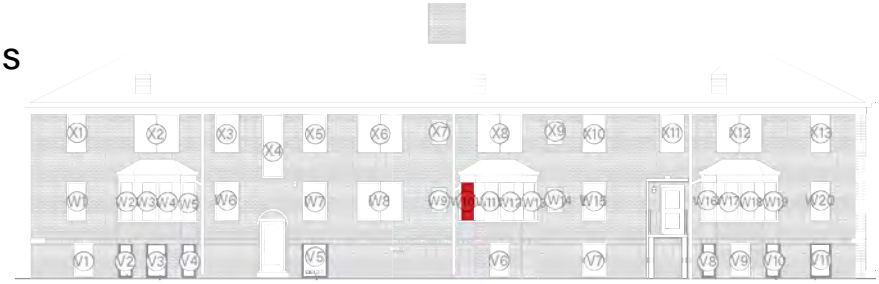


9710 W Outer Dr - East Elevation

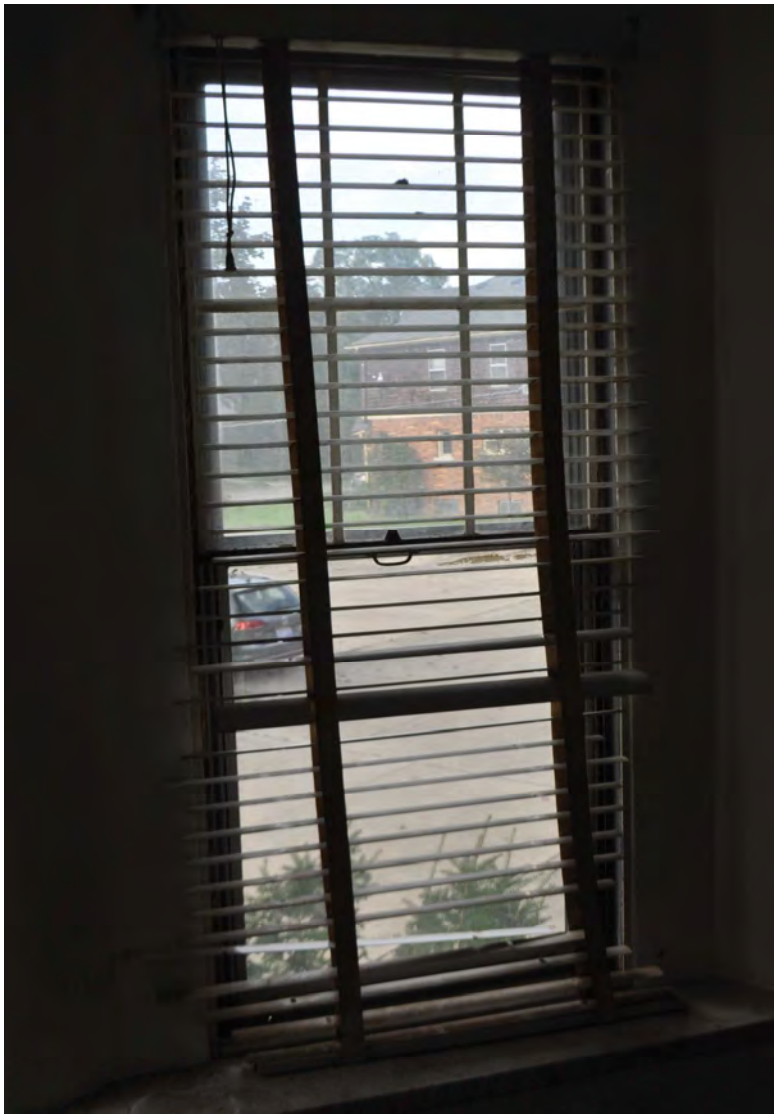
Window W9, Type U2

- Broken Glass
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



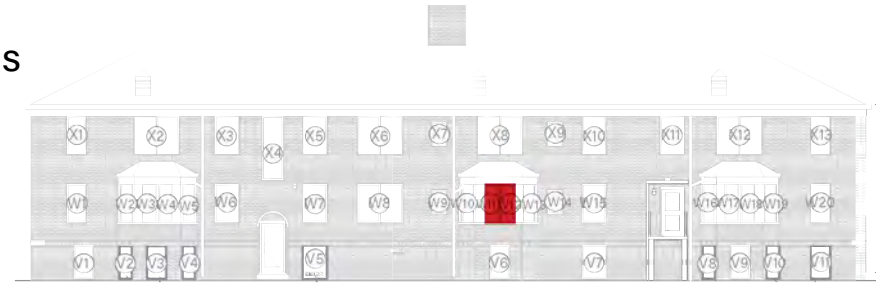
9710 W Outer Dr - East Elevation



Window W10, Type V1

- Missing part of Sash Frame
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

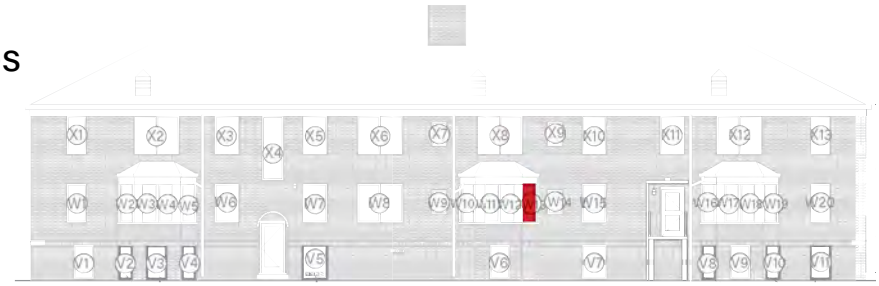


9710 W Outer Dr - East Elevation

Window W11 & W12, Type X1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - East Elevation

Window W13, Type V1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window W14, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
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- See Appendix for Window Schedule & Measurements

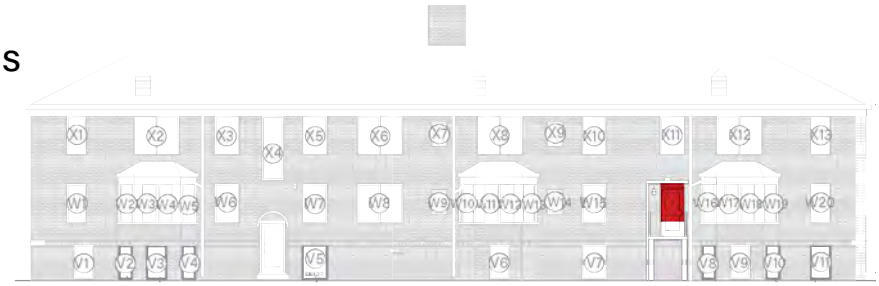
Window Replacement
Existing Conditions Detail Photos

9710 W Outer Dr - East Elevation

Window W15, Type R2

- Badly Corroded
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

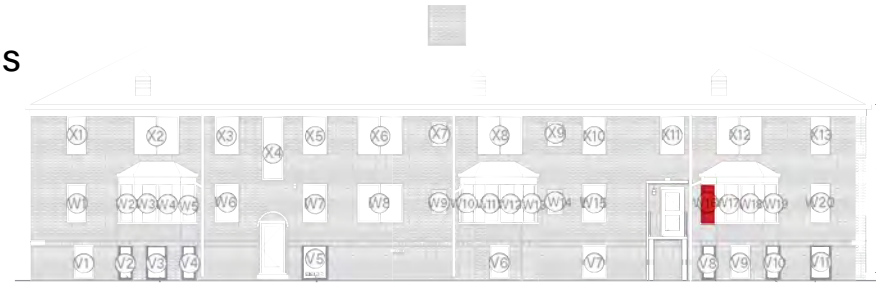


9710 W Outer Dr - East Elevation

Window DEMO 02, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

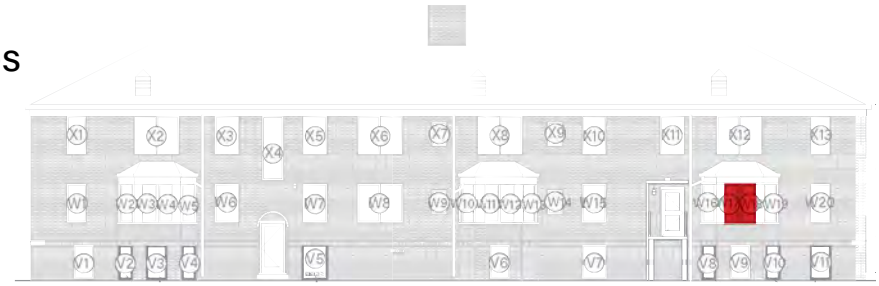


9710 W Outer Dr - East Elevation

Window W16, Type V1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

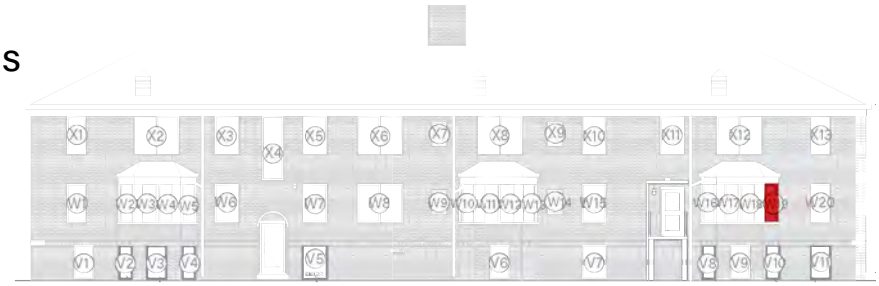


9710 W Outer Dr - East Elevation

Window W17 & W18, Type X1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

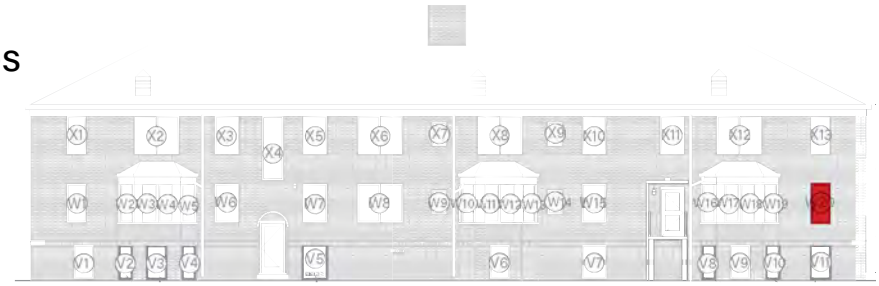


9710 W Outer Dr - East Elevation

Window W19, Type V1

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

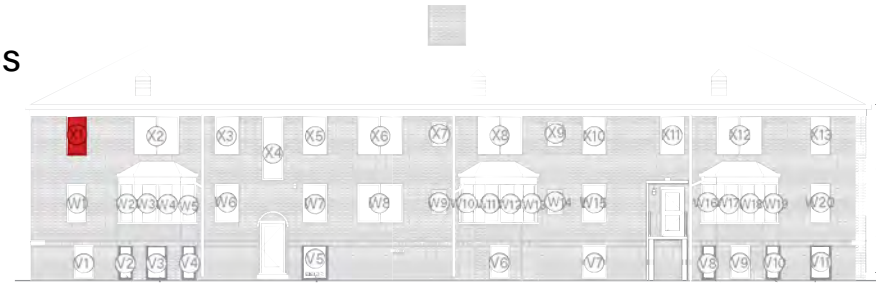


9710 W Outer Dr - East Elevation

Window W20, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

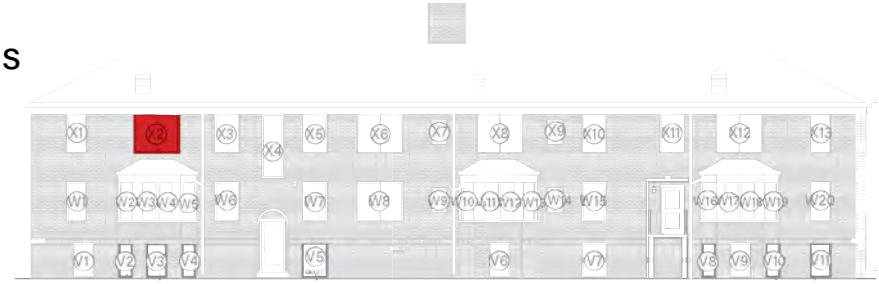


9710 W Outer Dr - East Elevation

Window X1, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

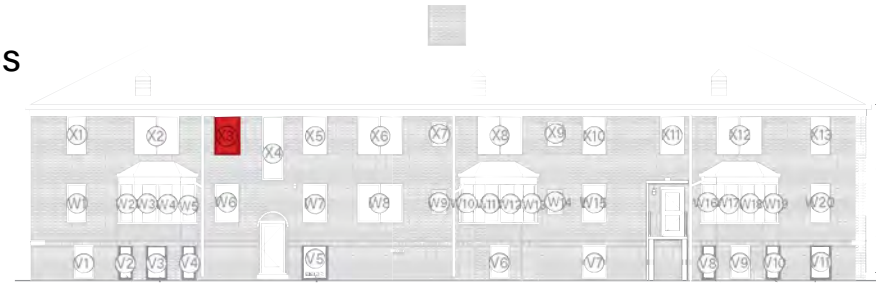


9710 W Outer Dr - East Elevation

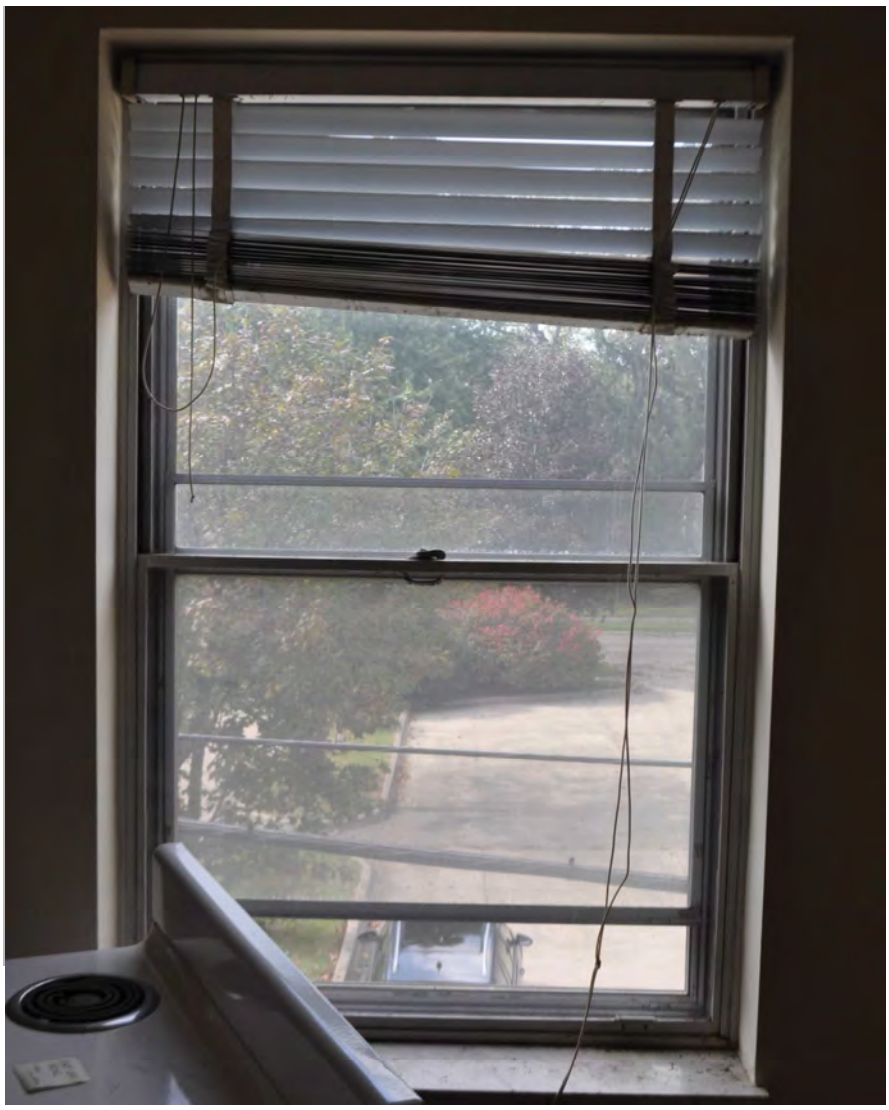
Window X2, Type P2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



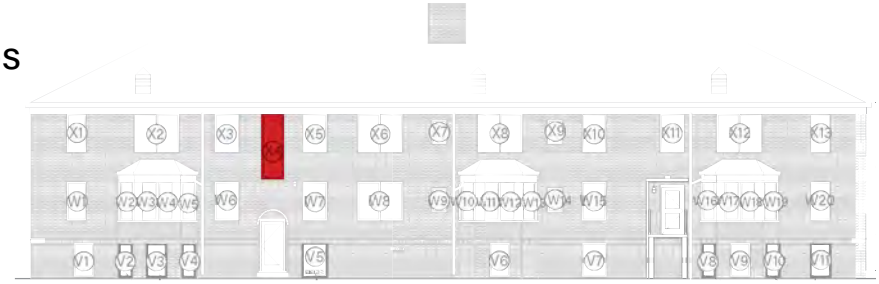
9710 W Outer Dr - East Elevation



Window X3, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Repair
Existing Conditions Detail Photos

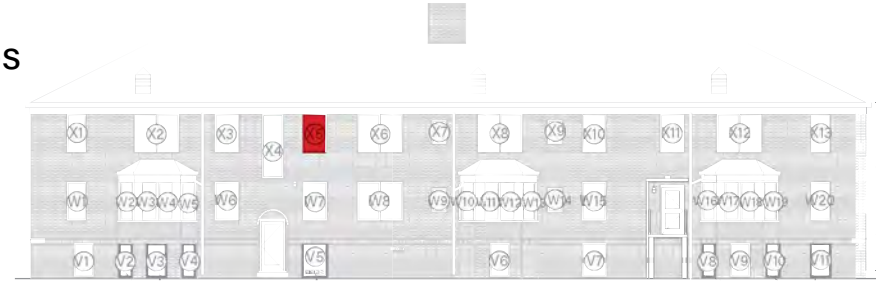


9710 W Outer Dr - East Elevation

Window X4, Type S7

- Existing Fixed Window at Common Area Stairwell to be repaired
- See Appendix for Window Schedule & Measurements
- See Window Assessment & Survey by Blackberry in appendices for further details and information

Window Replacement
Existing Conditions Detail Photos

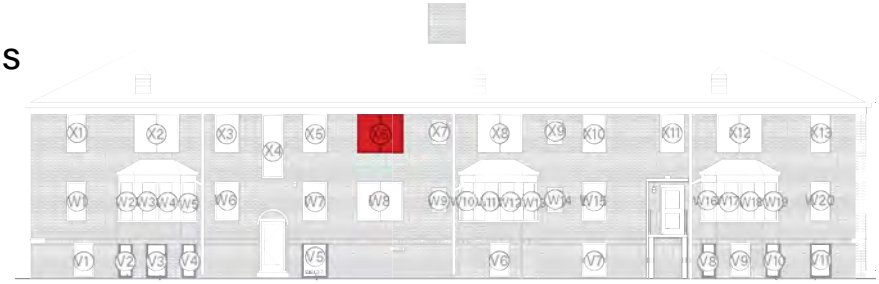


9710 W Outer Dr - East Elevation

Window X5, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

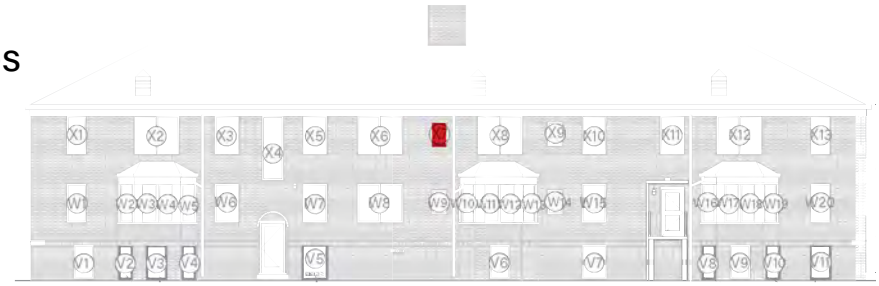


9710 W Outer Dr - East Elevation

Window X6, Type P2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

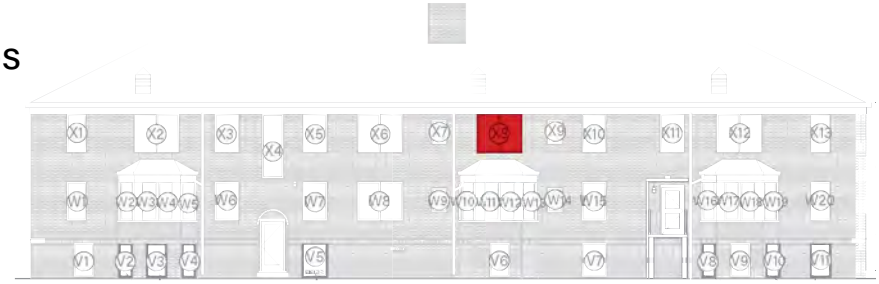


9710 W Outer Dr - East Elevation

Window X7, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

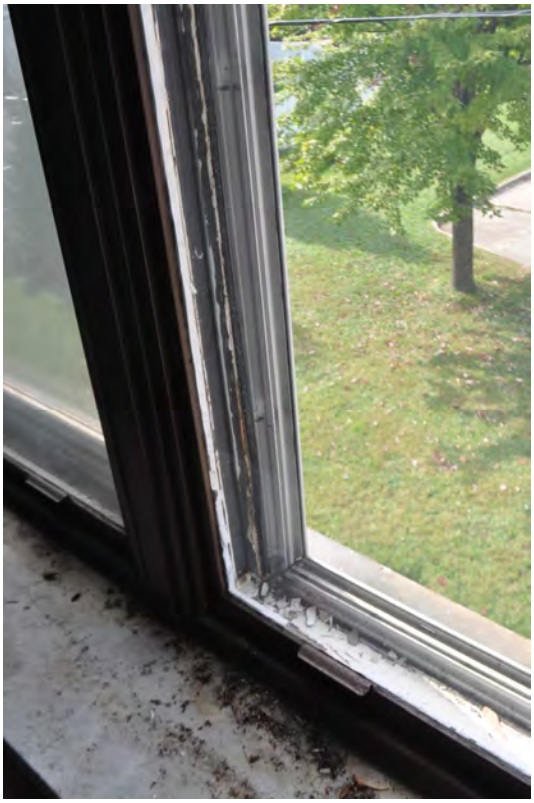
Window Replacement
Existing Conditions Detail Photos



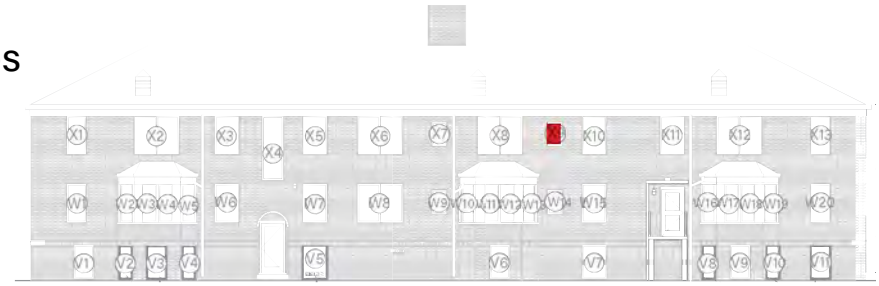
9710 W Outer Dr - East Elevation

Window X8, Type P2

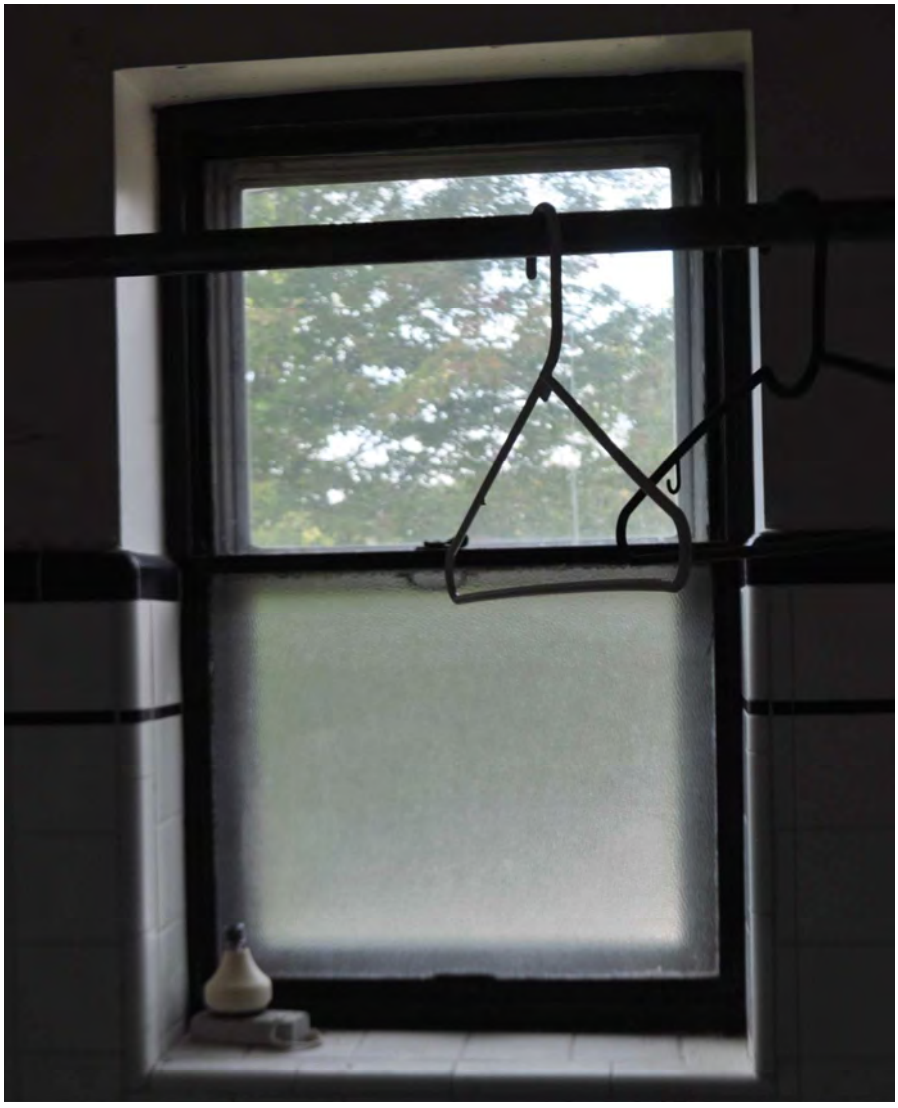
- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

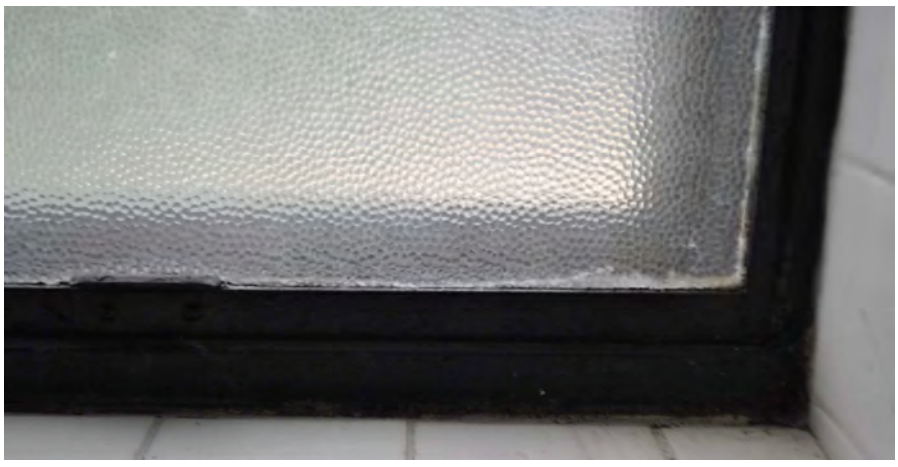


9710 W Outer Dr - East Elevation

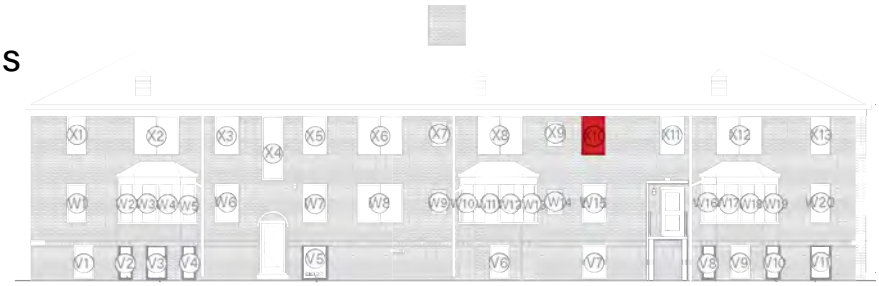


Window X9, Type U2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements



Window Replacement
Existing Conditions Detail Photos

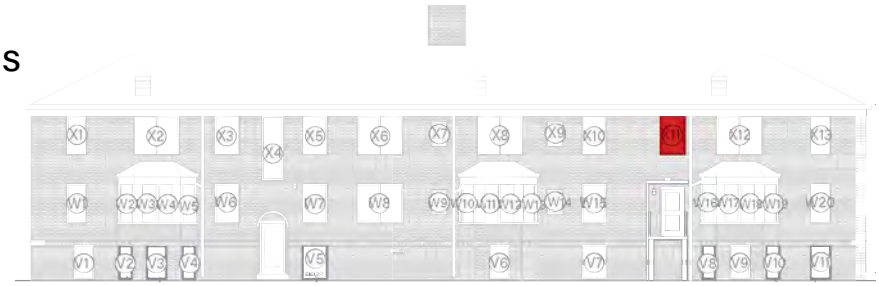


9710 W Outer Dr - East Elevation

Window X10, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

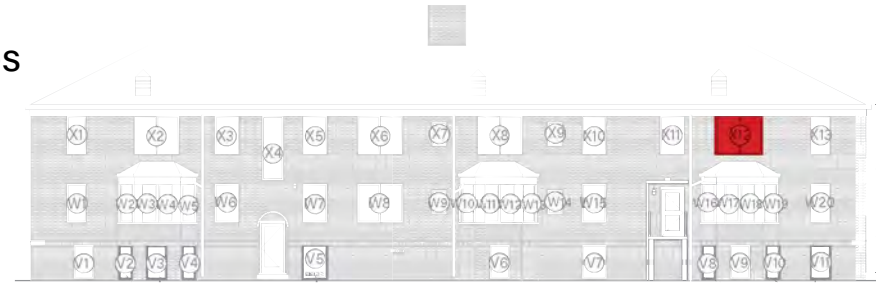


9710 W Outer Dr - East Elevation

Window X11, Type R2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos

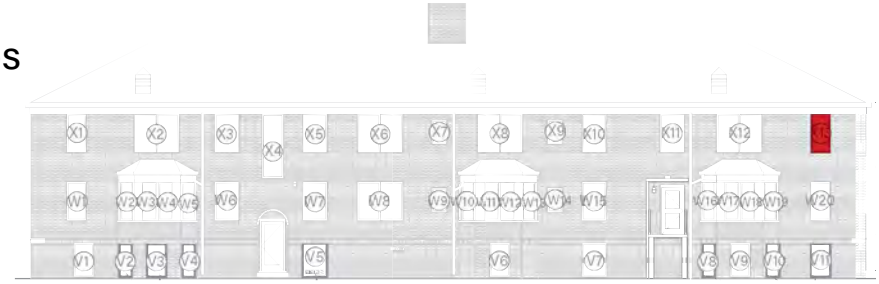


9710 W Outer Dr - East Elevation

Window X12, Type P2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Window Replacement
Existing Conditions Detail Photos



9710 W Outer Dr - East Elevation

Window X13, Type N2

- Note: Extent of exterior deterioration, corrosion, and loss of operability is not fully apparent in interior photos. Replacement parts for existing windows are unavailable, making restoration of thermal and operable functionality impossible, and long-term maintenance infeasible. Recommendation is for replacement, for quality of life of future tenants and for feasibility of long-term maintenance.
- See Window Assessment (Blackberry) in appendix for further detail and information, including further notes on deterioration beyond repair
- See Appendix for Window Schedule & Measurements

Detailed Scope of Work
Roof Replacement

Level 02 ceiling. water damage

proposed asphalt shingle type

Shingle Roof Replacement

- Due to existing roof leaks in multiple locations and the age of the existing roof, the gray asphalt shingle roof will be replaced in kind
- See photo of one of several instances of water damage caused by roof leaks (left)
- See photo of existing roof color & materials (top)

Gutters

- Repair existing gutters where separating and replace fascia where deteriorated (see photo of existing condition, left)
- Clean and paint

Dormers

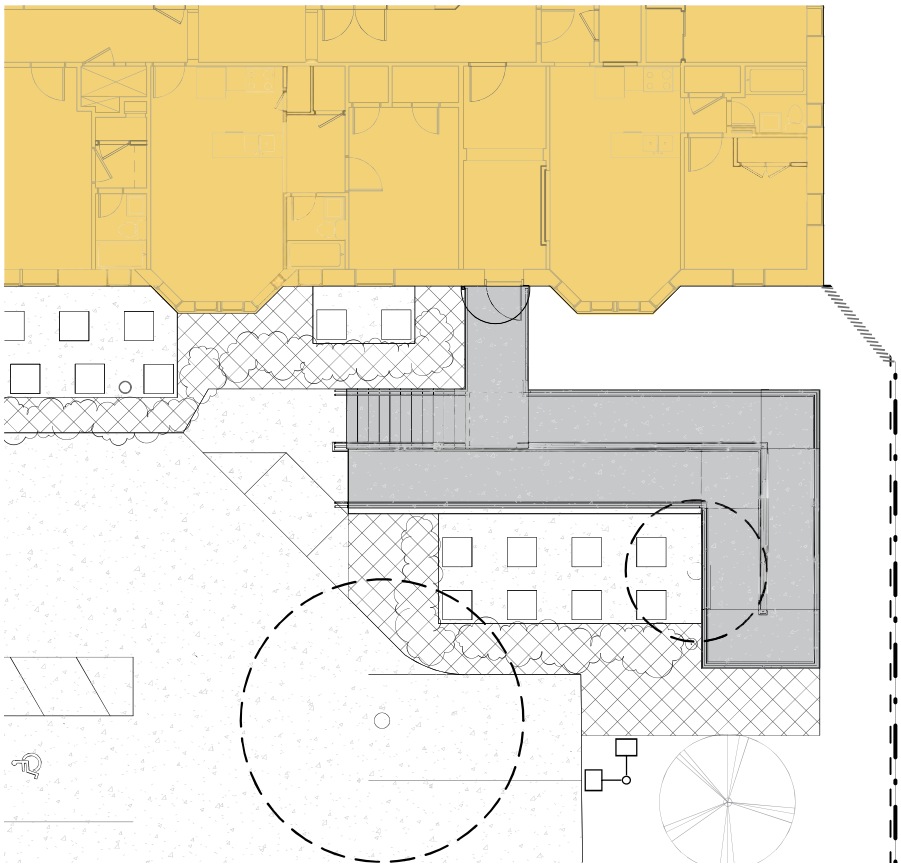
- Repair existing dormers (see photo of existing condition, left)
- Scrape and paint

Detailed Scope of Work

proposed elevation

New Accessible Ramp

- New barrier free, wood construction ramp (highlighted in gray in plan) with wood railing and stair
- Railing veritcals play contrastingly off of masonry horizontals of the historic buildings



proposed plan

proposed new canopy at 9730 W Outer Dr

Canopies

- Reconstruct existing tie back canopy at 9710 of like materials: flat metal canopy
- Construct new canopy of similar materials: flat metal canopy
- Install canopy into mortar joints
- Install & paint new aluminum downspouts at both canopies for proper drainage

Detailed Scope of Work
Exterior Light Fixtures

existing conditions

9730 Front Entry

- Fixture Restoration
- Rewire and replace bulb with 3000K LED

existing conditions

proposed

9710 Front Entry

- New fixture; original is missing
- Replace bulb with 3000K LED
- Proposed Product: Generation Lighting, 8753EN3-15 One Light Outdoor Wall Lantern, 9.3 Watt LED bulb, 800 Lumens, White Glass, Black Polycarbonate finish, Dimensions: 6”W X 7.25”H
- See appendix for cut sheet

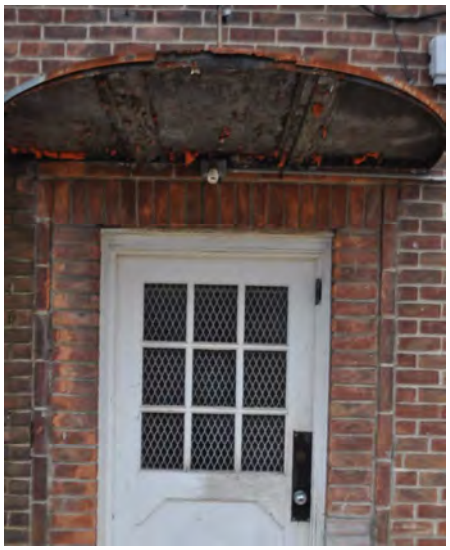
existing conditions

proposed

9730 Back Entry

- New fixture at back entry door; original is missing
- Replace bulb with 3000K LED
- Proposed Product: Niveous LED Outdoor Flush-mount by dweLED, Small Option: 9.5 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 45000 hours, White Aluminum, Mouth Blown Etched Glass, Dimensions: 6”H, 6” Diameter, Weight 2.38Lbs
- See appendix for cut sheet

Detailed Scope of Work
Exterior Light Fixtures



existing conditions

proposed

9710 Back Entry

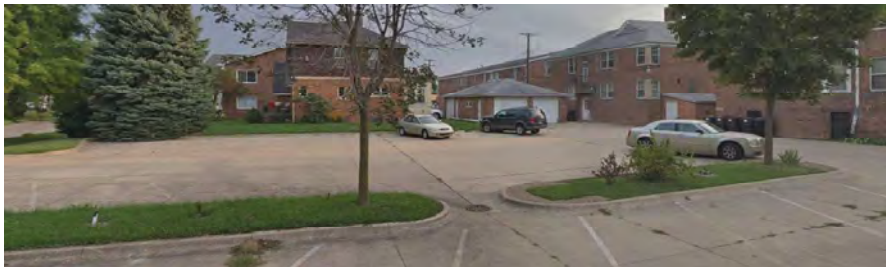
- New fixture; original is missing
- Replace bulb with 3000K LED
- Proposed Product: Generation Lighting, 8753EN3-15 One Light Outdoor Wall Lantern, 9.3 Watt LED bulb, 800 Lumens, White Glass, Black Polycarbonate finish, Dimensions: 6”W X 7.25”H
- See appendix for cut sheet

proposed sketch

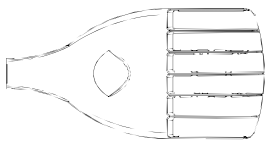
proposed

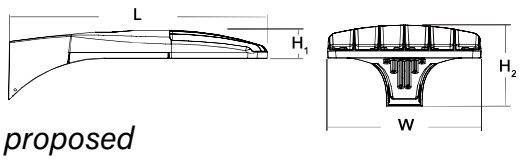
New Accessible Entry

- New wall sconce at new entry
- Proposed Product: Generation Lighting, 8753EN3-15 One Light Outdoor Wall Lantern, 9.3 Watt, 3000K LED bulb, 800 Lumens, White Glass, Black Polycarbonate finish, Dimensions: 6”W X 7.25”H
- See appendix for cut sheet



existing conditions





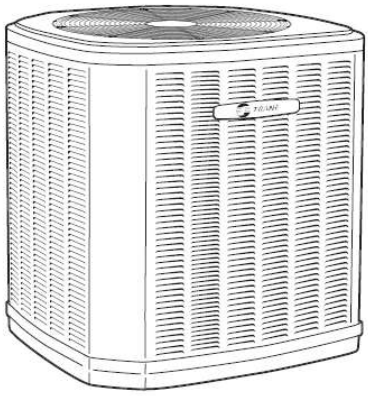
proposed

Parking Lot Islands

- New LED Shoebox fixtures at perimeter of parking lot and positioned to light the ramp
- Proposed Product: D-Series Size 0 LED Area Luminaire, EPA: 0.95 sf, 16 lbs, Dimensions: 26”L x 13”W x 3”H - 7”H
- See appendix for cut sheet

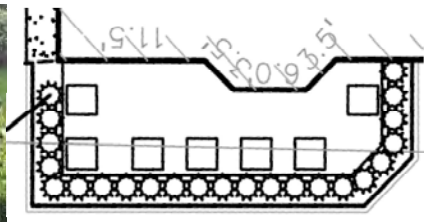
Detailed Scope of Work
Proposed Condensing Units, Screens, & Fences

proposed security cage



proposed condensing unit

living screen, Hicks Yew



proposed cond. unit plan

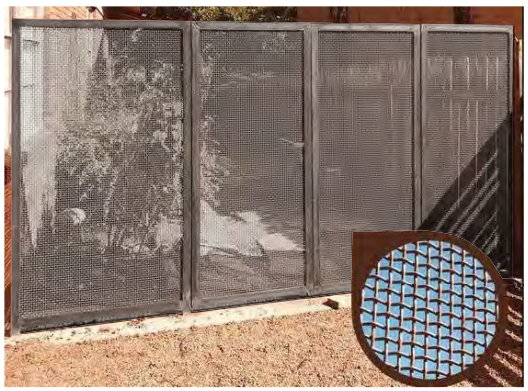
Cond. Units & Security Cages

- Proposed one new air-to-air condensing unit per residential unit; air conditioning is not existing
- ACBandit security cages (pictured, left) or similar, bolt condensing units to concrete using steel straps to discourage theft
- See pgs 9&10 for location on-site

Living Screens

- Hicks Yew functions as living screens at perimeter of clusters of condensing units
- See pgs 9&10 for location on-site

proposed security fence



proposed screen panel effect

New Security Fence & Screened Enclosure

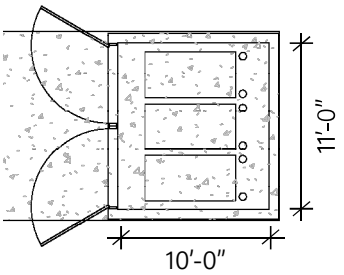
Install new security fence at perimeter of parking lot and ramp, abutting existing chain link fence (neighbor). Product: Riverdale Mills, WireWall, cut to 6'H, 10.5G Steel, Black PVC Coating, Welded Wire Mesh system

Install new 6'H metal panel enclosure to screen & secure & allow ventilation to (10) condensing units at 9710: McNICHOLS Wire Mesh, Carbon Steel, Cold Rolled, Mill Finish, Woven-Lockcrimp Weave, 1/2" x 1/2" Opening (Square), 0.120" (11 Gauge) Thick Wire Diameter, 65% Open Area, Hot Dip Galvanized, welded 2x2 HSS frame

See scope of work drawing on pg 10 and Appendix for cut sheets.

Detailed Scope of Work

proposed CMU color



proposed enclosure plan

proposed gate

New Dumpster Enclosure

- New 6'H masonry dumpster enclosure with opaque doors on 6" concrete pad to house (3) 2-yard dumpsters
- Dumpster Enclosure Gates: Ametco, Shadow 100, double swing gates, electro-forge welded steel fencing, fixed louver design, 1 31/32" X 1/16" formed main bar & 5/32" round cross bar to provide 100% direct visual screening, includes posts, frame, hinges, panels, pad-lockable slide and cane bolts, Galvanized and Powder Coated Light Gray, Overall Dimensions: 11' X 6', 3.5 lbs
- Masonry to be Fendt 8x4x16 CMU, smooth finish, color 4076 (inspired by existing stone detail of buildings) mortar to be of like color

Exterior Paint

- Paint exterior woodwork, exterior doors, dormers, gutters, fascia, downspouts
- The selected dark blue hue enhances the buildings' presence, grounding and highlighting trim and detailing
- Color: Inkwell SW 6992

- Paint brick vents (see photo of brick color and existing recessed brick vents)
- Color: SW to match "cleaned" brick color

General Paint Specs

Primers: SW exterior grade All Surface Enamel Latex Primer - A41W01210
Sherwin Williams (SW) Exterior Latex Wood Primer - B42W08141

Paint: SW Duration Exterior Acrylic Latex - K32W00251; Sheen: Satin

Surface preparation: Protect surfaces not to be painted; clean surfaces by removing dirt, existing paint, rust, and other foreign matter with rag or brush; clean steel and aluminum surfaces in accordance with SSPC SP1 (solvent cleaning). Completely dry surfaces before painting.

Application: Apply primer and paint per manufacturer's recommendations; apply one coat of primer on all unpainted surfaces and two paint finish coats on all surfaces; allow recommended dry time between coats; ensure coating is uniform and free from drips, runs, waves, brush marks or variation in color, texture, or finish.

Detailed Scope of Work
Brick Restoration & Cleaning

Exterior brick walls are generally in good condition: masonry is generally uncracked; mortar joints appear sound; no evidence of excessive repointing; bricks don't appear to be distressed. General cleaning of the brick is needed as well, evidenced by discoloration. The gentlest, least invasive means possible to be used to clean the existing brick. A 9' x 9' area to be tested with water and natural bristle brush cleaning first. Water or steam may be used. Extra low pressure (i.e. no more than 100 psi) to be used first. If this doesn't work, the pressure may be increased up to 400 psi. If these methods don't work, Prosoco EK Restoration Cleaner (Enviro Klean), a mild pH neutral detergent cleaner may be used. If this method doesn't work either, Prosoco Sure Klean, a mild acidic cleaner may be used, but only after successfully testing an area of brick and stone with this cleaner.

Tuckpointing

- Tuckpointing is needed in small areas throughout the brick facades of both buildings
- Examples of areas in need of tuckpointing_9710 W Outer Dr
- (see photos of existing conditions, left)

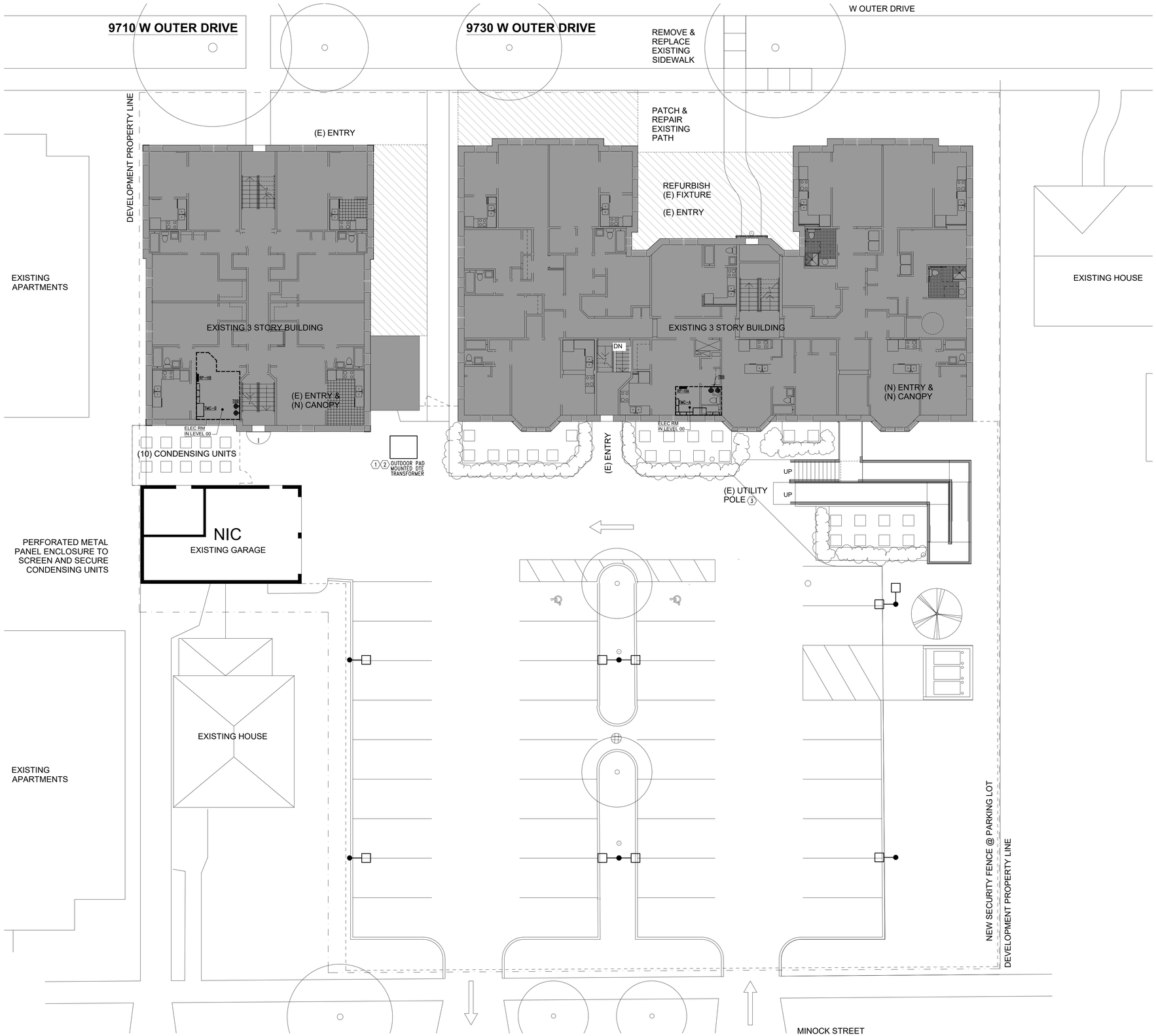
Repointing

- Repointing is required at 9730 at the chimney (see photo of existing condition, left)
- Repointing is required at water damaged section of masonry at 9710 back entry (see photo of existing condition, left)
- Mortar will match existing in strength, color, and profile

Appendix to Follow

- CUT SHEETS
- STRUCTURAL ASSESSMENT
- WINDOW ASSESSMENT, SCHEDULES & DETAILS

Sheet Size: 24" x 36"



GENERAL SITE PLAN NOTES:

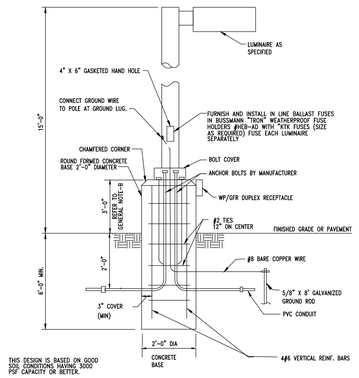
A. REFER TO SHEET E-01 FOR ELECTRICAL LEGEND.

B. ALL ITEMS INDICATED ON THIS PLAN ARE NEW UNLESS OTHERWISE NOTED. EX. – INDICATES EXISTING ITEM TO REMAIN.

C. COORDINATE WITH ARCHITECT/OWNER FOR ANY DEMOLITION WORK REQUIREMENTS.

KEYED SITE PLAN NOTES:

1. EXACT LOCATION FOR NEW UTILITY TRANSFORMER BE VERIFIED WITH DTE AND ARCHITECT/OWNER. MAINTAIN THE REQUIRED CLEARANCES AROUND THE TRANSFORMERS AND AWAY FROM THE BUILDING. PROVIDE (2)
2. ELECTRICAL CONTRACTOR SHALL PROVIDE BASE BID PRICE FOR FURNISHING AND INSTALLING ELECTRICAL AND TELEPHONE/CABLE TV UNDERGROUND SERVICE RUNS (2)-4"C FOR EACH, FROM UTILITY SERVICE POINTS, THE EXACT SERVICE POINT IS TO BE DETERMINED BY THE UTILITY COMPANIES. PROVIDE ADDITIONAL ADD AND DEDUCT PER LINEAR FOOT UNIT PRICES FOR SERVICE RUN LENGTHS GREATER THAN AND LESS THAN THE 100FT.
3. COORDINATE WITH DTE FOR WORK RELATED TO THE EXISTING UTILITY POLE.



THIS DESIGN IS BASED ON GOOD SOIL CONDITIONS HAVING 3000 PSF CAPACITY OR BETTER.

SITE LIGHTING POLE DETAIL – TYPE "SA", "SB"
NOT TO SCALE

Grandmont Rosedale Park Collective II

9710 - 9730 W Outer Dr. Detroit, MI 48223

INTOTO STUDIO

OWNER
GRPC 4 Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership
19800 Grand River
Detroit, MI 48223
313-387-4732 phone
313-387-5158 fax
www.grandmontrosedale.com

ARCHITECT
INTOTO STUDIO LLC
6505 Woodward Ave
Suite 200
Detroit, MI 48202
313-395-5030 phone
www.intotostudio.com

CIVIL ENGINEERING
PEA GROUP
45 W. Grand River Ave.
Suite 501
Detroit, MI 48226
313-769-5770 phone
www.peagroup.com

MEP ENGINEERING
MA ENGINEERING
400 S. Old Woodward Ave
Suite 100
Birmingham, MI 48009
248-258-1610 phone
www.ma-engineering.com

STRUCTURAL ENGINEERING
RESURGET ENGINEERING
4219 Woodward Ave.
Suite 306
Detroit, MI 48201
313-315-3290 phone
www.resurget-engineering.com

Key Plan

Registration Seal

NOT FOR CONSTRUCTION

No.	Date	Description
1	08/11/2021	Design Development

Project Number: 20.005.02

Drawn By: **Approved By:**

Scale: As Noted

Drawing Title
SITE PLAN - ELECTRICAL

Drawing No:
E1.0

MAENGINEERING
MECHANICAL ELECTRICAL
400 S. Old Woodward Ave., Suite 100
Birmingham, Michigan 48009
t | 248 | 258 | 1610
f | 248 | 258 | 9538

SITE PLAN - ELECTRICAL | 1/8" = 1'-0" | 1

H:\ACAD\FILES\79\79090-W Outer Drive Apartments\CAD\ELEC\79090-E1.0.dwg Tue, 14 Sep 2021 - 9:22pm

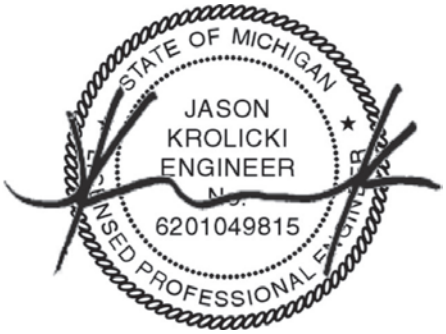
Intoto Studio

9710-9730 West Outer Drive

Condition Assessment Report

July 7, 2021

Resurget Engineering PC
4219 Woodward Ave., Suite 306
Detroit, MI 48201
www.resurget.engineering



RESURGET
ENGINEERING

Contents

1 Executive Summary

Resurget Engineering was authorized by Intoto to carry out a Condition Assessment of the existing buildings located at 9710 and 9730 Outer Drive in Detroit, Michigan.

The scope of work includes the Baseline Property Condition Assessment of the existing building structure. Does not include any work related to ADA compliance or environmental hazardous materials. It does not address Mechanical, Electrical or Plumbing systems.

The structures in question are two adjacent two-story multifamily housing buildings. Both buildings are two stories tall with an additional semibasement level. The original and continued use will be multifamily residential. The attic space, which was not accessed as part of this walk through, is a gable truss structure with several louver dormers.

All the facades are constructed of gravity-bearing brick veneer with cmu or concrete backup at the semibasement level and wood stud backup assumed on the upper levels. Punched window openings are supported by steel lintels. The exterior of the building has been maintained, including brick repointing. Louvers are clad in wood siding.

The buildings appear to be in good condition overall. Localized deterioration due to water infiltration or plumbing or roof leaks has occurred.

The major issues identified during the walk-though observations are:

- The exterior grade slopes toward the building in some locations. These semibasement areas have interior water damage below windowsills. Plaster should be removed, the condition of the masonry or concrete wall assessed, and site should be sloped away from the building. An electrical engineer or electrician should be consulted to address the outlets below the windowsills which have possibly been exposed to moisture.
- Plumbing leaks have damaged some ceilings and walls. Plaster should be removed in these locations and the structural framing assessed for water damage. Where plaster was already removed from the ceiling, there was no indication of joist damage due to plumbing leaks.
- Ceilings immediately adjacent to plumbing pipe runs in semibasement spaces have signs of water damage. Plaster should be removed to expose structural framing to be assessed for water damage.
- Safe attic access was unavailable during the walkthrough. Attic access should be provided for an assessment of the roof trusses.
- There were several areas of damaged second level ceiling in 9730 and one instance of damaged ceiling in 9710. These are likely indicative of roof leaks. It is likely that some sheathing replacement will be required at roof leaks. If structural trusses are damaged, new members may need to be sistered to existing members. Any damaged connections will need to be strengthen.
- An exterior canopy and an exterior historic light are in poor condition. If possible, the canopy should be replaced one-for-one in weight and shape. The historic light's mount is severely deteriorated. The area should be secured until it can be repaired or rebuilt.
- The buildings' downspouts are currently tied into the city drainage system. If drains are capped as part of the work, it is possible that new water entry paths may occur. Any change to the drainage system should be done in consultation with a civil engineer.

2 Project Description

Resurget Engineering PC was authorized by Intoto Studio to carry out a Condition Assessment of the existing buildings located at 9710 and 9730 West Outer Drive, Detroit, MI.

3 Project Team

Ben Ellefson, Architect/Principal and Nicole Fricke of Intoto Studio met Stacey Brown, PE (field observer) of Resurget Engineering, on site along with other team members and the building owner to conduct the walk-through survey.

4 Scope of Services

Resurget Engineering's scope of work for this project includes the Baseline Property Condition Assessment of the existing building structure. Using ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" as a guideline for the walk-through survey and Report.

The purpose of the walk-through survey is to identify easily visible physical deficiencies to the building structural members and components. Physical deficiencies include conspicuous defects and moderate to severe damage or deterioration of structural members and their material. It specifically excludes deficiencies that may be remedied by routine maintenance, miscellaneous minor repairs, normal operating maintenance and members and conditions that are not visible or accessible during the walk-through survey.

The scope does not include any work related to ADA compliance or environmental hazardous materials. It does not include functionality, performance or condition of windows and doors. It does not address Mechanical, Electrical or Plumbing systems.

5 Condition Assessment

Per ASTM E2018-15 the Property Condition Assessment should include the following four components:

- Document review and interviews.
- Walk-through survey.
- Property condition report.

5.1 Building Description, Document Review and Interviews

In discussions with Intoto Studio, it was determined that no existing drawings or documentation on the building was available. Intoto Studio provided Resurget with concept level plans.

9710 and 9730 West Outer Drive are multifamily residential buildings including:

- Semibasement housing mechanical, electrical, and plumbing equipment, storage, laundry, and apartments.
- First and second level with apartments and a main hall.
- Vented attic space (inaccessible).
- Sloped, hipped roofs.

The exterior walls are constructed of structural brick above grade and concrete masonry units below grade. The roof dormers and gable ends of 9730 are wood-framed with wood siding.

9710 window and door openings are supported by steel lintels. 9730 window and door openings are supported by steel lintels and have flat brick arches above.

9710 has a small semi-circular canopy at its rear (parking) entrance and a shed-style brick attachment to the south end of the building.

9730 has bay windows on the first level down to the foundation. Its front entrance is inset.

The buildings were recently purchased from the owner of the past 40 years. Resurget learned that several tenant-caused leaks had occurred.

5.2 Walk-Through Survey

The objective of the walk-through survey is to visually observe the property to obtain information on structural material systems and components. During the walk-through survey, a reasonable effort was made to compile a photographic record of typical conditions present including easily visible material physical deficiencies.

An opinion on the physical condition of observed systems and components is provided. To clarify the meaning of an opinion, the terminology used is expanded to:

- Good Condition: In working condition and does not require immediate or short-term repairs.
- Fair Condition: In working condition but may require immediate or short-term repairs.
- Poor Condition: Not in working condition or requires immediate or short-term repairs.
- Very Poor Condition: severely deteriorated beyond repair requiring immediate replacement to restore to original condition.

A summary of the material systems, components, and items observed during the walk-through survey are listed below for each building.

5.3 9710 West Outer Drive

Fig-1 9710 Front (east) façade

Fig-3 9710 Rear (west) façade

Fig-2 9710 South façade

Fig-4 North facade

Fig-5 Typical lintel condition

5.3.1 Exterior Facade

In general, the exterior walls of common clay brick or stone are in good condition. The steel lintels above openings are in good condition.

See Fig-5.

Comments:

In general, masonry is uncracked. Mortar joints appear to be sound. There is no evidence of excessive repointing. Bricks do not appear to be distressed. Refer to Fig-1 through Fig-4 on previous page.

Steel lintels at observable windows were painted. There was no evidence of cracking or repair at window corners. The steel lintels do not appear to be flaking, warped, or delaminated.

Fig-6 Water-damaged plaster ceiling in locker room

5.3.2 Storage locker water damage

The ceiling in the storage locker areas shows signs of water damage. The ceiling should be removed to expose the existing joists. The joists should be assessed for localized water damage. If joists are in fair condition or worse a new member should be sistered to the existing damaged member.

See Fig-6.

Comments:

Visible water damage is most likely caused by the visible plumbing stacks. It is anticipated that any structural damage to joists would be localized to the plumbing run.

Fig-7 Exposed joists at previous area of water damage

5.3.3 Demolished Ceiling

It was reported that the building experience some plumbing leaks under the previous owner. The previous owner cut out the damaged plaster ceiling to expose the joists in some areas of damage.

Where exposed, the joists visually appear to be in good condition.

See Fig-7.

Comments:

Joists bear directly on or are pocketed into the masonry wall. Pocketed joists would deteriorate when exposed to a wet masonry wall. Where visible, there was some slight water staining to the joists, but the joists did not appear to be water damaged.

Fig-8 Damaged sill wall

Fig-9 Damaged sill wall with electrical outlet

5.3.4 Semibasement Sill Damage

The windows of the semibasement are typically about 4 inches above grade. Plaster below the sills is water-damaged and in poor condition. It should be removed to expose masonry. Once exposed, the masonry wall should be assessed for water damage.

Site regrading may be required to resolve water infiltration. The condition occurs where site slopes toward the building. A civil site engineer should be consulted for the regrading of the site.

Currently, both buildings' drainage systems are tied into the storm system. Water infiltration patterns may worsen if these ties are removed.

See Fig-8 and Fig-9.

Comments:

Given the extent of damage, it is unlikely open windows caused the observed damage. Since the damage is concentrated under the sills, it is likely a combination of improperly sloped site and sill detailing.

Some windows have existing electrical outlets below them, and some of these outlets were visibly corroded.. While electrical systems are outside the scope of this report, we strongly recommend that an electrical engineer or electrician provide guidance on removal or repair of these outlets.

Fig-10 Sump pit

Fig-11 Attic access hatch is directly adjacent to stair landing.

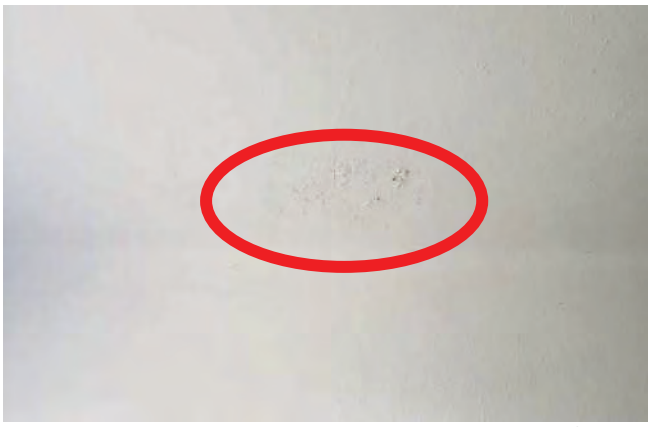


Fig-12 Damaged plaster indicates roof water infiltration.

5.3.5 Pit below stairs

There is what appears to be a sump pit below the front entry stairs. The pit appeared dry and in good condition during the walkthrough. The framing supporting the entry was in good condition. There was no sign of water infiltration in this space.

See Fig-10.

5.3.6 Roof Truss Access and Water Damage

Truss space access was provided via an attic hatch directly adjacent to the stair rail. Given the difficult corner location and proximity to a large fall potential, no one on the walkthrough team thought it was safe to access the attic.

Water-damaged plaster was observed adjacent to the south stair. Other than this one location, the ceiling was in good condition.

Without access to the attic space, it is difficult to tell the extent of roof structure damage at the water-damaged plaster. Safe access to the attic should be secured so that a walkthrough of the trusses and roof sheathing can be performed from the attic space.

See Fig-11 and Fig-12.

Comments:

The observed area of damage was small (2-4 sf). It is possible that roof, roof sheathing, or roof trusses could be damaged due to long-term water infiltration.

Safe access to the attic should be provided. The area of damaged plaster should be removed, and any adjacent structural material should be checked for water damage.

Fig-13 Rear canopy

5.3.7 Rear Canopy

The canopy is in poor condition and should be replaced. The turnbuckle bar is in fair condition.

The adjacent brick masonry appears water damaged. The brick should be cleaned and repointed. Any deteriorating brick should be repaired or replaced.

See Fig-13.

Comments:

The rear entry canopy is severely corroded. The deck edge has rusted away in some places. The ribs supporting the canopy have also deteriorated.

The adequacy of the canopy connection to the structure was not analyzed as part of this assessment. We recommend a one-for-one size and weight replacement of the existing canopy to avoid structural work.

Fig-14 Utility cap in sidewalk

5.3.8 Utility Cap in Sidewalk

While not structural, it was noted that a gas utility cap was partially embedded in the front entry sidewalk, creating a trip hazard.

See Fig-14.

5.4 9730 West Outer Drive

Fig-15 9730 front (east) façade

Fig-17 9710 rear (west) façade

Fig-16 9710 south façade

Fig-18 north facade

Fig-19 Damage plaster at semibasement

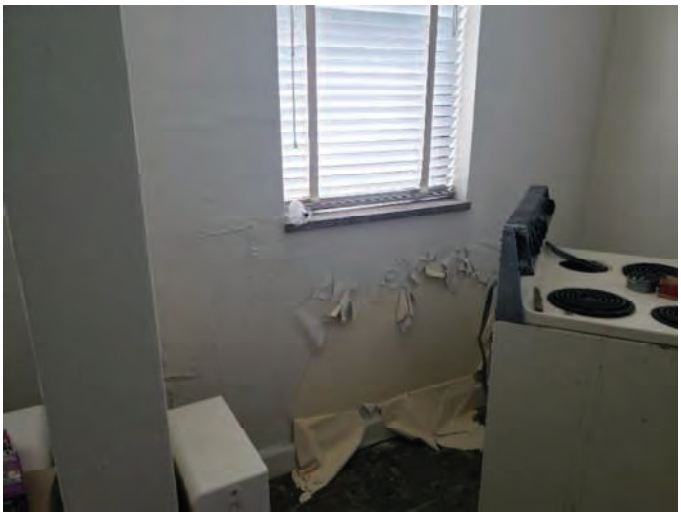


Fig-20 damage at semibasement

5.4.1 Semibasement Sill Damage

The windows of the semibasement are typically about 4 inches above grade. Plaster below the sills is water-damaged and in poor condition. It should be removed to expose masonry. Once exposed, the masonry wall should be assessed for water damage.

Site regrading may be required to resolve water infiltration. The condition occurs where site slopes toward the building. A civil site engineer should be consulted for the regrading of the site.

Currently, both buildings' drainage systems are tied into the storm system. Water infiltration patterns may worsen if these ties are removed.

See Fig-19 and Fig-20.

Comments:

Given the extent of damage, it is unlikely open windows caused the observed damage. Since the damage is concentrated under the sills, it is likely a combination of improperly sloped site and sill detailing.

Some windows have existing electrical outlets below them, and some of these outlets were visibly corroded. While electrical systems are outside the scope of this report, we strongly recommend that an electrical engineer or electrician provide guidance on removal or repair of these outlets.

Fig-21 Exterior guardrail at loading docks damaged

Fig-22 Apartment 209 kitchen ceiling water damage

Fig-23 Apartment 209 living room damage

5.4.2 Water damage due to leaks

In several areas, the ceiling has been damaged and subsequently removed due to plumbing leaks. Where structure was visible in these areas, it did not appear that there was any damage to the wood joists, which would be consistent with a short-term leak. The ceiling in these areas should be repaired. Notify Intoto of any soft spots in the wood during repair.

On the highest level, water-damaged plaster ceilings are most likely caused by roof leaks. Structural damage to roof sheathing and/or roof trusses is likely at the large leaks in the living room and kitchen of unit 209.

Without access to the attic space, the extent of roof structure damage at the water-damaged plaster is unknown. A walkthrough of the attic space should be performed after safe access is provided.

See Fig-21 through Fig-25.

Comments:

Generally, short duration high volume events (such as a ruptured pipe) will damage plaster but not impact the integrity of solid wood framing. Wood joists tend to be damaged from prolonged exposure to moisture, as is usually found in roof leaks.

Water-damaged sheathing should be removed and replaced. Cut sheathing to span to next adjacent truss.

Water-damaged trusses require condition assessments. Solutions include sistering of damaged members and strengthening of damaged connections.

Fig-24 Mechanical room water damage. Sister water damaged joist.

Fig-25 Ceiling water damage. Remove to expose existing structure.

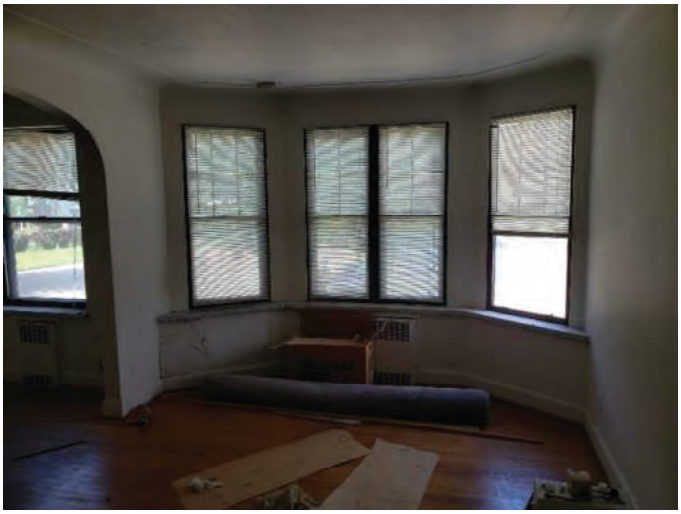


Fig-26 Water damage at corner of bay window matches exterior repointing.

5.4.3 Damage at bay window

In general, the bay windows are in good condition. One bay window shows signs of water damage. The exterior at this location has been repointed. Remove plaster to expose wood framing. Replace or sister damaged wood framing. Repair process should also locate and address location of water infiltration to prevent recurring damage.

See Fig-26.

Fig-27 Attic access

5.4.4 Roof Truss Access and Water Damage

Truss space access was provided via an attic hatch directly adjacent to the stair rail. Given the difficult corner location and proximity to a large fall potential, no one on the walkthrough team thought it was safe to access the attic.

Without access to the attic space, it is difficult to tell the extent of roof structure. Safe access to the attic should be secured so that a walkthrough of the trusses and roof sheathing can be performed from the attic space.

See Fig-27.

Comments:

There are several areas of damaged ceiling on the second level of the building. These are likely related to roof leaks above. The extent of damage cannot be determined without either exposing the structure from below or providing safe roof access. Additionally, there was no access to any of the roof dormers during the walkthrough.

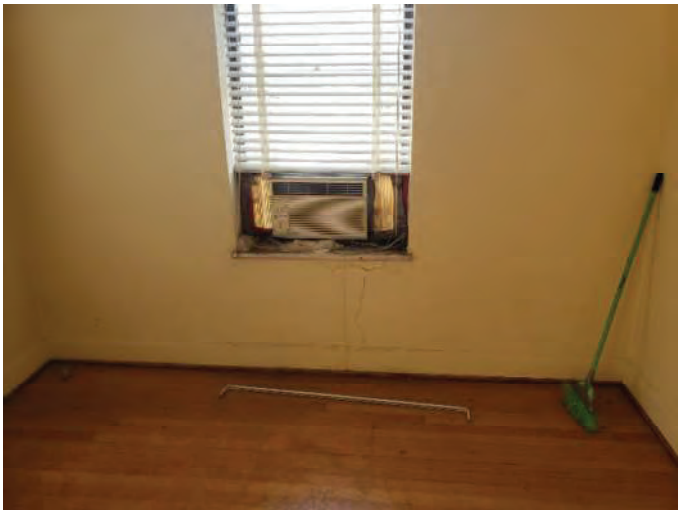


Fig-28 Water damage at window ac units

5.4.5 Water Damage at sills due to air conditioning units

Several apartments had window mounted air conditioning units. Many of the units had signs of water damage below the sills. The damaged plaster should be removed to expose the condition of the wood stud wall.

See Fig-28.

Comments:

In most cases, removing the window air conditioner and shutting the window will remove the water entry path. Depending on how long the unit has been installed, there may be water damage to wall studs below the window.

Fig-29 Damaged joist at mechanical room piping

5.4.6 Joist damaged by pipe penetrations.

A notched joist in the mechanical room does not have any remaining structural capacity. A new piece of 2x lumber should be sistered to the far side of the joist. Extend the new piece either to the end of the existing joist or 2 feet past areas of water staining. Glue and nail the new joist to the existing joist.

See Fig-29.

Comments:

The intent with this repair is to restore some capacity to the joist. It is understood that the depth of the new joist will be limited by plumbing conflicts. It is our experience that a single failed joist will not cause a local collapse. Above, this is likely a "soft spot" in the floor that a user would notice.

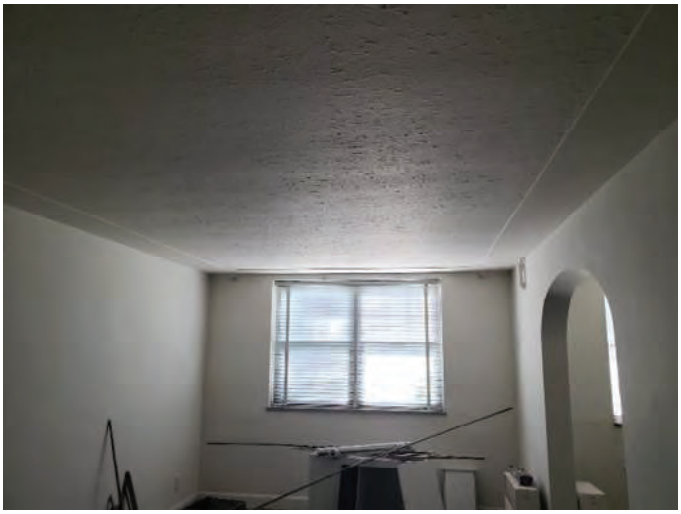


Fig-30 Water damage at window ac units

Fig-31 Typical joist condition at exposed ceilings

5.4.7 Typical Building condition

Overall, the building is in good condition. Even in presumed areas of previous plumbing flooding, the joists do not show signs of deterioration.

See Fig-30 and Fig-31.

Fig-32 Downspout

5.4.8 Downspout tie in

The downspouts on 9710 and 9730 are currently tied into the city sewer system. If these downspouts need to be capped, a civil engineer should be engaged to ensure proper site drainage.

See Fig-32.

Comments:

Additional water on the site may lead to increased water infiltration into the building, especially at semibasement windowsills. In all cases, grade should be sloped away from the building. However, if downspouts need to be capped, the amount of water infiltrating the building may be increased and more invasive waterproofing measures may need to be considered.

Fig-33 Entry


Fig-34 Historic light fixture with flaking paint and possible corrosion.

5.4.9 Front entry

The front entry landing is damaged and needs repair. In general, these repairs are architectural in nature.

The historic light hanging above the front entry is in fair condition. Flaking paint and rust should be removed to expose remaining metal. If there is significant section loss, light should be removed until a restoration strategy can be implemented.

See Fig-33 and Fig-34.

Structural Assessment Report Visual Inspection Checklist

Part 1: Property Description

Type of Construction:

Wood Frame	Brick
Steel Frame	Stone
Concrete	Other (List)

Building Classification:

Residential	Government
Commercial	Religious
Institutional	Industrial

Characteristics:

Building Age:	0-25yrs	25-120 yrs	50-100yrs	100 + yrs		
Foundation:	Pier	Slab	Chain Wall	Basement	Other	
Roof Type:	Hipped	Gable	Mansard	Pyramid	Flat	Other
Roof Cover:	Slate	Metal	Tile	Asphalt	Asbestos	Other
Wall Finish:	Stucco	Wood	Vinyl	Masonry	Asbestos	Other
Landscape:	Walkway	Driveway	Fences	Sculpture/Fountain	Structures	
Interior Condition:	Mold/Mildew	Falling Plaster	Structural Damage	Other		

Flood Data:

Nature of Water	Standing	Flowing	Seepage	Water Marks	Other
Space where water entered	Basement	Crawl	First Floor	Roof	Other

Depth of water measured from main floor (+/-) _____

Evaluation:

Collapsed or off Foundation	Minor	Moderate	Severe
Leaning/Other Structural Damage	Minor	Moderate	Severe
Damage to Window/Doors	Minor	Moderate	Severe
Chimney, parapet, or other falling hazards	Minor	Moderate	Severe
Roof Damage	Minor	Moderate	Severe
Foundation Damage	Minor	Moderate	Severe
Damaged Cladding: Material_____	Minor	Moderate	Severe
Damaged Electrical/Mechanical/AC Systems	Minor	Moderate	Severe
Landscape damage	Minor	Moderate	Severe

Estimate Building Damage:

None	30-60%
10%	60-90%
1-30%	90-100%

Part 2: Structural Assessment

1. **Structural plans and details:**
   a) Description of the site and its structures Combined lot with (2) multifamily residential buildings, surface parking lot, and garage (not in scope)
   b) Description of the foundation system Concrete semi-basement level
   c) Description of the structural system (including story height) (2) stories of wood stud construction

2. **Presence of critical structures and structures without redundancies:**
   (i.e. transfer girders, small/ narrow/ slender columns, cantilever structures, long span structures, cable structures, timber structures, etc.) NA

3. **Loading:**
   a) Compatibility of existing usage with the design loading Currently unoccupied; proposed use is compatible
   b) Deviation from intended use or supporting higher design imposed loads NA
   c) Signs of overloading (to show affected locations on plan) None

4. **Addition and Alteration works:**
   a) Presence of Additions and Alterations Shed-style brick attachment on south end (9710)
   b) Impact of Additions and Alterations on the building structure None

5. **Signs of structural defects and deterioration:**
   a) Building tilt/ settlement NA
   b) Structural deformation NA
   c) Major structural defects (e.g. structural cracks, decayed timber member) NA
   d) Minor structural defects Rear Canopy (9710)
   e) Non-structural defects Water damage at basement sills and second level ceilings

6. **Termite Attack:**
   a) Need for inspection by anti-termite specialist NA
   b) Need for termite treatment by anti-termite specialist NA

7. **Exposure to aggressive environment:**
   a) Immersed in water – Columns and Basement, or Leaks in Roof NA
   b) Aggressive chemical which may accelerate the deterioration of structural elements, particularly in industrial buildings NA

8. **Retaining walls and slope protection structures:**
   a) Defects of retaining wall and other slope protection structures (e.g. cracks, tilt, displacement) NA
   b) Signs of undesirable condition surrounding retaining wall (e.g. tension cracks in soil, presence of big trees nearby, inadequate surface, drainage) NA

9. **Safety Barriers (i.e. parapets & railings):**

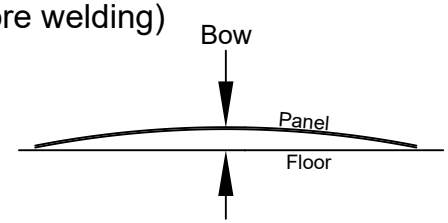
   a) Any defects NA

10) Record of previous strengthening works done NA

Panel dimensions and spaces expressed as center-to-center of wires.

Production Specifications:

Core Wire: Nominal 10.5g (0.128" +/- 0.002" before welding)
Dimensional Tolerance: +/- 1/4"
Spacing Tolerance: +/- 1/16"
Permissable Vertical Bow: 2"
Permissable Wire Straightness Deviation: 1/16"
Selvage Trim: 0 min / 1/32" max
Shear Tabs: 0 min / 1/8" max
Est. weight per panel: 134.35 lbs

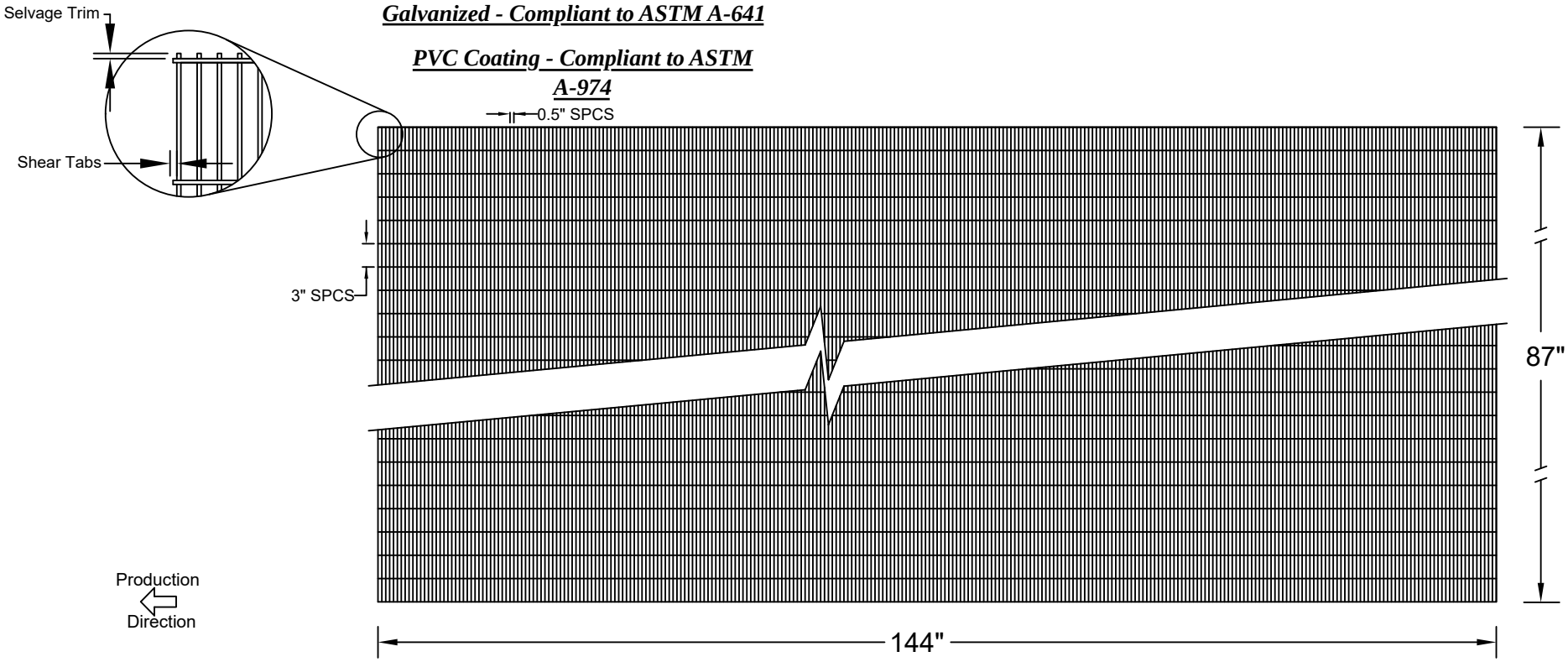


Customer Drawing Approval:

Name:_____ Date:_____

Galvanized - Compliant to ASTM A-641

PVC Coating - Compliant to ASTM A-974



IF IN DOUBT-ASK

LTR	REVISION	ECN	APP	DATE

MATERIAL
10.5G PLAIN STEEL, GAW, BLACK PVC WELDED WIRE MESH

CUSTOMER

DRAWN JMH DATE 6/6/18

CHECKED

APPROVED

SCALE NTS
DO NOT SCALE DWG

RIVERDALE
RIVERDALE MILLS CORPORATION
NORTHBRIDGE, MA 01534

TITLE
87" x 144" Black PVC Panel

DWG NO. P053010587012F1

REV.

FILE: P053010587012F1

DIMENSIONS SHOWN ARE AFTER PLATING OR FINISHING.

GREENHECK Quick Delivery

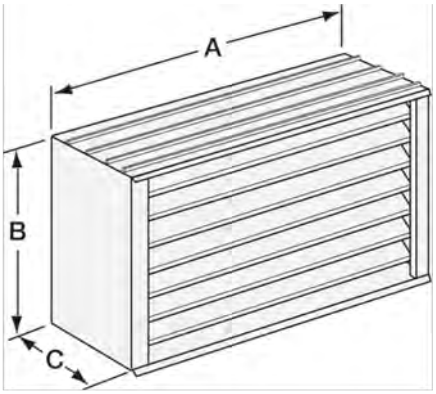
SKU
BVE808

Job Name:
Mark:
Submitted By:
Date: 10/18/2021

Extruded Aluminum Brick Vent, 8 In Sq

Brick vents provide a permanent means of ventilation for crawl spaces, hung ceilings, incinerator rooms, chimney flues, foundations, pipe spaces and corridors. Extruded construction provides a quality finished appearance. A high water stop at the rear and deep overlapping blades with storm stops provide maximum resistance to rain and weather.

- Anodized aluminum construction
- Built in aluminum mesh insect screen



A	B	C
8.125 in	7.75 in	4 in

Performance Characteristics

No Fan Curve Available.

Construction Features

Frame Material	Heavy gauge extruded 6063T5 aluminum
Frame Gauge	0.125
Frame Type	No Flange
Blade Material	Heavy gauge extruded 6063T5 aluminum
Blade Gauge	0.125

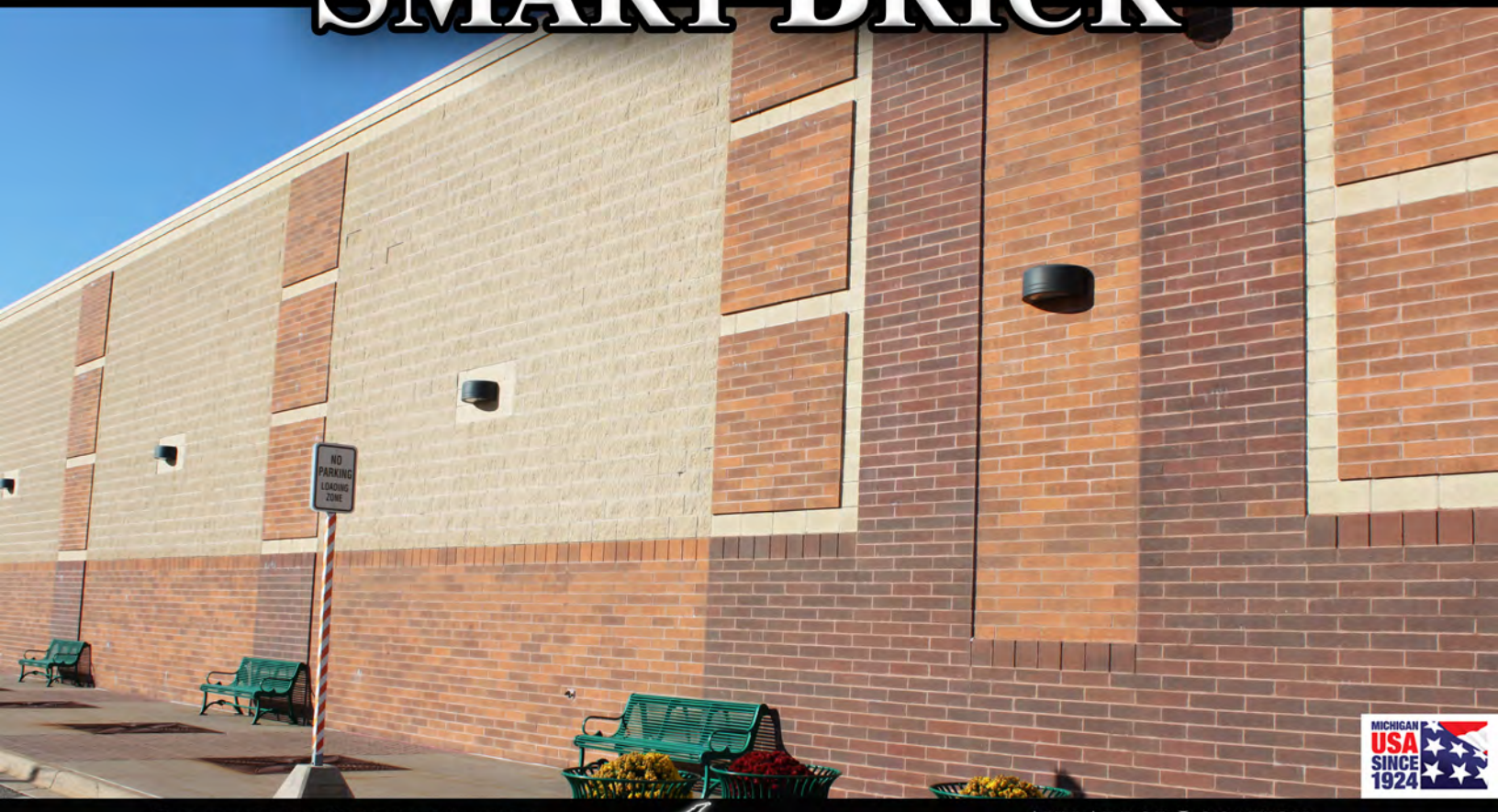
California Residents

⚠ WARNING

This product can expose you to chemicals including cadmium used in the processing of corrosion resistant metal and fasteners, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information visit www.P65Warnings.ca.gov

MICHIGAN OWNED FENDT MICHIGAN MADE

SMART BRICK



MICHIGAN USA SINCE 1924

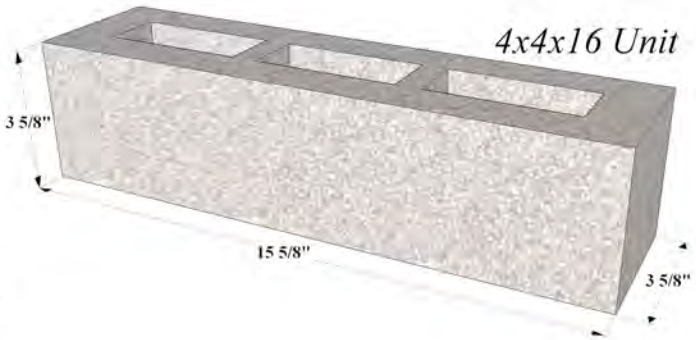
FARMINGTON HILLS LOCATION
22005 GILL RD
FARMINGTON HILLS, MI 48335
OFFICE (248) 474-3211
FAX (248) 474-8110

ANN ARBOR LOCATION
3285 W LIBERTY RD
ANN ARBOR, MI 48103
OFFICE (734) 663-4277
FAX (734) 663-6515

Smart Brick Concrete Masonry Units (CMU's) are manufactured by:
Fendt Builder's Supply, Inc.
22005 Gill Rd.
Farmington Hills, MI 48335

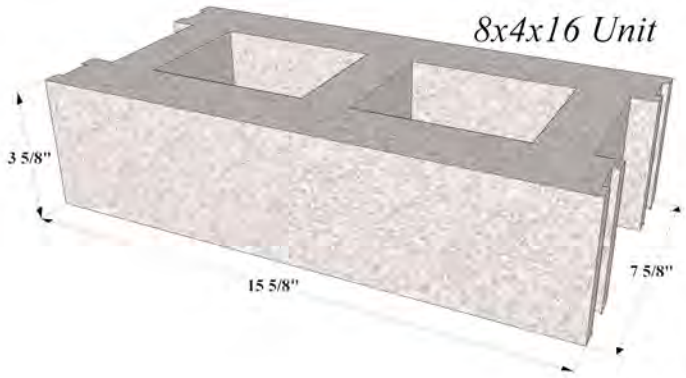
DESIGN SPECIFICATIONS

Smart Brick CMU's are manufactured to exceed existing ASTM specifications for compressive strength, absorption, dimensions, and aggregates. Consult your Fendt sales representative for specific information.



SHAPES & SIZES

Smart Brick CMU's are manufactured in a variety of thicknesses and shapes to facilitate proper masonry construction. See diagrams and listings for dimensions and available fittings.



COLORS

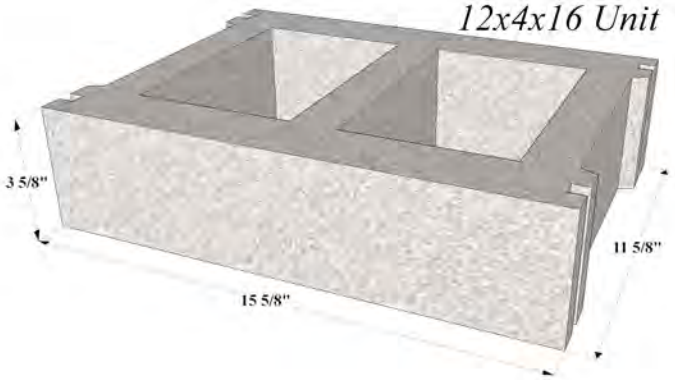
Smart Brick CMU's are manufactured in a variety of colors, including standard grey, solid colors, and blended colors. Custom colors are available where project size warrants. Color selection should be made from actual block chip/sample, and should take into account permissible shade variations that are inherent with concrete masonry products.

WATER REPELLENCY

Various water repellent systems are available for concrete masonry units, including integral repellents and exterior surface-applied sealants. Contact your Fendt sales representative for more information.

CLEANING

All specialty concrete masonry units shall be cleaned with a mild solution of a masonry cleaner to remove normal stains and any efflorescence which may occur with any new masonry construction.



INSULATION

Smart Brick CMU's are available with factory-installed polystyrene inserts, or may be insulated on-site with granular-fill insulation. Contact your Fendt sales representative for more information.

AVAILABLE SIZES
4" x 4" x 8"
4" x 4" x 12"
4" x 4" x 16"
8" x 4" x 16"
12" x 4" x 16"

FIRE RATINGS

Fendt Builder's Supply, Inc. will provide written certification verifying the fire-rating on any unit, in compliance with the design criteria accepted by the Michigan State Fire Marshall, outlined in the Michigan Masonry Council's Tech Bulletin 1.1, Oct. 1977, "Recommended Practices for the Specification of Fire Resistance Ratings".

MICHIGAN USA SINCE 1924

FARMINGTON HILLS LOCATION
22005 GILL RD
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OFFICE (248) 474-3211
FAX (248) 474-8110

ANN ARBOR LOCATION
3285 W LIBERTY RD
ANN ARBOR, MI 48103
OFFICE (734) 663-4277
FAX (734) 663-6515

GENERATION LIGHTING

8753-34: One Light Outdoor Wall Lantern

Collection: Outdoor Wall

Black Polycarbonate and White Glass Outdoor Lantern Globe.

Single Light Outdoor Wall Lantern with Black Polycarbonate finish and White Glass globe.

Featured in the decorative Outdoor Wall collection

1 A19 Medium 60 watt light bulb

white glass diffuser

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652875335

Finish: Black (12)

Dimensions:

Width: 6"
Height: 7 1/4"
Weight: 1.1 lbs.
Extends: 7"
Wire: 6 1/2"
Mounting Proc.: Center Lock-Up
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Polycarbonate - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8301-875_)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	White	1					6				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 3/4	4 1/2	5 1/2		2 1/4	5

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8753-34	1	785652875335	10.25	7.25	7.25	0.312	1.5	175	Yes
Master Pack	8753-34	12	10785652875332	24.25	15.5	21.25	4.622	19.45	175	Yes
NJ Pallet		180		48	40	69.25	76.944	306		No
NV Pallet		252		48	40	5	5.556	401.1		No

D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

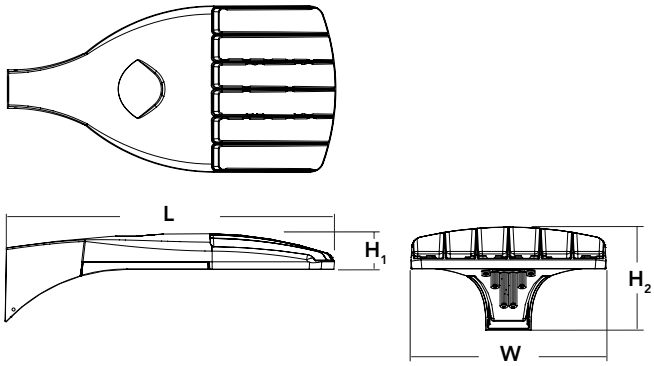
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[5,6] XVOLT (277V-480V)[7,8,9] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[3] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish *(required)*
Shipped installed		**Shipped installed**	
NLTAIR2 nLight AIR generation 2 enabled[13,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20]	HS House-side shield[22]	DDBXD Dark bronze
PIRHN Network, high/low motion/ambient sensor[15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20]	SF Single fuse (120, 277, 347V)[6]	DBLXD Black
PER NEMA twist-lock receptacle only (control ordered separate)[16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20]	DF Double fuse (208, 240, 480V)[6]	DNAXD Natural aluminum
PER5 Five-pin receptacle only (control ordered separate)[16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20]	L90 Left rotated optics[2]	DWHXD White
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]	FAO Field adjustable output[21]	R90 Right rotated optics[2]	DDBTXD Textured dark bronze
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]		DDL Diffused drop lens[22]	DBLBXD Textured black
		HA 50°C ambient operations[1]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		Shipped separately	
		BS Bird spikes[23]	
		EGS External glare shield	

Ordering Information

Accessories

Ordered and shipped separately.

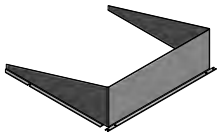
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

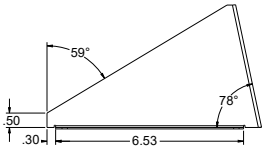
For more control options, visit DTL and ROAM online. Link to nLight Air 2

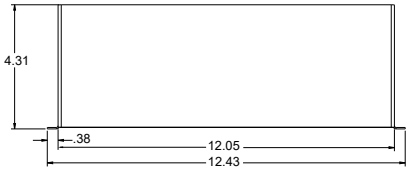
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

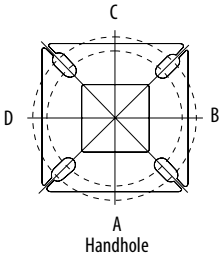




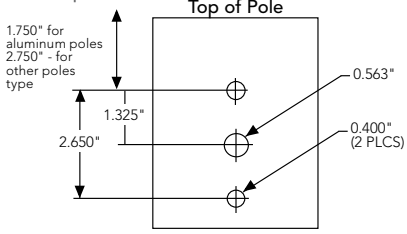


Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

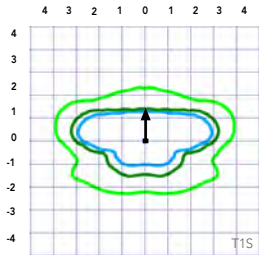
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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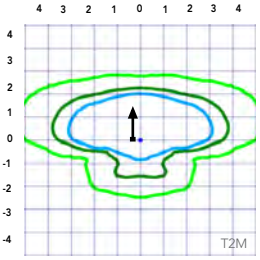

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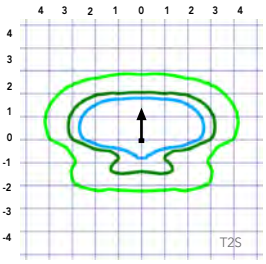
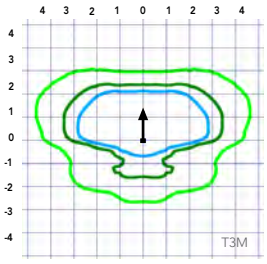


Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



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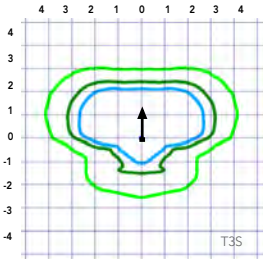

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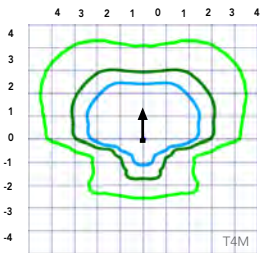

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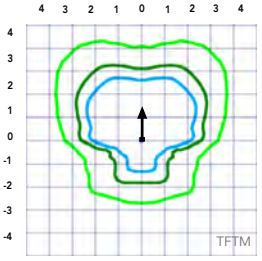

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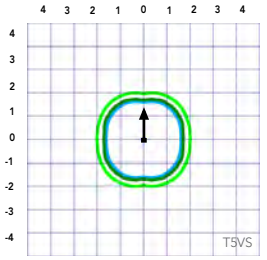

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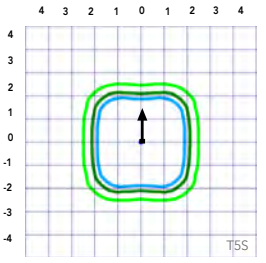

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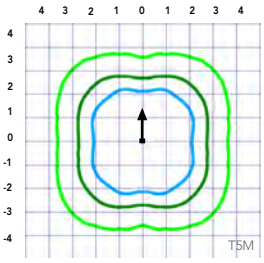

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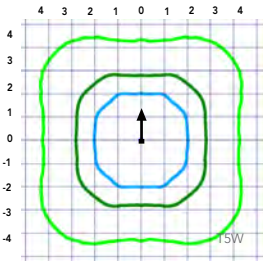

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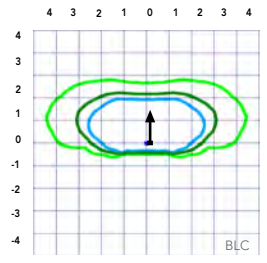

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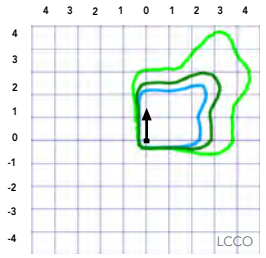

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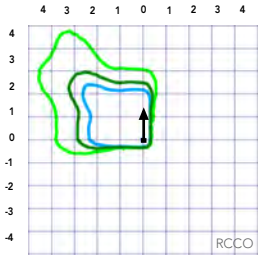

Test No.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Niveous LED Outdoor Flushmount/Wall Sconce

By dweLED

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Niveous LED Outdoor Flushmount/Wall Sconce
By dweLED

Product Options

Size: Small , Medium , Large
Color Temperature: 2700 , 3000 , 3500

Details

- Can be installed as a ceiling fixture or a wall sconce
- Aluminum canopy construction
- Rated for use in closets
- No transformer required
- Designed in 2016
- Finish: White
- Material: Aluminum
- Shade Material: Mouth Blown Etched Glass
- Dimmable When Used With a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100 - 10%
- Title 24 compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Dimensions

Small Option Fixture: Height 6", Diameter 6", Weight 2.38Lbs
Medium Option Fixture: Height 9", Diameter 9", Weight 4.89Lbs, 5.07Lbs
Large Option Fixture: Height 12.75", Diameter 12", Weight 8.22Lbs

Notes:

Lighting

- Small Option: 9.5 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K Lifespan: 45000 hours
- Small Option: 9.5 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 45000 hours
- Small Option: 9.5 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3500K Lifespan: 45000 hours
- Medium Option: 18 Watt (1600 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K Lifespan: 45000 hours
- Medium Option: 18 Watt (1600 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 45000 hours
- Medium Option: 18 Watt (1600 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3500K Lifespan: 45000 hours
- Large Option: 24 Watt (2229 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 45000 hours

Additional Details

Product URL:
https://www.lumens.com/niveous-led-outdoor-flushmount-wall-sconce-by-dweled-WACP122458.html
Rating: ETL Listed Wet

Product ID: WACP122458

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created October 15th, 2021

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9/27/21

Intoto Studio
Attn: Nicole Fricke
6505 Woodward Ave
Suite 200
Detroit, MI 48223
PH: 313-387-5158

Job Name: 9710 & 9730 Outer Drive
Job Location: Detroit, MI

Historic Window Site Review and Survey:

BlackBerry is providing information for the 9710 & 9730 Outer Drive Project, Detroit, MI. The information provided was a Schematic Design Package 07/07/21. BlackBerry made a site visit and met with the design team in mid-July. BlackBerry returned to the site to perform a Historic Window Site Review and Window Survey on 9/13/21. Information provided to consider in making this review included photographs, floor plans, and a general project scope description. The windows being considered are wood double hung units with two-track aluminum storm windows, as well as steel double hung units with two-track aluminum storm windows. There are common areas in the stairwells that have fixed radius head steel windows. BlackBerry went to each window, opening to inspect each window from the interior. Each window was opened to inspect the exterior sill as well as note the operation and overall condition of the wood and steel windows. All wood double hung windows had the exterior storms removed and were inspected from the exterior side since replication is a consideration.

<u>9710 Outer Drive, Detroit MI. Wood Double Hung Windows:</u>

The existing wood windows are double hung with wood master frame, wood sashes, steel weather stripping, wood exterior brickmould and sills. The interior includes sash trim, interior casing, stool, and apron. The majority of the windows do not have true divided light muntins; however, the windows on the front elevation include muntins in the upper sash. All windows are single pane annealed glass. The windows have a two-track aluminum storm and screen exterior window. We have attached a full window by window site Survey Sheet. All windows are marked by window location, elevation, and type of material. The sheet includes both wood and steel windows in the 9710 building.

In reviewing the Survey Sheet (attached), the overall condition of the wood double hung windows is twofold. The exterior elevation is "poor" to "fair" condition. The exterior side of the windows have not been painted on a regular basis, and despite having an exterior storm window are in poor condition. The glazing compound is falling out and breaking down on all sashes. The paint finish is peeling and pulling loose on all window sashes, frames, sills, and brickmould. The exterior perimeter caulking is failing and falling out on all windows. Some of the exterior sills are split, allowing water to enter the building envelope. The majority of sills are fissured and open to water penetrating the material. This has caused dry rot and material breakdown on many sills at the intersection of the sill and master frame. ACM is likely in the glazing compound and perimeter caulk.
The interior of the windows are in "good" condition. The painting has been maintained over the past years. All the interior trim including sash trim, casing, stool, and apron are in place. The window locks are working and are in "good" condition or are replaceable if missing. One serious is issue is the operability for opening the windows. Because of the age and years of use the window track and weather stripping is worn, bent, or torn from use. This makes the operation inconsistent and, in many cases, very difficult. Likewise, the window uses a tape balance system that is concealed and not readily replaced without potential damage to the master frame. They are not surface mounted or mortised; so, you are unable to unscrew them for replacement. The other unusual condition is that each sash only has one tape balance on the left side, not the right. Over time these sashes have trouble traveling in the weatherstrip sash pocket making operation difficult, since they are unbalanced in the sash pocket. The jamb liner/weatherstrip is not a product that is available for replacement.

The storm windows are in poor condition with many broken track guides and failing corner joinery. They have allowed water to get trapped on the exterior sills and allow dry rot and decay to develop in 30 to 40 % of the openings. Field Sketch Details are attached to this review showing accurate existing profiles and dimensions.

<u>Recommendation for Wood Double Hung Windows:</u>
Our recommendation would be the replacement of all wood double hungs with a wood clad or thermally-broken aluminum, double hung or single hung product, eliminating the three-track storm as well. A detailed drawing is attached showing a proposed Quaker H650 Series Single Hung replica product. This drawing compares existing to proposed profiles and dimensions. This approach will provide a well-functioning, energy efficient replication of the original windows.

This recommendation is concluded for these specific reasons.

- **Since all windows require re-glazing with new glazing compound one issue is the existing glazing compound. Most of this material is original and literally rock hard and impossible to remove without damage to the sashes and breaking the glass. As the glazing compound has broken down over the years, portions dried out and broke loose. At time went on this was patched and then**

painted over. For a period of time this looked good but once again started to fail and fallout. Approximately 30 to 50% of the original glazing compound is aged and turned dark gray in color and is very dense and adhered to the glass or wood sash glazing pocket.

- **To truly restore the windows the sash would need to be removed and restored in a shop setting where the sashes can be deglazed with a steam cabinet and a variety of techniques. To do this the concern is the existing condition of the tape balance and the inability to disengage it without damage. Currently the steel tape is crimped and bent in the majority of openings, and we have no source to replace them with a new component.**
- **The jamb liner/weatherstripping is in poor condition and is not a component that we have identified as available for replacement. Once again there is a need to replace this component to improve the operation, but we don't have a supply source, and the replacement would create damage to other components including the tape balance.**

<u>Replacement Method for Existing Wood Double Hung Window:</u>

- **All existing window components would be removed and disposed. Abatement may be required depending on a hazmat environmental report.**
- **Wood blocking would be set in the jamb cavity to fill the void where the weight box occupied.**
- **New windows would be set with exterior aluminum brickmould and sill components, that would replicate historic exterior casework of the era. New Double Hung or Single Hung windows would be set and fastened in place. Prior to this install, all cavities would be insulated.**
- **Windows would be cleaned and adjusted, and the perimeter caulked at the masonry intersection.**
- **<u>New casework would be installed and finished by others.</u>**
- **Note: no exterior screens can be included on tax credit projects without approval, and they have not been included in this budget pricing.**

<u>Wood Window Paint and Glazing Repair:</u>

As explained above a true restoration process is not able to be implemented for these windows. The following is an alternate repair and painting option. While we offer this; BlackBerry does not believe this is a reasonable or practical approach since the inherent issues with the window are not addressed, that being their poor operation and long-term durability and energy efficiency.

- **Remove all storm/screens.**
- **Scrape, prime, and paint all exterior wood surface components.**
- **Repair or replace split exterior sill where possible.**
- **Replace glass as needed.**
- **Patch loose or missing glazing compound.**

- **Replace exterior perimeter caulking.**
- **<u>Does not include weatherstripping replacement, balance tape replacement, interior painting of sashes or casework.</u>**
- **<u>Does include reinstalling existing storms.</u>**

<u>If the project pursues Federal or State Historic Tax credits and it is anticipated that for any existing window being replaced; all components would have to be removed back to the masonry opening including removal of interior casework and the master frame and weight box.</u>

The estimated budget pricing for window removal and replacement is dependent on a specific product type. For purposes here the pricing allows for the use of the Quaker H650 Single Hung shown in the attached drawings.

Estimated Replacement Budget Price $94,000.00
Estimated Paint and Glazing Repair Budget Price $49,500.00

<u>9710 and 9730 Outer Drive, Detroit MI. Steel Double Hung and Fixed Window:</u>

The existing steel windows are double hung and fixed windows set directly in the wood framed and masonry opening with plaster returning directly to the steel master frame on the interior. The windows are a hot rolled steel frame and sash assembly with single pane annealed glass. The glazing is set with an exterior putty glazing compound. There is evidence that all these steel windows were fitted with a steel framed half screen covering the lower sash area. The sashes operate using a tape balance that is mortised in the top of the master frame. There is one steel sweep lock and keeper per window unit. The weather stripping is a custom steel fin that is integral to the master frame and interior sash stop.

In reviewing the Survey Sheet (attached) the overall condition of the steel windows is "poor" to "fair". The exterior side of the windows have not been painted on a regular basis, and despite having an exterior aluminum storm/screen window the paint is worn, in many locations peeling, or allowing rust and corrosion to bleed thru to the surface. The butt joint tubular steel framing has mild to heavy corrosion at the exterior sill and the sash and frame joinery. The exterior perimeter caulking is failing and coming loose from the masonry. The condition of the glazing compound is similar to that of the wood double hung, falling out and failing on all sashes. ACM is likely present in all glazing compound and perimeter caulking.

The interior of the windows are in "fair" to "poor" condition. The steel windows allow condensation to form on the interior surface and is evident by the surface corrosion on the interior painted surfaces. The bathroom and kitchen windows have more surface rust than the living area windows. The locks are bent or broken in over 80% of all windows. The weather stripping is rusted and makes the operation and sash movement stiff and resistant. Air infiltration is a primary concern as well as the

previously mention condensation issues. These are the result of the lack of a tight seal at the points of weatherstripping between the sash and master frame. Condensation is the direct result of the thermal conduction via the steel frame and sash, as well as the monolithic glazing. The tape balancers are typically bent, crimped, or torn and this likewise makes the sash movement stiff and resistant. The storm windows are in "poor" condition with many broken track guides and failing corner joinery. They have allowed water to get trapped on the exterior sill creating rust and corrosion. Field Sketches are attached that show the steel windows' accurate existing profiles and dimensions.

<u>Recommendation for Steel Double Hung and Fixed Windows:</u>

BlackBerry acknowledges two possible recommendations to address the steel windows. Our primary recommendation is for full replacement of the existing windows. The key conclusion for this is the fact that the windows do not lend themselves to restoration. In defining restoration of steel windows, the process shown below is the industry standard approach.

<u>Restoration Method: For Steel Double Hung and Fixed Windows.</u>

- **Remove storm windows**
- **Remove sashes to be stripped and cleaned in a shop setting. Glazing compound to be removed and abated if ACM is present.**
- **Strip and clean master-frame in the field, remove perimeter caulking and abated if ACM is present.**
- **Replace glass as needed (Determine if Annealed or Tempered Monolithic) reglazing with new glazing compound.**
- **Prime and paint all components.**
- **Caulk exterior perimeter at masonry.**
- **Set restored sashes in place.**
- **Clean and Adjust sashes including balance mechanism and lock and keeper.**
- **Set new interior storm window**

The issue with this process is that removing the sashes involves the removal of the interior sash stop and weatherstripping, as well as the tape balances. These windows and components do not lend themselves to this process. These components are in such poor condition and no replacement parts are available. Leaving the sashes in place will not resolve the poor operation that is the current condition of the windows. These windows are simply obsolete based on the age and original design. Our recommendation is for the full replacement of the existing steel windows except the Fixed units in the Common Area Stair Wells. The difficulty with this approach is the existing windows have very narrow sitelines, and we have not found any available product (including Steel, Wood/Clad, or Aluminum) that will match the critical sitelines. We have included a detail of a thermally-broken aluminum window from Thermal Industries (700 Single Hung Series) that we suggest. We would direct

set the unit in the existing masonry opening, which would provide the narrowest overall assembly we have found. Below is a description of the replacement process per the industry standard approach.

<u>Replacement Method for Existing Steel Double Hung Window:</u>

- **All existing window components would be removed and disposed. Abatement may be required depending on a Haz-Mat Environmental Report**
- **Wood blocking would be set in the jamb cavity.**
- **New window would be direct in the masonry opening and anchored to the wood blocking. Prior to this installation all voids would be insulated.**
- **Perimeter caulking would be applied on the interior and exterior.**
- **Windows would be cleaned and adjusted.**
- **Plaster repair is by others.**
- **Note: no exterior screens can be included on tax credit projects without approval, and they have not been included in the budget pricing.**

<u>Steel Window Paint and Glazing Repair:</u>

As explained previously, a true restoration process is not able to be implemented for these windows. The following is an alternate repair and painting option. While we offer this; BlackBerry does not believe this is a reasonable or practical approach since the inherent issues with the window are not addressed, that being their poor operation and long-term durability and energy efficiency.

- **Remove all storm/screens.**
- **Scrape, prime, and paint all exterior and interior steel surface components.**
- **Replace glass as needed.**
- **Patch loose or missing glazing compound.**
- **Replace exterior perimeter caulking.**
- **Does not include re-installing existing storm or providing new storm.**

Estimated Replacement Budget Price for 9710 $45,000.00
Estimated Replacement Budget Price for 9730 $280,000.00
((11) New Windows Budget Price Included Above $19,000.00)
Estimated Paint and Glazing Repair Budget Price for 9710 $37,000.00
Estimated Paint and Glazing Repair Budget Price for 9730 $165,000.00
(Add (11) New Windows Budget to Paint & Glazing Repair $19,000.00)
(5) Fixed Windows Paint and Glazing Budget Price with interior storm for Common Areas for $10,000.00 (For Replacement & Repair Budgets)

Budget Price includes material, tax on material, labor (non-union, non-prevailing wage), employment cost, insurance, staging, shop drawings and supervision.

Note: Abatement and Haz-mat disposal cost has not been included since no environmental report has not been provided.

Lead Times:
Shop Drawings: allow 3 to 4 weeks from date of Letter of Intent or Signed Contract
Manufacturing; allow 10 to 12 weeks from approved Shop Drawings for new window product.
Repair and Painting can only be done in appropriate weather conditions, found typically from early April thru late October.

See attachments supporting this review.

Sincerely,
_____MKS_____ __9/27/21_____
Michael K. Shields Date
President
BlackBerry Systems, Inc.

Photos of Typical Wood Double Hung Windows 9710 Outer Drive

WINDOW #I7 FULL VIEW/ EXTERIOR

WINDOW #I7 SPLIT SILL / BOTTOM SASH RAIL

WINDOW #H3 FULL VIEW / EXTERIOR

WINDOW #H3 ROTTED SILL

WINDOW #E3 FULL VIEW / EXTERIOR

WINDOW #E3 SPLIT SILL

TYPICAL SILL

TYPICAL MEETING RAIL

WINDOW #H4 INTERIOR SILL AND MULLION

WINDOW #H4 INTERIOR VIEW INTERIOR MULLION

Photos of Typical Steel Double Hung Windows 9710 and 9730 Outer Drive

WINDOW #P5 EXTERIOR VIEW

WINDOW #P5 EXTERIOR CORNER VIEW

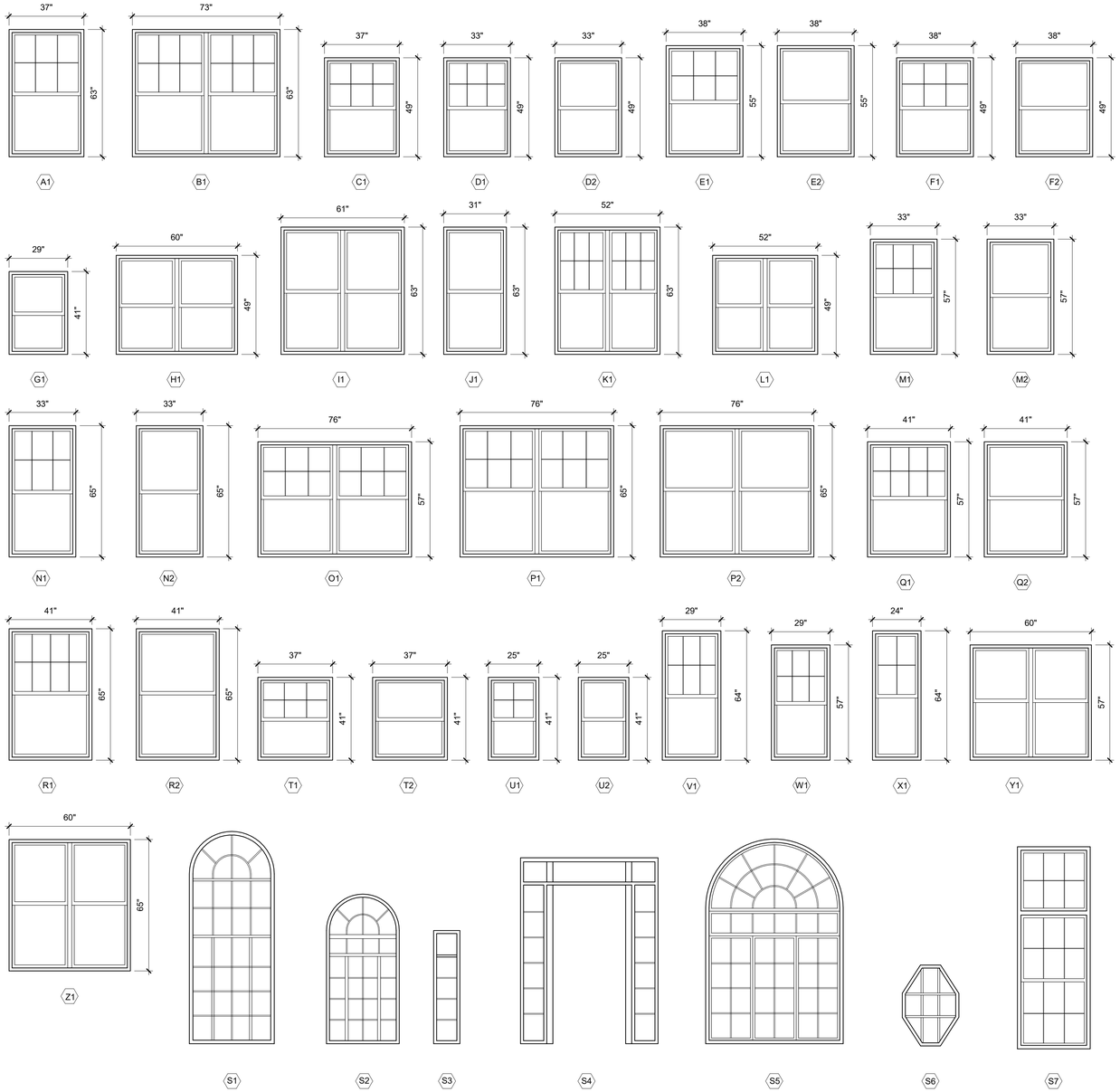
WINDOW #W2 EXTERIOR VIEW

WINDOW # U19 INTERIOR VIEW

WINDOW #U19 INTERIOR JAMB TRACK TYPICAL

WINDOW #U19 INTERIOR RUSTED BALANCE TAPE TYPICAL

Sheet Size: 24" x 36"



WINDOW SHCEDULE

WINDOW TYPE	DESCRIPTION	WINDOW SIZE	DETAILS	REMARKS
A1	6/1	37" X 63"		
B1	(2) 6/1	73" X 63"		
C1	6/1	37" X 49"		
D1	6/1	33" X 49"		
D2	1/1	33" X 49"		
E1	6/1	38" X 55"		
E2	1/1	38" X 55"		
F1	6/1	38" X 49"		
F2	1/1	38" X 49"		
G1	1/1	29" X 41"		
H1	(2)1/1	60" X 49"		
I1	(2)1/1	61" X 63"		
J1	1/1	31" X 63"		
K1	(2)6/1	52" X 63"		
L1	(2)1/1	52" X 49"		
M1	6/1	33" X 57"		
M2	1/1	33" X 57"		
N1	6/1	33" X 65"		
N2	1/1	33" X 65"		
O1	(2)6/1	76" X 57"		
P1	(2)6/1	76" X 65"		
P2	(2)1/1	76" X 65"		
Q1	8/1	41" X 57"		
Q2	1/1	41" X 57"		
R1	8/1	41" X 65"		
R2	1/1	41" X 65"		
T1	6/1	37" X 41"		
T2	1/1	37" X 41"		
U1	4/1	25" X 41"		
U2	1/1	25" X 41"		
V1	6/1	29" X 64"		
W1	6/1	29" X 57"		
X1	4/1	24" X 64"		
Y1	(2)1/1	60" X 57"		
Z1	(2)1/1	60" X 65"		
S1	-	VIF		
S2	-	VIF		
S3	-	VIF		
S4	-	VIF		
S5	-	VIF		
S6	-	VIF		
S6	-	VIF		

GENERAL NOTES

1. WINDOW SIZES SHOWN ON ELEVATIONS AND IN THE WINDOW SCHEDULE ARE APPROXIMATE. ROUGH WINDOW OPENINGS MAY VERIFY IN FIELD. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO WINDOW FABRICATION AND INSTALLATION.
2. ALL TYPICAL WINDOWS ARE DOUBLE HUNG EXCEPT "S" SERIES OR IF OTHERWISE NOTED

REMARKS

Grandmont Rosedale Park Collective II

9710 - 9730 W Outer Dr. Detroit, MI 48223

INTOTO STUDIO

OWNER
GRPC 4 Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership
19800 Grand River
Detroit, MI 48223
313-387-4732 phone
313-387-5158 fax
www.grandmontrosedale.com

ARCHITECT
INTOTO STUDIO LLC
6505 Woodward Ave
Suite 200
Detroit, MI 48202
313-395-5030 phone
www.intotostudio.com

CIVIL ENGINEERING
PEA GROUP
45 W. Grand River Ave.
Suite 501
Detroit, MI 48226
313-769-5770 phone
www.peagroup.com

MEP ENGINEERING
MA ENGINEERING
400 S. Old Woodward Ave
Suite 100
Birmingham, MI 48009
248-258-1610 phone
www.ma-engineering.com

STRUCTURAL ENGINEERING
RESURGET ENGINEERING
4219 Woodward Ave.
Suite 306
Detroit, MI 48201
313-315-3290 phone
www.resurget-engineering.com

Key Plan

Registration Seal

NOT FOR CONSTRUCTION

No.	Date	Description
1	07/07/2021	Schematic Design
2	08/11/2021	Design Development

Project Number: 20.005.02

Drawn By: Author Approved By: Checker

Scale: As indicated

Drawing Title

WINDOW TYPES & SCHEDULE

Drawing No:

A4.0.1

Window Summary 9710 W. Outer Dr

Eleavations	Window	Material	Type	Glass	Frame	Sash	Sill	Sash Trim	Exterior Finish	Interior Finish	Lock	G. Compound	Storm	Other
North Elevation	C1	Wood	DH	1PC Broke	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	Broken Glass
	C2	Wood	DH	OK	Fair	Fair	Split	Good	Poor	Good	Good	Poor	Yes	
	C3	Steel	DH	OK	Fair	Fair	Fair	N/A	Poor	Fair	Fair	Poor	Yes	Broken Glass
	C4	Wood	DH-2	OK	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	C5	Wood	DH-2	Ok	Fair	Fair	Split	Good	Poor	Good	Good	Poor	Yes	
	C6	steel	DH	Ok	Fair	Fair	Poor	Good	Poor	Fair	Fair	Poor	Yes	
	C7	Wood	DH	Ok	Fair	Fair	Fair	Fair	Good	Poor	Good	Poor	Yes	
	B1	Wood	DH	Ok	Fair	Fair	Fair	Fair	Good	Poor	Good	Poor	Yes	
	B2	Wood	DH	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	B3	steel	DH	Ok	Fair	Fair	Fair	N/A	Fair	Poor	Poor	Fair	Yes	Broken Balance
	B4	Wood	DH-2	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	B5	Wood	DH-2	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	B6	steel	DH	Ok	Fair	Fair	Fair	N/A	Fair	Good	Good	Fair	Yes	
	B7	Wood	DH	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	Badly Rotted
	A1	steel	DH	Ok	Fair	Poor	Fair	N/A	Poor	Poor	Fair	Poor	Yes	
	A2	steel	DH	Ok	Fair	Poor	Fair	N/A	Poor	Poor	Fair	Poor	Yes	
	A3	steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Poor	Fair	Poor	Yes	
	A4	steel	DH-2	Ok	Fair	Poor	Poor	N/A	Poor	Poor	Fair	Poor	Yes	Broken Glass
	A5	steel	DH-2	1 PC Broke	Poor	Poor	Poor	N/A	Poor	Poor	Fair	Poor	Yes	Broken Glass
	A6	steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	A7	steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
West Elevation	F1	Wood	DH	Ok	Poor	Poor	Poor	Good	Poor	Poor	Poor	Poor	Yes	
	F2	Wood	DH-2	Ok	Poor	Poor	Split	Good	Poor	Good	Broke	Poor	Yes	
	F3	steel	FIX	Ok	Fair	Fair	Fair	N/A	Fair	Fair	N/A	Poor	Yes	Broken Glass
	F4	Wood	DH-2	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	F5	Wood	DH	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	E1	Wood	DH	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	Broke Balancer
	E2	Wood	DH-2	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	E3	Wood	DH-2	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	E4	Wood	DH	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	D1	steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
South Elevation	I1	Wood	DH	Ok	Poor	Poor	Poor	Good	Poor	Good	Good	Poor	Yes	
	I2	steel	DH	Ok	Poor	Fair	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	I3	Wood	DH-2	Ok	Poor	Poor	Poor	Good	Poor	Good	Good	Poor	Yes	
	I4	Wood	DH-2	Ok	Poor	Poor	Poor	Good	Poor	Good	Good	Poor	Yes	
	I5	steel	DH	Ok	Poor	Fair	Fair	N/A	Poor	Fair	Good	Poor	Yes	Broken Glass
	I6	Wood	DH	Ok	Poor	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	I7	Wood	DH	Ok	Fair	Fair	Poor	Good	Poor	Good	Good	Poor	Yes	
	H1	Wood	DH	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	H2	steel	DH	Ok	Fair	Fair	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	H3	Wood	DH	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	Badly Rotted
	H4	Wood	DH-2	Ok	Poor	Poor	Split	Good	Poor	Good	Good	Poor	Yes	

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

	H5	Steel	DH	Ok	Poor	Fair	Fair	N/A	Fair	Fair	Poor	Poor	Yes	
	H6	Wood	DH	Ok	Poor	Poor	Split	Good	Poor	Good	Good	Poor	Yes	
South Elevation	H7	Wood	DH	Ok	Poor	Poor	Split	Good	Poor	Good	Good	Poor	Yes	
	G1	Steel	DH-2	Ok	Fair	Fair	Fair	N/A	Fair	Poor	Poor	Poor	Yes	
	G2	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	G3	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	G4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
East Elevation	L1	Wood	DH	Ok	Poor	Poor	Poor	Good	Poor	Good	Good	Poor	Yes	
	L2	Wood	DH-2	Ok	Poor	Poor	Poor	Good	Poor	Good	Good	Poor	Yes	
	L3	Steel	FX	Ok	Fair	Fair	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	L4	Steel	FX	Ok	Fair	Fair	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	L5	Steel	FX	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	L6	Wood	DH-2	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	L7	Wood	DH	Ok	Poor	Poor	Fair	Good	Poor	Good	Good	Poor	Yes	
	K1	Wood	DH	Ok	Poor	Poor	Split	Good	Poor	Good	Good	Poor	Yes	
	K2	Wood	DH-2	Ok	Poor	Poor	Fair	Good	Poor	Good	Good	Poor	Yes	
	K3	Wood	Door	Ok	Fair	Fair	N/A	N/A	Poor	Fair	Good	Fair	Yes	
	K4	Wood	DH-2	Ok	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	
	K5	Wood	DH	Broken	Fair	Fair	Fair	Good	Poor	Good	Good	Poor	Yes	Broken Glass
	J1	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	J2	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	J3	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	J4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	J5	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	J6	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

Window Summary 9730 W. Outer Dr

Eleavations	Window	Material	Type	Glass	Frame	Sash	Sill	Sash Trim	Exterior Finish	Interior Finish	Lock	G. Compound	Storm	Other
South Elevation	O1	Steel	DH	OK	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	O2	Steel	DH	OK	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	O3	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	O4	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	O5	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	O6	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	O7	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	N1	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	N2	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	N3	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	N4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	N5	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	N6	Steel	DH	Broken	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	N7	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	M1	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M2	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M3	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M5	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M6	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	M7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
North Elevation	R1	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	R2	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	R3	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	R4	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	R5	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	R6	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Broken Glass
	R7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	Q1	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	Q2	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	Q3	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
North Elevation	Q4	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	Q5	Steel	DH-2	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	Q6	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

	Q7	Steel	DH	Ok	Poor	Poor	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	P1	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P2	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P3	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P5	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P6	Steel	DH	Ok	Fair	Fair	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	P7	Steel	DH	Ok	Fair	Fair	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
South Courtyard Elevation	U5	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	U6	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U7	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Badly Corroded
	T5	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	Broken Glass
	T6	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	T7	Steel	DH	Broken	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	S5	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S6	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
North Courtyard Elevations	U13	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U14	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U15	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	T12	Steel	DH	Broken	Fair	Fair	Fair	N/A	Poor	Poor	Missing	Poor	Yes	
	T13	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	T14	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	S12	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	S13	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	S14	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
East Elevation	U1	Steel	DH	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U2	Steel	DH-2	Ok	Fair	Fair	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
East Elevation	U3	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Broken Glass
	U4	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	U8	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	U9	Steel	FX	Ok	Poor	Poor	Fair	N/A	Poor	Poor	Poor	Poor	Yes	
	U10	Wood	DH	Ok	Good	Good	Good	Good	Fair	Fair	Good	Fair	Yes	
	U11	Steel	DH-2	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U12	Steel	DH	Ok	Poor	Good	Fair		Poor	Fair	Poor	Poor	Yes	
	U13	Steel	DH	Ok	Poor	Good	Fair	N/A	Poor	Fair	Missing	Poor	Yes	

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

	U14	Steel	DH	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U15	Steel	DH	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U16	Steel	DH	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U17	Steel	DH-2	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U18	Steel	DH-2	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	U19	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	T1	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	T2	Steel	DH-2	Ok	Poor	Good	Fair	N/A	Poor	Fair	Poor	Poor	Yes	
	T3	Steel	DH-2	Ok	Poor	Good	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	T4	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Fair	Poor	Poor	Yes	
	T8	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	T9	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	T10	Steel	DH-2	Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	T11	Steel	DH	Ok	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	T12	Steel		Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	T13	Steel		Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	T14	Steel		Broken	Poor	Good	Fair	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	T15	Steel		Broken	Poor	Good	Fair	N/A	Poor	Poor	Poor	Poor	Yes	Missing Hardware
	T16	Steel		Broken	Poor	Good	Poor	N/A	Poor	Fair	Poor	Poor	Yes	Broken Glass
	T17	Steel		Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	T18	Steel		Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	S1	Steel		Broken	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	S2	Steel		Ok	Poor	Good	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
East Elevation	S3	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Water Infiltration
	S8	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S9	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S10	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S11	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	S12	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S13	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S14	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S15	Steel	DH	Broken	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S16	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	S17	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	S18	Steel	DH	Broken	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

West Elevation	X1	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X2	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Tape Broken
	X3	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X4	Steel	FX	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X5	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X6	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X8	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X9	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X10	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X11	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	X12	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Tape Broken
	X13	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W1	Steel	DH	Broken	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	W2	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	No	
	W3	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W5	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Missing Balance Tape Broken
West Elevation	W6	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W8	Steel	DH-2	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W9	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	W10	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Missing part sash
	W11	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W12	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W13	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W14	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W15	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	No	Badly Corroded
	W16	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W17	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W18	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W19	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	W20	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	
	V1	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V2	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V3	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

	V4	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V5	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V6	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V7	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V8	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V9	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Broken Glass
	V10	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded
	V11	Steel	DH	Ok	Poor	Poor	Poor	N/A	Poor	Poor	Poor	Poor	Yes	Badly Corroded

*WINDOW TYPES HIGHLIGHTED IN LIGHT BLUE TO BE REPAIRED AND REMAIN FIXED; THESE WINDOWS OCCUR ONLY IN COMMON AREA STAIRWELLS

**WINDOWS HIGHLIGHTED IN YELLOW EXHIBIT EXHIBIT COMPONENTS IN POOR, BROKEN, AND/OR MISSING CONDITION

BlackBerry
Window and Door Systems

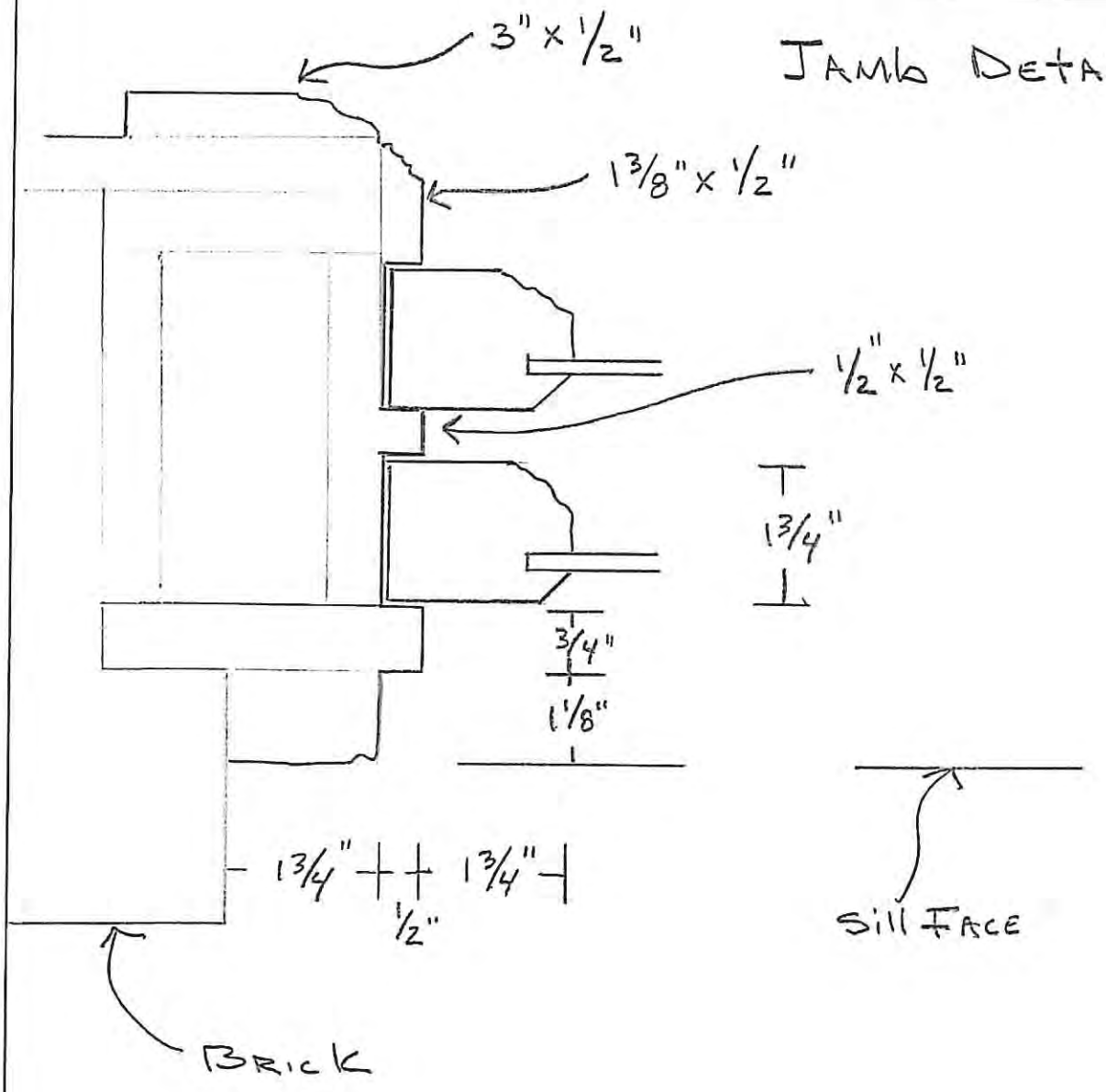
Information Sheet

OUTER DRIVE

Field Sketch

Subject: 9710 Wood DH

Date: 7/24/21



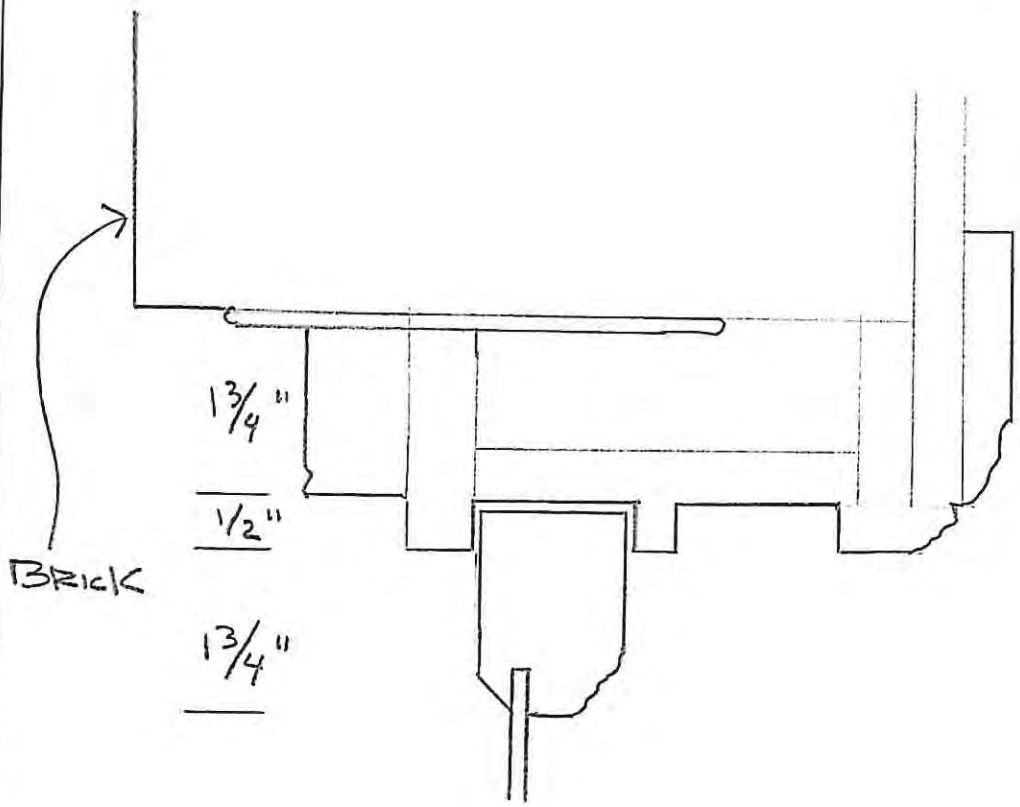
BlackBerry
Window and Door Systems

Information Sheet

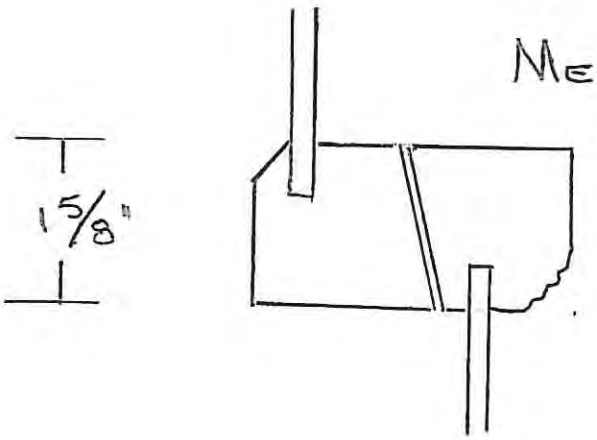
OUTER DRIVE Field Sketch

Subject: 9710 Wood DH Date: 7/24/21

HEAD DETAIL



MEETING RAIL



BlackBerry
Window and Door Systems

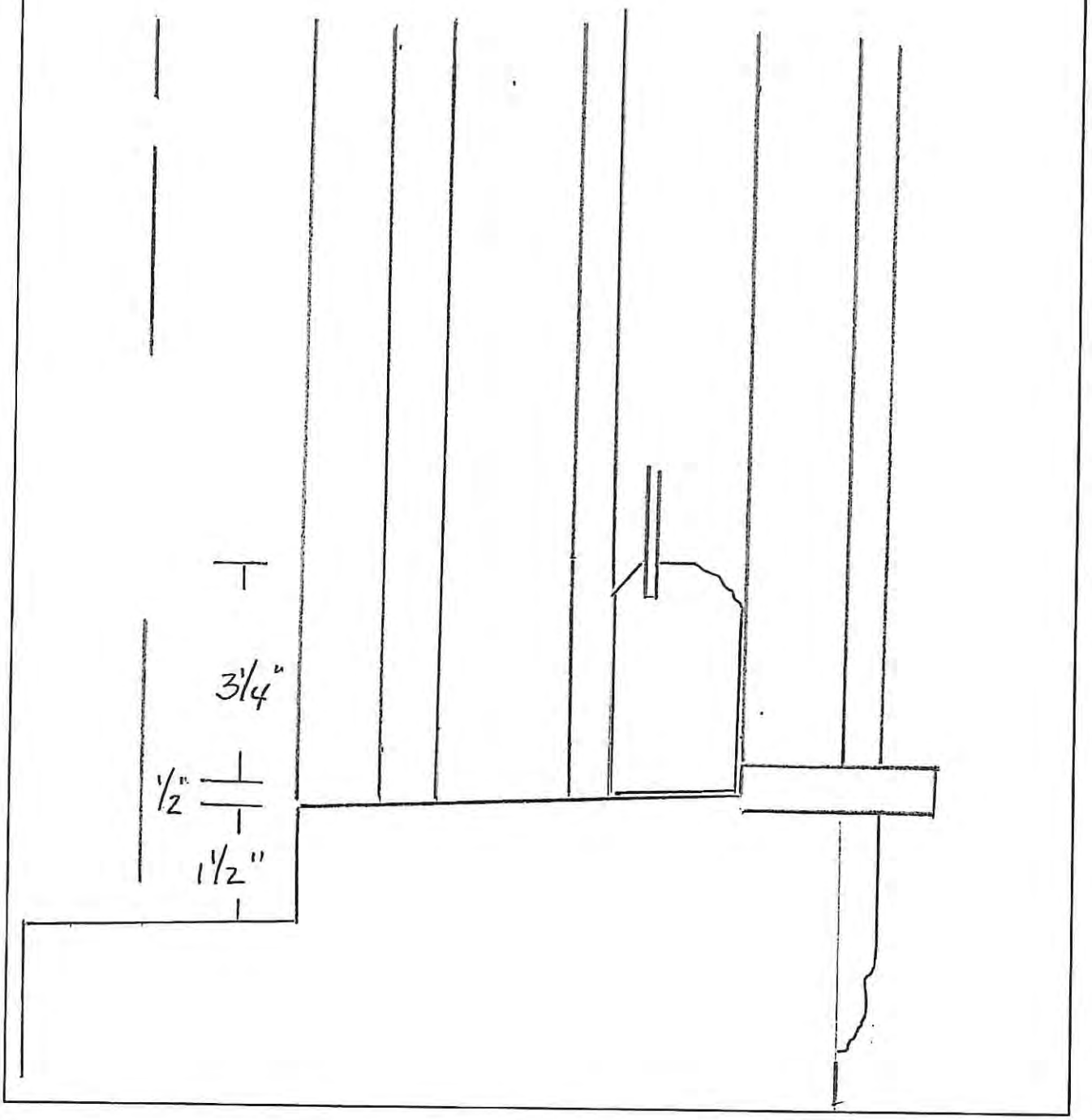
Information Sheet

Outer Drive Field Sketch

Subject: 9710 Wood DH

Date: 7/24/21

Sill Detail



BlackBerry
Window and Door Systems

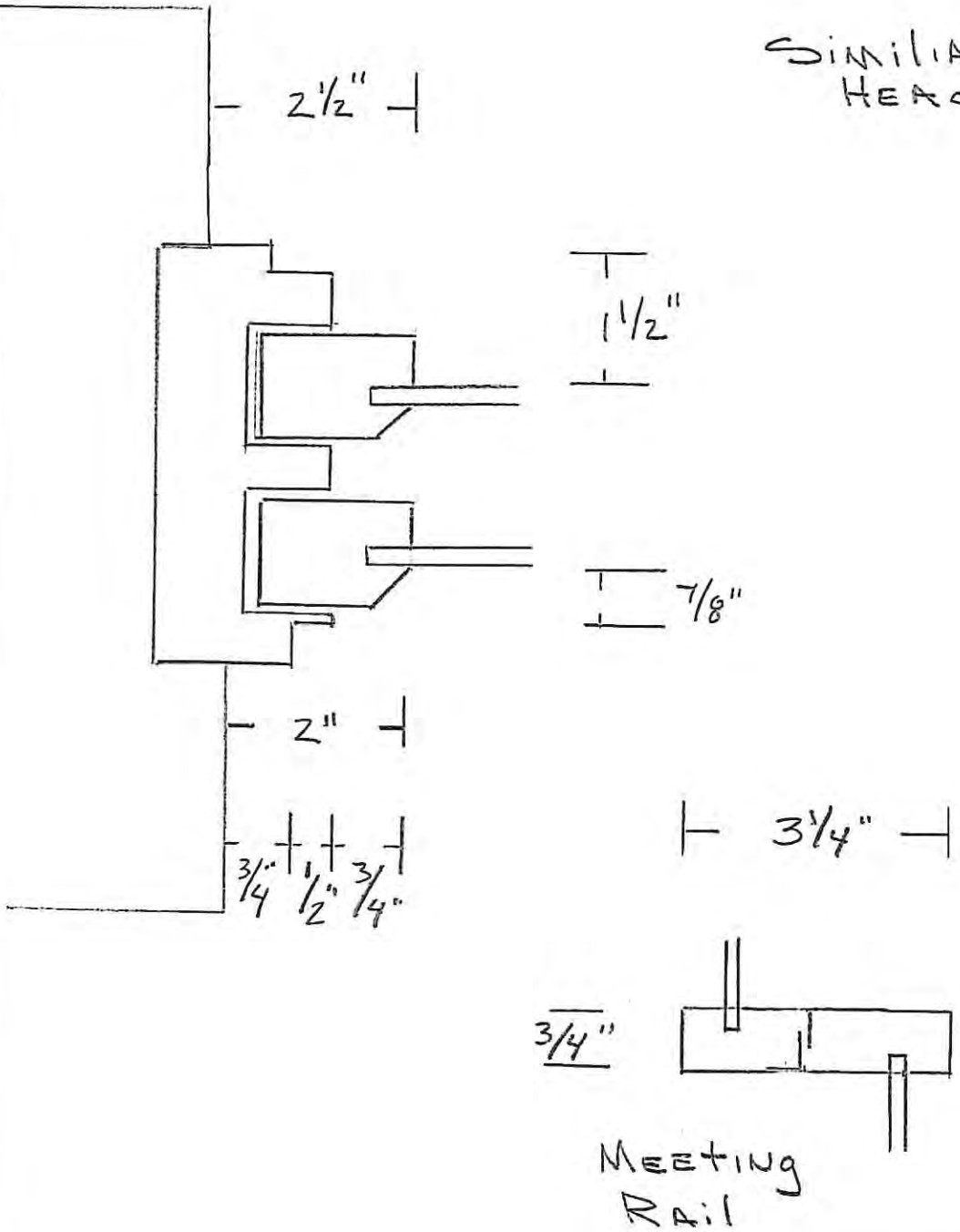
Information Sheet

Outer Drive Field Sketch

Subject: 9710-9730 Steel DH Date: 7/24/21

Jamb Detail

Similiar Head Detail



Meeting Rail

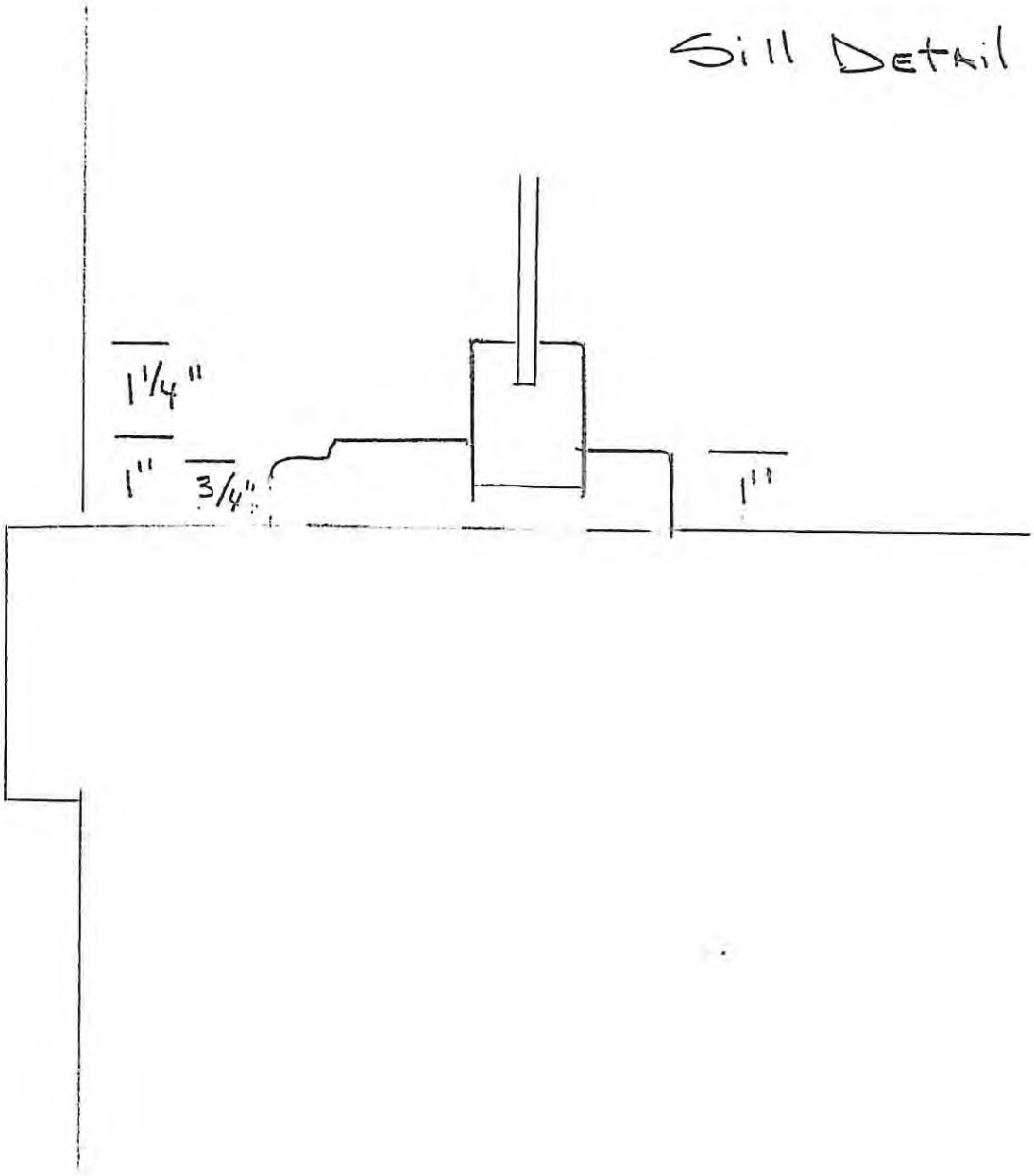
BlackBerry
Window and Door Systems

Information Sheet

Outer Drive Field Sketch

Subject: 9710-9730 Steel DH Date: 7/24/21

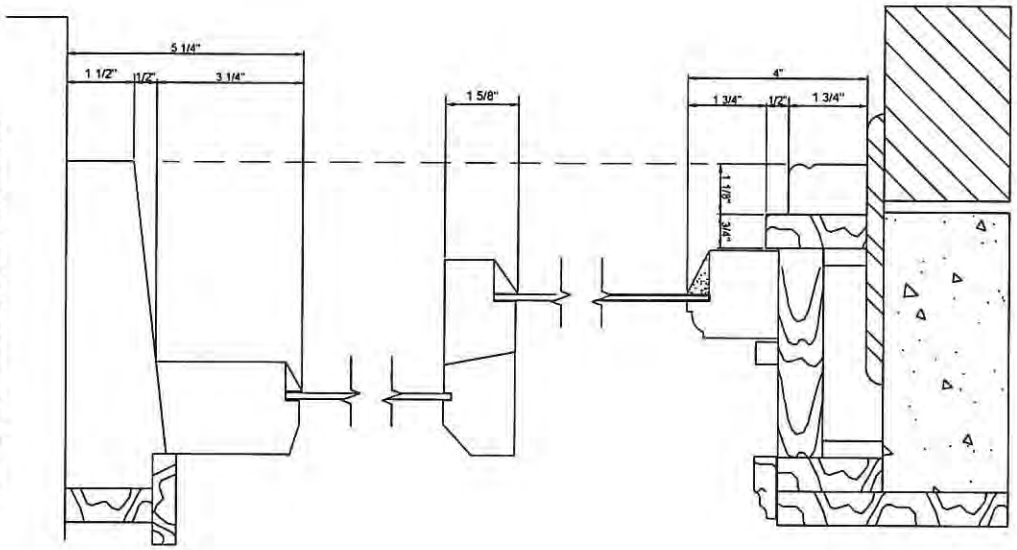
Sill Detail



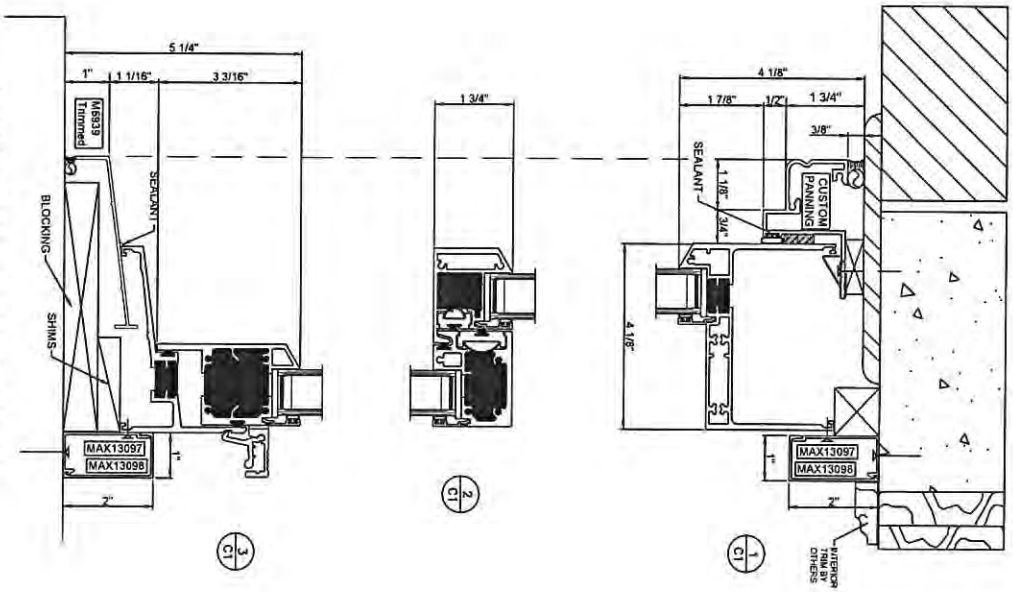
LAST UPDATED BY: DGRIMM 8/11/2021 7:27 AM

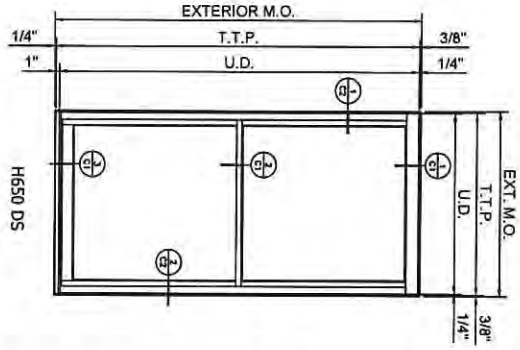
EXTERIOR

EXISTING HEAD/MEETING RAIL/SILL



PROPOSED HEAD / MEETING RAIL / SILL





FAILING FLAWS& AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL MASONRY OPENINGS MUST BE FLASHED AND SEALED WITH MATERIAL COMPATIBLE TO SEALANT USED TO PROTECTION AGAINST WATER AND AIR INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.

NOTICE: QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE INSTED

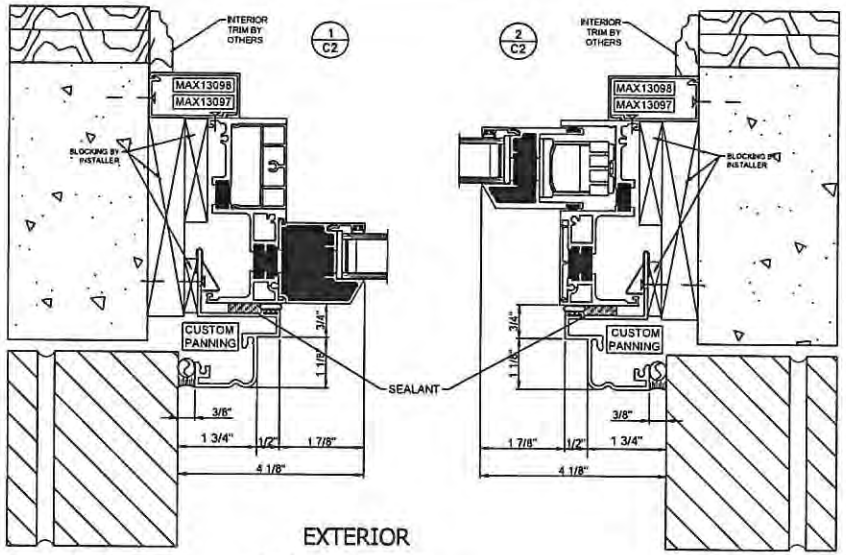
VERIFY INSTALLATION VERIFY WALL DETAILS

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

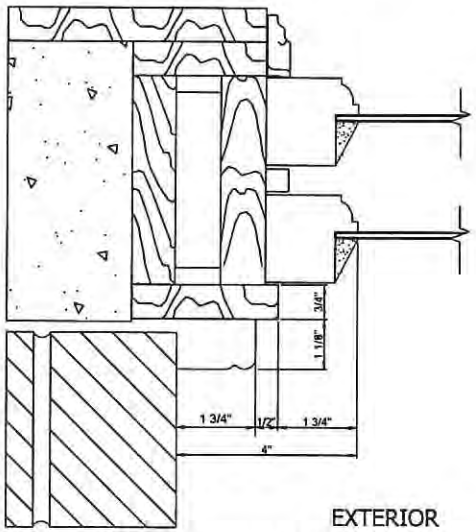
PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW

QUAKER COMMERCIAL WINDOWS AND DOOR	PHONE (573)-744-5211 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5822 ancumcr@quakerwindows.com	Description: CUT DETAILS	Project Name: OUTER DRIVE COMPARISONS 9710 - 9730
Drawn By: DG	504 Highway 63 South Freeburg, MO 65035	Scale: 3/8"=1"	
Checked By: AGN		Sheet #: C1	
Drawing Created 8/10/21		QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.	

LAST UPDATED BY: DGRIMM 8/11/2021 7:27 AM



EXTERIOR
PROPOSED JAMB



EXTERIOR
EXISTING JAMB

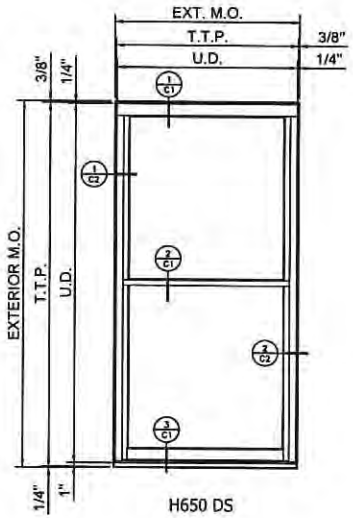
NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED

VERIFY INSTALLATION
VERIFY WALL DETAILS

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW

NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.



H650 DS

Project Name: OUTER DRIVE COMPARISONS 9710 - 9730

Description: CUT DETAILS

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENTS, QUANTITIES, INSTALLATION DESIGN, CONTRACTOR MUST VERIFY ALL DIMENSIONS.

QUAKER WINDOW PRODUCTS
COMMERCIAL
PHONE (573)-744-5211
FAX (573)-744-5586
FAX (573)-744-5822
aleuner@quakerwindows.com
504 Highway 63 South
Freeburg, MO 65035

Drawn By: DG
Checked By: AGN
Scale: 3/8"=1"
Sheet #: C2
Drawing Created 8/10/21

THERMAL WINDOWS, INC.
www.thermalwindows.com

12805 E. 31st St.
Tulsa, OK 74146
Phone: (800) 259-7580
Fax: (918) 665-2197

Series 700 Double Hung

CSI Division 08 51 13 - Aluminum Windows

Style • Quality • Performance

Standard Features

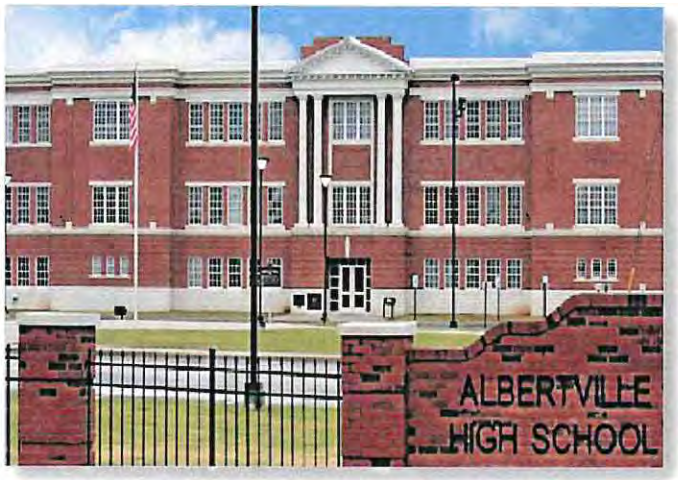
- 3 1/4" frame depths available
- 14 standard powder coat colors
- Full range of Anodized and AAMA 2605 finishes available
- Lock-out tilt latches
- Operable sashes tilts in for easy cleaning
- Sealed 7/8" insulated glass for optimum thermal efficiency
- Extruded screen frame
- Carbon Steel spiral sash balances
- High-density pile weatherstripping with mylar fin
- Center camp locks plus hidden security locks

Performance

- AAMA Rating: CW-PG-30 Size: 56x91
- Air Infiltration (CFM): 0.16
- Water Resistance (PSF): 6.06
- Structural (PSF): 60.15
- STC range: 30-34
- *U-Factor: .49 / .41
- *SHGC: .28 / .26
- *VT: .51 / .47
- CRF: 59 / 56

***NFRC simulation results from certified testing labs. Variety of glazing combinations available.**

The Palace Apartments
Tulsa, OK
Bone White Powder Coat



Albertville High School
Albertville, AL
Bone White Powder Coat

Bennett Hall
Stillwater, OK
Creme Powder Coat