Morrison Hotel, 509 3rd Avenue 31 July 2026
Scope Description

Responses to Correction Notice dated 26 Aug 2026 2 Sept 2026

Property Information:
The Morrison Hotel, originally built in 1909, is a seven-story masonry, steel, and wood frame building. It sits on a prominent corner of Pioneer Square-Skid Row National Historic District at Yesler Way and 3rd Ave. Owned by Downtown Emergency Service Center, the building has 190 apartment units, common tenant spaces, staff offices, and services space including the Opioid Recovery & Care Access (ORCA) Center.

The primary elevations of the building are the east elevation facing 3rd Ave. and the south elevation facing Yesler Way and the Pioneer Square Station transit tunnel entry. The west elevation faces an alley with two light wells opening towards the alley.

In 1983 the building was renovated by the Seattle Housing Authority and Tonkin Architecture to convert its hotel rooms to apartments. DESC purchased the building in 2001. In 2003 Downtown Emergency Service Center (DESC) and SMR Architects renovated to provide supportive affordable housing to 190 formerly homeless residents. This renovation was classified as a Substantial Alteration and included new fire and life safety systems and major seismic upgrades.

The level of support services provided by DESC is significant as the typical residents have significant challenges with mental health, substance abuse disorders, physical disabilities, or developmental disabilities. On level 2, DESC recently completed the ORCA Center to provide opioid recovery services.

Documents:
Photo 1, 2, 3, & 4 of Yesler/Jefferson (south) and 3rd Ave. (east) elevations.

Overall Scope:
The current renovation is primarily interior renovations to replace MEP systems, renovate units and corridors, and improve energy efficiency. Exterior renovations include masonry restoration, window replacement at residential units (levels 3-7), and replacement/upgrades to rooftop mechanical units.

The renovation is planned in fifteen successive five-week phases (3 per floor) to displace only about a dozen residents at a time

Documents:
Side x Side Permit Drawings dated 07-03-2026 Revised 8-28-26

Façade Easement:
A Request for Approval for Alteration has been submitted to Historic Seattle.

Documents:
"Request for Approval for Alteration" dated 08-12-2026

SMR Architects
117 South Main Street, #400
Seattle, WA 98104

www.smrarchitects.com

PH: 206.623.1104
FX: 206.623.5285

Masonry/Concrete/Stucco Restoration:

- Selective cleaning and repointing will be completed per the specification to preserve the distinctive masonry facades.

- Existing water table flashing will be replaced in-kind per BE1.00 Façade & Roof Repairs - Details. Color to match existing. Photo 5 & 6 have been provided.

- Existing stucco will be restored in-kind, and locations are clarified on BE0.11 and on BE0.13

- Concrete repairs and painting at Level 1 have been removed from scope.

- Concrete repairs at parapet coping (SPC) have been added on BE0.10 and a detail has been added BE1.00 Façade Repairs - Details.

Documents:
Side x Side Permit Drawings dated 07-03-2026 Revised 8-28-26 including Façade Repairs on sheet BE0.10 - 0.13 & B1.00
Side x Side 04 01 05 Masonry Restoration and Cleaning.
Photo 5 & 6 of water table.

Additional Seismic Upgrades:
In 1983, floor-to-wall anchors were installed using rosettes that are visible on all buildings' elevations. In 2003, the seismic brace frames were installed throughout the building. Despite the 1983 and 2003 upgrades, the building has not been removed from the City of Seattle's URM list. To be removed, some additional upgrades are required, including some additional floor-to-wall anchors at the ceiling of level 7.

All new ties will be internally drilled with epoxy anchors. No rosettes will be added.

Documents:
Atlas Design Group Concept Sketch Proposed Attachment of Exterior URM to Low Roof

Replace Wood Windows Floors 3-7
As part of a renovation in 1983, all the building's windows were restored, including adding new insulated glazing and weatherstripping to the primary residential windows. In 2003, similar repairs were completed to restore the windows again to replace damaged glazing and weatherstripping, re-rope, repair and replace deteriorated sash and frame members.

However, these original 1909 windows continue to have significant operational issues. Some windows are missing ropes and are stuck shut. Most sashes have lost integrity and do not fit securely in the frames. Windows that can be opened are difficult to close and may require intervention to remain open. Repairing the windows has been time consuming and disruptive to the residents. The original interior trim has been repainted and is generally in good condition, but the exterior sills exhibit significant rot sometimes extending to the overall exterior window frame and surrounding brick mold.

The building's residents also present a major challenge to maintaining the windows. Sash stops, limiters, and ropes/chains are easily accessible and are often intentionally damaged, cut

and/or removed by the residents. As the residential units do not have mechanical ventilation, windows that can be easily opened are required. The existing windows in their present condition cannot be relied on for ventilation. The proposed windows are less susceptible to being damaged or altered.

The level one storefronts and distinctive level 2 (ORCA Center) windows on 3rd Ave and Yesler are not included in this survey. They will remain and there is no planned scope.

Notes have been added to the photos to help identify areas of deterioration that were obvious at time of inspection. Exterior sills are consistently deteriorated, and the wet/rot conditions have typically spread to the base of the wood frames/stops and the underside of the sashes.

Many windows are difficult to use or inoperable for reasons not always obvious. Several residents have reported they avoid using the windows. Even with added weatherstripping, windows are reported to be loose and drafty. Poorly aligned weights, damaged cords and pulleys are probably playing some role in the windows' difficulties. No investigative demolition has occurred for this survey.

Per the Secretary of Interior Standards for Rehabilitation, the windows have been retained, repaired, and preserved repeatedly over the decades. However, the continued deterioration of the windows and the mounting expense to maintain them warrants replacement. Per the Standards, this is substantiated in in the Window Survey. The new windows will follow the Standards and closely match the existing windows' appearances. The new metal-clad windows will be customized to replicate the surrounding brickmold, sills, transoms, mullions, and muntins with only minor deviations. To demonstrate how they will be customized, some comparison window elevations and details have been added to the drawing set.

Documents:
Side x Side Permit Drawings dated 07-03-2026 Revised 8-28-26
- Elevations see sheet A3.00-3.04 Revised 8-28-26
- Details see sheet A8.00 & 8.01 Revised 8-28-26

SMR Morrison Hotel Window Survey dated July 31, 2026 Revised 2 September 2026
Pella Reserve Aluminum Clad Wood Window cut sheets.
PSPB-1 Pella metal color and exterior paint. Physical samples to be delivered to DON.

Rooftop Mechanical
Existing ventilation risers will be connected to new ducts run exposed on the roof to three new ERVs. , New domestic hot water heat pumps will also be installed on the roof.

Documents:
Side x Side Permit Drawings dated 07-03-2026
PSPB 2-5 Exterior Elevations showing sight lines.

End of Scope Description



MORRISON HOTEL: CONTEXT VIEW OF SOUTH FACADE (YESLER/JEFFERSON)

PHOTO 1



MORRISON HOTEL: DETAIL VIEW SOUTH FACADE

PHOTO 2



MORRISON HOTEL: CONTEXT VIEW- EAST FACADE (3RD AVE)

PHOTO 3



MORRISON HOTEL: DETAIL VIEW EAST FACADE

PHOTO 4



MORRISON HOTEL: VIEW OF WATER TABLE FLASHING

PHOTO 5



PHOTO 6

MORRISON HOTEL: DETAIL VIEW OF WATER TABLE FLASHING

GENERAL SYMBOLS LEGEND

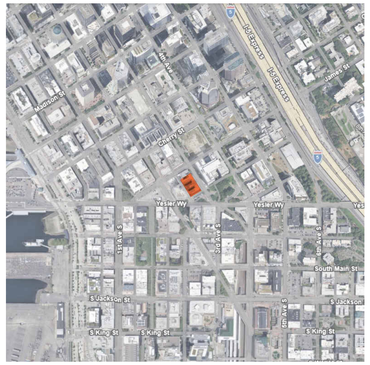
1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME / ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX — Drawing Number / Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / A5.01 / # — Drawing Number / Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX — Drawing Number / Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME / 100
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- WOOD FRAMING (CONTINUOUS)
- FINISHED WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- MINERAL WOOL INSULATION
- FOAM INSULATION
- GRAVEL
- EARTH
- ALUMINUM
- STEEL
- MASONRY (CMU)
- BRICK

VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



PROJECT DESCRIPTION

TENANT IMPROVEMENT AND WINDOW REPLACEMENT AT FLOORS 3 THROUGH 7 OF THE MORRISON HOTEL, APPROXIMATELY 72,075 SF OF WORK AREA, INCLUDING 190 APARTMENT UNITS AND ASSOCIATED CORRIDORS AND SERVICE ROOMS. WORK AREA ALSO INCLUDES BOILER AND GENERATOR ROOMS IN BASEMENT, APPROXIMATELY 657 SF, AND MASONRY CLEANING, TUCKPOINTING, AND REPAIR.
NO NEW SQUARE FOOTAGE, CHANGES TO EXIT PATHS, OR CHANGE OF USE PROPOSED.

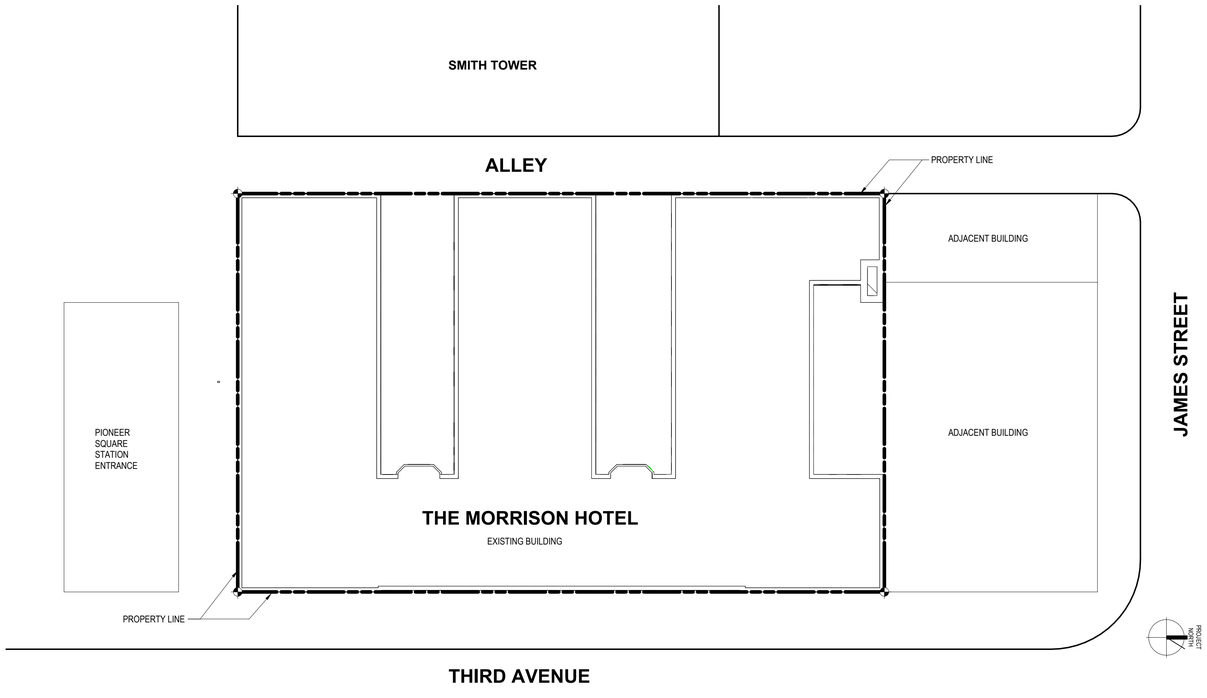
MECHANICAL WORK TO BE SUBMITTED UNDER SEPARATE PERMIT INCLUDES PROVIDING TEMPERED AIR TO APARTMENT UNITS VIA A NEW ENERGY RECOVERY VENTILATOR (ERV) SYSTEM, TRANSITIONING HOT WATER HEATING SYSTEM FROM GAS TO ELECTRIC, AND REPLACING WATER SUPPLY PIPING.

ELECTRICAL WORK TO BE SUBMITTED UNDER SEPARATE PERMIT INCLUDES REPLACEMENT OF AGING EMERGENCY GENERATOR, LED LIGHTING UPGRADES, UPDATED RECEPTACLES, REPLACEMENT UNIT HEATERS, AND POWER FOR NEW MECHANICAL SYSTEMS.

EXISTING FIRE SPRINKLER HEADS AND SMOKE/CO SENSORS IN WORK AREA TO BE MODERNIZED.
THE PROJECT HAS BEEN DETERMINED BY SDCI TO NOT BE SUBSTANTIAL ALTERATION, PER APPROVED NOTES BELOW.

PROJECT INFORMATION

PROJECT ADDRESS:	509 THIRD AVENUE SEATTLE, WA 98104
ASSESOR'S PARCEL NUMBER:	093900-0040
LEGAL DESCRIPTION:	LOTS 3, 6, AND 7, BLOCK 2, BOREN AND DENNY `S ADDN, EXCEPT THE NE 9 FT. CONDEMNED FOR 3RD AVE. UNDER CO#14345.
APPLICABLE CODES:	2021 SEATTLE BUILDING CODE 2021 SEATTLE EXISTING BUILDING CODE 2021 SEATTLE ENERGY CODE SMC TITLE 23 LAND USE CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 UNIFORM PLUMBING CODE NOTE: ALL CODES ARE SUBJECT TO SEATTLE AND WASHINGTON STATE AMENDMENTS.
AUTHORITY HAVING JURISDICTION:	SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS (SDCI)



1 **SITE PLAN**
SCALE: 1" = 20'-0"

PROJECT DIRECTORY

CLIENT
DOWNTOWN EMERGENCY SERVICE CENTER (DESC)
515 THIRD AVENUE
SEATTLE, WA 98104
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PHONE: (206)209-7071
DANIEL MALONE
EMAIL: DMALONE@DESC.ORG
PHONE: (206)464-1570

ARCHITECT
SIDE x SIDE ARCHITECTS
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EMAIL: MYRA@SIDEXSIDEARCHITECTS.COM
PARTNER IN CHARGE: GLADYS LY-AU YOUNG
EMAIL: GLADYS@SIDEXSIDEARCHITECTS.COM
PHONE: (206)322-1130

STRUCTURAL
ATLAS DESIGN GROUP
600 1ST AVE SUITE 300C
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CONTACT: CHRISTOPHER PADIN
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PHONE: (425)400-9242

MECHANICAL & PLUMBING
ECOTOPE, INC.
1917 1ST AVE, STE 300
SEATTLE, WA 98101
CONTACT: SHAWN ORAM
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GREG WENTZELL
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ELECTRICAL
TFWB ENGINEERS
1200 WESTLAKE AVE N SUITE 509
SEATTLE, WA 98109
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ENVELOPE
4EA BUILDING SCIENCE
12721 30TH AVENUE NE
SEATTLE, WA 98125
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MILLIE JACOBS
EMAIL: MILLIEJ@TEAM4EA.COM
PHONE: (206)728-2358

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AD2.90	ENLARGED TYP UNIT DEMO FLOOR PLAN AND RCP
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SxS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

8106 REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING PERMIT SET — 7/3/2026

SHEET NAME:
GENERAL NOTES AND PROJECT INFORMATION

SHEET NUMBER:
A0.00

PROJECT NUMBER:	26002
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	As indicated

ZONING CODE

NO CHANGE OF USE OR ADDED SQUARE FOOTAGE PROPOSED.

ADDRESS: 509 3RD AVE.
PARCEL ID: 0939000040
LEGAL DESCRIPTION: LOTS 3, 6, AND 7, BLOCK 2, BOREN AND DENNY 'S ADDN , EXCEPT THE NE 9 FT. CONDEMNED FOR 3RD AVE. UNDER CO#14345.
SITE AREA: 19,980 SF / .46 ACRES
BUILDING SF: 159,840 SF (GROSS)
ZONE: PSM 100/100-120 (PIONEER SQUARE MIXED 100 RESIDENTIAL 100-120, DOWNTOWN)
OVERLAYS: DOWNTOWN URBAN CENTER, PIONEER SQUARE PRESERVATION DISTRICT, DOWNTOWN FIRE DISTRICT

23.49.170 PERMITTED USES
ALLOWED: ALL USES PERMITTED EXCEPT THOSE LISTED AT 23.66.122. RESIDENTIAL USES PERMITTED.
PROPOSED: EXISTING RESIDENTIAL USE TO REMAIN. THIS WAS CONFIRMED IN 9/22/2025 LETTER FROM SDCI.

23.49.178 HEIGHT LIMIT
ALLOWED: 100' BASELINE FOR RESIDENTIAL USES
PROPOSED: EXISTING TO REMAIN LESS THAN 100 '

23.66.140 ROOFTOP FEATURES
ALLOWED: MAY EXTEND 8' ABOVE ROOF, IF SET BACK 15 ' FROM THE STREET AND 3 ' FROM ALLEY.
PROPOSED: NEW ROOFTOP EQUIPMENT TO BE LESS THAN 8 ' TALL, SET BACK 15' FROM STREET / 3 ' FROM ALLEY. REFER TO ROOF PLAN FOR LOCATIONS.

23.49.019 PARKING
REQUIRED: NO PARKING REQUIRED IN DOWNTOWN ZONES.
PROPOSED: NO PARKING PROVIDED.

23.66.110 PIONEER SQUARE CERTIFICATE OF APPROVAL
REQUIRED: CERTIFICATE OF APPROVAL FROM DEPARTMENT OF NEIGHBORHOODS FOR EXTERIOR WORK
PROPOSED: PROJECT IS SEEKING APPROVAL FROM DON/PSPB FOR NEW WINDOWS, MECHANICAL EQUIPMENT, AND MASONRY RESTORATION.

BUILDING CODE

BUILDING CODE REFERENCE
SEATTLE BUILDING CODE 2021

BUILDING TYPE: TYPE III –A (PREVIOUSLY PERMITTED AS TYPE III-1 HOUR)
NUMBER OF STORIES: 7
SPRINKLERED: BUILDING IS FULLY SPRINKLERED

NO CHANGES TO EXISTING USE, NO CHANGES TO EXISTING WALL LOCATIONS, AND NO CHANGES TO EXISTING EXITING PATHS PROPOSED. REFER TO EXISTING BUILDING CODE ANALYSIS.

403 HIGH-RISE BUILDINGS
THE MORRISON HOTEL IS CLASSIFIED AS A HIGH-RISE BUILDING, IS FULLY SPRINKLERED AND HAS BEEN PREVIOUSLY PERMITTED WITH APPROVED SECTION 403 SYSTEMS. PER PRE-SUBMITTAL NOTES BELOW, EXISTING PERMITTED SECTION 403 SYSTEMS ARE ACCEPTABLE, ALONG WITH NFPA 13 FIRE SPRINKLER SYSTEM INSTALLED IN 2002. SCOPE INCLUDES NEW SPRINKLER HEADS AND FIRE ALARM DEVICES.

1004 OCCUPANT LOAD
PROPOSED: CURRENT OCCUPANT LOAD TO REMAIN.
RESIDENTIAL: PER FLOOR AREA IS 14,400 GSF / 200 GROSS OCCUPANT LOAD FACTOR
YIELDS 72 OCCUPANTS PER FLOOR.

1005.3.1 STAIRWAY WIDTHS
REQUIRED: .2 SPRINKLERED PER OCCUPANT = 14.4", DEFAULT TO 44"
PROPOSED: EXISTING EXIT STAIRWAYS TO REMAIN, GREATER THAN 44 "

1005.3.2 CORRIDOR and DOOR WIDTHS
REQUIRED: .15 SPRINKLERED PER OCCUPANT = 10.8", DEFAULT TO 44"
PROPOSED: EXISTING CORRIDORS TO REMAIN, GREATER THAN 44 "
EXIT DOORS TO BE 32 " CLEAR MINIMUM

1006.3.3 NUMBER OF EXITS
REQUIRED: 2 EXITS FROM FLOOR FOR 1-500 OCCUPANTS
PROPOSED: 3 EXISTING EXITS TO REMAIN- COMPLIES

1007.1.1 EXIT CONFIGURATION
REQUIRED: 1/3 DIAGONAL (SPRINKLERED) DIMENSION OF BUILDING
PROPOSED: EXISTING EXITS TO REMAIN- COMPLIES. SEE EGRESS DIAGRAM.

1020.5 DEAD END CORRIDORS
ALLOWED: 50' SPRINKLERED
PROPOSED: 16' MAXIMUM- COMPLIES

906.3 PORTABLE FIRE EXTINGUISHERS
REQUIRED: AT RESIDENTIAL OCCUPANCIES, MAX 11,250 SF PER EXTINGUISHER, 75 FOOT TRAVEL DISTANCE.
PROPOSED: EXISTING FIRE EXTINGUISHERS TO BE REPLACED, THREE PER FLOOR, 75 ' MAX TRAVEL DISTANCE, AT LOCATIONS NOTED ON PLANS.

EXISTING BUILDING CODE

BUILDING CODE REFERENCE:
SEATTLE EXISTING BUILDING CODE 2021

NO CHANGE OF OCCUPANCY PROPOSED
PROJECT IS NOT CLASSIFIED AS A SUBSTANTIAL ALTERATION

CHAPTER 1 SCOPE AND ADMINISTRATION

101.4 COMPLIANCE
ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING WAS PRIOR TO THE ALTERATIONS.

CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS

301.3.2 WORK AREA COMPLIANCE METHOD
PER CHAPTERS 6-12. WORK AREA INCLUDES RESIDENTIAL AREAS ON FLOORS 3-7, NOT INCLUDING STAIRWELLS OR ELEVATORS TO REMAIN. WORK AREA ALSO INCLUDES BOILER AND GENERATOR ROOMS IN BASEMENT.

304.1.1 NEW STRUCTURAL ELEMENTS
REQUIRED: NEW STRUCTURAL ELEMENTS TO COMPLY WITH IBC REQUIREMENTS
PROPOSED: NEW STRUCTURAL ELEMENTS ARE LIMITED TO SUPPORTS FOR NEW HVAC EQUIPMENT AND ARE DESIGNED TO IBC REQUIREMENTS.

304.1.3 EXISTING STRUCTURAL ELEMENTS- DEAD LOAD
REQUIRED: EXISTING ELEMENTS TO BE STRENGTHENED IF MORE THAN 5% DEAD LOAD ADDED.
PROPOSED: ADDED DEAD LOAD IS LIMITED TO ROOFTOP HVAC UNITS. EXISTING STRUCTURAL ELEMENTS ARE REINFORCED WHERE NECESSARY.

304.1.3.1 EXISTING STRUCTURAL ELEMENTS- LIVE LOAD
REQUIRED: IF NO LIVE LOAD INCREASE, DESIGN LIVE LOADS PER PRIOR APPROVAL
PROPOSED: NO CHANGES TO EXISTING LIVE LOAD PROPOSED.

304.1.4 EXISTING STRUCTURAL ELEMENTS- LATERAL LOAD
ALLOWED: PER EXCEPTION, 10% INCREASE IN DEMAND CAPACITY RATIO ALLOWED
PROPOSED: MINOR INCREASE TO LATERAL FORCES FROM ADDED ROOFTOP EQUIPMENT- LESS THAN 10% - COMPLIES

304.1.5 WALL ANCHORAGE
REQUIRED: WALL ANCHORS AT ROOF ARE REQUIRED AT URM BUILDINGS, WITH REDUCED SEISMIC FORCES ALLOWED.
PROPOSED: EXISTING WALL ANCHORS AT ROOF TO REMAIN. COMPLIES

304.2 and 304.3 STRUCTURAL PROVISIONS FOR CHANGE OF OCCUPANCY AND ADDITIONS
NOT APPLICABLE- NO CHANGE OF USE OR ADDITION.

304.5 SEISMIC REGULATIONS FOR URM BUILDINGS
NOT APPLICABLE- NOT A SIGNIFICANT INCREASE IN OCCUPANT LOAD
THE BUILDING HAS APPLIED FOR RETROFITTED URM STATUS IN SEATTLE 'S DATABASE PER 6/2/26 PRE-APPLICATION MEETING DISCUSSION.

306.1 ACCESSIBILITY FOR EXISTING BUILDINGS
REQUIRED: REDUCTION IN BUILDING ACCESSIBILITY NOT ALLOWED
PROPOSED: NO REDUCTION IN ACCESSIBILITY PROPOSED- COMPLIES

306.7.1 ALTERATIONS OF AREAS CONTAINING PRIMARY FUNCTIONS
REQUIRED: ROUTE TO PRIMARY FUNCTION ACCESSIBLE
PROPOSED: ROUTE TO UNITS IS ACCESSIBLE AND WILL REMAIN SO

306.7.2 ACCESSIBLE MEANS OF EGRESS
REQUIRED: ACCESSIBLE MEANS OF EGRESS PER SBC CHAPTER 10 NOT REQUIRED IN EXISTING BUILDINGS
PROPOSED: NO REVISIONS PROPOSED TO EXISTING EGRESS STAIRS AND ELEVATOR

306.7.4 / 306.7.10.1.3 TYPE B UNITS
REQUIRED: TYPE B UNITS PER SBC 1108 ARE REQUIRED IF WORK AREA IS GREATER THAN 50% OF THE AGGREGATE AREA OF THE BUILDING, BUT NOT WHERE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED BEFORE MARCH 15, 1991, PER 306.7.10.3 EXCEPTION, OR WHERE TECHNICALLY INFEASIBLE PER 306.7.
PROPOSED: TYPE B UNITS NOT PROVIDED PER EXCEPTION – APARTMENTS ON FLOORS 3-7 WERE FIRST ESTABLISHED AS A USE BY DCLU PERMIT #614370 "CHANGE USE FROM HOTEL TO APT, BLDG ", THEN SUBSTANTIALLY RENOVATED IN 2003. ENLARGING EXISTING BATHROOMS TO FULLY MEET TYPE B REQUIREMENTS IS TECHNICALLY INFEASIBLE PER 306.7 SINCE BATHROOMS ARE LOCATED BETWEEN DUCT SHAFTS AND CORRIDOR WALLS, NEITHER OF WHICH CAN BE FEASIBLY RELOCATED. HOWEVER, DOORS TO BATHROOMS WILL BE ENLARGED TO MEET ADA STANDARDS, AND BLOCKING WILL BE INSTALLED FOR FUTURE GRAB BARS. KITCHENS WILL MEET TYPE B STANDARDS.

TYPE A UNITS ARE PROVIDED PER SBC 1108.6.2.2.1 AT 5% OF TOTAL. 190 UNITS X 5% = 9.5. 10 UNITS PROVIDED, 2 PER FLOOR

307/308 SMOKE AND CARBON MONOXIDE (CO) ALARMS
REQUIRED: SMOKE ALARMS AND CO DETECTION REQUIRED IN R OCCUPANICIES
PROPOSED: EXISTING SMOKE AND CO ALARMS TO BE REPLACED WITH NEW DEVICES

311 SUBSTANTIAL ALTERATION REQUIREMENTS
NOT APPLICABLE. PROJECT IS NOT CLASSIFIED AS A SUBSTANTIAL ALTERATION

312 RE-ROOFING
NOT APPLICABLE. SCOPE DOES NOT INCLUDE RE-ROOF, BUT DOES INCLUDE PATCHING IN TO EXISTING ROOF AT NEW MECHANICAL UNIT CURBS.

CHAPTER 7: ALTERATIONS LEVEL 1
PROJECT IS CLASSIFIED AS LEVEL 3 ALTERATIONS, BUT MUST MEET LEVEL 1 CRITERIA

702.1 INTERIOR FINISHES
REQUIRED: NEW FINISHES TO COMPLY WITH SECTION CHAPTER 8 OF SBC
PROPOSED: NEW FINISHES COMPLY WITH SBC CHAPTER 8.
PER SBC TABLE 803.13, NEW WALL AND CEILING FINISHES IN SPRINKLERED R-2 BUILDING AT EXITS, CORRIDORS, AND ROOMS TO MEET CLASS C DESIGNATION. EXISTING CORRIDOR FINISHES TO ALSO MEET CLASS C DESIGNATION PER SEBC 802.4 BELOW- COMPLIES.

PER SBC 804.4.2, FLOORING IN CORRIDORS AND STAIRWAYS TO MEET CLASS II RADIANT FLUX.

702.4 WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS
REQUIRED: WINDOWS THAT ARE OPERABLE, WITH REPLACED SASH AND FRAME, SILL HEIGHT LESS THAN 36 ", LARGER THAN 4" GAP WHEN OPEN, AND GREATER THAN 7 ' ABOVE GROUND MUST HAVE LIMITERS PER ASTM F2090.
PROPOSED: 4" WINDOW LIMITERS PROPOSED ON ALL REPLACEMENT WINDOWS MEETING ABOVE CRITERIA.

702.5 EMERGENCY ESCAPE AND RESCUE AT REPLACEMENT WINDOWS
NOT APPLICABLE. TWO EXITS PROVIDED PER FLOOR PER SBC1031.2.1

702.7 MATERIALS AND METHODS
NEW WORK MATERIALS AND METHODS SHALL COMPLY WITH:
SEATTLE BUILDING CODE
SEATTLE ENERGY CODE
SEATTLE MECHANICAL CODE
UNIFORM PLUMBING CODE- SEATTLE

703.1 FIRE PROTECTION
REQUIRED: ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
PROPOSED: ALTERATIONS TO MAINTAIN EXISTING FIRE PROTECTION LEVELS

704.1 MEANS OF EGRESS
REQUIRED: ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
PROPOSED: ALTERATIONS TO MAINTAIN EXISTING LEVEL OF PROTECTION FOR THE MEANS OF EGRESS.

CHAPTER 8: ALTERATIONS LEVEL 2
PROJECT IS CLASSIFIED AS LEVEL 3 ALTERATIONS, BUT MUST MEET LEVEL 2 CRITERIA

801.4 COMPLIANCE
REQUIRED: NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH SBC.
PROPOSED: NEW CONSTRUCTION TO COMPLY
EXCEPTIONS: CORRIDOR CEILINGS MAY BE 7 ', NEW STRUCTURAL MEMBERS MAY BE DESIGNED PER SECTION 302.

802.2.1/802.2.2/802.2.3 EXISTING VERTICAL OPENINGS
REQUIRED: EXISTING VERTICAL OPENINGS CONNECTING 2 OR MORE FLOORS TO BE ENCLOSED WITH MINIMUM 1 HOUR FIRE RATING, INCLUDING SHAFTS IN THE WORK AREA. STAIR ENCLOSURES TO HAVE SMOKETIGHT CONSTRUCTION FROM HIGHEST LEVEL OF WORK AREA TO ALL FLOORS BELOW.
PROPOSED: EXISTING VENTILATION SHAFTS AND STAIR ENCLOSURES ARE 1 HOUR, TO REMAIN, CONSTRUCTED PER SBC 1997 REQUIREMENTS. EXISTING STAIR ENCLOSURES ARE SMOKETIGHT WITH STAIR 2 AND 3 SERVED BY PRESSURIZATION FANS- COMPLIES

802.4 INTERIOR FINISHES
REQUIRED: INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR, INCLUDING EXISTING MATERIALS, TO COMPLY WITH SBC CHAPTER 8 REQUIREMENTS.
PROPOSED: NEW AND EXISTING FINISHES COMPLY. SEE SEBC 702.1 ABOVE FOR COMPLIANCE CRITERIA

802.4 GUARDS
NOT APPLICABLE. DECORATIVE CATWALK RAILING AT 7 TH FLOOR IS NOT ACCESSIBLE TO BUILDING OCCUPANTS – REPLACEMENT WINDOWS TO HAVE 4 " LIMITERS PER 702.4.

803.1 CORRIDOR RATINGS
ALLOWED: CORRIDOR RATINGS MAY BE REDUCED IN SPRINKLERED STORIES.
PROPOSED: NO CORRIDOR RATING REDUCTION PROPOSED

803.2 SPRINKLER SYSTEMS
REQUIRED: SPRINKLERS REQUIRED WHERE EXIT CORRIDORS IN HIGH RISES EXCEED 30 OCCUPANT LOAD, OR IN CASES WHERE NEW CONSTRUCTION WOULD REQUIRE SPRINKLERS
PROPOSED: BUILDING IS FULLY SPRINKLERED- COMPLIES

803.2.6 FIRE SPRINKLER SYSTEM SUPERVISION
REQUIRED: CENTRAL, REMOTE, OR PROPRIETARY SYSTEM IN ACCORDANCE WITH NFPA 72.
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES.

803.3 STANDPIPES
REQUIRED: STANDPIPES REQUIRED IF WORK AREA OVER 50 ' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES, INCLUDING CLASS 1 COMBINATION STANDPIPES IN STAIRWELLS- COMPLIES.

803.4 FIRE ALARM AND DETECTION
REQUIRED: PER EXCEPTION #1, PREVIOUSLY APPROVED FIRE ALARM SYSTEMS MAY REMAIN
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES, WITH NEW DEVICES INSTALLED.

804 MEANS OF EGRESS
ALLOWED: MEANS OF EGRESS COMPLYING WITH REQUIREMENTS OF BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED COMPLIANT, IF, IN THE OPINION OF THE BUILDING OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.
PROPOSED: EXISTING EXITING SYSTEM TO REMAIN- SEE PLANS FOR EGRESS COMPLIANCE. NUMBER OF EXITS CORRESPONDS TO SBC REQUIREMENTS.

804.4.1.2 FIRE ESCAPES
NOT APPLICABLE. FIRE ESCAPES HAVE BEEN REPLACED BY INTERNAL EXIT STAIRS.

804.5 EGRESS DOORWAYS
REQUIRED: IF OVER 50 OCCUPANTS OR 75 FEET TRAVEL DISTANCE, TWO EGRESS DOORWAYS MUST BE PROVIDED.
PROPOSED: 72 OCCUPANTS PER FLOOR. THREE EXISTING EGRESS DOORWAYS PER FLOOR PROPOSED INTO STAIR #1, #2, AND #3.

804.5 EGRESS DOORWAYS
REQUIRED: IF OVER 50 OCCUPANTS OR 75 FEET TRAVEL DISTANCE, TWO EGRESS DOORWAYS MUST BE PROVIDED.
PROPOSED: 72 OCCUPANTS PER FLOOR. THREE EXISTING EGRESS DOORWAYS PER FLOOR PROPOSED INTO STAIR #1, #2, AND #3.

804.5 EGRESS DOORS
REQUIRED: DOORS SERVING MORE THAN 50 MUST SWING IN DIRECTION OF TRAVEL, STAIR DOORS TO BE SELF CLOSING, PANIC HARDWARE AT A OCCUPANCIES OVER 100.
PROPOSED: STAIR DOORS SWING IN DIRECTION OF TRAVEL. CORRIDOR AREA SEPARATION DOORS SERVE LESS THAN 50 OCCUPANTS WITH SWING NOT IN DIRECTION OF TRAVEL- SEE EGRESS PLAN. NO PANIC HARDWARE PROPOSED- NO A OCCUPANCIES. COMPLIES.

804.6 CORRIDOR DOORS
REQUIRED: 1-3/8" SOLID CORE WOOD DOORS MINIMUM, OR EQUIVALENT, OR 20 MIN. DOORS PER EXCEPTION #5. WITH CLOSERS
PROPOSED: NEW HOLLOW METAL DOORS, 20 MINUTE RATED, 1-3/4 ", WITH CLOSERS. NO TRANSOMS PROPOSED

804.6.3 OTHER CORRIDOR OPENINGS
REQUIRED: OPENINGS TO BE IN COMPLIANCE WITH SBC 716
PROPOSED: NEW DUCTWORK FROM CORRIDORS INTO UNITS TO COMPLY WITH SBC 716

804.7 DEAD END CORRIDORS
ALLOWED: 50', SPRINKLERED R-2 OCCUPANCY, PER EXCEPTION #1
PROPOSED: 16' MAXIMUM DEAD END CORRIDOR LENGTH

804.8 AND 9 EGRESS LIGHTING AND EXIT SIGNS
ALLOWED: EGRESS LIGHTING AND EXIT SIGNS TO COMPLY WITH SBC
PROPOSED: EXISTING EGRESS LIGHTING AND EXIT ILLUMINATED EXIT SIGNS TO REMAIN.

804.10 HANDRAILS
REQUIRED: AT LEAST ONE HANDRAIL REQUIRED IN STAIRWAYS TO LEVEL OF EGRESS (44 " EGRESS WIDTH)
PROPOSED: EXISTING STAIRWELLS WITH AT LEAST ONE HANDRAIL TO REMAIN
804.11 REFUGE AREAS
NOT APPLICABLE

804.12 GUARDS AT STAIRS
GUARDS TO BE REPLACED IF IN DANGER OF COLLAPSE- NOT APPLICABLE

805 STRUCTURAL
REFER TO SEBC SECTION 304

807 MECHANICAL
MECHANICAL SYSTEMS SHALL COMPLY WITH THE SEATTLE MECHANICAL CODE.

CHAPTER 9: ALTERATIONS LEVEL 3
PROJECT IS CLASSIFIED AS LEVEL 3 ALTERATIONS. MUST ALSO MEET LEVEL 1 AND LEVEL 2 CRITERIA.

902.1 HIGH RISE BUILDINGS
REQUIRED: IF AIR CIRCULATION SYSTEM PER FLOOR IS GREATER THAN 15,000 CFM, SMOKE AND HEAT DETECTION DEVICES ARE REQUIRED.
PROPOSED: NOT APPLICABLE- AIR CIRCULATION SYSTEM IS LESS THAN 15,000 CFM PER FLOOR.

903.1 STAIR SHAFT CONTINUITY
REQUIRED: STAIR ENCLOSURE PER SEBC 802.2.1 MUST CONTINUE THROUGH ALL FLOORS BELOW, INCLUDING THE LEVEL OF EXIT DISCHARGE, WITH FINISHES COMPLYING WITH 802.4.
PROPOSED: EXISTING STAIRS ARE ENCLOSED AT ALL LEVELS WITH CLASS C OR BETTER INTERIOR FINISHES- COMPLIES

904.1 SPRINKLER SYSTEMS
REQUIRED: AT HIGH RISE BUILDINGS, OR AS REQUIRED FOR NEW BUILDINGS, AND AT TRASH CHUTES
PROPOSED: BUILDING IS FULLY SPRINKLERED- COMPLIES

904.2 FIRE ALARM AND DETECTION SYSTEMS
REQUIRED: TO BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE IBC, WITH AUTOMATIC FIRE DETECTION SYSTEMS AS REQUIRED
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES, WITH NEW DEVICES INSTALLED, AND UPGRADES AS REQUIRED.

905.2 AND 905.3 EGRESS LIGHTING AND EXIT SIGNS
REQUIRED: EXIT ENCLOSURE TO BE PROVIDED WITH EGRESS LIGHTING TO THE LEVEL OF DISCHARGE. EXIT SIGNS TO BE PROVIDED TO LEVEL OF DISCHARGE
PROPOSED: EXISTING EGRESS LIGHTING AND EXIT SIGNS TO REMAIN.

905.4 TWO-WAY COMMUNICATIONS SYSTEMS
REQUIRED: TWO WAY COMMUNICATION SYSTEM REQUIRED IN ELEVATORS IF REQUIRED BY SBC 1009.8
PROPOSED: TWO WAY COMMUNICATION SYSTEM PROVIDED IN ELEVATORS.

ENERGY CODE

ENERGY CODE REFERENCE:
SEATTLE COMMERCIAL ENERGY CODE 2021

CHAPTER 5: EXISTING BUILDINGS
PROJECT IS CLASSIFIED AS AN ALTERATION- TO COMPLY WITH C503, ALTERATIONS

REPLACEMENT VENTILATION EQUIPMENT HAS BEEN SELECTED BASED ON THE REQUIRED VENTILATION AIRFLOW AND ASSOCIATED OUTDOOR-AIR HEATING AND COOLING LOADS. REFER TO THE ENERGY CODE SHEET AND EQUIPMENT & VENTILATION SCHEDULES FOR COMPLIANCE WITH SEC CHAPTER 5 AND SECTION C403.

REPLACEMENT DOMESTIC HOT WATER HEATING EQUIPMENT IS SIZED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE 2021 SEATTLE ENERGY CODE FOR SERVICE WATER HEATING BASED ON THE ESTIMATED DOMESTIC HOT WATER DEMAND. REFER TO THE ENERGY CODE SHEET, PLUMBING DRAWINGS, AND EQUIPMENT SCHEDULES FOR EQUIPMENT CAPACITIES AND COMPLIANCE.

C503.1 ALTERATIONS
REQUIRED: ALTERATIONS SHALL CONFORM TO NEW CONSTRUCTION CODE PROVISIONS, WITHOUT REQUIRING UNALTERED PORTIONS TO COMPLY WITH CODE. ALTERATIONS SHALL BE SUCH THAT THE BUILDING IS NO LESS CONFORMING THAN PRIOR TO THE ALTERATION. ADDITIONAL ENERGY EFFICIENCY CREDIT REQUIREMENTS IN SECTION C406.1, AND RENEWABLE ENERGY REQUIREMENTS IN SECTION C411 DO NOT APPLY (EXCEPT SUBSTANTIAL ALTERATIONS)
PROPOSED: NEW CONSTRUCTION TO COMPLY WITH CURRENT CODE PROVISIONS. ENERGY EFFICIENCY WILL BE IMPROVED. PROJECT IS NOT A SUBSTANTIAL ALTERATION, SO 406.1 AND C411 PROVISIONS DO NOT APPLY.

C503.3 BUILDING ENVELOPE
REQUIRED: NEW ENVELOPE ASSEMBLIES SHALL COMPLY WITH C402.1 THROUGH C402.5. AIR LEAKAGE TESTING NOT REQUIRED.
PROPOSED: REFER TO ENERGY WORKSHEETS FOR PROPOSED U-VALUES.

C503.3.2 VERTICAL FENESTRATION
NOT APPLICABLE- NO ADDITION OF NEW VERTICAL FENESTRATION PROPOSED, ONLY REPLACEMENT OF EXISTING.

C503.7 LIGHTING AND INTERIOR LIGHTING POWER ALLOWANCE
REQUIRED: INTERIOR LIGHTING POWER ALLOWANCE TO BE PER C405.4. NEW LIGHTING SHALL BE PROVIDED WITH CONTROLS PER C405.2 AND SHALL COMPLY WITH C408.4, C506.1, AND C501.6. CONTROLLED RECEPTACLES WHERE ADDED TO BE PER C405.10, C408.4, AND C501.6.
PROPOSED: CONTROLS AND RECEPTACLES TO BE UPDATED. LIGHTING POWER ALLOWANCE WORKSHEET TO BE SUBMITTED WITH ELECTRICAL PERMIT.

C503.9 SUBSTANTIAL ALTERATIONS
NOT APPLICABLE. PROJECT IS NOT A SUBSTANTIAL ALTERATION

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Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

8106 REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET
7/3/2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	26/02	
2	05/29/26	

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:
SCALE:

SHEET NAME: **BUILDING CODE**
SHEET NUMBER: **A0.01**

side x side

Ardel Jala (06/24/2026 16:14:02 PDT)

June 2, 2026
and
May 27, 2026

SDCI Pre-Submittal Conference Follow-Up - Substantial Alteration Reconsideration

Project: DESC Morrison Hotel Remodel
SDCI Project Number 7100063-CN

510 Maynard Ave S
Seattle, WA 98104

206.322.1130
SidexSideArchitects.com

Attending:

Ardel Jala	SDCI, Building Official
Casandra Courtillet	SDCI, Senior Building Plans Examiner
Nathalie Boeholt	SDCI, Technical Codes Manager *(5/27 only)*
Derek Ohlgren	SDCI, Sr. Struct. Plans Engineer/ URM Technical Lead *(6/2 only)*
Hiro Ikeda	SDCI, Structural Plans Engineer *(5/27 only)*
Sondra Nielsen	DESC, Director of Facilities and Asset Management
Jared O'Dell	DESC, Senior Capital Program Manager
Chris Holt	DESC, Construction Coordinator *(5/27 only)*
Chris Padin, P.E., S.E.	Atlas Design Group *(6/2 only)*
Elliot Smith, P.E.	Atlas Design Group
Isaac Larson, P.E.	Atlas Design Group
Ryan Larsen, E.I.T.	Atlas Design Group *(6/2 only)*
Edward Candra, E.I.T.	Atlas Design Group *(6/2 only)*
Gladys Ly-Au Young	Side x Side Architects, Principal
Myra Lara	Side x Side Architects, PM
John Kennedy	Side x Side Architects, Principal *(and note preparer)*

Introduction

These notes are a record of decisions reached at two Webex meetings, one on May 27th, and a follow-up on June 2nd. The meetings are combined into a single record for clarity, with respective dates noted in parentheses.

The purpose of the meetings was to review a request by DESC for SDCI to reconsider its substantial alteration designation for the Morrison Hotel Remodel, which was made on October 7th, 2025, following a pre-submittal conference. *The design team for the previous meeting, Sept 11, 2025 was led by SMR Architects. Approved Meeting minutes dated Oct 7, 2025 from that meeting are attached for reference. (AJ/SDCI)*

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Basis for Request

(5/27)
Sondra Nielsen reviewed project funding and goals. DESC has been able to obtain funding for upgrades to the Morrison that are focused on two goals:

a) creating a safer and more effective facility to serve Seattle's most vulnerable citizens and
b) to de-carbonize and improve energy and water efficiency.

She noted that funding has been provided only for the residential units and surrounding areas on floors 3-7, not the whole building, which includes a basement, first, and second floors. The building will be fully occupied during construction, providing ongoing critical services like the ORCA (Opioid Recovery and Care Access Center). The project will be broken into 15 smaller phases over 18 months so that only 15 or so residents at a time are affected by having to move out.

The building was structurally upgraded as part of a substantial alteration permitted by SDCI in 2002 that included new footings, *new steel brace frames from the basement to Level 3; upper level wood shear walls in the N/S direction and diaphragm strengthening at Level 3 and the roof (AJ/SDCI).* Masonry wall anchors and parapet bracing were installed in a previous renovation.

Project scope and rough order of magnitude costs for the project were reviewed.

For additional details in support of reconsideration, please refer to a letter generated by Side x Side architects, dated May 6th, which was submitted to SDCI, along with supporting slides from this meeting, and permitted structural plans from 2002.

Sondra Nielson noted that the project is receiving tax credit funding that can only pay for the units or the areas surrounding the units themselves and may not be used towards alterations to levels B, 1, 2. She further noted that Level 1 is the Downtown Behavioral Health Clinic and Level 2 was recently renovated to the Opioid Care Unit. (AJ/SDCI)

Substantial Alteration Re-consideration - Confirmation

(6/2)
Ardel Jala confirmed, per her 5/29 correspondence, that after reconsideration of the overall proposed scope, **SDCI will not consider the proposed scope a substantial alteration**. Factors that weighed in favor of the reversal were the extent of the building where no work is proposed as well as the work completed in the 2002 renovation which was a substantial alteration.

She noted that the decision is specific to the circumstances of this building and should not be considered precedent that can be applied to other buildings. *This decision supersedes the previous decision of substantial alteration from Oct 7, 2025. (AJ/SDCI)*

Retrofitted URM Status

(6/2)
Ardel Jala requested that DESC apply for retrofitted URM status for the Morrison in Seattle's URM database, prior to permit submittal, and Sondra Nielsen agreed. Ardel noted that the submittal date could be flexible if there are scheduling issues, assuming confirmation that the

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process is underway.

Please refer to this link for further URM application information:

https://www.seattle.gov/documents/Departments/SDCI/Codes/ChangesToCodes/UnreinforcedMasonry/ProceduretoApplyforRetrofittedURMStatus.pdf

Retrofitted URM Application Details

(6/2)
Details of what SDCI expects to see in the application were discussed as follows:

Given that the Morrison's substantial alteration took place in 2002, Item 3a of the URM Status Procedure would apply (see link above). The 2002 structural drawings note UBC 1997 and FEMA 356 Life Safety as basis for design.

Note that the building will not be removed from the URM database, just reclassified as retrofitted.

With respect to Item 3a, number 3, "attestation that the work appears to be completed per the original construction documents", it was confirmed that significant exploratory demolition is not required to substantiate general conformance with the record documents. However, Derek Ohlgren noted cases where deferred structural work (example- roof diaphragm at next re-roof) was negotiated during permitting but not shown on the drawings, so he requested that this type of scope-related deficiency, if it exists at the Morrison, be confirmed.

Ardel noted that the main focus of the report should be addressing what items were designed to meet code at the time but do not fully meet current code. Reverse engineering of the original design is not the intent of the URM analysis.

Derek encouraged Atlas Design Group to reach out directly for details on which ASCE checklist and/or benchmarking path makes sense for the Morrison URM retrofit application.

END OF NOTES

Side x Side Architects PLLC
(SxS)

John Kennedy

SMR ARCHITECTS

Construction Pre-Submittal Conference Meeting - Application Questions

Project: DESC Morrison Remodel
Address: 509 3rd Ave,
Seattle WA, 98104
Permit #: **7100063-CN**
Zone: PSM 100/100-12

Digitally signed by Casandra Courtillet
Date: 2025.10.07 13:35:05 -07'00'

Date: September 11, 2025
Prepared by: Scott Starr, SMR Architects

Attending:

Name	Company
Casandra Courtillet	Seattle Department of Construction and Inspections (SDCI) – Building Code & Existing Building Code
Derek Ohlgren	SDCI – Structural
Marsha Poon	SDCI – Mechanical & Energy Code Reviewer
Mark Chubb	Fire Department
Nathan Rosenbaum	Downtown Emergency Service Center (DESC)
Jared O'Dell	Downtown Emergency Service Center (DESC)
Josh Valera	Downtown Emergency Service Center (DESC)
Dana Fontes	Sider Byers (Mechanical Engineer)
Elliot Smith	Atlas (Structural)
David Reddy	O'Brien 360
Scott Starr	SMR Architects (SMR)

Existing Building Information:

1. Address: 509 3rd Avenue, Seattle Washington 98104
2. Parcel: 093900-0040
3. Use: B-1 Office, R-2 residential, S-3 parking.
4. Construction Type: III-A

Background and General Notes
The proposal is the remodel of the top five floors of the existing seven story Morrison Hotel. The top five floors of the building contain 190 residential apartment units, and are R-2 occupancy. The repairs include:

1. Replace finishes.
2. Repair existing supply and waste plumbing in residential units.
3. Replace existing plumbing fixtures.
4. Replace exterior windows.
5. Add insulation to exterior walls.
6. Replace existing emergency generator.
7. Replace central domestic hot water heater.
8. Replace corridor pressurization fans.
9. Repoint exterior brick masonry.

See below for full scope details.

The proposed repairs for the building will not change the Occupancy or Land Use designation for the building. They will not change the number of units, the type of units, or the exiting for the building. Mechanical cooling will not be added to the building.

SMR Architects
117 South Main Street, #400
Seattle, WA 98104

www.smrarchitects.com
PH: 206.623.1104
FX: 206.623.5285

#	General Question/Notes:	Answer:
1	This is a 0-30% AMI permanent supportive housing project. Confirm that this project will be a Priority 2 application for 100% affordable housing	To be confirmed by Land Use. Provided applicant with contact information.
2	Confirm that this project is located in the Pioneer Square historic district, and exterior changes will be subject to review by the Department of Neighborhoods.	To be confirmed by Department of Neighborhoods. Provided applicant with contact information.
3	Confirm that the project will be reviewed under the 2021 Seattle Existing Building Code.	Confirmed when the project is submitted now, while the 2021 codes are the current code and before the next edition of the Seattle construction codes are adopted.
4	Confirm whether or not the project will qualify as a substantial alteration per Seattle Existing Building Code 311.1.	CC: Per SEBC 311.1.1 there are four criteria that could qualify as substantial alteration. This project may meet #2 – remodeling or addition that substantially extends the useful physical life of the building or portion of the building. CC asked for a scope of work outlining what will be changed as part of the project in order to determine whether the project is a substantial alteration or not. See Options #1 & 2 and their Sub Alt determinations, at the end this document.
5	Confirm that there will be no separate Land Use, Zoning or SEPA review required.	To be confirmed by Land Use. Provided applicant with contact information.
#	**Fire Code Questions:**	**Answer:**
1	There will be no change to emergency systems required for high rise buildings per SBC 403.	The fire department wouldn't re-visit 403 requirements for this building. Look at chapter 11 of the fire code for requirements that apply to existing high rise buildings. The fire department has extensive experience in this building.
2.	No change is anticipated to existing automatic sprinkler system per SBC 903.	Sprinkler heads may need to be updated – residential quick response sprinklers. Don't require change until they are 50 years old.
4	No change to existing NFPA 13 sprinkler system.	An NFPA 13 Fire Sprinkler system installed in 2002 does not need to be replaced based on code requirements.
5	Mark Chubb noted the building has a history of excessive unwanted alarms. Replacing smoke detectors will be included in scope.	Interactions between mechanical design and fire alarm design can reduce unwanted alarms. Consider impact of mechanical changes on detection. An issue they are seeing is corridor detection and trash room detection. Avoid common return to the corridors. Get rid of redundant corridor detectors.

NOTE: SEE 5/27/2026 NOTES ABOVE FOR SUBSTANTIAL ALTERATION DETERMINATION.

6	Electrical Generator.	According to Mark Chubb the generator will require a fuel storage permit separate from the building permit and is applied to through the fire department. Fuel storage tank is chapter 57 of the fire code. Piping for vents is in 52. Fill piping and venting terminate outside. Extra hazard sprinkler protection.
#	**Structural Questions:**	**Answer:**
1	The building had a seismic upgrade in 2002. Verify that there is no requirement for a new seismic upgrade for the building based on the work of the project.	If the project is not a substantial alteration there is not a requirement for seismic reinforcing. If the project is a substantial alteration a seismic evaluation report will be required.
2	Will a seismic evaluation report be required per 311.1.3?	Director's rule 15-2021 describes evaluation process. Evaluate post-retrofit status of building. Systematic Tier 3 evaluation. Derek Ohlgren, SDCI: The benchmark provisions in ASCE 41-17 Section 3.3 may also be used for evaluation and establishing compliance of the retrofit.
3	Unreinforced Masonry Building	The building is on the list of unreinforced masonry buildings. Based on a seismic report the building could be removed from the list, which could avoid the need for a retrofit when URM rules become mandatory. Derek Ohlgren, SDCI: URM buildings retrofitted in compliance with SEBC 304.5.1 are eligible for a change in status in the database. Retrofitted URM buildings will not be removed from the list. Compliance with the URM seismic regulations is currently voluntary, but buildings that meet the criteria now will be considered compliant when the regulations become mandatory.
#	**Energy Code Questions:**	**Answer:**
1	Verify that the scope of the project will qualify as a "repair" per C201, and will not count as an "alteration".	Based on the definitions in the Energy code this work would be considered an alteration.
2	The owner will be making envelope improvements including window replacement and added insulation. Will replacement windows have to meet C503.3.2.1?	Window replacements will have to meet this requirement. If the project is a substantial alteration it will be per C503.9 substantial alteration.
3.	Per C503.4 existing mechanical systems will not need to be changed.	If not a substantial alteration whatever you alter will have to comply with code.
4.	The owner is considering replacing an existing natural gas central hot water boiler. The replacement will be a hot water heat pump system. However, per C503.5.1 Exception 4 a gas system would be allowed.	A gas water heater is allowed. If a gas heater is used we will need to submit a future de-carbonization plan. C503.4.6.2.

5	Per C503.9.3 Energy Efficiency the owner will likely either comply with 2 or 3. Does this energy efficiency requirement apply to the whole building, or just the portions of the building being altered?	Substantial alteration applies to entire building, including floors that are not part of the project. C503.9 has an exception that requires a letter from the Landmark Board stating that the exterior components cannot be altered because they are historic elements that contribute to the Pioneer Square historic district. The intent of the energy code is to do the most that is possible given the historic nature of the building. If compliance is based on a UA calculation it is permissible to remove the historic components from the calculation.
6	Discussed methods to bring more energy efficient mechanical systems to historic building.	Masha Poon: In historic buildings it is acceptable to submit a code modification request to show a proposal that meets the intent of the code. The request will be evaluated by the SDCI
7	C406 Additional Energy Efficiency Credits	Marsha Poon: If the project qualifies as a substantial alteration it will have to comply with the C406 requirement. In some cases projects can use energy modeling to show energy savings better than the code to comply with C406.
#	**Mechanical Code Questions:**	**Answer:**
1	No specific questions.	Like for like replacement shall comply with 2021 SEC section C503 (for example, C503.4.6 and C503.5).

SxS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

8108 REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

PROJECT NUMBER: 25002
DATE: 06/29/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:
SCALE:

SHEET NAME:
SDCI PRE-SUBMITTAL NOTES

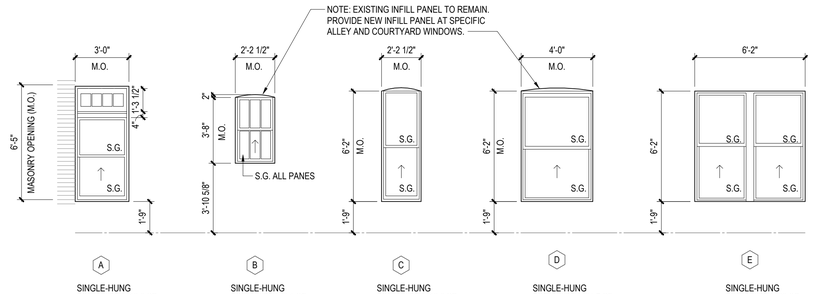
SHEET NUMBER:
A0.02

WINDOW NOTES

1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOW UNITS
2. FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT AND LEAKAGE RATING
3. ALL OPERABLE WINDOWS TO BE EQUIPPED WITH 4" LIMITER, U.N.O.

EXTERIOR WINDOW INFORMATION

MANUFACTURER: PELLA
PELLA RESERVE TRADITIONAL ALUMINUM CLAD WOOD WINDOW
- CUSTOM COLOR TO MATCH EXISTING
- GLASS TYPE: 1" CLEAR INSULATED DOUBLE GLAZING
- LOW-E COATING
- U-0.25/SHGC-0.28 OR LOWER
- LIMITED OPENING HARDWARE (TO A MAX OF 4")
- SIMULATED DIVIDED LITES PER WINDOW DETAILS



WINDOW TYPES

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

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GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING PERMIT SET
7/3/2026

SHEET NAME:
WINDOW SCHEDULES

PROJECT NUMBER: 25002
DATE: 12/01/20
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NUMBER:
A0.20

SCALE: As indicated



1 LEVEL 7 DEMO PLAN (LEVELS 3 THROUGH 6 SIMILAR)

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

DEMOLITION PLAN NOTES

1. SEE ENLARGED TYPICAL UNIT DEMO PLAN AND RCPS FOR PER UNIT SCOPE
2. REMOVE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
3. AT CORRIDORS, DEMOLISH EXISTING CEILING AND SALVAGE LIGHTING FIXTURES, AND DEMOLISH EXISTING CARPET TILE AND BASE, TYP
4. REMOVE ALL EXISTING FLOORING AND WALL BASE, LEVELS 3 TO 7, TYPICAL UNLESS NOTED OTHERWISE.

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

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REVISIONS:		
NO.	DESCRIPTION	DATE
2&0/2		
06/10/26		

BUILDING PERMIT SET
7/3/2026

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME:
LEVEL 7 DEMO PLAN

SHEET NUMBER:
AD2.70

SCALE: As indicated



1 ROOF DEMO PLAN

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

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

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REVISIONS:		
NO.	DESCRIPTION	DATE

BUILDING PERMIT SET

7/3/2026

PROJECT NUMBER: 25002
DATE: 06/29/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME:
ROOF DEMO PLAN

SHEET NUMBER:
AD2.80

SCALE: As indicated



1 FLOOR PLAN - LEVEL B1

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

PROJECT NORTH

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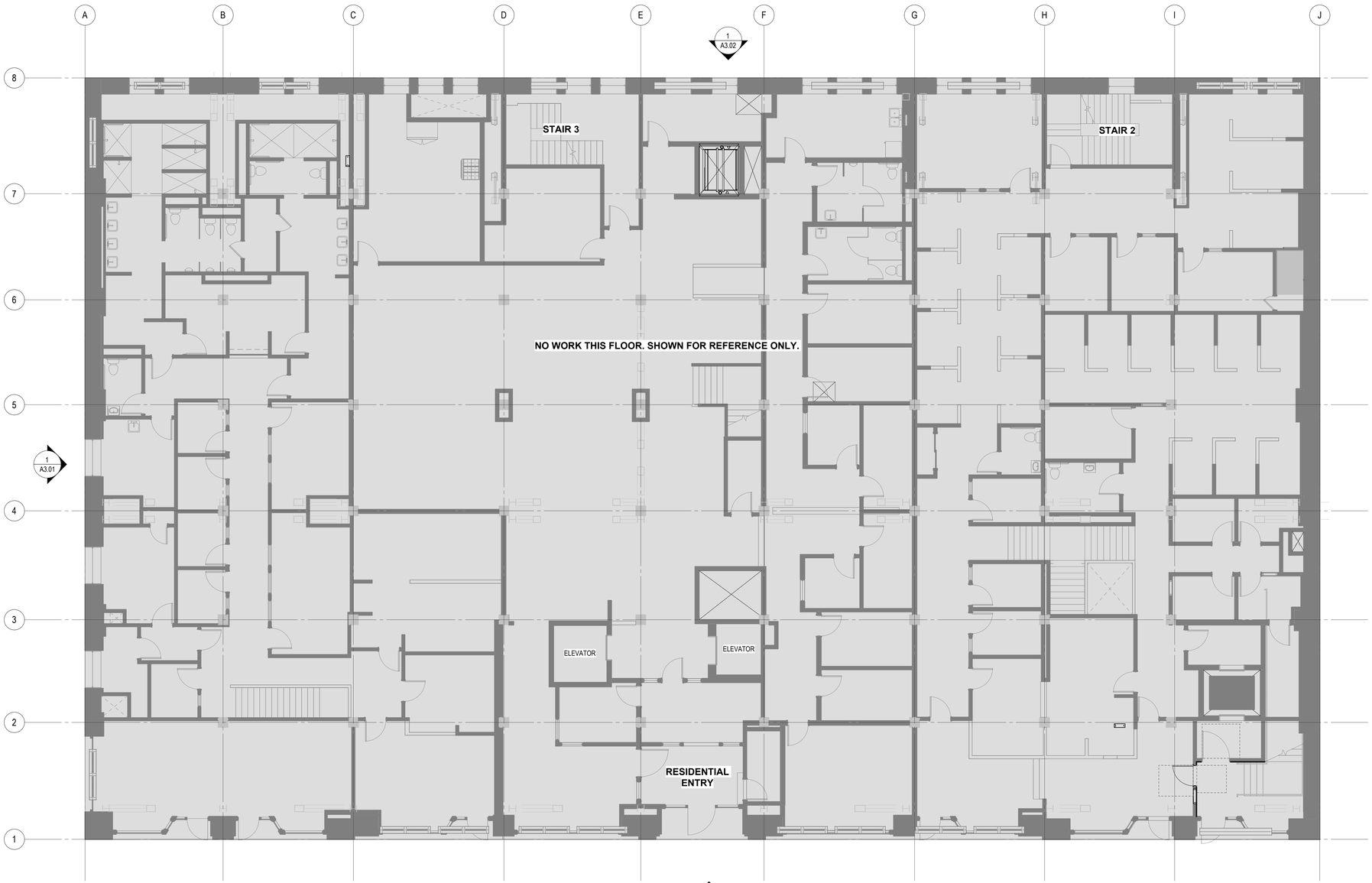
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NO.	DESCRIPTION	DATE

BUILDING PERMIT SET
7/3/2026

SHEET NAME:
BASEMENT FLOOR PLAN

SHEET NUMBER:
A2.00

PROJECT NUMBER:	2600
DATE:	05/22/26
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 01

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

NORTH

NOTE: THIS FLOOR LEVEL SHOWN FOR REFERENCE ONLY

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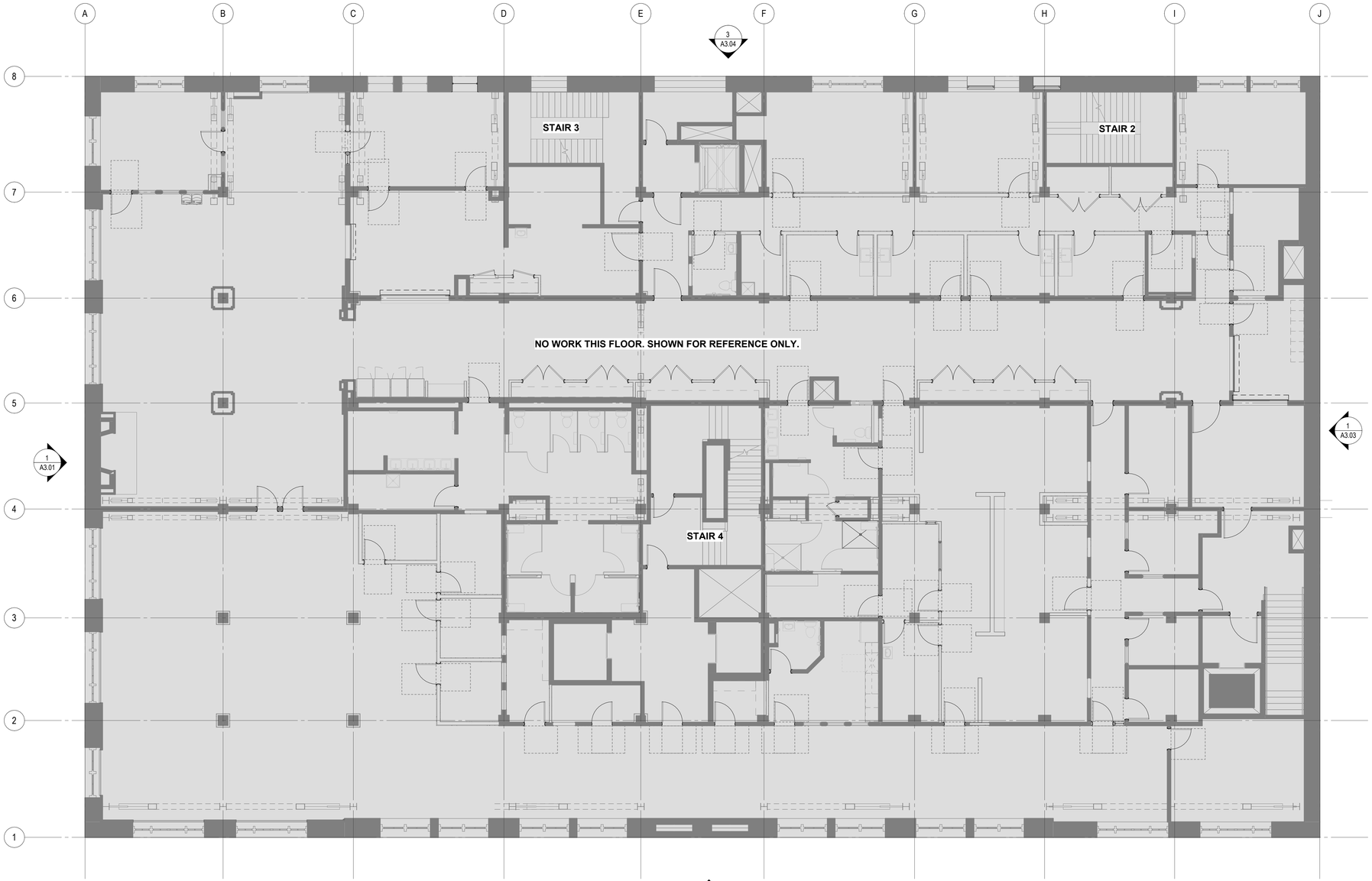
NO.	DESCRIPTION	DATE

BUILDING PERMIT SET 7/3/2026

SHEET NAME:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A2.10

PROJECT NUMBER:	25002
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 02

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

NORTH
PROJECT

NOTE: THIS FLOOR LEVEL SHOWN FOR REFERENCE ONLY

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PROJECT:
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REVISIONS:

NO.	DESCRIPTION	DATE

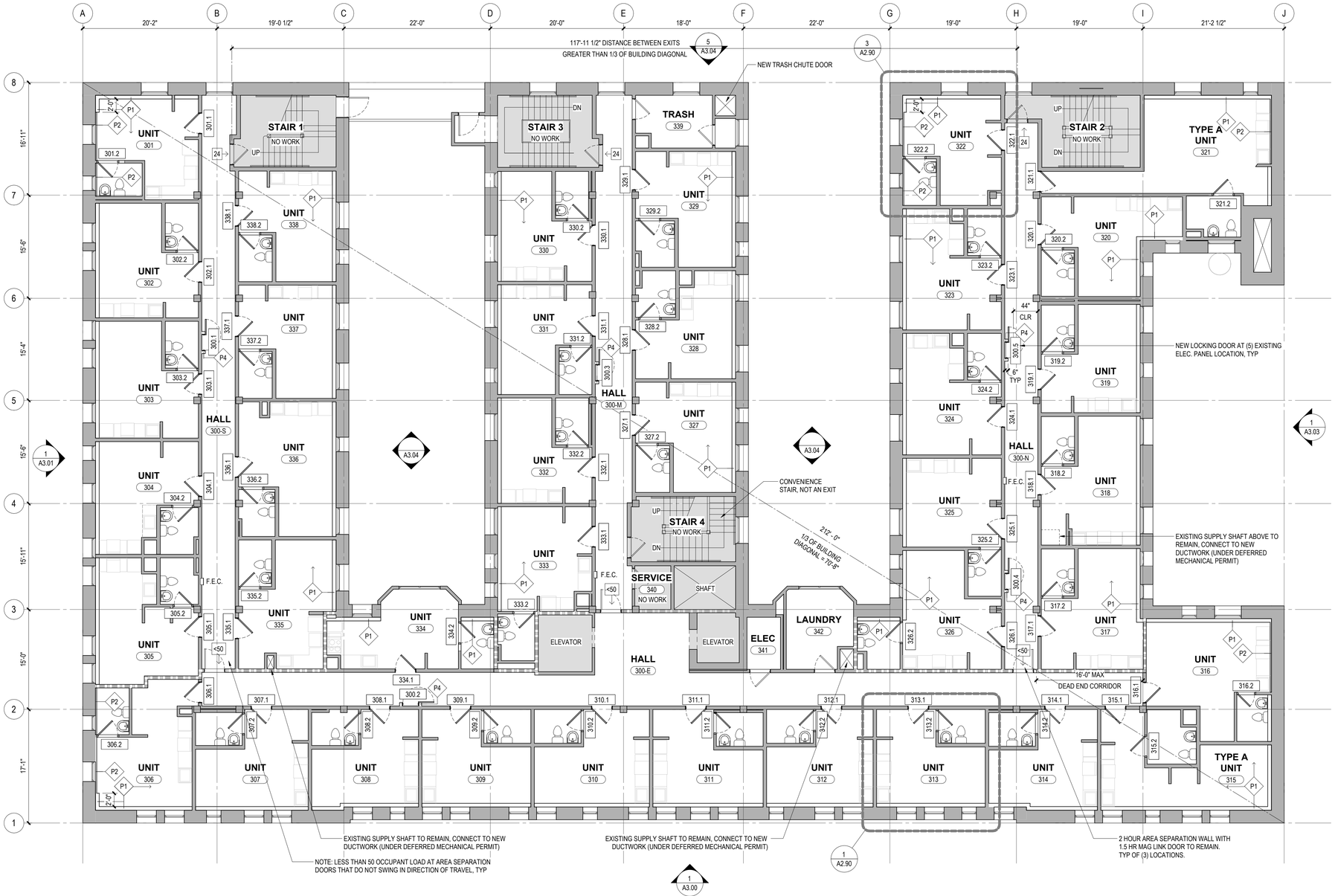
BUILDING PERMIT SET

7/3/2026

SHEET NAME:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A2.20

PROJECT NUMBER:	26002
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 03

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

FLOOR PLAN NOTES

1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
3. EXISTING 2-HOUR AREA SEPARATION WALLS TO REMAIN.

EGRESS NOTES

1. TOTAL OCCUPANT LOAD PER FLOOR IS 14,400 GSF/ 200 GROSS = 72 OCCUPANTS
2. SEE A6.30 FOR EXIT SIGNS
3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED

XX → OCCUPANT LOAD FOR EXITING

AREA SEPARATION WALL LEGEND

EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

FLOOR PLAN LEGEND

EXISTING (E) CONSTRUCTION TO REMAIN

NEW (N) CONSTRUCTION

NOT IN SCOPE

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NO.	DESCRIPTION	DATE

BUILDING PERMIT SET 7/3/2026

SHEET NAME: LEVEL 3 FLOOR PLAN

SHEET NUMBER: A2.30

PROJECT NUMBER: 25002
DATE: 06/26/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:
SCALE: As indicated



1 FLOOR PLAN - LEVEL 04 (LEVEL 5 AND 6 SIMILAR)

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

FLOOR PLAN NOTES

1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
3. EXISTING 2-HOUR AREA SEPARATION WALLS TO REMAIN.

EGRESS NOTES

1. TOTAL OCCUPANT LOAD PER FLOOR IS 14,400 GSF/ 200 GROSS = 72 OCCUPANTS
2. SEE A6.30 FOR EXIT SIGNS
3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED

XX → OCCUPANT LOAD FOR EXITING

AREA SEPARATION WALL LEGEND

EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

FLOOR PLAN LEGEND

EXISTING (E) CONSTRUCTION TO REMAIN

NEW (N) CONSTRUCTION

NOT IN SCOPE

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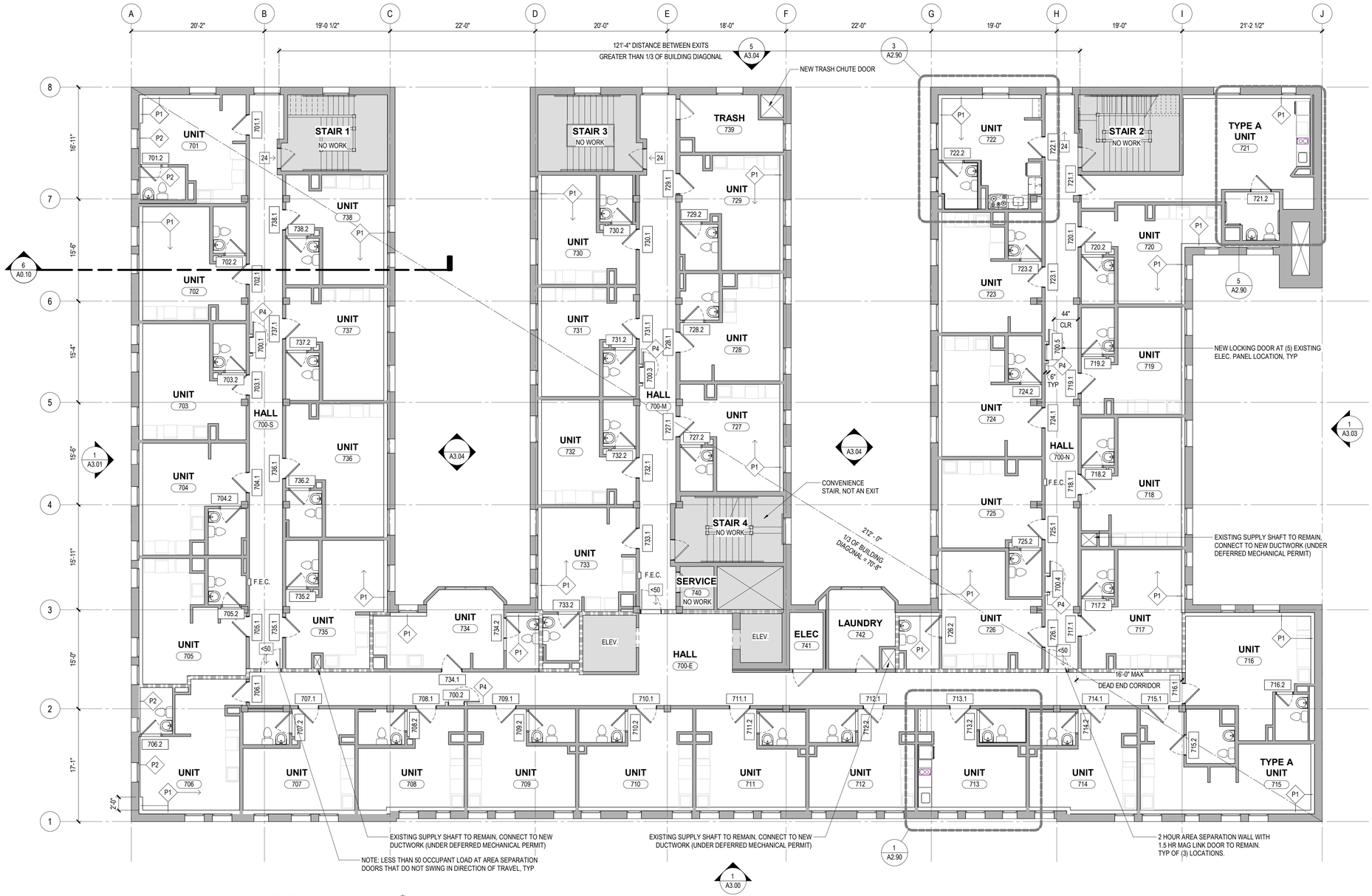
REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING PERMIT SET 7/3/2026

PROJECT NUMBER: 26002
DATE: Do Not Use.
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME: LEVEL 4 FLOOR PLAN
SHEET NUMBER: A2.40
SCALE: As indicated



1 FLOOR PLAN - LEVEL 07

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

PROJECT NORTH

FLOOR PLAN NOTES

1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
3. EXISTING 2-HOUR AREA SEPARATION WALLS TO REMAIN.

EGRESS NOTES

1. TOTAL OCCUPANT LOAD PER FLOOR IS 14,400 GSF/ 200 GROSS = 72 OCCUPANTS
2. SEE A6.30 FOR EXIT SIGNS
3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED

XX → OCCUPANT LOAD FOR EXITING

AREA SEPARATION WALL LEGEND

EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

FLOOR PLAN LEGEND

EXISTING (E) CONSTRUCTION TO REMAIN

NEW (N) CONSTRUCTION

NOT IN SCOPE

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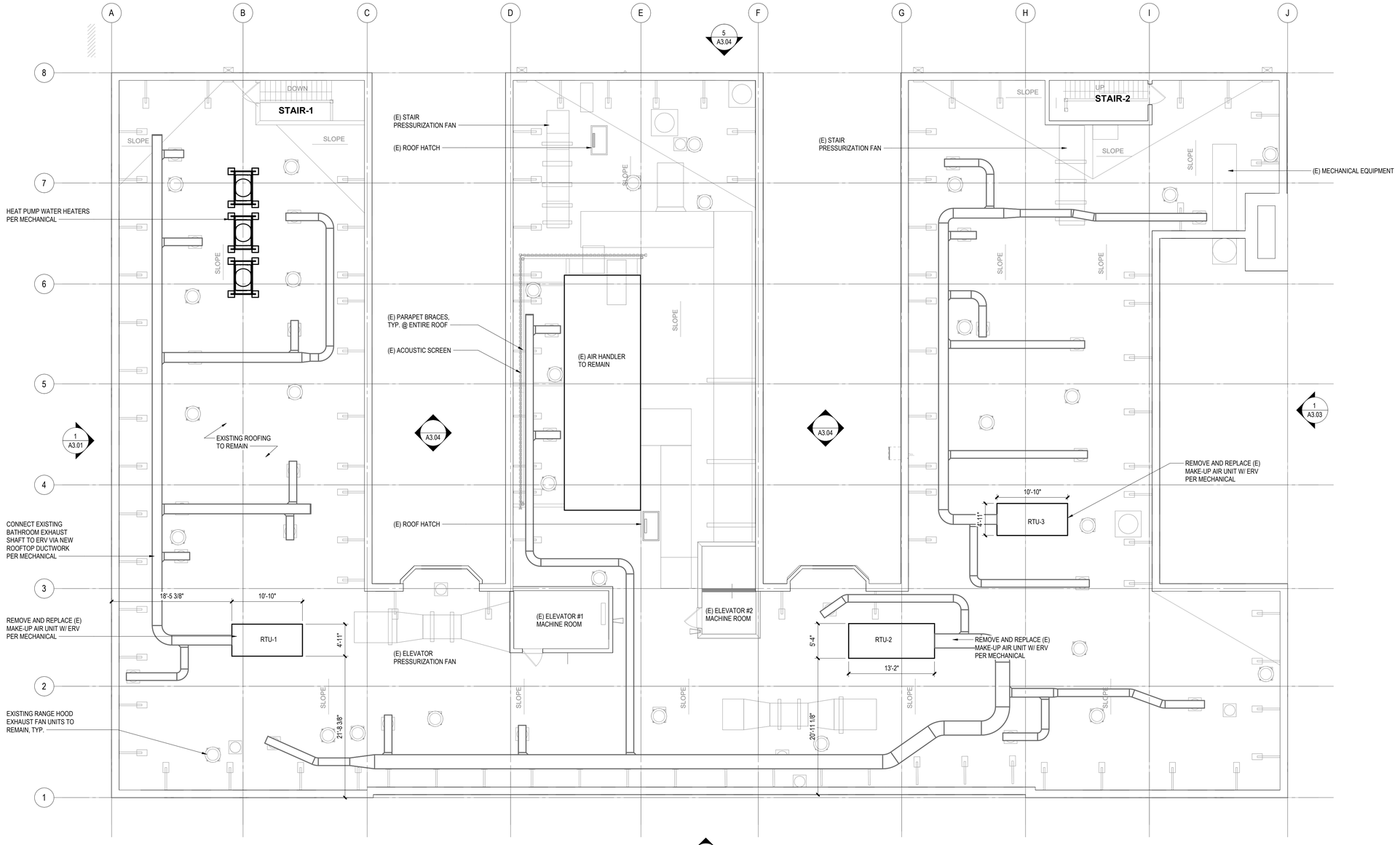
NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

PROJECT NUMBER: 26002
DATE: 05/22/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME: LEVEL 7 FLOOR PLAN

SHEET NUMBER: A2.70

SCALE: As indicated



1 ROOF PLAN

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

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NO.	DESCRIPTION	DATE

BUILDING PERMIT SET 7/3/2026

PROJECT NUMBER:	26002
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	

SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A2.80

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



1 EAST ELEVATION

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

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.

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NO.	DESCRIPTION	DATE

BUILDING PERMIT SET — **7/3/2026**

SHEET NAME:
EXTERIOR ELEVATION - EAST

SHEET NUMBER:
A3.00

PROJECT NUMBER:	2602
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



1 SOUTH ELEVATION

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

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.

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REVISIONS:

NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

SHEET NAME:
EXTERIOR ELEVATION - SOUTH

SHEET NUMBER:
A3.01

PROJECT NUMBER:	25002
DATE:	06/28/26
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.

1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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STATE OF WASHINGTON

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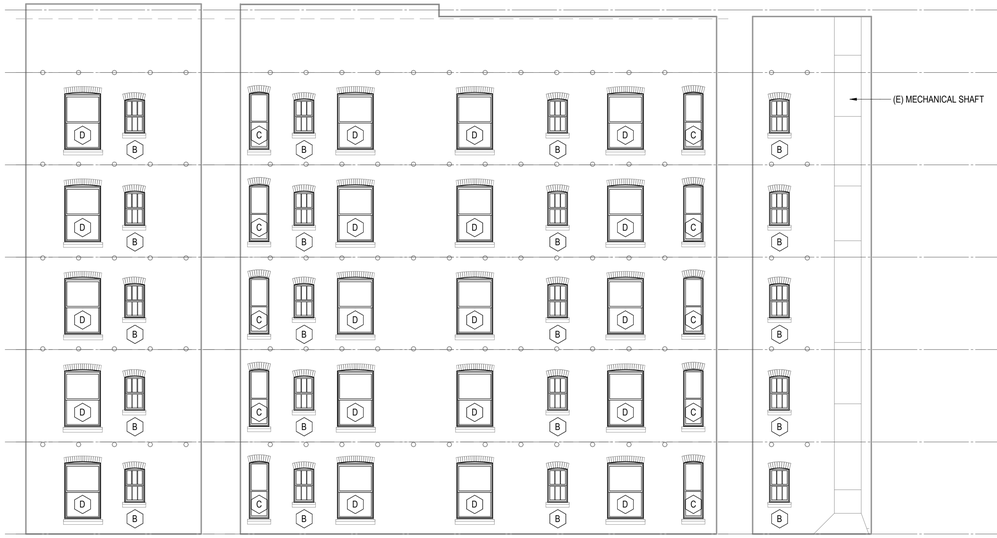
NO.	DESCRIPTION	DATE

BUILDING PERMIT SET — **7/3/2026**

SHEET NAME:
EXTERIOR ELEVATION - WEST

SHEET NUMBER:
A3.02

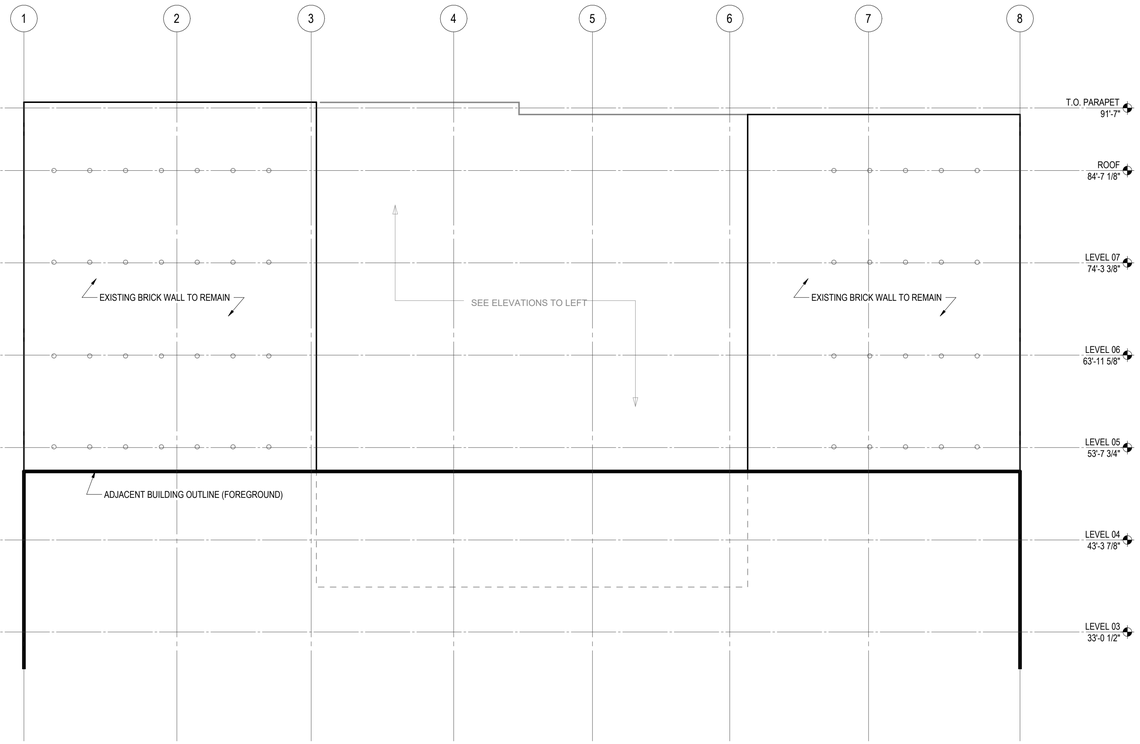
PROJECT NUMBER:	26002
DATE:	Do Not Use
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



ELEVATION LOOKING EAST

ELEVATION LOOKING SOUTH

ELEVATION LOOKING WEST



NORTH LIGHTWELL ELEVATIONS

1 NORTH ELEVATION

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

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.

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REVISIONS:

NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

SHEET NAME:
EXTERIOR ELEVATION - NORTH

SHEET NUMBER:
A3.03

PROJECT NUMBER:	25002
DATE:	06/26/26
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"



1 EXT. ELEVATIONS - SOUTH LIGHTWELL - LOOKING NORTH
SCALE: 1/8" = 1'-0"

3 SOUTH LIGHTWELL - LOOKING WEST
SCALE: 1/8" = 1'-0"

2 EXT. ELEVATIONS - SOUTH LIGHTWELL - LOOKING SOUTH
SCALE: 1/8" = 1'-0"



6 NORTH LIGHTWELL - LOOKING NORTH
SCALE: 1/8" = 1'-0"

5 NORTH LIGHTWELL - LOOKING WEST
SCALE: 1/8" = 1'-0"

4 NORTH LIGHTWELL - LOOKING SOUTH
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.

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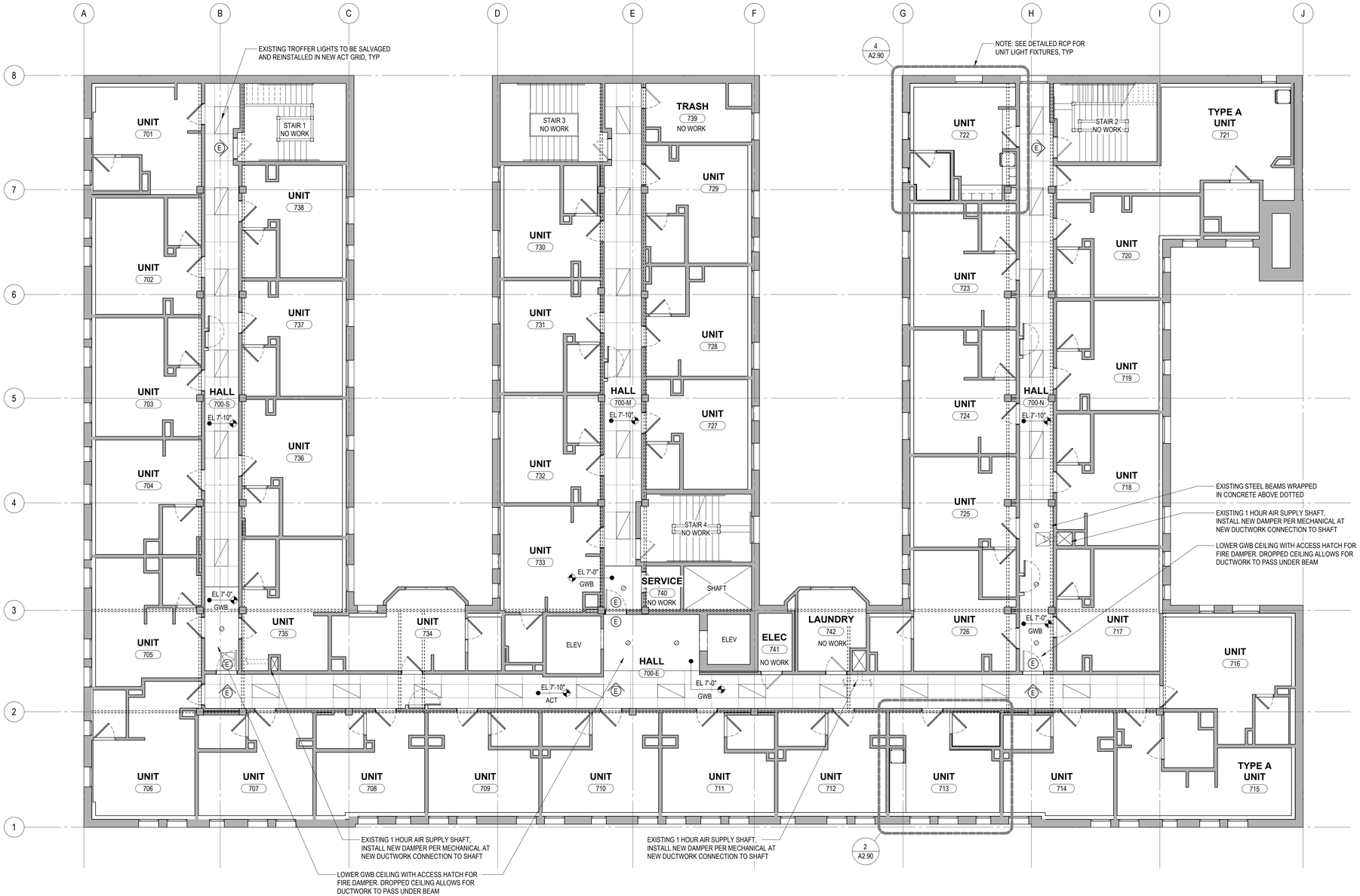
NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

PROJECT NUMBER: 26002
DATE: 07/02/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME:
EXTERIOR ELEVATIONS - LIGHTWELLS

SHEET NUMBER:
A3.04

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



1 RCP - LEVEL 07 (LEVELS 3-6 SIM)

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

KEY

- E — ILLUMINATED EXIT SIGN, EXISTING TO REMAIN
- NEW SUSPENDED ACOUSTICAL TILE CEILING TO REPLACE EXISTING
- GWB CEILING, NEW AT UNITS AND WHERE SHOWN AT CORRIDORS

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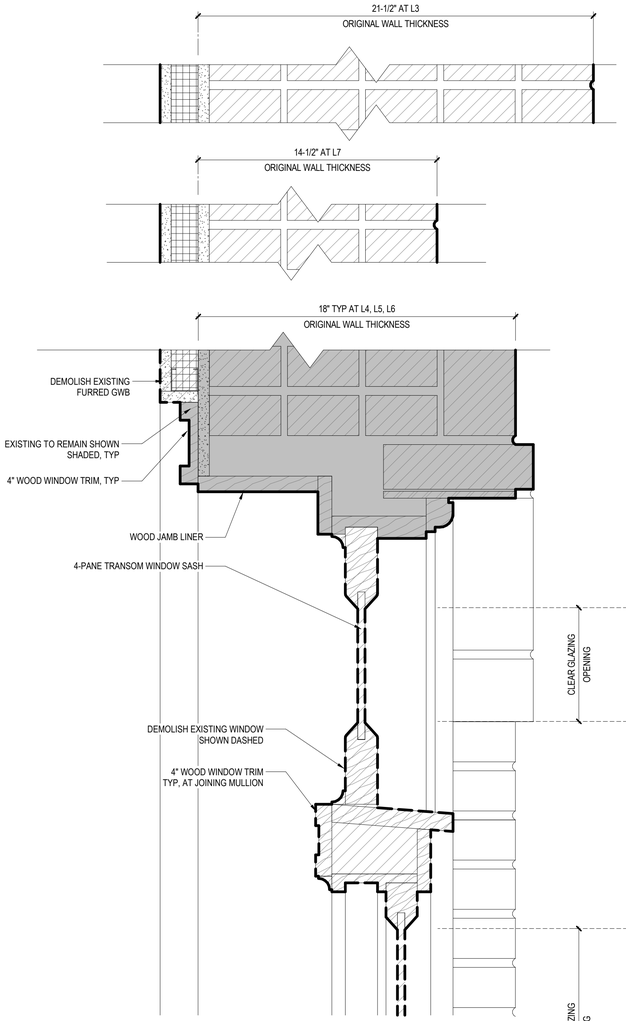
REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING PERMIT SET — 7/3/2026

PROJECT NUMBER: 2602
DATE:
DRAWN BY:
CHECKED BY:
PROJECT MANAGER: Do Not Use

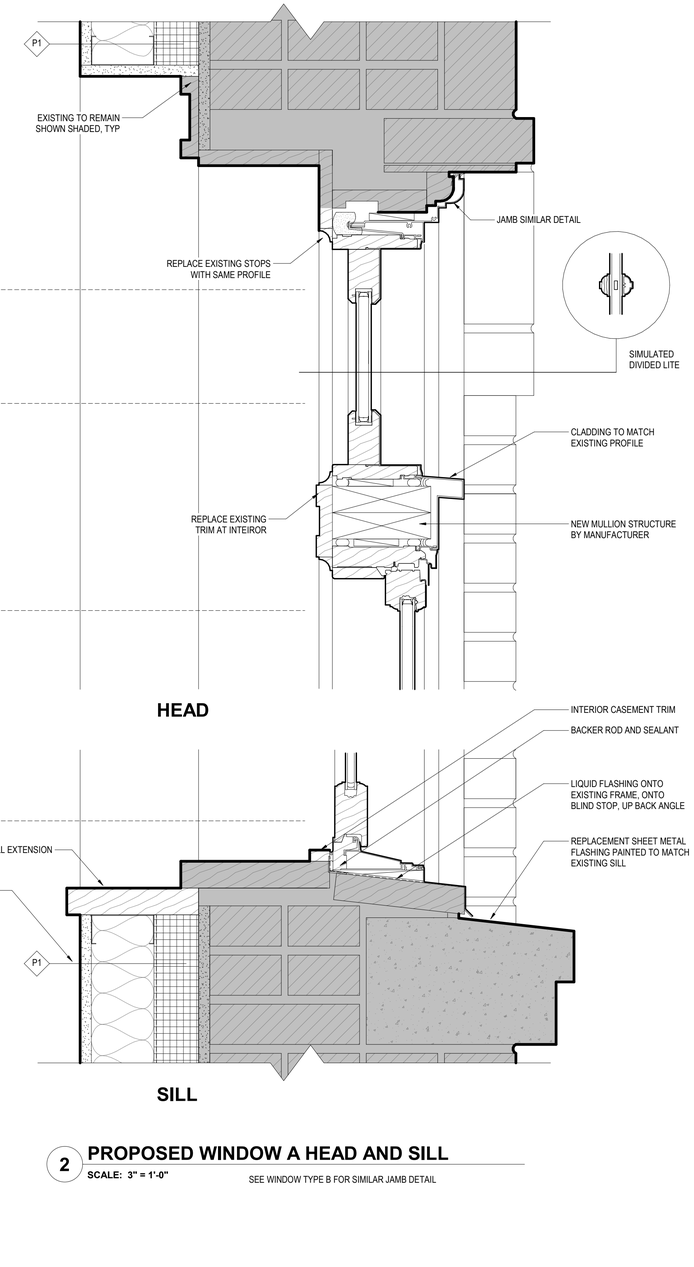
SHEET NAME: **LEVEL 7 RCP**
SHEET NUMBER: **A6.70**
SCALE: 1/8" = 1'-0"



3 EXISTING WINDOW A HEAD AND SILL

SCALE: 3" = 1'-0"

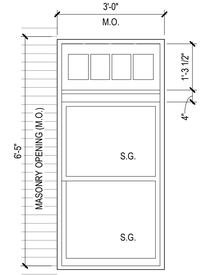
SEE WINDOW TYPE B FOR SIMILAR JAMB DETAIL



2 PROPOSED WINDOW A HEAD AND SILL

SCALE: 3" = 1'-0"

SEE WINDOW TYPE B FOR SIMILAR JAMB DETAIL



WINDOW TYPE A

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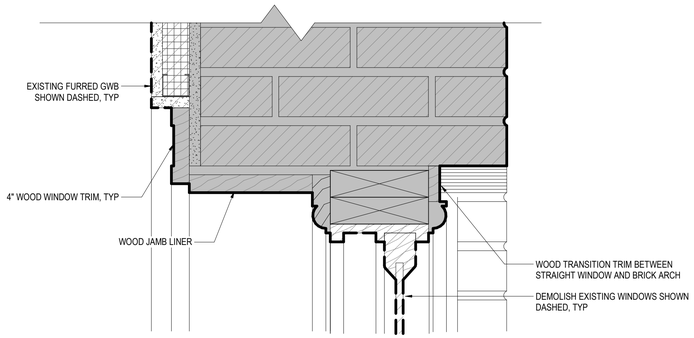
REVISIONS:		
NO.	DESCRIPTION	DATE
	UPDATE FOR PSPB	7/31/2026

BUILDING PERMIT SET
7/3/2026

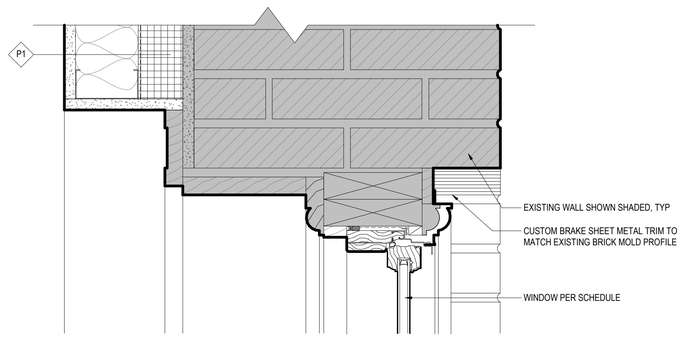
SHEET NAME:
EXTERIOR DETAILS WINDOW TYPE A

PROJECT NUMBER:	26002
DATE:	7/3/2026
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	
SCALE:	As indicated

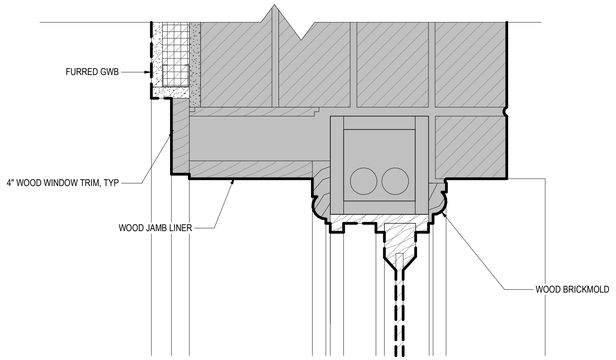
SHEET NUMBER:
A8.00



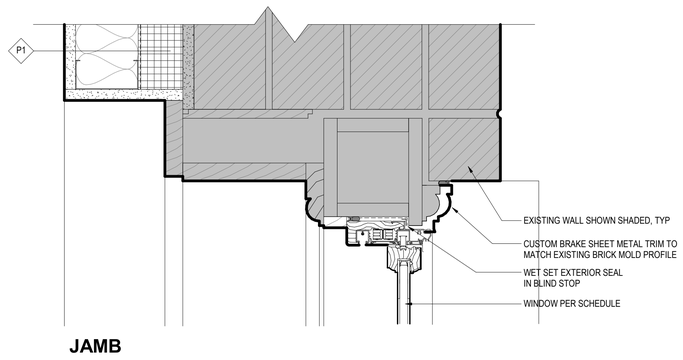
HEAD (AT ARCHED WINDOW)



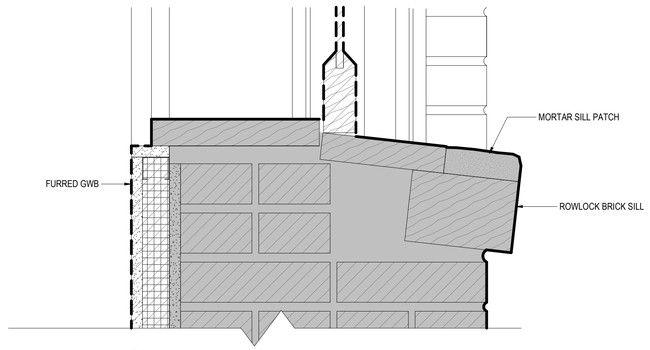
HEAD (AT ARCHED WINDOW)



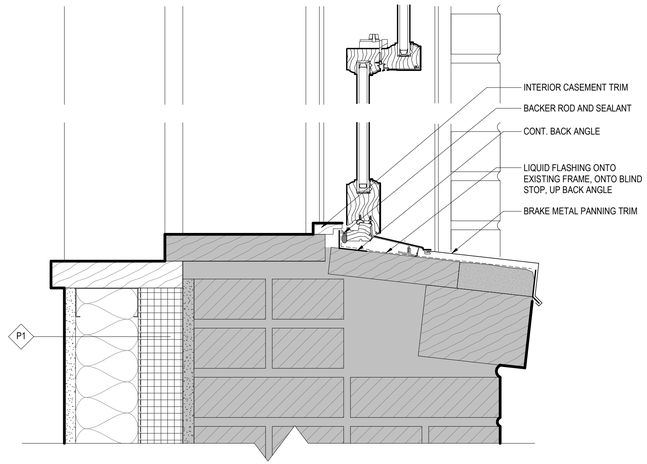
JAMB



JAMB



SILL



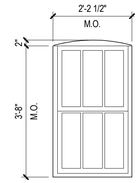
SILL

3 EXISTING WINDOW B HEAD, JAMB, SILL

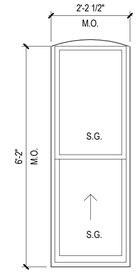
SCALE: 3" = 1'-0"

1 PROPOSED WINDOW B HEAD, JAMB, SILL

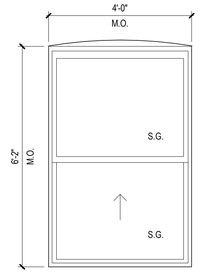
SCALE: 3" = 1'-0"



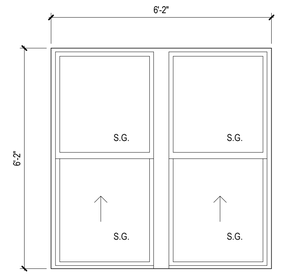
WINDOW TYPE
B



WINDOW TYPE
C SIMILAR



WINDOW TYPE
D SIMILAR



WINDOW TYPE
E SIMILAR

SxS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

8106 REGISTERED ARCHITECT
GLADYS CY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
1	UPDATE FOR PSPB	7/31/2026

BUILDING PERMIT SET
7/3/2026

SHEET NAME:
EXTERIOR DETAILS - WINDOW TYPE B

PROJECT NUMBER: 26002
DATE: 7/3/2026
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NUMBER:
A8.01

SCALE: As indicated

BUILDING ENVELOPE GENERAL NOTES, DESIGN CRITERIA & LEGEND

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO DESCRIBE REQUIREMENTS OF THE BUILDING ENCLOSURE ASSEMBLY WITH RESPECT TO AIR CONTROL, VAPOR CONTROL, AND WATER MANAGEMENT. REFER TO ARCHITECTURAL DRAWINGS FOR CLADDING TYPES, FLASHING PROFILES, FINISHES, WALL ASSEMBLIES AND THERMAL RESISTANCE VALUES REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR CONCRETE, FRAMING AND STEEL.
2. WORK IS TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODES AS STIPULATED ON THE ARCHITECTURAL DRAWINGS PER THE AUTHORITIES HAVING JURISDICTION. NOTIFY BUILDING ENCLOSURE CONSULTANT IMMEDIATELY IF A CONFLICT IS FOUND BETWEEN ENCLOSURE DRAWINGS AND CODE. GENERALLY THE MORE STRINGENT CODE REQUIREMENT APPLIES.
3. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL NOTIFY THE BUILDING ENCLOSURE CONSULTANT (THROUGH ARCHITECT) OF DISCREPANCIES BETWEEN THE BUILDING ENCLOSURE DRAWINGS AND CONTRACT DOCUMENTS, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION OR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL OR ELECTRICAL DRAWINGS.
4. DO NOT SCALE FROM DRAWINGS. FOR CONFIRMATION OF DIMENSIONS, REFER TO ARCHITECTURAL DRAWINGS.
5. THE DRAWINGS ARE TO BE INTERPRETED IN CONJUNCTION AND IN A COMPLIMENTARY MANNER WITH SPECIFICATIONS.
6. DO NOT SUBSTITUTE BUILDING ENCLOSURE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM THE BUILDING ENCLOSURE CONSULTANT AND THE ARCHITECT.
7. REFER TO THE MATERIAL DATA SHEETS AND MANUFACTURERS INSTRUCTIONS WITH RESPECT TO COMPATIBILITY BETWEEN MATERIALS.
8. GLOBAL DESIGN INTENT: WHERE APPLICABLE, A GLOBAL DESIGN INTENT HAS BEEN IDENTIFIED IN DIFFERENT SECTIONS ON THIS GENERAL NOTES PAGE. CARE HAS BEEN TAKEN TO SHOW THIS GLOBAL DESIGN INTENT THROUGHOUT THE DETAILS. IN CONDITIONS WHERE THE CONDITION IS NOT SHOWN OR THE DETAIL AND DESIGN INTENT MAY CONFLICT, THE GLOBAL DESIGN INTENT APPLIES. ALL INSTALLATION SHALL BE COORDINATED AMONG THE DRAWINGS, THE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS.

PRECONSTRUCTION MEETINGS

1. THE FOLLOWING LIST PROVIDES RECOMMENDED PRE-CONSTRUCTION MEETINGS OR COMMUNICATIONS WITH THE VARIOUS TRADES TO REVIEW THE DESIGN INTENT AND MATERIAL SPECIFICATIONS PRIOR TO PROCEEDING WITH WORK.

   1.1. FENESTRATION

   1.2. EXTERIOR WALL ASSEMBLY

FIELD TESTING REQUIREMENTS

1. THE FOLLOWING PROVIDES A LIST OF FIELD TESTING OF BUILDING ENCLOSURE COMPONENTS, SYSTEMS AND ASSEMBLIES THAT ARE IDENTIFIED IN THE PROJECT DOCUMENTS. NOTE THIS LIST IS NOT EXHAUSTIVE.
2. SEALANT FIELD ADHESION TESTING. REFER TO SPECIFICATION SECTION 07 92 13 3.08 FIELD QUALITY CONTROL FOR ADDITIONAL INFORMATION

   2.1. CONTRACTOR TO COORDINATE & PERFORM FIELD ADHESION TESTING PER ASTM C1521

   2.2. PERFORM FIVE (5) TESTS FOR THE FIRST 1000 FT AND ONE TEST PER 1000 FT THEREAFTER, OR A MINIMUM OF ONE TEST PER FLOOR PER ELEVATION
3. WATER PENETRATION RESISTANCE TESTING. REFER TO SPECIFICATION SECTION 08 53 13 "VINYL WINDOWS AND DOORS" FOR ADDITIONAL INFORMATION

   3.1. OWNER TO CONTRACT WITH A THIRD PARTY TO PERFORM FIELD WATER PENETRATION RESISTANCE TESTING PER ASTM E1105

   3.2. MINIMUM 2% OF WINDOWS & DOORS TO BE TESTED UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT.

   3.3. WINDOWS & DOORS TO BE TESTED WILL BE SELECTED BY OWNER & ARCHITECT. CONTRACTOR TO ASSIST WITH TESTING AS DIRECTED BY OWNER & ARCHITECT.

   3.4. WINDOWS & DOORS CAN BE TESTED WITH OR WITHOUT CLADDING INSTALLED (UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT). FLASHINGS SHOULD BE INSTALLED AND SEALANTS CURED PRIOR TO TESTING. CONTRACTOR SHOULD PREPARE TEST LOCATION SO WATER CANNOT GET AROUND THE TERMINATION OF THE WRB.

FENESTRATION

FENESTRATION GLOBAL DESIGN INTENT

1. REFER TO SPECIFICATIONS 08 53 13 VINYL WINDOWS, 08 43 13 ALUMINUM-FRAMED STOREFRONT, AND 08 44 00 CURTAIN WALL AND GLAZED ASSEMBLIES
2. SCOPE: AS INDICATED IN ARCHITECTURAL DRAWINGS.
3. FENESTRATION SYSTEMS SHALL INCORPORATE A RAINSCREEN DESIGN APPROACH INTERNALLY AND AT THEIR INTERFACE WITH ADJACENT COMPONENTS. THIS INCLUDES A CONTINUOUS EXTERIOR WATER SHEDDING SURFACE, A CONCEALED, VENTILATED, AND FLASHED DRAINAGE CAVITY, AND A CONTINUOUS INTERIOR BOUNDARY OF AIR AND WATER TIGHTNESS. NO WATER SHALL BE PERMITTED TO THE INTERIOR OF THE DEFINED BOUNDARY OF AIR AND WATER TIGHTNESS AT THE SPECIFIED TEST PRESSURES.
4. WATER AND AIR BARRIER SYSTEM SHALL SEAL TO THE FENESTRATION BOUNDARY OF AIR/WATER TIGHTNESS. THE FENESTRATION WATER SHEDDING SURFACE SHALL SEAL TO CLADDING OR FLASHING COMPONENTS.
5. FASTEN WINDOWS TO BUILDING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FASTENING SHALL NOT OCCUR THROUGH HORIZONTAL WATERPROOFING AT SILL OF FENESTRATION.
6. FOR CURTAIN WALL, IF A SILICONE TRANSITION STRIP IS USED AT ANY ONE INTERFACE OF THE CW, IT MUST BE USED AT THE FULL CW PERIMETER FOR CONTINUITY OF AIR/WATER BARRIER. IF A SEALANT IS USED AT CW INTERFACE FOR THE AIR/WATER BARRIER, IT MUST BE USED AT THE FULL PERIMETER OF THE CW.
7. PER [SBC 1709] [WSBC 1709], PUNCHED WINDOWS AND DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO THE NORTH AMERICAN FENESTRATION STANDARDS (NAFS) AAMA/WDMA/CSA101/IS2/A440 UNLESS EXEMPTED BY CODE.
8. THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.

   8.1. TYPICAL WINDOW INSTALLATION

EXTERIOR JOINT SEALANTS

1. REFER TO SPECIFICATION SECTION 07 92 13 EXTERIOR JOINT SEALANTS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
2. JOINT SEALANTS TO BE INSTALLED WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED.
3. MOCK-UP TESTING RECOMMENDED FOR ALL SUBSTRATE CONDITIONS, TO VERIFY THAT ADHESION IS OBTAINED AND TO DETERMINE NECESSARY PRIMERS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
4. SEALANT IS TO BE INSTALLED CONTINUOUSLY AT INTERIOR PERIMETERS OF WINDOWS AND DOORS FROM FRAME TO AIR BARRIER ELEMENT FOR CONTINUITY OF AIR BARRIER AS DEPICTED ON THE ENCLOSURE DRAWINGS.
5. THE FOLLOWING SEALANT SCHEDULE PROVIDES RECOMMENDED SEALANT TYPES BASED ON DIFFERENT SUBSTRATE CONDITIONS, UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. FINAL SEALANT SELECTIONS AND PRIMERS TO BE DETERMINED IN CONJUNCTION WITH THE MANUFACTURER DURING MOCK-UP TESTING.

RECOMMENDED SEALANTS		
SUBSTRATE 1	SUBSTRATE 2	SEALANT
CAST-IN-PLACE CONCRETE	CAST-IN-PLATE CONCRETE	DOWSIL 790
CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	DOWSIL 790, 756 SMS, 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	DOWSIL 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
LAPS IN METAL FLASHING	---	DOWSIL 795
WRB (AB) INTERIOR AIR BARRIER SEALANT	---	DOWSIL 758
WRB (AB)	WRB (AB)	DOWSIL 758, OSI SEALANTS PRO QUAD, AS RECOMMENDED BY WRB MFR
HOT RUBBERIZED ASPHALT	TYVEK, PVC DOOR SILLS	DOWSIL 758
PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR	PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR	SIKAFLEX HY 150 BY SIKA OR CPS BY DOWSIL

MASONRY VENEER

1. PROVIDE 1" DRAINAGE CAVITY BETWEEN BACK OF MASONRY VENEER AND INSULATION OR WRB UNLESS NOTED OTHERWISE.
2. PROVIDE STAINLESS STEEL THRU-WALL FLASHING WITH FULLY-SOLDERED STAINLESS STEEL END DAMS AT LOOSE LINTELS AND SHELF ANGLES.
3. INSTALL MORTAR NET AND HEAD JOINT WEEPS AT LINTELS, SHELF ANGLES, AND BASE OF MASONRY.

SHEET METAL FLASHING

1. SHEET METAL FLASHINGS SHOWN IN BE DETAILS ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATION SECTION 07 62 00 "SHEET METAL FLASHING AND TRIM" FOR PROFILES, MATERIAL, GAUGE, FINISH, AND SLOPE.

ABBREVIATIONS/ACRONYMS

AB	AIR BARRIER
APP	ATACTIC POLYPROPYLENE
ARCH	ARCHITECT(URAL)
BE	BUILDING ENCLOSURE
BG	BELOW-GRADE
BUR	BUILT-UP ROOFING
CONC	CONCRETE
CONT	CONTINUOUS
DEMO	DEMOLITION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPS	EXPANDED POLYSTYRENE
FC	FIBER CEMENT
FF	FOIL-FACED
FOC	FACE OF CONCRETE
FOS	FACE OF STEEL
FRT	FIRE RETARDANT TREATED
FT	FOOT/FEET
GA	GAUGE
HR	HOT-APPLIED RUBBERIZED ASPHALT
HT	HIGH-TEMPERATURE
IN	INCH(ES)
LBS	POUNDS
MAX	MAXIMUM
MB	MODIFIED BITUMEN
MIN	MINIMUM
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
POLYISO	POLYISOCYANURATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE-TREATED
PVC	POLYVINYL CHLORIDE
RO	ROUGH OPENING
SA	SELF-ADHERED
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SPF	SPRAY POLYURETHANE FOAM
SPEC	SPECIFICATION(S)
SS	STAINLESS STEEL
STRUCT	STRUCTURAL
TEMP	TEMPORARY
TPO	THERMOPLASTIC POLYOLEFIN
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VR	VAPOR RETARDER
W/	WITH
WP	WATERPROOFING
WRB	WATER-RESISTIVE BARRIER
XPS	EXTRUDED POLYSTYRENE

SYMBOLS

- WATER RESISTIVE BARRIER/AIR BARRIER
- SELF-ADHERED MEMBRANE
- THERMOPLASTIC POLYOLEFIN ROOFING
- SBS MODIFIED BITUMEN ROOFING
- HOT-APPLIED RUBBERIZED ASPHALT WP
- TRAFFIC COATING
- ELASTOMERIC COATING
- BENTONITE WATERPROOFING
- BELOW-GRADE VAPOR RETARDER
- BENTONITE WATERSTOP
- GASKET SEALANT
- SEALANT & BACKER ROD
- DRAINAGE MAT
- INSECT SCREEN
- DETAIL REFERENCE
- W1 ARCHITECTURAL ASSEMBLY
- BLANKET INSULATION

HATCHES

- CONCRETE
- STEEL
- MASONRY VENEER
- CMU
- PLYWOOD
- GYPSUM WALL BOARD / SHEATHING
- FIBER CEMENT SIDING
- CLOSED-CELL SPRAY POLYURETHANE FOAM
- STONE FIBER BOARD INSULATION
- FOAM BOARD INSULATION
- MORTAR NET
- DRAIN ROCK
- PRESSURE TREATED WOOD

PROJECT INFORMATION:

PROJECT NAME : MORRISON HOTEL REHABILITATION
PROJECT ADDRESS: 509 THIRD AVENUE
SEATTLE, WA 98104

CONTACT INFORMATION:

PRINCIPAL
BRAD CARMICHAEL, PE, BEMP, CPHC
BRADC@TEAM4EA.COM

BUILDING SCIENCE CONSULTANT
MILLIE JACOBS, MBSc., CPHC
MILLIEJ@TEAM4EA.COM

SHEET INDEX:

SHEET	TITLE
BE0.00	ENVELOPE GENERAL NOTES
BE0.01	ENVELOPE COMPLIANCE SUMMARY
BE0.10	FACADE REPAIRS - EAST ELEVATION
BE0.11	FACADE REPAIRS - WEST ELEVATION
BE0.12	FACADE REPAIRS - SOUTH ELEVATION
BE0.13	FACADE REPAIRS - COURT ELEVATIONS
BE1.00	FACADE REPAIRS - DETAILS

4EA building science
12721 30th Ave, NE, 2nd Floor
Seattle, WA 98125
206.728.2358 | team4ea.com

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:		
NO.	DESCRIPTION	DATE:
	UPDATE FOR PSPB	7/31/2026

BUILDING PERMIT SET **7/29/2026**

SHEET NAME: **ENVELOPE GENERAL NOTES**

SHEET NUMBER: **BE0.00**

PROJECT NUMBER:	SE25132
DATE:	
PROJECT MANAGER:	
DRAWN BY:	MJ
CHECKED BY:	BC
SCALE:	12" = 1'-0"

ENVELOPE COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	**Project Title**	Morrison Hotel Rehabilitation - 2021 WSEC	For Building Department Use:	**Date: Jul 02, 2026**
	Project Address	509 Third Ave Seattle, WA 98104		
	Applicant Name	Brad Carmichael		
	Applicant Phone	206-728-2358		
	Applicant Email	bradc@team4ea.com		
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com				

General Occupancy	All Group R - R2, R3 & R4 over 3 stories and all R1	**General Building Use Type(s)**	Lodging/Residential, Other	**Building Cond. Floor Area**	70,000
Project Scope	Alteration Historic Building	**Space Conditioning Categories**	Fully Conditioned	**Project Cond. Floor Area**	70,000
				Floors Above Grade	7
				Compliance Method	General Prescriptive
Envelope Project Description	Interior remodel, masonry repairs, window rehabilitation.				

Envelope Compliance Scope and Method	**Scope**	**Space Conditioning Category**	**Compliance Method**	**WWR/SRR per Category**	**UA Calculation Adjustment**	**Fenestration Alternates**	**Compliance Verification**
	Historic Building	Fully Conditioned	Prescriptive	10.55% / 0%	No Calculation Adjustments allowed	No alternates selected	**COMPLIES**

Additional Energy Efficiency (AEC) Measures Included	No envelope or miscellaneous additional energy efficiency measures included in project	**Load Management (LDM) Measures Included**	No envelope load management measure credits included in project
Air Barrier Testing	Air barrier testing not included	**Air Barrier Comments**	No Change in Space Conditioning

Project Title	**Morrison Hotel Rehabilitation - 2021 WSEC**			**Date**	**Jul 02, 2026**
Scope & Space Conditioning	**HISTORIC BUILDING - FULLY CONDITIONED**			**Compliance Verification**	**COMPLIES**
Window-to-wall Ratio	10.55%	**Skylight-to-roof-ratio**	0%	**Vertical Fenestration Alternate**	No alternates selected

Opaque Envelope Assemblies

				Insulation R-Values				
Walls	**Location in Documents**	**Assembly ID**	**Assembly Location**	**Cavity**	**Continuous (% penetration)**	**Insulated Wall Furring**	**U-Factor**	**Net Area (SF)**
Mass (concrete masonry) - Group R	A500	W1	Exterior & above grade	R-13	R-6 (< 0.04%)	Yes	U-0.078	53,691
	Is CMU wall eligible for wall insulation exception?: No			Energy Code Edition: 2021 WSEC				
	Space type enclosed by CMU walls: (Select One)			Does assembly include insulated interior wall furring?: Yes				
	Wall Furring Material: Steel-frame			Framing Depth: 2x4				
	Other Framing Depth:			Framing Spacing (OC): 16				
	U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:				
	New, upgraded or unaltered existing?: Unaltered existing assembly							

Fenestration & Opaque Door Assemblies

				Insulation R-Values				
Vertical Fenestration	**Location in Documents**	**Assembly ID**	**Assembly Location**		**Shading (PF)**	**Fenestration SHGC**	**Fenestration U-Factor**	**Rough Opening (SF)**
Operable - All other types	A700	HW-1	Exterior		PF < 0.2	SHGC-0.30	U-0.28	9,479
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description: Manufacturer				
	New, upgraded or unaltered existing?: Upgraded existing assembly							

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PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
	UPDATE FOR PSPB	7/31/2026

BUILDIING PERMIT SET
7/29/2026

SHEET NAME:
ENVELOPE COMPLIANCE SUMMARY

PROJECT NUMBER: SE25132
DATE:
PROJECT MANAGER: MJ
DRAWN BY: BC
CHECKED BY:

SHEET NUMBER:
BE0.01

SCALE: 12" = 1'-0"

FACADE REHABILITATION LEGEND			
CRS	-	REPAIR CRACKED STUCCO. SEE DETAIL.	2 / BE1.00
P	-	PROVIDE NEW COATING TO MATCH EXISTING.	
RP	-	REPOINT DAMAGED MORTAR JOINT. SEE DETAIL.	4 / BE4.00
SC	-	ROUTE AND SEAL CRACKED CONCRETE.	
SS	-	REPAIR SPALLED STUCCO.	3 / BE1.00
WT	-	REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE	

KEY		
	-	AREA OF REPAIR WORK



1 / BE0.10 EAST ELEVATION

NOT TO SCALE

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PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:		
NO.	DESCRIPTION	DATE
	UPDATE FOR PSPB	7/31/2026

BUILDIING PERMIT SET
7/29/2026

SHEET NAME:
FACADE REPAIRS - EAST ELEVATION

SHEET NUMBER:
BE0.10

PROJECT NUMBER:	SE25132
DATE:	
PROJECT MANAGER:	
DRAWN BY:	MJ
CHECKED BY:	BC
SCALE:	1/2" = 1'-0"

FACADE REHABILITATION LEGEND			
CRS	-	REPAIR CRACKED STUCCO. SEE DETAIL.	2 / BE1.00
P	-	PROVIDE NEW COATING TO MATCH EXISTING.	
RP	-	REPOINT DAMAGED MORTAR JOINT. SEE DETAIL.	4 / BE4.00
SC	-	ROUTE AND SEAL CRACKED CONCRETE.	
SS	-	REPAIR SPALLED STUCCO.	3 / BE1.00
WT	-	REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE	

KEY		
	-	AREA OF REPAIR WORK



1 / BE0.11 WEST ELEVATION

NOT TO SCALE

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OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
	UPDATE FOR PSPB	7/31/2026

BUILDIING PERMIT SET

7/29/2026

SHEET NAME:
FACADE REPAIRS - WEST ELEVATION

SHEET NUMBER:
BE0.11

PROJECT NUMBER:	SE25132
DATE:	
PROJECT MANAGER:	MJ
DRAWN BY:	BC
CHECKED BY:	
SCALE:	12" = 1'-0"

FACADE REHABILITATION LEGEND			
CRS	-	REPAIR CRACKED STUCCO. SEE DETAIL.	2 / BE1.00
P	-	PROVIDE NEW COATING TO MATCH EXISTING.	
RP	-	REPOINT DAMAGED MORTAR JOINT. SEE DETAIL.	4 / BE4.00
SC	-	ROUTE AND SEAL CRACKED CONCRETE.	
SS	-	REPAIR SPALLED STUCCO.	3 / BE1.00
WT	-	REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE	

KEY		
	-	AREA OF REPAIR WORK



1 / BE0.12 SOUTH ELEVATION

NOT TO SCALE

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PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:		
NO.	DESCRIPTION	DATE
	UPDATE FOR PSPB	7/31/2026

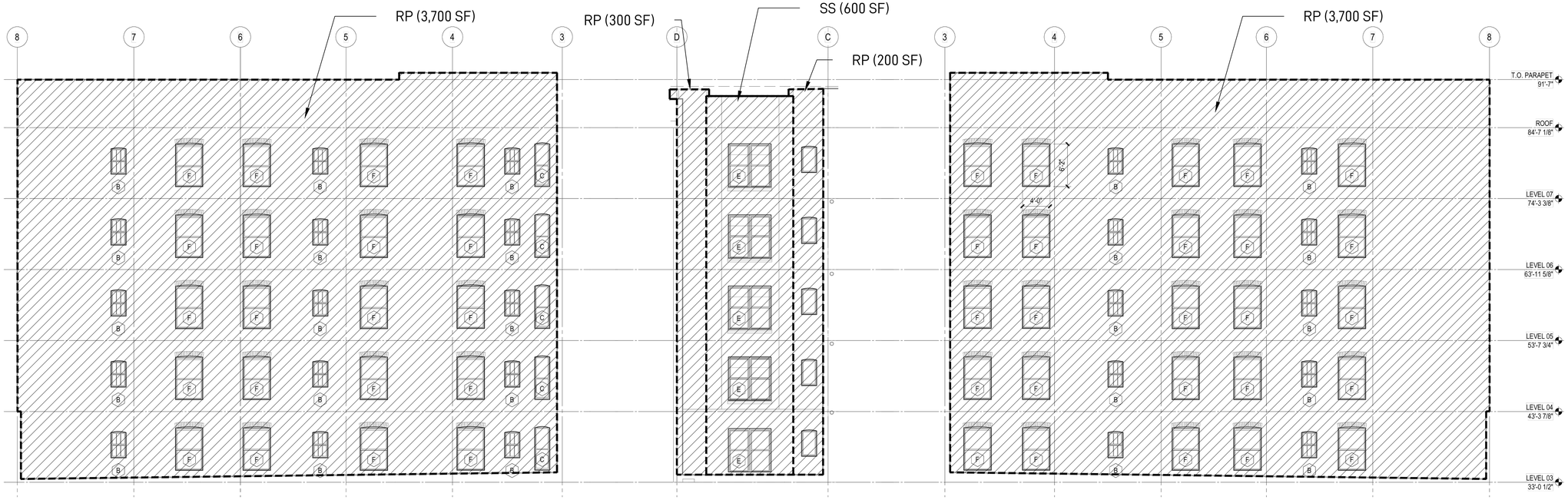
BUILDIING PERMIT SET

7/29/2026

SHEET NAME:
FACADE REPAIRS - SOUTH ELEVATION

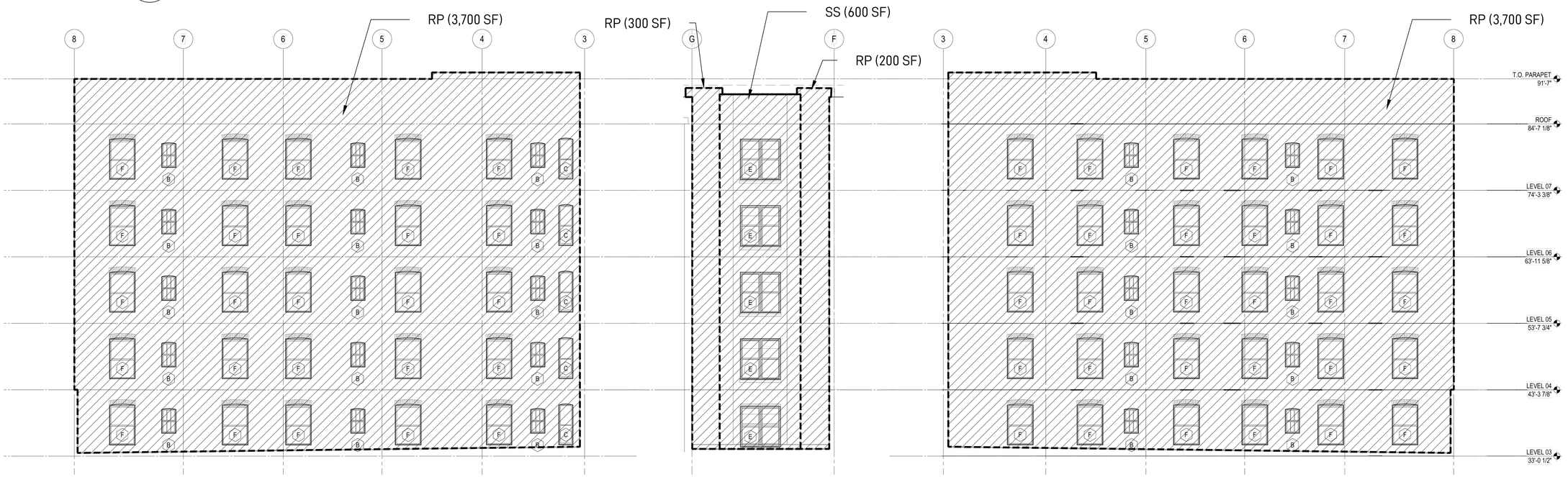
SHEET NUMBER:
BE0.12

PROJECT NUMBER:	SE25132
DATE:	
PROJECT MANAGER:	
DRAWN BY:	MJ
CHECKED BY:	BC
SCALE:	12" = 1'-0"



2 BE0.13 SOUTH COURT ELEVATIONS

NOT TO SCALE



1 BE0.13 NORTH COURT ELEVATIONS

NOT TO SCALE

FACADE REHABILITATION LEGEND			
CRS	-	REPAIR CRACKED STUCCO. SEE DETAIL.	2 / BE1.00
P	-	PROVIDE NEW COATING TO MATCH EXISTING.	
RP	-	REPOINT DAMAGED MORTAR JOINT. SEE DETAIL.	4 / BE4.00
SC	-	ROUTE AND SEAL CRACKED CONCRETE.	
SS	-	REPAIR SPALLED STUCCO.	3 / BE1.00
WT	-	REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE	

KEY

- AREA OF REPAIR WORK

4EA building science
12721 30th Ave, NE, 2nd Floor
Seattle, WA 98125
206.728.2358 | team4ea.com

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE:
	UPDATE FOR PSPB	7/31/2026

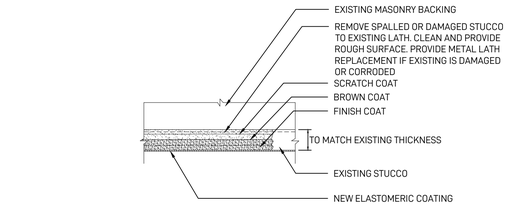
BUILDING PERMIT SET
7/29/2026

SHEET NAME:
FACADE REPAIRS - COURT ELEVATIONS

PROJECT NUMBER: SE25132
DATE:
PROJECT MANAGER: MJ
DRAWN BY:
CHECKED BY: BC

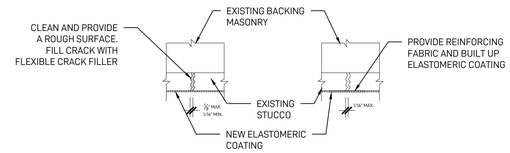
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SCALE: 1/2" = 1'-0"



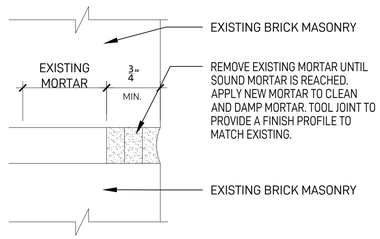
NOTE:
-CONTRACTOR TO VERIFY AREA, DIMENSIONS AND LOCATION BEFORE ANY WORK.

3 BE1.00 TYPICAL DETAIL AT STUCCO REPAIR
SCALE: 6" = 1'-0"



NOTE:
-CONTRACTOR TO VERIFY AREA, DIMENSIONS AND LOCATION BEFORE ANY WORK.

2 BE1.00 TYPICAL STUCCO CRACK REPAIR
SCALE: 6" = 1'-0"



4 BE1.00 TYPICAL MASONRY REPOINTING DETAIL
SCALE: 3" = 1'-0"

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BUILDIING PERMIT SET — **7/29/2026**

PROJECT NUMBER: SE25132
DATE:
PROJECT MANAGER: MJ
DRAWN BY:
CHECKED BY: BC
SCALE: 12" = 1'-0"

SHEET NAME:
FACADE REPAIRS - DETAILS

SHEET NUMBER:
BE1.00

GENERAL NOTES

1. THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES. THESE NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OTHERWISE OR SPECIFIED. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.

2. ALL MATERIALS, DESIGN, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING (SBC) AND EXISTING BUILDING CODE (SEBC), 2021 EDITION.

3. ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. ANY ALTERNATE DETAILS PROPOSED BY THE CONTRACTOR SHALL BE PROVIDED WITH CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

4. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR OTHER SIMILAR CONDITIONS.

5. COMPARISON OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS, AND ELEVATIONS SHALL BE MADE BY THE GENERAL CONTRACTOR BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER FOR REVISED DIRECTION.

6. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE STRUCTURAL DRAWINGS. IF DIMENSIONS ARE OMITTED OR ARE NOT CLEAR, CONTACT THE ARCHITECT AND ENGINEER FOR CLARIFICATION.

7. EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS REPRESENTS THE PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE STRUCTURAL ENGINEER OF RECORD.

8. SAFETY MEASURES ON THE JOBSITE ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. RESPONSIBILITIES EXTEND TO SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. REQUIREMENTS SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND ALL COMPONENTS UNTIL FINAL CONNECTIONS AND CONDITIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PROVIDED BY THE SUPPLIER.

11. PROJECT HAS NOT BEEN DESIGNATED AS A SUBSTANTIAL ALTERATION BY SEATTLE DEPARMENT OF CONSTRUCTION AND INSPECTIONS, AND STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 7-16 TO SUPPORT NEW ROOFTOP MECHANICAL UNITS.

12. CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

DESIGN CRITERIA

13. DEAD LOADS: CONSIST ROOF SELF-WEIGHT AND MECHANICAL EQUIPMENT. WEIGHTS AND LOCATION SHALL BE OBTAINED FROM THE ROOF PLAN SHEET, S2.80.

SEISMIC DESIGN LOADS:

S_S	= 1.41g
S_1	= 0.49g
S_{DS}	= 0.94g
S_{D1}	= 0.59g
SITE CLASS	= D
RISK CATEGORY	= II
COMPONENT IMPORTANCE FACTOR, I_p	= 1.0
SEISMIC DESIGN CATEGORY	= D
WOOD:	
MECHANICAL COMPONENTS	= AIR-SIDE HVACR MECHANICAL COMPONENTS
COMPONENT RESPONSE MODIFICATION FACTOR, R_p	= 6.0
COMPONENT AMPLIFICATION FACTOR, a_p	= 2.5
OVERSTRENGTH FACTOR, Ω_0	= 2.0

WIND DESIGN LOADS:

BASIC WIND SPEED (3 SEC. GUST)	= 98 MPH
RISK CATEGORY	= II
EXPOSURE TYPE	= B
INTERNAL PRESSURE COEFFICIENT	= ± 0.18
TOPOGRAPHIC FACTOR, K_{ZT}	= 1.0

SNOW LOADS:

MINIMUM DESIGN SNOW LOAD	= 25 PSF

SPECIAL INSPECTIONS

14. SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS: THEIR SUPPORTS AND ATTACHMENTS, SHALL SATISFY THE REQUIREMENTS OF ASCE 7-16, CHAPTER 13 AS SUMMARIZED BELOW:

DESCRIPTION	SEISMIC DESIGN REQUIREMENTS	SPECIAL INSPECTIONS
ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS NOT LISTED	ASCE 7-16, SECTION 13.6	NOT REQUIRED

15. CONTRACTOR STATEMENT OF RESPONSIBILITY: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENT OF WORK IN ACCORDANCE WITH SBC SECTION 1704.4. CONTRACTOR SHALL ACKNOWLEDGE THE SPECIAL REQUIREMENTS CONTAINED IN THE SCHEDULE OF SPECIAL INSPECTIONS.

WOOD CONSTRUCTION

16. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

STUDS AND JOISTS:	(2x AND 3x MEMBERS)	DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, Fb = 900 PSI, Fv = 180 PSI, E = 1600 KSI
	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1500 PSI, Fb = 1000 PSI, Fv = 180 PSI, E = 1700 KSI
BEAMS AND STRINGERS: (INCLUDING 6x AND LARGER MEMBERS)		DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fb = 1350 PSI, Fv = 170 PSI, E = 1600 KSI
POSTS:	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1500 PSI, E = 1700 KSI
	(6x & LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1000 PSI, E = 1600 KSI
PLATES, LEDGERS & MISCELLANEOUS LIGHT FRAMING:		DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, Fb = 900 PSI, E = 1600 KSI Fc = 1350 PSI, Ft = 575 PSI

NOTE: FINGER JOINTED STUDS MAY BE SUBSTITUTED ONLY IF THEY MEET PRESCRIBED BENDING STRESS & TENSION STRESS CRITERIA.

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SEATTLE, WA 98104
PH: 253.548.7193

OFFICIAL STAMP:

CHRISTOPHER M. PADDOCK — STATE OF WASHINGTON — 55670 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

7/2/26

SHEET NAME:
GENERAL STRUCTURAL NOTES

SHEET NUMBER:
S1.00

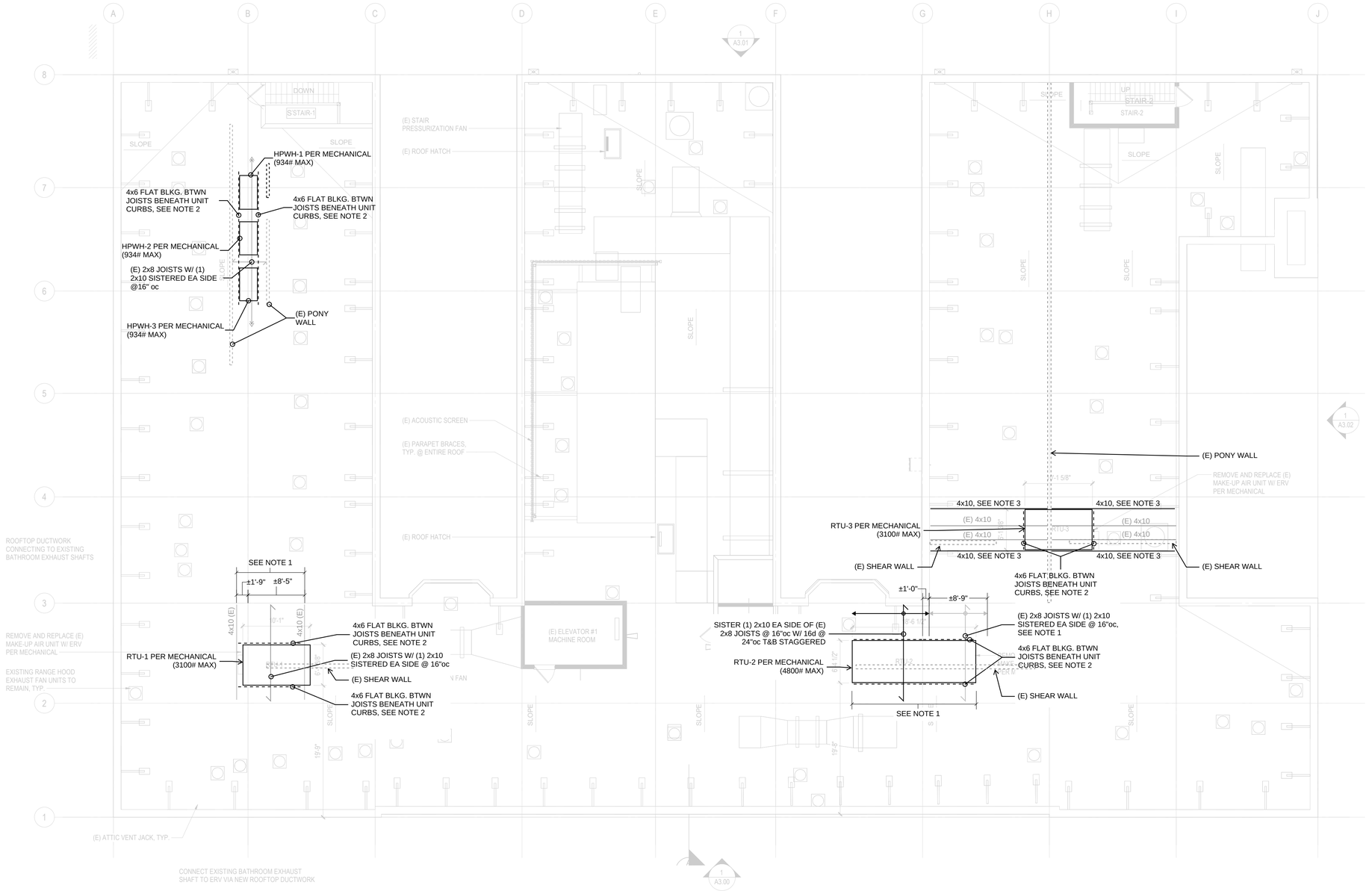
PROJECT NUMBER:	S25-018
DATE:	Do Not Use
PROJECT MANAGER:	CMP
DRAWN BY:	RTL
CHECKED BY:	CMP
SCALE:	N/A

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS: NO.	DESCRIPTION	DATE

BUILDIING PERMIT SET

7/3/2026



1 STRUCTURAL ROOF PLAN

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

ROOF FRAMING PLAN NOTES

1. ALL FRAMING NOTED ON PLAN BENEATH THE ROOFTOP UNIT SHALL BE VERIFIED IN FIELD TO MATCH ASSUMED SECTIONS AND LOCATIONS SHOWN ON PLAN. ADDITIONALLY, THE NEW ROOFTOP UNIT SHALL BE CURB SUPPORTED ALONG IT'S LENGTH AND BEAR ONLY ON EXISTING FRAMING SHOWN ON PLAN. IF THE UNIT CURB BEARS ON EXISTING FRAMING THAT DOES NOT HAVE THE SISTERED 2x10's AS NOTED ON PLAN, 2x10'S ARE TO BE SISTERED ON EACH SIDE OF THE EXISTING JOIST W/ 16d @ 24"oc TOP AND BOTTOM, STAGGERED.

2. BLOCKING SHALL OCCUR ALONG FULL LENGTH OF ROOFTOP UNIT BENEATH CURB. EXISTING 4x6 FLAT BLOCKING MAY BE USED IN LIEU OF NEW SPECIFIED BLOCKING IF CURBS BEAR ALONG EXISTING BLOCKING LINE.

3. STRUCTURAL MEMBERS NOTED ON PLAN SHALL BE CENTERED BENEATH THE ROOFTOP UNIT CURB. EXISTING 4x10 MEMBERS MAY BE USED IN LIEU OF PROVIDING STRUCTURAL MEMBERS NOTED ON PLAN WHERE ROOFTOP UNIT CURBS BEAR ON EXISTING MEMBERS.

4. ALL ROOFTOP UNITS SHALL BE LOCATED PER MECHANICAL.

LEGEND

- SPAN DIRECTION OF FRAMING MEMBERS
- BLOCKING PER PLAN
- EXISTING WALL BELOW
- ROOFTOP UNIT

ABBREVIATIONS

BLKG.	BLOCKING
BTWN	BETWEEN
(E)	EXISTING
EA	EACH
oc	ON CENTER
RTU	ROOFTOP UNIT
T&B	TOP AND BOTTOM
TYP	TYPICAL

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7/2/26

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Seattle, WA 98104

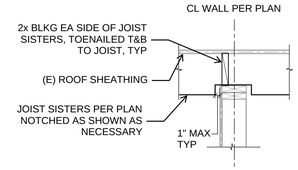
REVISIONS: NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	**7/3/2026**

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DATE:	Do Not Use
PROJECT MANAGER:	CMP
DRAWN BY:	RTL
CHECKED BY:	CMP

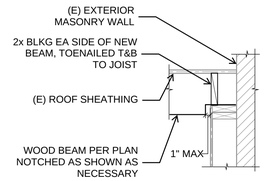
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SHEET NUMBER: **S2.80**

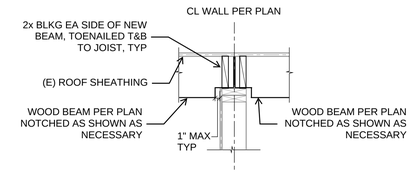
SCALE: 1/8" = 1'-0"



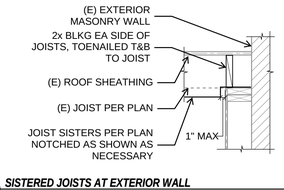
10 ***NEW BEAM OVER EXISTING WALL***
3/4" = 1'-0"



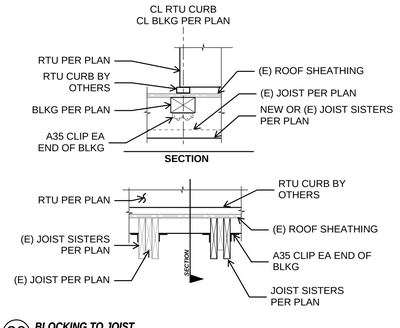
14 ***NEW BEAM AT EXTERIOR WALL***
3/4" = 1'-0"



15 ***NEW BEAM OVER EXISTING WALL***
3/4" = 1'-0"



19 ***SISTERED JOISTS AT EXTERIOR WALL***
3/4" = 1'-0"



20 ***BLOCKING TO JOIST***
3/4" = 1'-0"

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STATE OF WASHINGTON
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STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
7/2/26

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISION NO.	DESCRIPTION	DATE
	BUILDIING PERMIT SET	**7/3/2026**

PROJECT NUMBER:	S26-018
DATE:	Do Not Use
PROJECT MANAGER:	CMP
DRAWN BY:	RTL
CHECKED BY:	CMP
SCALE:	N/A

SHEET NAME:
STRUCTURAL DETAILS

SHEET NUMBER:
S6.00

2021 SEATTLE ENERGY CODE NARRATIVE

COMPLIANCE PATH OVERVIEW:

THIS PROJECT HAS BEEN DETERMINED BY THE CODE OFFICIAL NOT TO CONSTITUTE A "SUBSTANTIAL ALTERATION" AS DEFINED IN CHAPTER 3 OF THE SEATTLE EXISTING BUILDING CODE. AS A RESULT, THE PROJECT IS NOT SUBJECT TO SEC SECTION C503.9 (SUBSTANTIAL ALTERATIONS OR REPAIRS), AND THEREFORE DOES NOT TRIGGER WHOLE-BUILDING ENERGY COMPLIANCE.

THIS PROJECT FOLLOWS THE STANDARD COMPONENT-BASED ALTERATION COMPLIANCE PATH UNDER SEC SECTION C503: EACH ALTERED BUILDING SYSTEM OR ASSEMBLY IS REQUIRED TO INDEPENDENTLY COMPLY WITH THE APPLICABLE PROVISIONS OF SEC CHAPTER 4 WITHOUT REQUIRING UNALTERED PORTIONS OF THE BUILDING TO BE BROUGHT INTO COMPLIANCE (SEC C503.1).

MECHANICAL & SERVICE HOT WATER SYSTEMS SCOPE OF WORK SUMMARY:

- REFER TO THE BASIS OF DESIGN NARRATIVE ON DRAWING M0.01 FOR A SUMMARY OF PROPOSED SCOPE OF WORK FOR MECHANICAL SYSTEMS.
- DOMESTIC HOT WATER IN THE EXISTING BUILDING IS PROVIDED BY NATURAL GAS BOILERS. THIS PROJECT WILL INCLUDE REMOVAL OF THE GAS BOILERS, WHICH WILL BE REPLACED BY A CENTRAL COMMERCIAL HEAT PUMP WATER HEATING (CHPWH) SYSTEM. THE NEW HEAT PUMP WATER HEATERS SHALL BE HIGH EFFICIENCY CO2 HEAT PUMPS.

REPLACEMENT MECHANICAL SYSTEMS:

- RESIDENTIAL UNIT SPACE HEATING: RESIDENTIAL UNIT ELECTRIC HEATERS SHALL BE REPLACE IN KIND WITH NO INCREASE IN HEATING CAPACITY, AS RECOGNIZED BY THE STATE OF WASHINGTON AS A 501(c)(3) NON-PROFIT ROGANIZATION AND THE BUILDING PROVIDES PERMANENT SUPPORTIVE HOUSING, PER SEC SECTION C503.4.6 - EXCEPTION 1, THE MORRISON BUILDING SHALL BE EXEMPT.
- VENTILATION: NEW ROOFTOP CENTRAL VENTILATION UNITS SHALL BE DOAS UNITS WITH HEAT RECOVERY AND HEAT PUMP HEATING:
  1. IN ACCORDANCE WITH SECTION C503.4.2 (ADDITION OF COOLING CAPACITY), THESE DOAS SYSTEMS WILL COMPLY WITH THE REQUIREMENTS OF SECTION C403.3.5.
  2. PER SECTION C403.3.5.5 (SUPPLEMENTAL HEATING AND COOLING) - EXCEPTION 1, DOAS UNITS SERVING GROUP R-2 OCCUPANCY SPACES NOT SERVED BY ZONAL HEAT PUMPS, AIR CONDITIONERS, OR OTHER ZONAL MECHANICAL COOLING SYSTEMS ARE PERMITTED TO BE PROVIDED WITH A SUPPLEMENTAL COOLING SYSTEM.
  3. REFER TO MECHANICAL SCHEDULES FOR UNIT PERFORMANCE AND HEAT RECOVERY EFFICIENCY INFORMATION.

REPLACEMENT SERVICE WATER HEATING SYSTEMS:

THE NEW CENTRAL SERVICE WATER HEATING CENTRAL PLANT SHALL COMPLY WITH SECTION C503.5.1 (ADDITION OR REPLACEMENT OF SERVICE WATER HEATING EQUIPMENT). NEW SERVICE WATER HEATING APPLIANCES SHALL BE CO2 HIGH EFFICIENCY HEAT PUMPS. REFER TO PLUMBING SCHEDULES FOR HEAT PUMP WATER HEATER UNIT PERFORMANCE AND EFFICIENCY INFORMATION.

COMMISSIONING:

IN ACCORDANCE WITH SEC SECTIONS C501.6 AND C408, ALL NEW AND REPLACEMENT BUILDING MECHANICAL AND SERVICE WATER HEATING SYSTEMS SHALL BE COMMISSIONED BY A CERTIFIED COMMISSIONING PROFESSIONAL.

- A COMISSIONING PLAN SHALL BE DEVELOPED BY THE CxP AND SUBMITTED TO SDCI PRIOR TO THE FIRST MECHANICAL INSPECTION.
- A COMMISSIONING REPORT SHALL BE COMPLETED BY THE CxP AND DELIVERED TO THE BUILDING OWNER UPON COMPLETION OF WORK.
- THE MECHANICAL AND WATER HEATING PORTIONS OF THE COMMISSIONING REPORT SHALL BE SUBMITTED TO SDCI PRIOR TO COMPLETION AND APPROVAL OF MECHANICAL PERMIT FINAL INSPECTION.

ENVELOPE:

REFER TO ARCHITECTURAL AND/OR ENVELOPE CONSULTANT DOCUMENTS FOR INFORMATION REGARDING ANY ENVELOPE ALTERATIONS OR IMPROVEMENTS.

OUTDOOR AIR DUCTWORK INSULATION

DUCT SYSTEM	DUCT LOCATION AND USE	CLIMATE ZONE	AIRFLOW	MINIMUM INSTALLED DUCT INSULATION R-VALUE[a,b]	NOTES
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND UPSTREAM OF AUTOMATIC SHUTOFF DAMPER	4C AND 5B	>2800 CFM	R-16	SEE SECTION C403.10.1.1 FOR ADDTIONAL REQUIREMENTS
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER TO HAVC UNIT OR ROOM	4C	>2800 CFM	R-8	
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER TO HAVC UNIT OR ROOM	5B	>2800 CFM	R-12	
OUTDOOR AIR	INSIDE CONDITIONED SPACE	4C AND 5B	<2800 CFM	R-7	SEE EXCEPTION 1 TO SECTION C403.10.1.1 FOR ADDTIONAL DETAILS

a. INSULATION R-VALUES, MEASURED IN h-ft² °F/Btu, ARE FOR THE INSUALATION AS INSTALLED AND DO NOT INCLUDE FILM RESISTANCE. THE REQUIRED MINIMUM THICKNESSES DO NOT CONSIDER WATER VAPOR TRANSMISSION AND POSSIBLE SURFACE CONDENSATION. INSULATION RESISTANCE MEASURED ON A HORIZONTAL PLANE IN ACCORDANCE WITH ASTM C518 AT A MEAN TEMPERATURE OF 75°F AT THE INSTALLED THICKNESS.
b. SEE INTERNATIONAL MECHANICAL CODE SECTIONS 603.12 AND 604 FOR FURTHER DETAILS ON DUCT INSULATION REQUIREMENTS.

2021 SEC TABLE C404.6 REQUIRED PIPE INSULATION THICKNESS FOR SERVICE WATER HEATING

LOCATION	WATER TEMP	NOMINAL PIPE OR TUBE SIZE (inches)					CONDUCTIVITY Btu•in/(h•ft²•°F)ᵇ	MEAN RATING TEMPERATURE, °F
		<1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	≥ 8		
CIRCULATION LOOP PIPING NOT IN-PARTITION	105 - 140°F	2.0	2.0	2.5	2.5	2.5	0.21 - 0.28	100
	141-200°F	2.5	2.5	3.0	3.0	3.0	0.25 - 0.29	125
ALL OTHER PIPING NOT IN-PARTITION	105 - 140°F	1.0	1.0	1.5	1.5	1.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	2.0	2.0	2.0	0.25 - 0.29	125
IN-PARTITION[a] & CIRCULATION LOOP PIPING	105 - 140°F	1.0	1.0	2.5	2.5	2.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	3.0	3.0	3.0	0.25 - 0.29	125
IN-PARTITION[a] & ALL OTHER PIPING	105 - 140°F	1.0	1.0	1.5	1.5	1.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	2.0	2.0	2.0	0.25 - 0.29	125

a. IN A PARTITION WITHIN A CONDITIONED SPACE.
b. FOR INSULATION OUTSIDE THE STATED CONDUCTIVITY RANGE, CONFORM TO REQUIREMENTS OF TABLE C403.10.1.

MECHANICAL SYSTEMS COMMISSIONING NOTES

1. IN ACCORDANCE WITH THE 2021 SEATTLE ENERGY CODE (SEC) SECTION C408 BUILDING COMMISSIONING SHALL BE COMPLETED FOR MECHANICAL SYSTEMS* (C403), SERVICE WATER HEATING SYSTEMS (C404), CONTROLLED RECEPTACLES AND LIGHTING SYSTEMS (C405), ENERGY METERING (C409), AND REFRIGERATION (C410).
   a. *EXCEPTION (C408.2) MECHANICAL SYSTEMS ARE EXEMPT FROM COMMISSIONING PROCESS WHERE THE BUILDING'S TOTAL MECHANICAL EQUIPMENT CAPACITY IS LESS THAN 240,000 BTU/H COOLING CAPACITY AND LESS THAN 300,000 BTU/H HEATING CAPACITY
   b. CONTRACTORS ARE REQUIRED TO PERFORM PRE-FUNCTINAL PERFORMANCE TESTING OF ALL EQUIPMENT PRIOR TO FUNCTIONAL PERFORMANCE TESTING BY THE COMMISSIONING AGENT (C408.2.3). CONTRACTORS SHALL PROVIDE THE NECESSARY ASSISTANCE TO THE COMMISSIONING AGENT TO PERFORM COMMISSIONING DUTIES. CONTRACTORS SHALL BE RESPONSIBLE FOR TAKING CORRECTIVE ACTION IF ANY DEFICIENCIES ARE FOUND DURING COMMISSIONING.
2. THE BUILDING COMMISSIONING PROCESS DELIVERABLES ARE AS FOLLOWS:
   a. COMMISSIONING PLAN (C408.1.2) SHALL BE DEVELOPED BY THE PROJECT'S CERTIFIED COMMISSIONING PROFESSIONAL AND INCLUDED WITH THE CONSTRUCTION DOCUMENTS
   b. TESTING AND BALANCING (C408.2.2) ALL HVAC SYSTEMS SHALL BE BALANCED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND SPECIFICATIONS PRIOR TO COMMISSIONING.
   c. FINAL COMMISSIONING REPORT (C408.1.3) A FINAL COMMISSIONING REPORT SHALL BE COMPLETED AND CERTIFIED BY THE CERTIFIED COMMISSIONING PROFESSIONAL AND DELIVERED TO THE BUILDING OWNER OR OWNER'S AUTHORIZED AGENT.
3. BUILDING DOCUMENTATION AND CLOSE OUT SUBMITTAL REQUIREMENTS (C103.6) OWNER TRAINING BY CONTRACTORS FOR EACH PIECE OF EQUIPMENT OR SYSTEM SHALL INCLUDE:
   a. SYSTEM/EQUIPMENT OVERVIEW (WHAT IT IS, WHAT IT DOES, AND WHICH OTHER SYSTEMS OR EQUIPMENT DOES IT INTERFACE WITH).
   b. REVIEW OF AVAILABLE O&M MATERIALS. REVIEW OF THE RECORD DRAWINGS ON THE SUBJECT SYSTEM/EQUIPMENT.
   c. HANDS-ON DEMONSTRATION OF ALL NORMAL MAINTENANCE PROCEDURES, NORMAL OPERATING MODES, AND ALL EMERGENCY SHUTDOWN AND START-UP PROCEDURES.

ENERGY CODE NOTES

1. SEE MECHANICAL AND PLUMBING SCHEDULES FOR EQUIPMENT TYPE, CAPACITY AND EFFICIENCY.
2. PROVIDE THERMOSTAT CONTROLS CAPABLE OF A FIVE (5) DEGREE DEADBAND BETWEEN HEATING AND COOLING.
3. PROVIDE AUTOMATIC SETBACK CONTROLS WITH NIGHT SETBACK AND SEVEN (7) DIFFERENT DAY TYPES.
4. PROVIDE DAMPERS FOR OUTSIDE AIR INTAKES AND EXHAUST FANS WHICH CLOSE AUTOMATICALLY WHEN THE SYSTEM IS OFF, EXCEPT FOR THOSE SYSTEMS WHICH OPERATE CONTINUOUSLY WITH LESS THAN 20 CFM/SF LEAKAGE FOR BAROMETRIC DAMPERS, AND LESS THAN 10 CFM/SF LEAKAGE FOR MOTORIZED DAMPERS.
5. PROVIDE MICROPROCESSOR-BASED THERMOSTAT FOR HEAT PUMP CONTROLS.
6. PROVIDE A MEANS OF BALANCING EVERY AIR SUPPLY OUTLET AND AIR OR WATER TERMINAL DEVICE.
7. SIMULTANEOUS HEATING AND COOLING IN A ZONE IS NOT PERMITTED.
8. SEAL TRANSVERSE SEAMS OF ALL DUCTWORK.
9. SEALING TO CONTROL BUILDING ENVELOPE AIR LEAKAGE AND AIR TIGHTNESS TESTING IS REQUIRED PER 2021 SEC SECTIONS C402.5.1 THROUGH C402.5.8.
10. DUCTWORK AND PLENUMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH 2021 SEC SECTION C403.10.1.
11. ALL PIPING SHALL BE THERMALLY INSULATED TO MEET SPECIFICATIONS SET IN PIPE INSULATION TABLE ON SHEET P0.01 PLUMBING SCHEDULE AND GENERAL NOTES.
12. ALL ELECTRIC MOTORS GREATER THAN 1.0 HP SHALL MEET THE REQUIREMENTS OF 2021 SEC SECTION C405.8.
13. WATER HEATING EQUIPMENT AND STORAGE TANKS SHALL MEET THE MINIMUM REQUIREMENTS OF TABLE C404.2 OF THE 2021 SEC.

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OFFICIAL STAMP:

PROJECT NAME: **DESC MORRISON**
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REVISION NO.	DESCRIPTION	DATE
	BUILDING PERMIT SET	7/3/2026

PROJECT NUMBER: 26002
DATE: 03/20/25
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET NAME: **ENERGY CODE COMPLIANCE**
SHEET NUMBER: **EC0.01**
SCALE: As indicated

FOR REFERENCE ONLY

GENERAL NOTES

GENERAL:

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, OR ROUTING DETAIL THAT MAY BE REQUIRED TO AVOID CONFLICTS WITH STRUCTURE, OTHER TRADES, OR EXISTING CONDITIONS. THE HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES, FIELD VERIFY ALL DIMENSIONS AND CLEARANCES, AND RESOLVE CONFLICTS PRIOR TO COMMENCING WORK OR FABRICATION.
2. THE HVAC CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID/CONSTRUCTION TO VERIFY EXISTING CONDITIONS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH AFFECTED WORK.
3. THESE DRAWINGS ARE PART OF THE PERMIT SET AND ARE INTENDED TO CONVEY DESIGN INTENT. THEY DO NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PROCEDURES DURING CONSTRUCTION.
4. WHERE CONFLICTS EXIST BETWEEN THESE NOTES, THE DRAWINGS, AND THE PROJECT SPECIFICATIONS (IF ISSUED), THE MORE STRINGENT REQUIREMENT SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF EXPOSED DUCTWORK, GRILLES, DIFFUSERS, AND LOUVERS WHERE VISIBLE IN FINISHED SPACES. WHERE A CONFLICT EXISTS BETWEEN MECHANICAL AND ARCHITECTURAL DOCUMENTS ON VISIBLE ELEMENT LOCATIONS, ARCHITECTURAL DRAWINGS GOVERN.

CODES & STANDARDS:

1. ALL MATERIALS, METHODS, AND INSTALLATION SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITIONS OF THE SEATTLE BUILDING CODE (SBC), SEATTLE MECHANICAL CODE (SMC) — BASED ON THE INTERNATIONAL MECHANICAL CODE (IMC) WITH WASHINGTON STATE AND SEATTLE AMENDMENTS — WASHINGTON STATE ENERGY CODE (WSEC), SEATTLE FIRE CODE (SFC), AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.
2. DUCT CONSTRUCTION, SUPPORT, AND HANGING SHALL COMPLY WITH THE ADOPTED IMC AND CURRENT SMACNA HVAC DUCT CONSTRUCTION STANDARDS — METAL AND FLEXIBLE.
3. VENTILATION RATES SHALL COMPLY WITH IMC CHAPTER 4 AND/OR ASHRAE 62.2, AS APPLICABLE TO THE DWELLING UNIT AND COMMON AREA SPACES SERVED, PER THE ADOPTED WSEC/SMC REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL VENTILATION.
4. WHERE THIS PROJECT INVOLVES ALTERATION OF AN EXISTING BUILDING, WORK SHALL ALSO COMPLY WITH THE APPLICABLE EXISTING BUILDING PROVISIONS OF THE SBC/IEBC AS ADOPTED, INCLUDING ANY REQUIREMENTS TRIGGERED BY THE EXTENT OF ALTERATION.

DUCTWORK & INSULATION:

1. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE SEALED WITH DUCT MASTIC OR OTHER SEALANT MEETING UL 181A/181B, AS APPLICABLE, PER SMACNA AND IMC/WSEC SEALING CLASS REQUIREMENTS FOR THE PRESSURE CLASSIFICATION SHOWN.
2. DUCT AND PLENUM LEAKAGE SHALL MEET THE TESTING AND MAXIMUM LEAKAGE REQUIREMENTS OF THE ENERGY CODE. CONTRACTOR SHALL PROVIDE LEAKAGE TEST DOCUMENTATION TO THE OWNER/ENGINEER AND JURISDICTION AS REQUIRED.
3. DUCTS SHALL BE INSULATED PER THE LEVELS/LOCATIONS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS, MEETING OR EXCEEDING THE MINIMUM R-VALUES OF THE ENERGY CODE, ALL EXTERIOR, UNCONDITIONED-SPACE, AND OTHERWISE-NOTED DUCT RUNS SHALL BE INSULATED REGARDLESS OF WHETHER CALLED OUT AT EVERY LOCATION ON PLAN.
4. ALL DUCT DIMENSIONS SHOWN ARE CLEAR/FREE INTERNAL AIRWAY DIMENSIONS. DUCT/SLEEVE SIZES SHALL BE ADJUSTED ACCORDINGLY BY THE CONTRACTOR TO MAINTAIN THE SCHEDULED FREE AREA.
5. FLEXIBLE DUCT SHALL BE USED ONLY WHERE SPECIFICALLY SHOWN, SHALL NOT EXCEED 6 FEET IN DEVELOPED LENGTH UNLESS OTHERWISE NOTED OR VIA ENGINEER APPROVAL, SHALL BE FULLY EXTENDED WITH NO KINKS OR SHARP BENDS, AND SHALL BE SUPPORTED PER SMACNA AND MANUFACTURER REQUIREMENTS. FLEXIBLE DUCT SHALL NOT BE USED TO PENETRATE FIRE-RATED ASSEMBLIES OR IN LIEU OF RIGID DUCT AT FIRE/SMOKE DAMPER LOCATIONS.
6. CLOTHES DRYER EXHAUST DUCTS SHALL BE RIGID METAL, SIZED AND ROUTED PER THE ADOPTED IMC, WITH MAXIMUM DEVELOPED LENGTH (INCLUDING FITTING/ELBOW EQUIVALENTS) NOT EXCEEDING CODE LIMITS OR THE DRYER MANUFACTURER'S LISTED LENGTH, WHICHEVER IS MORE RESTRICTIVE. NO DAMPERS OF ANY KIND SHALL BE INSTALLED IN DRYER EXHAUST DUCTWORK. PROVIDE A PERMANENT LABEL AT EACH DRYER LOCATION STATING THE EQUIVALENT LENGTH OF THE EXHAUST SYSTEM, PER CODE.

FIRE & LIFE SAFETY:

1. DUCT AND PIPING PENETRATIONS OF FIRE-RATED WALLS, FLOORS, OR FLOOR-CEILING ASSEMBLIES SHALL BE SLEEVED AND SEALED WITH A LISTED THROUGH-PENETRATION FIRESTOP SYSTEM MATCHED TO THE ASSEMBLY RATING, PENETRATING ITEM, AND ANNULAR SPACE, SO AS TO MAINTAIN THE FIRE-RESISTANCE RATING AND INTEGRITY OF THE ASSEMBLY. SUBMIT FIRESTOP SYSTEM DOCUMENTATION FOR REVIEW UPON REQUEST.
2. FIRE DAMPERS, SMOKE DAMPERS, AND COMBINATION FIRE/SMOKE DAMPERS SHALL BE PROVIDED AT ALL RATED ASSEMBLY PENETRATIONS WHERE REQUIRED BY THE ADOPTED IBC/IMC, AND SHALL BE INSTALLED WITH ACCESSIBLE, LABELED ACCESS PANELS FOR INSPECTION, TESTING, AND SERVICING PER CODE. FIRE/SMOKE DAMPERS SHALL NOT BE INSTALLED IN CLOTHES DRYER EXHAUST DUCTS.
3. WHERE EXISTING FIRE- OR SMOKE-RATED ASSEMBLIES ARE PENETRATED, DISTURBED, OR MODIFIED BY DEMOLITION OR NEW WORK, THE CONTRACTOR SHALL RESTORE THE ORIGINAL RATING USING LISTED/APPROVED ASSEMBLIES AND METHODS.
4. PROVIDE SEISMIC RESTRAINT FOR ALL HVAC EQUIPMENT, DUCTWORK, AND PIPING PER THE ADOPTED SBC/IBC AND APPLICABLE SMACNA SEISMIC RESTRAINT GUIDELINES, BASED ON THE PROJECT'S SEISMIC DESIGN CATEGORY.

EQUIPMENT & ACCESS:

1. HVAC EQUIPMENT, VALVES, DAMPERS, AND CONTROLS SHALL BE LOCATED IN READILY ACCESSIBLE LOCATIONS FOR SERVICE AND MAINTENANCE, COORDINATED BY CONTRACTOR WITH ARCHITECTURAL REFLECTED CEILING PLANS AND FINISHES. REQUIRED ACCESS PANELS SHALL BE FURNISHED BY THE HVAC CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR AT LOCATIONS COORDINATED WITH ALL TRADES.
2. ALL NEW HVAC EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL BEAR APPLICABLE LISTING/LABELING (UL, AHRI, ETC.) FOR ITS INTENDED USE.
3. CONDENSATE DRAINAGE FROM COOLING/HEAT PUMP EQUIPMENT SHALL BE PROVIDED PER THE MECHANICAL CODE, INCLUDING AUXILIARY/SECONDARY DRAIN OR SHUTOFF PROTECTION WHERE REQUIRED, ROUTED TO AN APPROVED POINT OF DISPOSAL.
4. EXTERIOR INTAKE, EXHAUST, AND VENT TERMINATIONS SHALL MAINTAIN CLEARANCES FROM PROPERTY LINES, OPENINGS, OTHER TERMINATIONS, AND GRADE PER THE MECHANICAL CODE AND EQUIPMENT LISTINGS.

TESTING, BALANCING & CLOSEOUT:

1. ALL NEW AND MODIFIED AIR SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED (TAB) BY A QUALIFIED TAB CONTRACTOR/TECHNICIAN TO MEET DESIGN AIRFLOWS SHOWN ON THE DRAWINGS. SUBMIT TAB REPORT TO OWNER/ENGINEER PRIOR TO PROJECT CLOSEOUT.
2. UPON COMPLETION, CONTRACTOR SHALL PROVIDE RECORD (AS-BUILT) DOCUMENTATION OF ANY DEVIATIONS FROM THESE DRAWINGS, INCLUDING ACTUAL DUCT ROUTING, EQUIPMENT LOCATIONS, AND FIRESTOP SYSTEM LOCATIONS/TYPES.

MECHANICAL BASIS OF DESIGN

THIS PROJECT INCLUDES ALTERATIONS TO THE HVAC SYSTEMS SERVING RESIDENTIAL LEVELS 3 THRU 7. A SUMMARY OF EXISTING CONDITIONS IN THESE AREAS AND THE PROPOSED ALTERATIONS IS INCLUDEDED BELOW:

EXISTING CONDITIONS:

- SPACE HEATING:
  1. HEATING IN RESIDENTIAL UNITS IS CURRENTLY PROVIDED BY ELECTRIC RESISTANCE HEATERS. THIS HEATING SOURCE WILL BE MAINTAINED FOR RESIDENTIAL UNITS.
  2. HEATING IN CORRIDORS & BACK OF HOUSE AREAS ON THESE LEVELS ARE NOT PROVIDED DIRECTLY TO THE SPACE; SPACES ARE HEATED INDIRECTLY VIA TEMPERED MAKEUP AIR (SEE VENTILATION SECTION BELOW).
- VENTILATION:
  1. VENTILATION AIR FOR ALL RESIDENTIAL UNITS AND CORRIDORS & BACK OF HOUSE AREAS IS CURRENTLY PROVIDED BY (3) CENTRAL ROOFTOP-MOUNTED MAKEUP AIR UNITS WITH GAS-FIRED HEATING AND NO HEAT RECOVERY. VENTILATION AIR IS SUPPLIED DIRECTLY INTO CORRIDORS; THERE IS NO VENTILATION AIR SUPPLIED DIRECTLY INTO RESIDENTIAL UNITS.
  2. WHOLE-HOUSE EXHAUST IS CURRENTLY PROVIDED BY ROOFTOP-MOUNTED BATHROOM FANS THAT EXHAUST APARTMENTS VIA VERTICAL DUCT RISERS AND EXHAUST BRANCHES INTO EACH BATHROOM. EACH EXHAUST BRANCH IS CONNECTED TO THE VERTICAL STACK VIA SUB-DUCT.
  3. KITCHEN EXHAUST IS PROVIDED BY A COMBINATION OF ROOFTOP-MOUNTED EXHAUST FANS THAT EXHAUST APARTMENTS VIA VERTICAL DUCT RISERS AND EXHAUST BRANCHES CONNECTING EACH KITCHEN VENT HOOD TO THE RISER, AND KITCHEN VENT HOOD FANS THAT OPERATE WHEN THE ELECTRIC STOVE IS TURNED ON. THERE IS NO MAKEUP AIR SUPPLIED FOR KITCHEN EXHAUST AS THE ORIGINAL PERMITTED DESIGN CALLED FOR MAKEUP AIR VIA OPERABLE WINDOWS AND/OR INFILTRATION. KITCHEN EXHAUST SYSTEMS WILL BE MAINTAINED FOR RESIDENTIAL UNITS.

PROPOSED ALTERATIONS:

- SPACE HEATING:
  1. HEATING IN RESIDENTIAL UNITS WILL NOT BE CHANGED. ANY ELECTRIC HEATERS THAT REQUIRE REPLACEMENT DUE TO CONDITION WILL BE REPLACED IN KIND.
  2. HEATING IN CORRIDORS & BACK OF HOUSE AREAS SHALL BE PROVIDED INDIRECTLY VIA TEMPERED MAKEUP AIR (SEE VENTILATION SECTION BELOW).
- VENTILATION:
  1. VENTILATION AIR FOR ALL RESIDENTIAL UNITS AND CORRIDORS & BACK OF HOUSE AREAS WILL BE PROVIDED BY (3) CENTRAL ROOFTOP-MOUNTED DOAS UNITS WITH HEAT RECOVERY AND HEAT PUMPS TO TEMPER THE OUTDOOR AIR. VENTILATION AIR WILL BE PROVIDED TO CORRIDORS & BACK OF HOUSE AREAS, AND DIRECTLY INTO ALL RESIDENTIAL UNITS VIA NEW SUPPLY DUCTWORK ON EACH FLOOR.
  2. EXISTING BATHROOM EXHAUST FANS AT THE ROOF WILL BE DEMOLISHED, AND EXISTING EXHAUST DUCT RISERS SHALL BE DUCTED TO RETURN ALL BATHROOM EXHAUST AIR BACK TO THE NEW DOAS UNITS FOR HEAT RECOVERY.
  3. KITCHEN EXHAUST SYSTEMS WILL NOT BE CHANGED. WHERE NECESSARY, KITCHEN HOODS WILL BE REPLACED IN KIND.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
1 / A101	SECTION/ELEVATION VIEW
1 / A101	DETAIL VIEW
IHP-1	EQUIPMENT TAG
1	SHEET NOTE TAG
2	REVISION TAG
1 SIZE / FLOW	DIFFUSER/GRILLE TAG
8"x10"	RECTANGULAR FREE AREA DUCT DIMENSIONS (8" WIDTH x 10" DEPTH)
6"Ø	ROUND DUCT FREE AREA DIMENSIONS (6" DIAMETER)
	FLEX DUCT
	AIR DIRECTION
	SUPPLY DUCT IN/OUT OF PAGE
	EXHAUST/RETURN DUCT IN/OUT OF PAGE
T	THERMOSTAT
B	ERV BOOST CONTROLLER
CO2	CO2 SENSOR
	ENVELOPE PENETRATION
	PUMP
	SUPPLY/EXHAUST FAN
P	PRESSURE GAUGE
T	TEMPERATURE GAUGE
	TURNING VANES

MECHANICAL ABBREVIATIONS

(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECT
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE
CLG	COOLING
CTE	CONNECT TO EXISTING
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DIA	DIAMETER
DN	DOWN
ELEV	ELEVATION
EWT	ENTERING WATER TEMPERATURE
FC	FAN COIL
FCO	FLOOR CLEANOUT
FLR	FLOOR
FP	FIRE PROTECTION
GC	GENERAL CONTRACTOR
GEO	GEOTHERMAL
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALLBOARD
HTG	HEATING
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
INV	INVERT
LAV	LAVATORY
MECH	MECHANICAL
NFA	NET FREE AREA
OHP	OUTDOOR HEATPUMP
POC	POINT OF CONNECTION
PLUM	PLUMBING
PSI	POUNDS PER SQUARE INCH
REF	REFER/REFERENCE
RF	RELIEF FAN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
TYP	TYPICAL
UV	UNIT VENTILATORS
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WHF	WHOLE HOUSE FAN

MECH - SHEET LIST

Sheet Number	Sheet Name
M0.01	GENERAL NOTES
M0.02	MECHANICAL SCHEDULES & CALCULATIONS
M2.00	MECHANICAL - BASEMENT FLOOR PLAN
M2.03	MECHANICAL - LEVEL 3 FLOOR PLAN
M2.07	MECHANICAL - LEVEL 7 FLOOR PLAN
M2.08	MECHANICAL - ROOF PLAN
MD2.00	MECHANICAL - BASEMENT DEMO PLAN
MD2.03	MECHANICAL - LEVEL 3 DEMO PLAN
MD2.07	MECHANICAL - LEVEL 7 DEMO PLAN
MD2.08	MECHANICAL - ROOF DEMO PLAN

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OFFICIAL STAMP:

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PROJECT TITLE:
DESC MORRISON
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Seattle, WA 98104

REVISION NO.	DESCRIPTION	DATE

BUILDING PERMIT SET — **7/3/2026**

SHEET NAME: **GENERAL NOTES**

SHEET NUMBER: **M0.01**

PROJECT NUMBER: 26002
DATE: 11/20/14
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SCALE: As indicated

ROOFTOP UNITS (DOAS)

TAG	MANUFACTURER	MODEL	LOCATION	SERVICE	REFRIGERANT	SUPPLY AIRFLOW (CFM)	RETURN AIRFLOW (CFM)	SUMMER SENSIBLE EFFECTIVENESS	SUMMER TOTAL EFFECTIVENESS	WINTER SENSIBLE EFFECTIVENESS	WINTER TOTAL EFFECTIVENESS	TOTAL ESP (IN WG)	HEAT PUMP COOLING PERFORMANCE			HEAT PUMP HEATING PERFORMANCE			FILTER (OA/RA)	ELECTRICAL DATA					WEIGHT (LBS)	SOUND POWER (dB)	NOTES
													CAPACITY (MBH)	EER	IEER	CAPACITY (MBH)	COP	EMERGENCY CAPACITY (kW)		MCA (AMPS)	FLA (AMPS)	MOP (AMPS)	SCCR	VOLTS / PHASE			
RTU-1	AAON	RN SERIES	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	2200	1700	76.6%	71.6%	76.6%	67.1%	3.0	94.0	11.37	14.1	65.0	4.8	10.0	MERV 13 / MERV 8	30	27	40	35 KAIC	460VAC / 3 Ph	2600	90	SEE NOTES
RTU-2	AAON	RN SERIES	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	5600	4200	79.5%	74.0%	79.5%	68.5%	3.0	200.0	11.76	14.8	153.0	5.1	40.0	MERV 13 / MERV 8	83	66	90	35 KAIC	460VAC / 3 Ph	4000	99	SEE NOTES
RTU-3	AAON	RN SERIES	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	2480	1800	80.4%	74.7%	80.4%	69.0%	3.0	96.0	12.74	16.56	71.8	5.2	20.0	MERV 13 / MERV 8	44	35	45	35 KAIC	460VAC / 3 Ph	2600	90	SEE NOTES

NOTES:
1) EMERGENCY ELECTRIC RESISTANCE HEATING SHALL BE CONTROLLED BY UNIT CONTROLS TO ONLY OPERATE WHEN PRIMARY HEATING IS NOT AVAILABLE (I.E. DEFROST OR COMPRESSOR FAILURE) IN ACCORDANCE WITH SEC SECTION C403.1.4
2) PROVIDE CUSTOM ROOF CURB FOR UNIT MOUNTING AND SUPPLY / RETURN DUCT CONNECTIONS AT ROOF
3) PROVIDE CONDENSATE DRAIN AND TRAP ROUTED TO APPROVED DRAINAGE LOCATION ON ROOF
4) PROVIDE BACNET CONTROLLER FOR INTEGRATION WITH EXISTING BUILDING MANAGEMENT SYSTEM (BMS)
5) PROVIDE (2) DUCT SMOKE DETECTORS IN DOAS UNIT RETURN AIR DUCTWORK. INSTALL IN ACCORDANCE WITH NFPA 72. UPON ACTIVATION, RTU FANS SHALL SHUT DOWN

VENTILATION SCHEDULE

ROOM NAME	ROOM NUMBER	FLOOR AREA (SF)	QTY TYP ROOMS	OCCUPANCY CLASSIFICATION	PEOPLE OUTDOOR AIRFLOR RATE, Rp (CFM/PER)	AREA OUTDOOR AIRFLOW RATE, Ra (CFM/SF)	OCCUPANT DENSITY (PER/SF)	DEFAULT POPULATION	DESIGN POPULATION	DCV REQUIRED?	OUTDOOR AIRFLOW RATE, Vbz (CFM)	DISTRIBTUION EFFECTIVENESS, Ez	DESIGN OUTDOOR AIR SUPPLY, Voz (CFM)	DESIGN EXHAUST AIRFLOW (CFM)	NOTES
CORRIDOR SOUTH	X00S	420	5	Common corridors		0.06					130	1.0	130		
CORRIDOR MIDDLE	X00M	1254	5	Common corridors		0.06					380	1.0	380		
CORRIDOR NORTH	X00N	433	5	Common corridors		0.06					130	1.0	130		
LAUNDRY	X42	111	5	Laundry rooms, central	5	0.12	10	1	3	NO	150	1.0	750		1
TRASH	X39	118	5	Janitor Closet, Trash Room, Recycling Room								1.0		590	
TOTALS:		**2336**						**1**	**3**		**790**		**1390**	**590**	

GENERAL NOTES:
A.
B.
NOTES:
1. MAINTAIN EXISTING AIRFLOW RATE

MINIMUM REQUIRED LOCAL EXHAUST RATES

AREA TO BE EXHAUSTED	EXHAUST RATE CAPACITY
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS, TOILET ROOMS, AND LAUNDRY AREAS	50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

RESIDENTIAL UNIT VENTILATION AIR REQUIREMENTS (CFM)

FLOOR AREA (SQ FT)	STUDIO & 1 BEDROOM	2 BEDROOM
<500	30	38
501-1000	45	53
1001-1500	60	68
1501-2000	75	85

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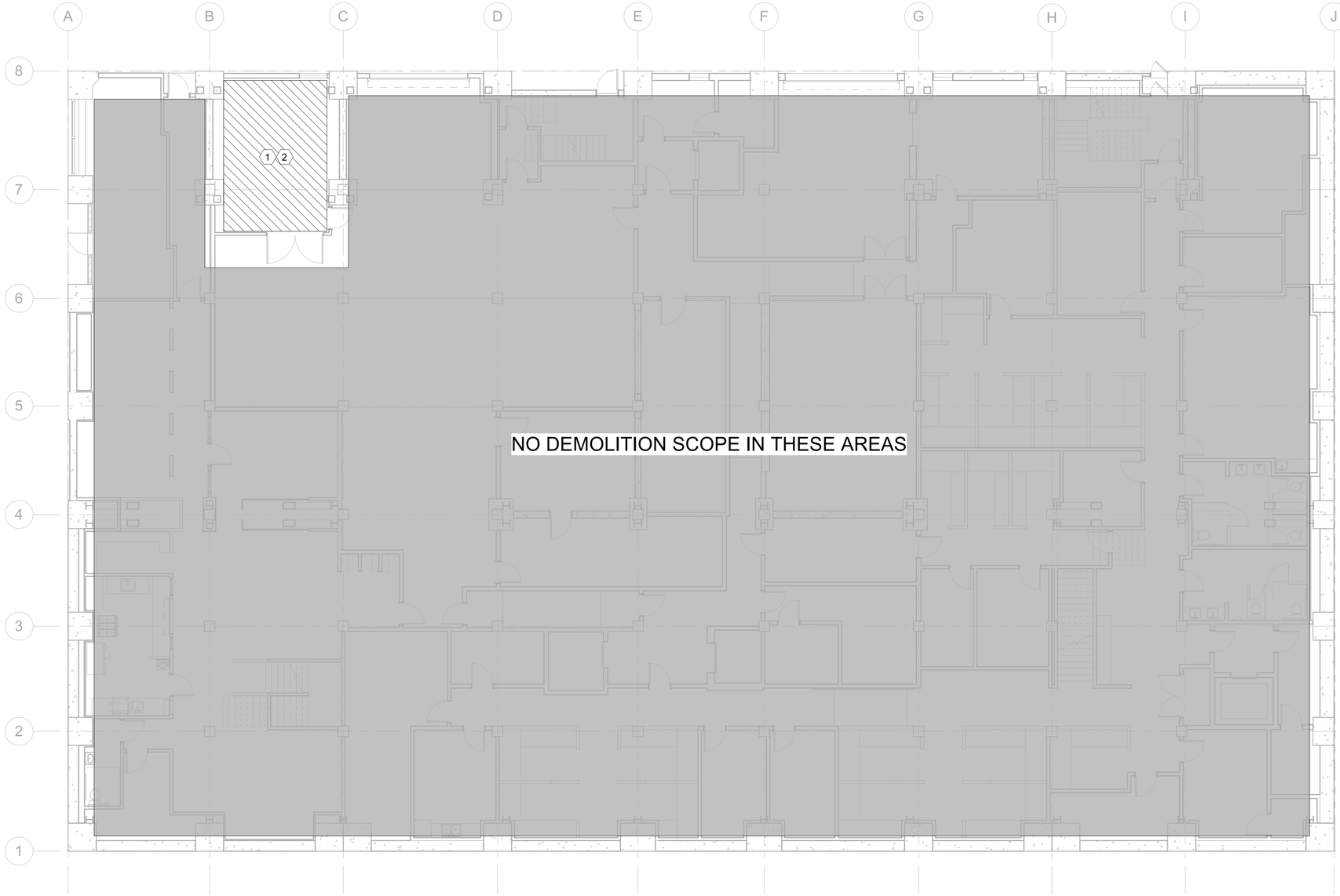
SHEET NAME: **MECHANICAL SCHEDULES & CALCULATIONS**

SHEET NUMBER: **M0.02**

PROJECT NUMBER: 26002
DATE: 08/20/20
ISSUE: BUILDING PERMIT SET
DRAWN BY:
CHECKED BY:
7/3/2026

REVISION NO. DESCRIPTION DATE

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



1 MECHANICAL - LEVEL B1 DEMO

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

DEMO GENERAL NOTES

A. EXTENT OF DEMOLITION SHOWN IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY THE FULL EXTENT OF EXISTING MECHANICAL SYSTEMS TO BE REMOVED, RELOCATED, OR PROTECTED, INCLUDING ASSOCIATED DUCTWORK, PIPING, CONTROLS, HANGERS, AND SUPPORTS, WHETHER OR NOT FULLY SHOWN ON THESE DRAWINGS.

B. PRIOR TO COMMENCING DEMOLITION WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AGAINST THE DRAWINGS, INCLUDING EQUIPMENT LOCATIONS, DUCT/PIPE ROUTING, SIZES, AND CONNECTIONS TO REMAIN. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION BEFORE PROCEEDING WITH AFFECTED WORK. DO NOT PROCEED WITH DEMOLITION IN AREAS OF UNRESOLVED DISCREPANCY.

C. CONTRACTOR SHALL COORDINATE ALL DEMOLITION SEQUENCING AND SCOPE WITH THE PROJECT PHASING PLAN. WHERE THE BUILDING OR PORTIONS THEREOF REMAIN OCCUPIED DURING CONSTRUCTION, DEMOLITION SHALL BE PHASED TO MAINTAIN REQUIRED LIFE SAFETY SYSTEMS, EGRESS, AND CONTINUITY OF SERVICE (HEATING, VENTILATION, HOT WATER, ETC.) TO OCCUPIED AREAS NOT IN THE CURRENT PHASE OF WORK, UNLESS OTHERWISE COORDINATED WITH THE OWNER.

D. ABANDONED DUCTWORK, PIPING, AND EQUIPMENT SHALL BE REMOVED BACK TO THE NEAREST ACTIVE, IN-USE SYSTEM COMPONENT UNLESS SPECIFICALLY NOTED TO REMAIN. WHERE ABANDONED DUCTWORK/PIPING IS PERMITTED TO REMAIN CONCEALED IN PLACE, IT SHALL BE CAPPED, LABELED "ABANDONED — DATE," AND FULLY DISCONNECTED FROM ANY ACTIVE SYSTEM.

E. EXISTING SYSTEMS AND EQUIPMENT SERVING AREAS/UNITS OUTSIDE THE CURRENT SCOPE OR PHASE SHALL BE PROTECTED, MAINTAINED OPERATIONAL, AND NOT DISTURBED. ANY REQUIRED SYSTEM SHUTDOWNS AFFECTING OCCUPIED UNITS OR COMMON AREAS SHALL BE SCHEDULED AND COORDINATED WITH THE OWNER.

F. WHERE FIRE- OR SMOKE-RATED ASSEMBLIES ARE OPENED DURING DEMOLITION, TEMPORARY PROTECTION SHALL BE PROVIDED IMMEDIATELY AND MAINTAINED UNTIL PERMANENT FIRESTOPPING OR ASSEMBLY REPAIR IS COMPLETE. RATED ASSEMBLIES SHALL NOT BE LEFT COMPROMISED OVERNIGHT, UNATTENDED, OR AT THE END OF A WORK SHIFT.

G. CONTRACTOR SHALL LOCATE, DE-ENERGIZE, AND LOCK OUT/TAG OUT ELECTRICAL AND CONTROL CONNECTIONS TO EQUIPMENT SCHEDULED FOR REMOVAL, COORDINATED WITH THE ELECTRICAL CONTRACTOR, PRIOR TO DISCONNECTION AND REMOVAL.

H. REFRIGERANT IN EQUIPMENT/PIPING SCHEDULED FOR REMOVAL SHALL BE RECOVERED BY A CERTIFIED TECHNICIAN IN ACCORDANCE WITH APPLICABLE EPA AND STATE REGULATIONS PRIOR TO DISCONNECTION. REFRIGERANT SHALL NOT BE RELEASED TO ATMOSPHERE.

I. CONTRACTOR IS RESPONSIBLE FOR IDENTIFICATION AND PROPER HANDLING OF ANY SUSPECTED HAZARDOUS MATERIALS.

J. EQUIPMENT, DUCTWORK, GRILLES, OR DIFFUSERS INDICATED TO BE SALVAGED FOR REUSE OR RETURNED TO THE OWNER SHALL BE REMOVED CAREFULLY, PROTECTED, AND STORED AS DIRECTED BY THE OWNER. ITEMS NOT DESIGNATED FOR SALVAGE OR REUSE SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OF/RECYCLED BY THE CONTRACTOR.

K. DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DUST, DEBRIS, AND CONTAMINATION OF ADJACENT OCCUPIED SPACES AND ACTIVE MECHANICAL SYSTEMS. PROVIDE TEMPORARY DUST PARTITIONS, NEGATIVE AIR, AND/OR SEALING OF ACTIVE DUCTWORK/DIFFUSERS IN THE WORK AREA AS NEEDED TO PROTECT OCCUPIED UNITS AND SYSTEMS OUTSIDE THE WORK AREA.

L. WHERE DEMOLITION OCCURS IN OR ADJACENT TO OCCUPIED DWELLING UNITS, CONTRACTOR SHALL COORDINATE ACCESS, WORK HOURS, AND NOISE/VIBRATION-GENERATING ACTIVITIES WITH THE OWNER AND SHALL COMPLY WITH ANY BUILDING-SPECIFIC TENANT PROTECTION OR CONSTRUCTION NOISE POLICIES.

M. EXISTING CONDITIONS, EQUIPMENT, FINISHES, AND SYSTEMS OUTSIDE THE DEFINED LIMITS OF DEMOLITION SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO ITEMS TO REMAIN SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

N. WHERE EXISTING DUCTWORK OR PIPING TO REMAIN IS CUT OR MODIFIED TO ACCOMMODATE NEW WORK, CONTRACTOR SHALL PROPERLY TRANSITION, SEAL, AND SUPPORT THE REMAINING PORTIONS PER THE APPLICABLE NEW-WORK STANDARDS NOTED ELSEWHERE IN THIS SET.

O. PROVIDE TEMPORARY WEATHER PROTECTION AT ANY EXTERIOR WALL OR ROOF PENETRATIONS OPENED DURING DEMOLITION OF EXISTING LOUVERS, VENTS, OR EQUIPMENT UNTIL PERMANENT CLOSURE OR NEW WORK IS INSTALLED.

P. CONTRACTOR SHALL MAINTAIN REQUIRED EGRESS, FIRE PROTECTION, AND LIFE SAFETY SYSTEMS SERVING OCCUPIED PORTIONS OF THE BUILDING THROUGHOUT ALL PHASES OF DEMOLITION, PER THE APPROVED PHASING PLAN AND APPLICABLE CODE.

Q. DEMOLITION DRAWINGS ARE BASED ON AVAILABLE EXISTING RECORD DOCUMENTS AND/OR FIELD OBSERVATION AT THE TIME OF DESIGN AND MAY NOT REFLECT UNDOCUMENTED PAST MODIFICATIONS. CONTRACTOR SHALL REPORT ANY UNDOCUMENTED OR UNEXPECTED CONDITIONS TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING.

SHEET NOTES

1 REMOVE ALL MECHANICAL EQUIPMENT AND ACCESSORIES SERVING THE EXISTING BOILERS INCLUDING THE FOLLOWING: FLUES/VENTS AND EXHAUST DUCTS AND FANS SERVING THE BOILERS, BOILER PUMPS, BOILER CONDENSATE DRAIN PIPING AND NEUTRALIZERS, COMBUSTION AIR INTAKE LOUVER, AND RELATED BOILER ACCESSORIES, EQUIPMENT CONTROLS, AND ELECTRICAL COMPONENTS

2 BOILERS SHALL BE REPLACED BY NEW DOMESTIC WATER HEATING EQUIPMENT; REFER TO PLUMBING PLANS FOR INFORMATION

SxS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104
ECOTOPE

OFFICIAL STAMP:

PROJECT: **DESC MORRISON**
509 Third Avenue
Seattle, WA 98104

REVISION NO.	DESCRIPTION	DATE

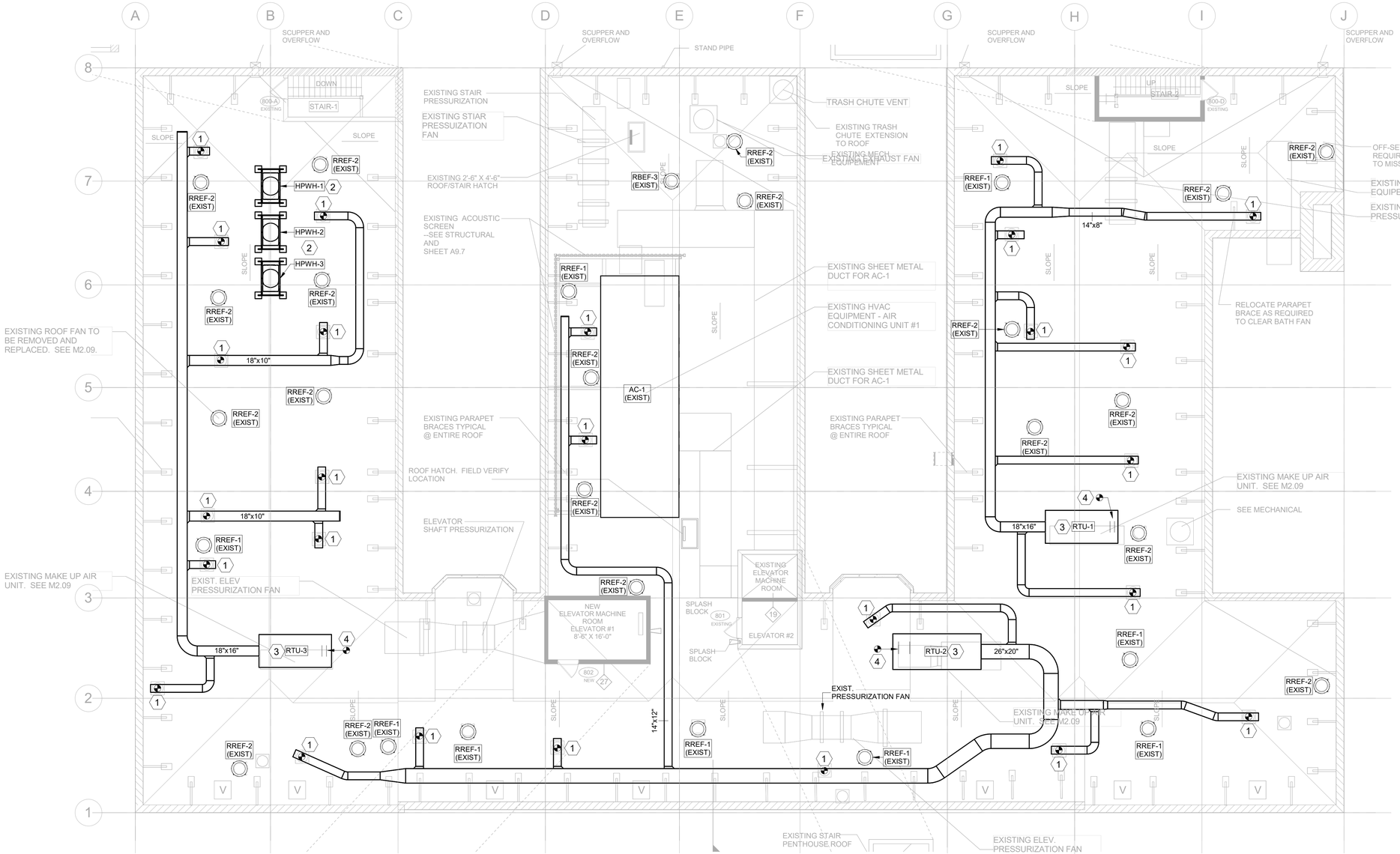
BUILDING PERMIT SET — **7/3/2026**

SHEET NAME: **MECHANICAL - BASEMENT DEMO PLAN**

SHEET NUMBER: **MD2.00**

PROJECT DATA:
PROJECT NUMBER: 26002
DRAWN BY: EF
CHECKED BY: 06/25/26
SCALE: 1/8" = 1'-0"

FOR REFERENCE ONLY



1 MECHANICAL - ROOF

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

GENERAL NOTES

1. OUTSIDE AIR INTAKE DUCTWORK AND PLENUMS SHALL BE INSULATED TO MINIMUM R-7 PER SECTION C403.10.1 OF THE 2021 WSEC. ERV EXHAUST DUCTWORK AND PLENUMS SHALL BE INSULATED TO MINIMUM R-7
2. ALL DUCTWORK IN NON-CONDITIONED SPACES SHALL BE INSULATED TO R-8.
3. DUCTWORK BETWEEN EXTERIOR WALLS/PLENUMS AND MOTORIZED SHUTOFF DAMPERS SHALL BE INSULATED TO R-21 IF FLOWRATE IS ABOVE 2,800CFM
4. COORDINATE FINAL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL RCPs AND ELEVATIONS
5. MECHANICAL CONTRACTOR SHALL COORDINATE PROVISION OF ALL REQUIRED ACCESS PANELS FOR EQUIPMENT LOCATED ABOVE CEILINGS, INCLUDING BUT NOT LIMITED TO HEAT PUMPS, BALANCING DEVICES, MOTORIZED DAMPERS, FIRE DAMPERS, ERVs, AND FANS. ENSURE THAT ALL MANAUFACTURER RECOMMENDED CLEARANCES FOR EQUIPMENT ARE PROVIDED
6. THERMOSTATS SHALL BE LOCATED AWAY FROM ANY POTENTIAL SOURCES FOR FALSE READINGS SUCH AS OPERABLE WINDOWS, DIRECT SUNLIGHT, ETC
7. AIR TERMINAL LOCATIONS AS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF AIR TERMINALS WITH CEILINGS, STRUCTURAL ELEMENTS, LIGHTS, PIPING, EQUIPMENT, ETC
8. PROVIDE MANUAL VOLUME DAMPERS ON ALL BRANCH DUCTS TO PROVIDE MEANS OF BALANCING FOR ALL TERMINAL DEVICES. VOLUME DAMPERS SHALL BE LOCATED AS FAR AS POSSIBLE FROM AIR TERMINAL SERVED. ANY VOLUME DAMPERS REQUIRED TO BE PLACED IN INACCESSIBLE LOCATIONS SHALL BE EQUIPPED WITH REMOTE ACTUATORS (YOUNG REGULATOR TYPE)
9. ANY FLEXIBLE DUCTWORK RUNS SHALL NOT EXCEED 6' IN LENGTH AND SHALL BE INSTALLED WITH NO KINKS OR SHARP BENDS/TURNS
10. INCLUDE TURNING VANES ON ALL RECTANGULAR DUCT ELBOWS
11. INSTALL 1" SOUNDLING ON ALL FAN COIL RETURNS

SHEET NOTES

1	ROVIDE BALANCING DAMPER TO RE-BALANCE EXHAUST STACK
2	REFER TO PLUMBING DRAWINGS
3	PROVIDE NEW INSULATED FACTORY ROOF CURB
4	PROVIDE NEW CONNECTION TO EXISTING SUPPLY AIR RISER

SxS
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Seattle, WA 98104
ECOTOPE

OFFICIAL STAMP:

FOR REFERENCE ONLY

PROJECT: **DESC MORRISON**
509 Third Avenue
Seattle, WA 98104

REVISION NO.	DESCRIPTI ON	DAT E

BUILDING PERMIT SET
7/3/2026

SHEET NAME: **MECHANICAL - ROOF PLAN**

SHEET NUMBER: **M2.08**

PROJECT NUMBER: 26002
DATE: 06/09/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:
SCALE: 1/8" = 1'-0"

PELLA® RESERVE™ TRADITIONAL



ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

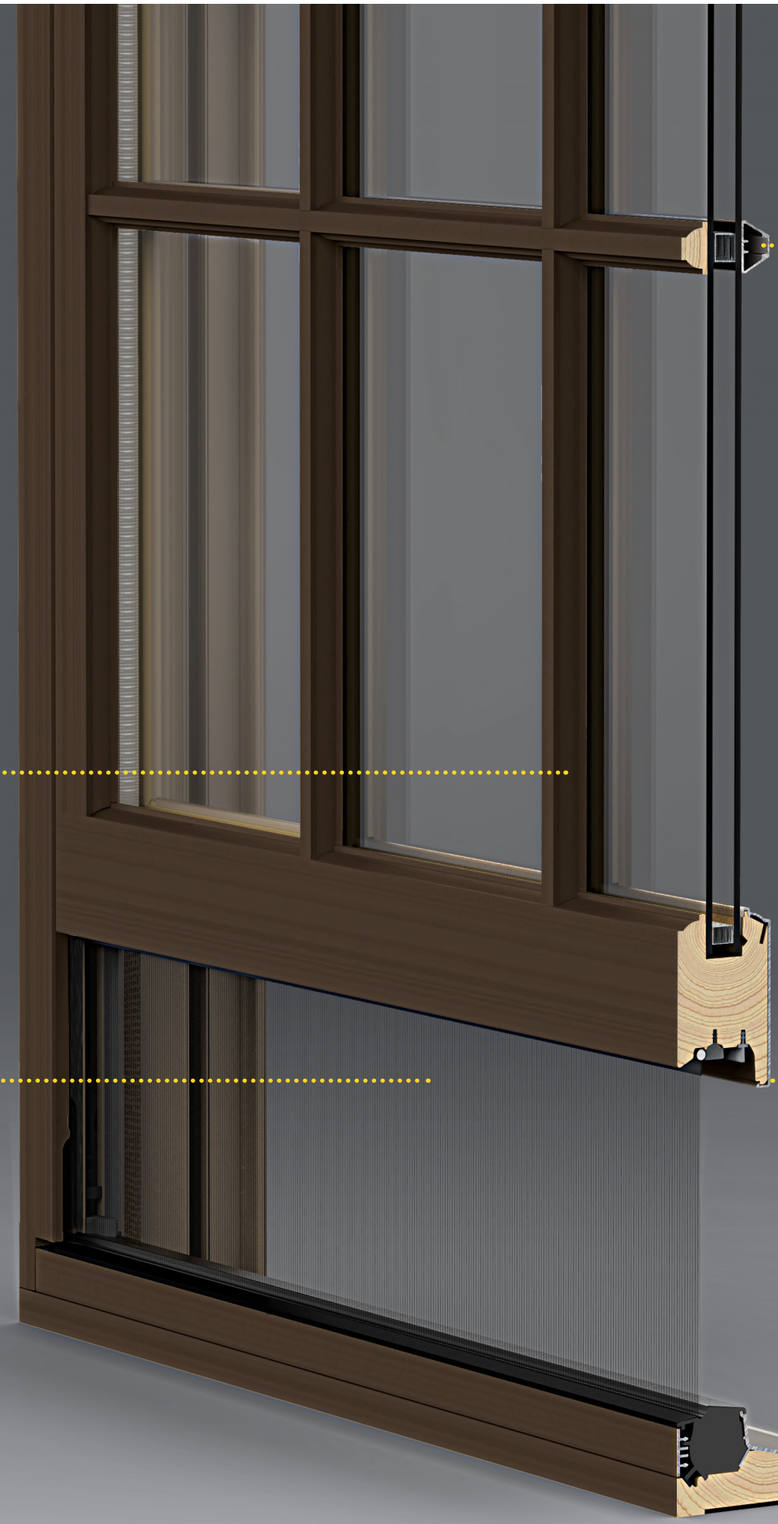
EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS
Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT
Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®
The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.



PUTTY GLAZE PROFILE
Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION
Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS
Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

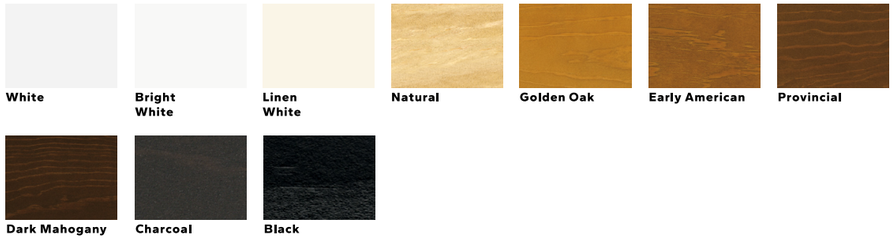
Custom solutions:



Pine | **Douglas Fir** | **Mahogany** | **White Oak** | **Red Oak** | **Cherry** | **Maple**

Prefinished Pine Interior Colors

When you select pine, we can prefinish in a variety of colors. Unfinished or primed and ready-to-paint are also available.



White | **Bright White** | **Linen White** | **Natural** | **Golden Oak** | **Early American** | **Provincial**

Dark Mahogany | **Charcoal** | **Black**

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



Custom colors are also available.



Black | **White** | **Brown** | **Fossil**

Iron Ore | **Portobello** | **Putty** | **Almond** | **Classic White** | **Brick Red** | **Hartford Green**

Pearl Gray | **Soft Linen** | **Satin Steel** | **Matte Gray** | **Wolf Gray** | **Spice Red** | **Sage**

Frost Blue | **Blue Ash**

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne | **White** | **Brown** | **Matte Black**

Oil-Rubbed Bronze | **Satin Nickel** | **Satin Brass**

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne | **White** | **Brown** | **Matte Black**

Oil-Rubbed Bronze | **Satin Nickel** | **Satin Brass**

PATIO DOOR HARDWARE

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago

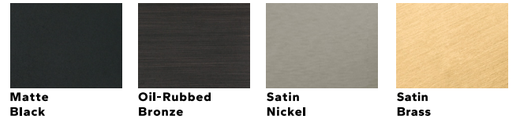


Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black | **Oil-Rubbed Bronze** | **Satin Nickel** | **Satin Brass**

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle



Sliding Patio Door Handle



Multi-Slide Patio Door Handle[1,2]

Finishes:



Champagne | **White** | **Brown** | **Matte Black**

Oil-Rubbed Bronze | **Satin Nickel** | **Satin Brass**

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

GRILLES

Grille Types

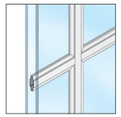
Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" or 1-1/4"



Ogee Integral Light Technology®[1] 7/8", 1-1/4" or 2"



Aluminum Grilles- Between-the-Glass[2] 3/4"

Grilles-Between-the-Glass Interior Colors:[2]



Black | **White** | **Brown** | **Fossil** | **Ivory** | **Harvest** | **Cordovan**

GLASS

InsulShield® Low-E Glass[3]



Advanced Low-E insulating dual- or triple-pane glass with argon[4]



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon[4]



NaturalSun+ Low-E insulating dual-pane glass with argon[4]



SunDefense™ Low-E insulating dual- or triple-pane glass with argon[4]



SunDefense+ Low-E insulating dual-pane glass with argon[4]

Additional Glass Options



Laminated (non-impact-resistant)[5,6], tinted[3,5] or obscure[3,5] glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass[4,7]



Impact-Resistant glass[4,8]

SCREENS[8]

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window—appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer

The TuffScreen® is 2.5x stronger than a standard screen.[9] It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thickness (5mm/3mm).
[8] Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
[9] Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.* A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

LEARN MORE AT PELLA.COM OR CALL 833-44-PELLA.

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* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

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