

PROJECT IMAGE



PROJECT DATA:

ADDRESS OF PROPERTY: 200-204 3RD AVE S, SEATTLE WA 98104

ASSESSOR PARCEL NO.: 524780-1060

LEGAL DESCRIPTION: MAYNARDS D S PLAT LESS S 2 IN. HIST EX RCW 84.26

Plat Block: 18

Plat Lot: 1

ZONING: PSM 100/100-120

ECA: SMALL AREA AT THE SOUTHWEST CORNER OF THE SITE IS DESIGNATED AS ECA WITH A 40% SLOPE. THERE IS NO GROUND DISTURBANCE ASSOCIATED WITH THE PROPOSED RENOVATIONS.

PROJECT DESCRIPTION: THE UNION HOTEL IS A CONTRIBUTING STRUCTURE IN THE PIONEER SQUARE-SKID ROW NATIONAL HISTORIC DISTRICT. THE FOUR STORY BUILDING, WHICH WAS CONSTRUCTED IN 1905, HAS A RED BRICK EXTERIOR WITH AN INTERIOR WOOD FRAME. THE MAJORITY OF THE BUILDING HOUSES FIFTY-TWO (52) AFFORDABLE APARTMENTS. ASSOCIATED SERVICE SPACES AND A SMALL RETAIL AREA ARE LOCATED ON THE FIRST FLOOR. THE BUILDING WAS PREVIOUSLY SIGNIFICANTLY RENOVATED IN 1992-93.

PROPOSED RENOVATIONS UNDER THIS APPLICATION ARE BOILER REPLACEMENT, WINDOW REPLACEMENT AT TENANT UNITS, ROOF MEMBRANE REPLACEMENT (WITH NEW ATTIC INSULATION PER 2018 SEATTLE ENERGY CODE), COMMON SHOWER REPAIRS, AND A LIMITED INTERIOR RENOVATION IN THE LOBBY. ALL WORK TO BE COMPLETED AS AN OCCUPIED RENOVATION. NO TENANTS TO BE DISPLACED BY THE PROPOSED WORK.

ASSOCIATED WORK PLANNED UNDER SEPARATE PERMITS:

ELEVATOR MODERNIZATION
FIRE ALARM SYSTEM UPGRADES
REPLACE CCTV SECURITY SYSTEM

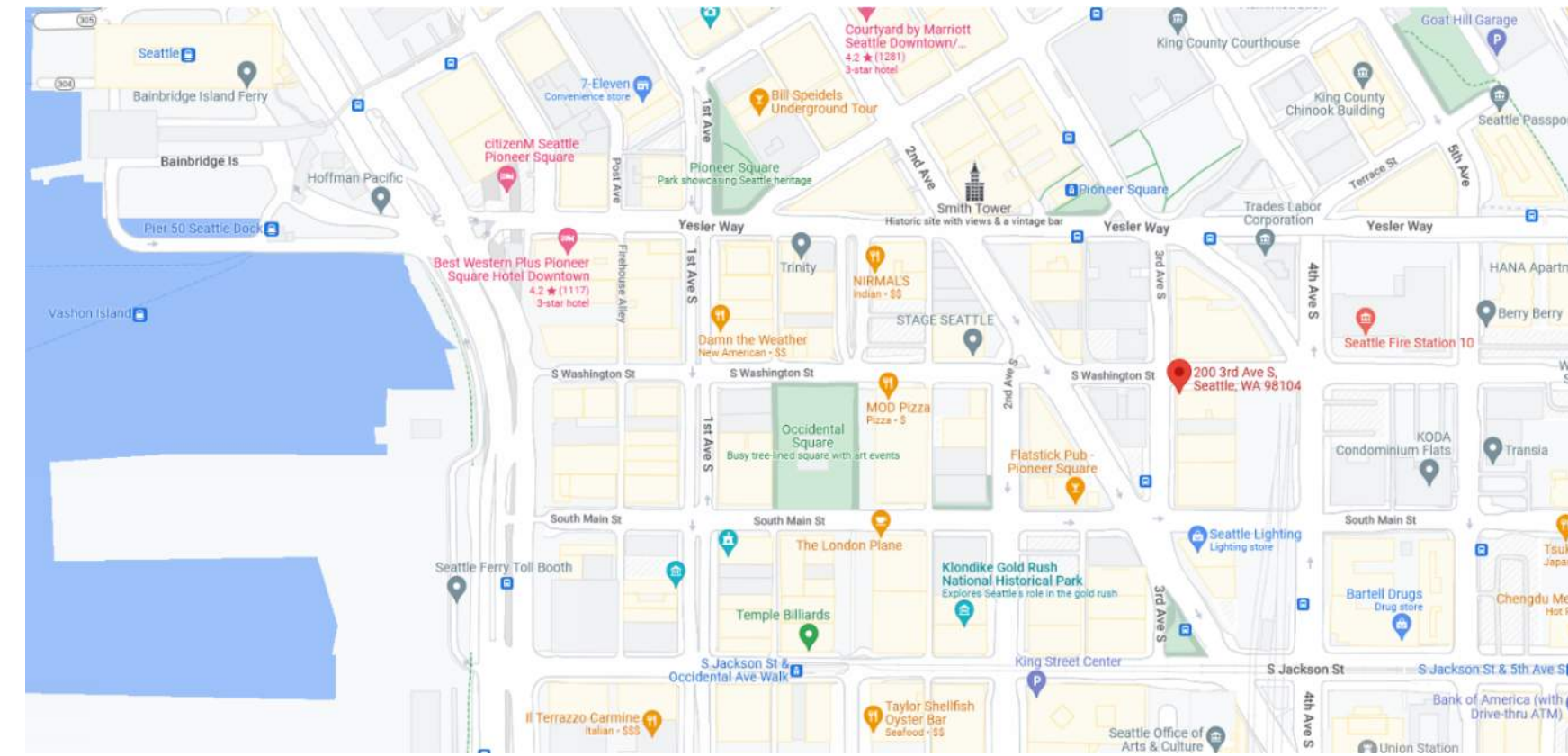
APPLICABLE CODES:

2018 SEATTLE BUILDING CODE (SBC)
2018 SEATTLE MECHANICAL CODE (SMC)
2018 SEATTLE ELECTRICAL CODE
2018 SEATTLE ENERGY CODE (SEC)
WASHINGTON ADMINISTRATIVE CODE TITLE 51-50 (WAC)
ICC/ANSI A117.1-2009 PER THE BUILDING CODE.
ICC/ANSI A117.1-2003 - THE SAFE HARBOR FOR THE FAIR HOUSING ACT
2010 ADA STANDARDS + HUD DOCKET NO. FR-5784-N-01 - THE SAFE HARBOR FOR UFAS/SECTION 504 OF THE REHABILITATION ACT.

PROPERTY INFORMATION (NO CHANGES PROPOSED):

SITE AREA: 7,180 SF, APPROX. 0.16 ACRES
DENSITY CALC: 52 UNITS / 0.16 ACRES = 325 UNITS PER ACRE
BUILDING FOOTPRINT: 7,180 SF
BUILDING GROSS AREA: 36,000 SF
BUILDING NET AREA: 32,600 SF
LOT COVERAGE: 100%
NUMBER OF STORIES: 4 STORIES PLUS MEZZANINE AND BASEMENT
OCCUPANCY: R-2 (PRIMARY RESIDENTIAL APARTMENTS), B (FIRST FLOOR), A-3 (1ST FLOOR TENANT ACTIVITY ROOM), S-1 (BASEMENT)
CONSTRUCTION TYPE: III-B

VICINITY MAP



DESIGN TEAM:

PROPERTY OWNER:

DESC
515 3RD AVE
SEATTLE WA 98104
PH: (206) 617-5222
CONTACT: ANNE NEELY, CAPITAL PROJECT MANAGER

ARCHITECT:

SMR ARCHITECTS
117 SOUTH MAIN ST SUITE 400
SEATTLE, WA 98104
PH: 206.623.1104
CONTACT: PAM DERRY, ASSOCIATE ARCHITECT

MECHANICAL & ELECTRICAL ENGINEERS:

SIDER & BYERS MECHANICAL & ELECTRICAL ENGINEERS
192 NICKERSON STREET, SUITE 300
SEATTLE WA 98109
PH: (206) 285-2966
CONTACT: GEORGINNA LUCAS, P. E., ELECTRICAL DIRECTOR

ENVELOPE CONSULTANT:

BEE CONSULTING
170 WEST DAYTON STREET, SUITE 206
EDMONDS WA 98020
PH: (425) 672-3900
CONTACT: CHAD BRICKNER, SENIOR PROJECT MANAGER

SHEET INDEX

000 INDEX - CONSTRUCTION DOCUMENTS	
SHEET NO.	SHEET NAME
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G003	PHOTOGRAPHS EXISTING WINDOWS
G004	GENERAL NOTES AND SYMBOLS
G005	CODE NOTES
G006	PRE-SUBMITTAL CONFERENCE NOTES
G030	EXITING DIAGRAMS
G060	ACCESSIBILITY CODE REFERENCE
G062	ACCESSIBILITY - COMMON AREAS
EX001	EXISTING SITE PLAN
EX100	EXISTING BASEMENT PLAN
EX101	EXISTING LEVEL 1 PLAN
EX102	EXISTING MEZZANINE PLAN
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EX105	EXISTING LEVEL 4 PLAN
EX106	EXISTING ATTIC PLAN
EX107	EXISTING ROOF PLAN
EX200	EXISTING EXTERIOR ELEVATIONS
EX201	EXISTING EXTERIOR ELEVATIONS
EX300	EXISTING SECTIONS - BUILDING
D200	DEMOLITION EXTERIOR ELEVATIONS
D201	DEMOLITION EXTERIOR ELEVATIONS
A101	BASEMENT & LEVEL 1 PLANS
A102	MEZZANINE PLAN
A103	LEVEL 2 PLAN
A104	LEVEL 3 PLAN
A105	LEVEL 4 PLAN
A106	ATTIC PLAN
A107	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A301	PROPOSED SECTIONS - BUILDING
A410	ENLARGED VIEWS - COMMON
A411	ENLARGED VIEWS - COMMON
A412	ENLARGED VIEWS - COMMON
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A501	ASSEMBLIES - INTERIOR WALL TYPES
A502	ASSEMBLIES - FLOOR/ROOF/ CEILING TYPES
A575	DETAILS - WINDOWS AT COURTYARD (VINYL)
A576	DETAILS - WINDOWS AT UPPER NORTH & WEST ELEV TYP (WOOD)
A577	DETAILS - WINDOWS AT UPPER EAST ELEV TYP (WOOD)
A578	DETAILS - WINDOWS AT INFILLED DOOR OPENINGS (WOOD)
A579	DETAILS - WINDOWS AT MEZZANINE UNITS (WOOD)
A595	DETAILS - FINISH
A600	SCHEDULE & DETAILS - INTERIOR DOORS AND RELITES
A610	SCHEDULE - EXTERIOR WINDOW BY TYPE
A611	SCHEDULE - EXTERIOR WINDOW BY LOCATION
A625	SCHEDULE & DETAILS - SIGNAGE
BE000	NOTES & SPECIFICATIONS
BE002	MATERIAL LOCATION DIAGRAMS
BE600	ROOF DETAILS
BE601	ROOF DETAILS

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SMR
ARCHITECTS

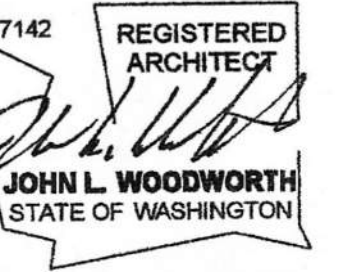
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



UNION
HOTEL

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE

SHEET INDEX

MUP

SDOT #

PERMIT # 6917769-CN

DRAWN PD

CHECKED Checker

ISSUE DATE 03/06/23

JOB NO. 21015

SHEET NO.:

G001



NORTHWEST ELEVATION 1937



NORTHWEST ELEVATION PRIOR TO RENOVATION 1992



NORTHWEST ELEVATION 2022



EAST/NORTH ELEVATIONS DURING RENOVATION 1993



EAST ELEVATION 2021



NORTH ELEVATION 2022



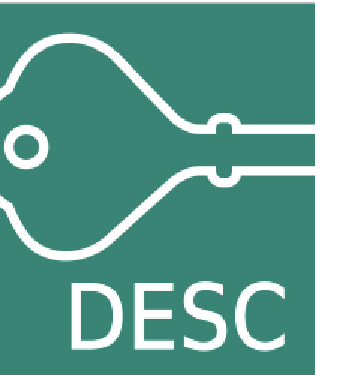
ROOF 2021



ROOF DRAIN 2021

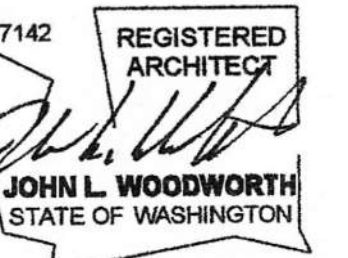


WEST ELEVATION 1994 AFTER RENOVATION



**UNION
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**PHOTOGRAPHS -
HISTORIC AND
EXISTING
ELEVATIONS**

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SHEET NO.:	

G002



NORTH ELEVATION UPPER WINDOWS 2021



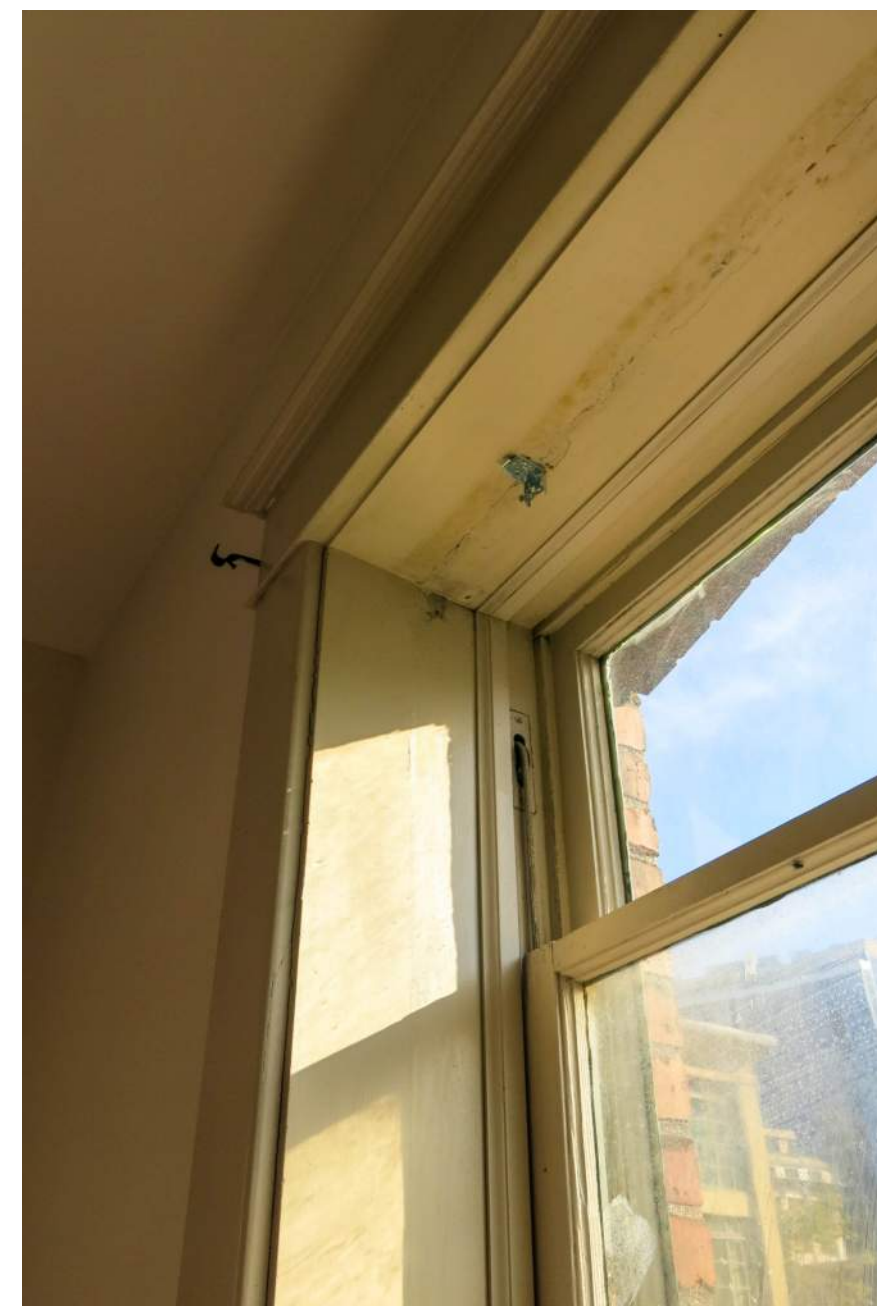
NORTH ELEVATION LOWER WINDOWS 2022



EAST ELEVATION LOWER WINDOWS 2021



EAST ELEVATION UPPER WINDOWS 2021



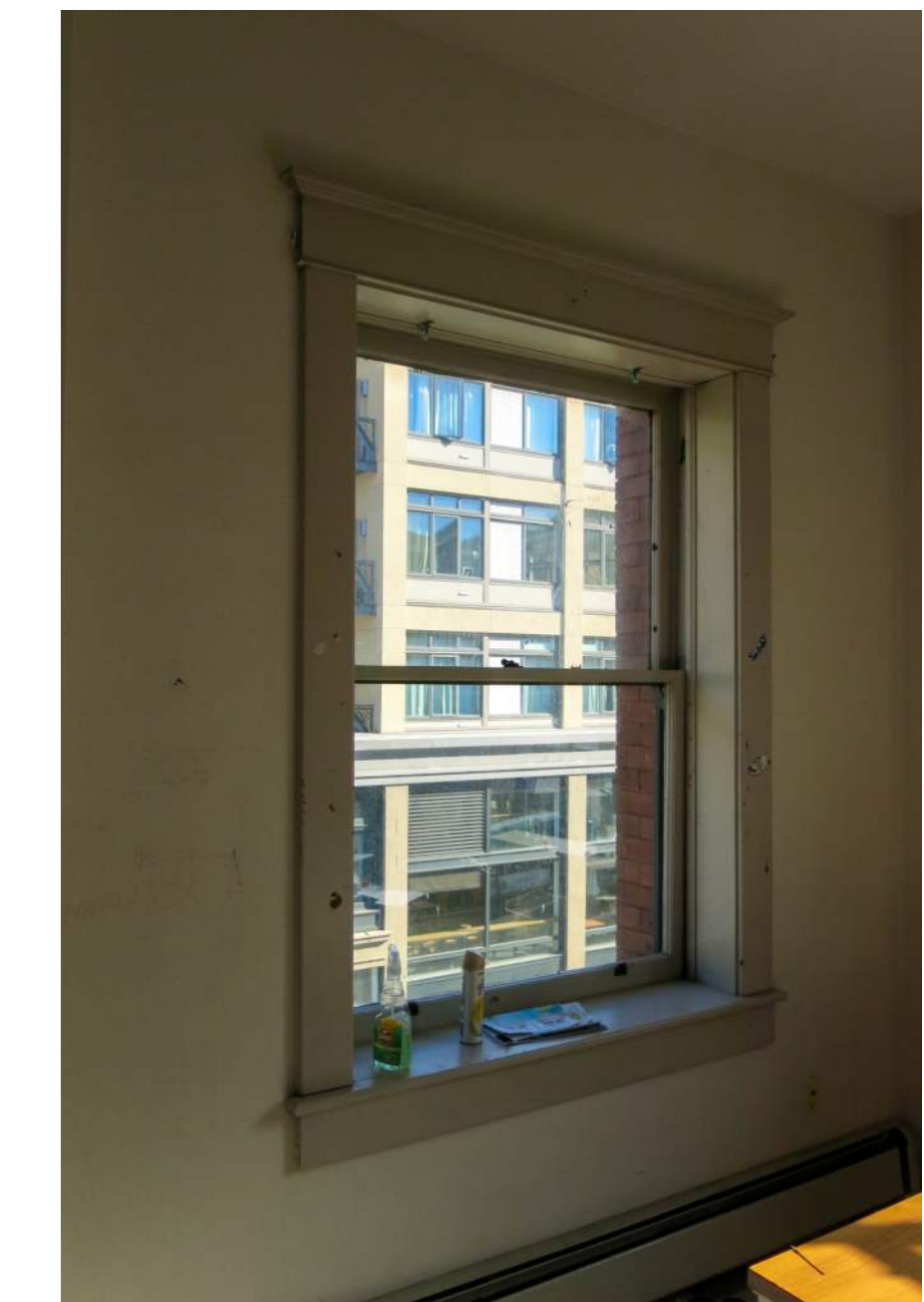
UNIT 411 WINDOW INTERIOR 2021



UNIT 411 WINDOW INTERIOR 2021



UNIT 411 WINDOW INTERIOR 2021



UNIT 411 WINDOW INTERIOR 2021



WEST ELEVATION UPPER WINDOWS 2021



UNIT 215 WINDOW INTERIOR 2021



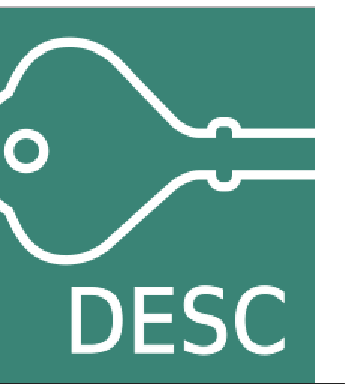
UNIT 401 WINDOW INTERIOR 2021



UNIT 407 WINDOW INTERIOR 2021

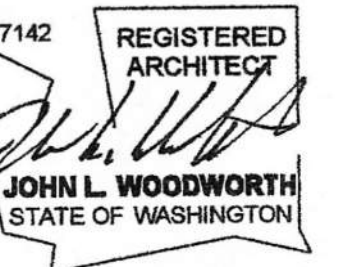


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G003

ABBREVIATIONS:

&	AND	FL	FLOORING	QT	QUARRY TILE
<	ANGLE	FLSH	FLASHING	R	RISER
@	AT	FLUOR	FLOURESCENT	RAD	RADIUS
⊕	CENTERLINE	FOC	FACE OF CONCRETE	RCP	REFLECTED CEILING PLAN
#	POUND OR NUMBER	FOF	FACE OF FINISH	RD	ROOF DRAIN
		FOP	FACE OF PARTITION	RE	RECEPTACLE
ACOUST	ACOUSTICAL	FOS	FACE OF STUDS	REF	REFRIGERATOR
AD	AREA DRAIN	FOT	FACE OF TILE	REG	REGISTER
ADJUST	ADJUSTABLE	FPRF	FIREPROOF	REINF	REINFORCED
AF	ACCESS FLOOR	FR	IN FLOOR ELECT. RECEPTACLE	REM	REMOVE(D)
AGGR	AGGREGATE	FS	FULL SIZE	REQ	REQUIRED
ALUM	ALUMINUM	FT	FOOT OR FEET	RM	ROOM
APPROX	APPROXIMATE	FTG	FOOTING	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	FURR	FURRING	RWD	REDWOOD
ASB	ASBESTOS	FUT	FUTURE	RWL	RAIN WATER LEADER
ASPH	ASPHALT	GA	GAUGE	S	SOUTH
		GALV	GALVANIZED	SAM	SELF ADHESIVE MEMBRANE
BD	BOARD	GB	GRAB BAR	SC	SOLID CORE
BF	BRACE FRAME	GL	GLASS	SCD	SEAT COVER DISPENSER
BITUM	BITUMINOUS	GND	GROUND	SCHED	SCHEDULE
BLDG	BUILDING	GR	GRADE	SD	SOAP DISPENSER
BLK	BLOCKING	GWB	GYPSPUM WALL BOARD	SECT	SECTION
BM	BEAM	GYP	GYPSPUM	SF	STOREFRONT
BOT	BOTTOM	HB	HOSE BIB	SH	SHelf
		HC	HOLLOW CORE	SHWR	SHOWER
C.I	CONT. INSULATION	HDWD	HARDWOOD	SHT	SHEET
CAB	CABINET	HDWE	HARDWARE	SIM	SIMILAR
CB	CATCH BASIN	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CEM	CEMENT	HM	HOLLOW METAL	SNR	SANITARY NAPKIN RECEPTACLE
CER	CERAMIC	HORIZ	HORIZONTAL	HR	HOUR
CH	CHALK	HR	HOUR	SPEC	SPECIFICATION
CI	CAST IRON	HGT	HEIGHT	SO	SQUARE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SS	STAINLESS STEEL
CL	CHAIN LINK	INSUL	INSULATION	SSK	SERVICE SINK
CLG	CEILING	INT	INTERIOR	STA	STATION
CLGK	CEILING	INT	INTERIOR	STD	STANDARD
CLR	CLEAR	INCL	INCLUDE	STL	STEEL
CMU	CONCRETE MASONRY	JAN	JANITOR	STOR	STORAGE
CNTR	COUNTER	JT	JOINT	STR	STRUCTURAL
CO	CASED OPENING	JT	JOINT	SUSP	SUSPENDED
COL	COLUMN	KIT	KITCHEN	SYP	SYMMETRICAL
CONC	CONCRETE	LAB	LABORATORY	TRD	TREAD
CONN	CONNECTION	LAM	LAMINATE	TB	TOWEL BAR
CONSTR	CONSTRUCTION	LAV	LAVATORY	TB-D	TACK BOARD
CONT	CONTINUOUS	LAV	LAVATORY	TC	TOP OF CURB
CORR	CORRIDOR	LKR	LOCKER	TEL	TELEPHONE
CTR	CENTER	LT	LIGHT	TER	TERRAZZO
CTSK	COUNTERSUNK	LVT	LUXURY VINYL TILE	T&G	TONGUE & GROOVE
		MAS	MASONRY	THK	THICK
DBL	DOUBLE	MAT	MATERIAL	TO	TOP OF
DEPT	DEPARTMENT	MAX	MAXIMUM	TOIL	TOILET
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	TP	TOILET PAPER
DET	DETAIL	MEMB	MEMBRANE	TPD	THERMOPLASTIC POLYOLEFIN
DIA	DIAMETER	MTL	METAL	TPD	TOILET PAPER DISPENSER
DIM	DIMENSION	MTL	METAL	TV	TELEVISION
DISP	DISPENSER	MI	MATCH LINE	TW	TOP OF WALL
DN	DOWN	MFR	MANUFACTURE(R)	TYP	TYPICAL
DO	DOOR OPENING	MH	MANHOLE	UNF	UNFINISHED
DP	DEEP	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DR	DOOR	MIR	MIRROR	UR	URINAL
DWR	DRAWER	MISC	MISCELLANEOUS	VAC	VACUUM
DS	DOWNSPOUT	MTD	MOUNTED	VCT	VINYL COMPOSITE TILE
DSP	DRY STANDPIPE	MUL	MULLION	VERT	VERTICAL
DW	DISHWASHER	(N)	NEW	VEST	VESTIBULE
DWG	DRAWING	N	NORTH	W	WEST
		NIC	NOT IN CONTRACT	W/	WITH
(E)	EXISTING	NO	NUMBER	WC	WATER CLOSET
E	EAST	NOM	NOMINAL	WD	WOOD
EA	EACH	NTS	NOT TO SCALE	W/O	WITHOUT
EJ	EXPANSION JOINT	OA	OVERALL	WP	WATERPROOF
EL	ELEVATION	OBS	OBSOLETE	WSC	WAINSCOT
ELEC	ELECTRICAL	OC	ON CENTER	WT	WEIGHT
ELEV	ELEVATOR	OD	OUTSIDE DIAMETER (DIM.)	WDW	WINDOW
EME	EMERGENCY	OFCI	OWNER FURNISH	WRB	WEATHER RESISTIVE BARRIER
ENCL	ENCLOSURE	ORD	CONTRACTOR INSTALL		
EOS	EDGE OF SLAB	OSB	ORIENTED STRAND BOARD		
EP	ELECTRICAL PANEL	PRCST	PRE-CAST		
EQ	EQUAL	PL	PLATE		
EQPT	EQUIPMENT	PLAM	PLASTIC LAMINATE		
EWC	ELEC. WATER COOLER	PLAS	PLASTER		
EX	EXISTING	PLYWD	PLYWOOD		
EXIST	EXISTING	PR	PAIR		
EXPO	EXPOSED	PT	PRESSURE TREATED		
EXP	EXPANSION	PT SLAB	POST-TENSIONED SLAB		
EXT	EXTERIOR	PTD	PAPER TOWEL DISPENSER		
		PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE		
FA	FIRE ALARM	PTN	PARTITION		
FB	FLAT BAR	PTR	PAPER TOWEL RECEPTACLE		
FC	FIBER CEMENT				
FD	FLOOR DRAIN				
FDN	FOUNDATION				
FE	FIRE EXTINGUISHER				
FEC	FIRE EXT. CABINET				
FHC	FIRE HOSE CABINET				
FIN	FINISH				

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G001.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (+) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
- ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT. ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
- CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
- PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
- FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
- THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
- ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

GENERAL NOTES FIRE:

- FIRE ALARM SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 907
- WIRING FOR FIRE ALARMS SHALL MEET THE REQUIREMENTS OF NFPA 72 WITH REGARDS TO SURVIVABILITY
- SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC 907 AND CONNECTED TO THE FIRE ALARM SYSTEM
 - COMBINATION SMOKE AND CARBON DIOXIDE DETECTOR TO BE LOCATED OUTSIDE SLEEPING ROOM AND IN SLEEPING ROOM
- SPRINKLER ZONING BY FLOOR REQUIRED
- DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE CHAPTER 33
- FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING
- NO USE OF PRIVATE PARKING UNTIL SPRINKLER SYSTEM IS PLACED IN SERVICE, INCLUDING WATER FLOW NOTIFICATION

SYMBOLS

	WALL ASSEMBLY		CENTERLINE
	WINDOW TYPE		HIDDEN LINE (ABOVE OR BELOW)
	RELITE TYPE		EXTERIOR ELEVATION
	DOOR NUMBER		BUILDING SECTION
	TYPE A BARRIER FREE UNIT		WALL SECTION
	PROPERTY LINE		DETAIL
	INTERIOR ELEVATION		GRID MARKER
	SMOKE DETECTOR		RAISED SLAB (PLAN VIEW)
	EXIT SIGN		DEPRESSED SLAB (PLAN VIEW)
	FIRE EXTINGUISHER		INDICATES OPENING IN FLOOR
	HOSE BIB		SPOT ELEVATION
	FLOOR DRAIN		ACCESSIBLE DOOR CLEARANCES



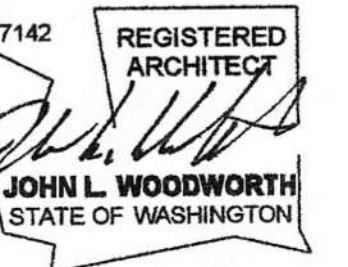
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G004

2018 SEATTLE ENERGY CODE NOTES:

CHAPTER 2 DEFINITIONS

RESIDENTIAL BUILDING. For this code, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2 and R-3 buildings three stories or less in height above grade plane

For a four story building the commercial energy code applies.

CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY

SECTION C402 BUILDING ENVELOPE REQUIREMENTS

C402.1 General. Building thermal envelope assemblies for buildings that are intended to comply with the code on a prescriptive basis, in accordance with the compliance path described in Item 1 of Section C401.2, shall comply with the following:

- The opaque portions of the building thermal envelope shall comply with the specific insulation requirements of Section C402.2 and the thermal requirements of either the R-value based method of Section C402.1.3, the U-, C- and F-factor based method of Section C402.1.4, or the component performance alternative of Section C402.1.5.
- Fenestration in the building envelope assemblies shall comply with Section C402.4, or the component performance alternative of Section C402.1.5.
- Air leakage of building envelope assemblies shall comply with Section C402.5.

C402.1.3 Insulation component R-value method. Building thermal envelope opaque assemblies shall comply with the requirements of Section C402.2 based on the climate zone specified in Chapter 3. For opaque portions of the building thermal envelope intended to comply on an insulation component R-value basis, the R-values for insulation shall not be less than that specified in Table C402.1.3. Commercial buildings or portions of commercial buildings enclosing Group R occupancies shall use the R-values from the "Group R" column of Table C402.1.3. Commercial buildings or portions of commercial buildings enclosing occupancies other than Group R shall use the R-values from the "All other" column of Table C402.1.3

Table C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

Roofs Insulation entirely above deck: R-38 ci

Attic: R-49

Walls Above Grade

Mass Walls Exterior: R-16 ci, Interior: R-13 + R-6 ci wood stud, or R-13 + R-10 ci metal stud

Steel Framed Walls: R-19 + R-8.5 ci Other occupancies: R-13 + R-10 ci

h. Peripheral edges of intermediate concrete floors are included in the above grade mass wall category and therefore must be insulated as above grade mass walls unless they meet the definition of Mass Transfer Deck Slab Edge. The area of the peripheral edges of concrete floors shall be defined as the thickness of the slab multiplied by the perimeter length of the edge condition. See Table A103.3.7.2 for typical default u-factors for above grade slab edges and footnote c for typical conditions of above grade slab edges

TABLE C402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD

Roof Insulation entirely above deck: U-0.027

Attic: U-0.021

Walls Above Grade

Mass Walls: U-0.057

Steel Framed Walls: U-0.055

C402.2.10 Vertical fenestration intersection with opaque walls. Vertical fenestration shall comply with items 1, 2 and 3, as applicable:

- Where wall assemblies include continuous insulation, the exterior glazing layer of vertical fenestration and any required thermal break in the frame shall each be aligned within 2 inches laterally of either face of the continuous insulation layer.
- Where wall assemblies do not include continuous insulation, the exterior glazing layer of vertical fenestration and any required thermal break in the frame shall each be aligned within the thickness of the wall insulation layer and not more than 2 inches laterally from the exterior face of the outermost insulation layer.
- Where the exterior face of the vertical fenestration frame does not extend to the exterior face of the opaque wall rough opening, the exposed exterior portion of the rough opening shall be covered with either a material having an R-value not less than R-3, or with minimum 1.5-inch thickness wood

C402.4 Fenestration. Fenestration shall comply with Sections C402.4 through C402.4.4 and Table C402.4.

Exception: For prescriptive envelope compliance, single-pane glazing is permitted for security purposes and for revolving doors, not to exceed 1 percent of the gross exterior wall area. Where Section C402.1.5, component performance alternative, is used, the single glazing shall be included in the percentage of the total glazing area, U-factor and SHGC requirements.

Table C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

U-factor for Class AW windows rated in accordance with AAMA/CSA1011/S.2/A440, vertical curtain walls and site-built fenestration products

Fixed U-factor U-0.34

Operable U-Factor U-0.36

For windows other than Class AW

Fixed U-factor U-0.26

Operable U-Factor U-0.28

SHGC for all vertical fenestration

Orientation SEW N

PF < 0.2 0.38 0.51

0.2 ≤ PF < 0.5 0.46 0.56

PF ≥ 0.5 0.61 0.61

C402.4.3.4 Area-weighted U-factor. An area-weighted average shall be permitted to satisfy the U-factor requirements for each fenestration product category listed in Table C402.4. Individual fenestration products from different fenestration product categories listed in Table C402.4 shall not be combined in calculating area-weighted average U-factor.

SECTION C403 MECHANICAL SYSTEMS

C403.1.4 Use of electric resistance and fossil fuel-fired HVAC heating equipment. HVAC heating energy shall not be provided by electric resistance or fossil fuel combustion appliances. For the purposes of this section, electric resistance HVAC heating appliances include but are not limited to electric baseboard, electric resistance fan coil and VAV electric resistance terminal reheat units and electric resistance boilers. For the purposes of this section, fossil fuel combustion HVAC heating appliances include but are not limited to appliances burning natural gas, heating oil, propane, or other fossil fuels.

C403.3.2 HVAC equipment performance requirements. Equipment shall meet the minimum efficiency requirements of Tables C403.3.2(1) through ((C403.3.2(12))) C403.3.2(13) when tested and rated in accordance with the applicable test procedure. Plate-type liquid-to-liquid heat exchangers shall meet the minimum requirements of Table C403.3.2(10). The efficiency shall be verified through certification and listed under an approved certification program or, if no certification program exists, the equipment efficiency ratings shall be supported by data furnished by the manufacturer. Where multiple rating conditions or performance requirements are provided, the equipment shall satisfy all stated requirements. Where components, such as indoor or outdoor coils, from different manufacturers are used, calculations and supporting data shall be furnished by the designer that demonstrates that the combined efficiency of the specified components meets the requirements herein.

Gas-fired and oil-fired forced air furnaces with input ratings of 225,000 Btu/h (65 kW) or greater and all unit heaters shall also have an intermittent ignition or interrupted device (IID), and have either mechanical draft (including power venting) or a flue damper. A vent damper is an acceptable alternative to a flue damper for furnaces where combustion air is drawn from the conditioned space. All furnaces with input ratings of 225,000 Btu/h (65 kW) or greater, including electric furnaces, that are not located within the conditioned space shall have jacket losses not exceeding 0.75 percent of the input rating.

C403.3.5.4 Impracticability. Where the code official determines that full compliance with all of the requirements of Section C403.3.5.1 and C403.3.5.2 would be impractical, it is permissible to provide an approved alternate means of compliance that achieves a comparable level of energy efficiency. For the purposes of this section, impracticable means that an HVAC system complying with Section C403.3.5 cannot effectively be utilized due to an unusual use or configuration of the building.

SECTION C404 SERVICE WATER HEATING AND PRESSURE-BOOSTER SYSTEMS

C404.1 General. This section covers the minimum efficiency of, and controls for, service water-heating equipment and insulation of service hot water piping. **C404.2 Service water-heating equipment performance efficiency.** Water-heating equipment and hot water storage tanks shall meet the requirements of Table C404.2. The efficiency shall be verified through certification and listed under an approved certification program, or if no certification program exists, the equipment efficiency ratings shall be supported by data furnished by the manufacturer. Water-heating equipment intended to be used to provide space heating shall meet the applicable provisions of Table C404.2

C404.2.3 Group R-1 and R-2 occupancies with central service water heating systems. In buildings with central service water heating systems serving four or more Group R-1 or R-2 dwelling or sleeping units, the primary water heating equipment shall not use fossil fuel combustion or electric resistance. Service hot water shall be provided by an air-source heat pump water heating (HPWH) system meeting the requirements of this section. Supplemental service water heating equipment is permitted to use electric resistance in compliance with Section C404.2.3.4

- Exceptions:
- Permits applied for prior to January 1, 2022.
 - Solar thermal, wastewater heat recovery, other approved waste heat recovery, ground source heat pump, water-source heat pump system utilizing waste heat, and combinations thereof, are permitted to offset all or any portion of the required HPWH capacity where such systems comply with this code and the Seattle Plumbing Code.
 - Systems meeting the requirements of the Northwest Energy Efficiency Alliance (NEEA) Advanced Water Heater Specifications for central service water heating systems.

2018 SEATTLE ENERGY CODE NOTES CONTINUED

CHAPTER 5 EXISTING BUILDINGS

SECTION C501 GENERAL

C501.1 Scope. The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing buildings and structures.

C501.2 Existing buildings. Except as specified in this chapter, this code shall not be used to require the removal, alteration or abandonment of, nor prevent the continued use and maintenance of, an existing building or building system lawfully in existence at the time of adoption of this code.

C501.3 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices and systems which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of energy conservation, fire protection and safety systems and devices in existing structures.

C501.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

C501.7 Commissioning. Existing building systems shall be commissioned in accordance with Section C408. For the purposes of meeting the commissioning thresholds in Section C408.1, only the new and altered system capacities are considered when determining whether the project is exempt from some portion of the commissioning process.

SECTION C503 ALTERATIONS

C503.1 General. Alterations to any building or structure shall comply with the requirements of Section C503 and the code for new construction. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Substantial alterations and repairs shall comply with Section C503.8. Exceptions:

- The following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:
 - Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are insulated to full depth with insulation having a minimum nominal value of R-3.0 per inch installed per Section C402.
 - Construction where the existing roof, wall or floor cavity is not exposed.
 - Roof recover.
 - Air barriers shall not be required for roof recover and roof replacement where the alterations or renovations to the building do not include alterations, renovations or repairs to the remainder of the building envelope.
- Alterations are not required to comply with Section C406 except where specifically noted in Sections C503.2, C503.8.3 and C505.1.

C503.3 Building envelope. New building envelope assemblies that are part of the alteration shall comply with Sections C402.1 through C402.5 as applicable. Where an opaque envelope assembly is altered or replaced, the new assembly shall in no case have a higher overall U-value than the existing. Exception: Air leakage testing is not required for alterations and repairs, unless the project includes a change in space conditioning according to Section C503.2 or a change of occupancy or use according to Section C505.1

C503.3.1 Roof replacement. Roof replacements shall comply with Table C402.1.3 or C402.1.4 where the existing roof assembly is part of the building thermal envelope and contains no insulation or contains insulation entirely above the roof deck. **C503.3.2.1 Application to replacement fenestration products.** Where some or all of an existing fenestration unit is replaced with a new fenestration product, including single glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and SHGC in Table C402.4. In addition, the area-weighted U-value of the new fenestration shall be equal to or lower than the U-value of the existing fenestration. Exception: An area-weighted average of the U-factor of replacement fenestration products being installed in the building for each fenestration product category listed in Table C402.4 shall be permitted to satisfy the U-factor requirements for each fenestration product category listed in Table C402.4. Individual fenestration products from different product categories listed in Table C402.4 shall not be combined in calculating the area-weighted average U-factor.

C503.4 Mechanical systems. Those parts of systems which are altered or replaced shall comply with Section C403. Additions or alterations shall not be made to an existing mechanical system that will cause the existing mechanical system to become out of compliance. Exceptions:

- Existing mechanical systems which are altered or where parts of the system are replaced are not required to be modified to comply with Section C403.3.5 as long as mechanical cooling capacity is not added to a system that did not have cooling capacity prior to the alteration.
- Alternate mechanical system designs that are not in full compliance with this code may be approved when the code official determines that existing building constraints including, but not limited to, available mechanical space, limitations of the existing structure, or proximity to adjacent air intakes or exhausts make full compliance impractical. Alternate designs shall include additional energy saving strategies not prescriptively required by this code for the scope of the project including, but not limited to, demand control ventilation, energy recovery, or increased mechanical cooling of heating equipment efficiency above that required by Tables C403.3.2(1) through ((C403.3.2(12))) C403.3.2(13).
- Only those components of existing HVAC systems that are altered or replaced shall be required to meet the requirements of Section C403.8.1. Allowable fan motor horsepower. Components replaced or altered shall not exceed the fan power limitation pressure drop adjustment values in Table C403.8.1(2) at design conditions. Section C403.8.1 does not require the removal and replacement of existing system ductwork. **C503.4.1 New mechanical systems.** All new mechanical systems in existing buildings, including packaged unitary equipment and packaged split systems, shall comply with Section C403. **C503.4.2 Addition of cooling capacity.** Where mechanical cooling is added to a space that was not previously cooled, the mechanical system shall comply with either Section C403.3.5 or C403.5

2018 SEATTLE BUILDING CODE NOTES:

CHAPTER 6 TYPES OF CONSTRUCTION

SECTION 602 CONSTRUCTION CLASSIFICATION

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE III-B

Primary Structural Frame: 0 hours

Bearing Walls Exterior: 2 hours

Bearing Walls Interior: 0 hours

Nonbearing Walls and Partitions Exterior: See Table 602

Bearing Walls and Partitions Interior: 0 hours

Floor Construction: 0 hours

Roof Construction: 0 hours

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

TYPE I-B, A, B, OR R OCCUPANCY Non Load bearing walls

Fire Separation Distance X<5 feet: 1

Fire Separation Distance 5<X<10 feet: 1

Fire Separation Distance 10<X<30 feet: 1

Fire Separation Distance X>30 feet: 0

SECTION 1030 EMERGENCY ESCAPE AND RESCUE

1030.1 General. In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

- Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2). *Emergency escape and rescue openings are not required as no floor as only one exit.*
- Buildings designed with a single exit according to Section 1006.3.3, exception 7.
- Group R-3 and R-4 occupancies.

1030.1.1 Where required. Where required by Section 1030.1, basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

2406.4.3 Glazing in Windows

Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is greater than 9 square feet (0.84 m²).
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is greater than 36 inches (914 mm) above the floor.
- One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Exceptions:

- Decorative glazing.
Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1 1/2 inches (38 mm) in cross-sectional height.
- Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.79 rad) surface adjacent to the glass exterior

2018 SEATTLE EXISTING BUILDING CODE NOTES:

SECTION 301 COMPLIANCE METHODS

301.1 General. All repairs, alterations, changes of occupancy, additions and relocations of buildings shall comply with this chapter. The alteration, change of occupancy, addition or relocation of all existing buildings and structures shall also comply with Section 301.2, 301.3, or 301.4.

301.2 Repairs. Repairs shall comply with the requirements of Chapter 4

301.3 Alteration, addition or change of occupancy. The alteration, addition or change of occupancy of all existing buildings and structures shall also comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

Exception: Subject to the approval of the code official, alterations that comply with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing a substantial alteration. New structural members added as part of the alteration shall comply with the International Building Code.

301.3.1 Prescriptive compliance method. Alterations, additions and changes of occupancy complying with Chapter 5 of this code in buildings complying with the International Fire Code shall be considered in compliance with the provisions of this code.

301.3.2 Work area compliance method. Alterations, additions and changes of occupancy complying with the applicable requirements of Chapters 6 through 12 of this code shall be considered in compliance with the provisions of this code.

301.3.3 Performance compliance method. Alterations, additions and changes of occupancy complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

301.5 Compliance with accessibility. Accessibility requirements for existing buildings shall comply with the 2009 edition of ICC A117.1.

SECTION 302 ADDITIONAL REQUIREMENTS FOR ALL COMPLIANCE METHODS

302.1 Applicability. The provisions of Section 302 apply to all alterations, repairs, additions, relocations of structures and changes of occupancy regardless of the compliance method chosen by the applicant.

302.3 Additional codes. Regardless of the compliance method, alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, Seattle Boiler and Pressure Vessel Code, Seattle Electrical Code and NFPA 70. Elevators and other conveyances shall comply with the International Building Code. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

- 302.3.1 Fire prevention.** Except as specifically provided for in this code, the provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises regarding:
- The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;
 - Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and
 - The construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

302.4 Existing materials. Materials already in use in a building complying with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless the materials are deemed unsafe by the code official.

302.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided that unsafe conditions are not created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

302.5.1 New structural members and connections. New structural members and connections shall comply with the detailing provisions of the International Building Code for new buildings of similar structure, purpose and location. Exception: Where alternative design criteria are specifically permitted.

SECTION 303 STRUCTURAL REQUIREMENTS FOR ALL COMPLIANCE METHODS

303.1 Structural provisions for alterations. Alterations to any building or structure shall comply with the requirements of Sections 303.1.1 through 303.1.8.

303.1.1 New structural elements. New structural elements in alterations, including connections and anchorage, shall comply with the International Building Code.

303.1.2 Minimum design loads. The minimum design loads on existing elements of a structure that do not support additional loads as a result of an alteration shall be the loads applicable at the time the building was constructed.

303.1.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by the International Building Code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the alteration shall be shown to have the capacity to resist the applicable design gravity loads required by the International Building Code for new structures.

305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

- Exceptions:
- The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
 - This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
 - This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
 - This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
 - This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

- 307.1.1 Substantial Alteration Definition.** For the purpose of this section, substantial alteration or repair means any one of the following, as determined by the code official:
- Repair of a building with a damage ratio of 60 percent or more.
 - Remodeling or an addition that substantially extends the useful physical or economic life of the building or a significant portion of the building, other than typical tenant remodeling.
 - A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risk as determined by the code official. The code official is permitted to use Table 307.1 as a guideline.
 - Reoccupancy of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.
 - A significant increase in the occupant load of an unreinforced masonry building.

CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD

SECTION 505 WINDOWS AND EMERGENCY ESCAPE OPENINGS

505.1 Replacement glass. The installation or replacement of glass shall be as required for new installations.

- 505.2 Replacement window opening control devices.** In Group R-2 or R-3 buildings containing dwelling units window opening control devices complying with ASTM F2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:
- The window is operable.
 - The window replacement includes replacement of the sash and the frame.
 - One of the following applies:
 - In Group R-2 or R-3 buildings containing dwelling units, the top of the sill of the window opening is at a height less than 36 inches (915 mm) above the finished floor.
 - The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere when the window is in its largest opened position.
 - The vertical distance from the top of the sill of the window opening to the finished grade or other surface below, on the exterior of the building, is greater than 72 inches (1829 mm).

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1030.2 of the International Building Code.

- Exceptions:
- Operable windows where the top of the sill of the window opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below, on the exterior of the room, space or building, and that are provided with window fall prevention devices that comply with ASTM F2006.
 - Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F2090.

505.3 Replacement window emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.4 of the International Building Code and Sections R310.2.1, R310.2.2 and R310.2.3 of the International Residential Code, provided that the replacement window meets the following conditions:

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

Emergency escape and rescue openings are not required as no floor as only one exit.

Window opening control devices complying with ASTM F2090 shall be permitted for use on windows required to provide emergency escape and rescue openings. **505.4 Emergency escape and rescue openings.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed, they shall not reduce the net clear opening of the emergency escape and rescue openings.

CHAPTER 6 CLASSIFICATION OF WORK

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7 through 11 and 14 and shall apply to the alteration, addition and change of occupancy of existing structures. The work performed on an existing building shall be classified in accordance with this chapter. Note: All alterations, additions and changes of occupancy are required to comply with Chapter 3.

601.1.1 Compliance with other alternatives. Alterations, additions and changes of occupancy to existing structures shall comply with the provisions of Chapters 3 and 7 through 11 or with one of the alternatives provided in Section 301.3.

601.2 Work area. The work area, as defined in Chapter 2, shall be identified on the construction documents.

SECTION 602 ALTERATION—LEVEL 1

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application. Level 1 alterations shall comply with the provisions of Chapter 7.



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UNION
HOTEL

204 3RD AVE S
SEATTLE WA 98104



SBC/SEC PRE-SUBMITTAL CONFERENCE NOTES DRAFT
DESC Union Hotel Renovations

Project: DESC – Union Hotel Renovations
Address: 204 3rd Avenue S
Seattle WA 98104
Permit #: 6917769-CN
Date: October 25, 2022
Notes prepared by Pamela Derry, SMR Architects

Digitally signed
by ROB SVETZ
Reason: I am
approving this
document
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Plans

Where feedback and/or conclusions reference the "10/19/22 plans" below, see:
"Plan Set.pdf" uploaded 10/20/22 to the record [6.28MB, 22 sheets]
(RSvetz/SDCI, 11/3/22)

Background and General Notes:

Renovations are proposed for the Downtown Emergency Service Center's Union Hotel in the Pioneer Square neighborhood. The Union Hotel is a contributing structure in the Pioneer Square-Skid Row National Historic District. The four-story building, which was constructed in 1905, has a red brick exterior with an interior wood frame. The building has a mezzanine level above the first floor and a below grade basement.

The majority of the building houses fifty-two (52) affordable apartments. Associated supportive service spaces and a small retail area are located on the first floor. The building was previously significantly renovated in 1993-1994.

The proposed work includes:

- Maintenance replacement of hydronic heating system gas boiler. We have investigated the potential for converting from gas to electrical, however, the existing electrical service does not have sufficient capacity and a heat pump water heater would not heat the water hot enough to be used in the existing hydronic system. DESC does not have sufficient funds to make all the significant building upgrades that would be required for conversion from gas to electric. Substantial upgrades to the building's systems could not be completed as an occupied renovation. The current intent is to complete the necessary repairs without displacing any tenants. We therefore propose to replace the existing gas boiler with a new energy efficient gas boiler.
- Maintenance replacement of domestic water gas boiler. We have investigated the potential for converting from gas to electrical, however, the existing electrical service

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SBC/SEC PRE-SUBMITTAL NOTES

SDCI PROJECT NO 6917769-CN

does not have sufficient capacity. DESC does not have sufficient funds to make all the significant building upgrades that would be required for conversion from gas to electric. We therefore propose to replace the existing gas boiler with a new high efficiency gas boiler.

3. Roof membrane replacement including new attic insulation.
4. Plumbing repairs to common showers: On floors 2-4 there are two shower stalls per floor for use by SRO residents, who do not have a shower or bathtub in their apartments. The showers are leaking and are in serious need of repair.
5. Window replacement at residential units. No changes are proposed for the first-floor storefront.
6. Interior lobby renovation for improved functionality at the staff desk: The staff need more space and a second exit.
7. Community kitchen renovation: Replace cabinets and countertops.

Associated proposed work to be permitted separately: elevator modernization, fire alarm system upgrades, and CCTV security system replacement.

PROJECT INFORMATION	
Site Area	7,180 sf
Building Footprint	7,180 sf
Building Gross Area:	Total: 25,027 sf
Existing Units:	52 studio units
Construction Type:	4 stories Type III-B
Land Use:	Residential Apartments
Sprinklers	NFPFA13 in commercial/common spaces, NFPA13R in apartments

ITEM	CODE REFERENCE	QUESTION
1	SEBC 303.1.1	Please confirm that this project is not a substantial alteration. At this time the proposed mechanical system upgrades are limited to repairs and replacement of failing boilers. The proposed renovations can be completed as an occupied renovation with no loss of affordable housing or disruption to supportive services. A substantial renovation, which is likely to be necessary at a later date, would require temporary tenant relocation, and would include major improvements to the building's systems and envelope. Response: The renovation would be a substantial alteration if more than 50% of two major building systems were being replaced. The elevator modernization (under separate permits) is over 50%, but it appears that the envelope work is less than 50%. SDCI will make a determination.

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ITEM	CODE REFERENCE	QUESTION
		The proposal shown and described in the 10/19/22 plans was determined to NOT be considered an SEBC §307.1.1 Def#2 Substantial Alteration, in consultation with the existing building code subject matter expert team. The degree and number of building systems being altered were considered in this judgment: -- Layout - Minor vestibule & lobby desk alt ... -- Conveyance Sys - Elevator modernization under separate permit 6893272-CY (Major upgrade) -- Envelope - Replace roof membrane, add R49 insulation, replace residential unit windows, no structural work or new openings -- HVAC - Replace hydronic heating gas boiler (Minor) -- Plumbing - Replace domestic water gas boiler, repairs at three common showers (Minor) ... -- Fire - alarm upgrades -- Security - CCTV replacement under separate permit (RSvetz/SDCI, 11/3/22) If this were a substantial alteration, seismic improvements would be required. The City is considering an ordinance requiring seismic improvements of URM buildings. The Union is on the list of URM buildings in Seattle. Depending on the technical details of the future ordinance, the prior improvements made during the 1993-94 renovation might qualify as a complaint "bolts plus" improvement. For more information on the proposed ordinance, refer to the City's website: https://www.seattle.gov/sdci/codes/changes-to-code/unreinforced-masonry-buildings-project-documents Large new openings in the building envelope would also require seismic improvements. Adding an attic access hatch at the 4th floor ceiling would not be significant enough to require seismic improvements.
2		Please confirm permitting time and requirements Response: Refer to the website below for current review times:

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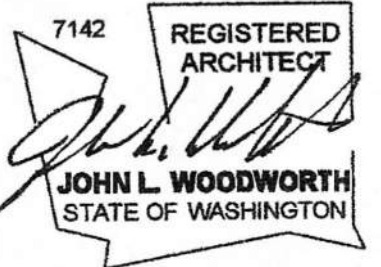
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



UNION
HOTEL

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE

PRE-SUBMITTAL
CONFERENCE
NOTES

MUP #

SDOT #

PERMIT # 6917769-CN

DRAWN PD

CHECKED Checker

ISSUE DATE 03/06/23

JOB NO. 21015

SHEET NO.:

G006

SBC/SEC PRE-SUBMITTAL NOTES

SDCI PROJECT NO 6917769-CN

ITEM	CODE REFERENCE	QUESTION
3	SEC C503.4	Alterations to mechanical systems are generally required to comply with Section C403, however per C503.4 Exception 1, "Existing mechanical systems which are altered or where parts of the system are replaced are not required to be modified to comply with Section C403.3.5 as long as mechanical cooling capacity is not added to a system that did not have cooling capacity prior to the alteration." Due to the limitations of the existing electrical service and the requirements of the existing hydronic heating system, we propose a maintenance replacement of existing gas boilers (for hydronic heat and domestic hot water) with new more energy efficient gas boilers. We would like to confirm that there are no code compliance issues with the boiler replacement. Response: Maintenance replacement is for boilers that have failed. Per the Seattle Energy Code new systems should be heat pumps. SDCI will consider granting an exception to allow maintenance replacement. If an exception is not granted the applicant could request a code modification. Relevant energy code sections are C403.1.4, C503.4.6, and C503. C403.1.4 Use of electric resistance and fossil fuel-fired HVAC heating equipment. HVAC heating energy shall not be provided by electric resistance or fossil fuel combustion appliances. For the purposes of this section, electric resistance HVAC heating appliances include but are not limited to electric baseboard, electric resistance fan coil and VAV electric resistance terminal reheat units and electric resistance boilers. For the purposes of this section, fossil fuel combustion HVAC heating appliances include but are not limited to appliances burning natural gas, heating oil, propane, or other fossil fuels. C503.4.6 New and replacement HVAC heating system equipment. For substantial alterations as defined in Section C503.8.1, or where a building's central HVAC heating system equipment is augmented or replaced, the building shall comply with Section C403.1.4.

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SBC/SEC PRE-SUBMITTAL NOTES

SDCI PROJECT NO 6917769-CN

ITEM	CODE REFERENCE	QUESTION
		Exception: Where only one heating appliance is failing and is replaced by another having the same or lesser heating capacity and the same or higher efficiency, no other alterations are made to the central HVAC system, and this exception has not been used within the same building in the previous 24-month period, this provision does not apply C503.5 Service hot water systems. New service hot water systems that are part of the alteration shall comply with Section C404 Exception: Where only one service hot water appliance is failing and is replaced by another having the same or lesser heating capacity and the same or higher efficiency, no other alterations are made to the central service hot water system, and this exception has not been used within the same building in the previous 24-month period, this provision does not apply. SDCI comment (P. Man 11/3/2022): Seattle Energy Code (SEC) 503.4 Exception 1 is not applicable to this project as DOAS per SEC C403.3.5 is not required for this R occupancy project. The existing gas heating hot water boiler replacement and the existing gas service hot water replacement shall comply with SEC C503.4.6 & SEC C503.5 (i.e. HVAC heating energy shall not be provided by electric resistance or fossil fuel combustion appliances per SEC C403.1.4 and the service water heater shall be provided by an air-source heat pump water heating system per SEC C404.2.3). SDCI understands the restraints as presented, the SDCI leadership is continuing to look into a heat pump requirement exemption for all affordable housing projects. If the existing boiler or the existing service water heater is failing, the Exception to SEC C503.4.6 and the Exception to SEC C503.5 may be considered. Please note that the equipment at the end of the life expectancy is not considered as failing. For example, the water heater, which is leaking, is considered as failing.
4		The existing original wood frame windows at the residential apartments are in extremely poor condition. We understand that replacing the windows will require a Certificate of

page 5 of 7

SBC/SEC PRE-SUBMITTAL NOTES

SDCI PROJECT NO 6917769-CN

ITEM	CODE REFERENCE	QUESTION
		Approval. We request that the Coordinator for the Pioneer Square Preservation district be present to discuss the Certificate of Approval requirements and process. Response: New windows must be energy code compliant. The Pioneer Square Coordinator was not able to attend the conference. Via email she stated, "You will need to provide a window survey to show the conditions of the windows. Repair is always preferable." SDCI comment (P. Man 11/3/2022): All new windows shall comply with the current energy code. If any of the existing building components are recommended to be preserved by the Department of Neighborhoods and/or the Pioneer Square Preservation Board, these components are exempted from complying with the current energy code. Documentation shall be provided for verification.
5.	SEBC 503.1 SBC 1030.1	Additional question asked during the conference: We have become aware that the residential spaces in the building have NFPA13R sprinklers installed in the 1993 renovation. Are emergency and rescue openings required in the residential apartments? Response: If there are two exits from all of the residential floors than emergency and rescue openings are not required. SEBC §505 compliance is required. Per SEBC §505.3 (and §503.1), SBC §1030 compliance (except as exempted by SEBC §505.3) is required. For SBC §1030.1 compliance, see conditions 1 & 2. The 10/19/22 plans do not show and have not been reviewed for existing egress compliance or non-conforming conditions; emergency & escape and rescue openings required by the existing means of egress will be determined in plan review. (RSvetz/SDCI, 11/3/22)

Signature

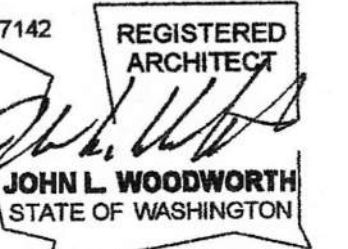
Signature

page 6 of 7



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REVISIONS / NOTES

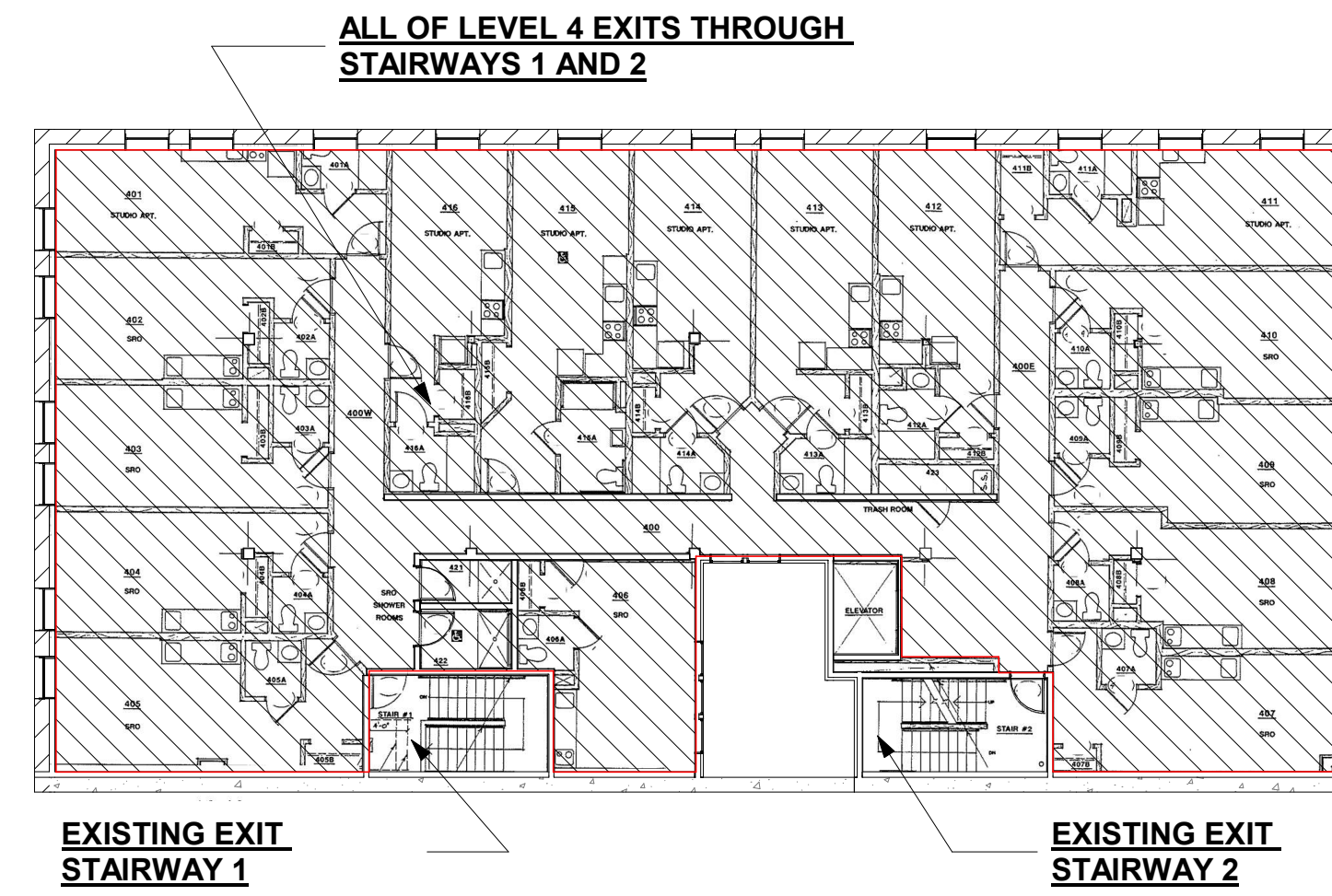
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SDCI STAMP

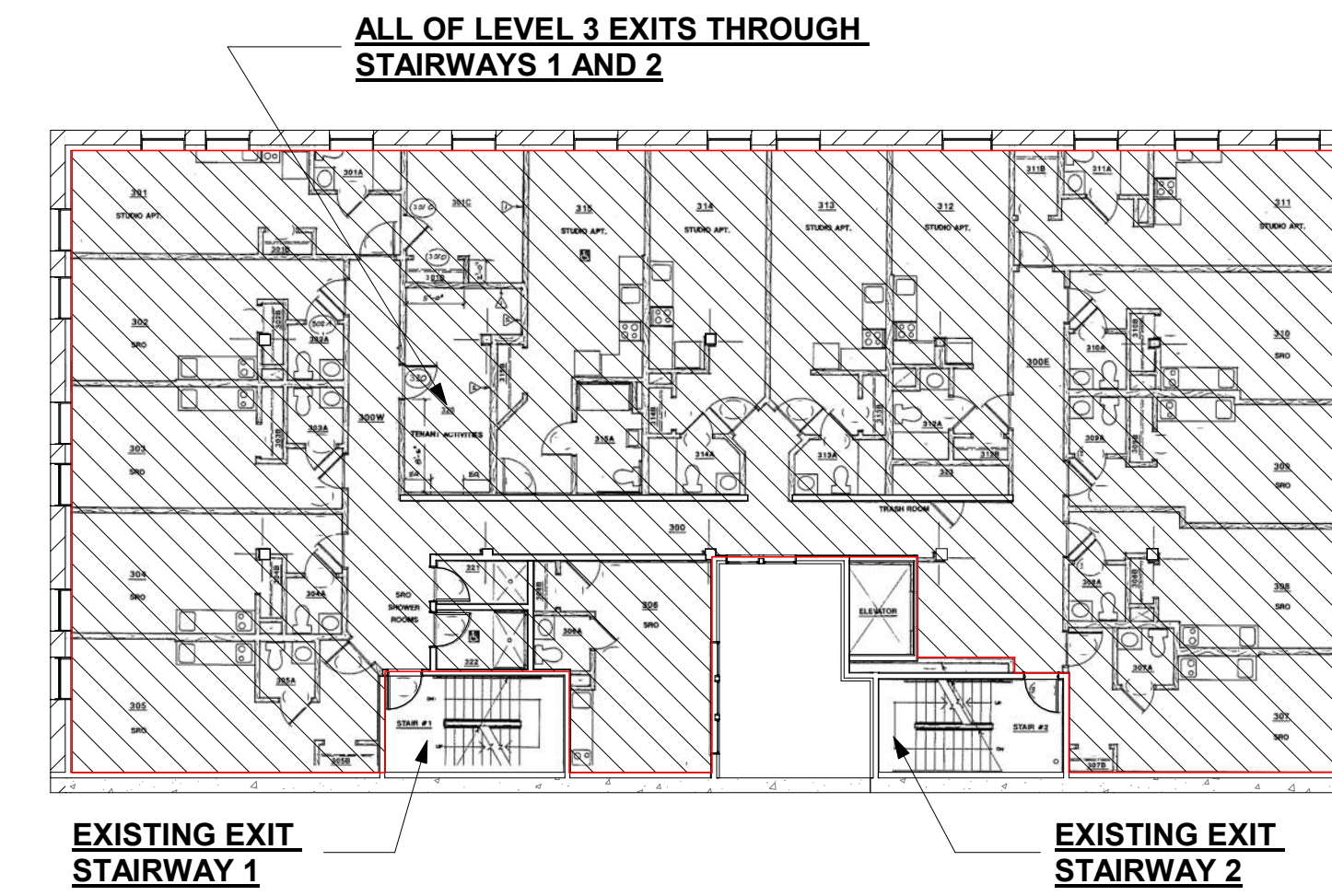
TITLE
**EXITING
DIAGRAMS**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

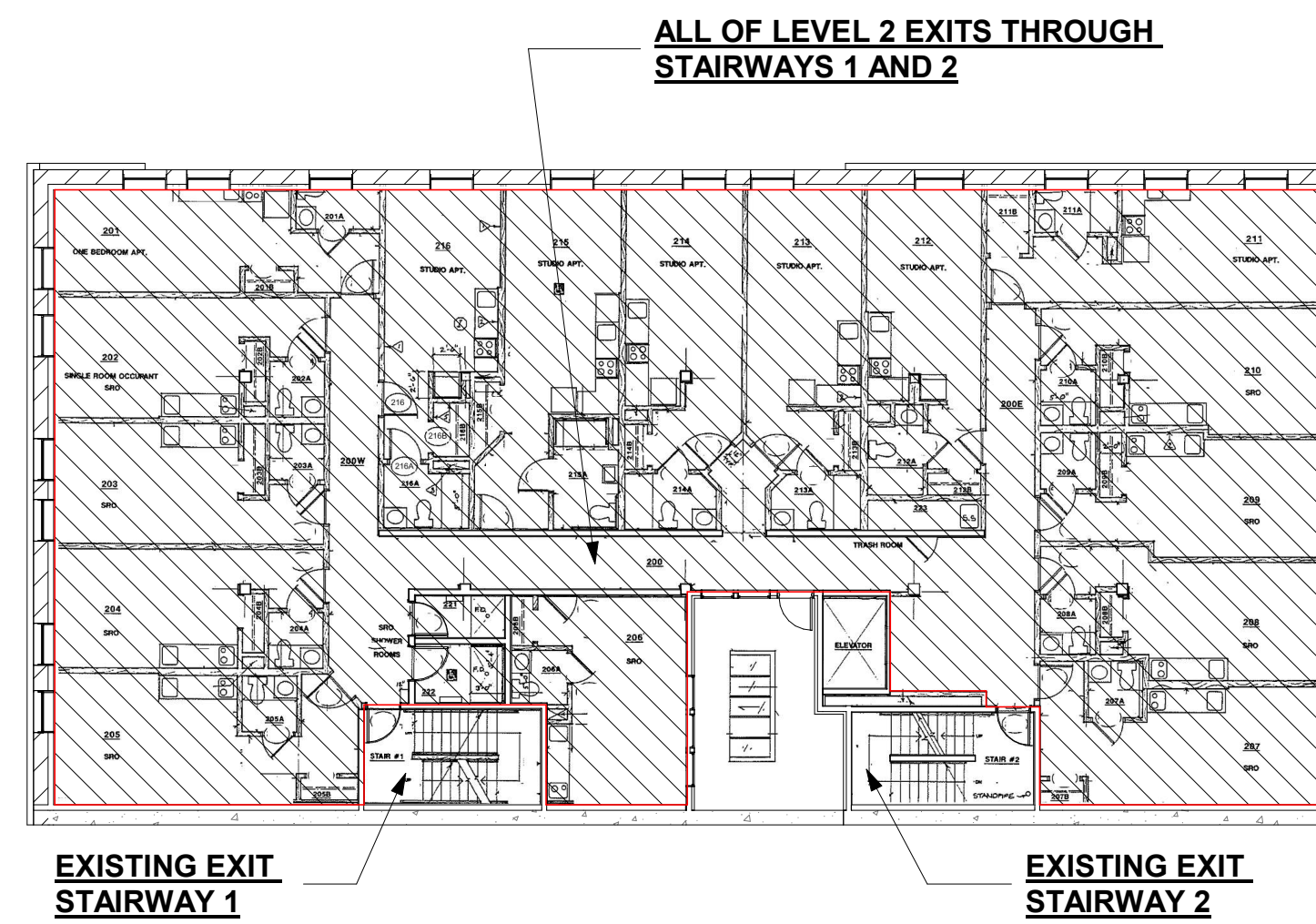
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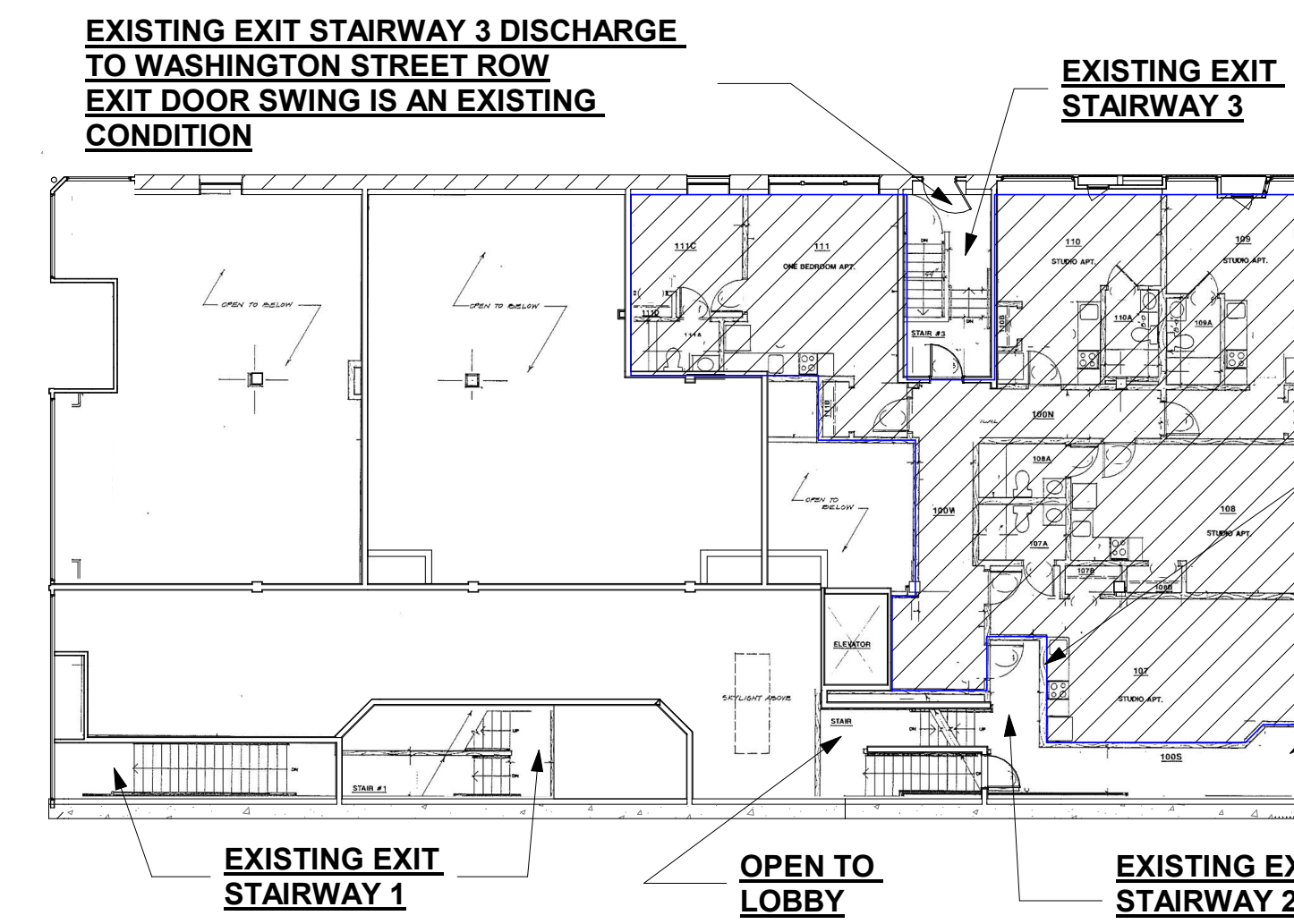
6 LEVEL 4 EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



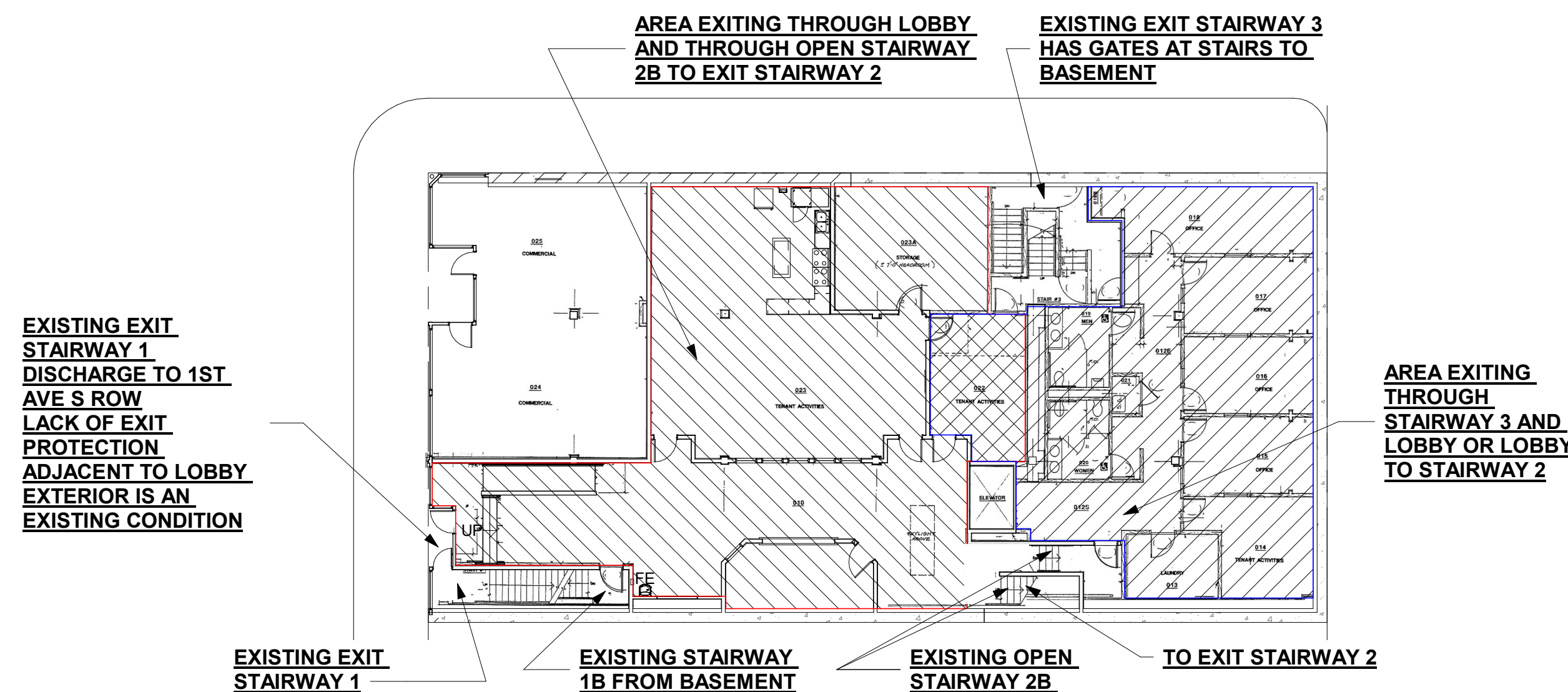
5 LEVEL 3 EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



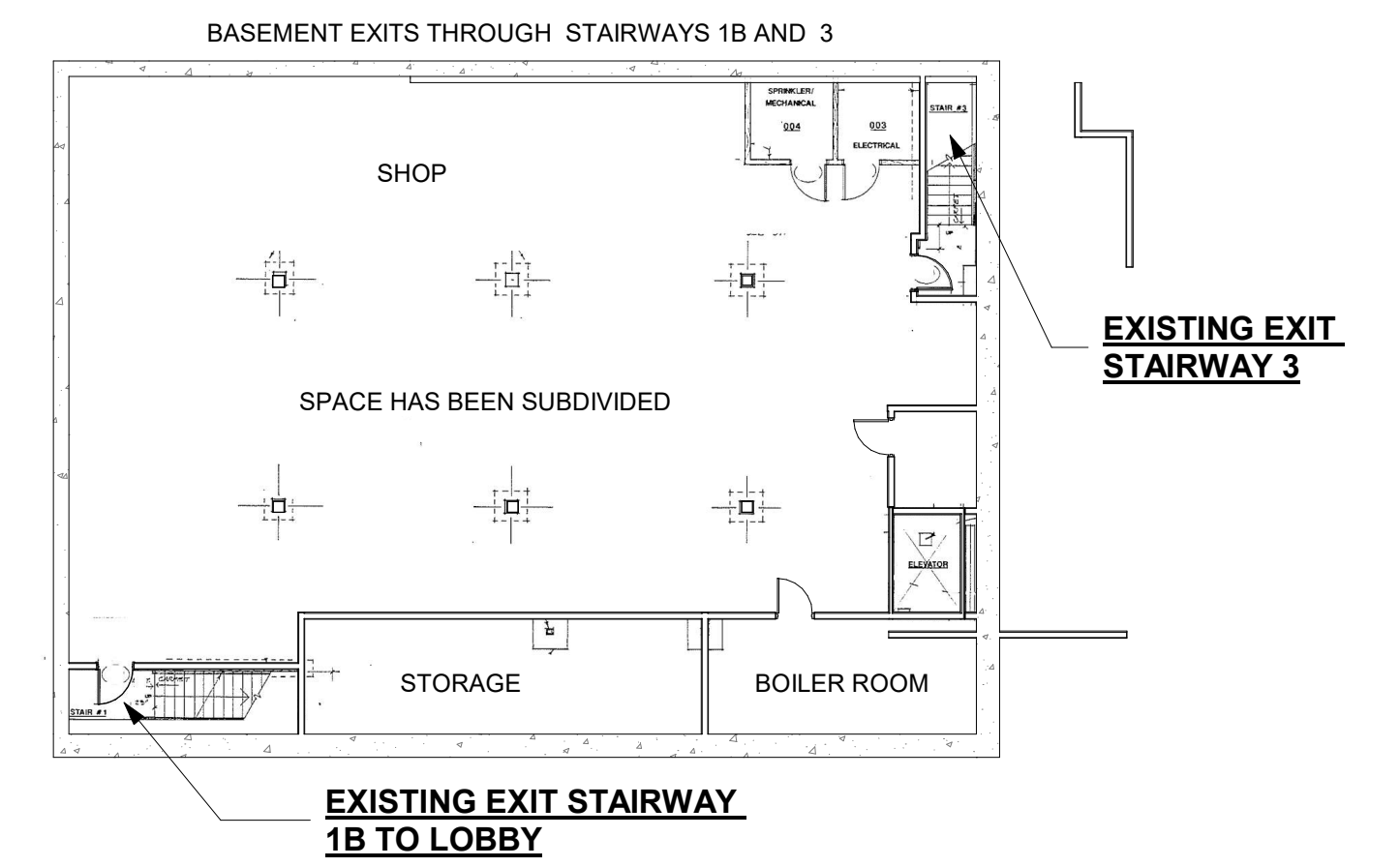
4 LEVEL 2 EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



3 MEZZANINE EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



2 LEVEL 1 EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



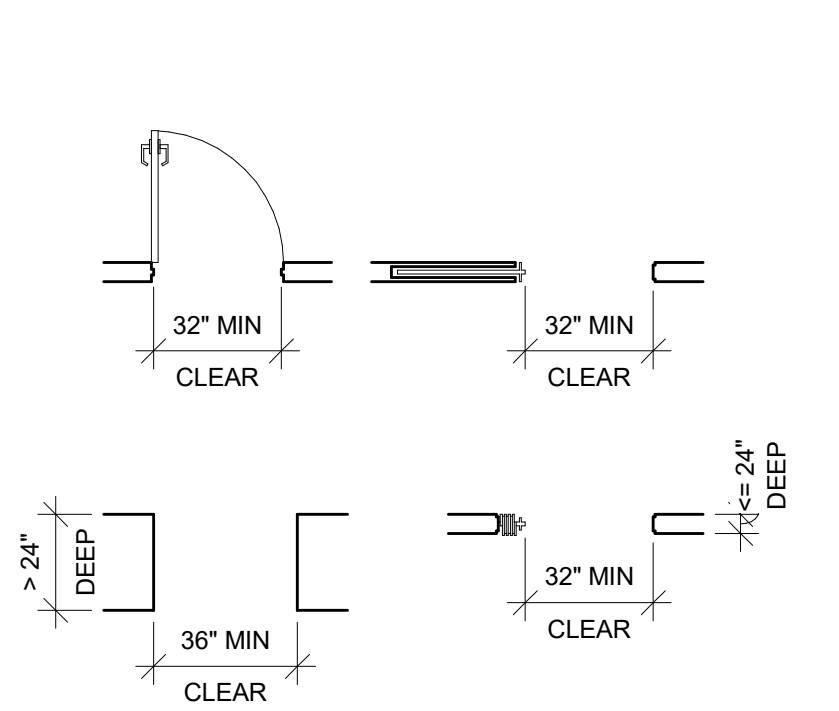
1 BASEMENT EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



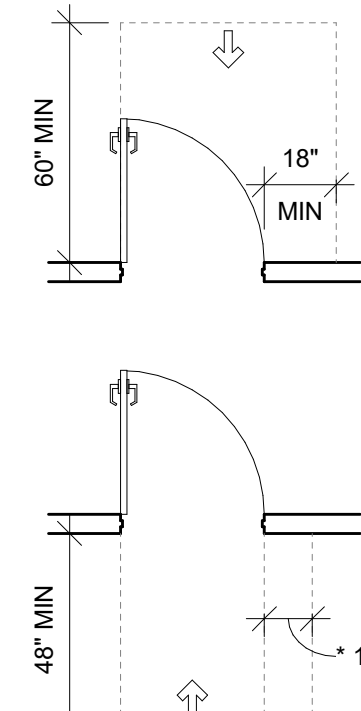
GENERAL ACCESSIBILITY NOTES

- ACCESSIBILITY REQUIREMENTS ARE BASED ON ANSI A117.1-2009, 1998 FHADM, THE 2010 ADAS, AND UFAS.
- ALL RESIDENTIAL DWELLING UNITS ARE CONSIDERED ACCESSIBLE UNITS. REFERENCE INCLUDED UNIT MATRIX, BUILDING FLOOR PLANS, AND UNIT FLOOR PLANS FOR DISTRIBUTION OF TYPE A UNITS AS DEFINED BY ANSI AND TYPE B UNITS AS DEFINED BY ANSI AND FHA. TYPE A RESIDENTIAL UNITS SHALL COMPRISE 5% MINIMUM OF TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED. TYPE A UNITS ARE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON INCLUDED FLOOR PLANS.
- ROUTES SHALL BE A MINIMUM OF 36" ON INTERIOR ROUTES AND 44" ON EXTERIOR ROUTES AND BE FREE OF ALL OBJECTS. CLEAR WIDTH IS MEASURED BETWEEN THE MOST OBSTRUCTING ELEMENTS SUCH AS WALL BASE, DOOR CASING, AND COUNTERTOP EDGES UNLESS NOTED OTHERWISE. SEE DETAIL #8 FOR REQUIREMENTS RELATED TO PROTRUDING OBJECTS.
- ALL ACCESSIBLE RAMPS SHALL HAVE MAXIMUM SLOPES OF 1:12 ALONG THE SLOPED SURFACE.
- ALL PUBLIC EXTERIOR DOOR FORCES SHALL MEET 10 POUNDS OF FORCE OR LESS; INTERIOR DOOR FORCES SHALL MEET 5 POUNDS OR LESS, OR COMPLY WITH WAC 110B.10.5. INTERIOR DOOR HARDWARE IN ALL CONDITIONS (EXCLUDING NON-PUBLIC AREAS) SHALL BE EASILY USABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRIPPING OR TWISTING.
- DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE A 32" CLEAR OPENING WHEN OPEN AT 90 DEGREES TO THE FRAME. TYPE B UNIT INTERIOR DOORS MAY HAVE A 31 3/4" CLEAR OPENING. CAUTION SHOULD BE TAKEN IN THE SELECTION OF SLIDING DOORS ON ACCESSIBLE ROUTES TO CONFIRM THE CLEAR OPENINGS COMPLY. HARDWARE TO BE ACCESSIBLE. ELEVATION CHANGE BETWEEN INTERIOR AND EXTERIOR LEVELS AT TYPE A UNITS IS 1/2" MAX INCLUDING THE THRESHOLD.
- DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE ACCESSIBLE MANEUVERING CLEARANCE ON EACH SIDE OF THE DOOR PER 2009 ICC/ANSI A117.1 SECTION 404. TYPE B UNIT INTERIOR DOORS ARE NOT REQUIRED TO HAVE MANEUVERING CLEARANCE AT DOORS.
- EXTERIOR DOOR THRESHOLDS IN TYPE A UNITS, AND COMMON AREAS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2", BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. EXTERIOR DOOR THRESHOLDS IN TYPE B UNITS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2", BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. TYPE B UNIT DECKS AND BALCONIES WITH IMPERVIOUS SURFACES MAY HAVE A TRANSITION OF UP TO 4" DROP FROM THE INTERIOR UNIT LEVEL TO THE DECK AND BE DESIGNED TO ALLOW A RAISED PLATFORM TO BE INSTALLED IN THE FUTURE. ASSOCIATED GUARD HEIGHT TO BE EXTENDED TO 42" AFF AS APPLICABLE.
- FLOOR TEXTURES IN PUBLIC AREAS AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND SLIP-RESISTANT.
- JOINTS BETWEEN EXTERIOR MATERIALS AND OPENINGS IN FLOOR SURFACES SHALL COMPLY WITH 2009 ICC/ANSI A117.1 SECTION 302.
- SIGNS THAT IDENTIFY PERMANENT ROOMS AND SPACES SHALL HAVE TACTILE, RAISED AND BRAILLE CHARACTERS AND PICTOGRAMS AS REQUIRED BY 2009 ICC/ANSI A117.1 SECTION 703. THESE SIGNS SHALL BE MOUNTED 60" AFF TO THE BOTTOM OF THE TOP MOST LETTERS AND NOT LESS THAN 48" AFF TO THE BOTTOM OF THE LOWEST LETTERS OR CHARACTERS. SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR, APPROXIMATELY 9" FROM THE JAMB. SEE 2009 ICC/ANSI A117.1 SECTION 703.3 FOR MORE DETAIL.
- TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL, VERTICAL UP TO 1/4" OR BEVELED 1:2 UP TO 1/2".
- TRASH DISPOSAL UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN THE REACH RANGE, HAVE A CLEAR FLOOR SPACE OF 30" X 48" FOR EITHER A FORWARD OR SIDE APPROACH TO ALLOW USE OF THE DISPOSAL UNIT AND BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, GRASPING OR TWISTING. THE FORCE TO OPERATE THE UNIT CONTROLS SHALL BE 5 POUNDS MAXIMUM.
- TOILET AND BATHING ROOMS IN TYPE A DWELLING UNITS MUST HAVE REINFORCING FOR GRAB BARS PER 2009 ICC/ANSI A117.1 SECTION, SECTION 1003.11.1 AND 1004.11.1. ALL PUBLIC OR COMMON USE TOILET ROOMS MUST HAVE GRAB BARS INSTALLED.
- TYPE B OPTION A BATHS SHALL HAVE 18" MINIMUM CLEARANCE BETWEEN THE WATER CLOSET AND TUB, OR PLUMBING CHASE WALL, WHICHEVER IS THE GREATEST PROJECTION. A CLEARANCE OF 18" FIXED IS REQUIRED BETWEEN A WATER CLOSET AND A SIDE WALL. CLEARANCE IN THE WC/TUB CONFIGURATION REQUIRES A REAR WALL WITH REINFORCEMENT BEHIND TO SUPPORT A SWING-UP GRAB BAR MOUNTED BETWEEN IN THE FUTURE. ADEQUATE SPACE MUST BE PROVIDED ON A FLUSH SOLID SURFACE TO MOUNT THE SWING-UP GRAB BAR AND BACK PLATE BETWEEN THE WATER CLOSET AND THE TUB SURROUND.
- ELECTRICAL OUTLETS IN TYPE A AND B KITCHENS AND BATHS SHALL HAVE CLEAR FLOOR SPACE FOR EITHER FORWARD OR PARALLEL APPROACH. GENERAL RULE OF THUMB IS TO PLACE OUTLETS NO CLOSER THAN 36" FROM INTERIOR CORNERS OF KITCHEN OR 12" FROM OBSTRUCTIONS (COUNTER OR APPLIANCES). OUTLETS OVER COUNTERS SHALL BE 46" MAXIMUM AFF FOR PARALLEL APPROACH AND 44" MAXIMUM FOR FORWARD APPROACH / KNEE CLEARANCE. ONLY 1 INACCESSIBLE OUTLET IN EACH KITCHEN CAN BE PROVIDED ABOVE COUNTER TOP BETWEEN APPLIANCES AND FIXTURES. OBSTRUCTIONS ARE LIMITED TO 34" AFF AND 24" DEEP FOR ACCESS TO OUTLETS, SWITCHES, AND CONTROLS AT COMMON USE AND TYPE A UNITS.
- TYPE A UNIT KITCHEN APPLIANCES MUST HAVE CONTROLS WITHIN THE REACH RANGE OF 48" TO 15" AFF. SEE 2009 ICC/ANSI A117.1 SECTION 1003.12.6 FOR SPECIFIC APPLIANCE CRITERIA. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
- TYPE A AND B UNIT ENVIRONMENTAL CONTROLS, SWITCHES, OUTLETS, OPERABLE WINDOWS, PLUMBING FIXTURES, CONTROLS, AND ELECTRICAL PANELS MUST BE WITHIN THE REACH RANGE PER 2009 ICC/ANSI A117.1 SECTION 1003.9, AND 308, 309. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
- TYPE A UNITS WITH OPERABLE WINDOWS MUST HAVE AT LEAST ONE WINDOW IN EACH LIVING, DINING AND SLEEPING SPACE WITH CONTROLS WITHIN THE REACH RANGE, WITH CLEAR FLOOR SPACE TO APPROACH THE CONTROLS AND EASILY OPERABLE WITH ONE HAND AND WITH 5 POUNDS OF FORCE OR LESS.
- TWO-WAY COMMUNICATION SYSTEMS MUST HAVE BOTH AUDIBLE AND VISUAL INDICATORS AT ALL STATIONS.
- CENTER OF SURFACE MOUNT FIRE EXTINGUISHER HANDLE, CENTER OF FIRE EXTINGUISHER CABINET PULL, AND CENTER OF CABINET PULL FOR CABINET MOUNTED FIRE EXTINGUISHER, TO BE MOUNTED AT 48" A.F.F., MAXIMUM.
- ACTIVATING HANDLE OR LEVER OF MANUAL FIRE ALARM PULL STATIONS TO BE MOUNTED AT 48" A.F.F., MAXIMUM.
- COMMON AREA DOORS ALONG AN ACCESSIBLE ROUTE TO COMPLY WITH NOTES ABOVE AND HAVE A MAX. THRESHOLD HEIGHT OF 1/2" WITH 1:2 BEVELS.
- TYPE A KITCHEN WORK SURFACES AND SINKS SHALL BE 34" MAX. HT. WITH CLEAR FLOOR SPACE FOR AN UNOBSTRUCTED FORWARD APPROACH, 27" AFF KNEE SPACE @ 30" CLEAR WIDTH AND 17" MIN. DEEP LOCATED ADJACENT TO OVEN.
- GENERAL CONTRACTOR TO ENSURE THAT THE SPACE BETWEEN OPPOSING COUNTERTOPS AND/OR PROJECTIONS INCLUDING APPLIANCES IS 40" CLEAR, MINIMUM.
- CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE OF 32" CLEAR FOR TYPE A UNITS AND 31 3/4" CLEAR FOR TYPE B UNITS.

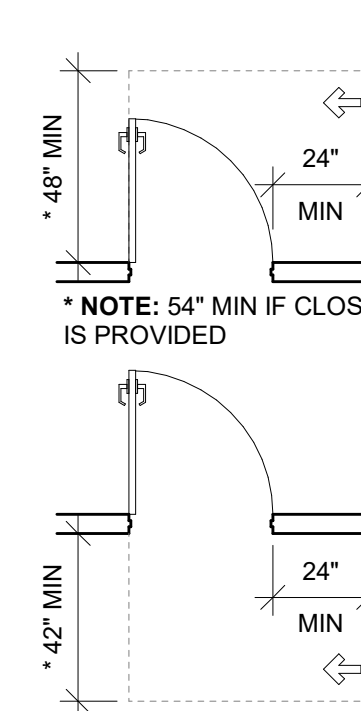
DOOR CLEAR WIDTHS



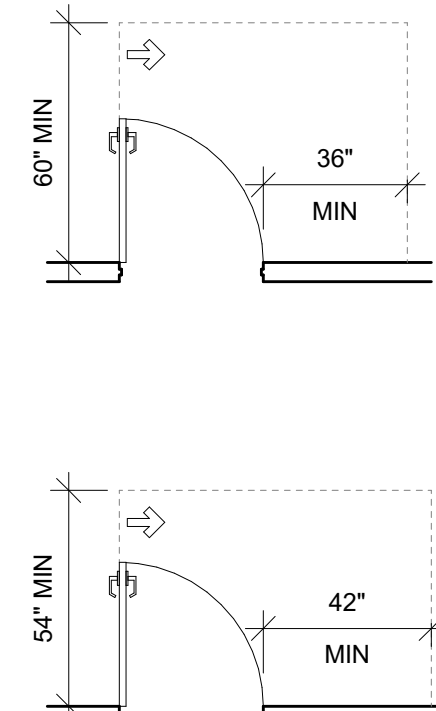
FRONT APPROACH DOOR CLEARANCE



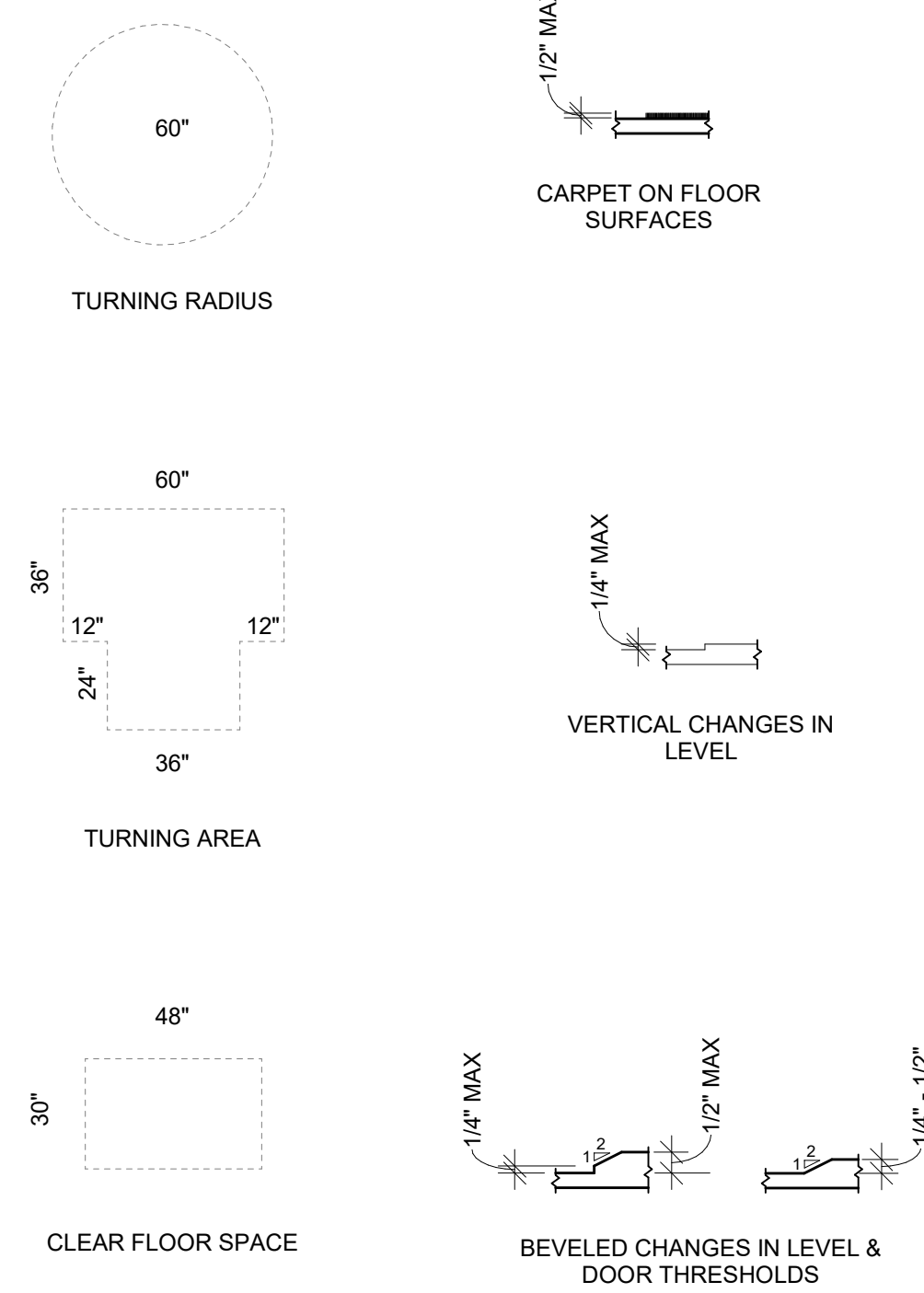
LATCH APPROACH DOOR CLEARANCE



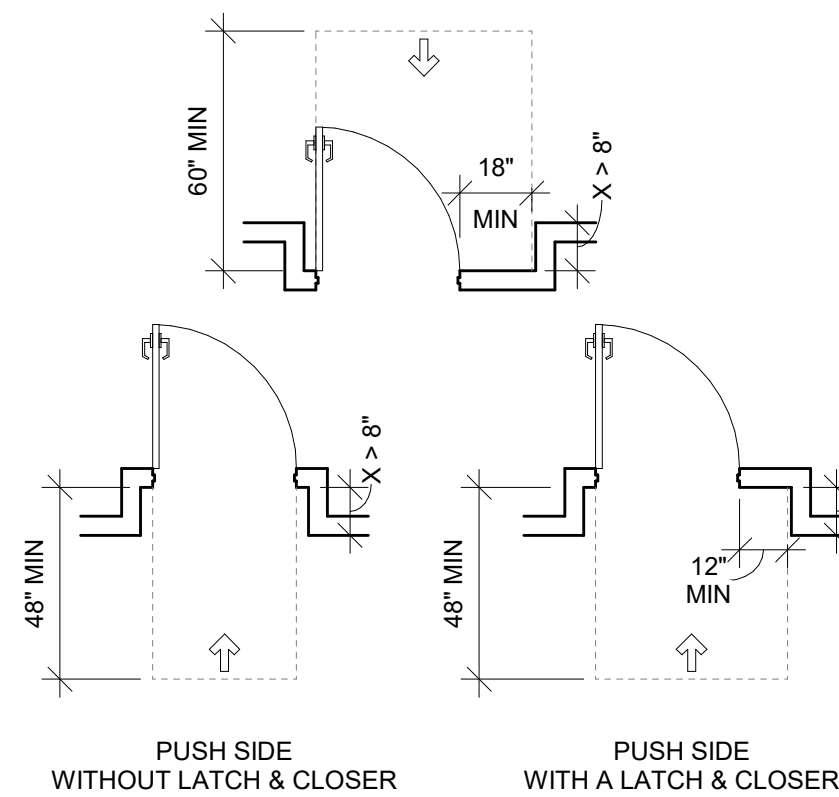
HINGE APPROACH DOOR CLEARANCE



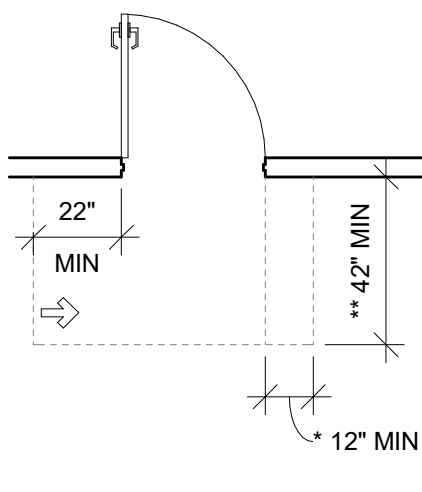
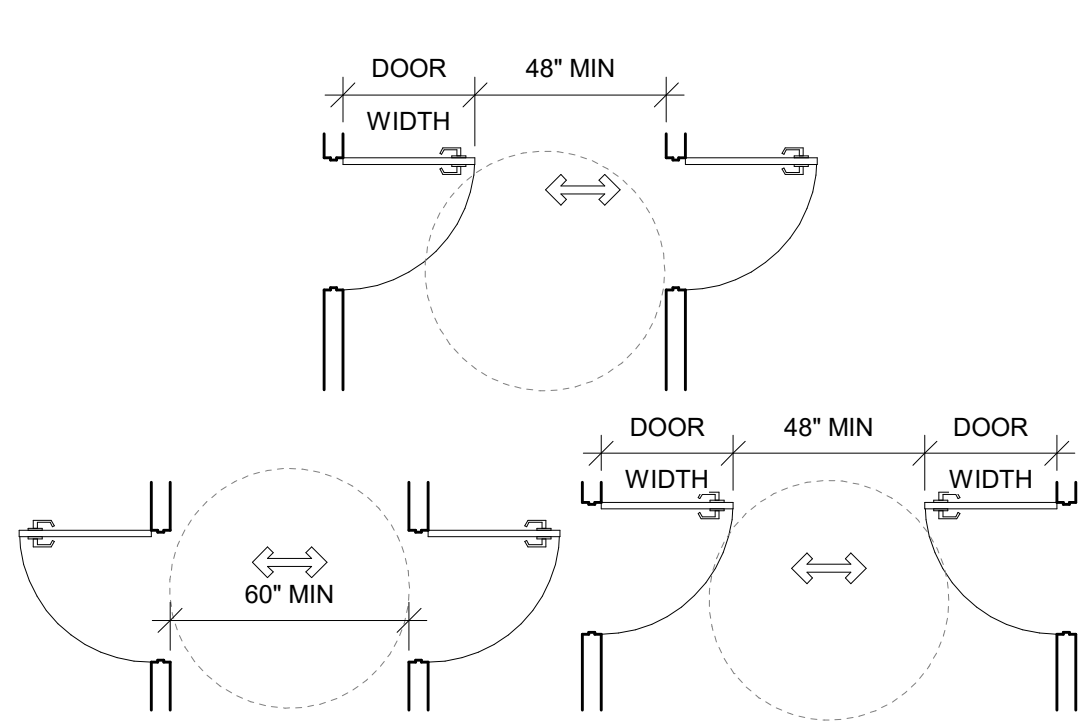
CLEAR FLOOR AREA LEGEND:



RECESSED DOORS & GATES



DOORS IN A SERIES & GATES IN A SERIES



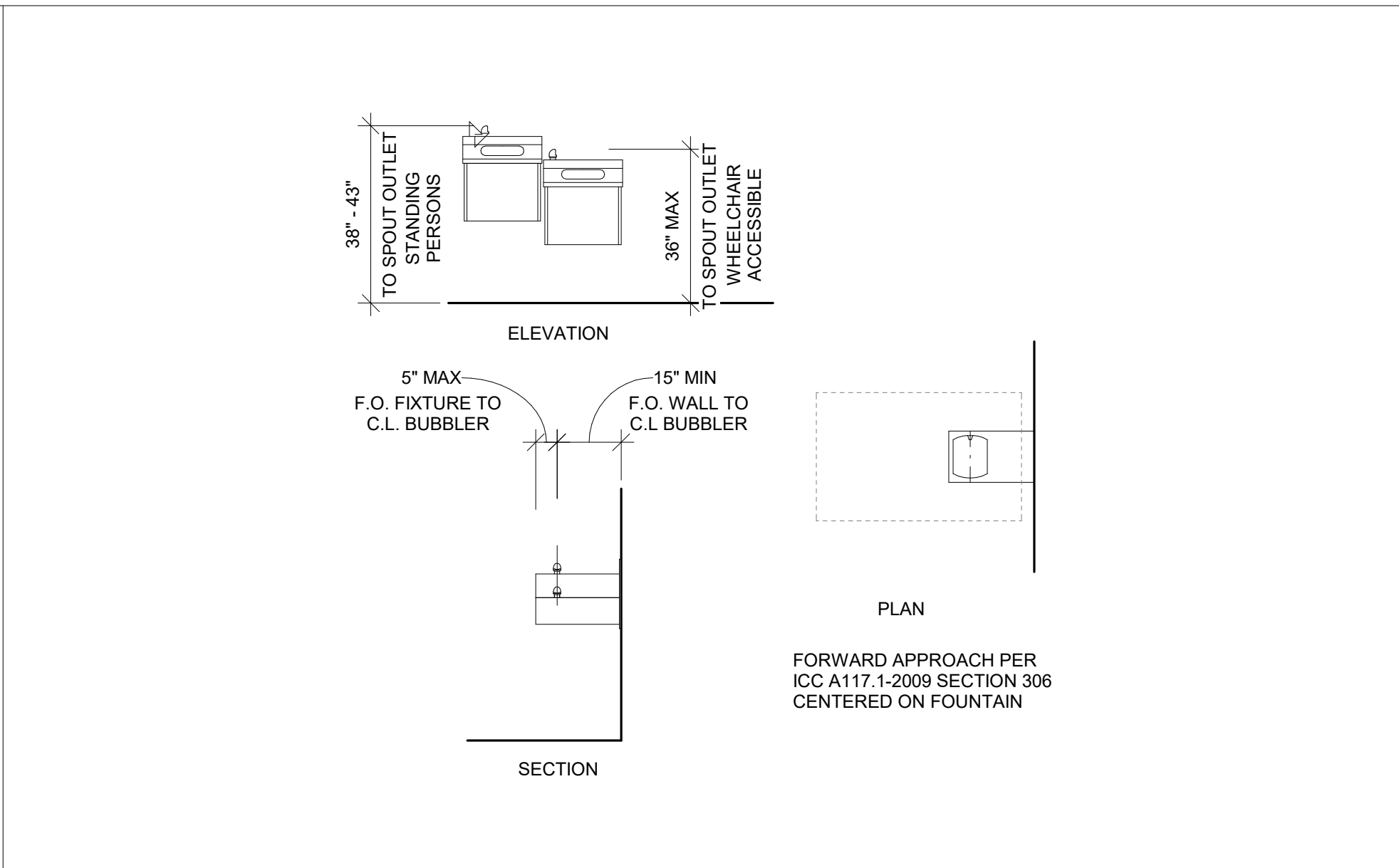
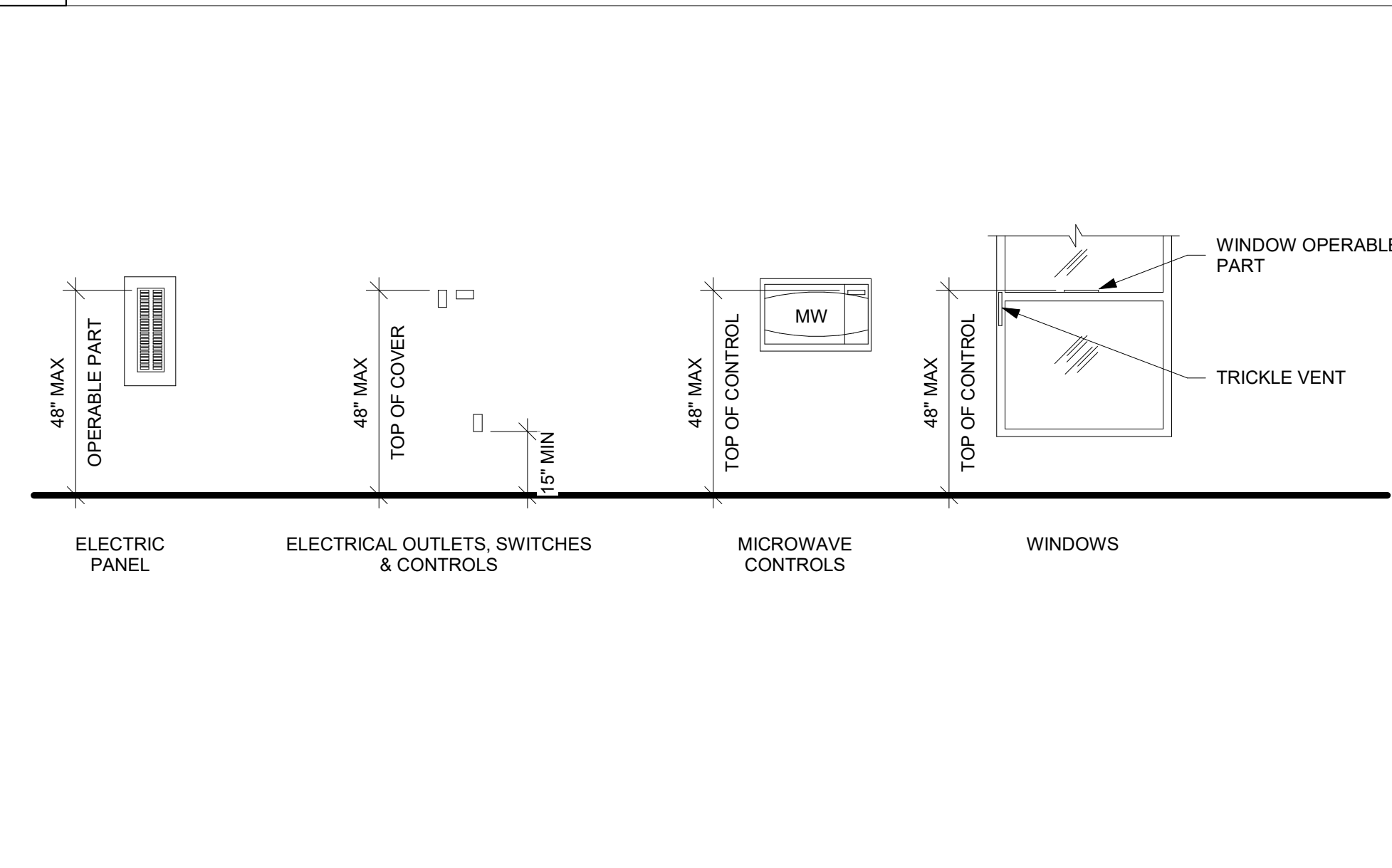
NOTE: *IF BOTH CLOSER AND LATCH ARE PROVIDED.
**48" MIN IF BOTH CLOSER AND LATCH ARE PROVIDED

NOTE: SEE UNIT PLANS FOR LOCATIONS AND OVERLAPS AS ALLOWED PER APPLICABLE CODES AT EACH UNIT TYPES.

NOTE: ALL GENERAL CLEARANCES TO BE OUTSIDE OF FLOOR BASE THICKNESS

4 CLEARANCES & FLOOR SURFACES

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



3 ELEVATION - UNOBSTRUCTED REACH RANGE AT CONTROL DEVICES

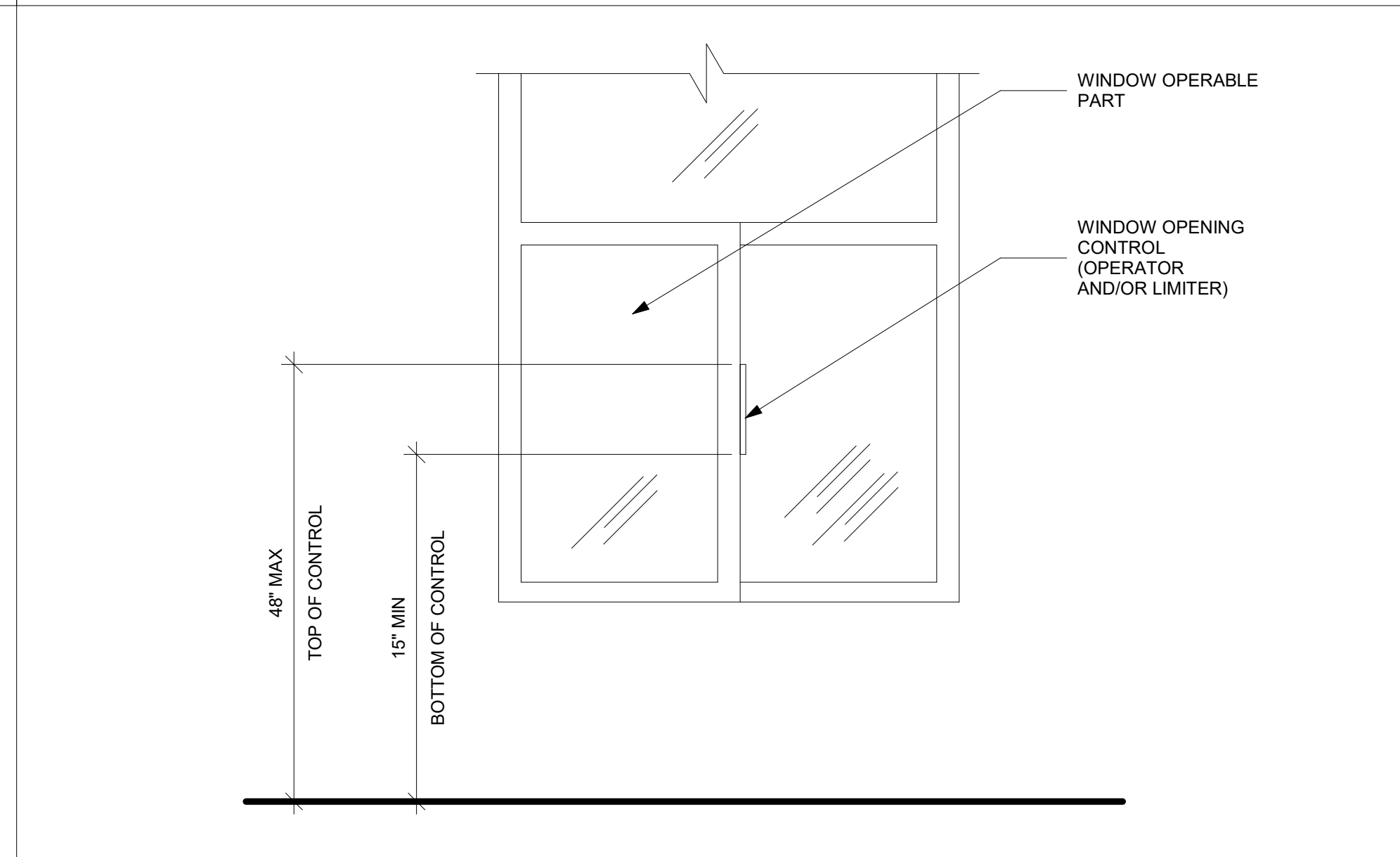
SCALE: 3/8" = 1'-0"

2 ACCESSIBLE WATER FOUNTAIN

SCALE: 3/8" = 1'-0"

1 ELEVATION: WINDOW CONTROL DEVICES

SCALE: 1" = 1'-0"



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REVISIONS / NOTES

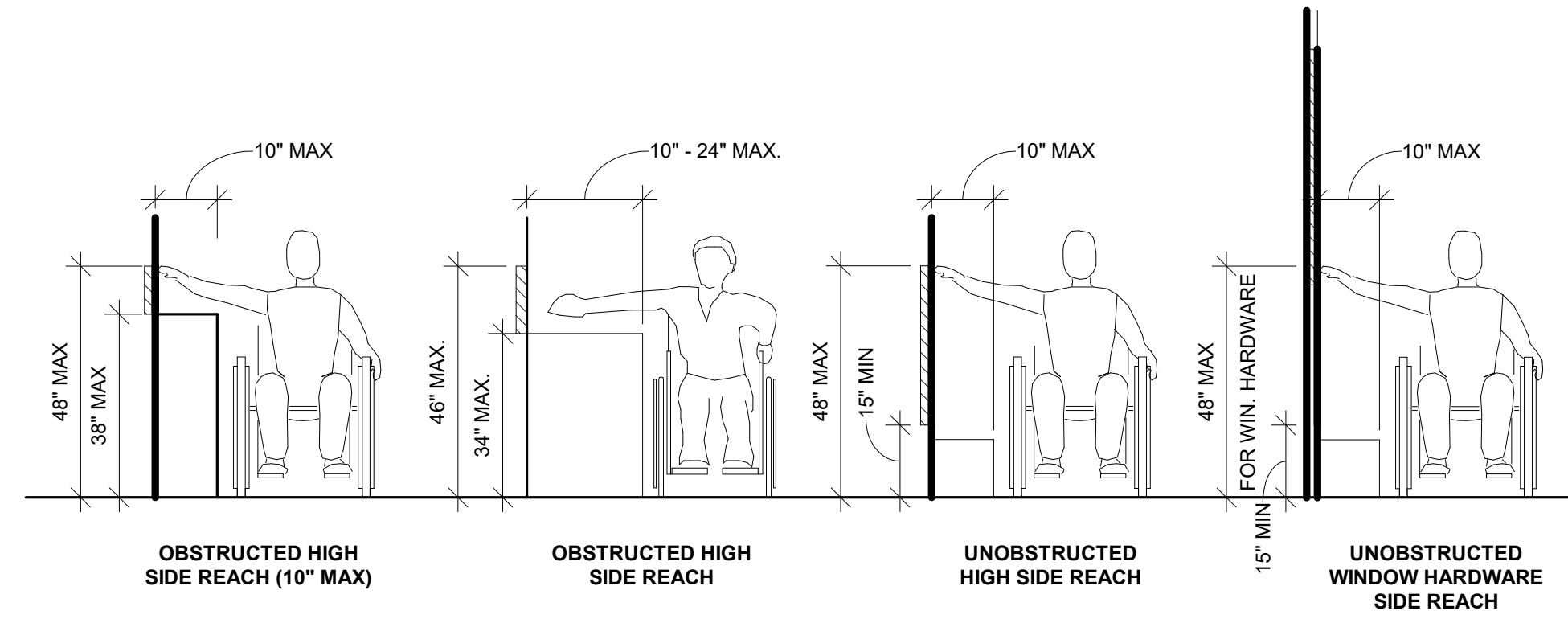
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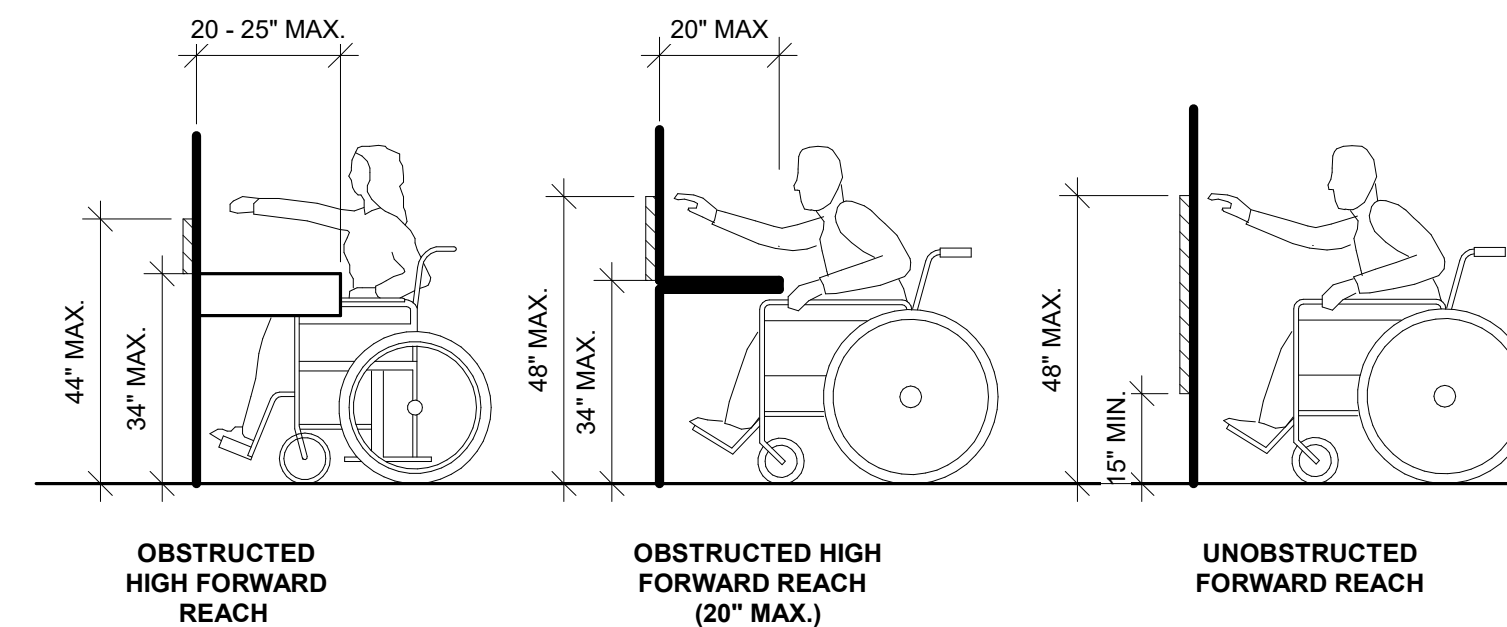
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**ACCESSIBILITY -
COMMON AREAS**

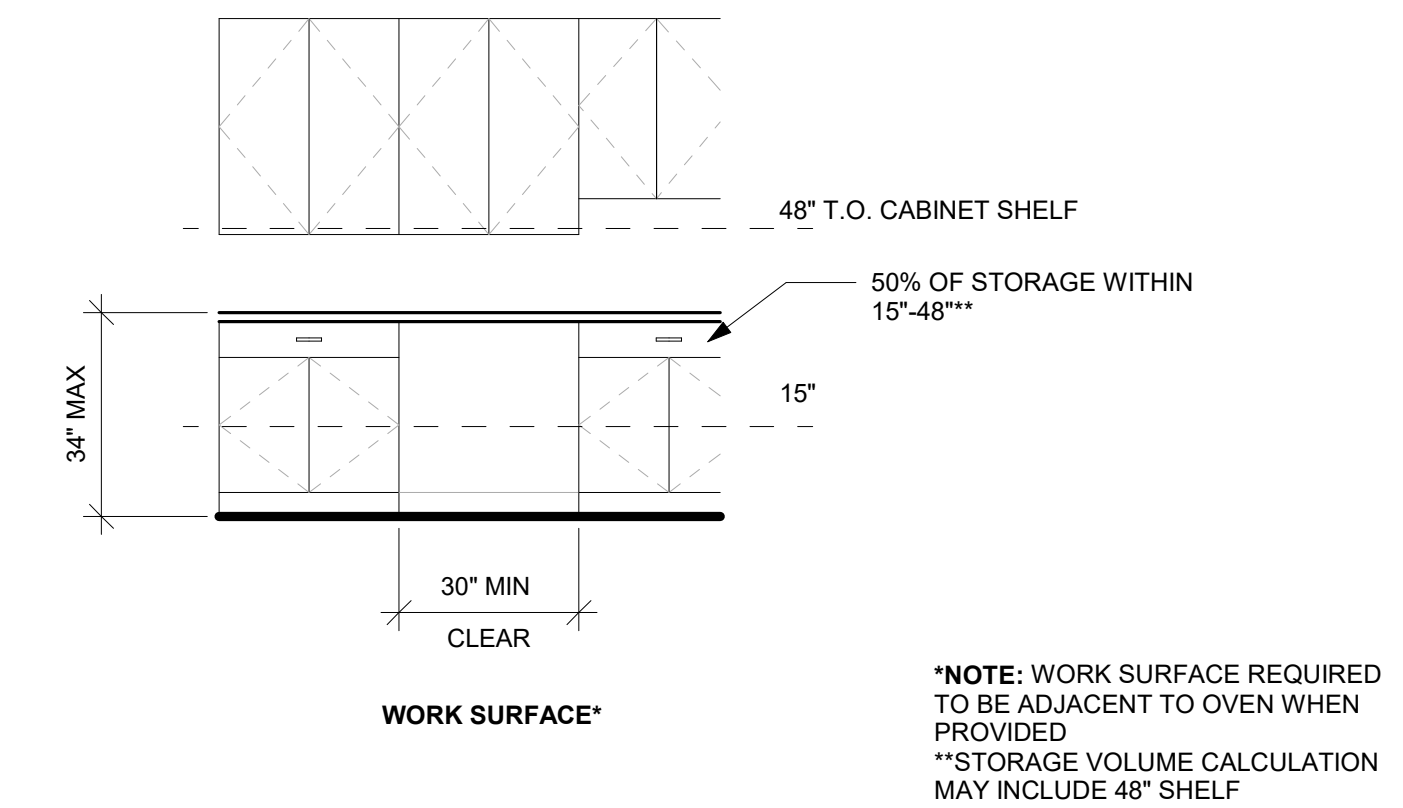
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SDOT #	
PERMIT #	6917769-CN
DRAWN	BM
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	



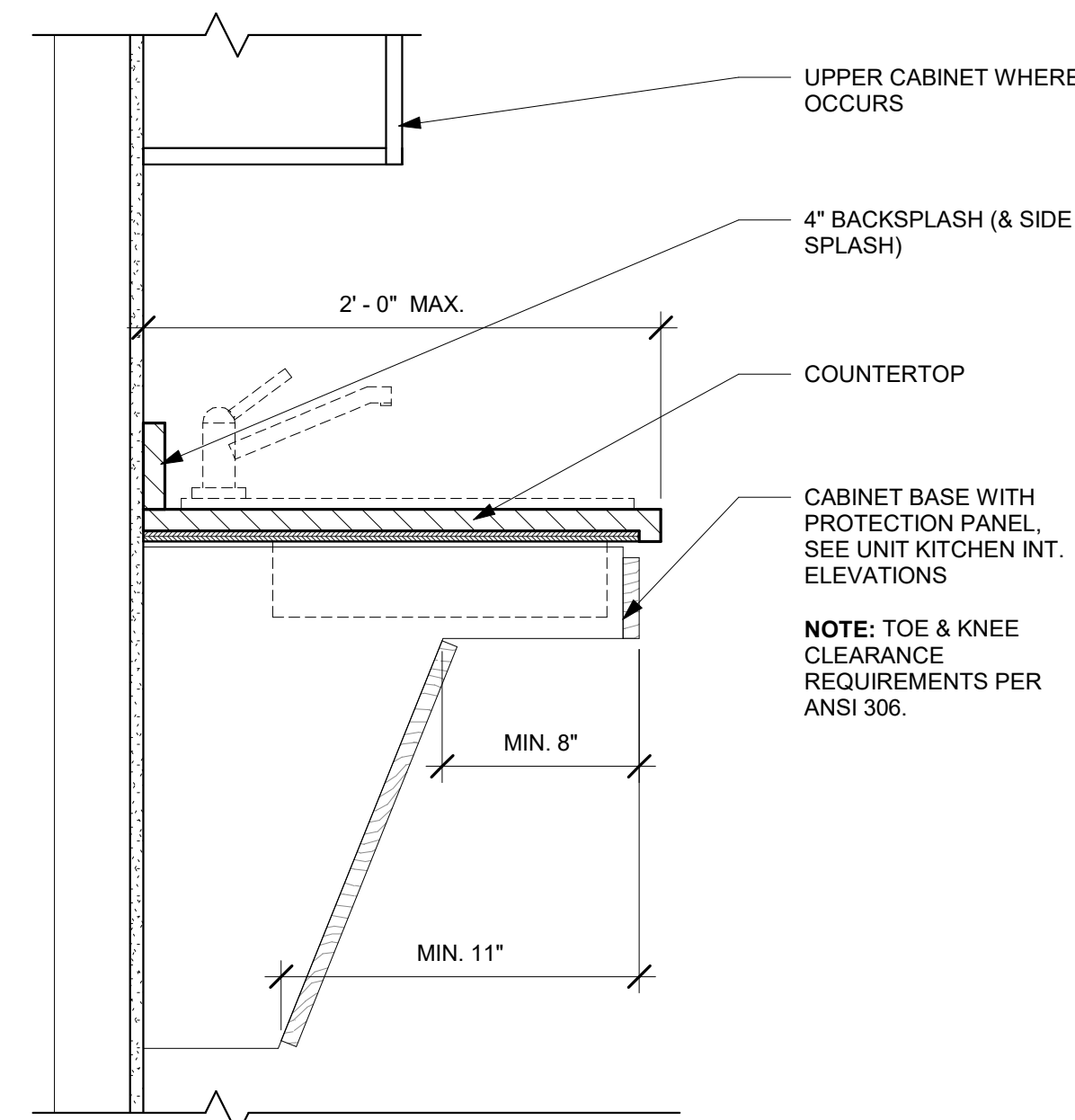
8 ELEVATION - REACH RANGE - SIDE APPROACH
SCALE: 3/8" = 1'-0"



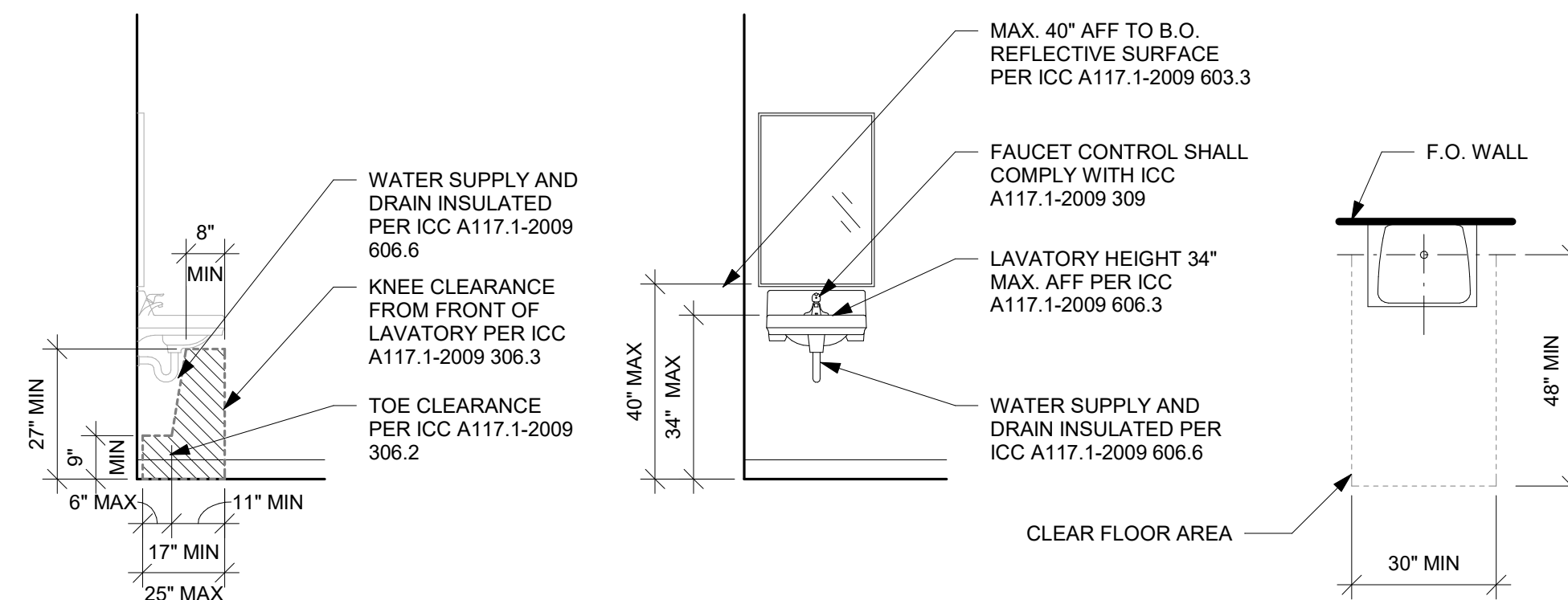
7 ELEVATION - REACH RANGE - FRONT APPROACH
SCALE: 3/8" = 1'-0"



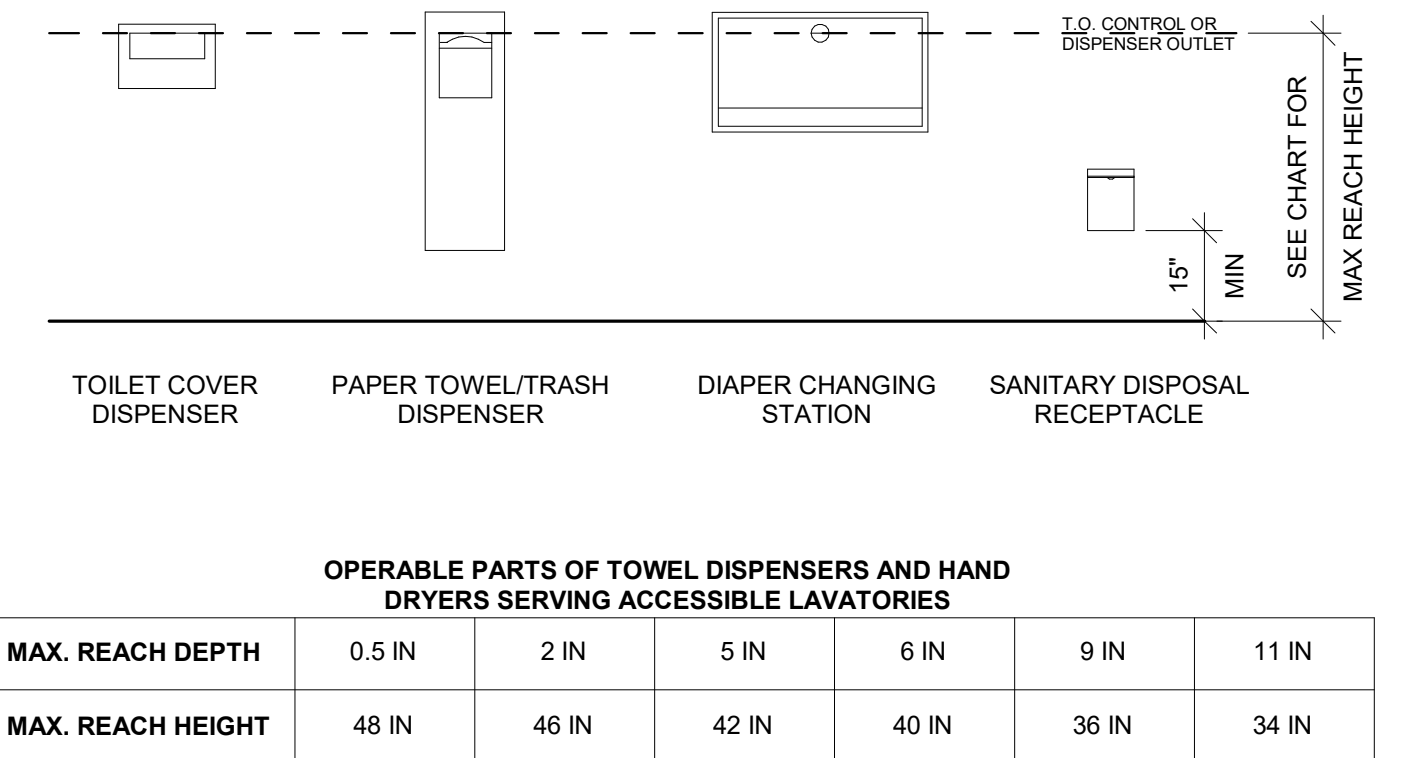
3 ELEVATION - KITCHEN CABINETRY
SCALE: 3/8" = 1'-0"



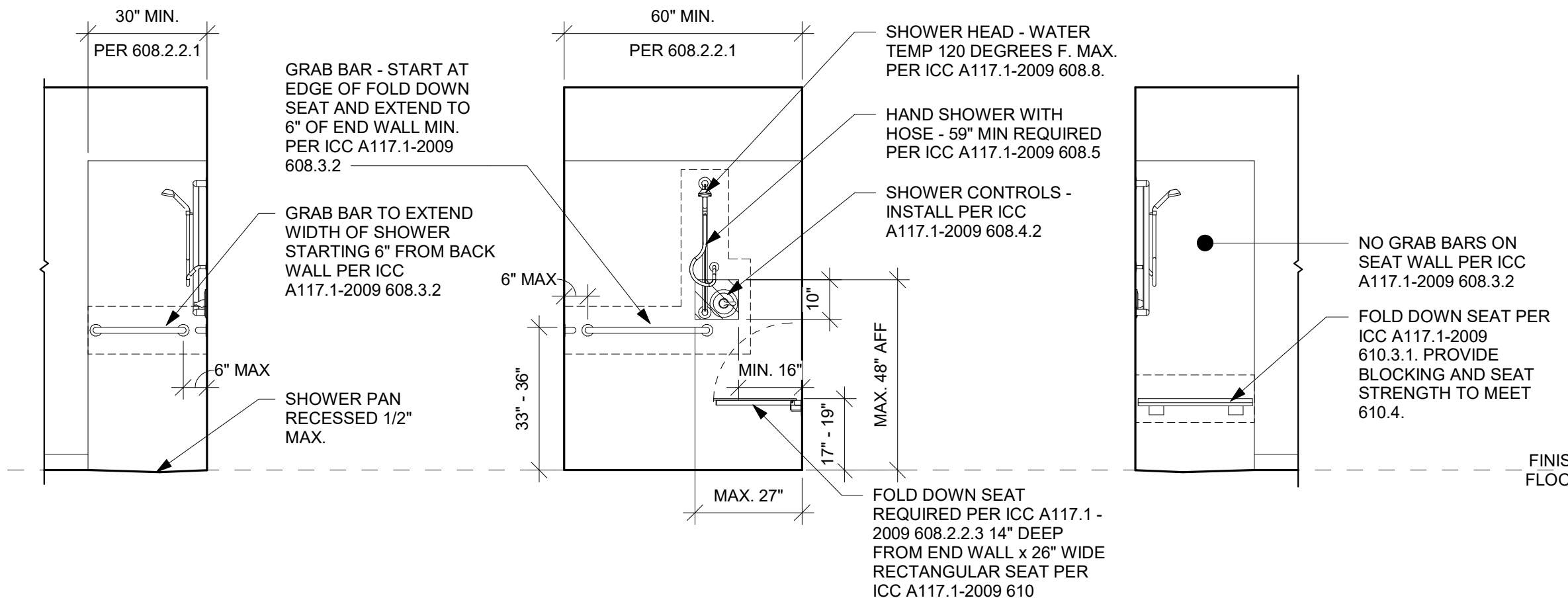
9 ELEVATION - ACCESSIBLE SINK (RECEPTION)
SCALE: 1 1/2" = 1'-0"



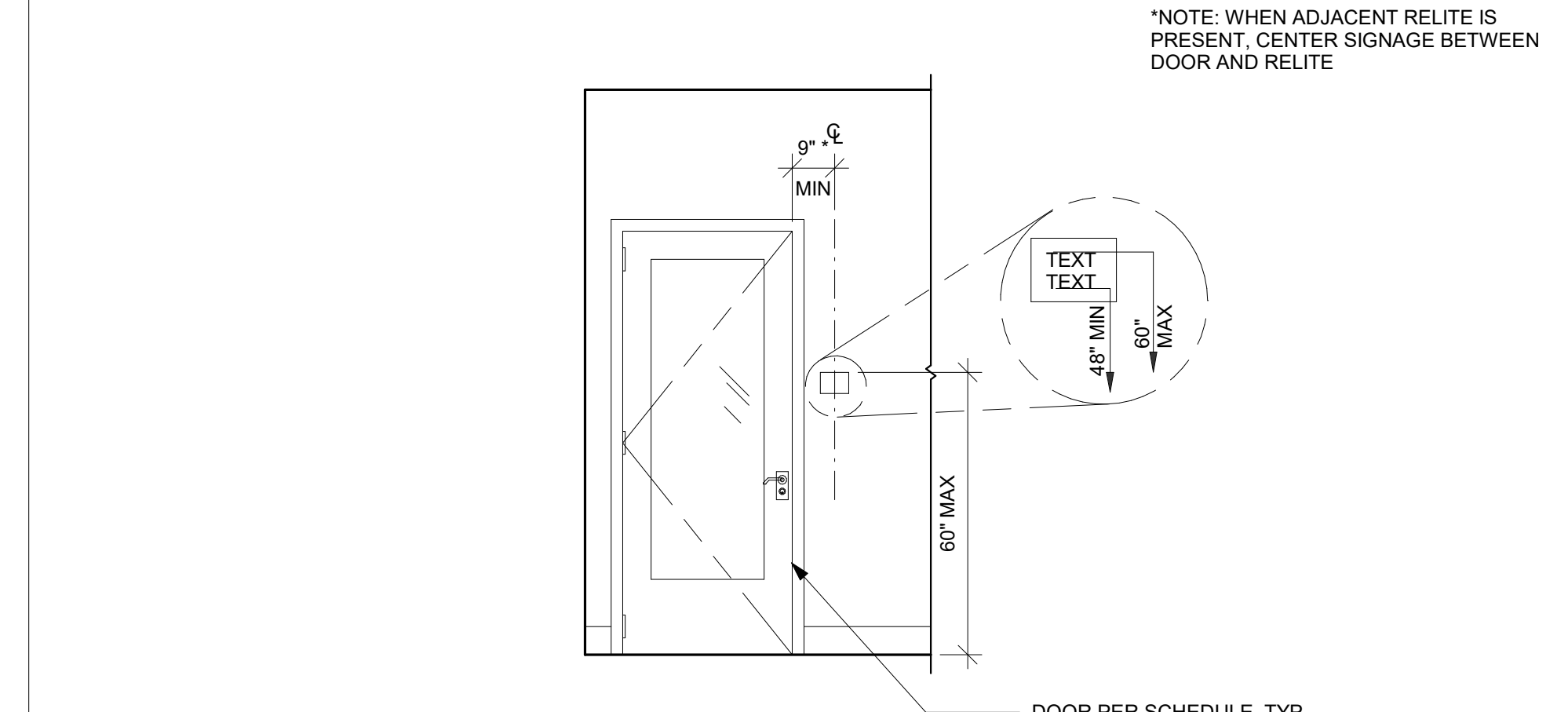
6 ELEVATION - ACCESSIBLE SINK (WALL-HUNG)
SCALE: 3/8" = 1'-0"



2 ELEVATION - RESTROOM ACCESSORIES
SCALE: 3/8" = 1'-0"



5 ELEVATION - TYPE A ROLL-IN SHOWER
SCALE: 3/8" = 1'-0"



1 ELEVATION - INTERIOR SIGN LOCATION
SCALE: 3/8" = 1'-0"



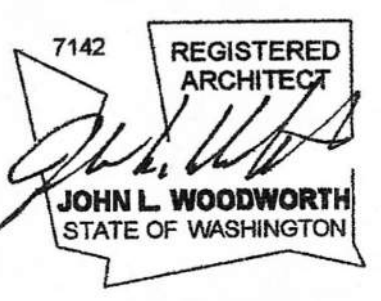
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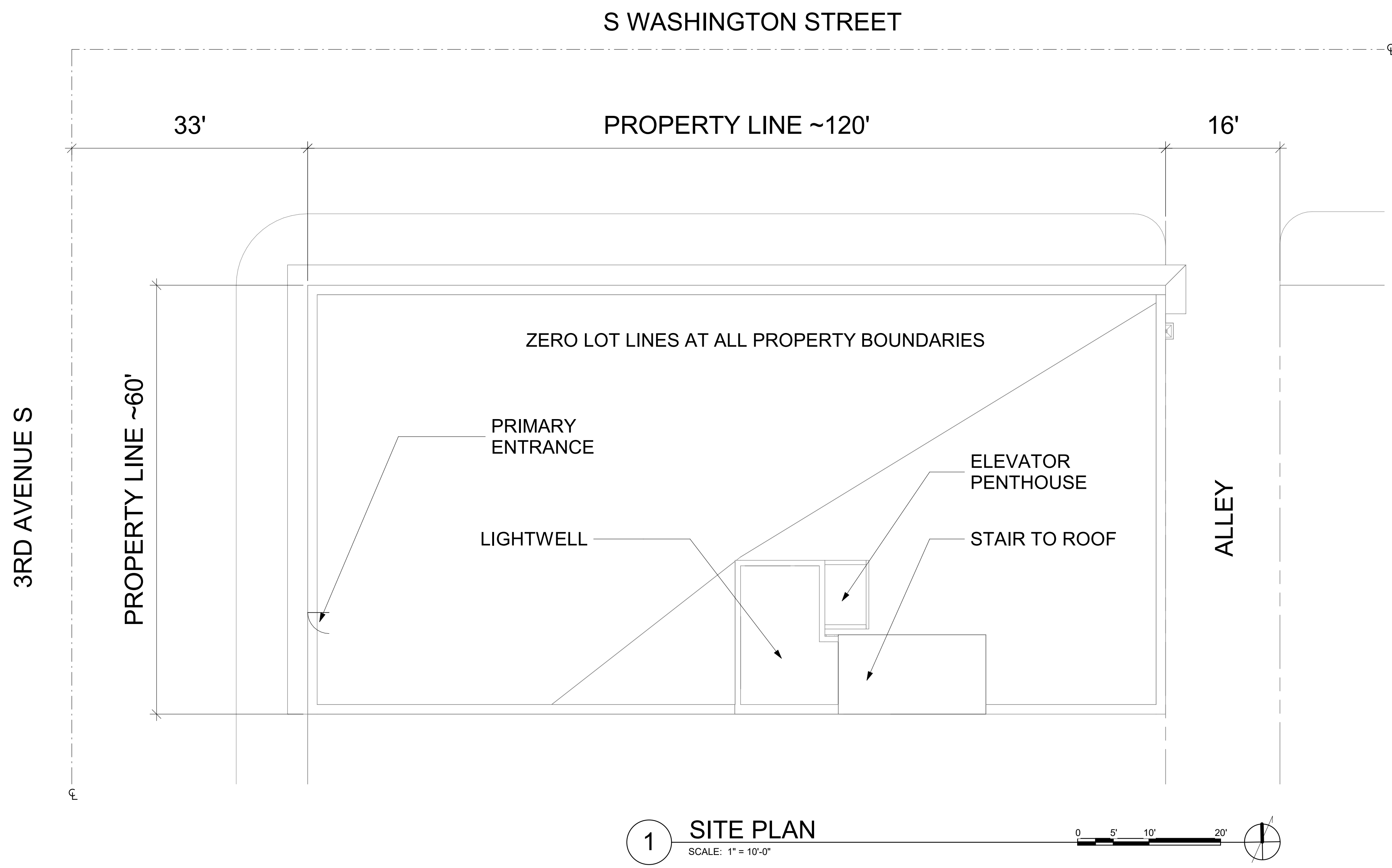
REVISIONS / NOTES		
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SDCI STAMP

TITLE
EXISTING SITE
PLAN

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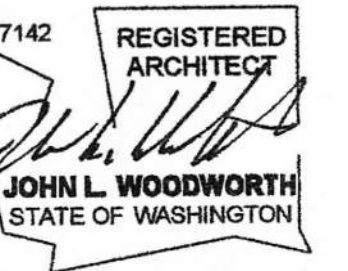
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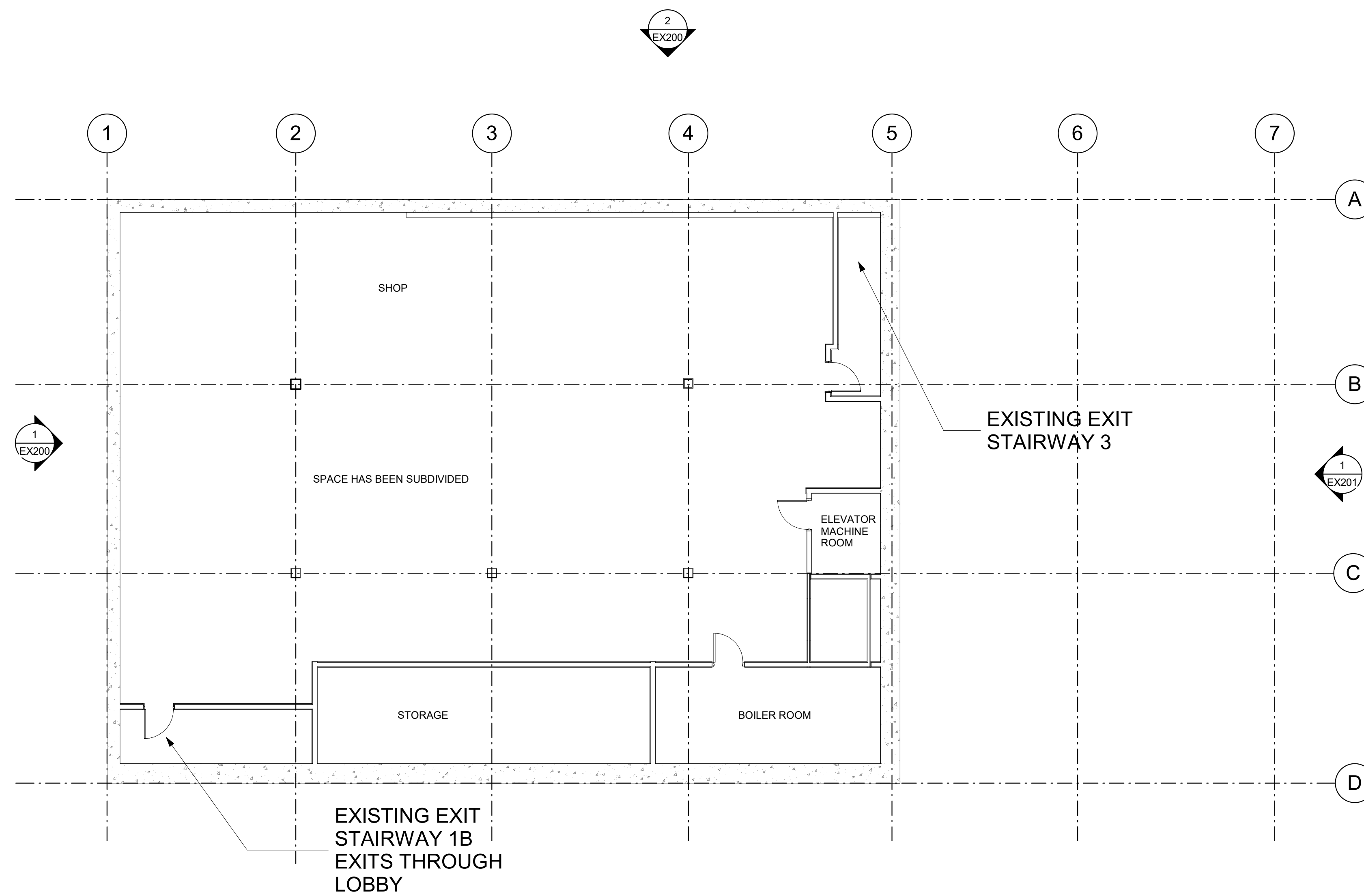
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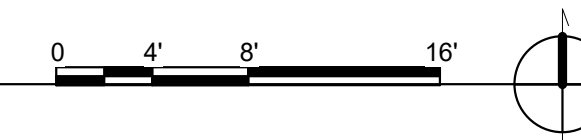
TITLE
**EXISTING
BASEMENT PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX100



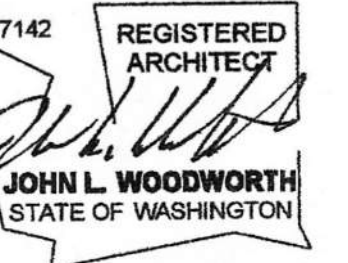
1 BASEMENT EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

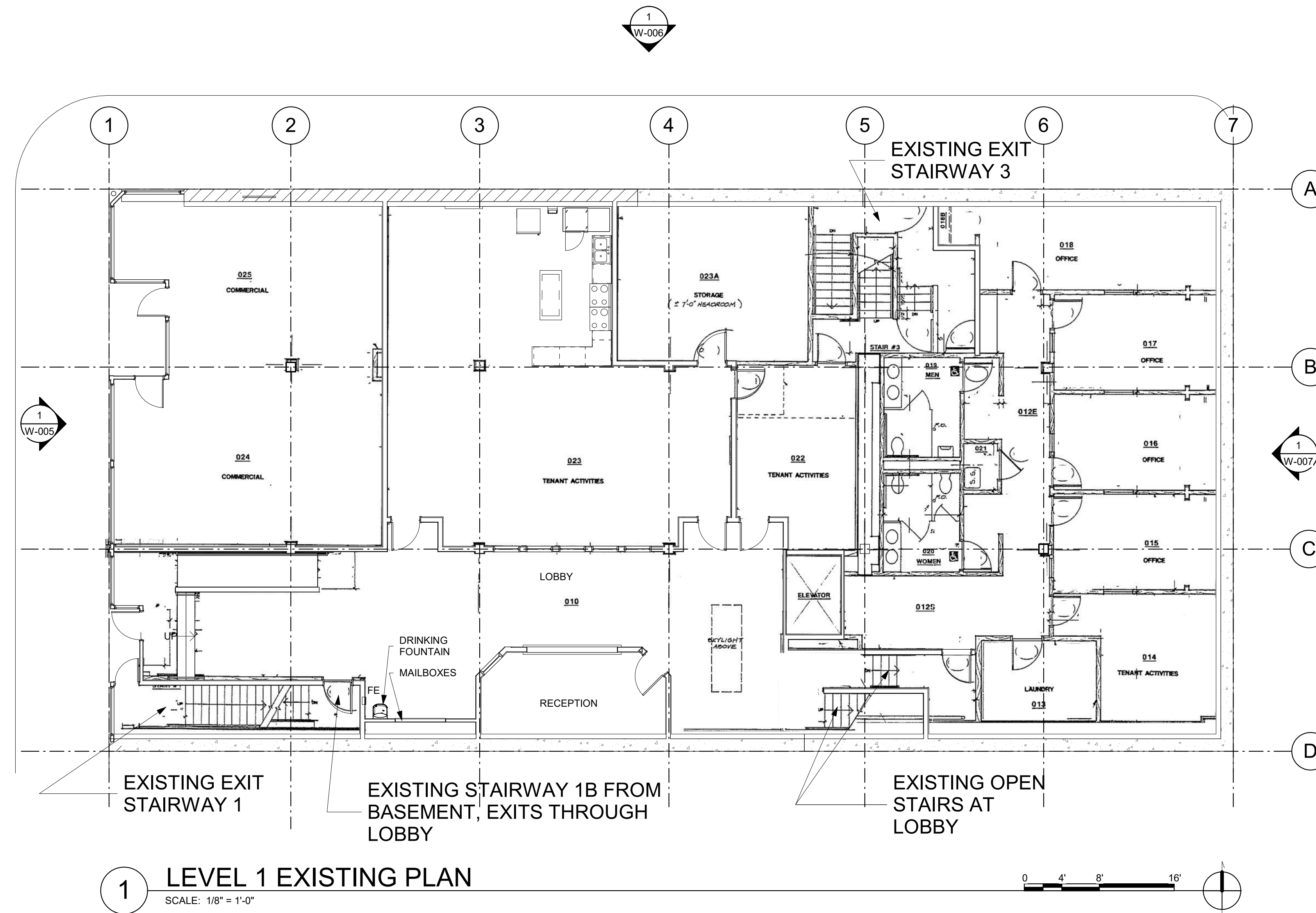
NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
**EXISTING LEVEL
1 PLAN**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

EX101

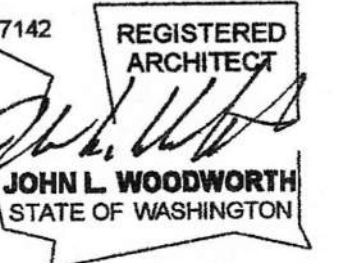


1 LEVEL 1 EXISTING PLAN
SCALE: 1/8" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

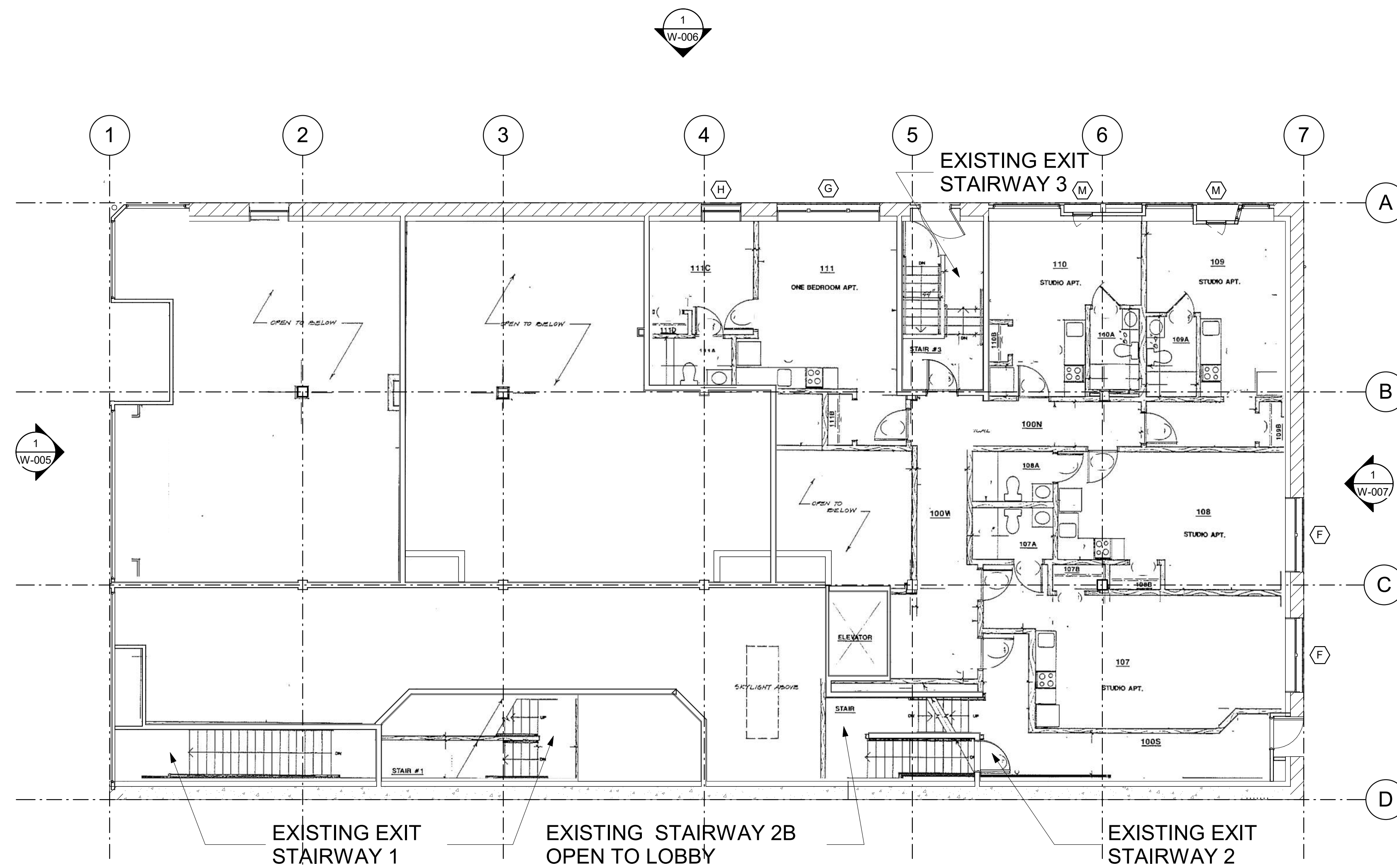
NO	DATE	DESCRIPTION
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SDCI STAMP

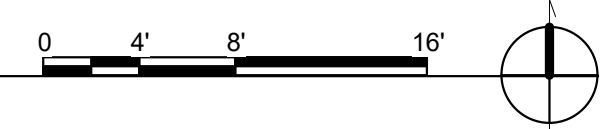
TITLE
**EXISTING
MEZZANINE
PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX102



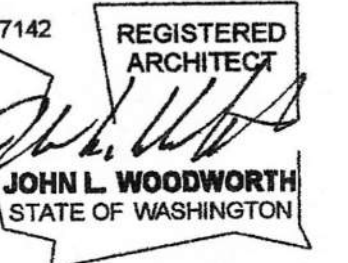
1 MEZZANINE EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

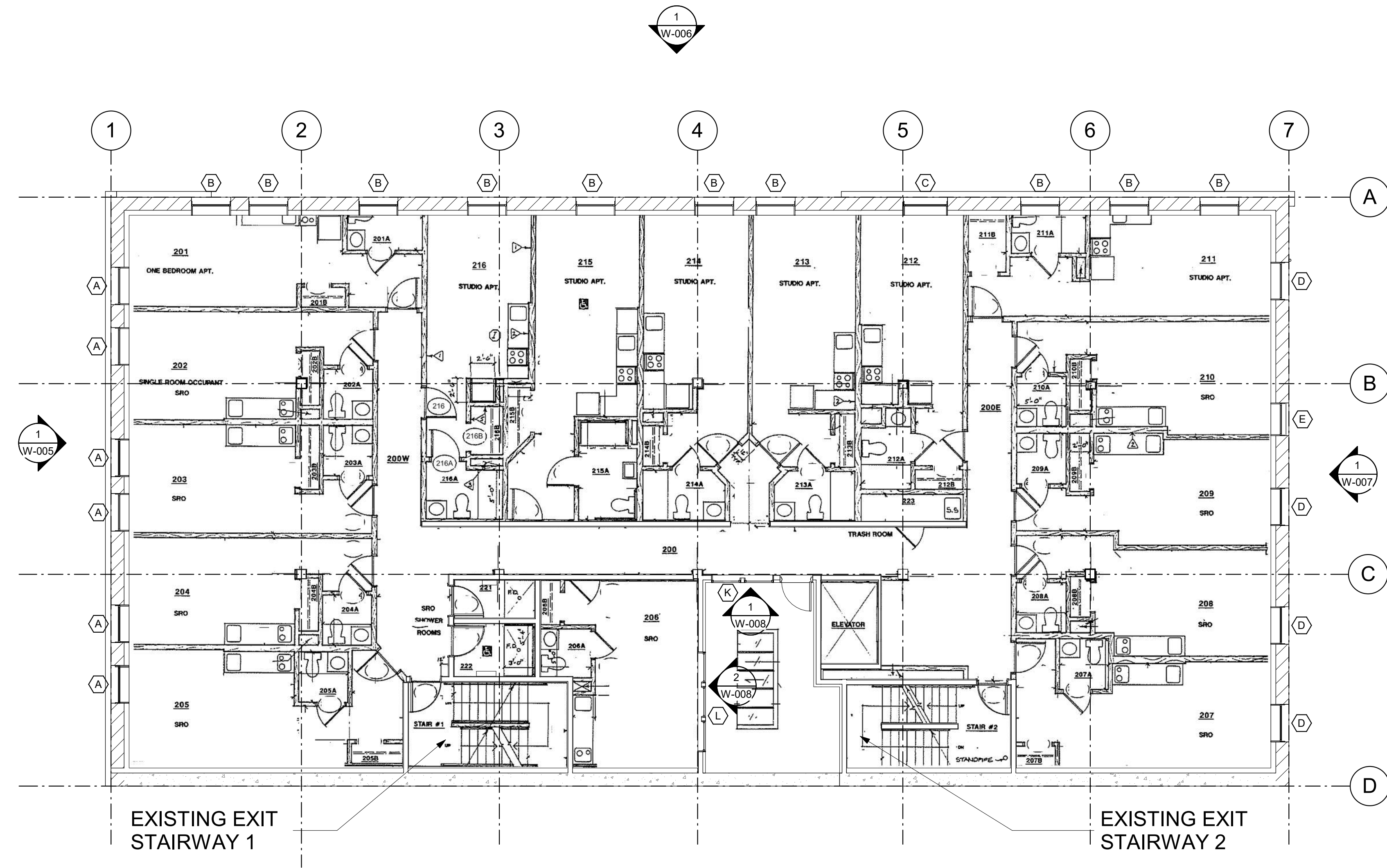
NO	DATE	DESCRIPTION

SDCI STAMP

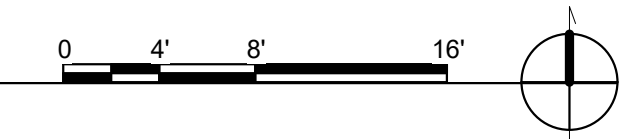
TITLE
**EXISTING LEVEL
2 PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX103



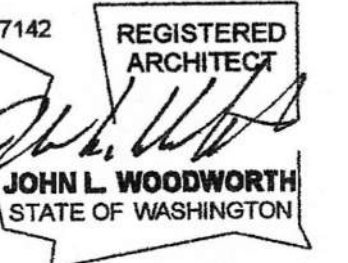
1 LEVEL 2 EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

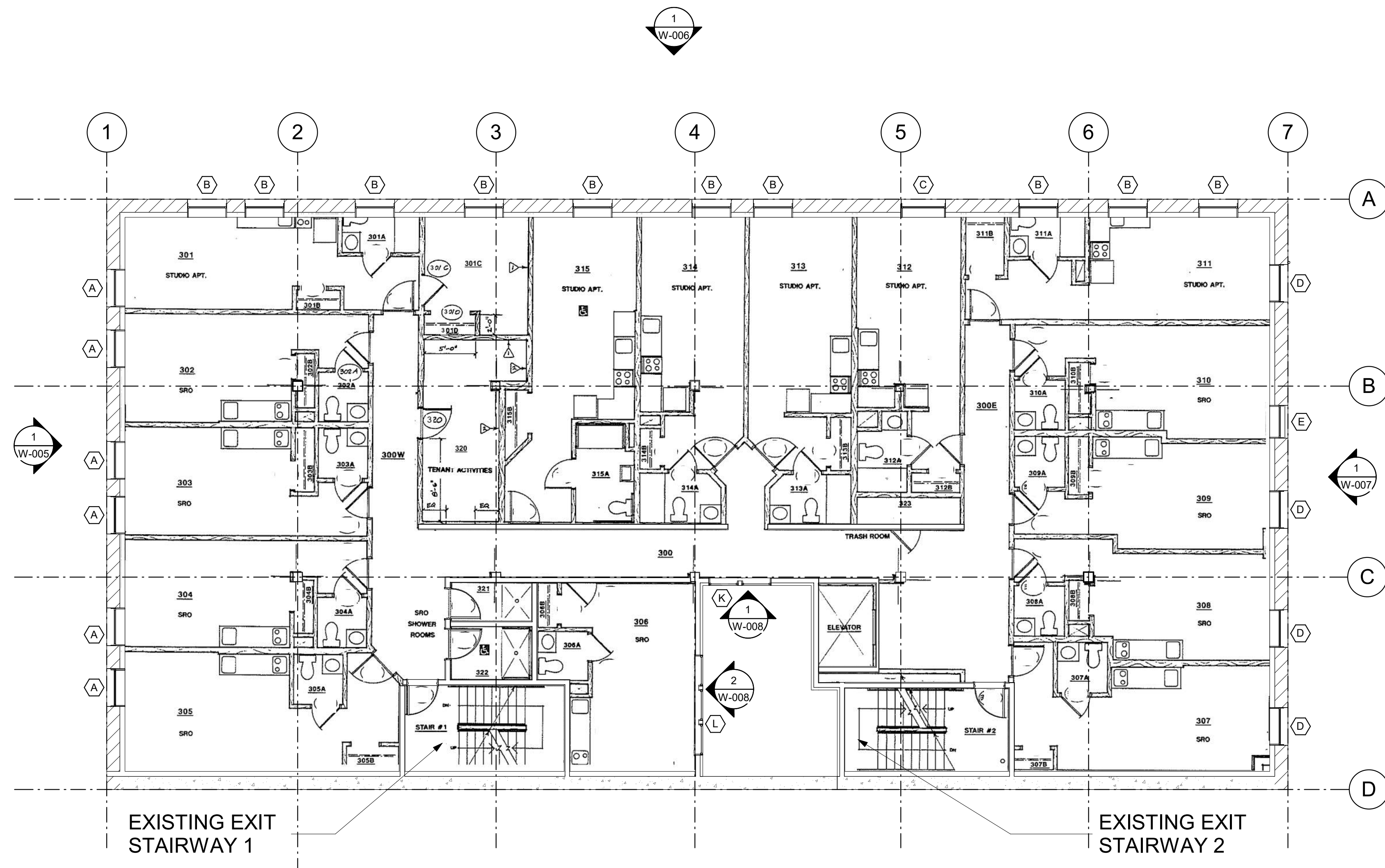
NO	DATE	DESCRIPTION

SDCI STAMP

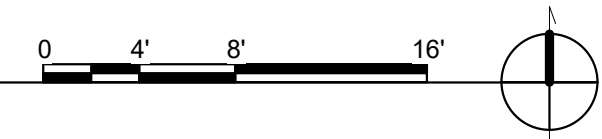
TITLE
**EXISTING LEVEL
3 PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX104



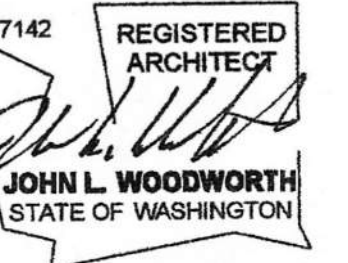
1 LEVEL 3 EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

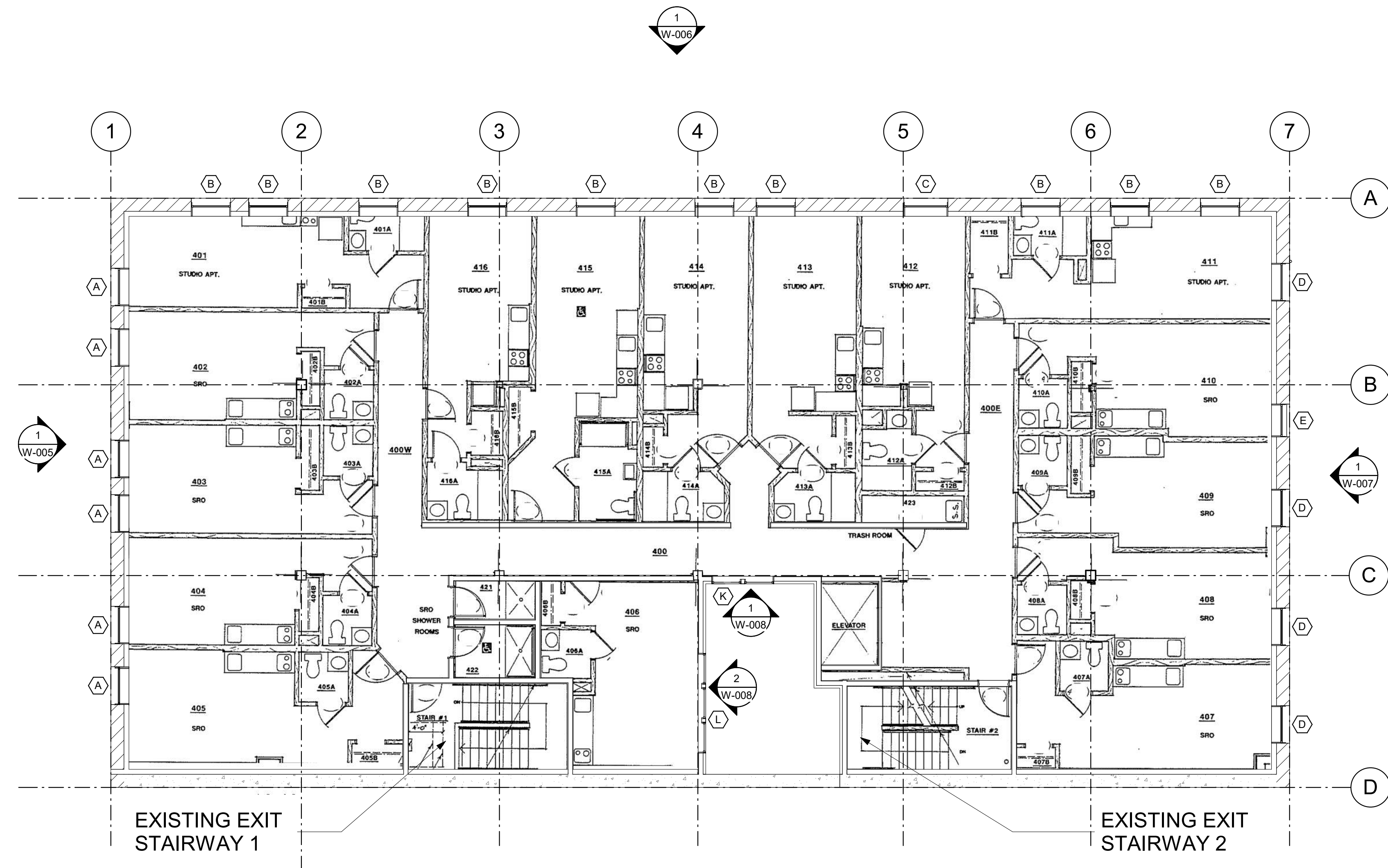
NO	DATE	DESCRIPTION
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SDCI STAMP

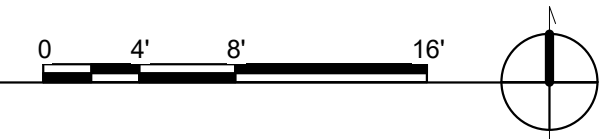
TITLE
**EXISTING LEVEL
4 PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX105



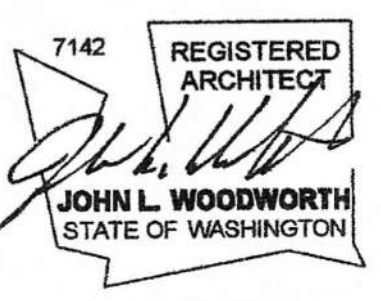
1 LEVEL 4 EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

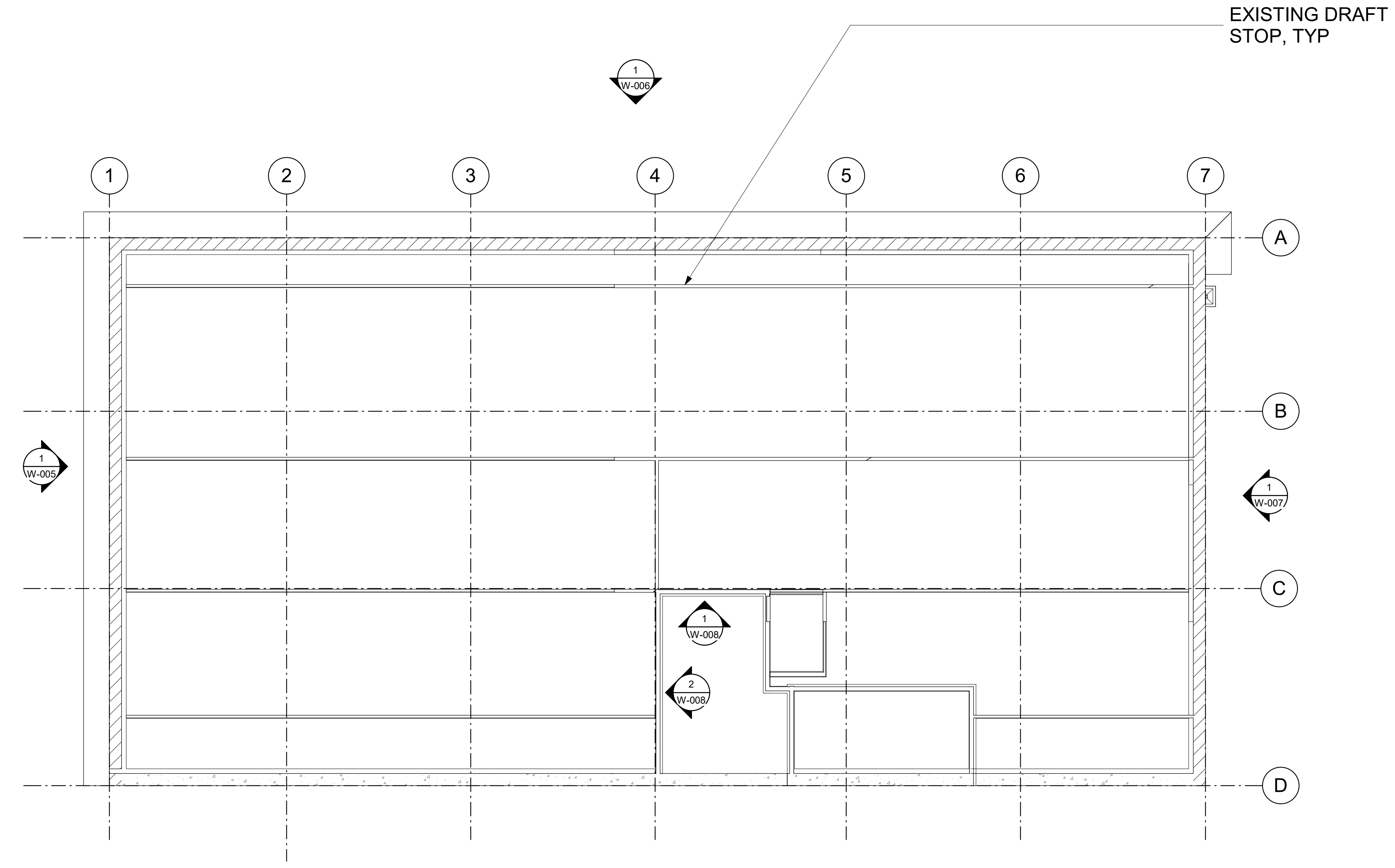
NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
**EXISTING ATTIC
PLAN**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

EX106

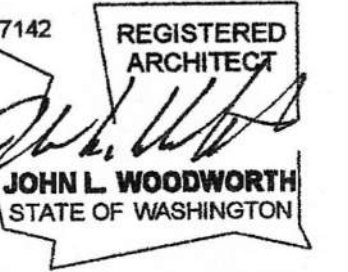


1 ATTIC EXISTING PLAN
SCALE: 1/8" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

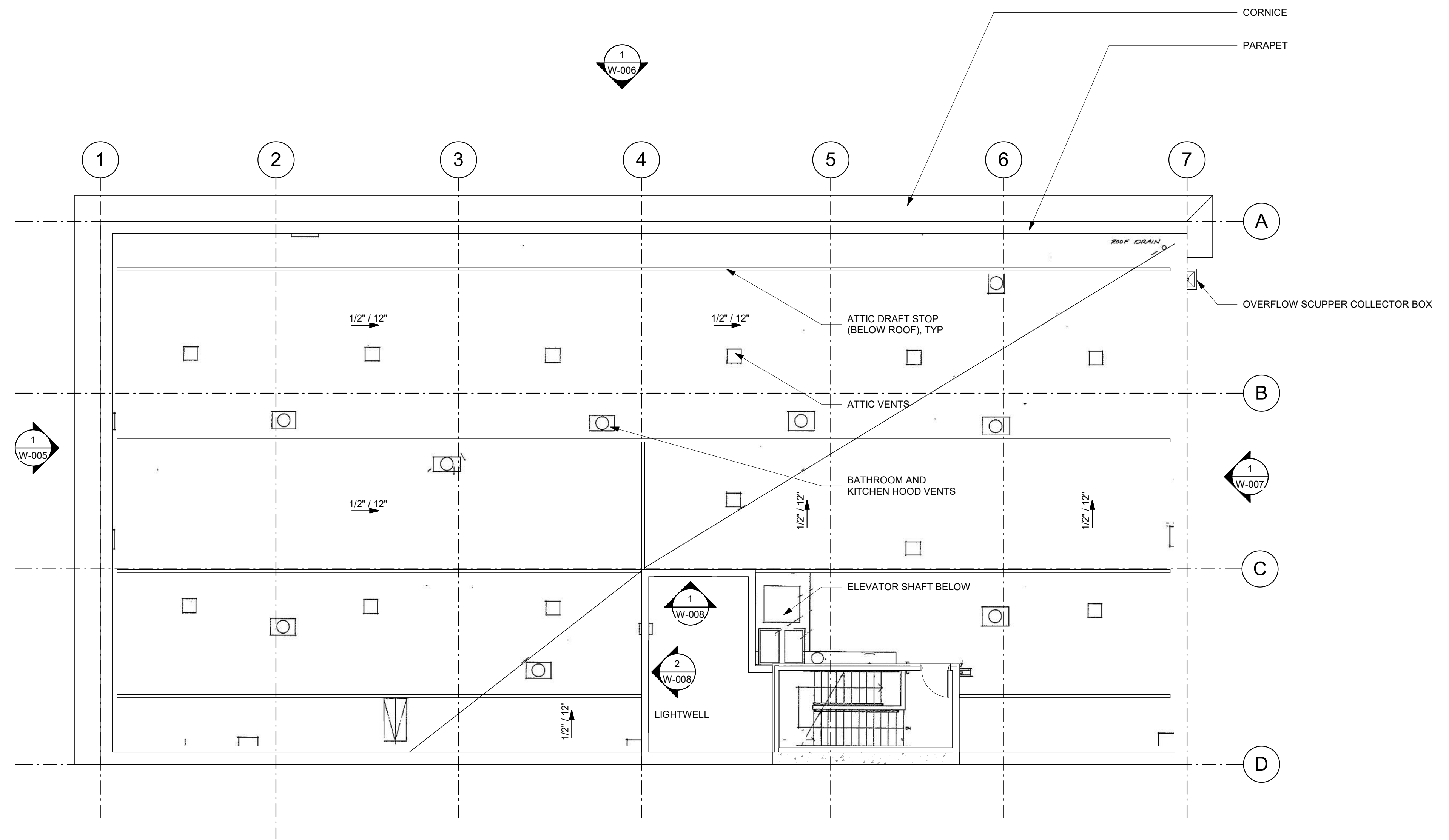
NO	DATE	DESCRIPTION
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SDCI STAMP

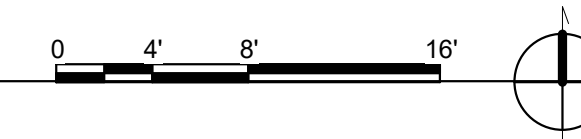
TITLE
**EXISTING ROOF
PLAN**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

EX107



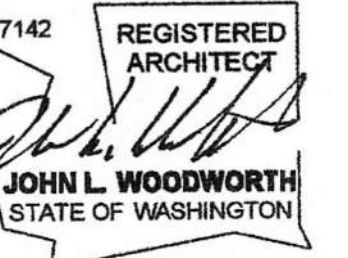
1 ROOF EXISTING PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
**EXISTING
EXTERIOR
ELEVATIONS**

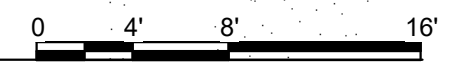
MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

EX200



2 NORTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

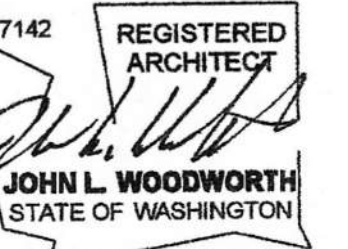
1 WEST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

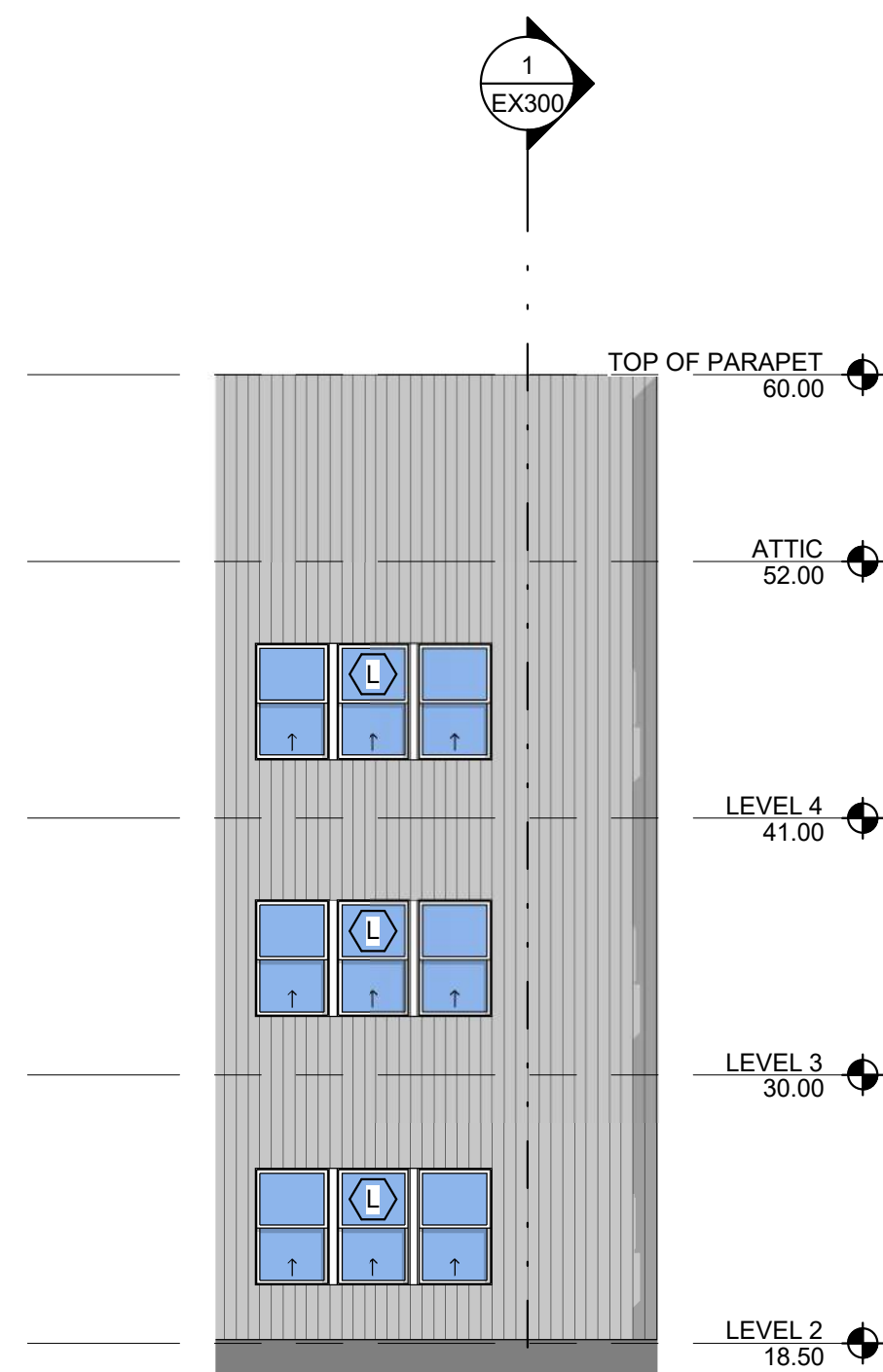
NO	DATE	DESCRIPTION
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SDCI STAMP

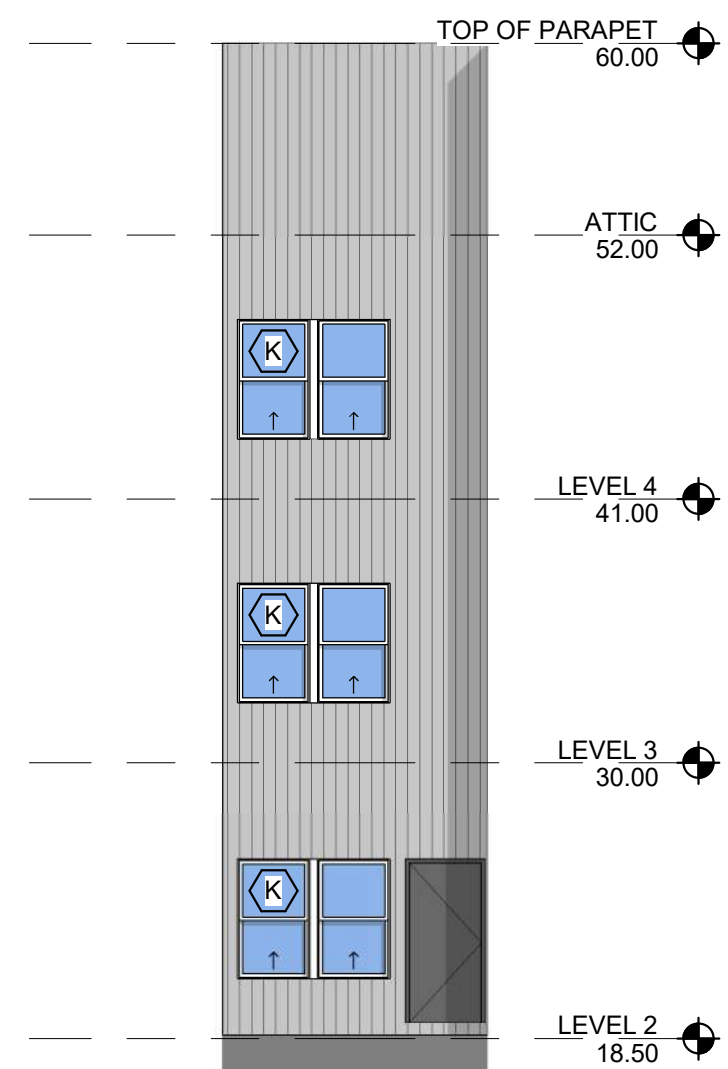
TITLE
**EXISTING
EXTERIOR
ELEVATIONS**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

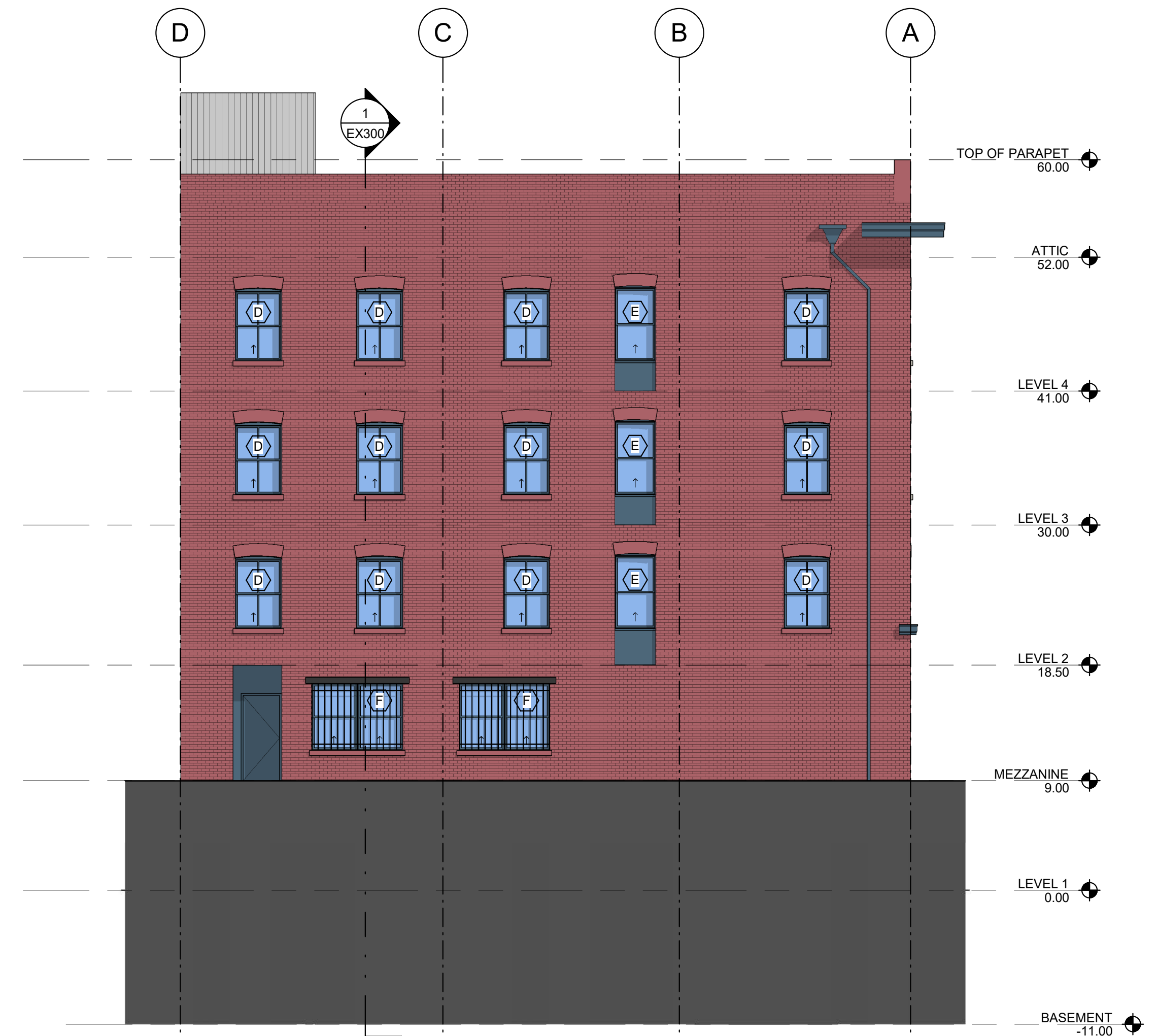
EX201



3 WEST COURTYARD ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

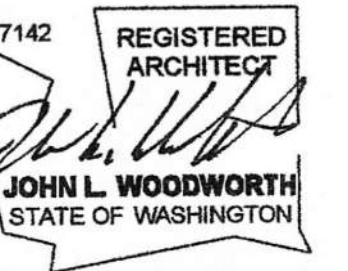


1 EAST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

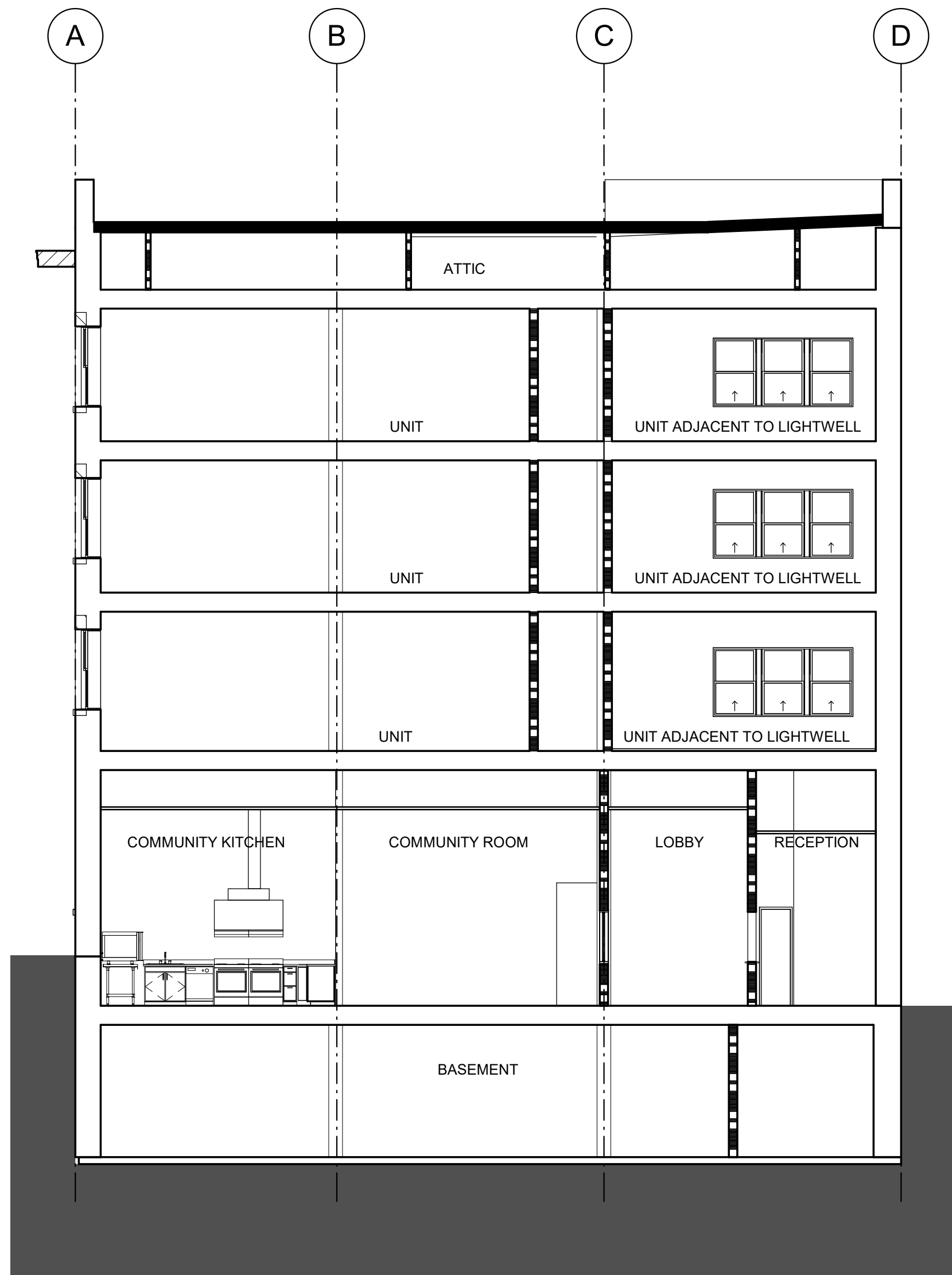
NO	DATE	DESCRIPTION
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SDCI STAMP

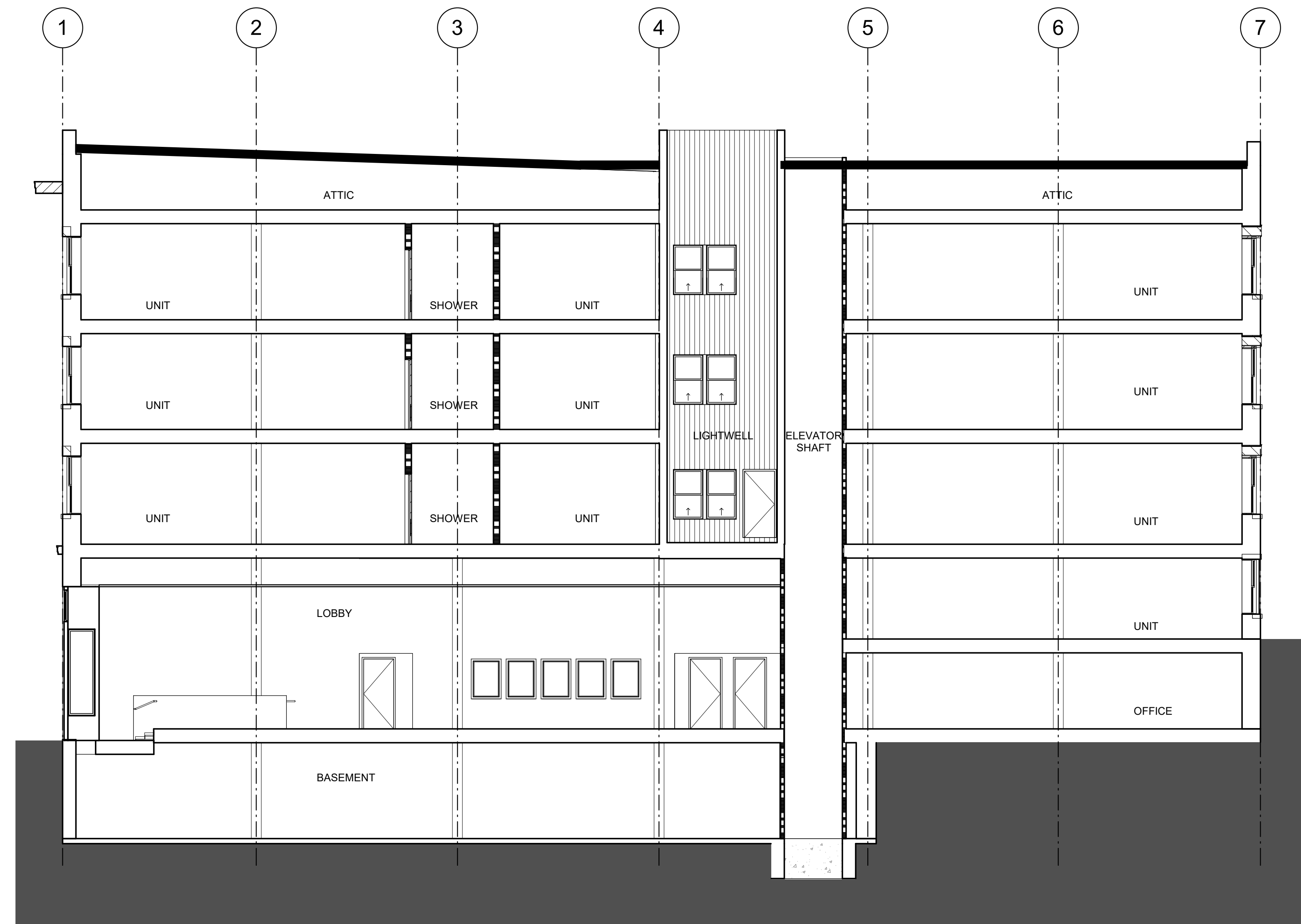
TITLE
**EXISTING
SECTIONS -
BUILDING**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

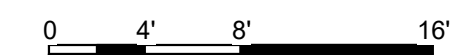
EX300



2 EXISTING SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"



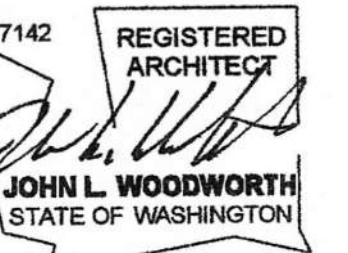
1 EXISTING SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
----	------	-------------

SDCI STAMP

TITLE
**DEMOLITION
EXTERIOR
ELEVATIONS**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

D200

LEGEND

- ORIGINAL 1905 WINDOWS PROPOSED FOR REPLACEMENT ---
- 1993-94 WINDOWS PROPOSED FOR REPLACEMENT ---



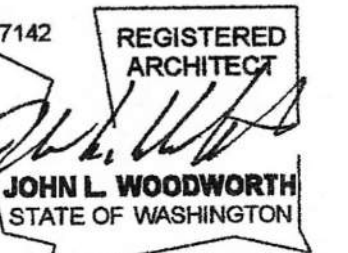
2 NORTH ELEVATION DEMO
SCALE: 1/8" = 1'-0"

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



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
----	------	-------------

SDCI STAMP

TITLE
**DEMOLITION
EXTERIOR
ELEVATIONS**

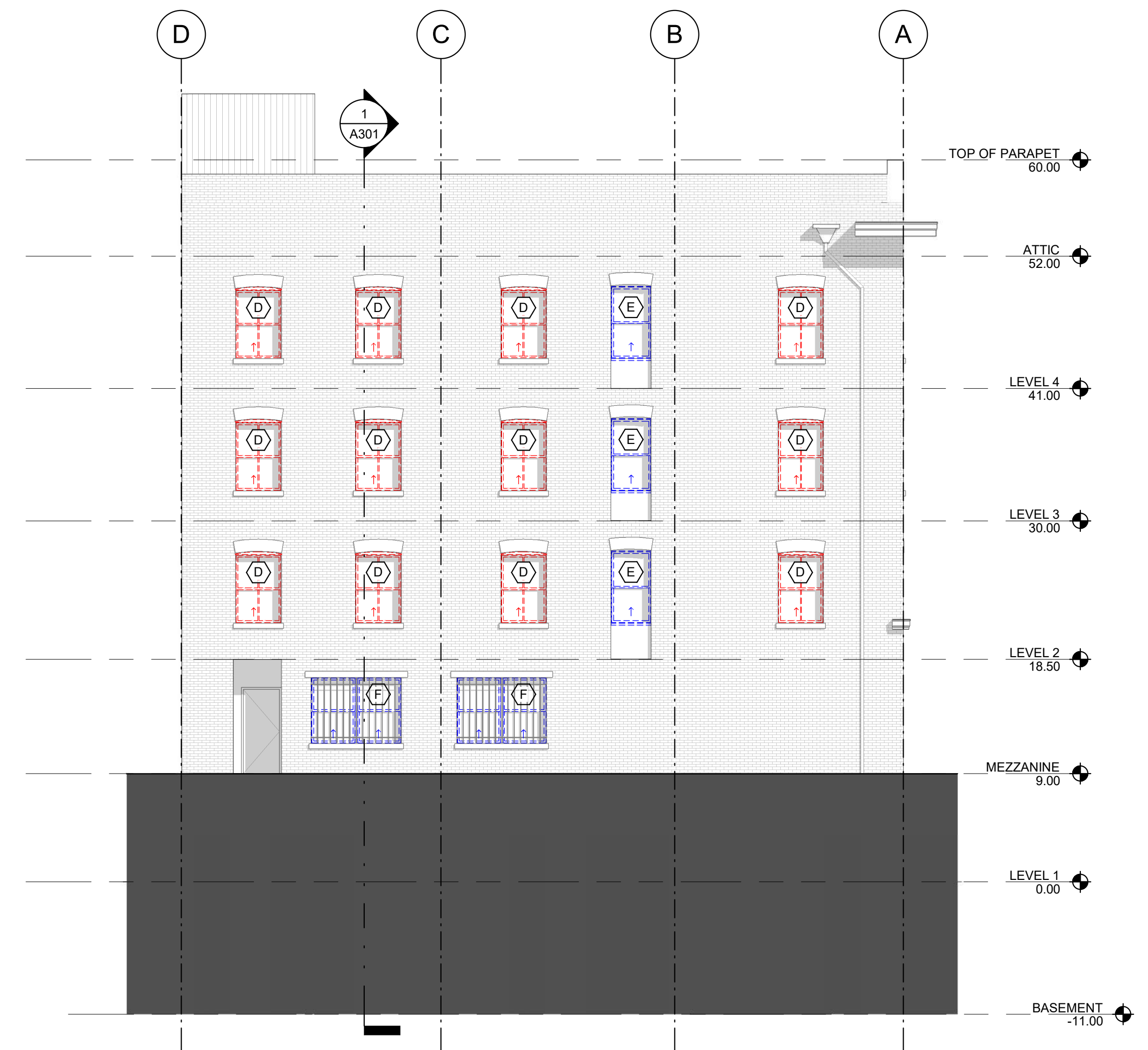
MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

D201

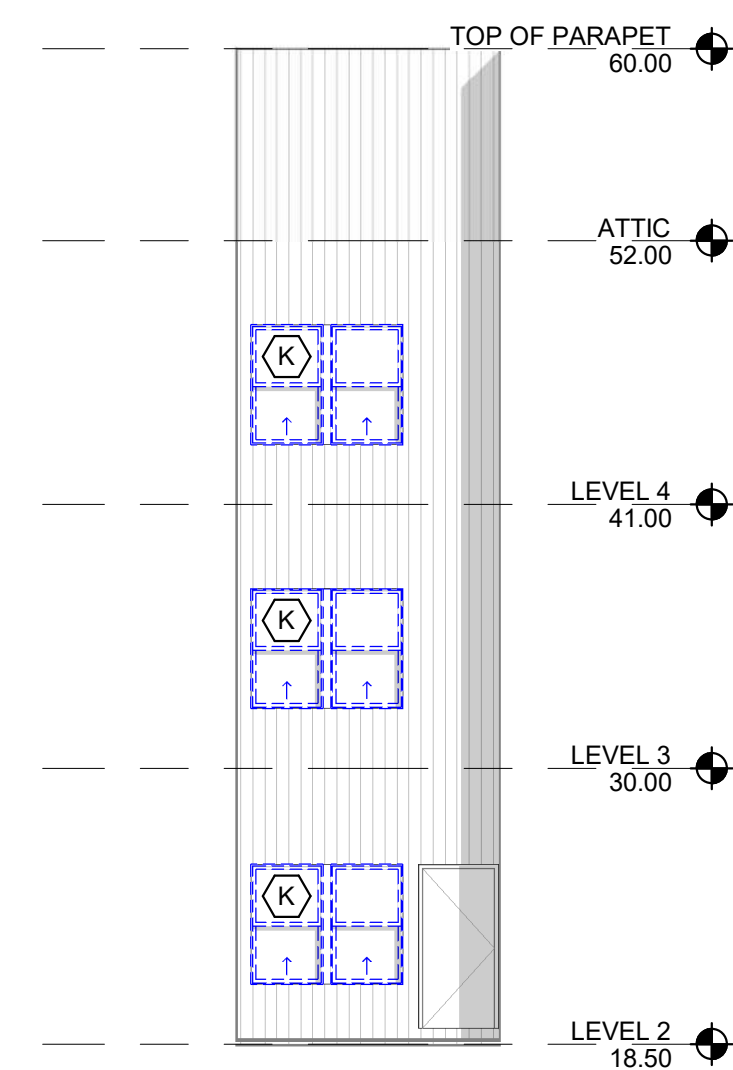
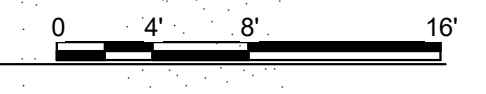
LEGEND

ORIGINAL 1905 WINDOWS PROPOSED FOR REPLACEMENT ---

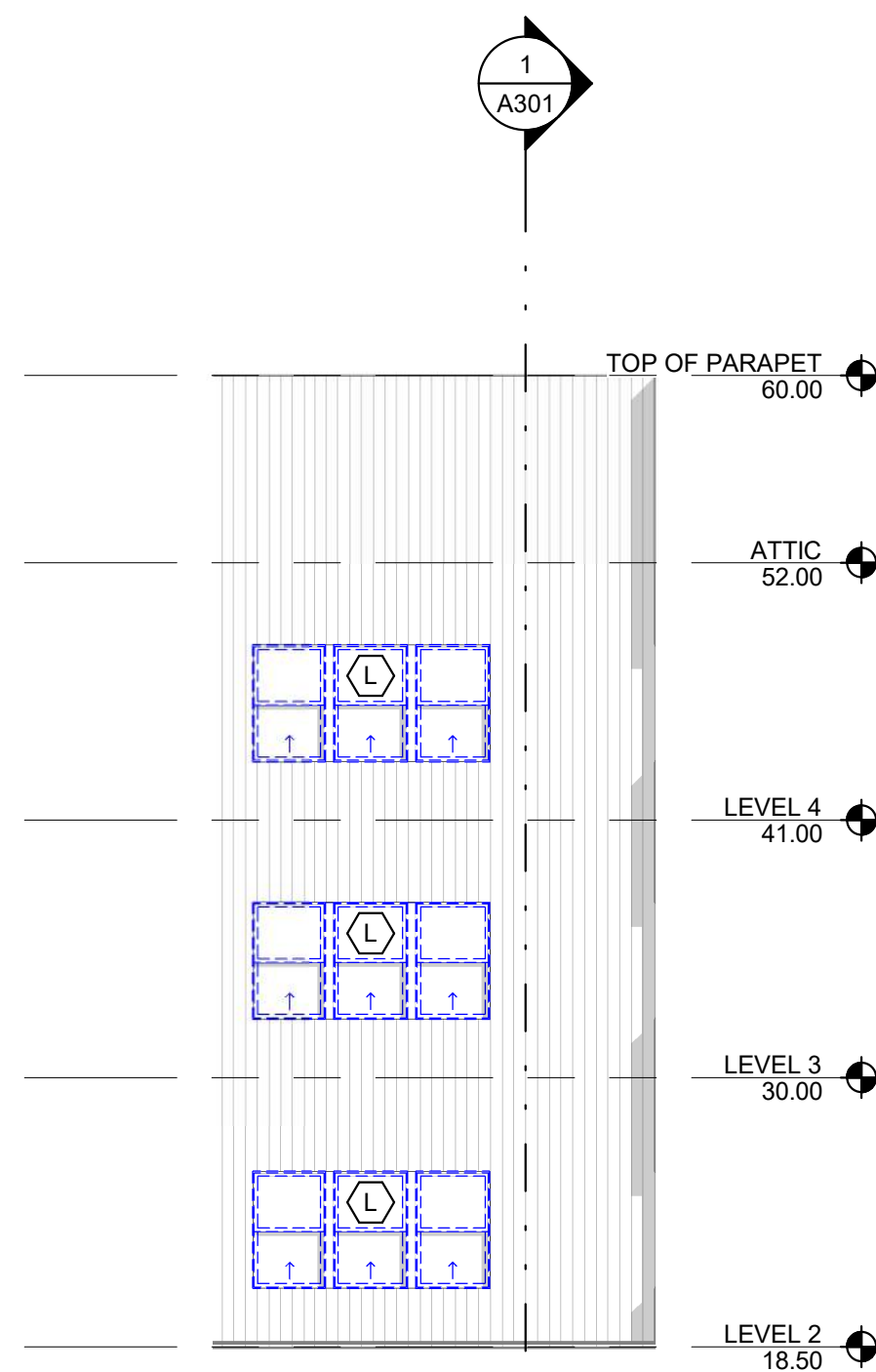
1993-94 WINDOWS PROPOSED FOR REPLACEMENT ---



1 EAST ELEVATION DEMO
SCALE: 1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION DEMO
SCALE: 1/8" = 1'-0"

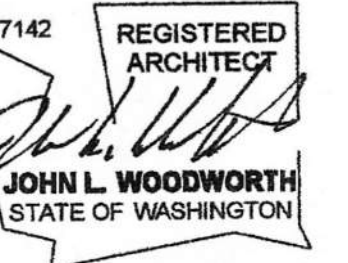


3 WEST COURTYARD ELEVATION DEMO
SCALE: 1/8" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

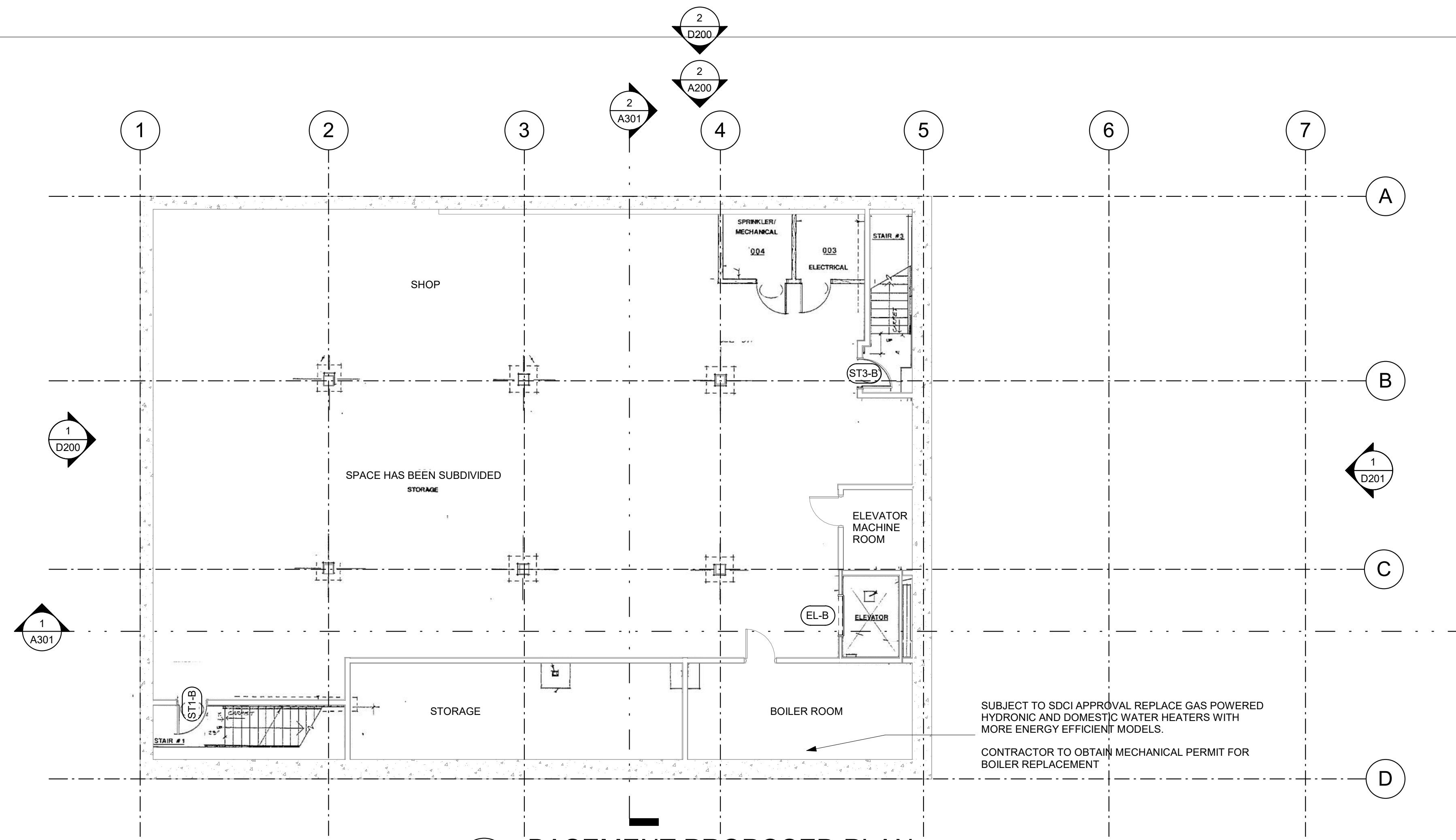
NO	DATE	DESCRIPTION
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SDCI STAMP

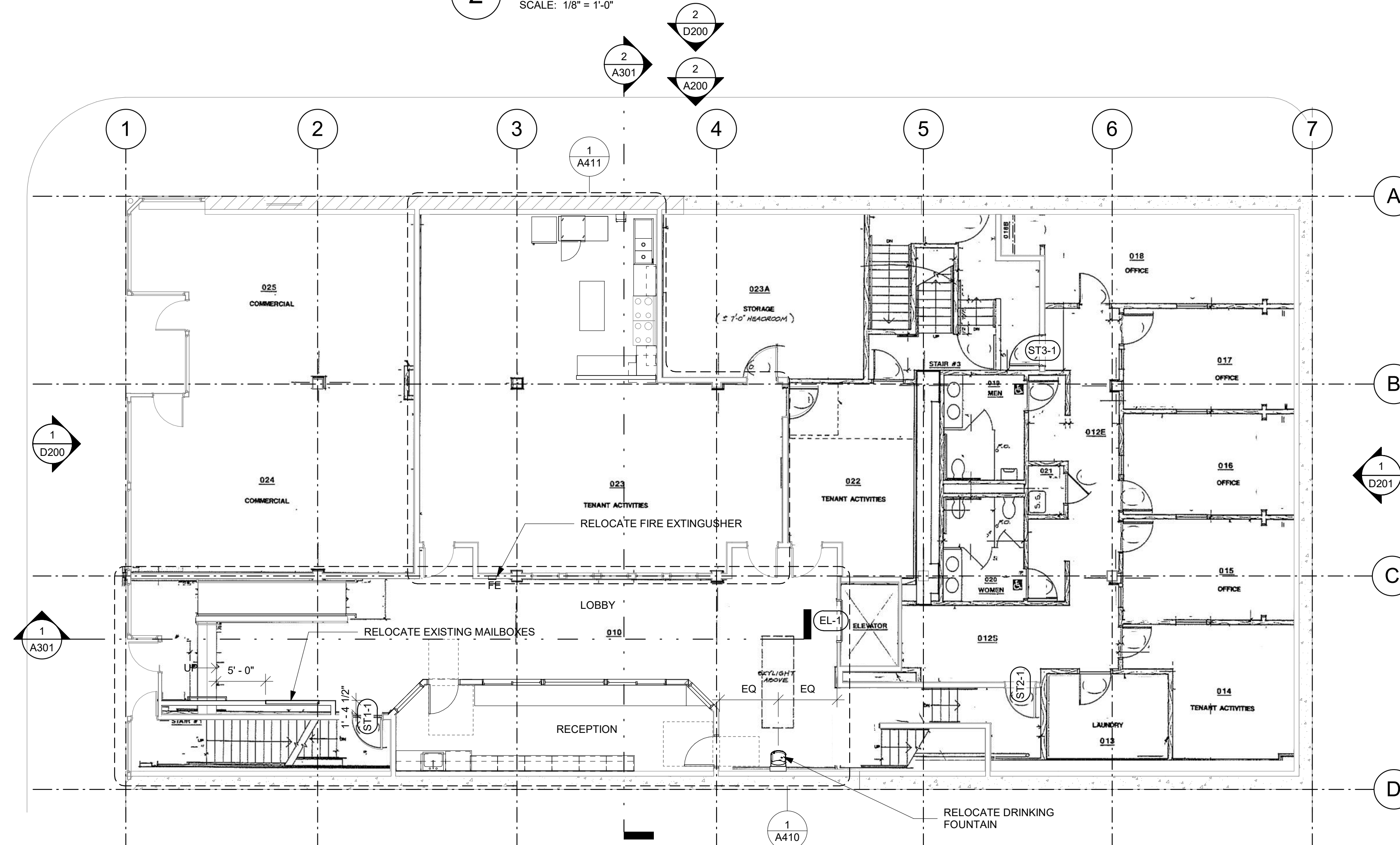
TITLE
**BASEMENT &
LEVEL 1 PLANS**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A101



2 BASEMENT PROPOSED PLAN



1 LEVEL 1 PROPOSED PLAN

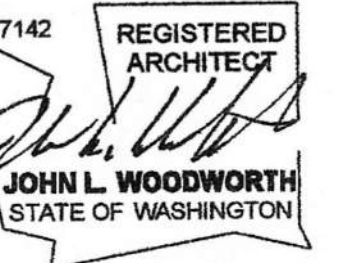
GENERAL NOTES

- THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
- ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
- FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
- FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
- SEE DOOR SCHEDULE FOR DOORS TYPES.
- SEE WINDOW SCHEDULES FOR WINDOW TYPES.



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

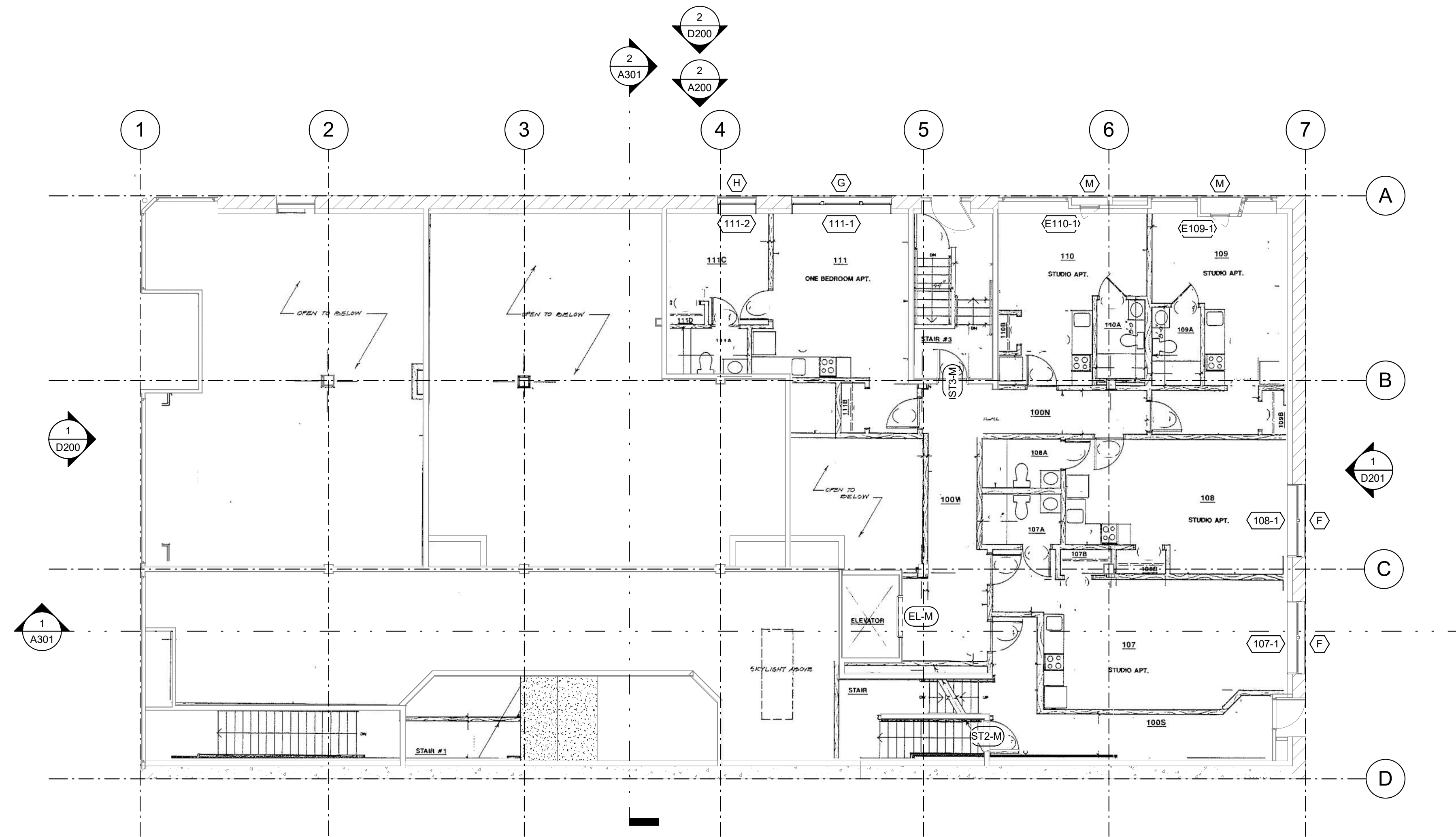
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE
**MEZZANINE
PLAN**

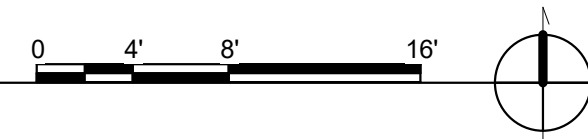
MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A102



1 MEZZANINE PROPOSED PLAN

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



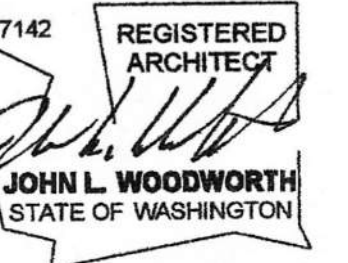
GENERAL NOTES

- THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
- ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
- FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
- FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
- SEE DOOR SCHEDULE FOR DOORS TYPES.
- SEE WINDOW SCHEDULES FOR WINDOW TYPES.



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

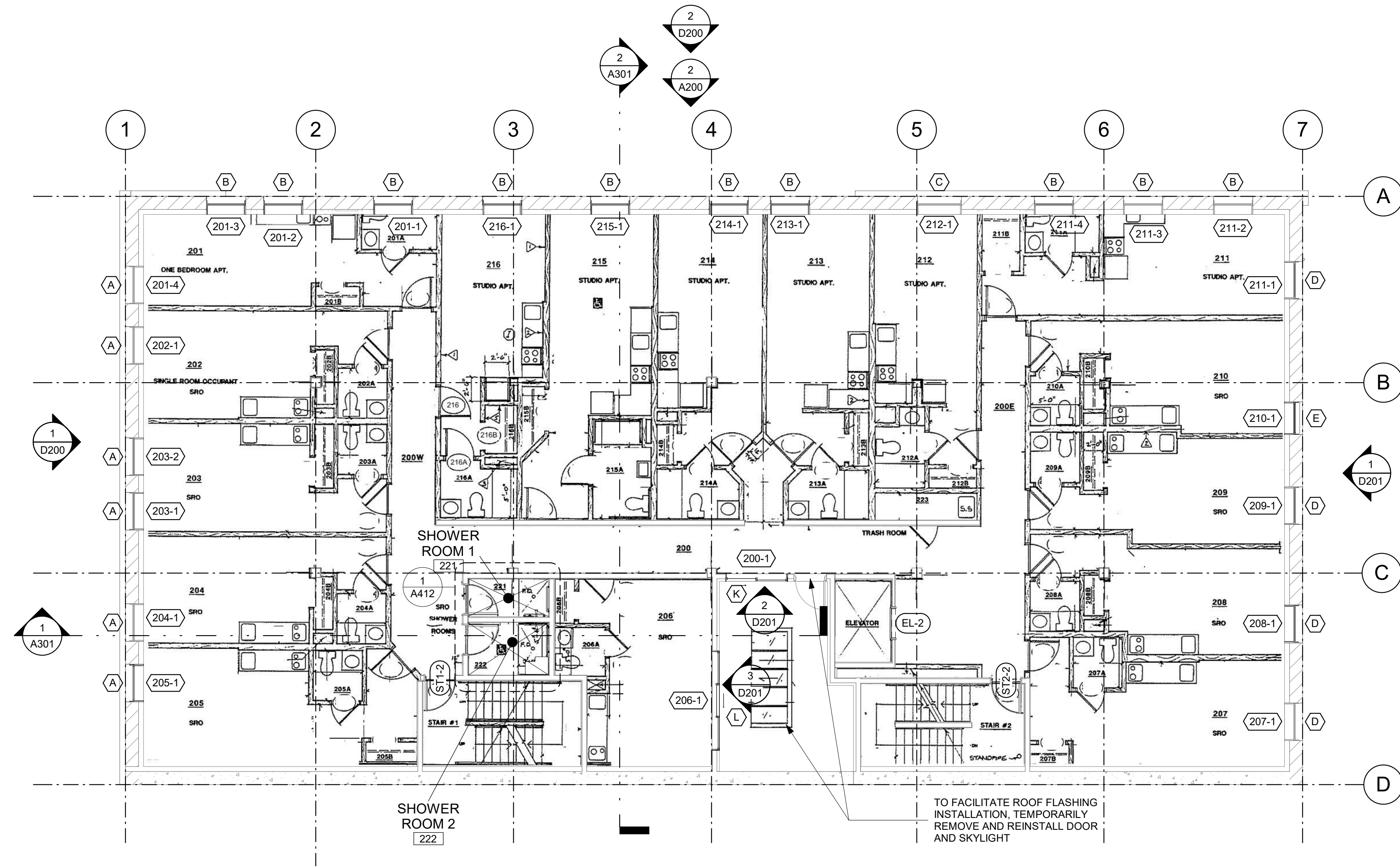
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE
LEVEL 2 PLAN

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

A103



1 LEVEL 2 PROPOSED PLAN
SCALE: 1/8" = 1'-0"



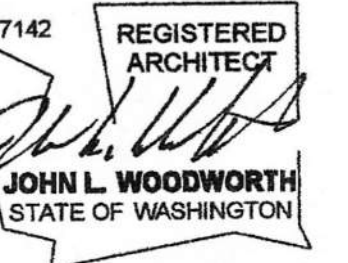
GENERAL NOTES

- THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
 - ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
 - FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
 - FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
 - SEE DOOR SCHEDULE FOR DOORS TYPES.
 - SEE WINDOW SCHEDULES FOR WINDOW TYPES.
- SEE ENVELOPE CONSULTANT (BE) SHEETS FOR ROOF MEMBRANE REPLACEMENT DETAILS



**UNION
HOTEL**

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SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
LEVEL 3 PLAN

GENERAL NOTES

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- FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
- SEE DOOR SCHEDULE FOR DOORS TYPES.
- SEE WINDOW SCHEDULES FOR WINDOW TYPES.

MUP #

SDOT #

PERMIT # 6917769-CN

DRAWN PD

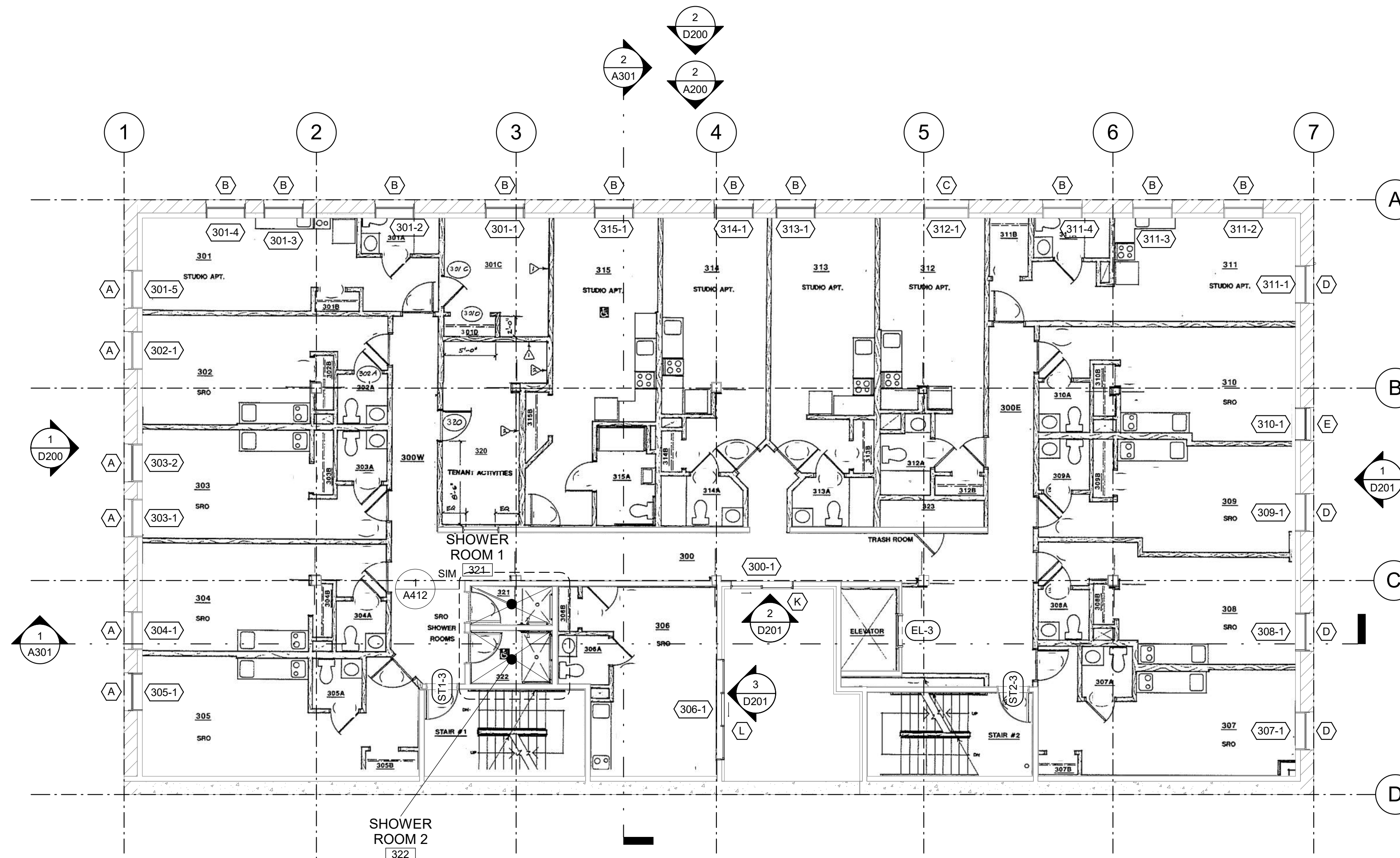
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ISSUE DATE 03/06/23

JOB NO. 21015

SHEET NO.:

A104



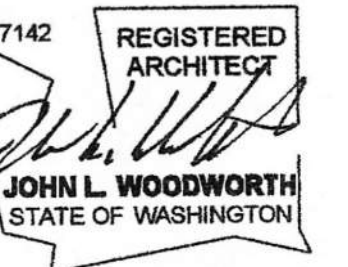
1 LEVEL 3 PROPOSED PLAN
SCALE: 1/8" = 1'-0"





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

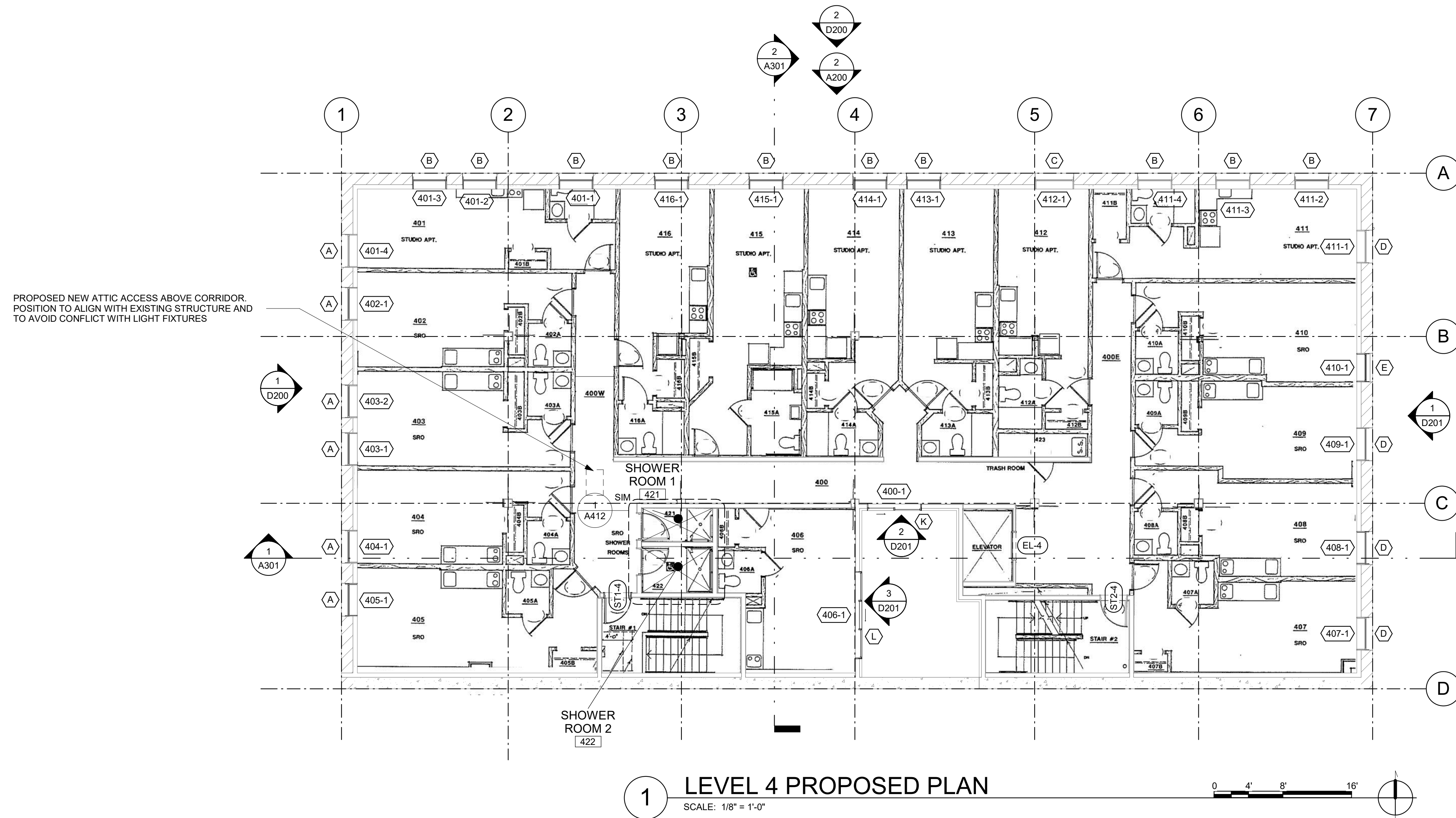
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SDCI STAMP

TITLE
LEVEL 4 PLAN

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

A105



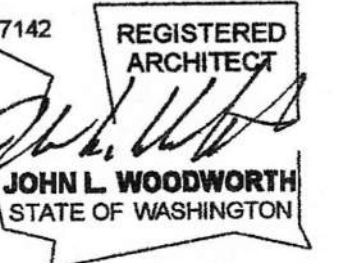
GENERAL NOTES

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- SEE WINDOW SCHEDULES FOR WINDOW TYPES.



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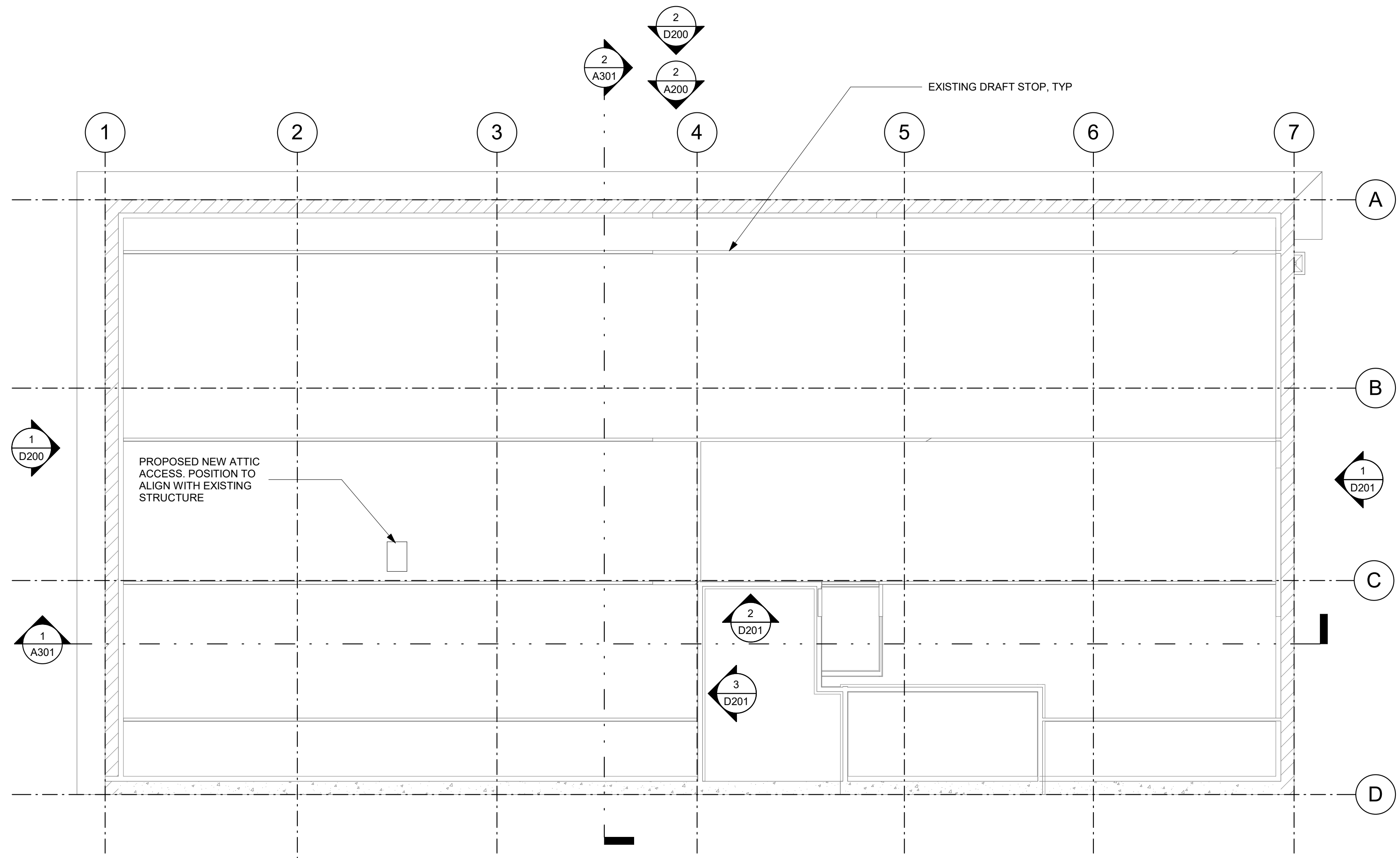


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2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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1 ATTIC PROPOSED PLAN
SCALE: 1/8" = 1'-0"

ATTIC NOTES

- FOR IMPROVED ATTIC ACCESS INSTALL A NEW 1 HOUR FIRE RATED ATTIC ACCESS HATCH. ORIENT HATCH TO COORDINATE WITH EXISTING OBSTRUCTIONS INCLUDING STRUCTURAL MEMBERS, LIGHT FIXTURES, ELECTRICAL SERVICE, AND DUCTWORK.
- PROVIDE RAT RUN (CONSISTING OF (2) 2X10s) TO PROVIDE ACCESS TO ALL ATTIC AREAS WITH GREATER THAN 30° OF VERTICAL CLEAR SPACE. LOCATE RAT RUN ABOVE INSULATION.
- WHERE RAT RUN CROSSES EXISTING DRAFT STOPS PROVIDE ATTIC ACCESS DOOR WITH AUTOMATIC LATCH PER SBC 718.4.1.1
- BEFORE INSTALLING NEW INSULATION INSPECT ALL ATTIC DUCTWORK AND MAKE CORRECTIONS AS NEEDED FOR PROPER CONNECTIONS AND SEALING.
- BEFORE INSTALLING NEW INSULATION SEAL ALL PENETRATIONS BETWEEN ATTIC AND CONDITIONED SPACES.
- BEFORE INSTALLING NEW INSULATION COMPLETE AN ATTIC ELECTRICAL INSPECTION AND MAKE CORRECTIONS AS NEEDED.
- INSULATE ATTIC WITH LOOSE FILL CELLULOSE INSULATION TO A VALUE OF R-49. TO A CONSISTENT AND UNIFORM LEVEL.
- INSTALL INSULATION DEPTH MARKERS EVERY 300 SQUARE FEET
- POST AN INSULATION BAG AND INSULATION CERTIFICATE

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- SEE WINDOW SCHEDULES FOR WINDOW TYPES.

SDCI STAMP

TITLE
ATTIC PLAN

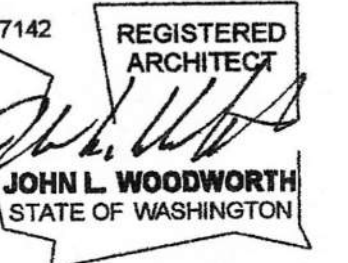
MUP #	
SDOT #	
PERMIT #	6917769-CN
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CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A106



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



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NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
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3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

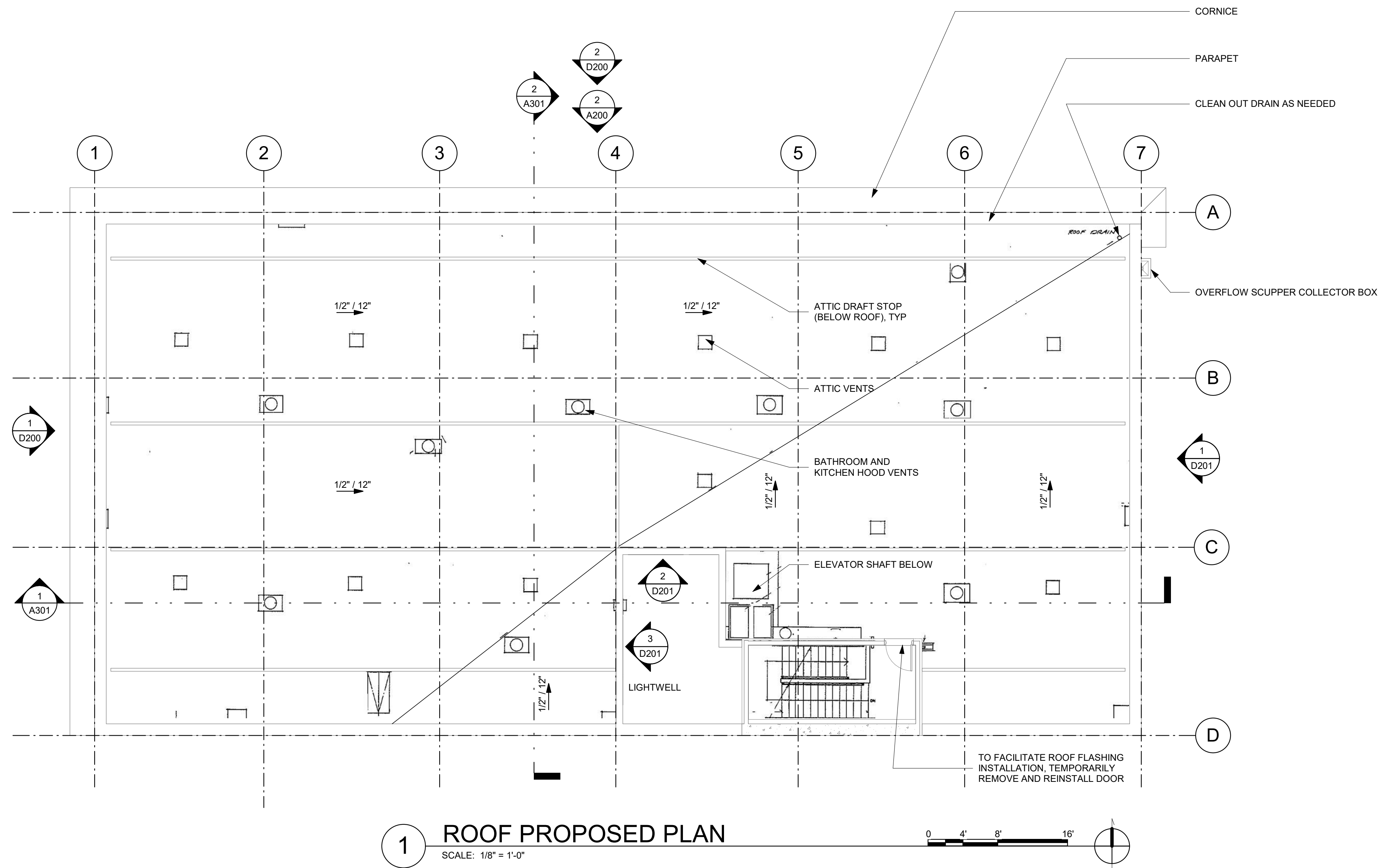
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SDCI STAMP

TITLE
ROOF PLAN

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A107



1 ROOF PROPOSED PLAN
SCALE: 1/8" = 1'-0"

ROOF NOTES

1. REPLACE ROOF MEMBRANES (INCLUDING CORNICE) PER ENVELOPE CONSULTANT (BE) SHEETS
2. CLEAN ROOF DRAIN FOR IMPROVED DRAINAGE
3. REPLACE ROOF VENTS AND HOODS WITH SIMILAR
4. EXISTING PARAPET STEEL BRACES TO REMAIN IN PLACE
5. BEFORE INSTALLING NEW INSULATION SEAL ALL PENETRATIONS BETWEEN ATTIC AND CONDITIONED SPACES.

GENERAL NOTES

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4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION
5. SEE DOOR SCHEDULE FOR DOORS TYPES.
6. SEE WINDOW SCHEDULES FOR WINDOW TYPES.

ISSUED SETS

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REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
EXTERIOR ELEVATIONS

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

WINDOW SPECIFICATION SUMMARY:
AL CLAD WOOD WINDOWS:
PELLA RESERVE TRADITIONAL
GLAZING: CLEAR, INSULATED DUAL LOW-E ADVANCED
COMFORT LOW-E INSULATED GLASS ARGON NON HIGH
ALTITUDE
EXTERIOR FINISH: BLUE ASH
INTERIOR FINISH: PRE-FINISHED WHITE

VINYL WINDOWS (ONLY AT LIGHTWELL):
VPI
EXTERIOR AND INTERIOR FINISH: WHITE

EXTERIOR NOTES

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2. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
3. SEE WINDOW SCHEDULES FOR WINDOW TYPES.
4. PAINT EXISTING/REMAINING EXTERIOR WOOD TRIM TO MATCH NEW ALUMINUM CLAD WOOD WINDOWS.
5. FIRST FLOOR LOBBY AND COMMERCIAL SPACE WINDOWS, DOORS, AND TRANSOMS TO REMAIN. CLEAN AND EXTERIOR PAINT TO MATCH NEW ALUMINUM CLAD WOOD WINDOWS.
6. MEZZANINE STOREFRONTS TO REMAIN. REPAIR OPERABLE CASEMENT WINDOWS. CLEAN AND EXTERIOR PAINT TO MATCH NEW ALUMINUM CLAD WOOD WINDOWS.

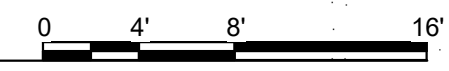


PROPOSED TRIM FINISH AND EXTERIOR WINDOW FRAME FINISH: PELLA "BLUE ASH"
PHYSICAL SAMPLES OF FINISH AND GLAZING TO BE PROVIDED FOR CERTIFICATE OF APPROVAL REVIEW



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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





**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104

ISSUED SETS

NO	DATE	DESCRIPTION
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REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
**EXTERIOR
ELEVATIONS**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A201

WINDOW SPECIFICATION SUMMARY:

AL CLAD WOOD WINDOWS:
PELLA RESERVE TRADITIONAL
GLAZING: CLEAR, INSULATED DUAL LOW-E ADVANCED
COMFORT LOW-E INSULATING GLASS ARGON NON HIGH
ALTITUDE
EXTERIOR FINISH: BLUE ASH
INTERIOR FINISH: PRE-FINISHED WHITE

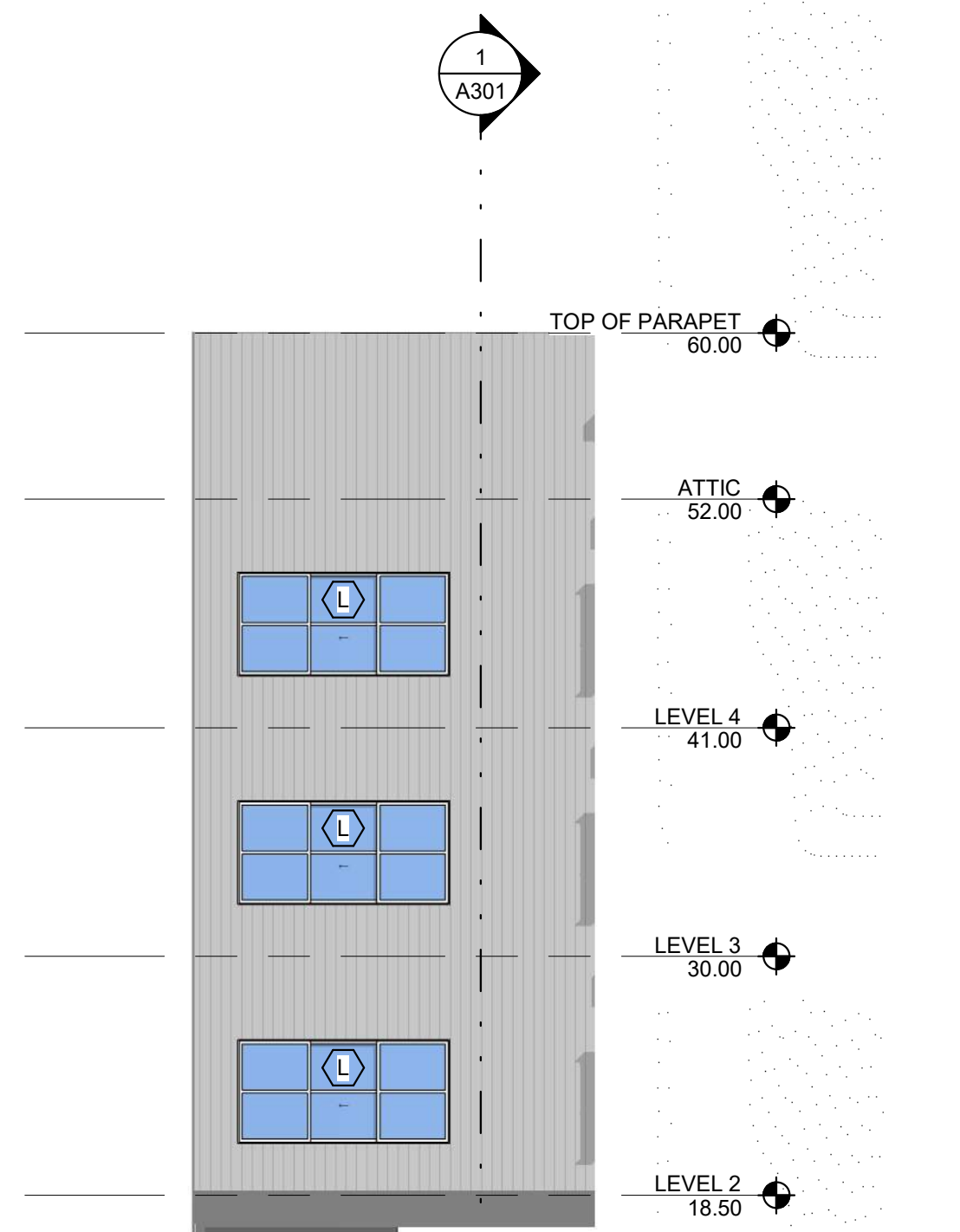
VINYL WINDOWS (ONLY AT LIGHTWELL):
VPI
EXTERIOR AND INTERIOR FINISH: WHITE

EXTERIOR NOTES

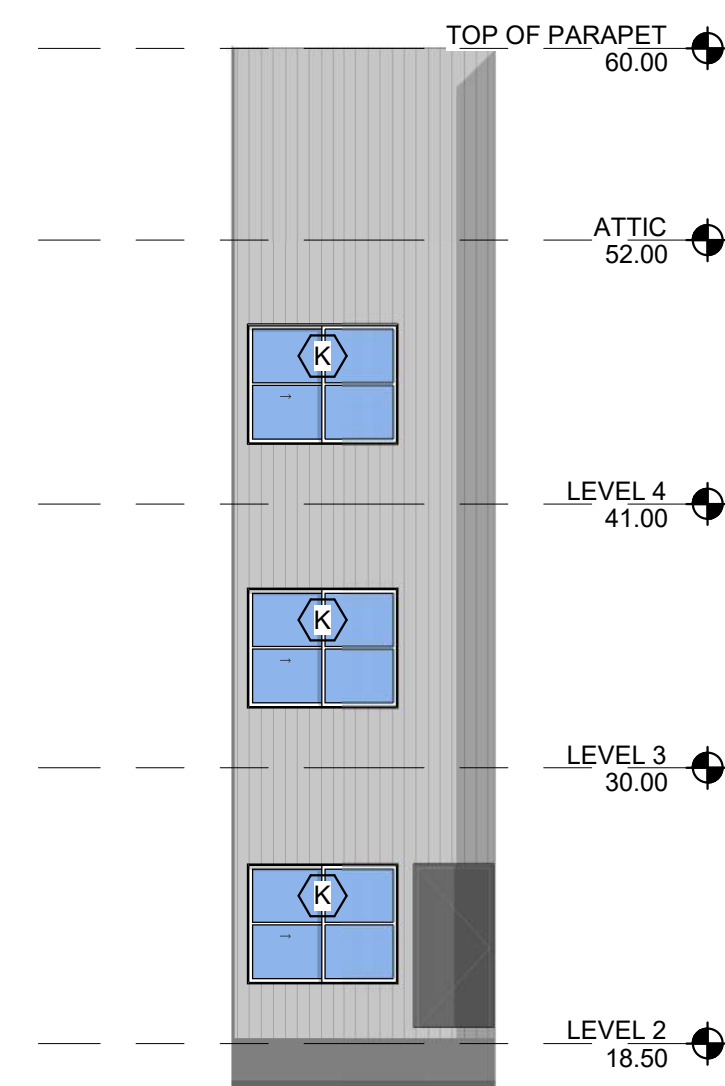
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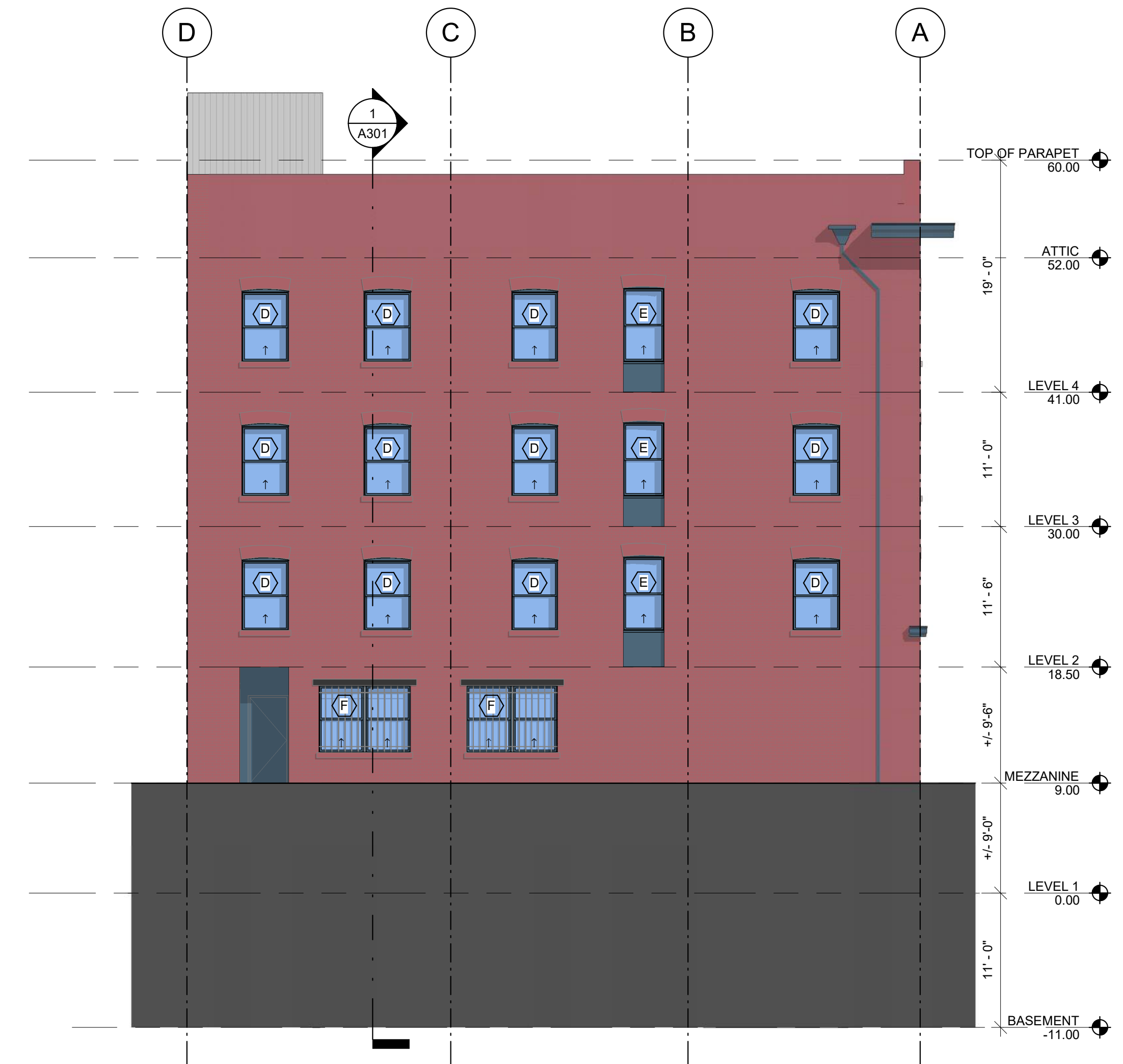
PROPOSED TRIM FINISH AND
EXTERIOR WINDOW FRAME FINISH:
PELLA "BLUE ASH"
PHYSICAL SAMPLES OF FINISH AND
GLAZING TO BE PROVIDED FOR
CERTIFICATE OF APPROVAL REVIEW



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



2 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

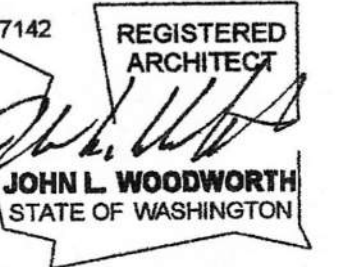


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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204 3RD AVE S
SEATTLE WA 98104



NO	DATE	DESCRIPTION
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NO	DATE	DESCRIPTION

SDCI STAMP

TITLE

**PROPOSED SECTIONS -
BUILDING**

MUP #

SDOT #

PERMIT # 6917769-CN

DRAWN PD

CHECKED Checker

ISSUE DATE 03/06/23

JOB NO. 21015

SHEET NO.:

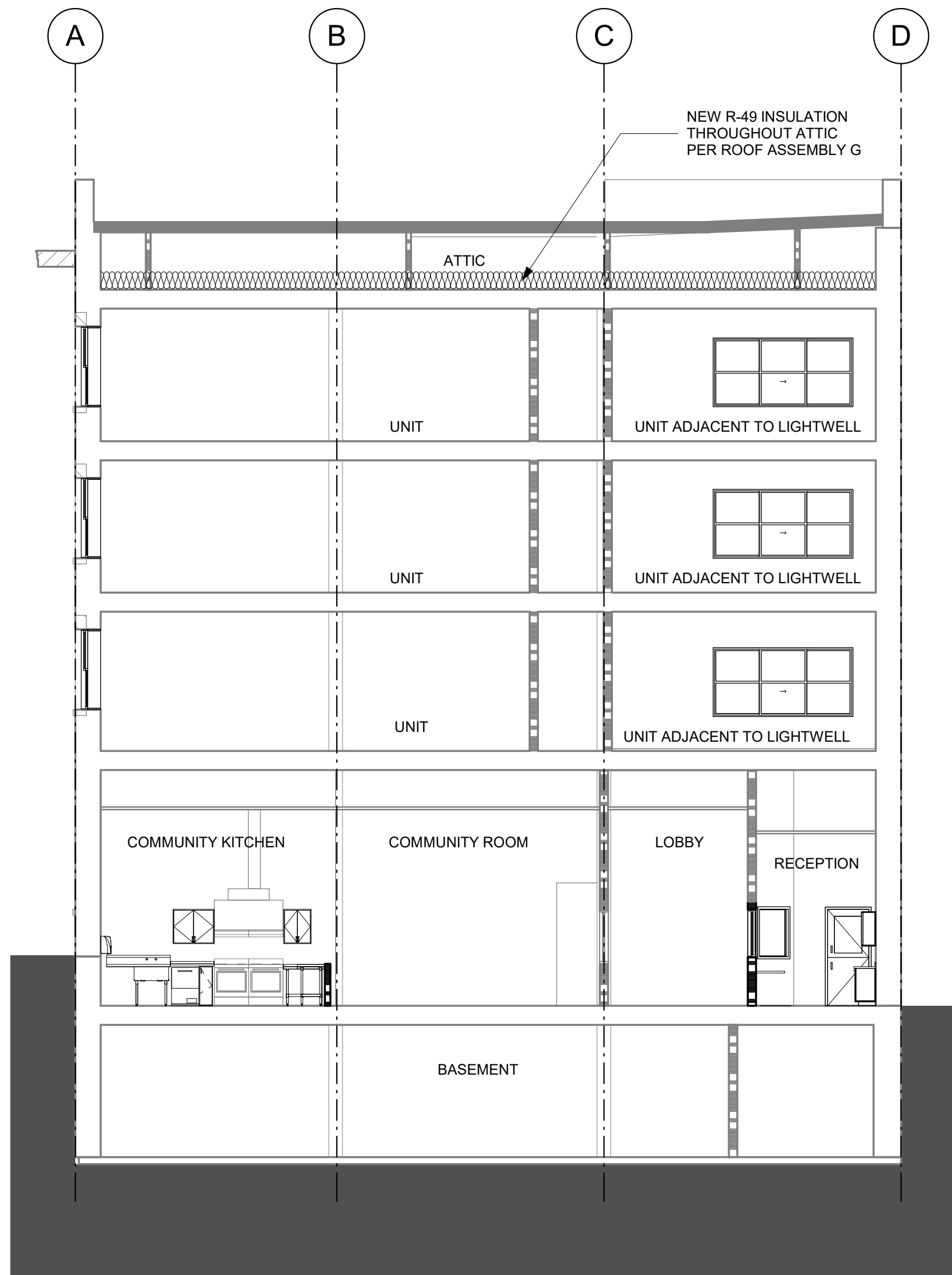
A301

GENERAL NOTES

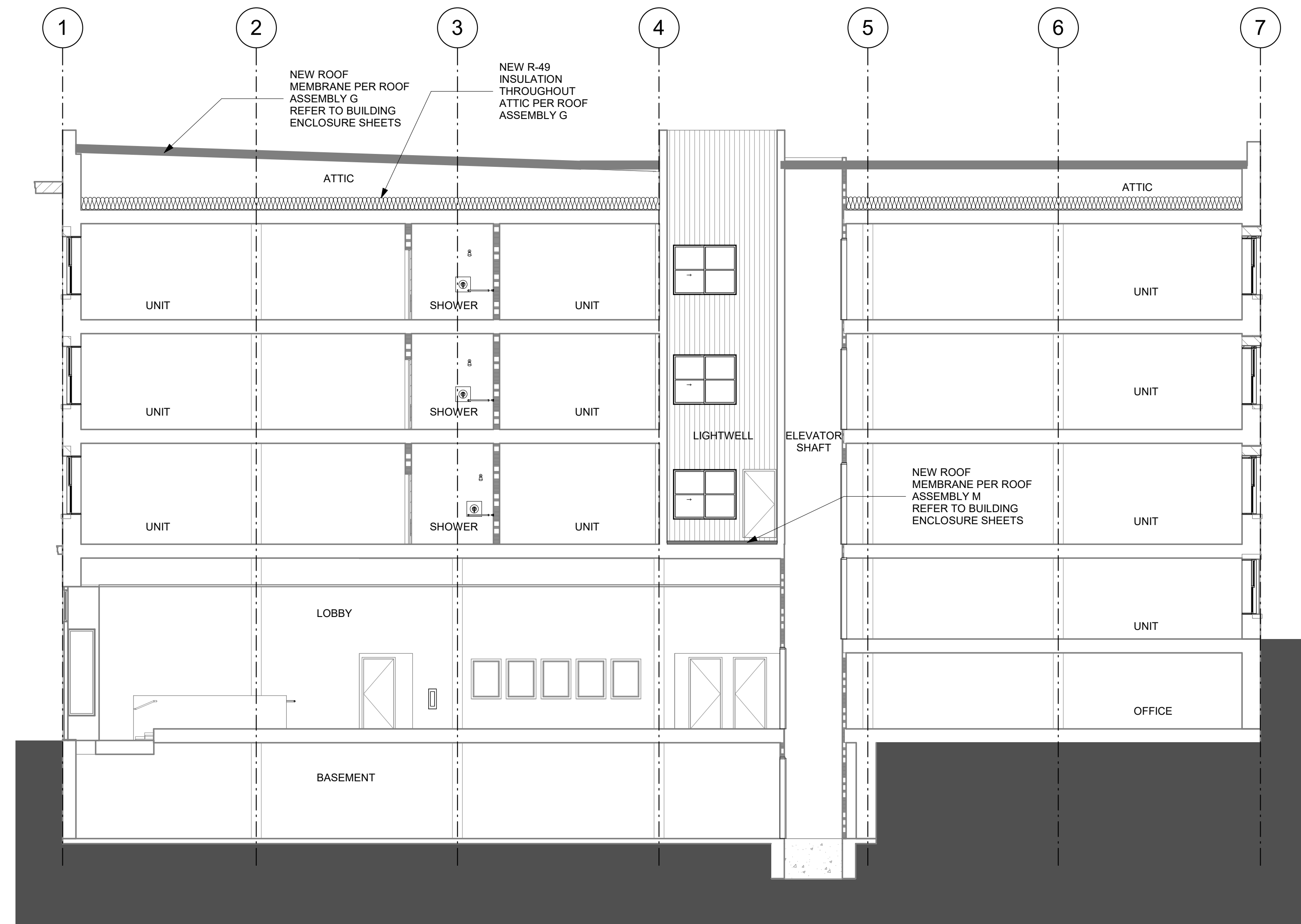
1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
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ATTIC NOTES

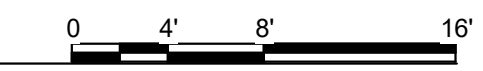
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8. INSTALL INSULATION DEPTH MARKERS EVERY 300 SQUARE FEET
9. POST AN INSULATION BAG AND INSULATION CERTIFICATE



2 PROPOSED SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"



1 PROPOSED SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
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REVISIONS / NOTES

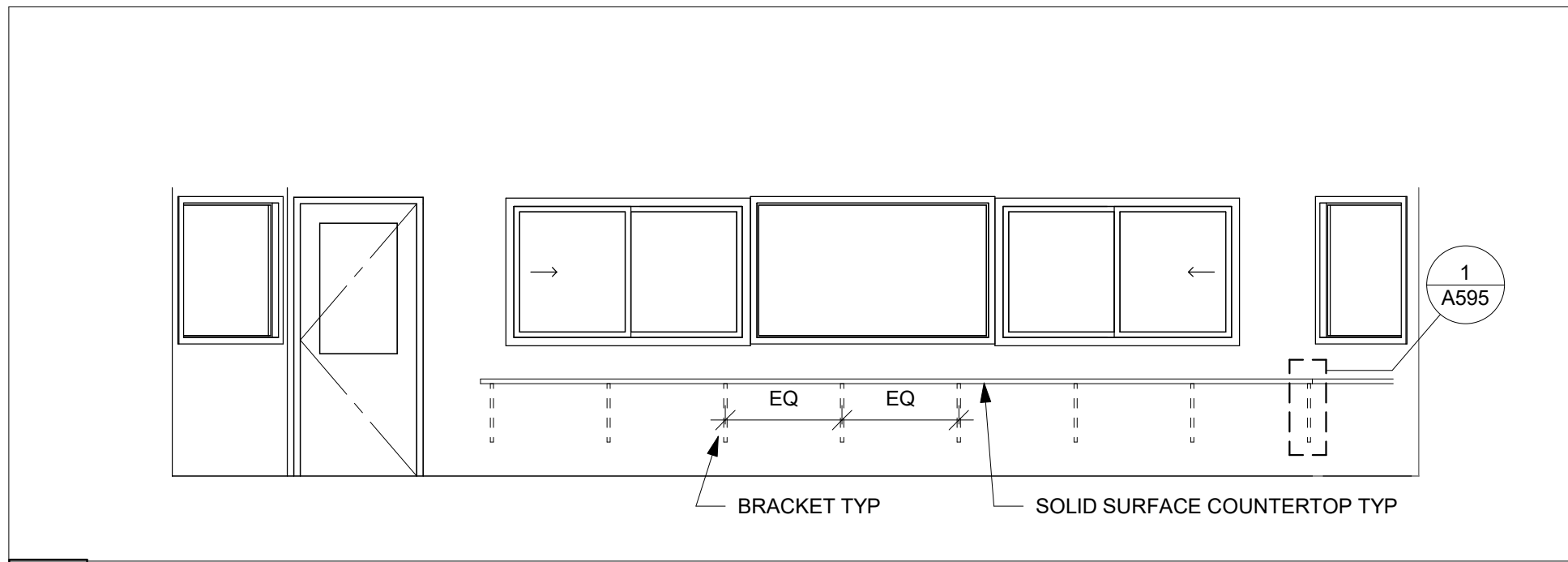
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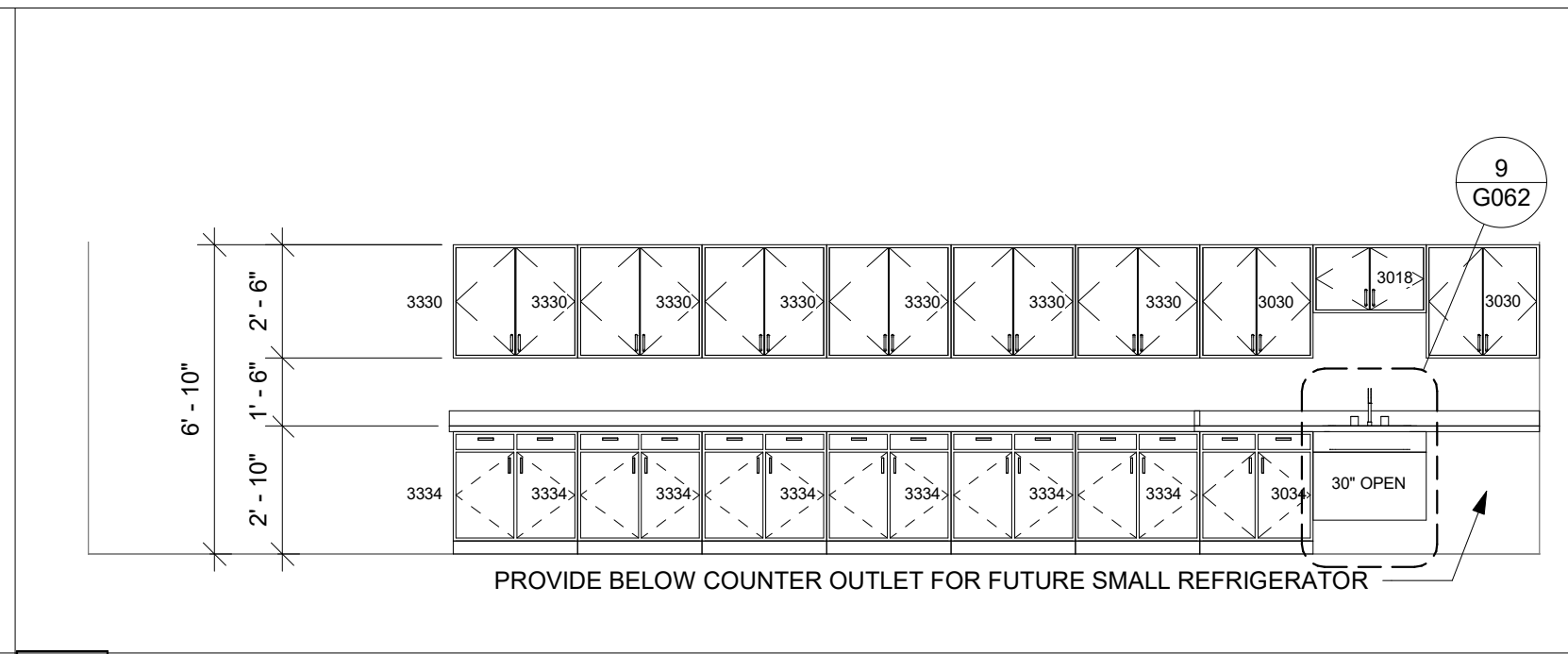
TITLE
ENLARGED VIEWS - COMMON

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD, HJ
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

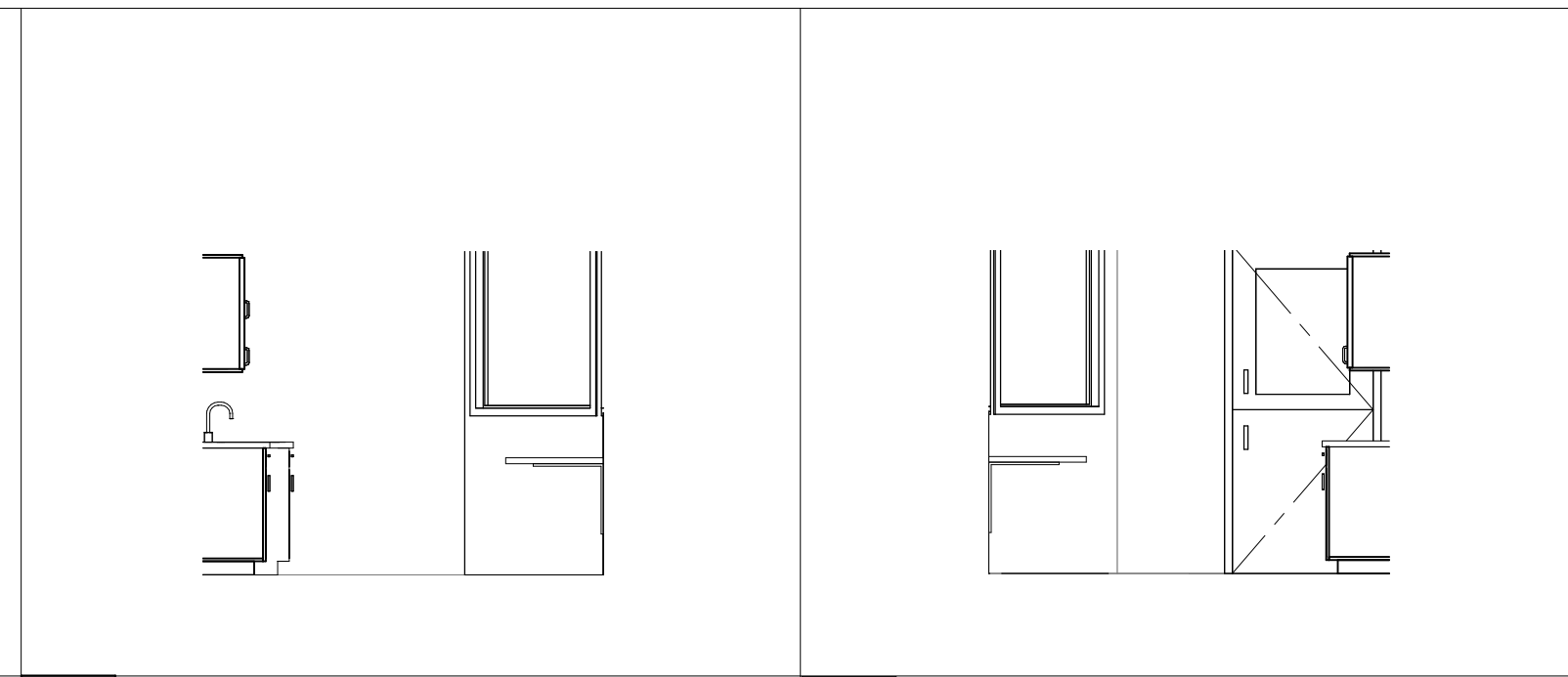
A410



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

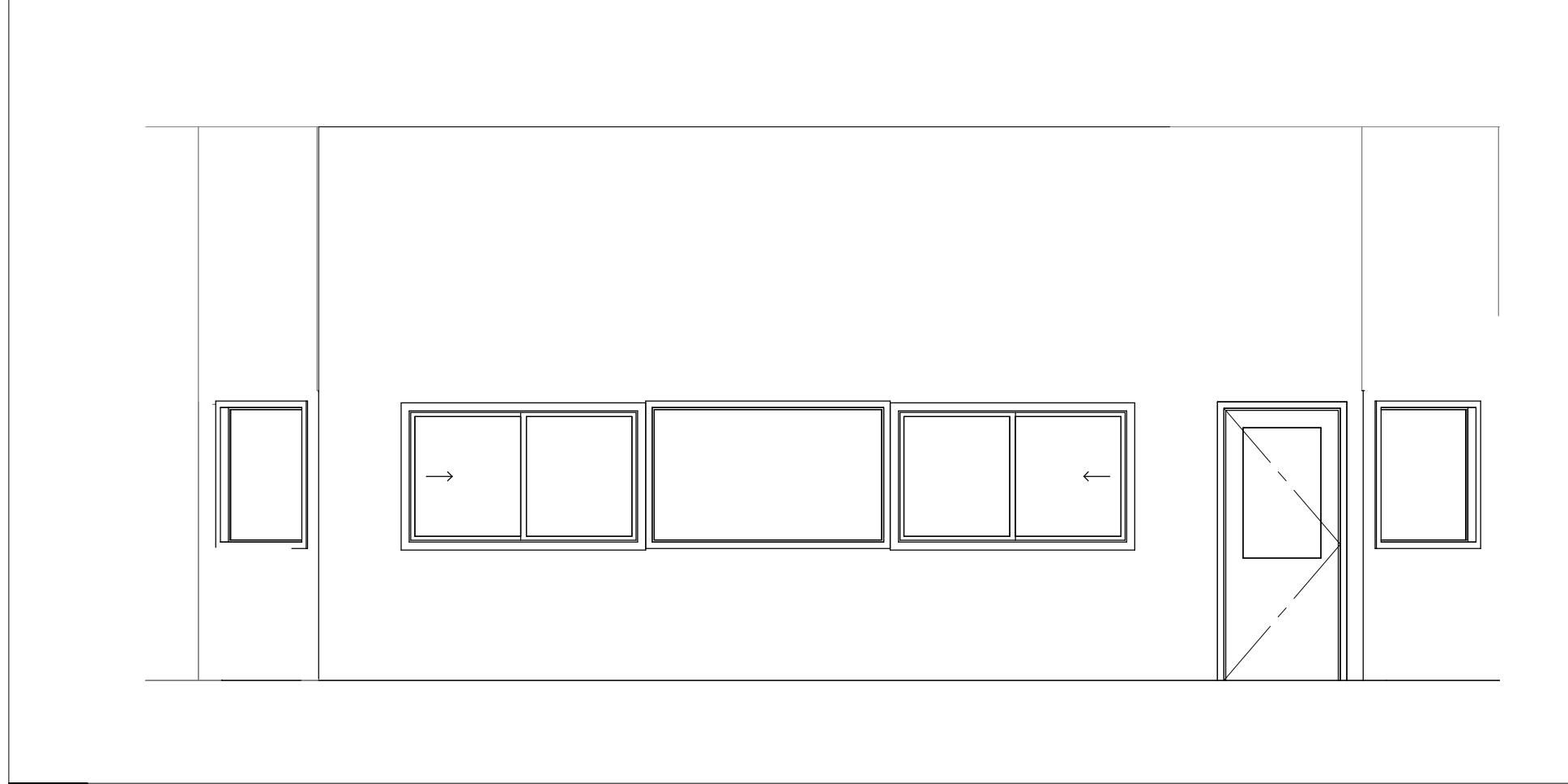


10 RECEPTION 2
SCALE: 1/4" = 1'-0"

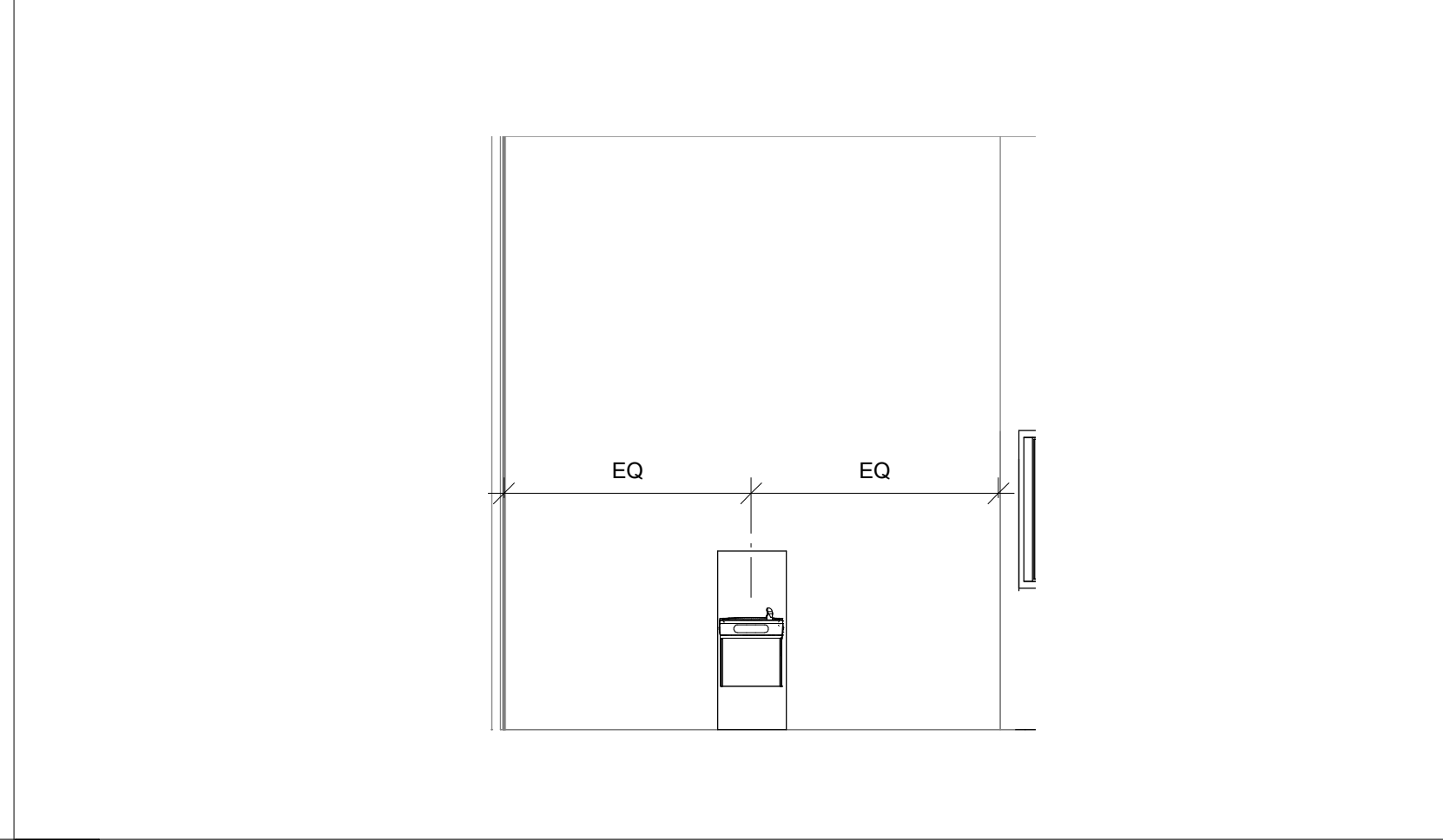


9 RECEPTION 3
SCALE: 1/4" = 1'-0"

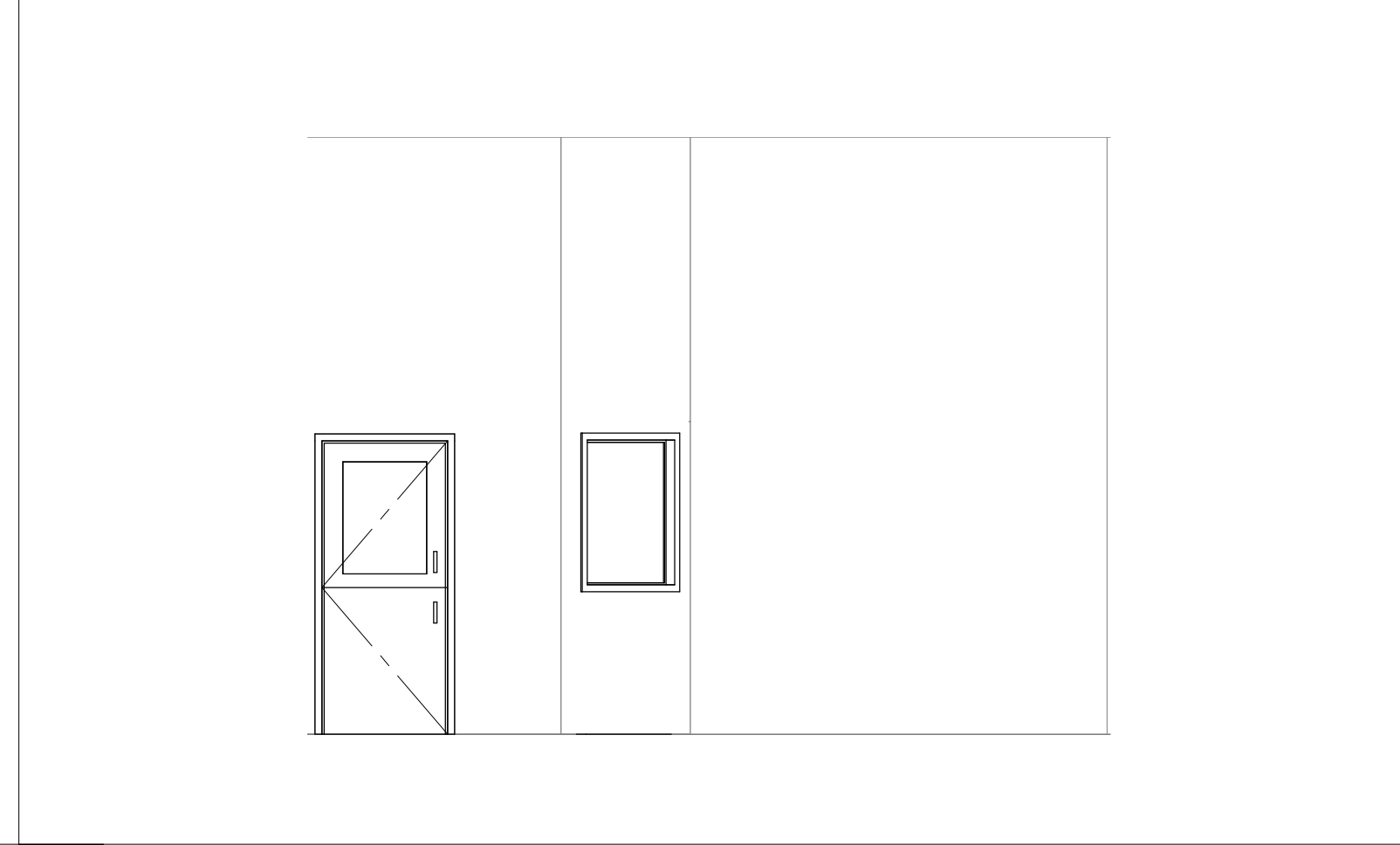
8 RECEPTION 4
SCALE: 1/4" = 1'-0"



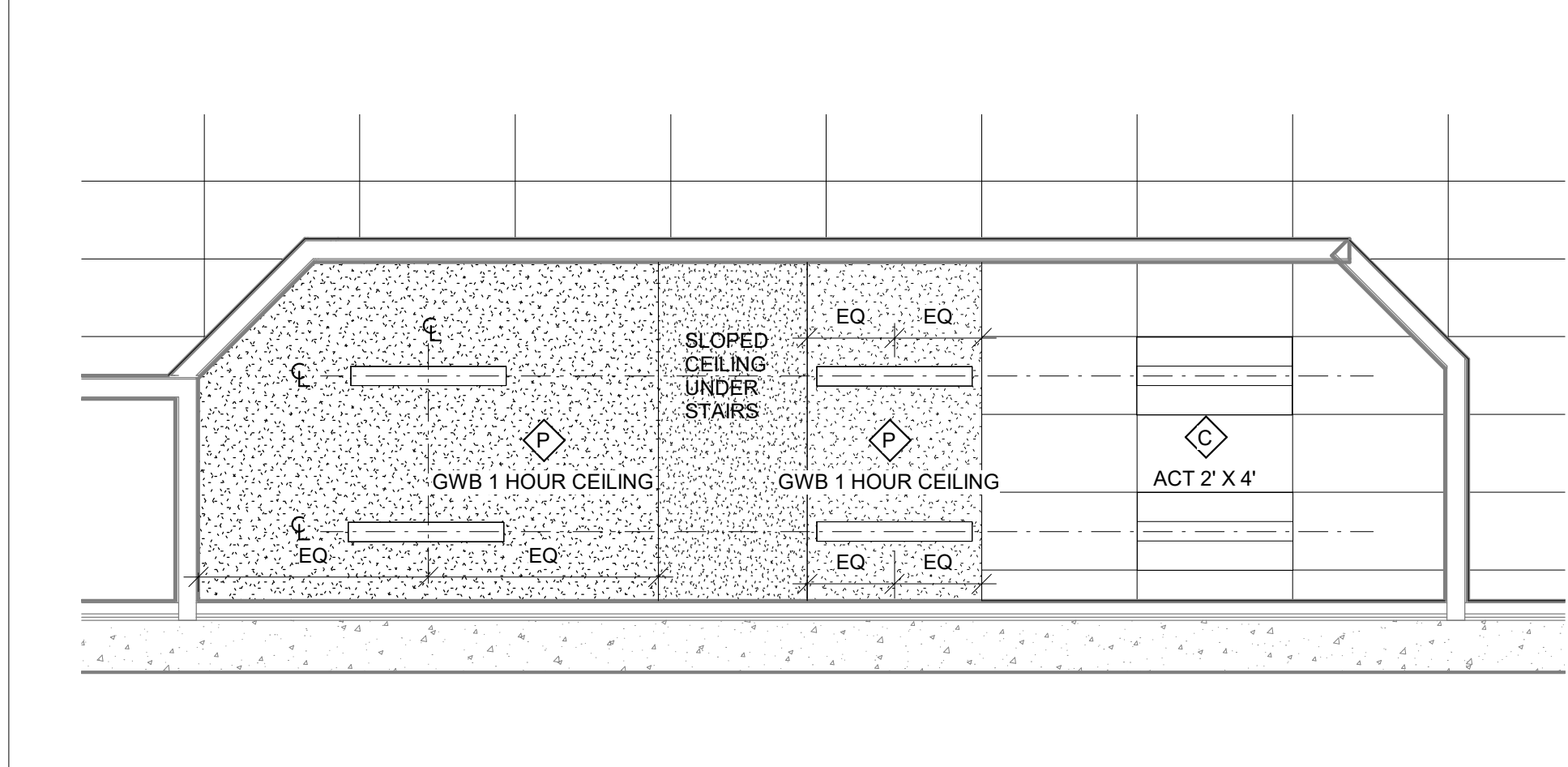
7 LOBBY - RECEPTION DESK
SCALE: 1/4" = 1'-0"



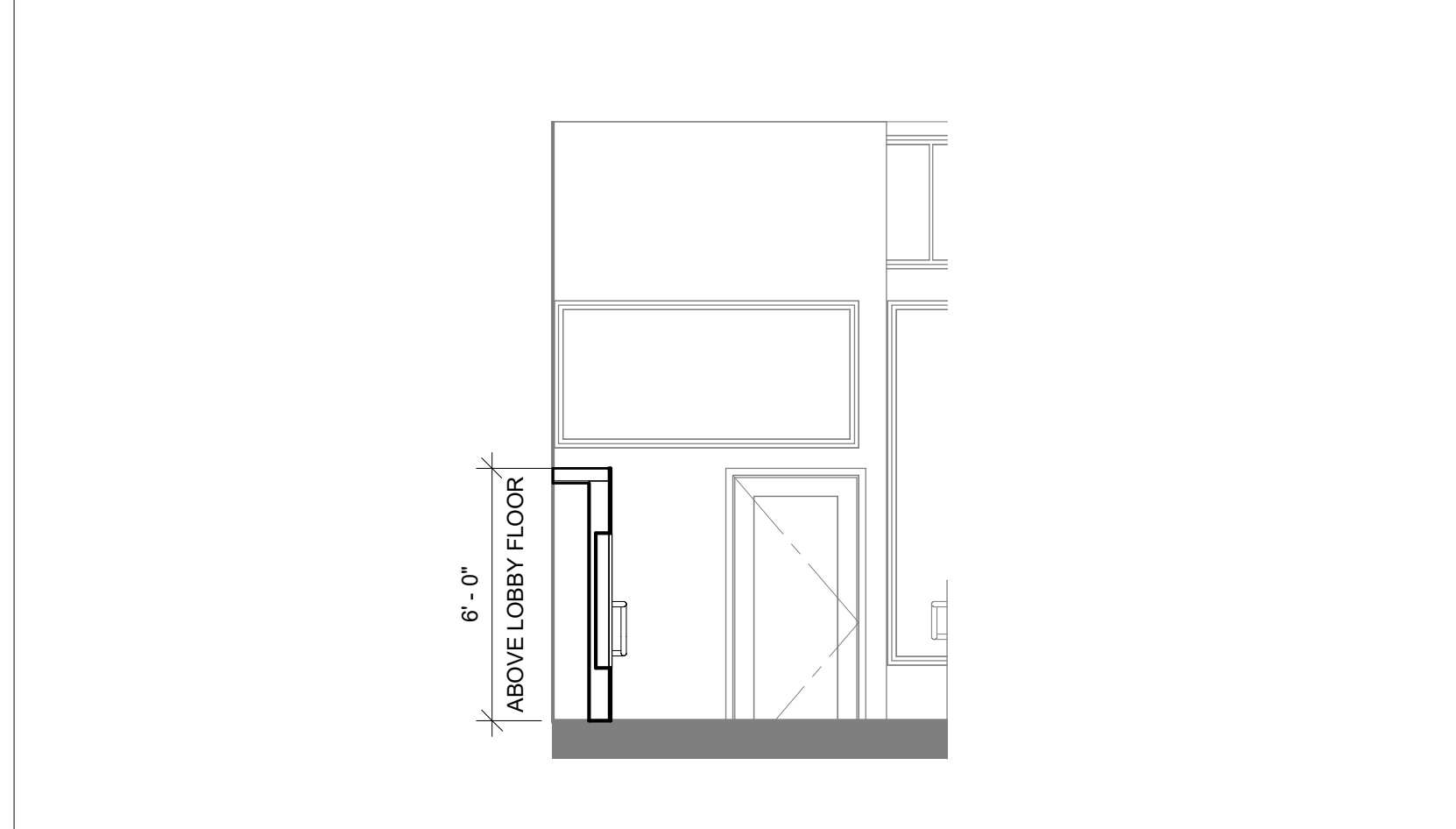
6 LOBBY - ACCESSIBLE WATER FOUNTAIN
SCALE: 1/4" = 1'-0"



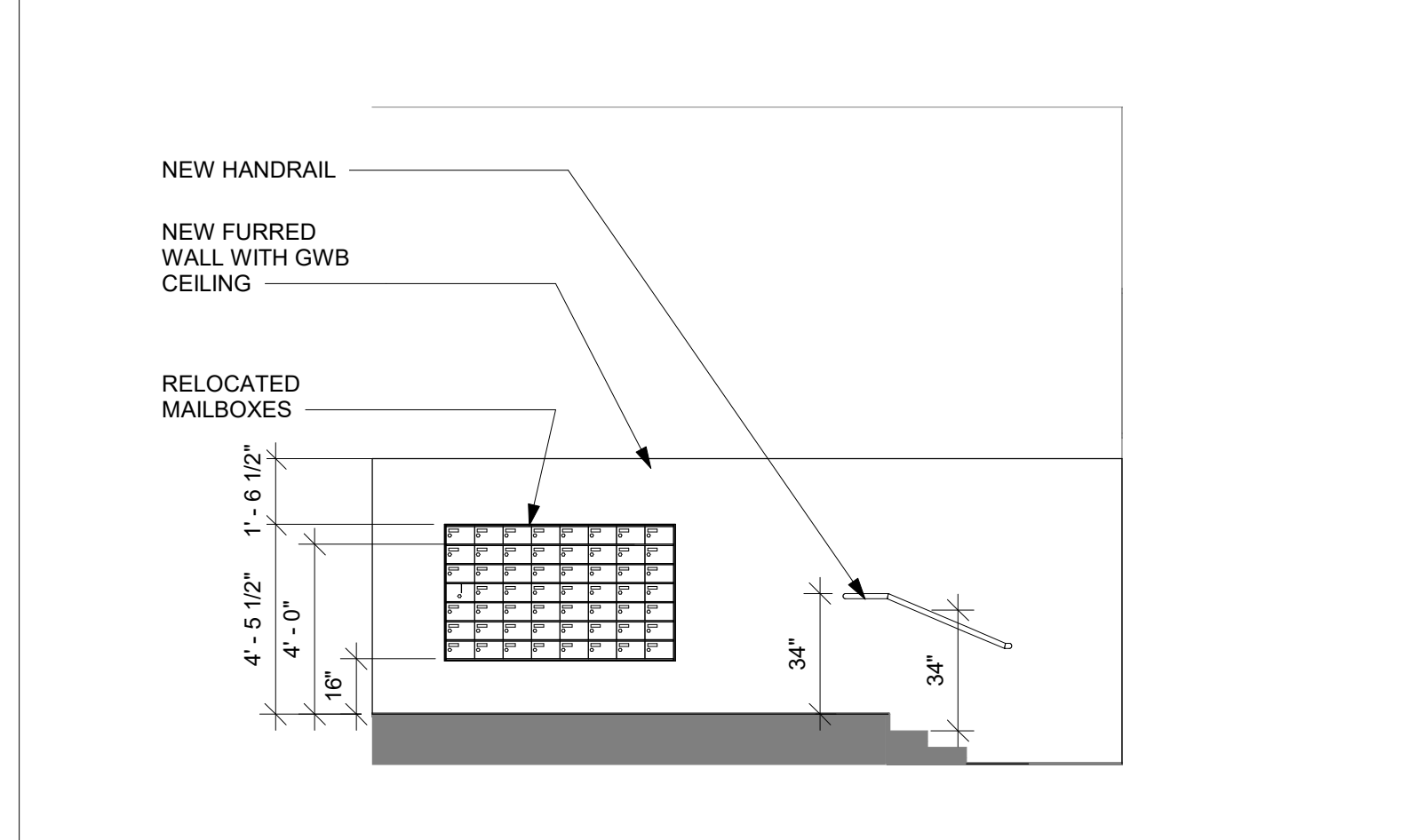
5 LOBBY - RECEPTION EAST DOOR
SCALE: 1/4" = 1'-0"



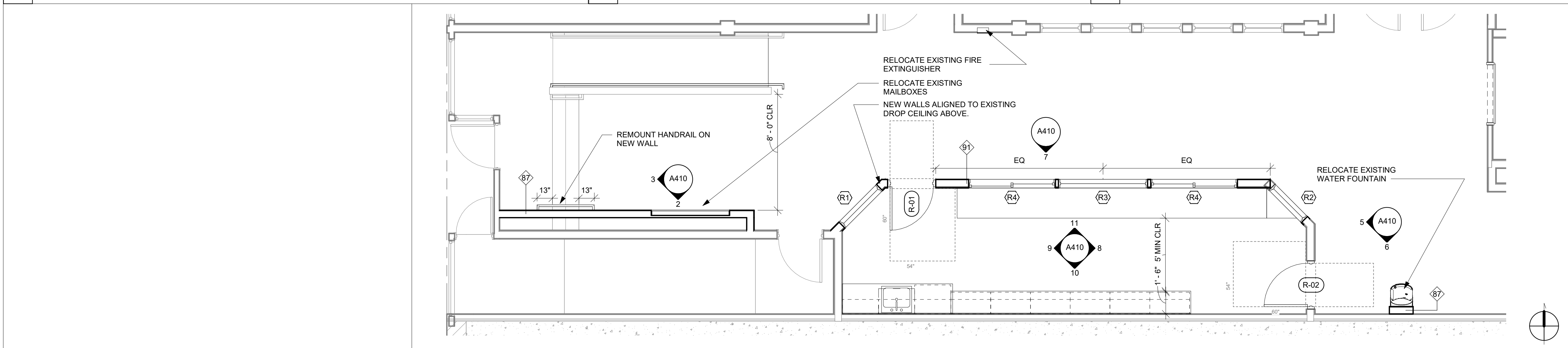
4 LOBBY RECEPTION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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



2 PROPOSED MAILBOXES
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PROPOSED PLAN - LOBBY RECEPTION
SCALE: 1/4" = 1'-0"

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- SEE WINDOW SCHEDULES FOR WINDOW TYPES.

RECEPTION RENOVATION NOTES

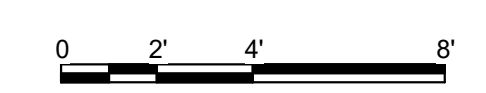
- ENLARGE RECEPTION AREA.
- INSTALL NEW DOORS AT RECEPTION
- INSTALL NEW WINDOWS AT RECEPTION
- NEW/REPLACED LOBBY TRIM INCLUDING WOOD CHAIRRAIL AND BASE TO MATCH EXISTING
- INSTALL NEW COUNTERS AT RECEPTION
- INSTALL NEW CABINETS AT RECEPTION
- INSTALL NEW SINK AT RECEPTION
- VERIFY THAT RENOVATIONS HAVE NOT IMPACTED FIRE SPRINKLER COVERAGE
- RELOCATE EXISTING MAILBOXES TO NEW WALL ADJACENT TO STAIRS
- RELOCATE EXISTING FIRE EXTINGUISHER
- RELOCATE EXISTING WATER FOUNTAIN
- CONTRACTOR TO APPLY FOR ELECTRICAL AND PLUMBING PERMITS AS NEEDED.
- ADD/REPOSITION OUTLETS AS NEEDED FOR CODE COMPLIANCE
- RELOCATE/REWIRE RECEPTION ELECTRICAL OUTLETS AS NECESSARY
- PROVIDE UNDER COUNTER OUTLET FOR FUTURE SMALL REFRIGERATOR
- REPAIR RECEPTION CEILING TILE AS NECESSARY
- REMOVE/INSTALL 1 HOUR RATED GWB CEILING AT RECEPTION NON ACT CEILING
- RESTORE FINISHES AS NECESSARY
- PAINT RECEPTION WALLS AND GWB CEILING
- RUBBER BASEBOARD AT RECEPTION
- INSTALL NEW LVT FLOORING AT RECEPTION
- INSTALL NEW CEILING LIGHTS AT RECEPTION

LEGEND

	GWB TO STRUCTURE
	2x4 ACT GRID
	CEILING LIGHT FIXTURE - LINEAR SURFACE MOUNT
	CEILING LIGHT FIXTURE - DROP IN

REFLECTED CEILING PLAN GENERAL NOTES

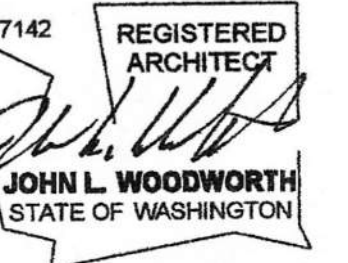
- LOCATE FIXTURES PER ARCHITECTURAL. FIXTURES CENTERED BOTH DIRECTIONS IN ROOMS U.N.O.
- NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION.
- CEILING FINISH TIGHT TO UNDERSIDE OF STRUCTURE OR PER ASSEMBLY UNLESS SOFFITED HEIGHT IS IDENTIFIED.





**UNION
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204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS		
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1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

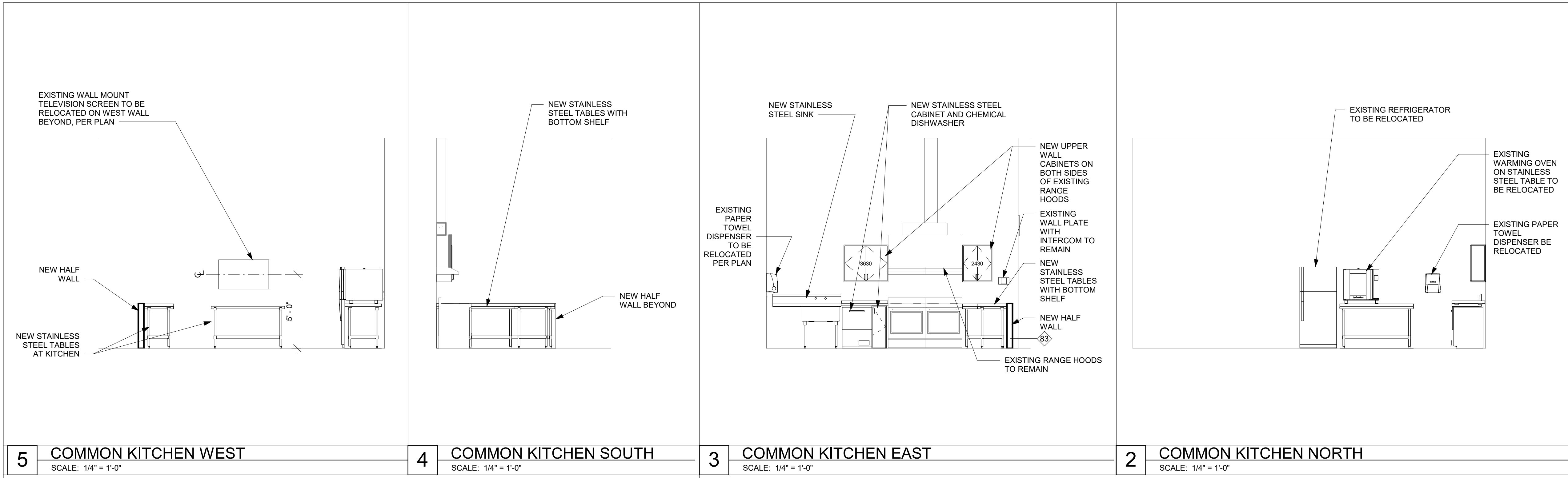
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

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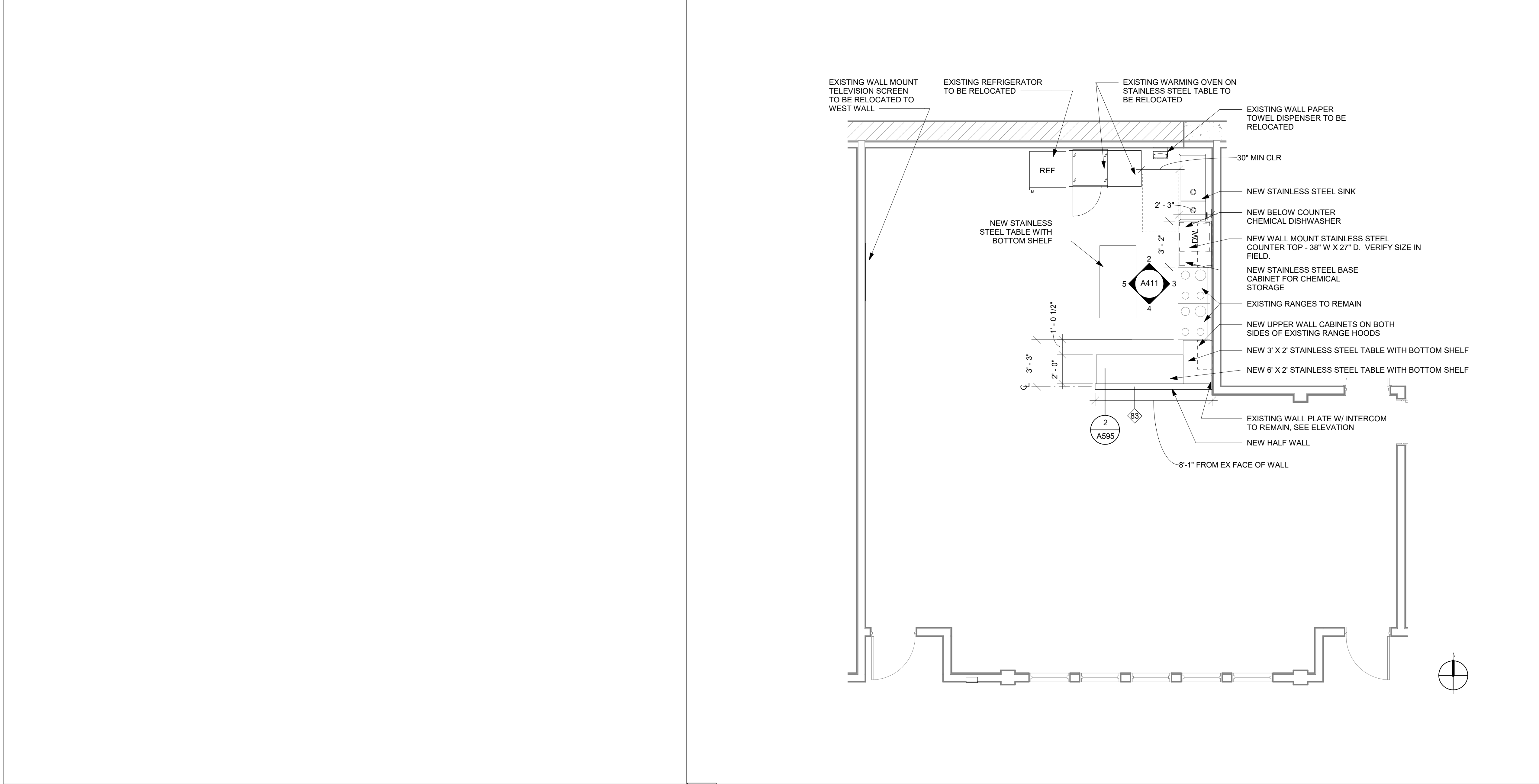
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**ENLARGED
VIEWS -
COMMON**

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	HJ
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

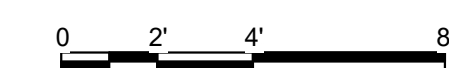
A411



5 COMMON KITCHEN WEST SCALE: 1/4" = 1'-0"
4 COMMON KITCHEN SOUTH SCALE: 1/4" = 1'-0"
3 COMMON KITCHEN EAST SCALE: 1/4" = 1'-0"
2 COMMON KITCHEN NORTH SCALE: 1/4" = 1'-0"



1 LEVEL 1 PROPOSED PLAN - COMMON KITCHEN SCALE: 1/4" = 1'-0"



- GENERAL NOTES**
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 - ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
 - FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
 - FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
 - SEE DOOR SCHEDULE FOR DOORS TYPES.
 - SEE WINDOW SCHEDULES FOR WINDOW TYPES.
- KITCHEN RENOVATION NOTES**
- DEMO EXISTING BASE CABINETS AND COUNTERTOPS.
 - ASSESS FLOORING CONDITION UNDER CABINETS. REPLACE / REPAIR AS NEEDED.
 - ASSESS ELECTRICAL NEEDS FOR NEW DISHWASHER AND RELOCATED WARMING OVEN AND REFRIGERATOR. RELOCATE / INSTALL REQUIRED RECEPTACLES.
 - ADD NEW HALF WALL PER PLAN.
 - INSTALL NEW WALL MOUNTED STAINLESS STEEL COUNTER TO BE LOCATED OVER DISHWASHER & DISHWASHER CABINET.
 - INSTALL NEW UPPER CABINETS ON EACH SIDE OF EXISTING RANGE HOODS.
 - INSTALL NEW FREE STANDING SINK.
 - INSTALL NEW DISHWASHER AND ADJACENT STAINLESS STEEL CABINET FOR CHEMICAL STORAGE PER PLAN.
 - RELOCATE EXISTING PAPER TOWEL DISPENSER PER PLAN.
 - INSTALL NEW STAINLESS STEEL TABLES PER PLAN.
 - RELOCATE WARMING OVEN/TABLE AND REFRIGERATOR.
 - RELOCATE WALL MOUNTED TV PER PLAN.

ISSUED SETS		
NO	DATE	DESCRIPTION
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2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

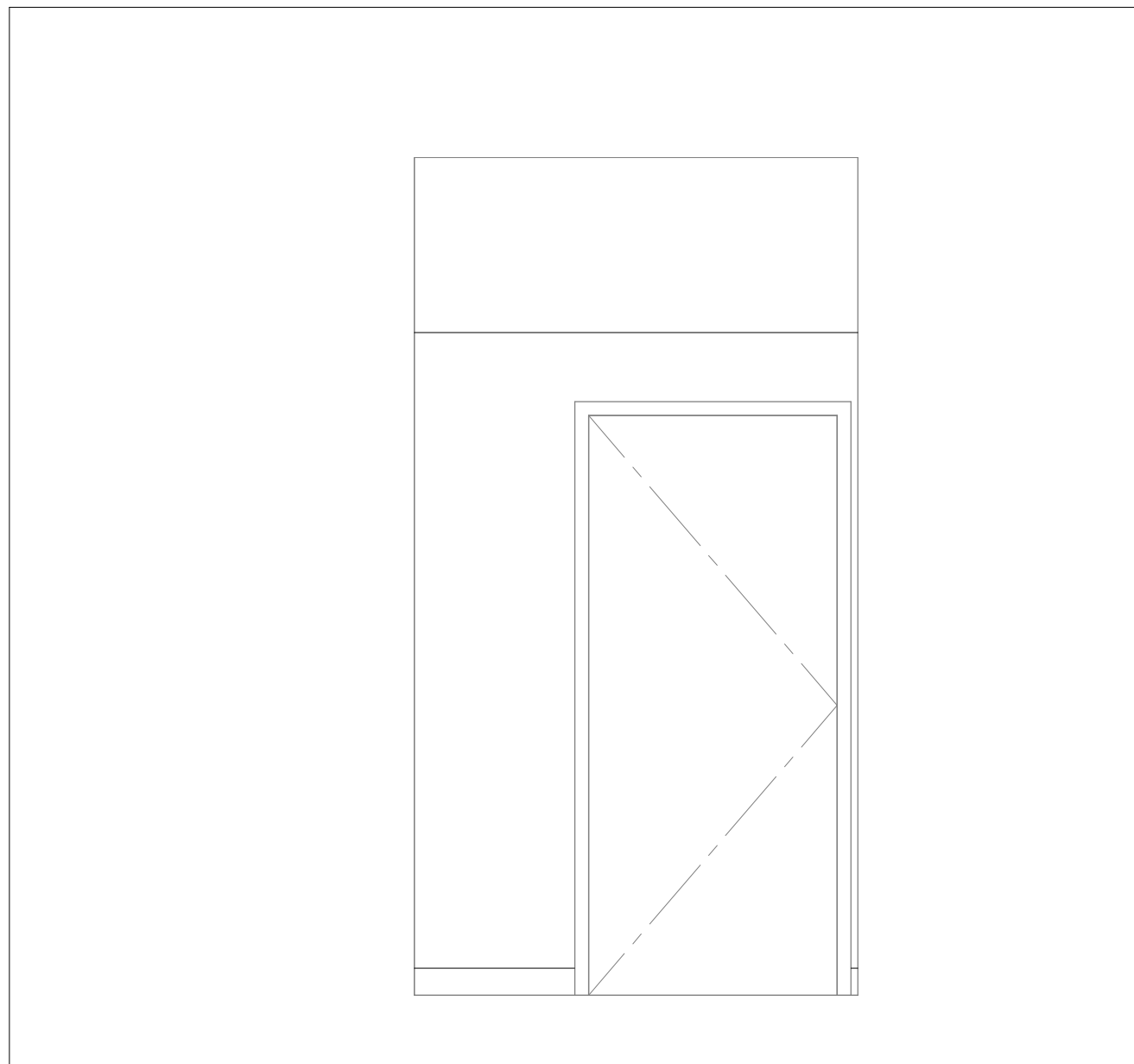
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

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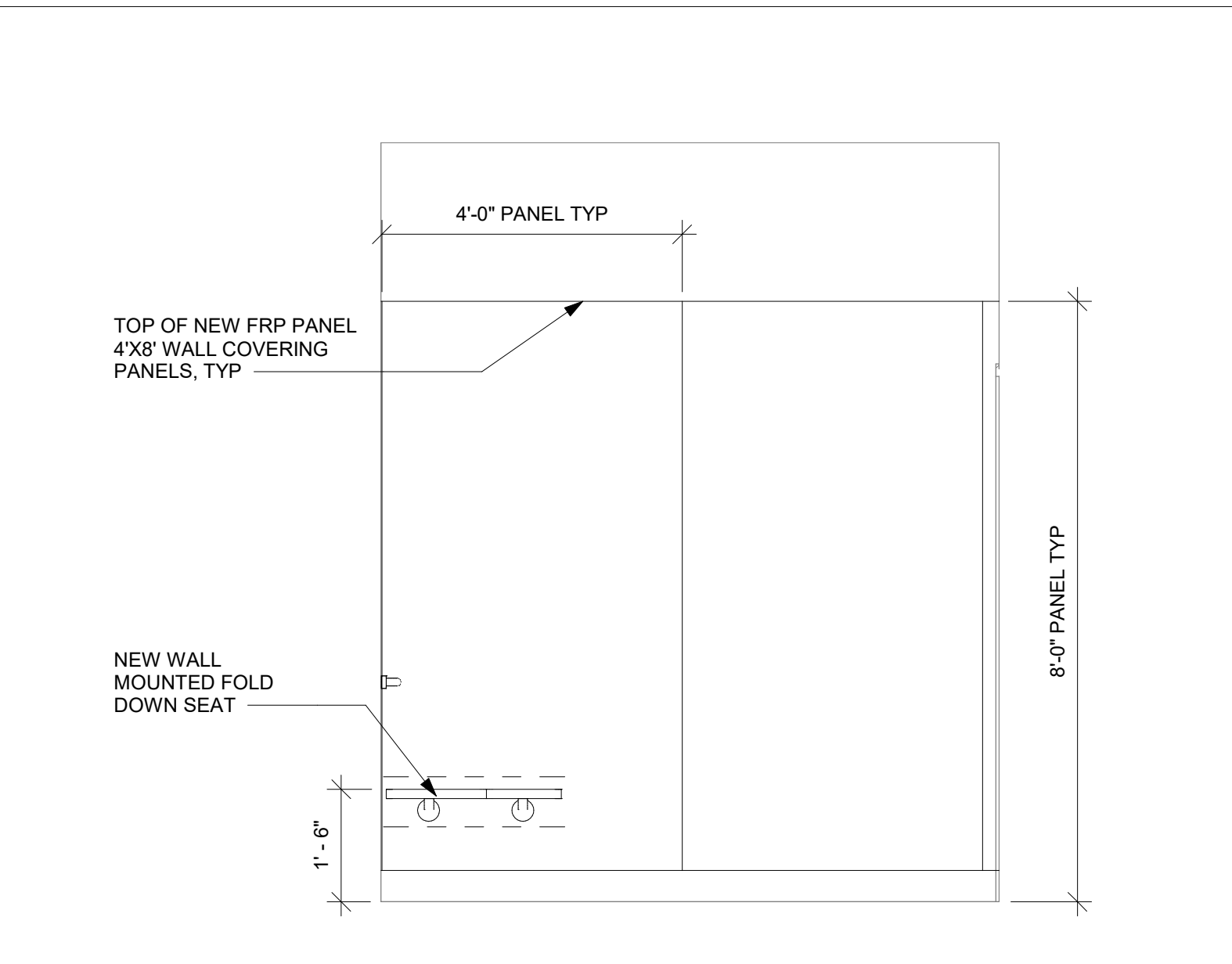
TITLE
**ENLARGED
VIEWS -
COMMON**

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ISSUE DATE	03/06/23
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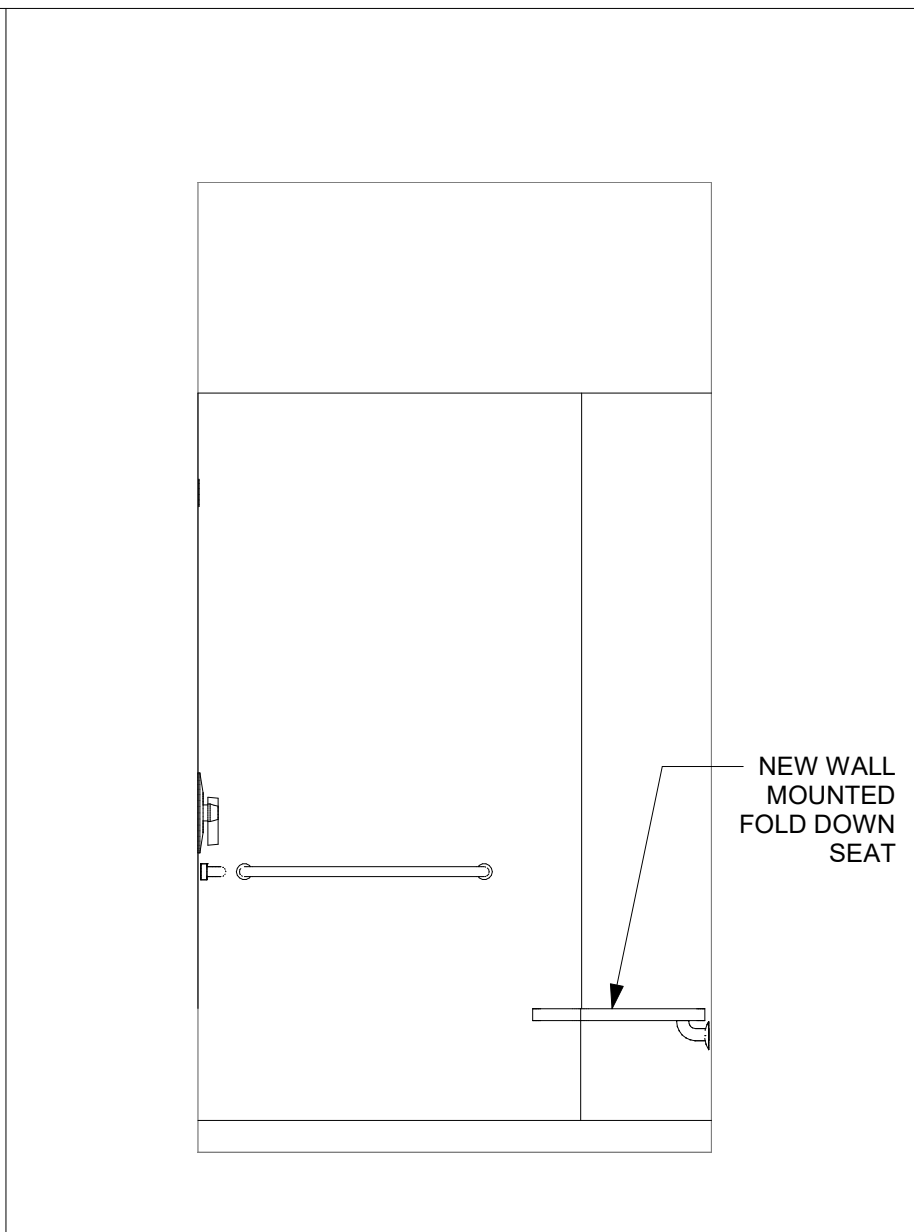
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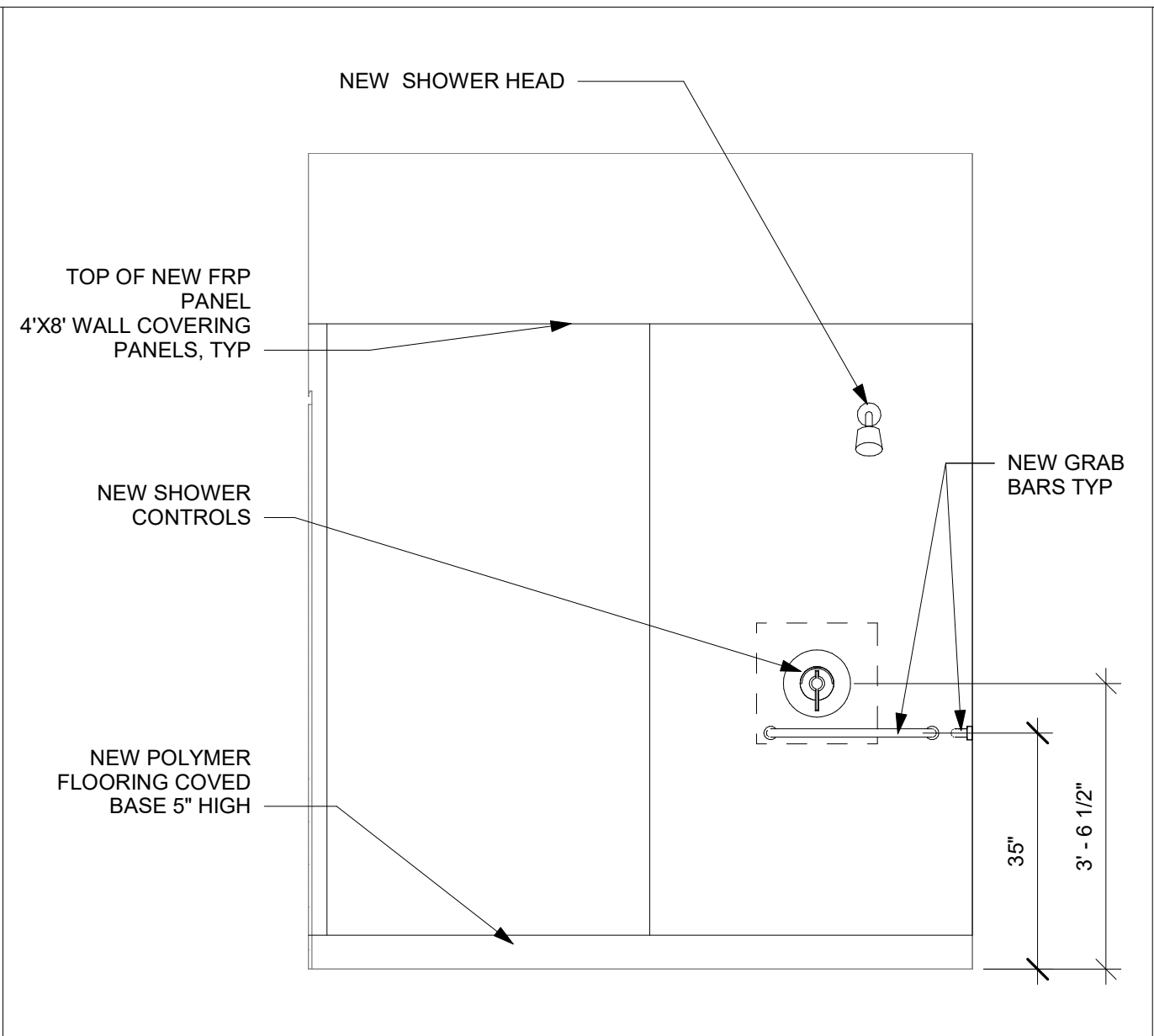
9 ADA SHOWER ROOM 2 - D
SCALE: 1/2" = 1'-0"



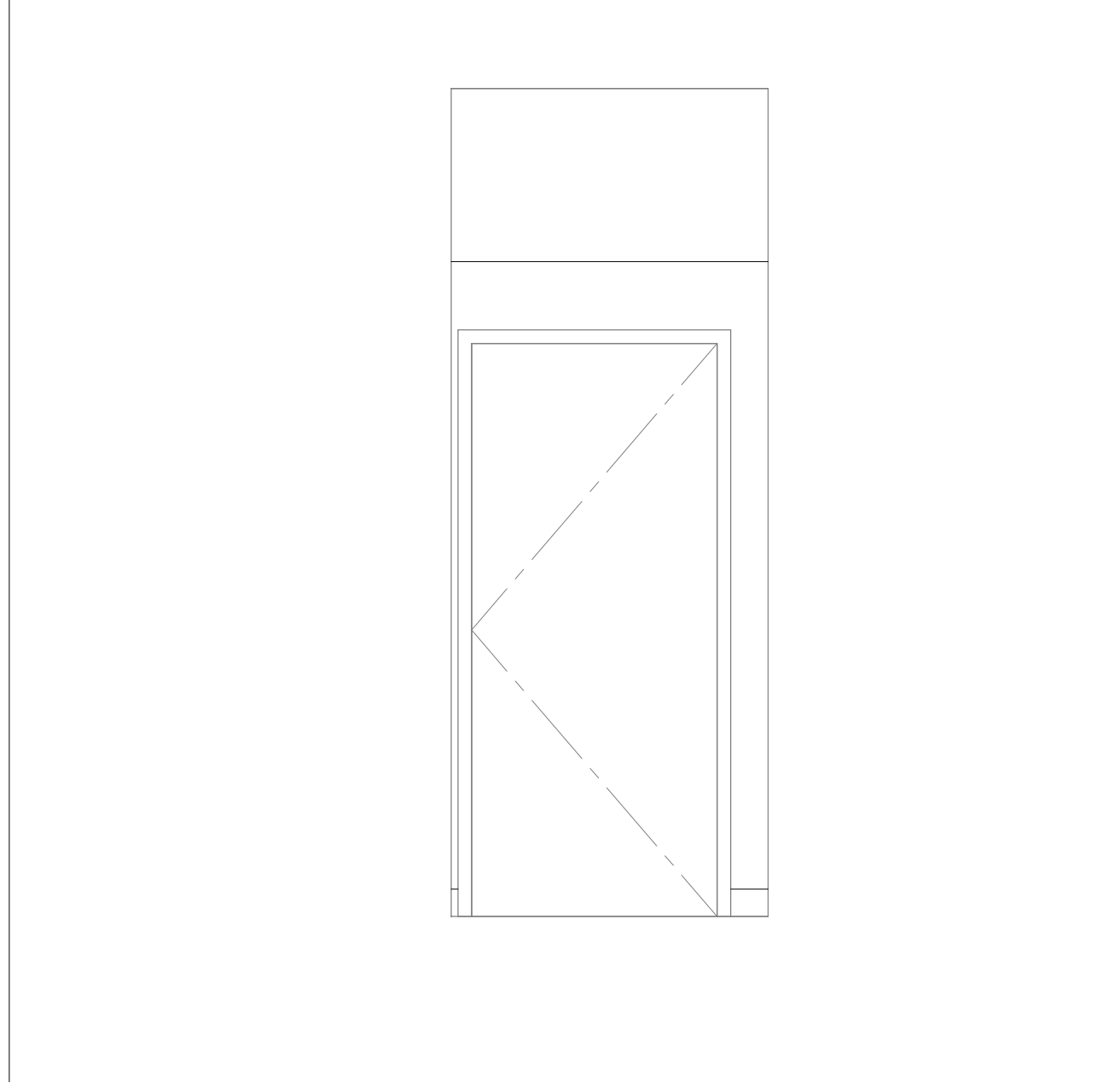
8 ADASHOWER ROOM 2 - C
SCALE: 1/2" = 1'-0"



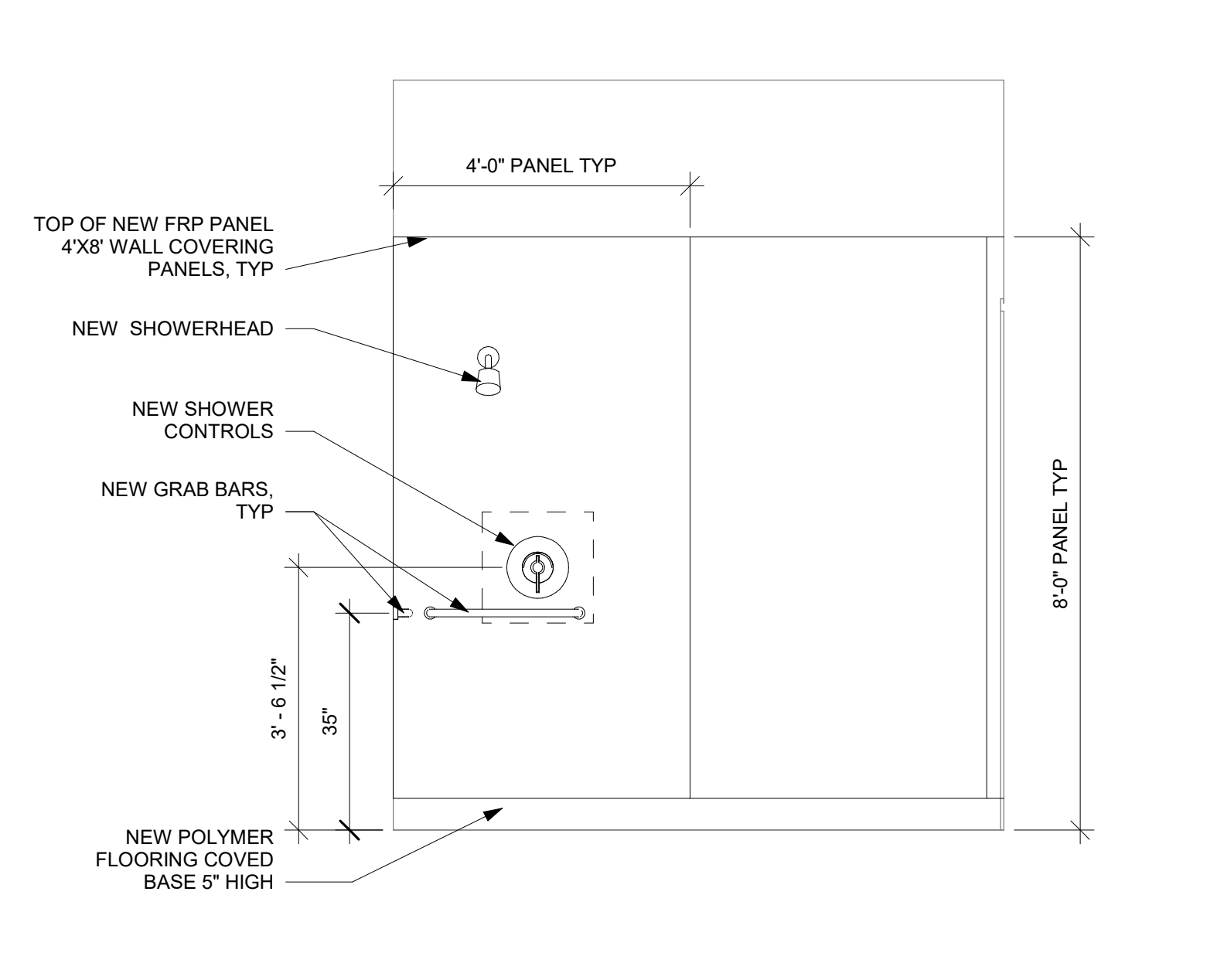
7 ADA SHOWER ROOM 2 - B
SCALE: 1/2" = 1'-0"



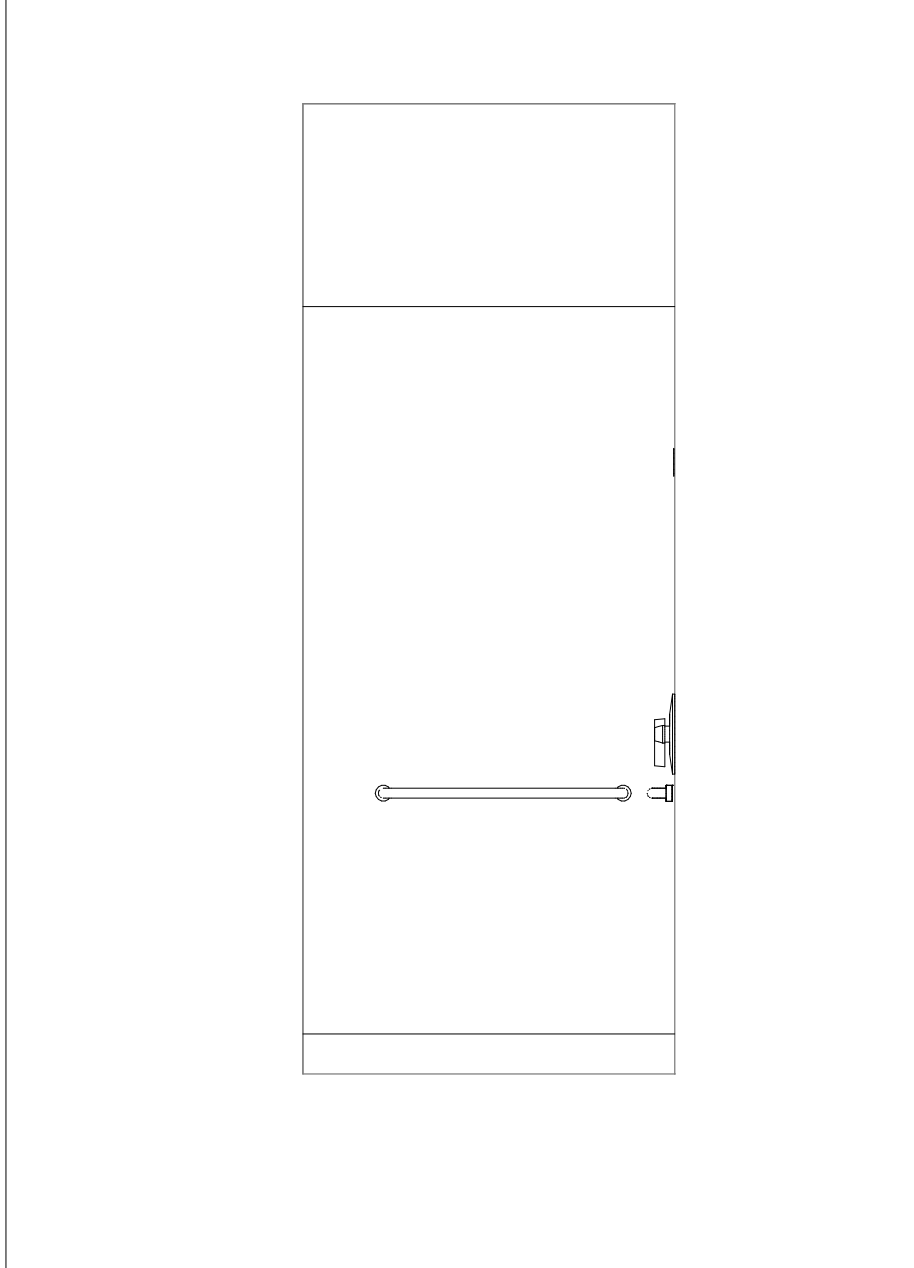
6 ADA SHOWER ROOM 2 - A
SCALE: 1/2" = 1'-0"



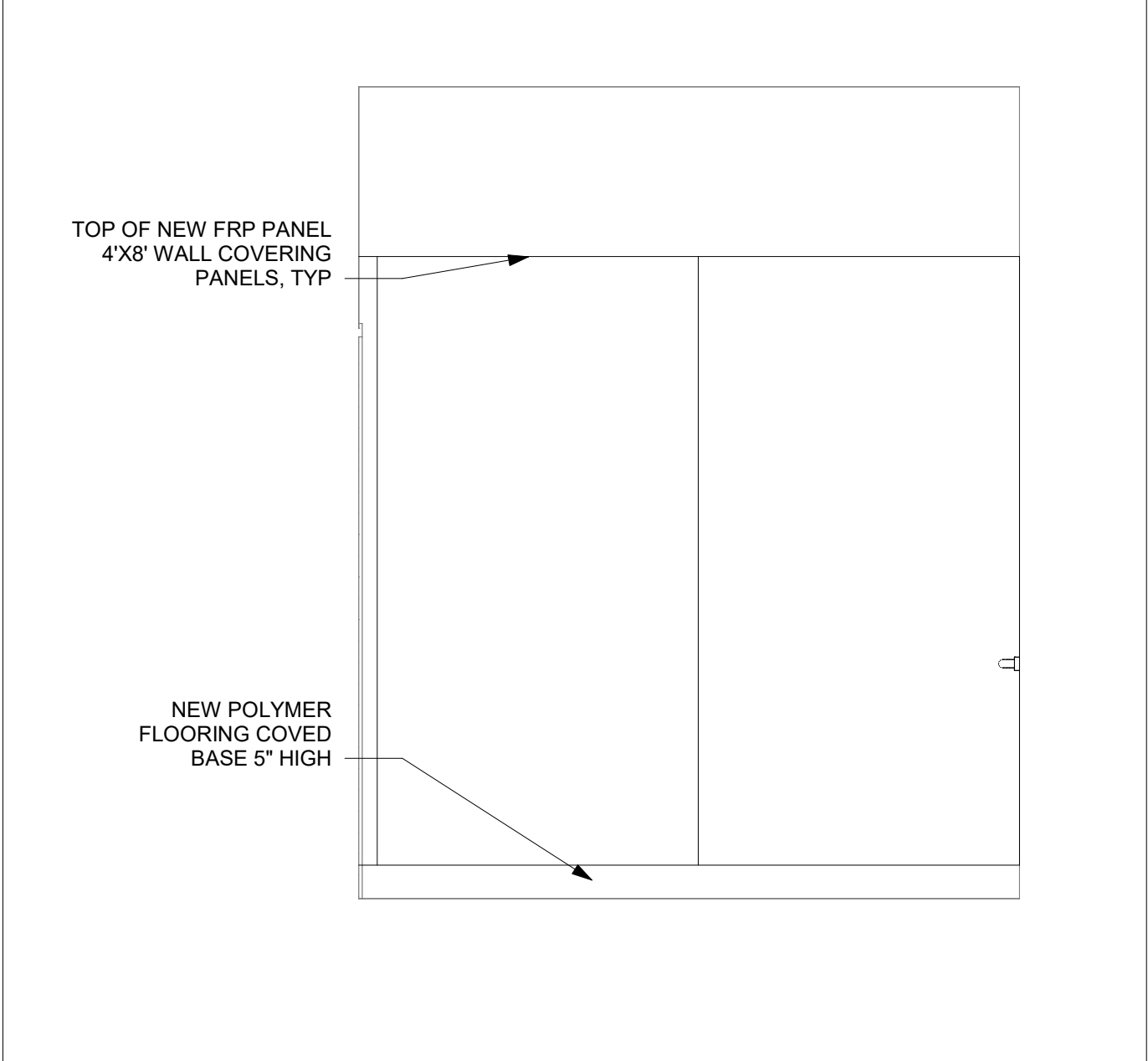
5 SHOWER ROOM 1 - D
SCALE: 1/2" = 1'-0"



4 SHOWER ROOM 1 - C
SCALE: 1/2" = 1'-0"



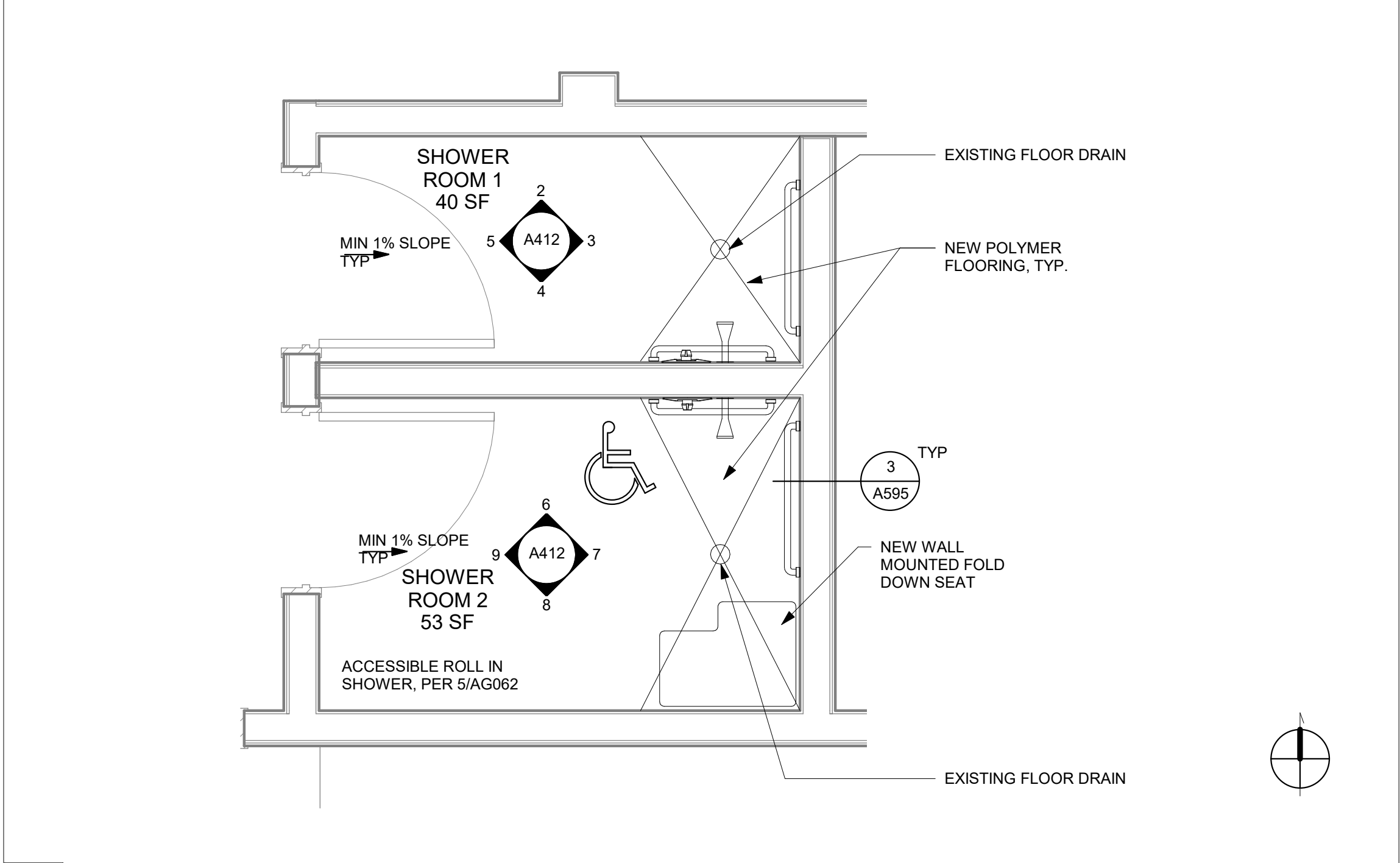
3 SHOWER ROOM 1 - B
SCALE: 1/2" = 1'-0"



2 SHOWER ROOM 1 - A
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE				
ROOM NAME	FLOOR	WALL	CEILING	REMARKS
SHOWER ROOM 1	POLYMER WITH INTEGRAL BASE	FRP PANELS / PT	PT	
SHOWER ROOM 2	POLYMER WITH INTEGRAL BASE	FRP PANELS / PT	PT	

SHOWER ROOMS SIM ON LEVELS 2, 3 AND 4



1 PLAN - UPPER SHOWERS TYP
SCALE: 1/2" = 1'-0"

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- SEE DOOR SCHEDULE FOR DOORS TYPES.
- SEE WINDOW SCHEDULES FOR WINDOW TYPES.

SHOWER ROOM RENOVATION NOTES

- DEMO TILE SHOWER WALLS & FLOOR.
- REMOVE METAL SHELVING.
- INSTALL POLYMER FLOOR WITH INTEGRAL COVE BASE.
- INSTALL NEW 4' X 8' FRP WALL PANELS AT WALLS.
- INSTALL NEW SHOWERHEADS, CONTROLS AND GRAB BARS.
- INSTALL NEW SEAT IN ACCESSIBLE SHOWER ROOM 2.
- PAINT EXPOSED WALLBOARD AT WALLS AND CEILING.



SBC REFERENCE ASSEMBLIES

NOTE: CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS THAT ARISE BETWEEN WALL/FLOOR-CEILING TYPES AND REFERENCE ASSEMBLIES

TABLE 721.1(2)
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS *a-p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE ^a (inches)			
			4 hours	3 hours	2 hours	1 hour
1. Brick of clay or shale	1-1.1	Solid brick of clay or shale ^c .	6	4.9	3.8	2.7
	1-1.2	Hollow brick, not filled.	5.0	4.3	3.4	2.3
	1-1.3	Hollow brick unit wall, grout or filled with perlite vermiculite or expanded shale aggregate.	6.6	5.5	4.4	3.0
	1-2.1	4" nominal thick units not less than 75 percent solid backed with a hat-shaped metal furring channel 3/4" thick formed from 0.021" sheet metal attached to the brick wall on 24" centers with approved fasteners, and 1/2" Type X gypsum wallboard attached to the metal furring strips with 1"-long Type S screws spaced 8" on center.	—	—	5 ^d	—
2. Combination of clay brick and load-bearing hollow clay tile	2-1.1	4" solid brick and 4" tile (not less than 40 percent solid).	—	8	—	—
	2-1.2	4" solid brick and 8" tile (not less than 40 percent solid).	12	—	—	—
3. Concrete masonry units	3-1.1 ^e	Expanded slag or pumice.	4.7	4.0	3.2	2.1
	3-1.2 ^e	Expanded clay, shale or slate.	5.1	4.4	3.6	2.6
	3-1.3 ^f	Limestone, cinders or air-cooled slag.	5.9	5.0	4.0	2.7
	3-1.4 ^e	Calcareous or siliceous gravel.	6.2	5.3	4.2	2.8
4. Solid concrete ^{h,i}	4-1.1	Siliceous aggregate concrete.	7.0	6.2	5.0	3.5
		Carbonate aggregate concrete.	6.6	5.7	4.6	3.2
		Sand-lightweight concrete.	5.4	4.6	3.8	2.7
		Lightweight concrete.	5.1	4.4	3.6	2.5

EXTERIOR WALLS

GA FILE NO. WP 8105

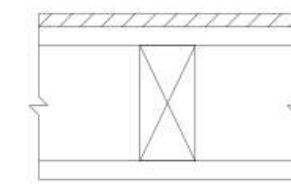
GENERIC

1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)



Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

WALL ASSEMBLY TYPES: EXISTING EXTERIOR WALLS

NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING	S.T.C. RATING	THERMAL PROTECTION
			FIRE RATING REPORT NO.	S.T.C. RATING REPORT NO.	
10		<ul style="list-style-type: none"> PVA PRIMER OR 2 LAYERS OF LATEX PAINT (1) LAYER 5/8" TYPE "X" GWB R-11 BATT INSULATION 2 X 4 FURRING FRAMING AIR SPACE LATH AND PLASTER 4 WYTHES MASONRY BRICK 	SBC TABLE 721.1	-	-
11		<ul style="list-style-type: none"> EXISTING CONCRETE BASEMENT WALL >16" THICK 	SBC TABLE 721.1	-	-
21		<ul style="list-style-type: none"> PVA PRIMER OR 2 LAYERS OF LATEX PAINT (1) LAYER 5/8" TYPE "X" GWB BATT INSULATION 2x4 WOOD STUD FRAMING (1) LAYER 5/8" EXTERIOR GYPSUM SHEATHING EXISTING WOOD PANEL 	GA FILE WP 8105 1 HR	-	-
36		<ul style="list-style-type: none"> PVA PRIMER OR 2 LAYERS OF LATEX PAINT (1) LAYER 5/8" TYPE "X" GWB R-19 UNFACED BATT INSULATION 2x6 WOOD STUD FRAMING @ 16" O.C. MAX OR PER STRUCTURAL PLYWOOD SHEATHING PER STRUCTURAL (1) LAYER 5/8" EXTERIOR GYPSUM SHEATHING AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS 1/2" GAP MIN STANDOFF CLIP PER SIDING MANUFACTURER EXISTING METAL SIDING 	GA FILE WP 8105 1 HR	-	-



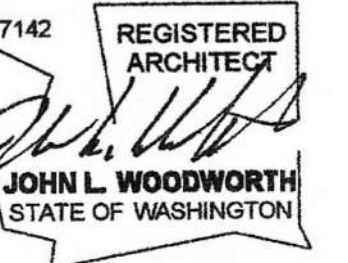
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



UNION HOTEL

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
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3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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TITLE
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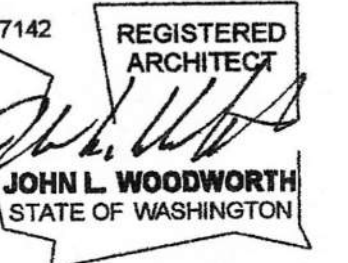
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CHECKED Checker
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A500



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NO	DATE	DESCRIPTION

SDCI STAMP

TITLE
**ASSEMBLIES -
INTERIOR WALL
TYPES**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

A501

SHAFT WALLS

GA FILE NO. WP 7056	PROPRIETARY†	2 HOUR FIRE	50 to 54 STC SOUND
GYPSUM BOARD, SLOTTED STEEL I STUDS			
One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling runners with tab-flange section of 2 1/2" slotted steel I studs between panels. Also fire tested using 2 1/2" steel C-T studs.			
OPPOSITE SIDE: Base layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1" Type S drywall screws 24" o.c. Face layer 1/2" proprietary type X gypsum wallboard or veneer base applied parallel to studs with 1 5/8" Type S drywall screws 12" o.c.			
Sound tested with horizontal resilient channels 24" o.c. and 1" glass fiber insulation friction fit in stud space. (NLB)			
PROPRIETARY GYPSUM BOARD			
CertainTeed Gypsum, Inc. 1/2" ProRock Type C Gypsum Panels 1" ProRock Shaftliner			
Thickness: 4" Limiting Height: 8 psf Approx. Weight: See WP 7098 Fire Test: WHI 459-0528, 7-12-83; WHI 495-0566, 11-1-83; WHI 495-1227, 2-10-93; WHI 495-1244, 6-30-93 Estimated, see WP 7057 (WEAL 84-107, 3-16-84)			
Sound Test:			
†Contact the manufacturer for more detailed information on proprietary products.			

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3510	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.			
Joints staggered 24" on opposite sides. (LOAD-BEARING)			
Thickness: 4 7/8" Approx. Weight: 7 psf Fire Test: UL R3501-47, -48, 9-17-65, Design U309; UL R1316-129, 7-22-70, UL Design U314 Sound Test: NGC 2404, 10-14-70			

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

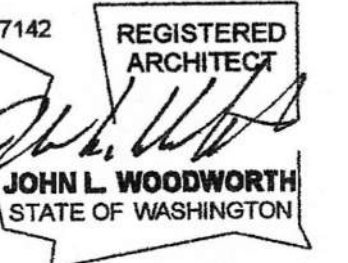
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, INSULATION, WOOD STUDS			
Fire Design: Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1-1/4" Type S screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud cavity.			
OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.			
Vertical joints staggered 24" on opposite side. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
Thickness: 5-3/8" (Fire and Sound) Approx. Weight: 7 psf (Fire and Sound) Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309 Sound Test: NRCC TL-93-098, IRC-IR-761, 3-98			

WALL ASSEMBLY TYPES: INTERIOR WALLS			FIRE RATING	S.T.C. RATING	THERMAL PROTECTION
NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING REPORT NO.	S.T.C. RATING REPORT NO.	
77	EXISTING METAL STUD SHAFT WALL 2 HR RATED	SHAFT SIDE • (2) LAYERS 5/8" TYPE "X" GWB • 2-1/2" MINERAL WOOL INSULATION • 4" C-T STUDS BETWEEN PANELS • (1) LAYER 1"x24" TYPE "X" GYPSUM PANEL	2HR GA FILE NO. WP 7056 SIM	-	-
83	2x4 WOOD STUD WALL 1 HR RATED	• (1) LAYER 5/8" TYPE "X" GWB • 2x4 WOOD STUD @ 16" O.C. MIN/24" O.C. MAX • (1) LAYER 5/8" TYPE "X" GWB	1HR GA FILE NO. WP 3510	-	-
84	UNIT SIDE EXISTING 2x4 WOOD STUD WALL 1 HR RATED/STC	• (1) LAYER 5/8" TYPE "X" GWB • 3" FIBERGLASS BATT INSULATION • 2x4 WOOD STUD @ 16" O.C. MIN/24" O.C. MAX • RESILIENT CHANNELS @ 16" O.C. HORIZONTAL • (1) LAYER 5/8" TYPE "X" GWB	1HR GA FILE NO. WP 3242	50-54 STC GA FILE NO. WP 3242	-
87	2x6 WOOD STUD FURRING WALL	• 2x6 WOOD STUD @ 16" O.C. MIN/24" O.C. MAX • (1) LAYER 5/8" TYPE "X" GWB			
91	EXISTING 2x6 WOOD STUD WALL 1 HR RATED/STC	• (1) LAYER 5/8" TYPE "X" GWB • 3" FIBERGLASS BATT INSULATION • 2x6 WOOD STUD @ 16" O.C. MIN/24" O.C. MAX • RESILIENT CHANNELS @ 16" O.C. HORIZONTAL • (1) LAYER 5/8" TYPE "X" GWB	1HR GA FILE NO. WP 3242	50-54 STC GA FILE NO. WP 3242	-



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SDCI STAMP

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**ASSEMBLIES -
FLOOR/ROOF/
CEILING TYPES**

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A502

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2601 GENERIC 1 HOUR FIRE

GYPHUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Base layer 5/8" Type X gypsum wallboard applied at right angles to 2 X 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" Type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for wood framing, including trusses.

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 9-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5242 GENERIC 1 HOUR FIRE 45 to 49 STC SOUND

WOOD JOISTS, GYPHUM WALLBOARD, RESILIENT CHANNELS

One layer 1/2" Type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 11" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 X 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws or 6d common nails. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 5/8" plywood finished floor with long edges T & G and 1/2" interior plywood with exterior glue subfloor perpendicular to joist with joints staggered.

Approx. Ceiling Weight: 2 psf
Fire Test: UL R3543-B, 7-8-68; UL Design L517; See FC 5242
Sound Test: (CK 6512-6, -7, 4-15-65)

TABLE 721.1(3)—continued
MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS^{a,4}

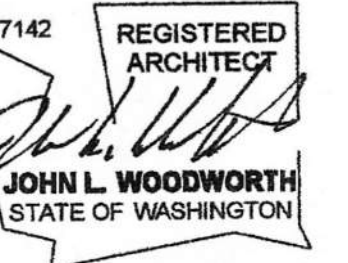
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches)			MINIMUM THICKNESS OF CEILING (inches)					
			4 hours	3 hours	2 hours	1 hour	4 hours	3 hours	2 hours	1 hour	
21. Wood joists, wood I-joists, floor trusses and flat or pitched roof trusses spaced a maximum 24" o.c. with 1/2" wood structural panels with exterior glue applied at right angles to top of joist or top chord of trusses with 8d nails. The wood structural panel thickness shall be not less than nominal 1/2" nor less than required by Chapter 23.	21-1.1	Base layer 5/8" Type X gypsum wallboard applied at right angles to joist or truss 24" o.c. with 1-1/4" Type S or Type W drywall screws 24" o.c. Face layer 5/8" Type X gypsum wallboard or veneer base applied at right angles to joist or truss through base layer with 1-7/8" Type S or Type W drywall screws 12" o.c. at joints and intermediate joist or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.	—	—	—	Varies	—	—	—	—	1-1/4

ROOF / CEILING / FLOOR ASSEMBLY TYPES					
NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C./I.L.C. RATING & REPORT NO.	THERMAL VALUE
C	EXISTING ACOUSTICAL CEILING	<ul style="list-style-type: none"> 2" SUSPENDED TEE GRID (1) LAYER 5/8" TYPE 'X' GWB 	-	-	-
G	JOIST ROOF OVER ATTIC 1 HR RATED	<ul style="list-style-type: none"> NEW CLASS 'B' ROOFING PER SPECIFICATION NEW 1/2" COVER BOARD NEW RIGID INSULATION SLOPE 1/4":12" EXISTING PLYWOOD SHEATHING EXISTING WOOD JOISTS NEW R-49 BLOWN IN OR BATT INSULATION EXISTING WOOD JOISTS EXISTING TYPE X GWB 	1HR GA FILE NO. RC 2601 SIM	-	-
M	EXISTING JOIST ROOF @ LIGHTWELL 1 HR RATED	<ul style="list-style-type: none"> NEW CLASS 'B' ROOFING PER SPECIFICATION NEW 1/2" COVER BOARD NEW RIGID INSULATION SLOPE 1/4":12" EXISTING PLYWOOD SHEATHING EXISTING WOOD JOISTS EXISTING BATT INSULATION EXISTING TYPE X GWB 	1HR GA FILE NO. RC 2601 SIM	-	-
N	EXISTING JOIST FLOOR - 1 HR RATED PER 1993 RENOVATION PLANS	<ul style="list-style-type: none"> EXISTING FLOORING EXISTING SHEATHING EXISTING TONGUE AND GROOVE EXISTING WOOD JOISTS EXISTING BATT INSULATION FOR SOUND EXISTING TYPE X GWB 	1HR GA FILE FC 5242 SIM	-	-
P	NEW CEILING - 1 HR RATED	<ul style="list-style-type: none"> BELOW EXISTING FLOOR JOISTS PER SBC TABLE 721.1(3) 21-1.1 (2) LAYERS 5/8" TYPE X GWB 	1HR SBC TABLE 721.1(3) 21-1.1	-	-



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

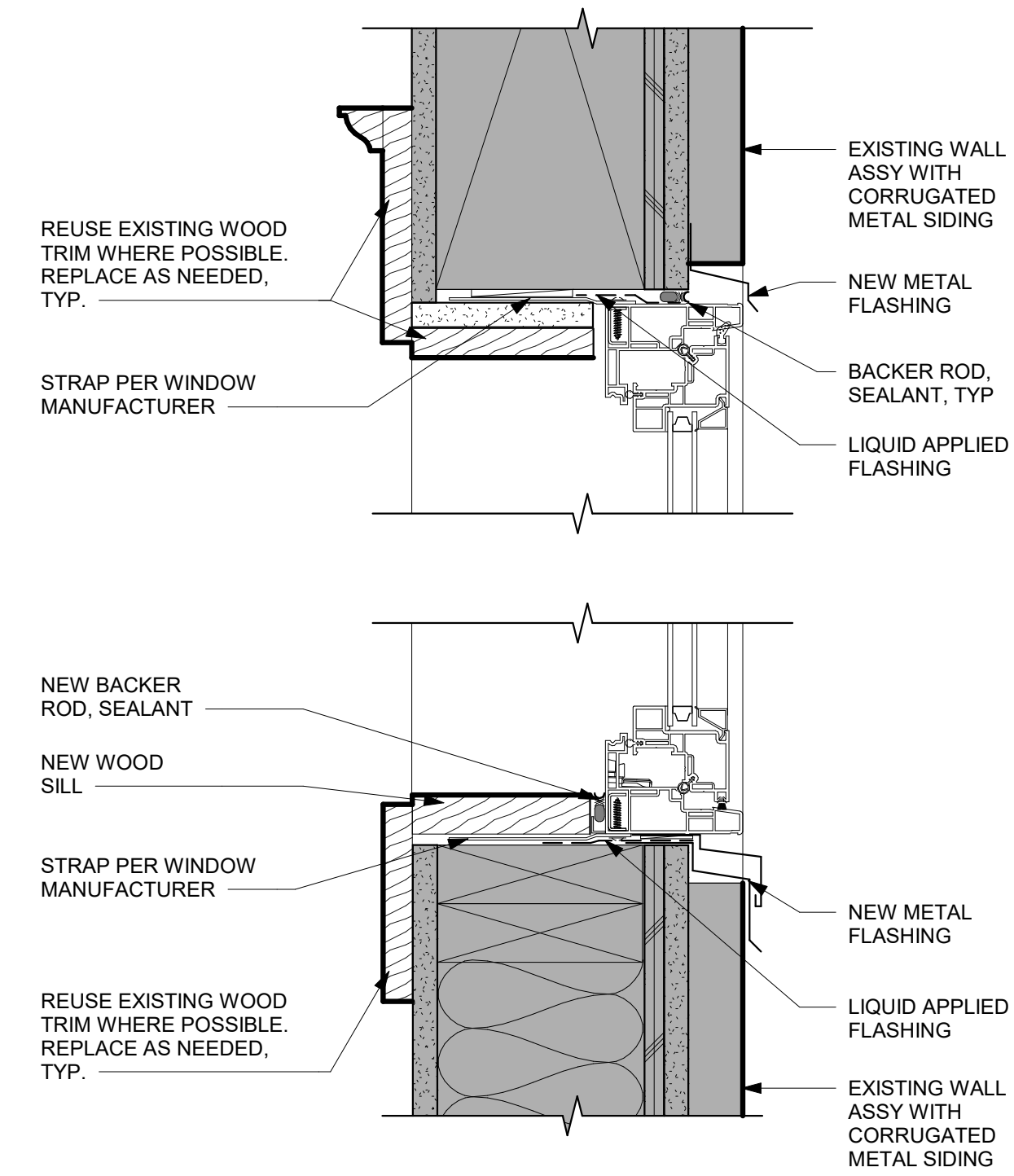
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SDCI STAMP

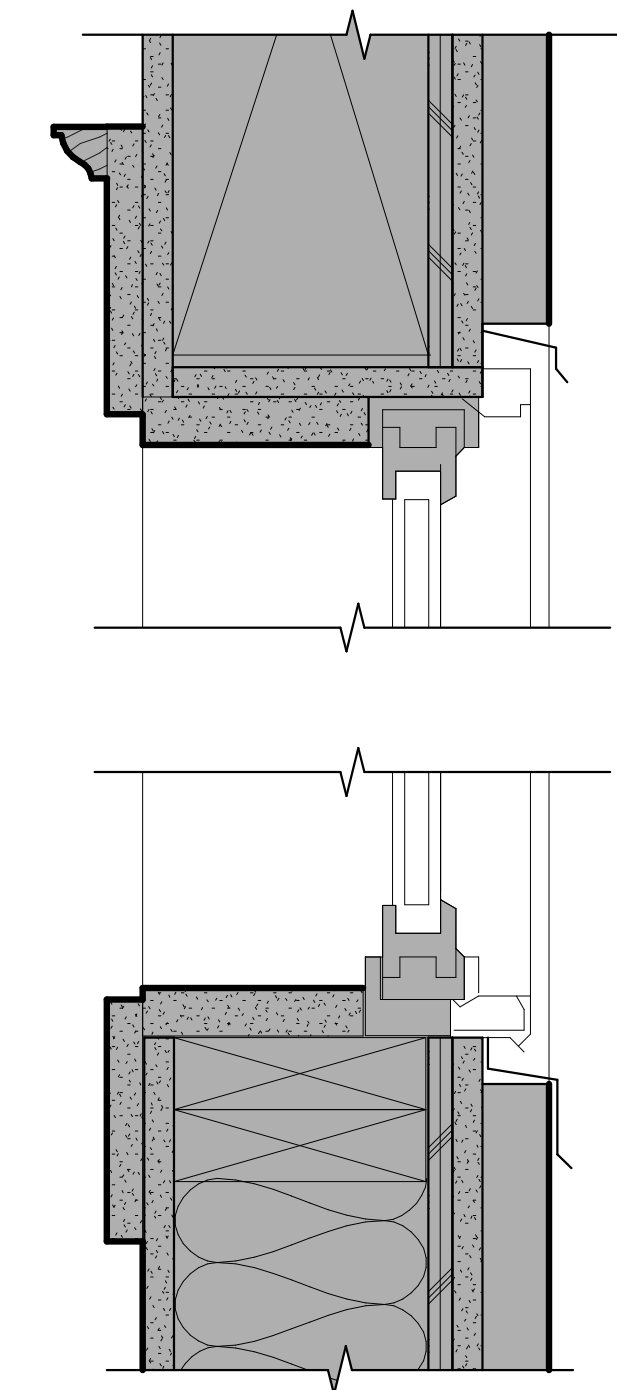
TITLE
**DETAILS -
WINDOWS AT
COURTYARD
(VINYL)**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN HJ
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

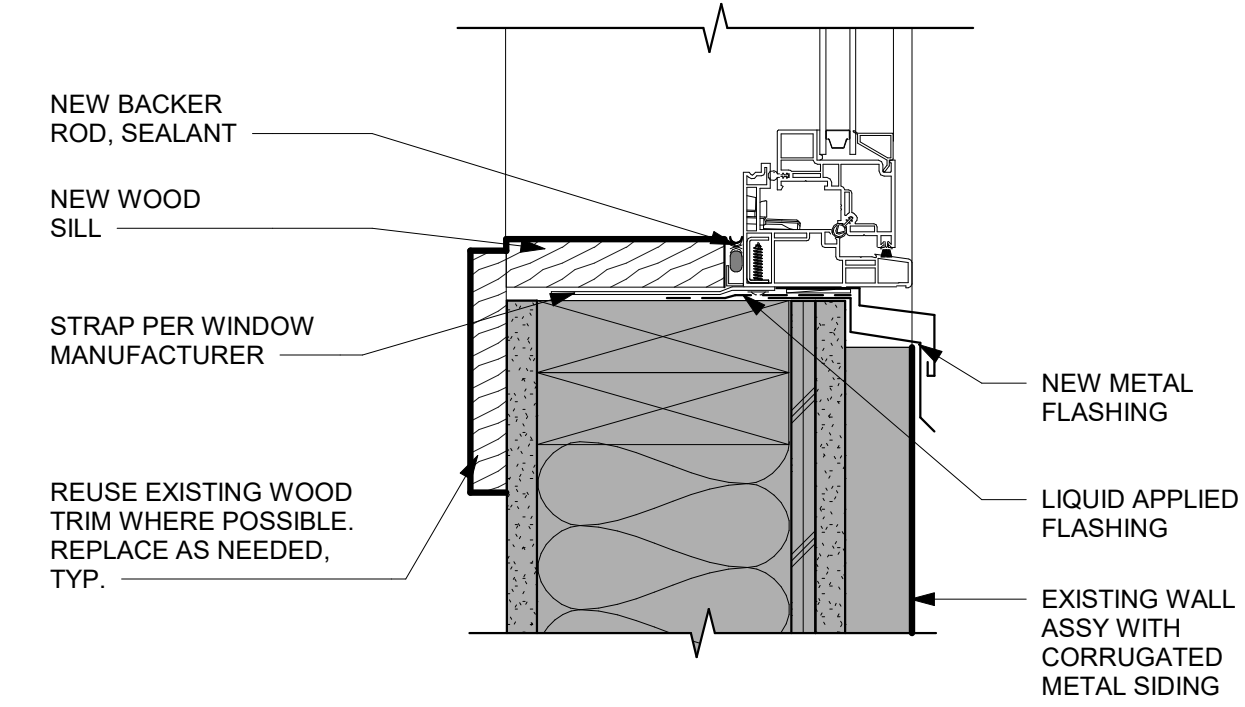
A575



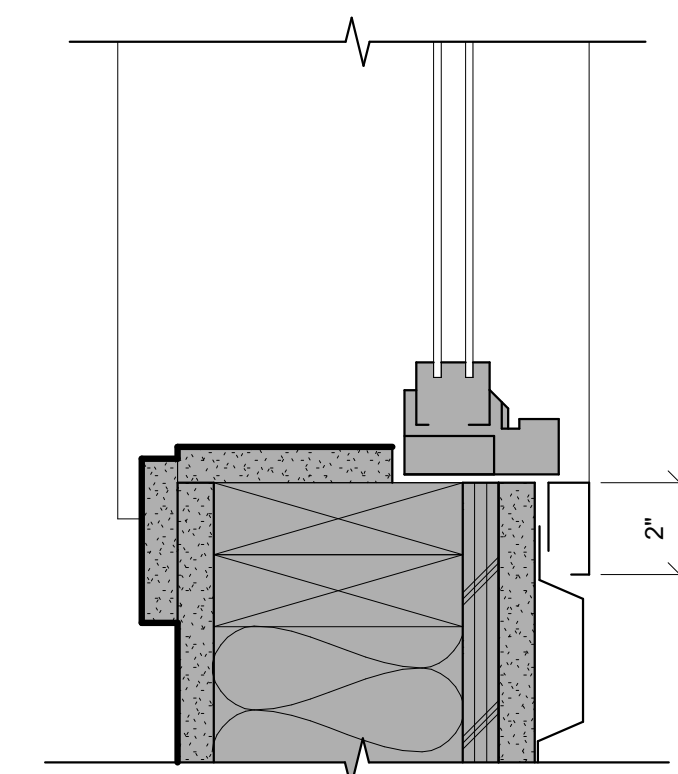
4 PROPOSED_TYP VINYL WDO
HEAD & SILL COURTYARD
SCALE: 3" = 1'-0"



2 EXISTING_TYP VINYL WDO HEAD &
SILL COURTYARD
SCALE: 3" = 1'-0"



3 PROPOSED_TYP VINYL WDO
JAMB COURTYARD
SCALE: 3" = 1'-0"

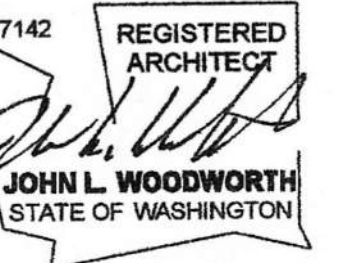


1 EXISTING_TYP VINYL WDO JAMB
COURTYARD
SCALE: 3" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE

**DETAILS -
WINDOWS AT
UPPER NORTH &
WEST ELEV TYP
(WOOD)**

MUP #

SDOT #

PERMIT # 6917769-CN

DRAWN HJ

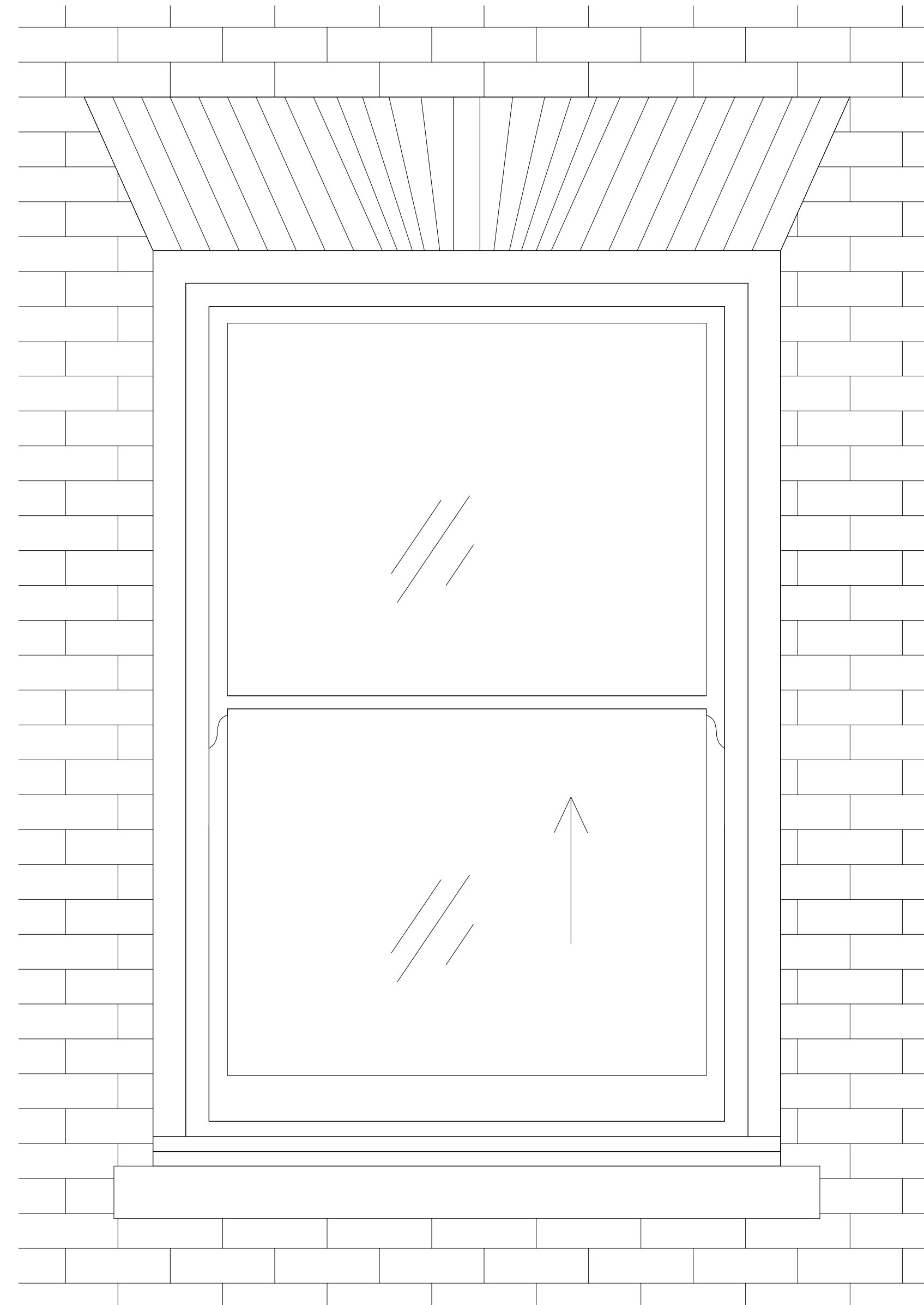
CHECKED Checker

ISSUE DATE 03/06/23

JOB NO. 21015

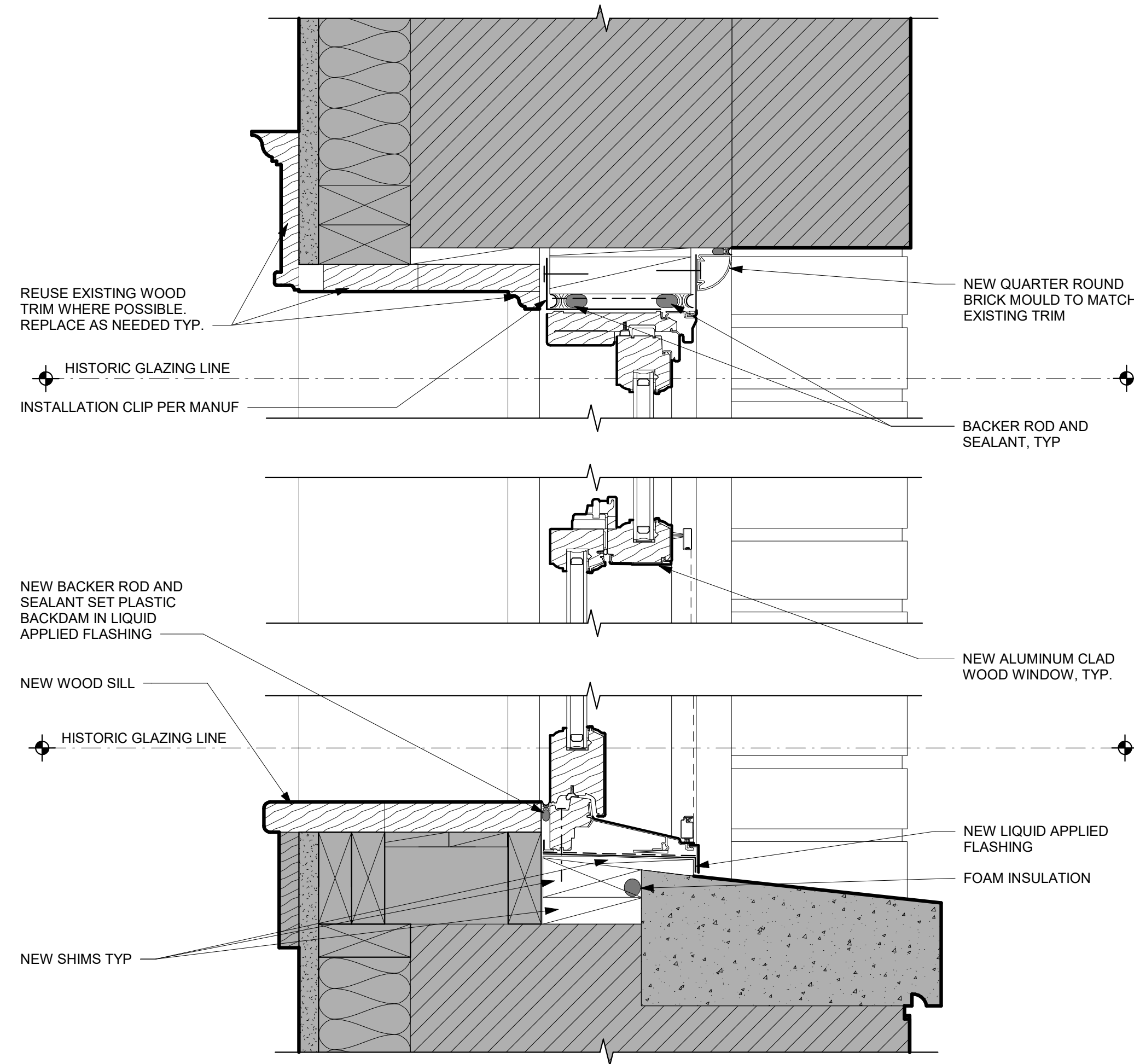
SHEET NO.:

A576

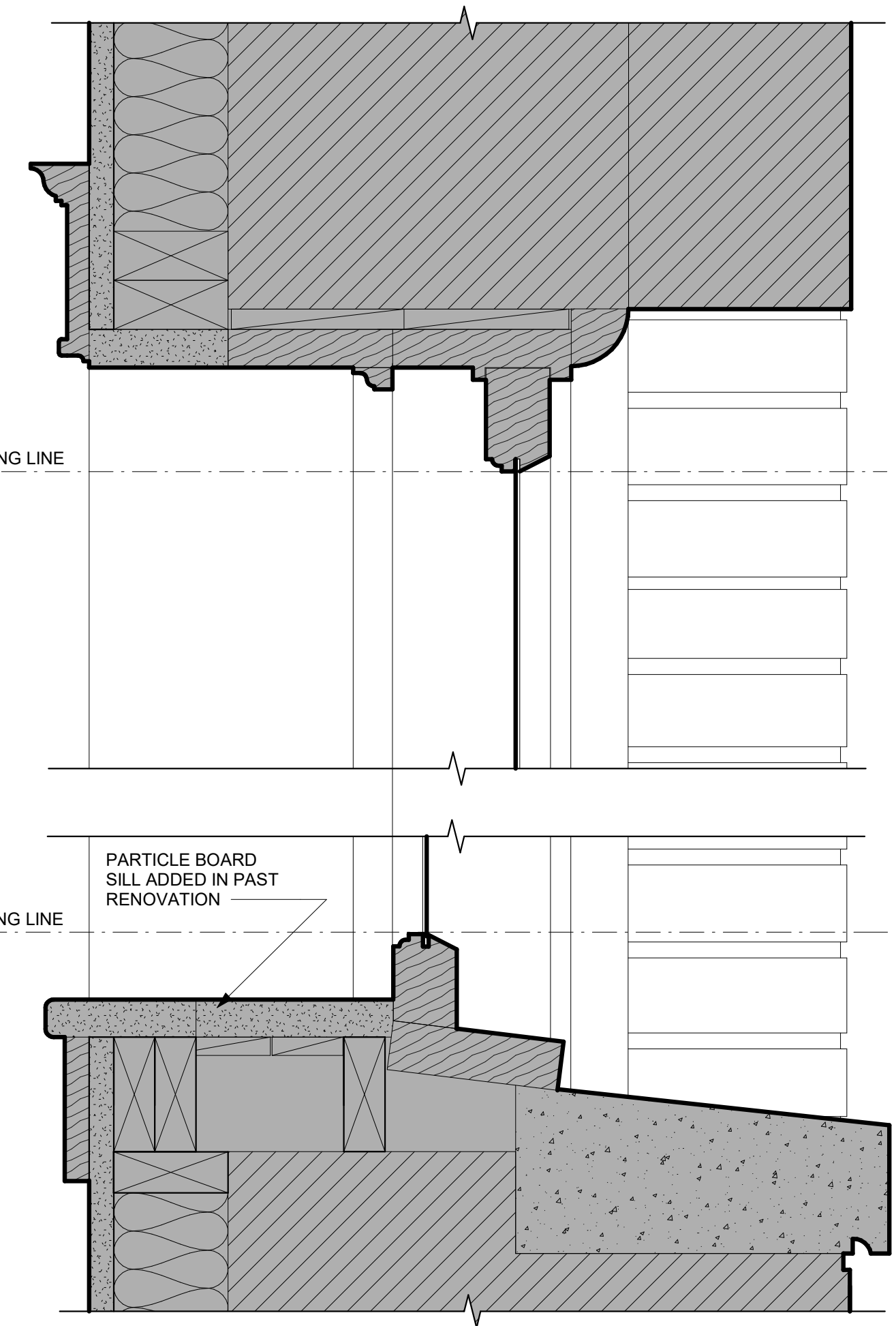


5 PROPOSED TYP SINGLE-HUNG
WDO WEST & NORTH
SCALE: 1 1/2" = 1'-0"

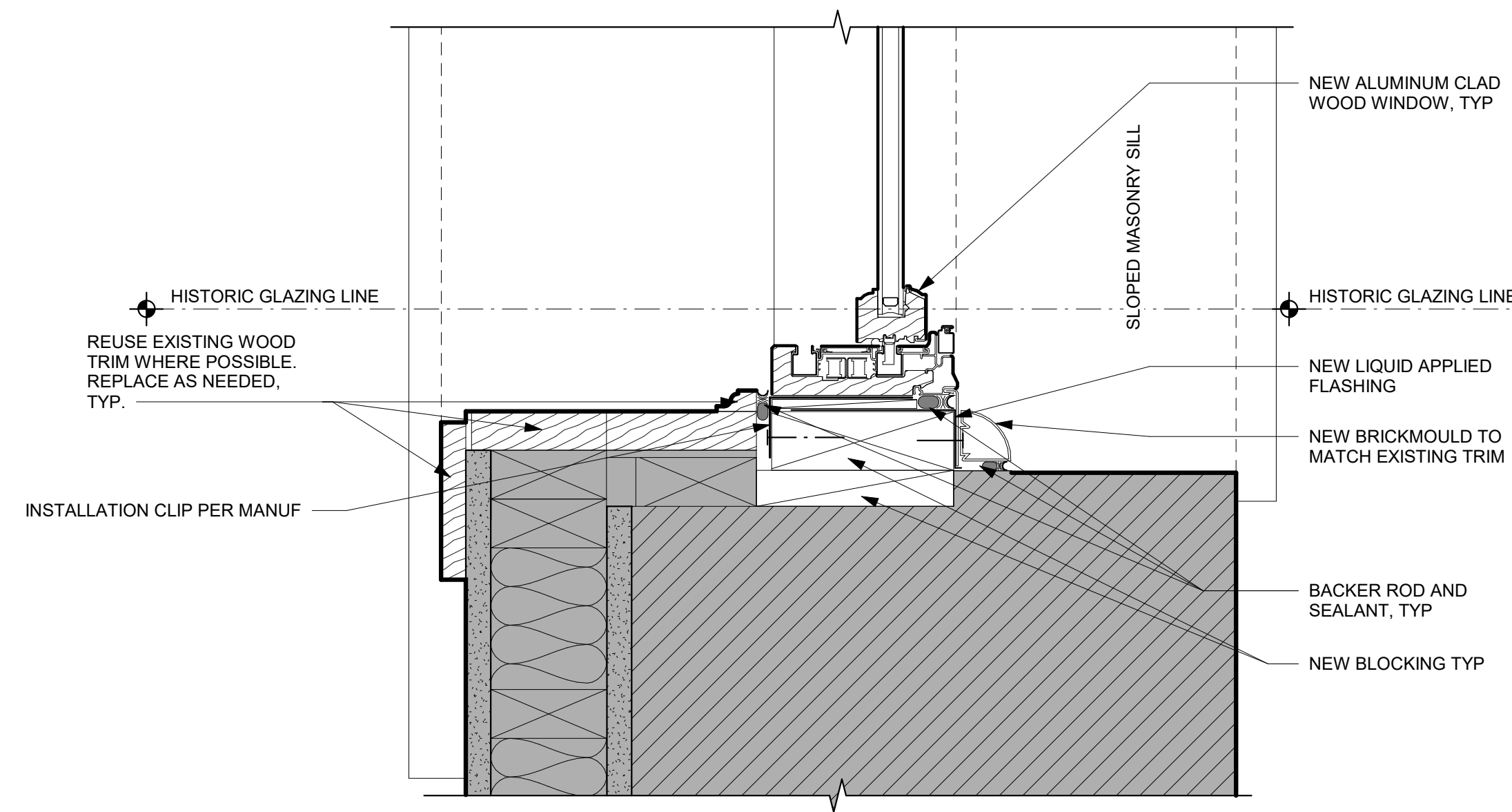
WINDOWS ON FLOORS 2 THRU 4 ARE
ORIGINAL WINDOWS.



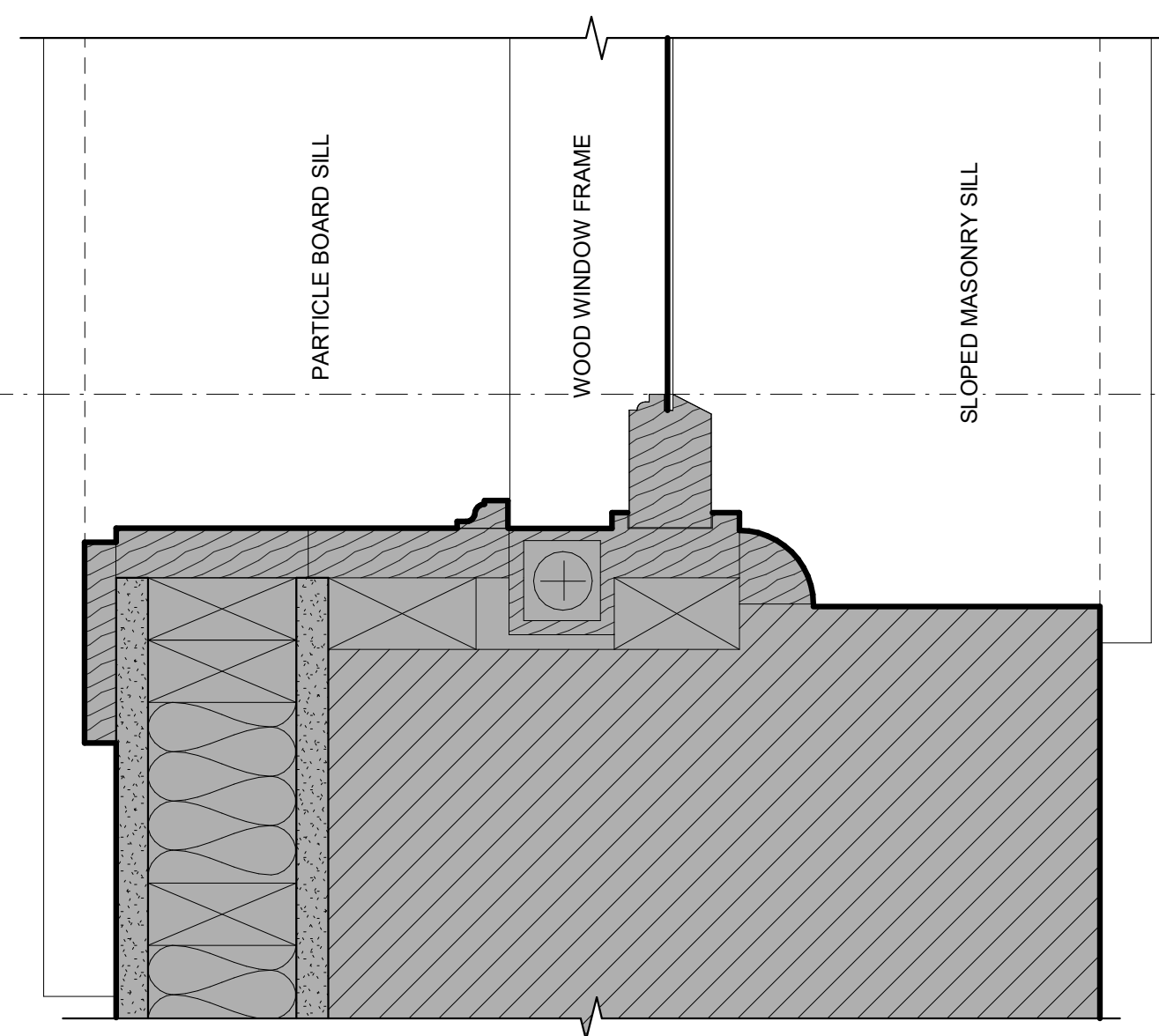
4 PROPOSED TYP SINGLE-HUNG
WDO HEAD & SILL WEST & NORTH
SCALE: 3" = 1'-0"



2 EXISTING TYP SINGLE-HUNG WDO
HEAD & SILL WEST & NORTH
SCALE: 3" = 1'-0"



3 PROPOSED TYP SINGLE-HUNG
JAMB WEST & NORTH
SCALE: 3" = 1'-0"

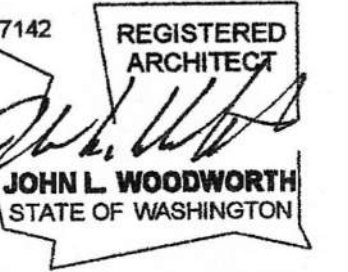


1 EXISTING TYP SINGLE-HUNG WDO
JAMB WEST & NORTH
SCALE: 3" = 1'-0"



**UNION
HOTEL**

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
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3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

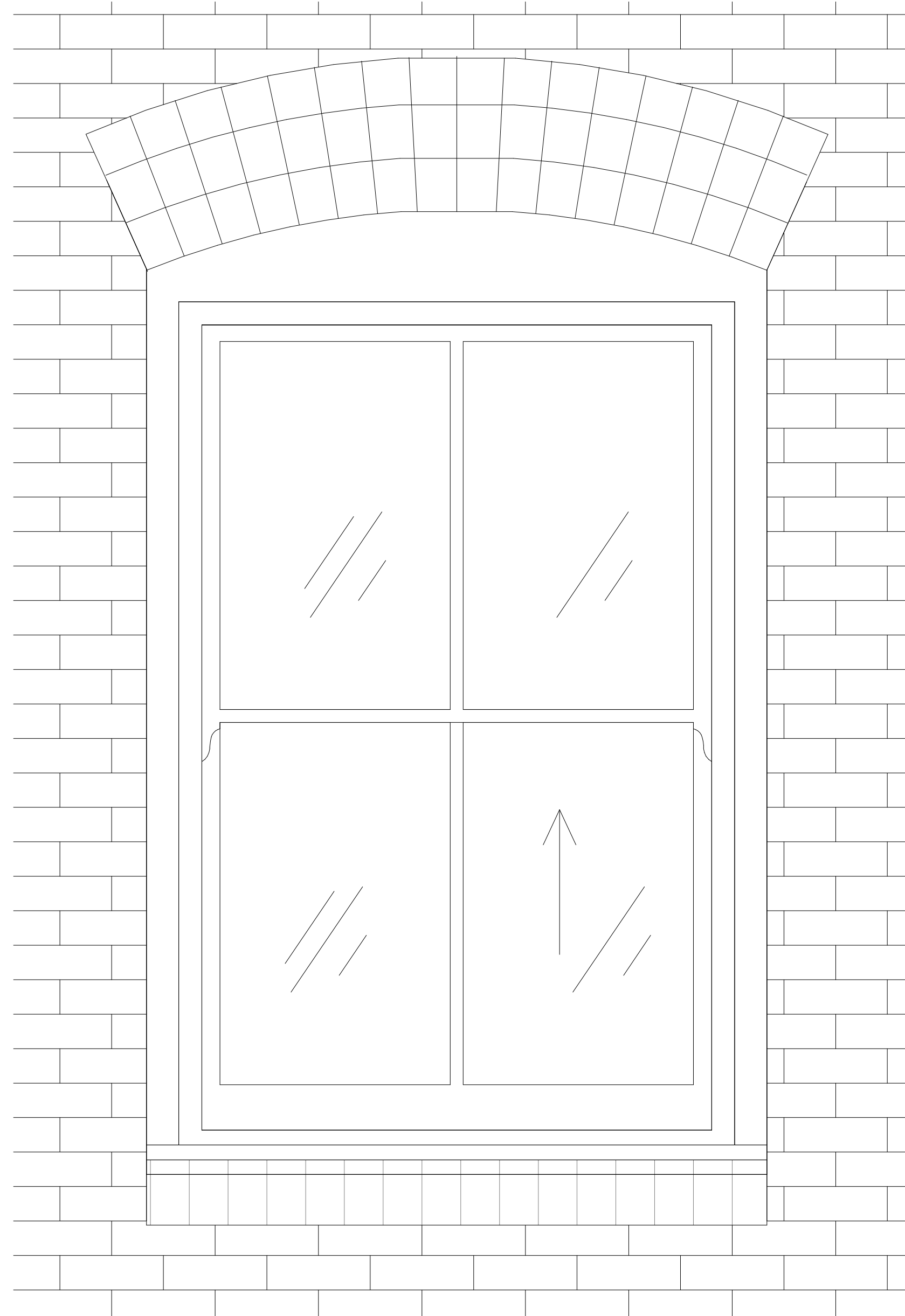
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SDCI STAMP

TITLE
**DETAILS -
WINDOWS AT
UPPER EAST
ELEV TYP
(WOOD)**

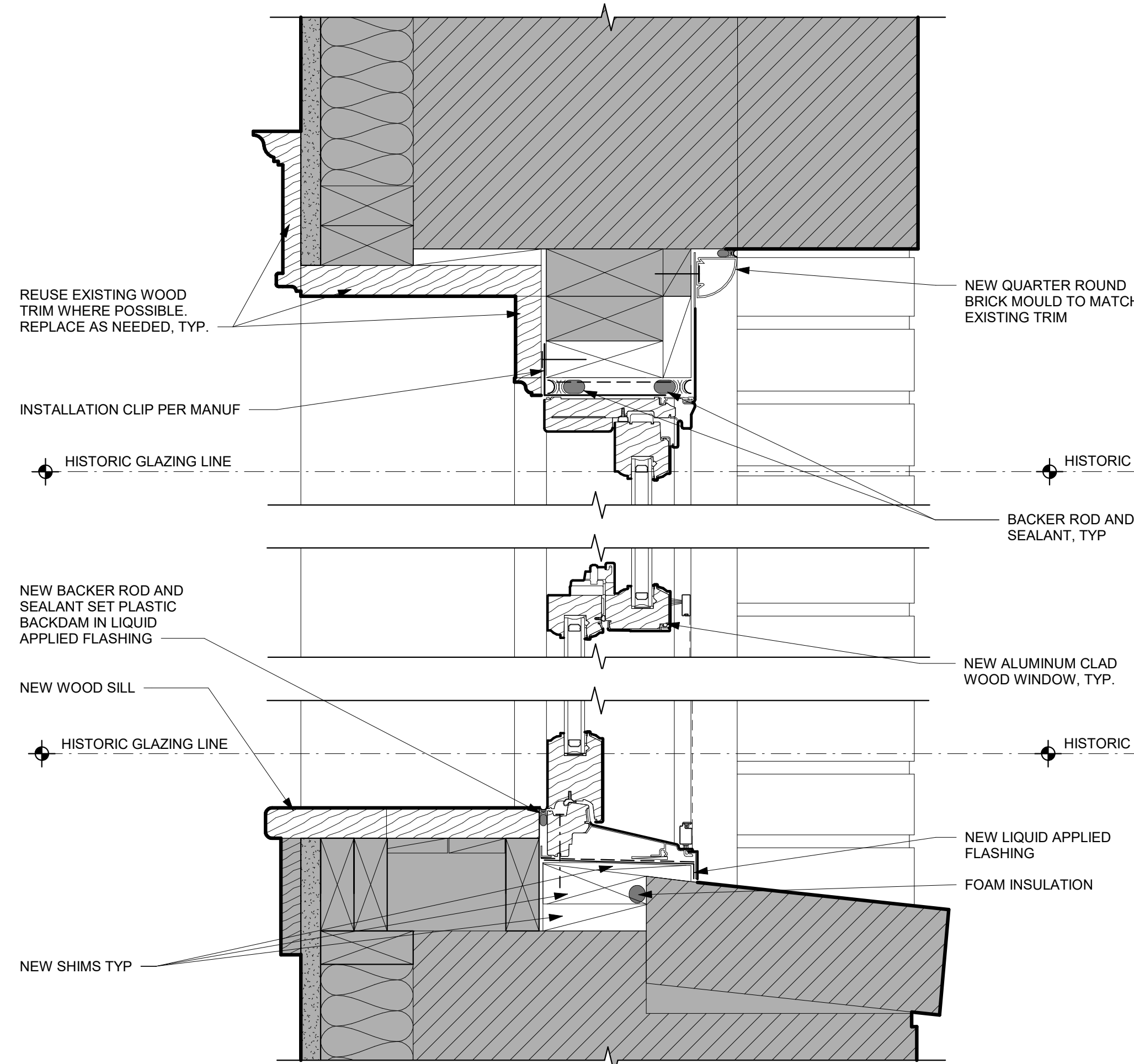
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SDOT #
PERMIT # 6917769-CN
DRAWN HJ
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

A577

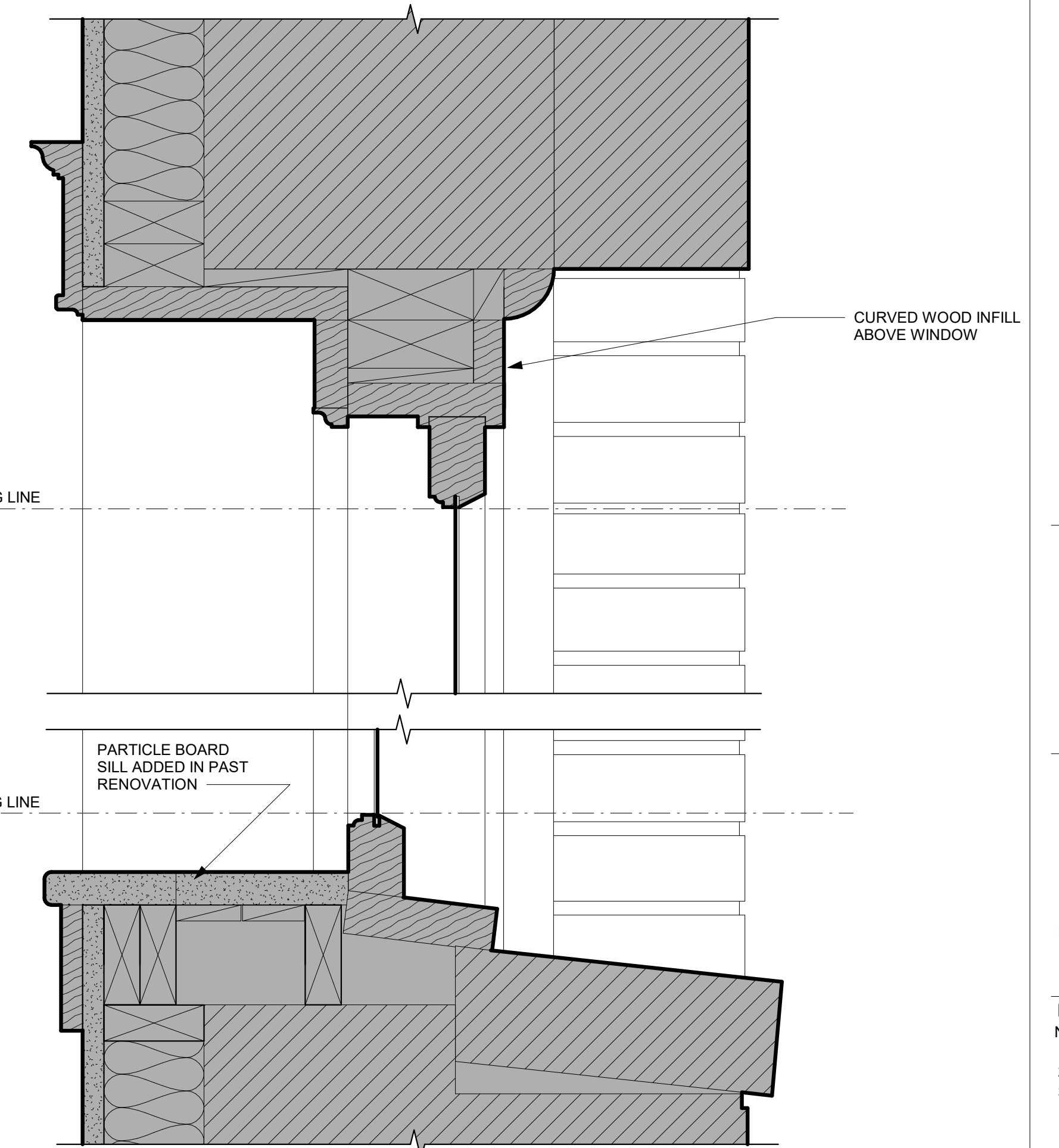


5 PROPOSED TYP SINGLE-HUNG
WDO EAST
SCALE: 1 1/2" = 1'-0"

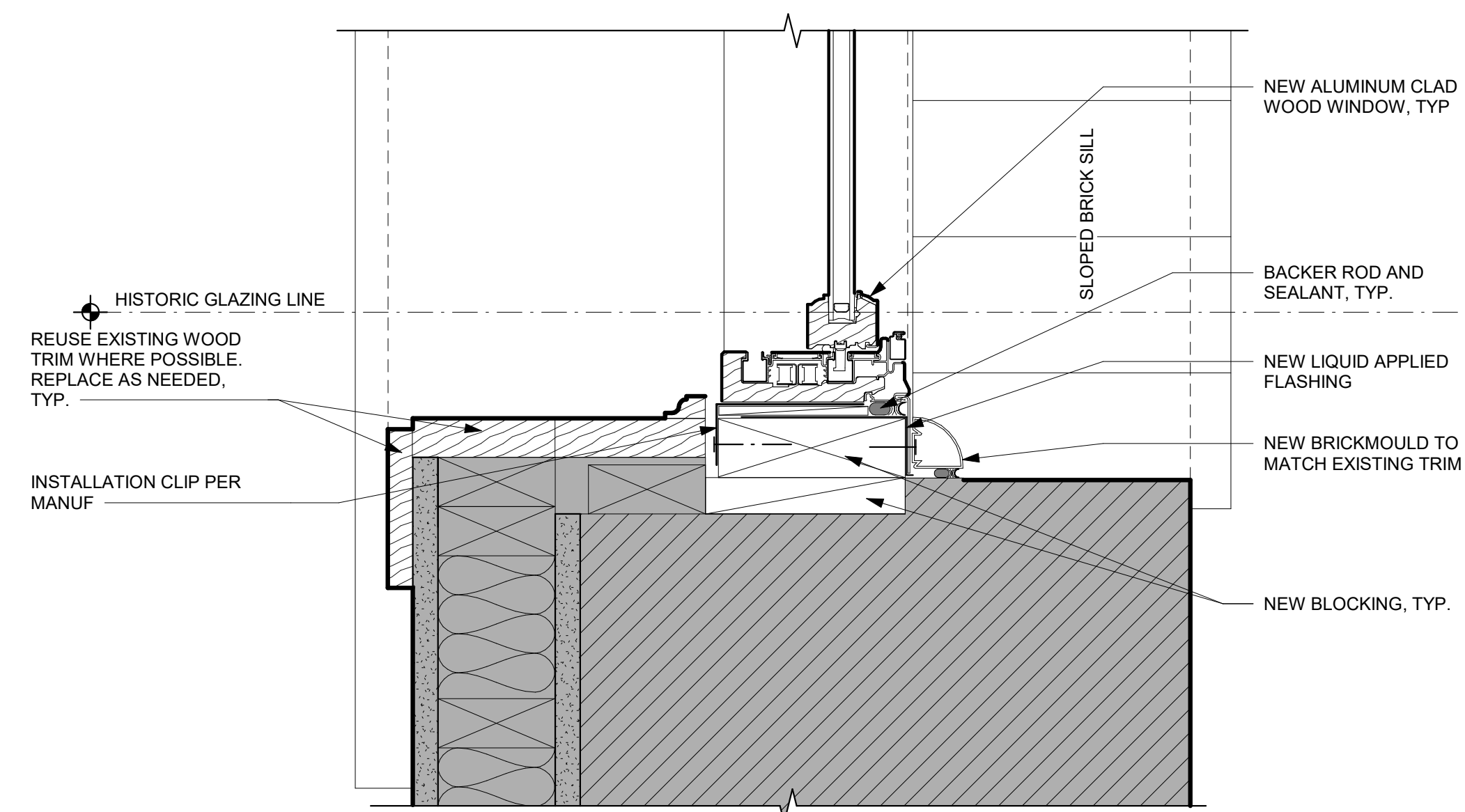
WINDOWS ON FLOORS 2 THRU 4 ARE
ORIGINAL WINDOWS.



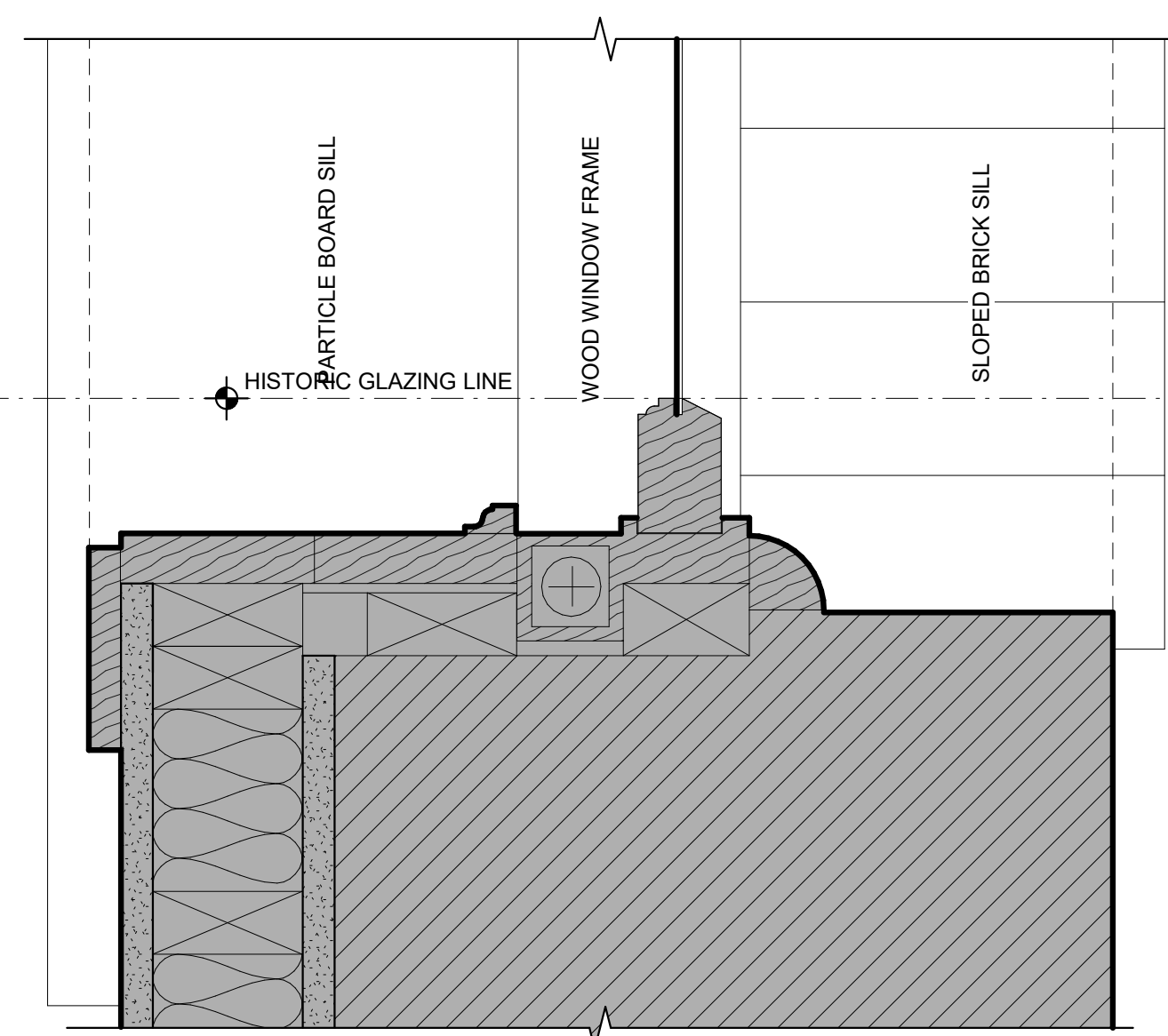
4 PROPOSED TYP SINGLE-HUNG
WDO HEAD & SILL EAST
SCALE: 3" = 1'-0"



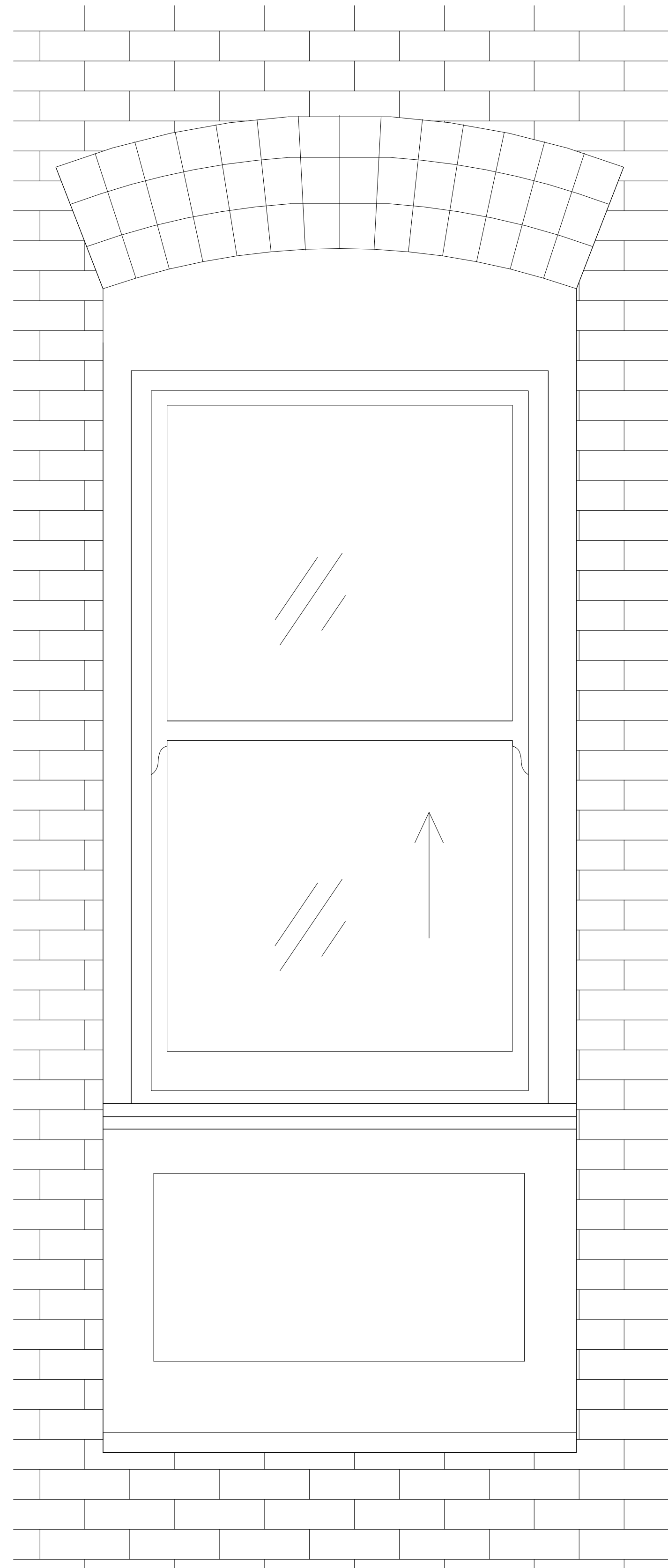
2 EXISTING TYP SINGLE-HUNG WDO
HEAD & SILL EAST
SCALE: 3" = 1'-0"



3 PROPOSED TYP SINGLE-HUNG
WDO JAMB EAST
SCALE: 3" = 1'-0"

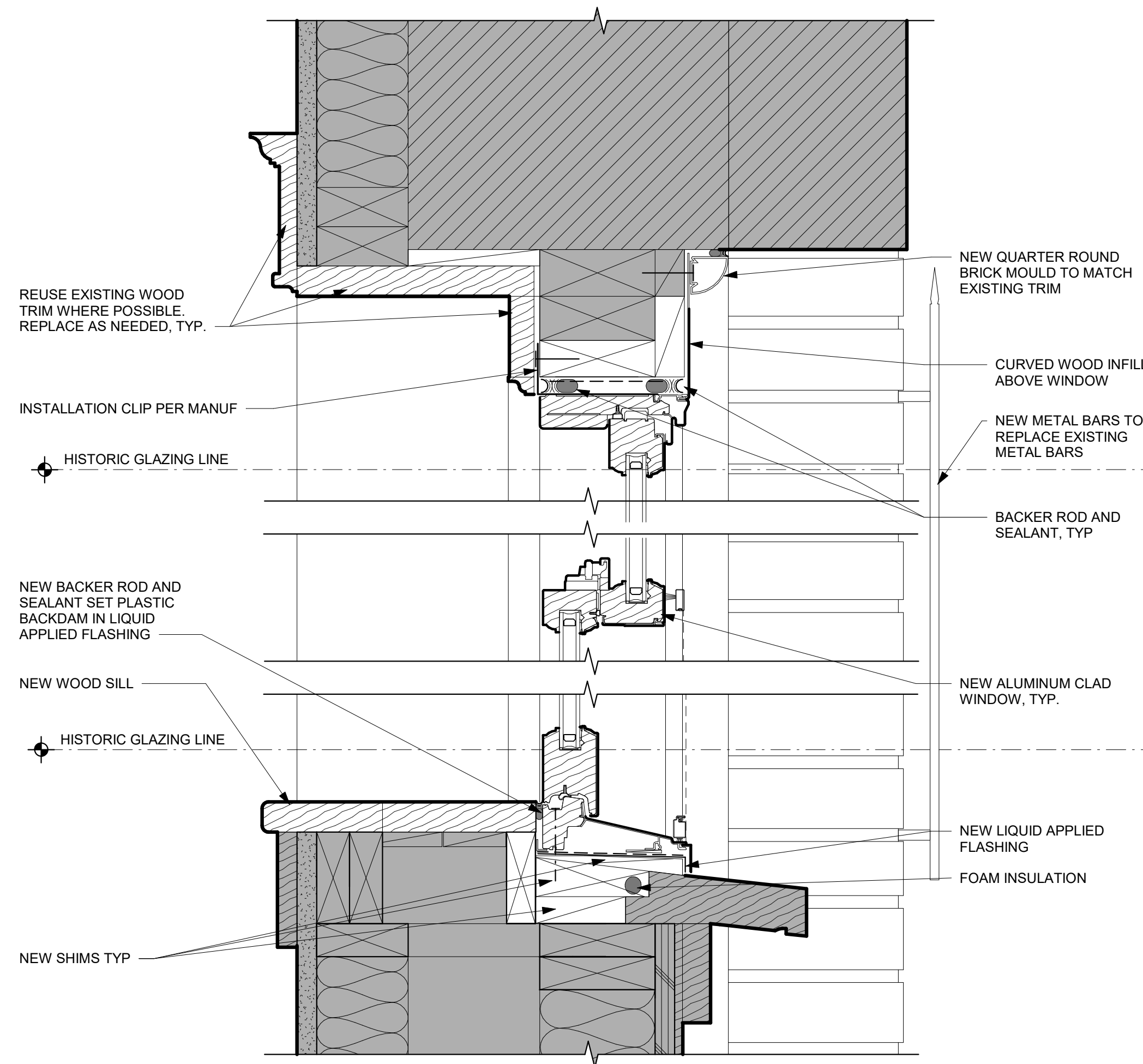


1 EXISTING TYP SINGLE-HUNG WDO
JAMB EAST
SCALE: 3" = 1'-0"

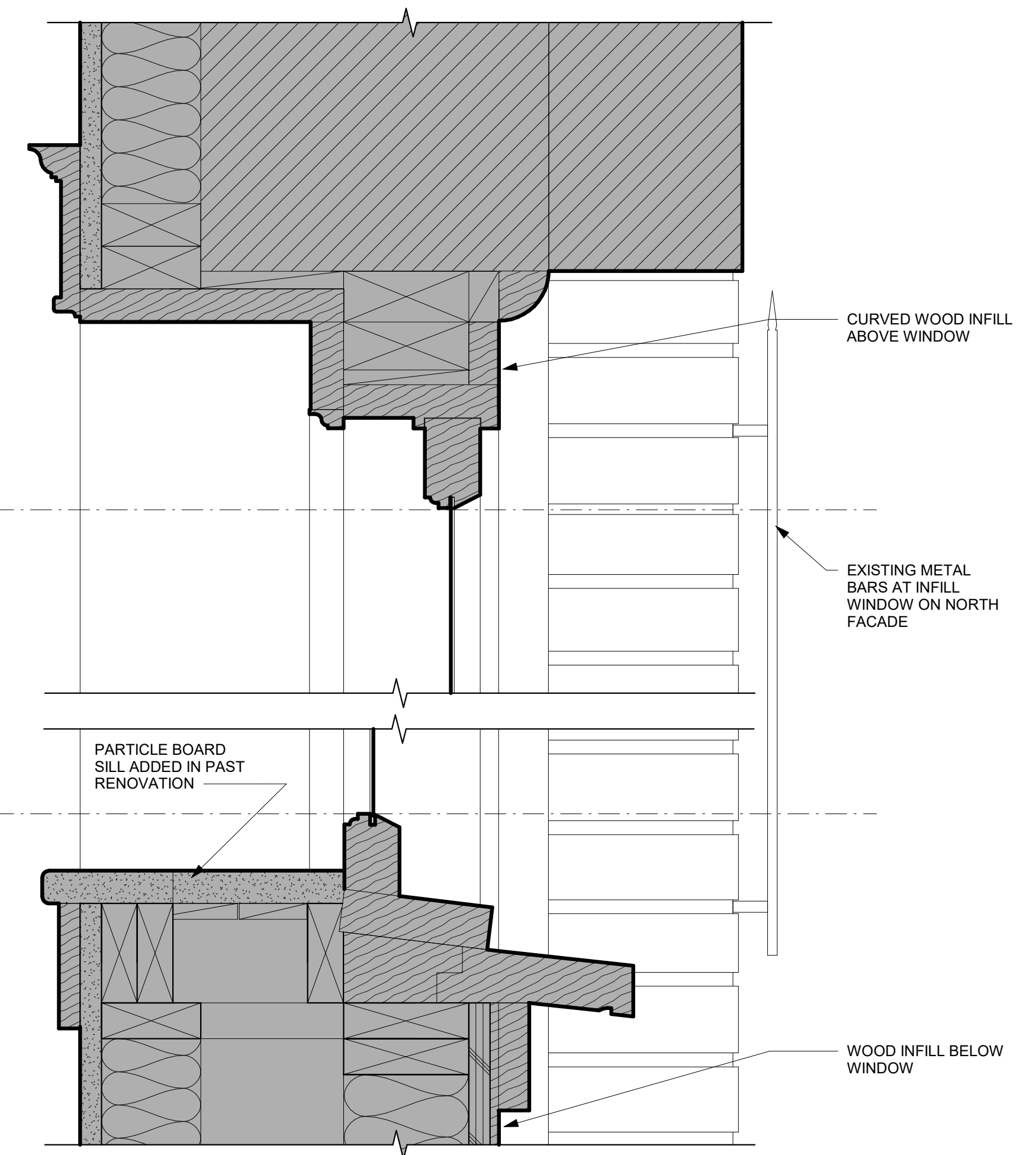


5 PROPOSED TYP SINGLE-HUNG WDO @ INFILL DOOR OPENING
SCALE: 1 1/2" = 1'-0"

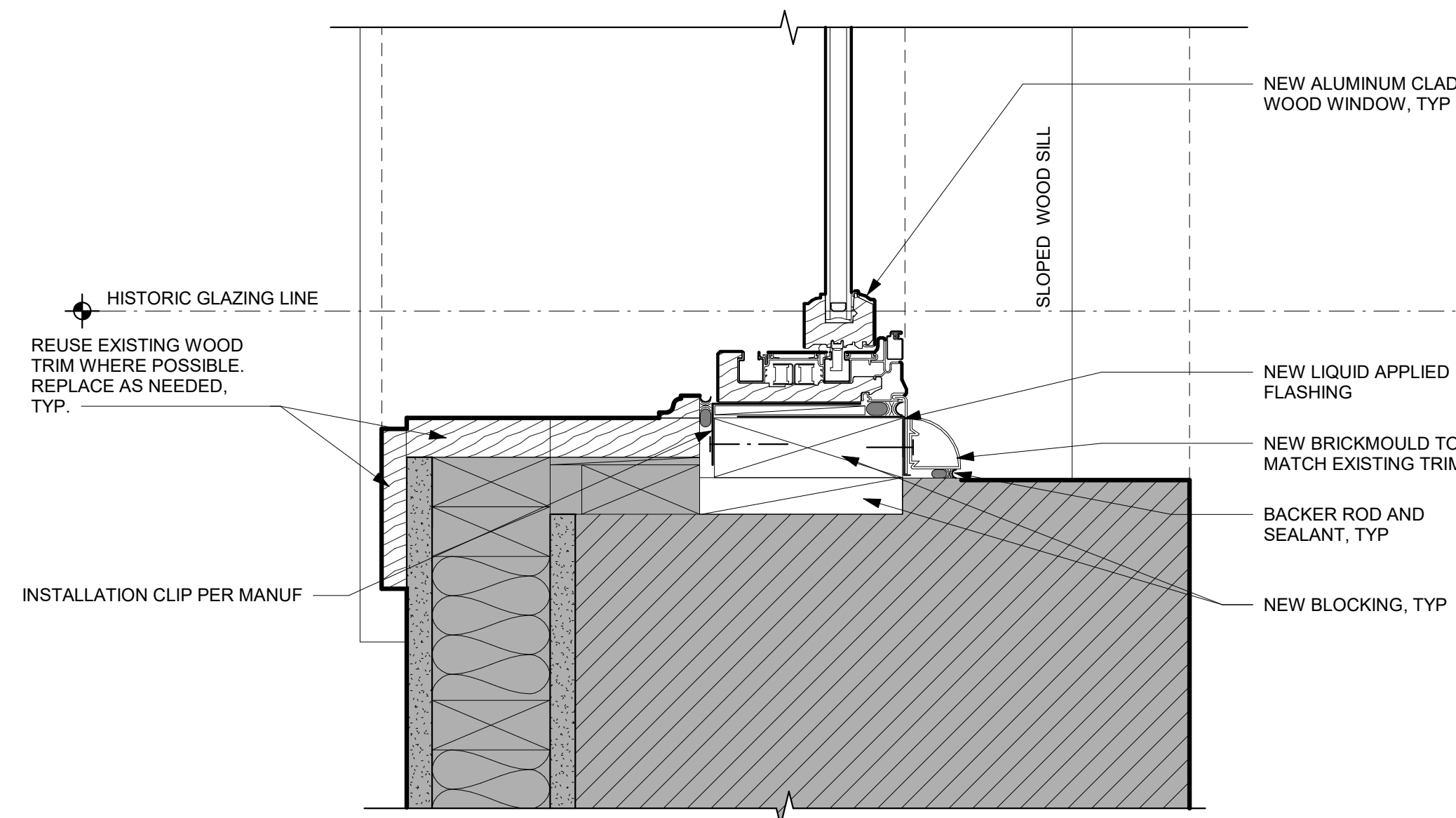
DETAILS SIM FOR TYPE H WINDOW



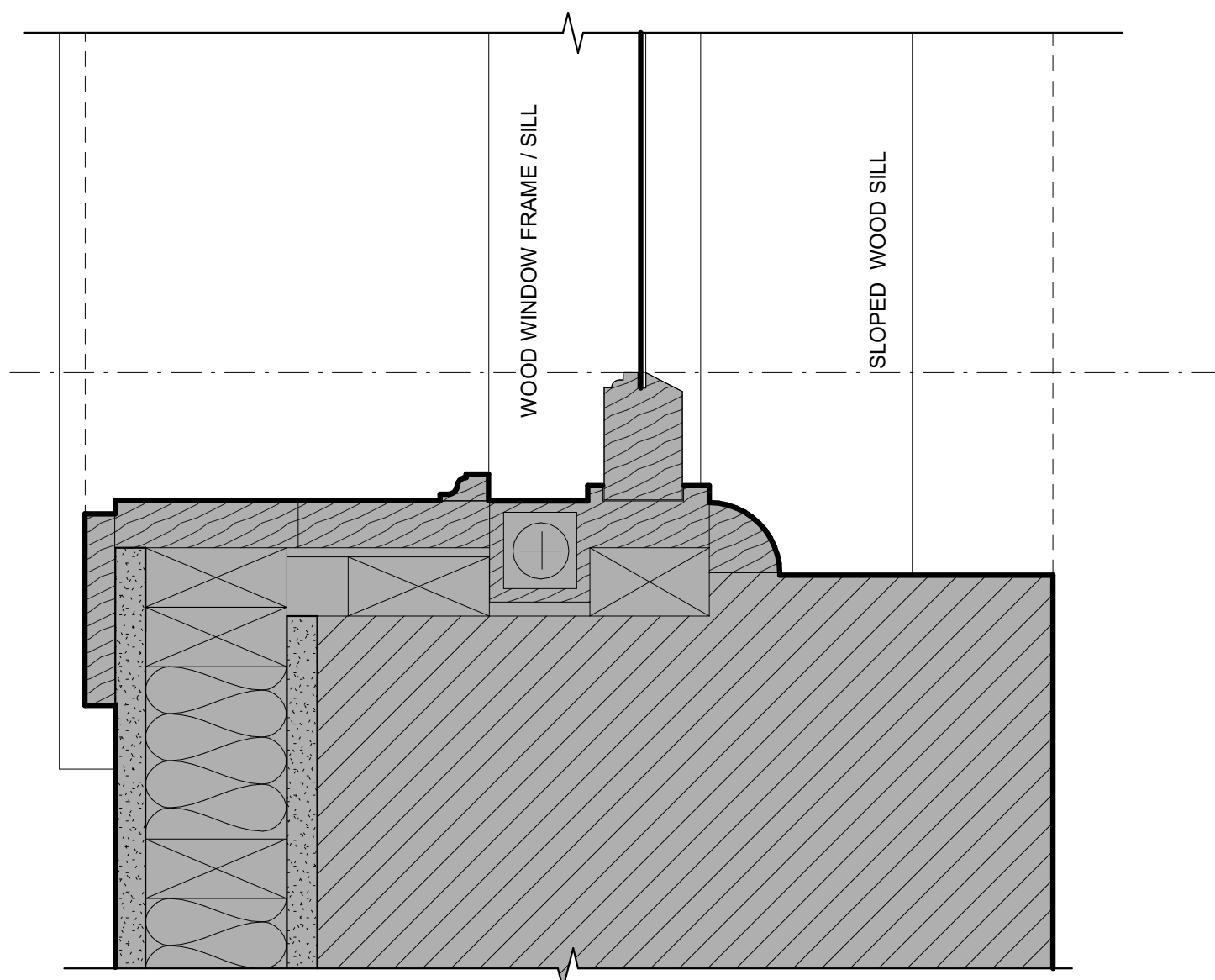
4 PROPOSED TYP SINGLE-HUNG WDO HEAD & SILL @ INFILL DOOR OPENING
SCALE: 3" = 1'-0"



2 EXISTING TYP SINGLE-HUNG WDO HEAD & SILL EAST ELEVATION @ INFILL DOOR OPENING
SCALE: 3" = 1'-0"



3 PROPOSED TYP SINGLE-HUNG JAMB @ INFILL DOOR OPENING
SCALE: 3" = 1'-0"



1 EXISTING TYP SINGLE-HUNG WDO JAMB @ INFILL DOOR OPENING
SCALE: 3" = 1'-0"

ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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SDCI STAMP

TITLE
DETAILS - WINDOWS AT INFILLED DOOR OPENINGS (WOOD)
MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN HJ
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

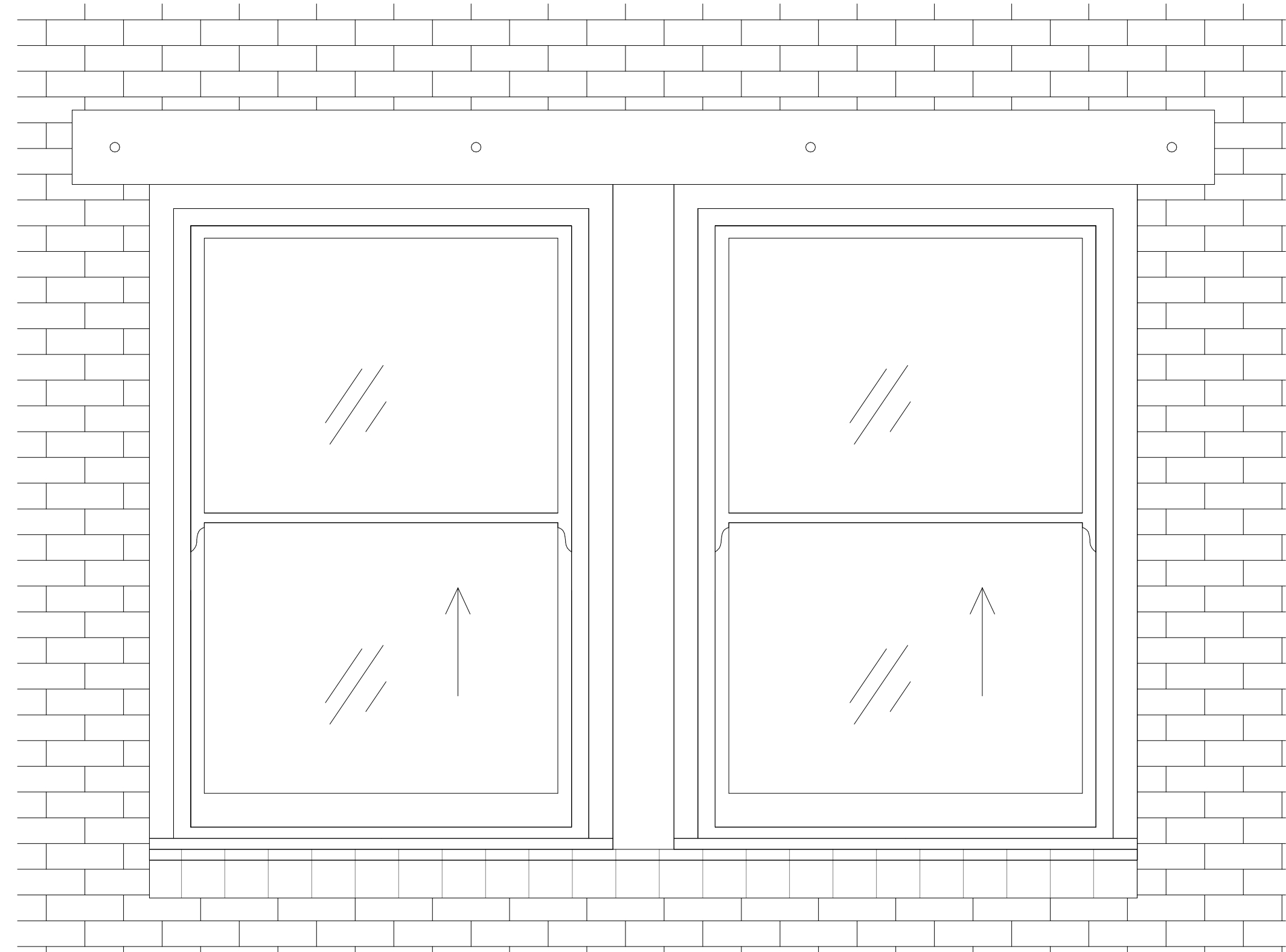
ISSUED SETS		
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2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

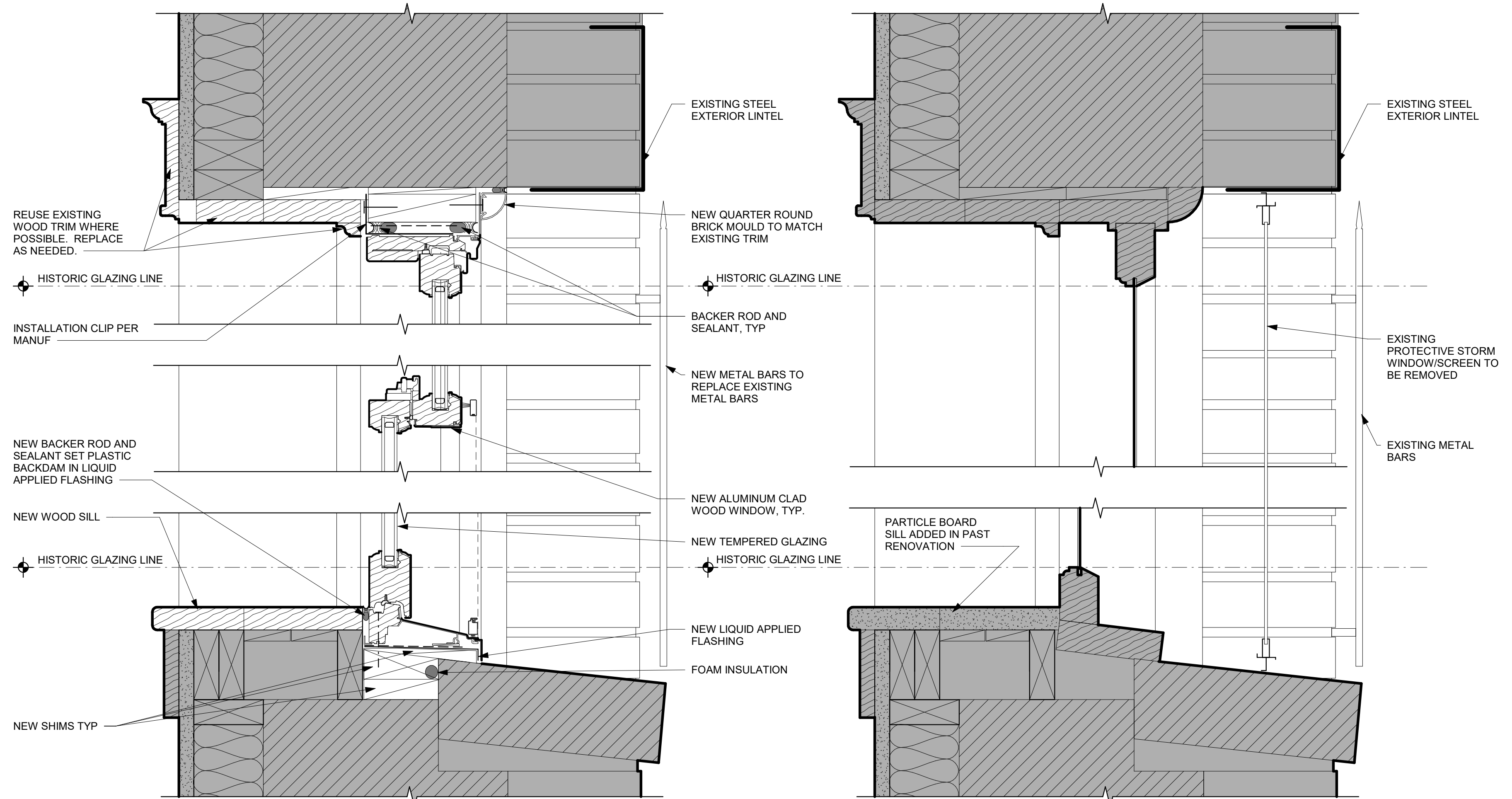
SDCI STAMP

TITLE
**DETAILS -
WINDOWS AT
MEZZANINE
UNITS (WOOD)**

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN HJ
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:



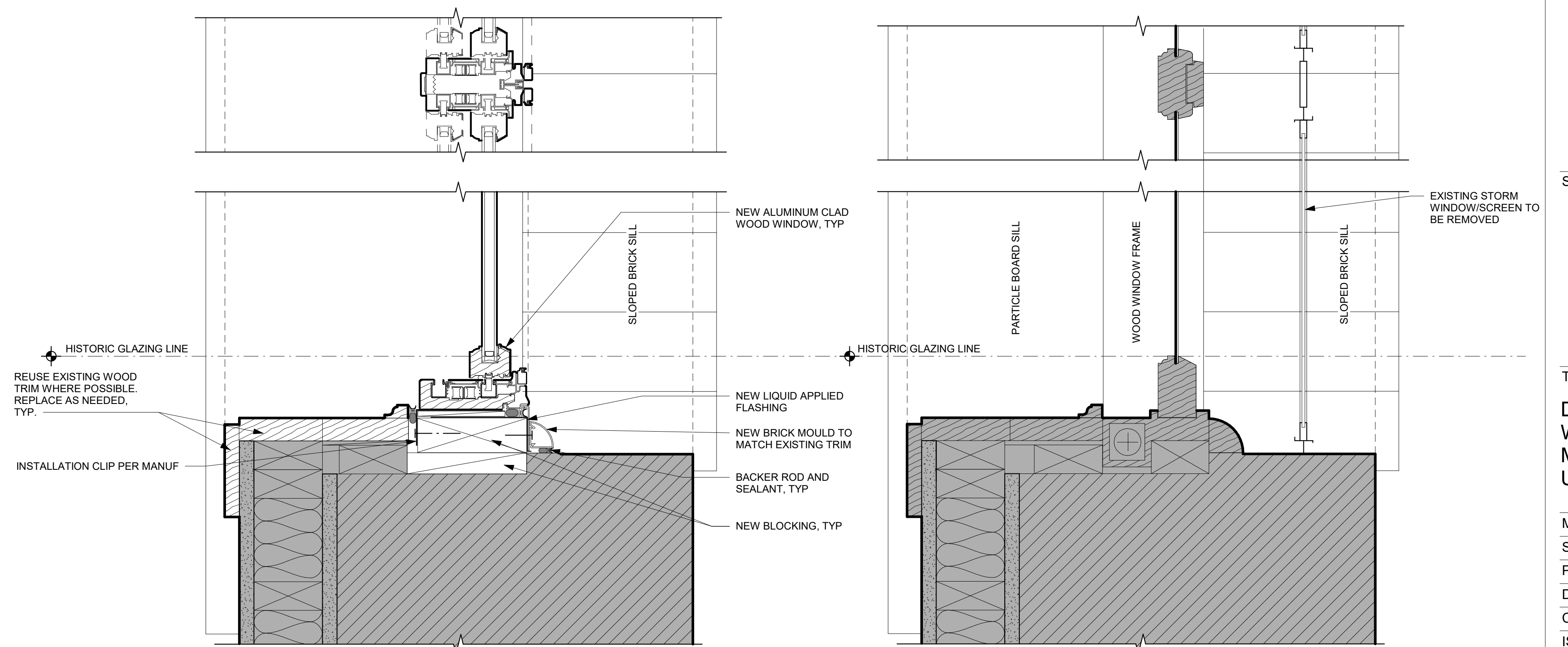
5
PROPOSED TYP SINGLE-HUNG
WDO MEZZANINE LEVEL MULLED
SCALE: 1" = 1'-0"



4
PROPOSED TYP SINGLE-HUNG
WDO HEAD & SILL MEZZANINE
LEVEL
SCALE: 3" = 1'-0"

2
EXISTING TYP SINGLE-HUNG WDO
HEAD & SILL MEZZANINE LEVEL
SCALE: 3" = 1'-0"

DETAILS SIM FOR TYPE G WINDOWS



3
PROPOSED TYP SINGLE-HUNG
WDO JAMB MEZZANINE LEVEL
MULLED
SCALE: 3" = 1'-0"

1
EXISTING TYP SINGLE-HUNG WDO
JAMB MEZZANINE LEVEL MULLED
SCALE: 3" = 1'-0"



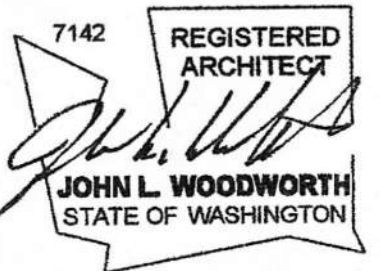
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



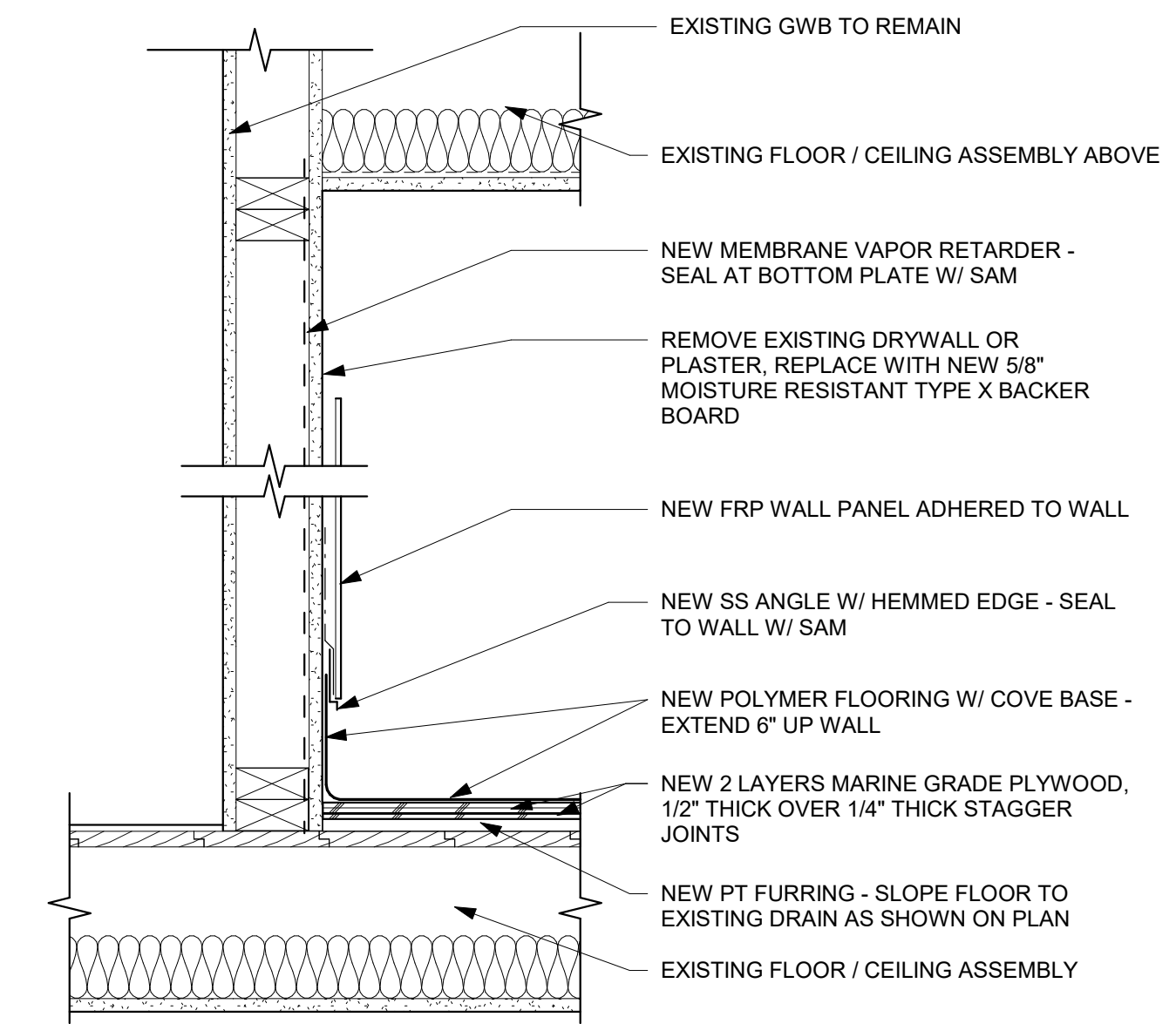
UNION HOTEL

204 3RD AVE S
SEATTLE WA 98104

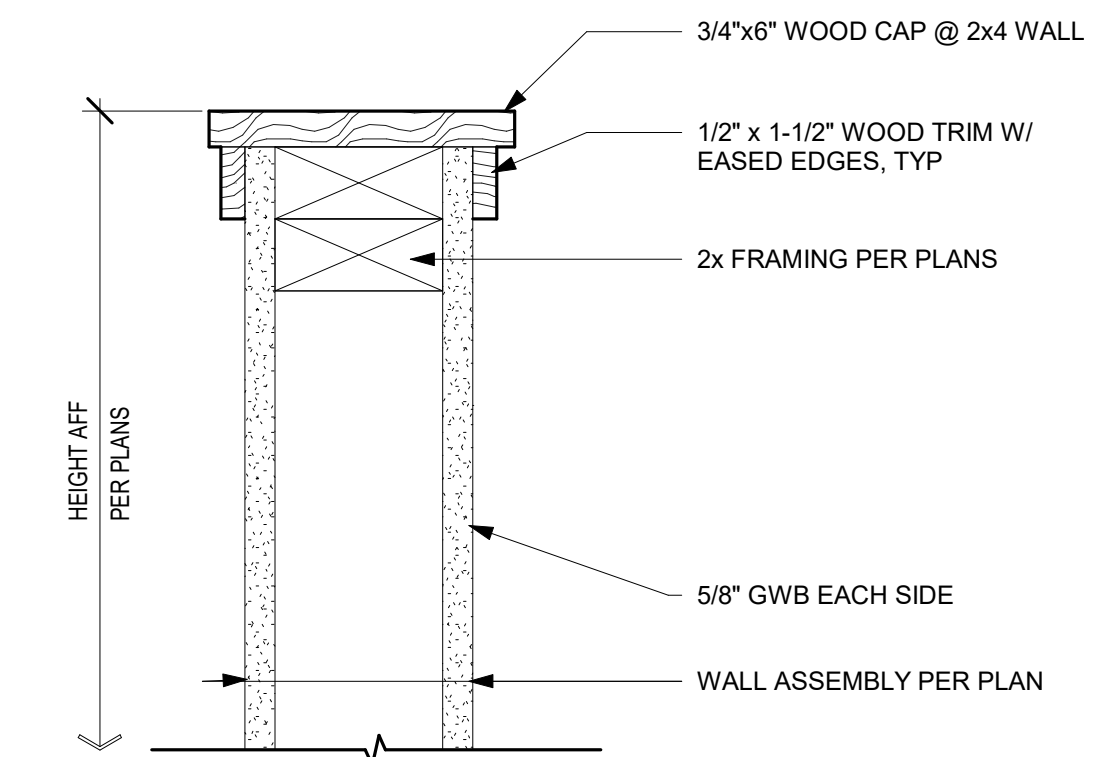


ISSUED SETS		
NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

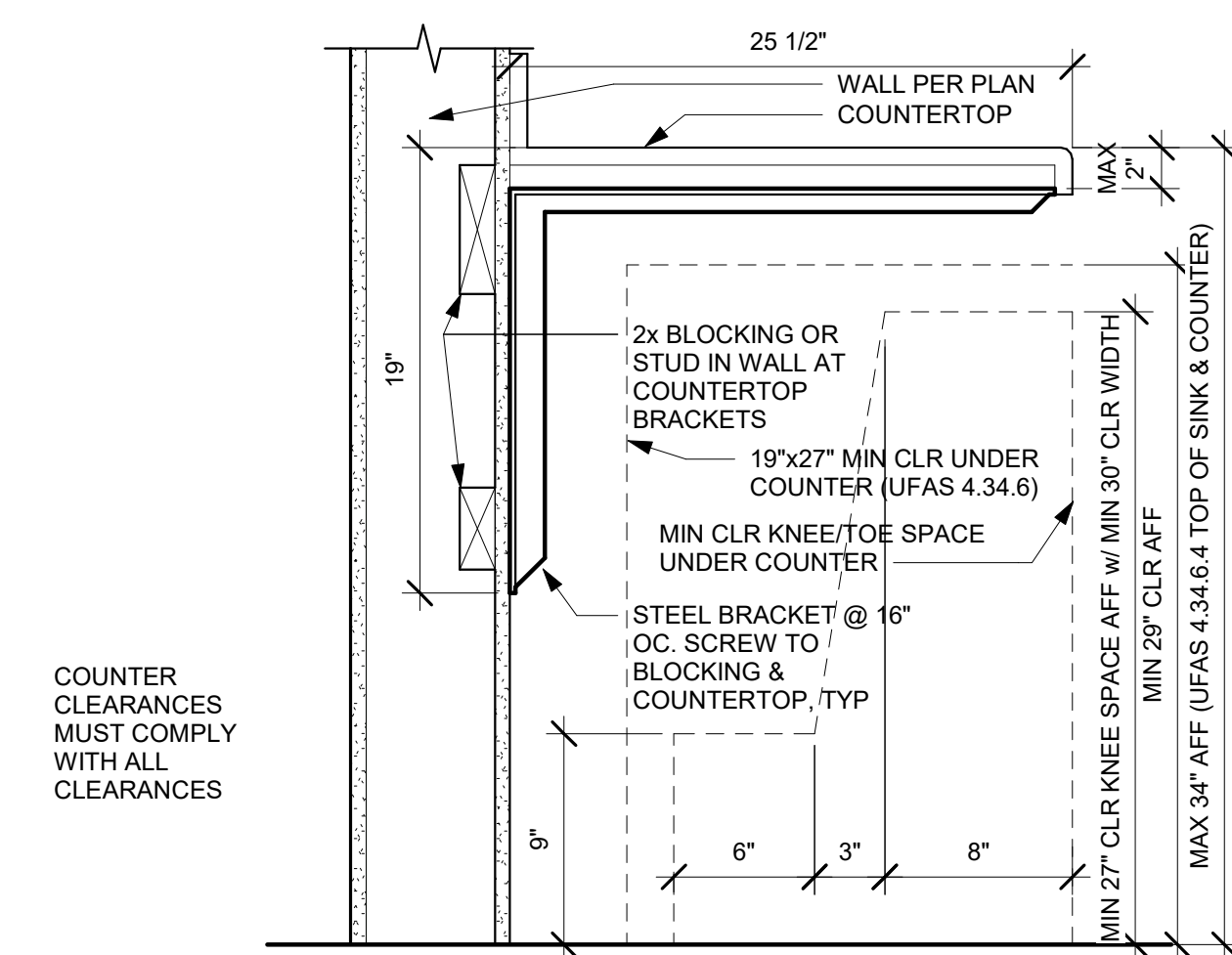
REVISIONS / NOTES		
NO	DATE	DESCRIPTION



3 WALL SECTION AT SHOWER ROOMS
SCALE: 1 1/2" = 1'-0"



2 LOW WALL TRIM
SCALE: 3" = 1'-0"



1 SUPPORT AT COUNTERTOP
SCALE: 1 1/2" = 1'-0"

SDCI STAMP

TITLE
DETAILS - FINISH

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN BM
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

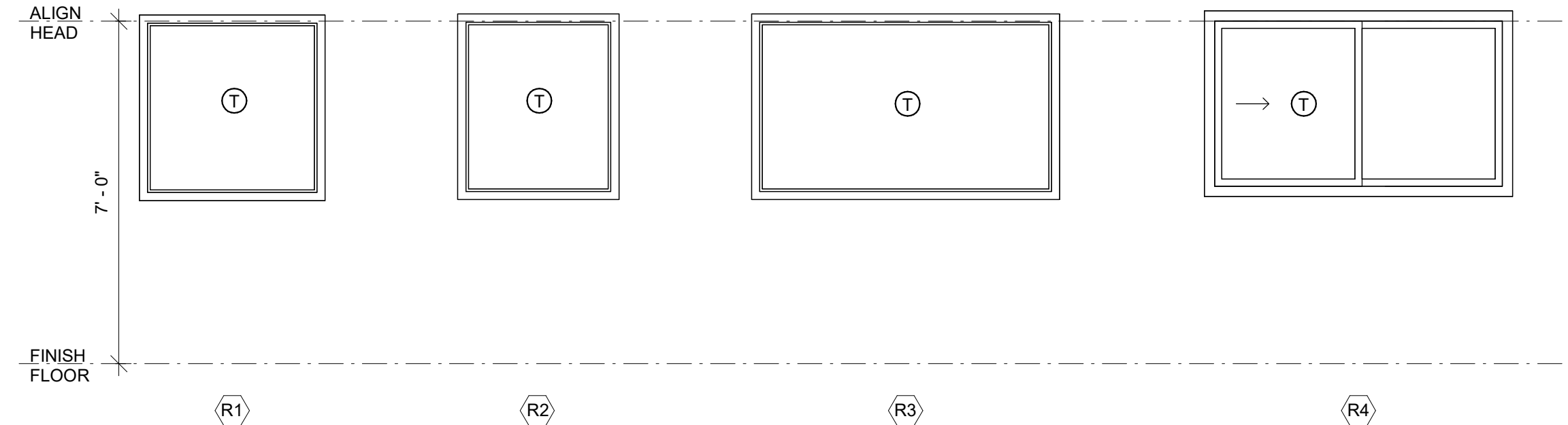
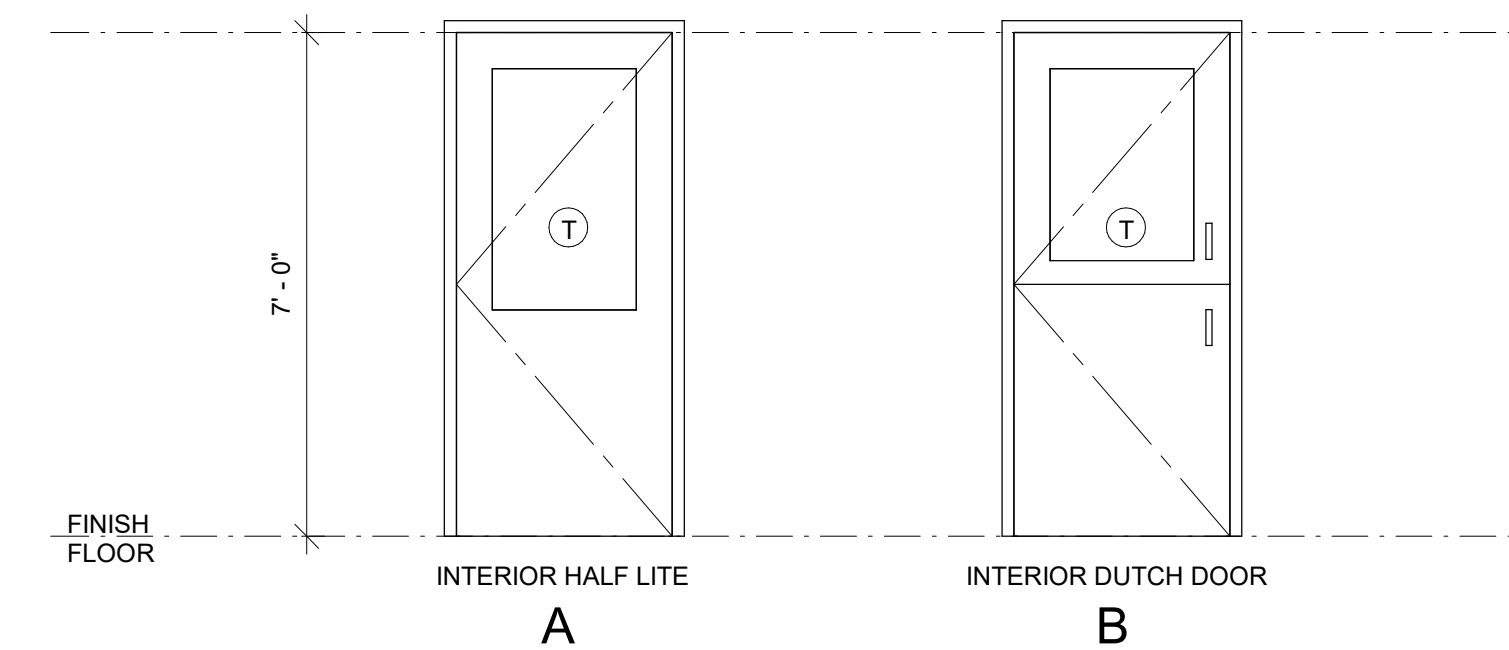
A595

DOOR SCHEDULE - RECEPTION NEW INTERIOR DOORS

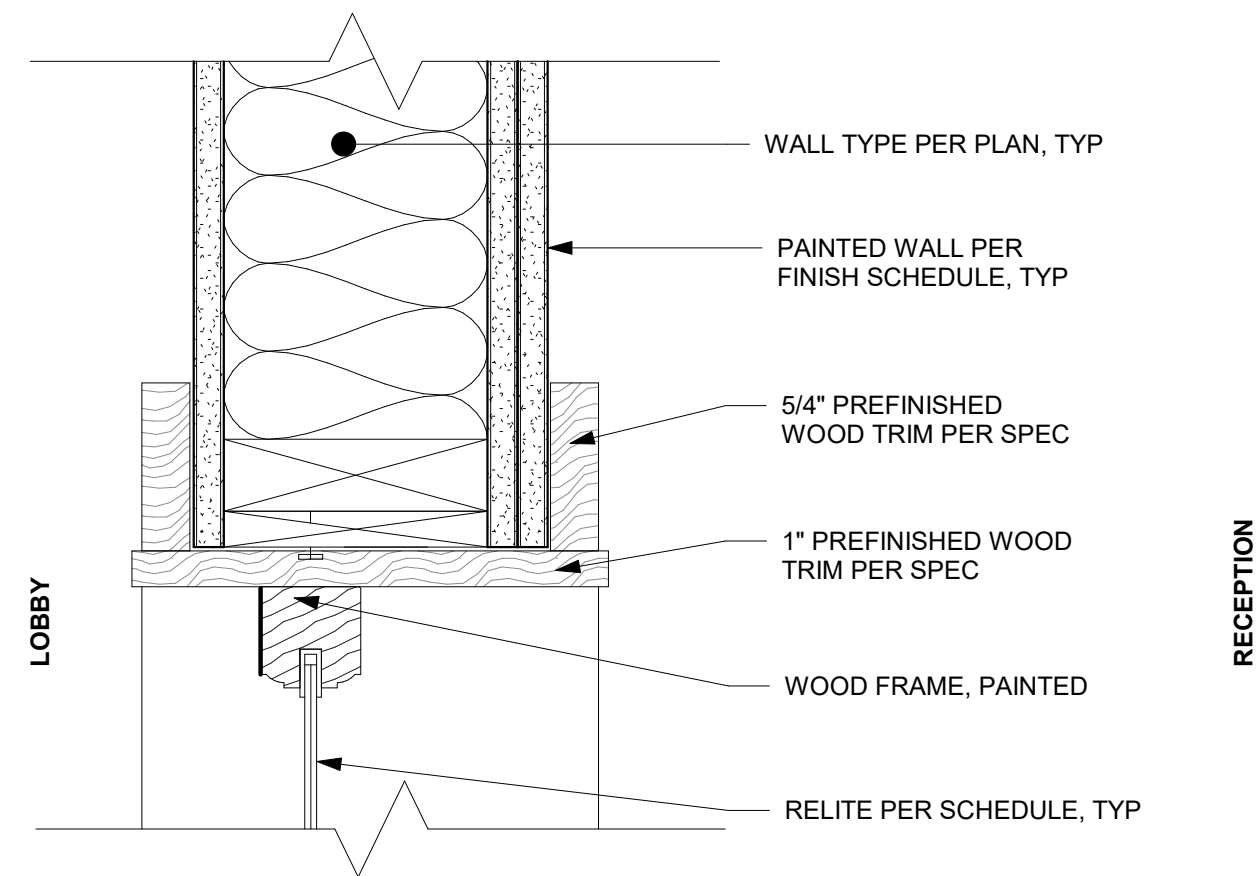
DOOR #	SIZE			DOOR		FRAME TYPE	DETAILS		REMARKS
	W	H	THK	TYPE	MATERIAL		HEAD/JAMB	SILL	
LEVEL 1									
R-01	3'-0"	7'-0"	0' - 1 3/4"	A	WD	WD	2/A600	1/A600	HALF LITE
R-02	3'-0"	7'-0"	0' - 1 3/4"	B	WD	WD	2/A600	1/A600	HALF LITE, DUTCH DOOR

WINDOW SCHEDULE - RELITE

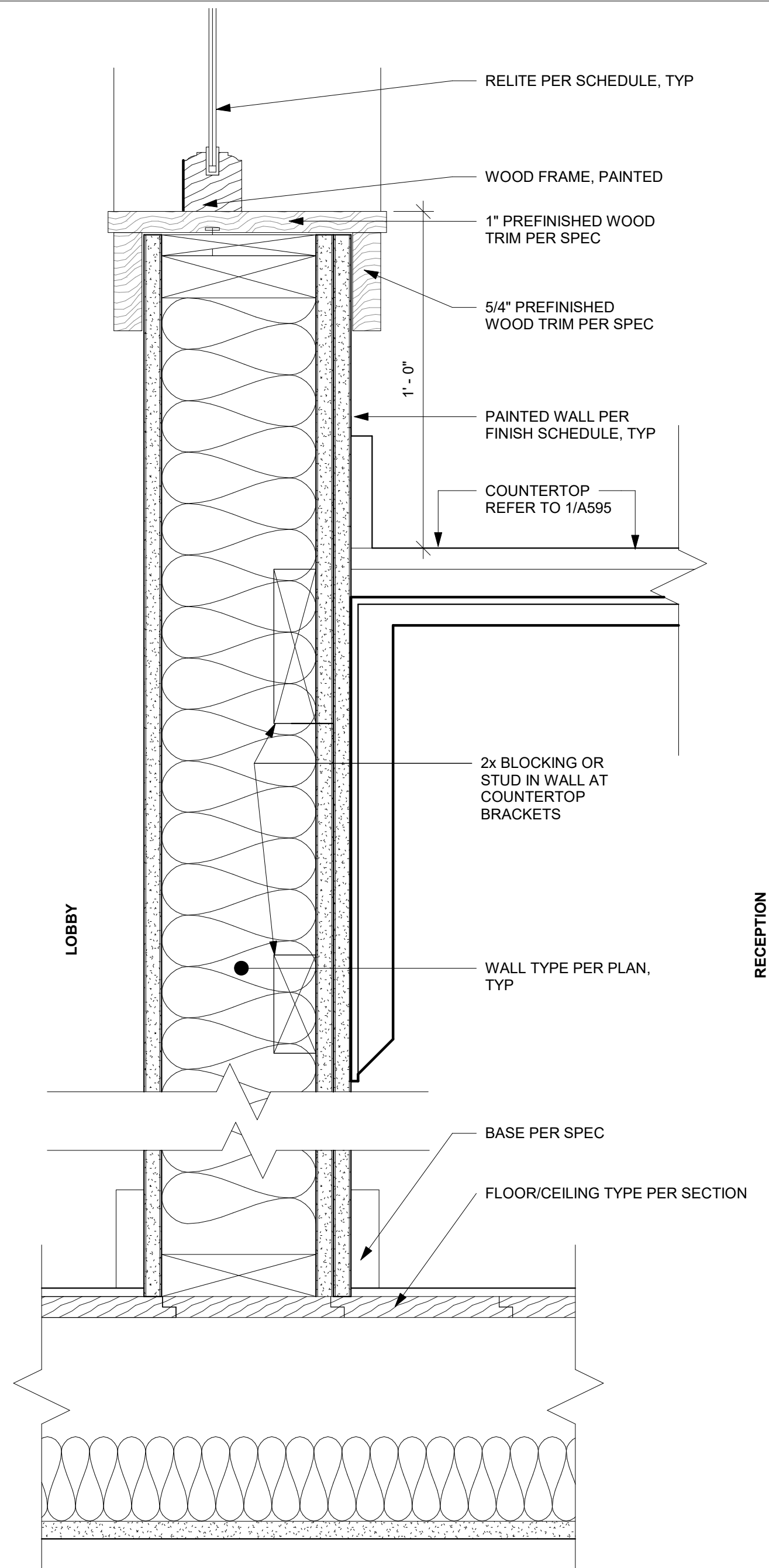
TYPE	WIDTH	SIZE		OPERATION	FRAME	GLAZING	DETAILS		SQ FT	QTY	TOTAL AREA (SF)	REMARKS
		HEIGHT	SILL HEIGHT				HEAD/JAMB	SILL				
R1	3'-6"	3'-6"	VARIES	FIXED	WD	TEMPERED	VARIES	VARIES	12 SF	2	25 SF	
R2	3'-0"	3'-6"	3'-6"	FIXED	WD	TEMPERED	4/A600	5/A600	11 SF	1	11 SF	
R3	6'-0"	3'-6"	3'-6"	FIXED	WD	TEMPERED	4/A600	5/A600	21 SF	1	21 SF	
R4	6'-0"	3'-6"	3'-6"	SLIDER	WD	TEMPERED	4/A600	5/A600	21 SF	2	42 SF	
										6	98 SF	



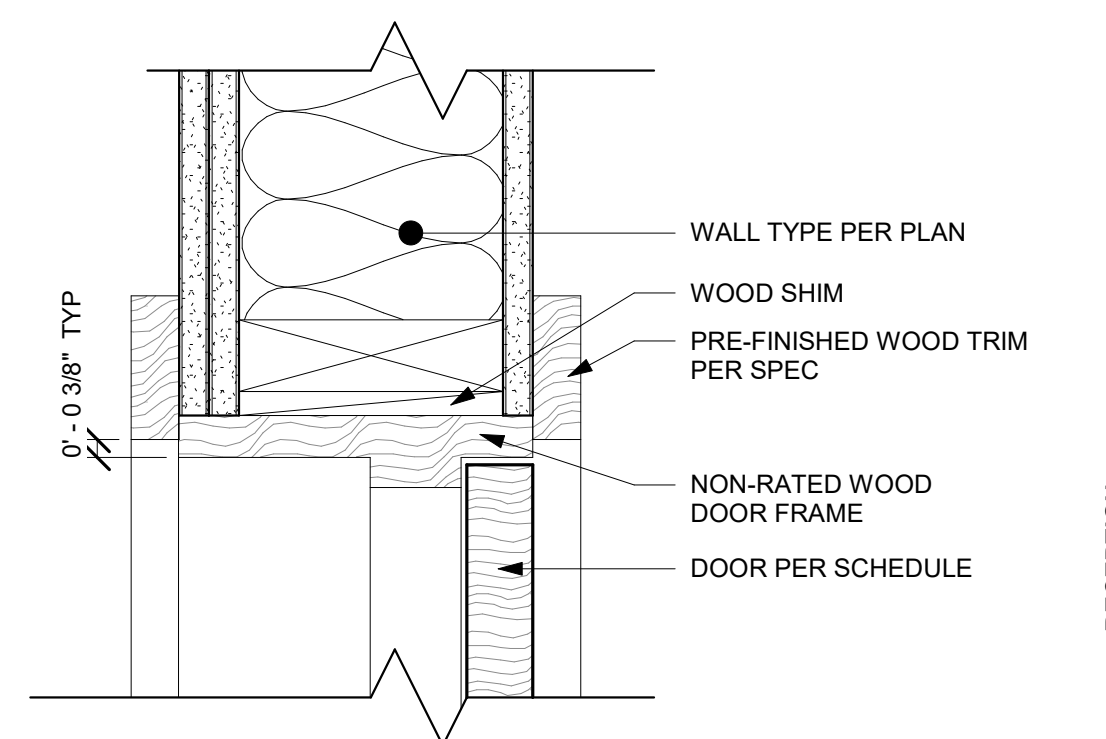
5 SECTION - RELITE HEADER/ JAMB
SCALE: 3" = 1'-0"



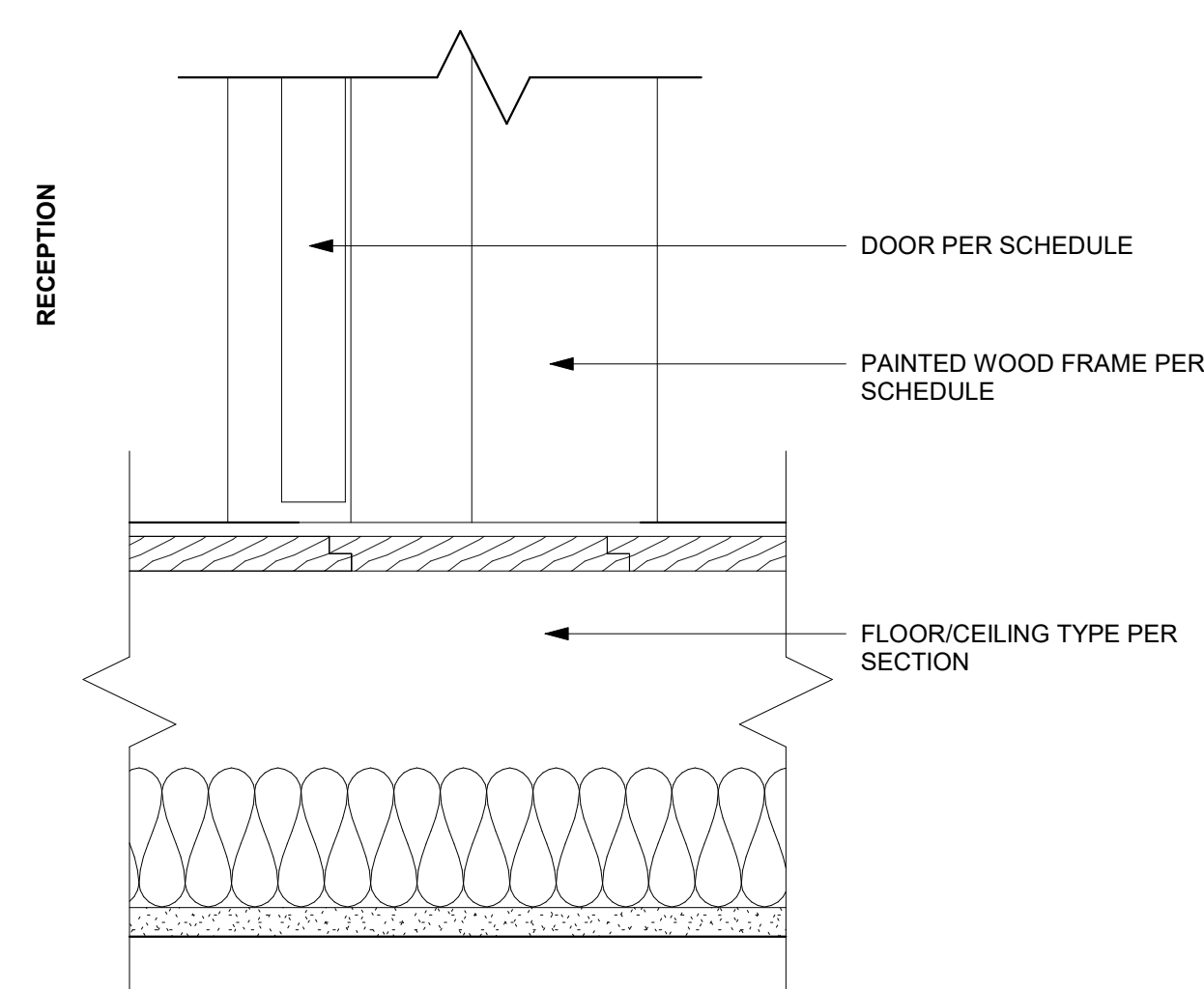
4 SECTION - RELITE SILL
SCALE: 3" = 1'-0"



2 SECTION - INT. WOOD DOOR HEAD/ JAMB
SCALE: 3" = 1'-0"



1 SECTION - NON-RATED INT. DOOR SILL
SCALE: 3" = 1'-0"



NOTES:

- A. CONTRACTOR TO VERIFY QUANTITIES BASED ON PLANS & ELEVATIONS.
- B. REFER TO ELEVATIONS / SECTIONS FOR HEAD / JAMB / SILL DETAILS.
- C. REFER TO ELEVATIONS FOR OPERATION.
- D. WINDOW OPENINGS TO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPEN POSITION.
- E. T = TEMPERED GLASS. PER SEATTLE BUILDING CODE SECTION 2406.4 TEMPERED GLAZING IS REQUIRED AT:
 - 1. GLAZING ADJACENT TO DOORS WITHIN 24 VERTICAL INCHES OF THE DOOR AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - 2. GLAZING IN WINDOWS WHERE AN INDIVIDUAL FIXED OR OPERATING PANEL IS : GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR, AND A WALKING SURFACE IS WITHIN 36 INCHES MEASURED HORIZONTALLY.
 - 3. GLAZING ADJACENT TO A WET SURFACE (SUCH AS A BATHTUB OR SHOWER) AND LESS THAN 60 INCHES MEASURED VERTICALLY FROM A WALKING SURFACE.
 - 4. GLAZING ADJACENT TO STAIRWAYS AND RAMP AND LESS THAN 60 INCHES MEASURED VERTICALLY FROM A WALKING SURFACE.
- F. MAXIMUM U VALUE = 0.26 FOR FIXED WINDOWS, 0.28 FOR OPERABLE WINDOWS
- G. MAXIMUM SHGC = 0.38
- H. ALL OPERABLE WINDOWS SHALL HAVE SCREENS AT OPERABLE PORTIONS.
- I. OPERATING HARDWARE TO BE IN ACCESSIBLE REACH RANGE OF 18" TO 48" ABOVE THE FINISHED FLOOR.
- J. FIRST FLOOR LOBBY AND COMMERCIAL SPACE WINDOWS, DOORS, AND TRANSOMS TO REMAIN. CLEAN AND EXTERIOR PAINT TO MATCH NEW ALUMINUM CLAD WOOD WINDOWS.
- K. MEZZANINE STOREFRONTS TO REMAIN. REPAIR OPERABLE CASEMENT WINDOWS, CLEAN AND EXTERIOR PAINT TO MATCH NEW ALUMINUM CLAD WOOD WINDOWS.

ALL WINDOWS TO BE INSTALLED IN EXISTING ROUGH OPENINGS. FIELD VERIFY ALL ROUGH OPENING DIMENSIONS. ALL EXISTING WINDOW DIMENSIONS ARE APPROXIMATE AND ARE FOR ESTIMATING PURPOSES ONLY.

WINDOW SPECIFICATION SUMMARY:

AL CLAD WOOD WINDOWS:
 PELLA RESERVE TRADITIONAL
 GLAZING: CLEAR, INSULATED DUAL LOW-E ADVANCED COMFORT
 LOW-E INSULATING GLASS ARGON NON HIGH ALTITUDE
 EXTERIOR FINISH: BLUE ASH
 INTERIOR FINISH: PRE-FINISHED WHITE

VINYL WINDOWS (ONLY AT LIGHTWELL):
 VPI
 EXTERIOR AND INTERIOR FINISH: WHITE

REMARKS:

PER 2018 SEATTLE MECHANICAL CODE SECTION 402:

402.1 NATURAL VENTILATION. NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

402.2 VENTILATION AREA REQUIRED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

402.3 ADJOINING SPACES. WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOMS SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

WINDOW SCHEDULE: WOOD WINDOWS TO BE REPLACED										
TYPE	SIZE			OPERATION	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)	
	WIDTH	HEIGHT	SILL HEIGHT							
A	3'-10"	5'-10"	VARIES	SINGLE HUNG	VARIES	22 SF			18	403 SF
B	4'-0"	5'-10"	VARIES	SINGLE HUNG	VARIES	23 SF			30	700 SF
C	4'-6"	5'-10"	VARIES	SINGLE HUNG	VARIES	26 SF			3	79 SF
D	3'-10"	5'-8 1/2"	VARIES	SINGLE HUNG	VARIES	22 SF			12	263 SF
E	3'-4"	6'-2"	VARIES	SINGLE HUNG	VARIES	21 SF			3	62 SF
F	7'-6"	5'-6"	2'-6"	SINGLE HUNG	MEZZANINE	41 SF	EXTERIOR SECURITY GRILL, 2 MULLED WINDOWS		2	83 SF
G	10'-4"	5'-10"	1'-0"	CASEMENT	MEZZANINE	60 SF	EXTERIOR SECURITY GRILL, 3 MULLED WINDOWS, 1 FIXED		1	60 SF
H	4'-0"	5'-10"	1'-0"	CASEMENT	MEZZANINE	23 SF	EXTERIOR SECURITY GRILL		1	23 SF
									70	1672 SF

WINDOW SCHEDULE: VINYL WINDOWS TO BE REPLACED										
TYPE	SIZE			OPERATION	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)	
	WIDTH	HEIGHT	SILL HEIGHT							
K	6'-4"	5'-0"	2'-6"	SINGLE HUNG	VARIES	32 SF	2 MULLED WINDOWS		3	95 SF
L	10'-2"	5'-0"	2'-6"	SINGLE HUNG	VARIES	51 SF	3 MULLED WINDOWS		3	153 SF
									6	248 SF

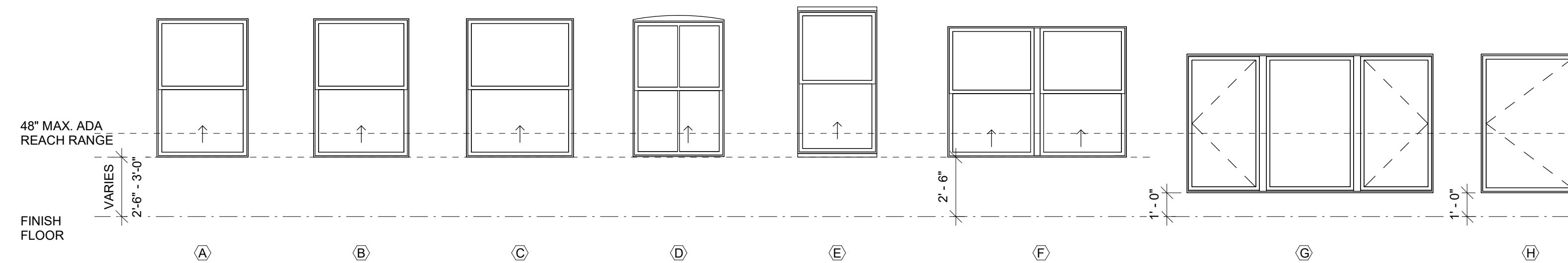
WINDOW SCHEDULE: EXISTING CASEMENTS @ HISTORIC DOOR PANELS										
TYPE	SIZE			OPERATION	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)	
	WIDTH	HEIGHT	SILL HEIGHT							
M	2'-0"	3'-10"	VARIES	CASEMENT	MEZZANINE	8 SF	WINDOW TO REMAIN, CLEAN, PAINT, REPLACE WEATHERSTRIPPING AND HARDWARE		2	15 SF
									2	15 SF

WINDOW SCHEDULE: PROPOSED ALUMINUM CLAD WOOD WINDOWS														
TYPE	SIZE			OPERATION	PROPOSED FRAME	PROPOSED MAX U VALUE	PROPOSED MAX SHGC	HEAD/SILL DETAIL	JAMB DETAIL	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)
	WIDTH	HEIGHT	SILL HEIGHT											
A	3'-10"	5'-10"	VARIES	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A576	3/A576	VARIES	22 SF		18	403 SF
B	4'-0"	5'-10"	VARIES	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A576	3/A576	VARIES	23 SF		30	700 SF
C	4'-6"	5'-10"	VARIES	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A576	3/A576	VARIES	26 SF		3	79 SF
D	3'-10"	5'-8 1/2"	VARIES	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A577	3/A577	VARIES	22 SF		12	263 SF
E	3'-4"	6'-2"	VARIES	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A578	3/A578	VARIES	21 SF		3	62 SF
F	7'-6"	5'-6"	2'-6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	4/A579	3/A579	MEZZANINE	41 SF	EXTERIOR SECURITY GRILL, TEMPERED (DUE TO PROXIMITY TO DUMSTERS), 2 MULLED WINDOWS	2	83 SF
G	10'-4"	5'-10"	1'-0"	CASEMENT	AL CLAD WOOD	0.28	0.38	4/A579	3/A579	MEZZANINE	60 SF	EXTERIOR SECURITY GRILL, 3 MULLED WINDOWS, 1 FIXED, TEMPERED	1	60 SF
H	4'-0"	5'-10"	1'-0"	CASEMENT	AL CLAD WOOD	0.28	0.38	4/A578	3/A578	MEZZANINE	23 SF	EXTERIOR SECURITY GRILL, TEMPERED	1	23 SF
													70	1672 SF

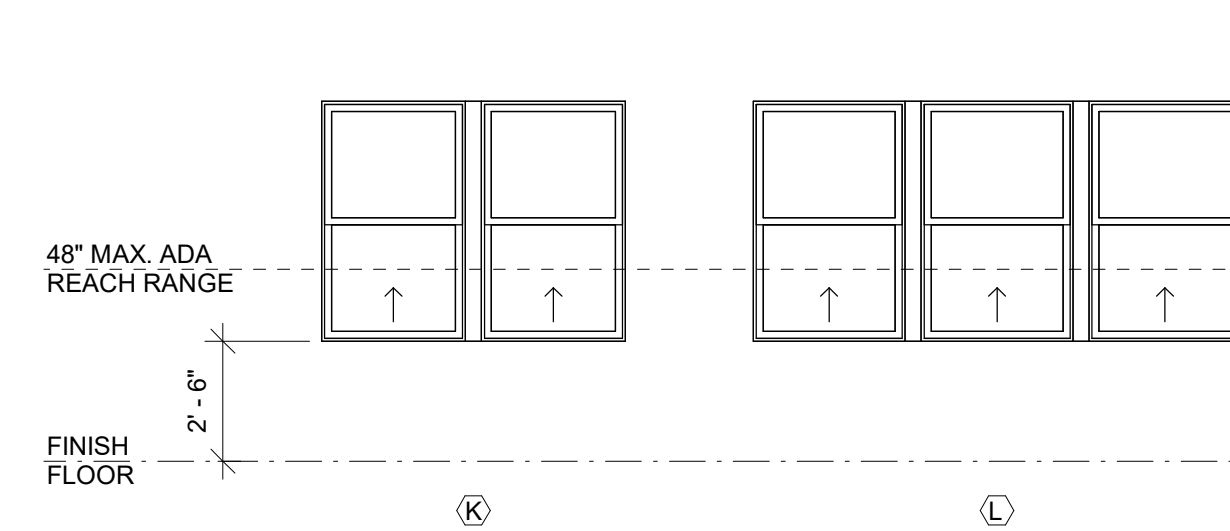
WINDOW SCHEDULE: PROPOSED VINYL WINDOWS														
TYPE	SIZE			OPERATION	PROPOSED FRAME	PROPOSED MAX U VALUE	PROPOSED MAX SHGC	HEAD/SILL DETAIL	JAMB DETAIL	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)
	WIDTH	HEIGHT	SILL HEIGHT											
K	6'-4"	5'-0"	2'-6"	SLIDER	VINYL	0.28	0.38	4/A575	3/A575	VARIES	32 SF	VARIES	3	95 SF
L	10'-2"	5'-0"	2'-6"	SLIDER	VINYL	0.28	0.38	4/A575	3/A575	VARIES	51 SF	SIMULATED DIVIDED LITES	3	153 SF
													6	248 SF

WINDOW SCHEDULE: PROPOSED WOOD CASEMENTS AT HISTORIC DOOR PANELS										
TYPE	SIZE			OPERATION	LEVEL	SQ FT	REMARKS	QTY	TOTAL AREA (SF)	
	WIDTH	HEIGHT	SILL HEIGHT							
M	2'-0"	3'-10"	VARIES	CASEMENT	MEZZANINE	8 SF	WINDOW TO REMAIN, CLEAN, PAINT, REPLACE WEATHERSTRIPPING AND HARDWARE		2	15 SF
									2	15 SF

EXISTING WOOD WINDOWS TO BE REPLACED

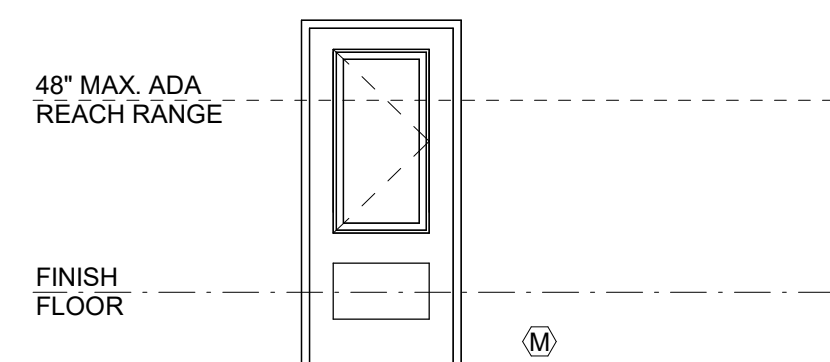


EXISTING VINYL WINDOWS TO BE REPLACED

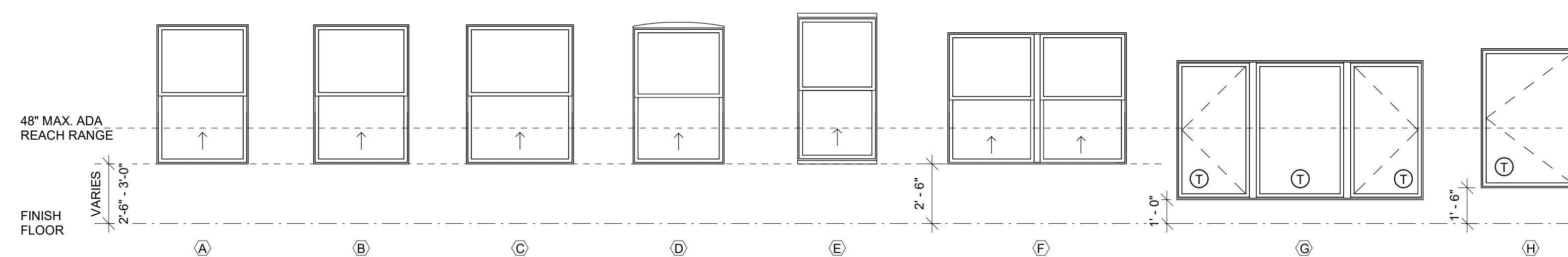


EXISTING CASEMENT WINDOW @ HISTORIC DOOR PANEL TO REMAIN

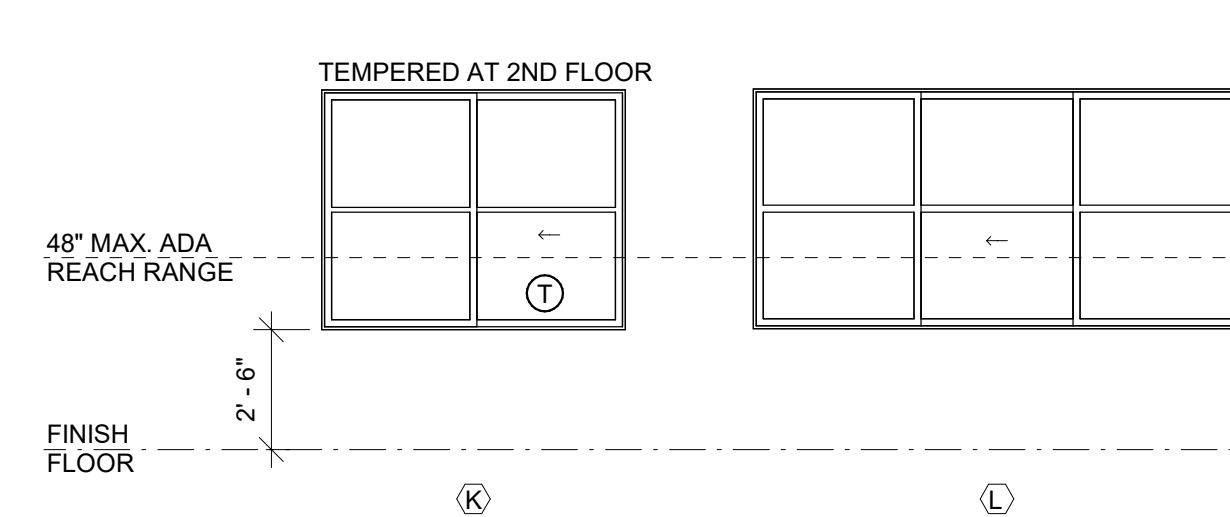
CLEAN, PAINT, REPLACE WEATHERSTRIPPING AND HARDWARE



NEW ALUMINUM CLAD WOOD WINDOWS



NEW VINYL WINDOWS



SMR Architects
 117 S. Main St., Suite 400
 Seattle, WA 98104

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 FX: 206.623.5285



UNION HOTEL

204 3RD AVE S
 SEATTLE WA 98104

ISSUED SETS

NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

REVISIONS / NOTES

NO	DATE	DESCRIPTION

SDCI STAMP

TITLE

SCHEDULE - EXTERIOR WINDOW BY TYPE

MUP #	
SDOT #	
PERMIT #	6917769-CN
DRAWN	PD
CHECKED	Checker
ISSUE DATE	03/06/23
JOB NO.	21015
SHEET NO.:	

A610

NOTES:

- A. CONTRACTOR TO VERIFY QUANTITIES BASED ON PLANS & ELEVATIONS.
- B. REFER TO ELEVATIONS / SECTIONS FOR HEAD / JAMB / SILL DETAILS.
- C. REFER TO ELEVATIONS FOR OPERATION.
- D. WINDOW OPENINGS TO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPEN POSITION.
- E. T = TEMPERED GLASS. PER SEATTLE BUILDING CODE SECTION 2406.4 TEMPERED GLAZING IS REQUIRED AT:
 - 1. GLAZING ADJACENT TO DOORS WITHIN 24 VERTICAL INCHES OF THE DOOR AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - 2. GLAZING IN WINDOW WHERE AN INDIVIDUAL FIXED OR OPERATING PANEL IS : GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR, AND A WALKING SURFACE IS WITHIN 36 INCHES MEASURED HORIZONTALLY.
 - 3. GLAZING ADJACENT TO A WET SURFACE (SUCH AS A BATHTUB OR SHOWER) AND LESS THAN 60 INCHES MEASURED VERTICALLY FROM A WALKING SURFACE.
 - 4. GLAZING ADJACENT TO STAIRWAYS AND RAMPS AND LESS THAN 60 INCHES MEASURED VERTICALLY FROM A WALKING SURFACE.
- F. MAXIMUM U VALUE = 0.26 FOR FIXED WINDOWS, 0.28 FOR OPERABLE WINDOWS
- G. MAXIMUM SHGC = 0.38
- H. ALL OPERABLE WINDOWS SHALL HAVE SCREENS AT OPERABLE PORTIONS.
- I. OPERATING HARDWARE TO BE IN ACCESSIBLE REACH RANGE OF 18" TO 48" ABOVE THE FINISHED FLOOR.

ALL WINDOWS TO BE INSTALLED IN EXISTING ROUGH OPENINGS. FIELD VERIFY ALL ROUGH OPENING DIMENSIONS. ALL EXISTING WINDOW DIMENSIONS ARE APPROXIMATE AND ARE FOR ESTIMATING PURPOSES ONLY.

REMARKS:

PER 2018 SEATTLE MECHANICAL CODE SECTION 402:

402.1 NATURAL VENTILATION. NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

402.2 VENTILATION AREA REQUIRED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

402.3 ADJOINING SPACES. WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOMS SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

WINDOW SCHEDULE: PROPOSED ALUMINIUM CLAD WOOD WINDOWS BY LOCATION											
MARK	TYPE	SIZE			OPERATION	PROPOSED FRAME	PROPOSED MAX U VALUE	PROPOSED MAX SHGC	LEVEL	SQ FT	REMARKS
		WIDTH	HEIGHT	SILL HEIGHT							
107-1	F	7' - 6"	5' - 6"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	MEZZANINE	41 SF	EXTERIOR SECURITY GRILL, TEMPERED (DUE TO PROXIMITY TO DUMSTERS), 2 MULLED WINDOWS
108-1	F	7' - 6"	5' - 6"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	MEZZANINE	41 SF	EXTERIOR SECURITY GRILL, TEMPERED (DUE TO PROXIMITY TO DUMSTERS), 2 MULLED WINDOWS
111-1	G	10' - 4"	5' - 10"	1' - 0"	CASEMENT	AL CLAD WOOD	0.28	0.38	MEZZANINE	60 SF	EXTERIOR SECURITY GRILL, 3 MULLED WINDOWS, 1 FIXED, TEMPERED
111-2	H	4' - 0"	5' - 10"	1' - 0"	CASEMENT	AL CLAD WOOD	0.28	0.38	MEZZANINE	23 SF	EXTERIOR SECURITY GRILL, TEMPERED
201-1	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
201-2	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
201-3	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
201-4	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
202-1	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
203-1	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
203-2	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
204-1	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
205-1	A	3' - 10"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
207-1	D	3' - 10"	5' - 8 1/2"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
208-1	D	3' - 10"	5' - 8 1/2"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
209-1	D	3' - 10"	5' - 8 1/2"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
210-1	E	3' - 4"	6' - 2"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	21 SF	
211-1	D	3' - 10"	5' - 8 1/2"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	22 SF	
211-2	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
211-3	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
211-4	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
212-1	C	4' - 6"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	26 SF	
213-1	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
214-1	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
215-1	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
216-1	B	4' - 0"	5' - 10"	3' - 0"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 2	23 SF	
301-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
301-2	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
301-3	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
301-4	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
301-5	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
302-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
303-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
303-2	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
304-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
305-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
307-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
308-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
309-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
310-1	E	3' - 4"	6' - 2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	21 SF	
311-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	22 SF	
311-2	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
311-3	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
311-4	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
312-1	C	4' - 6"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	26 SF	
313-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
314-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
315-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 3	23 SF	
401-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
401-2	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
401-3	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
401-4	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
402-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
403-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
403-2	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
404-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
405-1	A	3' - 10"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
407-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
408-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
409-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
410-1	E	3' - 4"	6' - 2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	21 SF	
411-1	D	3' - 10"	5' - 8 1/2"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	22 SF	
411-2	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
411-3	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
411-4	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
412-1	C	4' - 6"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	26 SF	
413-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
414-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
415-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	
416-1	B	4' - 0"	5' - 10"	2' - 6"	SINGLE HUNG	AL CLAD WOOD	0.28	0.38	LEVEL 4	23 SF	

WINDOW SCHEDULE: PROPOSED VINYL WINDOWS BY LOCATION											
MARK	TYPE	SIZE			OPERATION	PROPOSED FRAME	PROPOSED MAX U VALUE	PROPOSED MAX SHGC	LEVEL	SQ FT	REMARKS
		WIDTH	HEIGHT	SILL HEIGHT							
200-1	K	6' - 4"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 2	32 SF	SIMULATED DIVIDED LITES, TEMPERED
206-1	L	10' - 2"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 2	51 SF	SIMULATED DIVIDED LITES
300-1	K	6' - 4"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 3	32 SF	SIMULATED DIVIDED LITE
306-1	L	10' - 2"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 3	51 SF	SIMULATED DIVIDED LITES
400-1	K	6' - 4"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 4	32 SF	SIMULATED DIVIDED LITES, REPAIR INTERIOR SILL
406-1	L	10' - 2"	5' - 0"	2' - 6"	SLIDER	VINYL	0.28	0.38	LEVEL 4	51 SF	SIMULATED DIVIDED LITES

WINDOW SCHEDULE: EXISTING CSEMENTS @ HISTORIC DOOR PANELS BY LOCATION							
MARK	TYPE	SIZE		OPERATION	LEVEL	SQ FT	REMARKS
		WIDTH	HEIGHT				
E109-1	M	2' - 0"	3' - 10"	CASEMENT	MEZZANINE	8 SF	WINDOW TO REMAIN, CLEAN, PAINT, REPLACE WEATHERSTRIPPING AND HARDWARE
E110-1	M	2' - 0"	3' - 10"	CASEMENT	MEZZANINE	8 SF	WINDOW TO REMAIN, CLEAN, PAINT, REPLACE WEATHERSTRIPPING AND HARDWARE



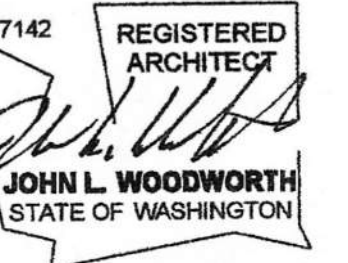
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



UNION HOTEL

204 3RD AVE S
SEATTLE WA 98104



ISSUED SETS		
NO	DATE	DESCRIPTION
1	09/28/22	WDW COST EST.
2	01/18/23	PERMIT
3	03/06/23	WINDOW SURVEY

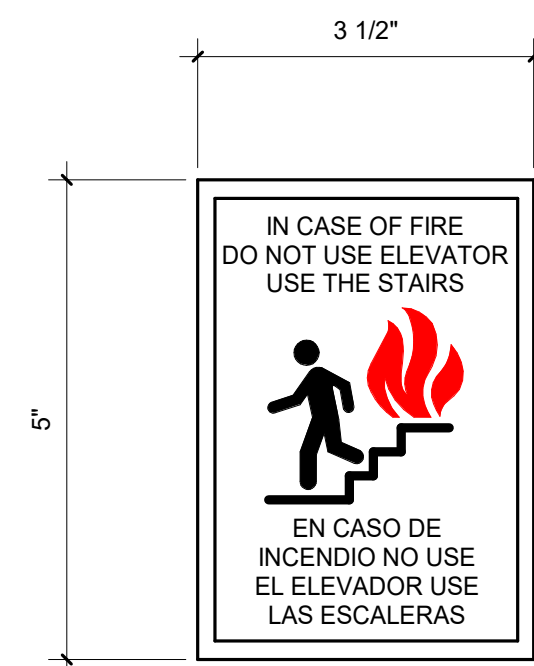
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

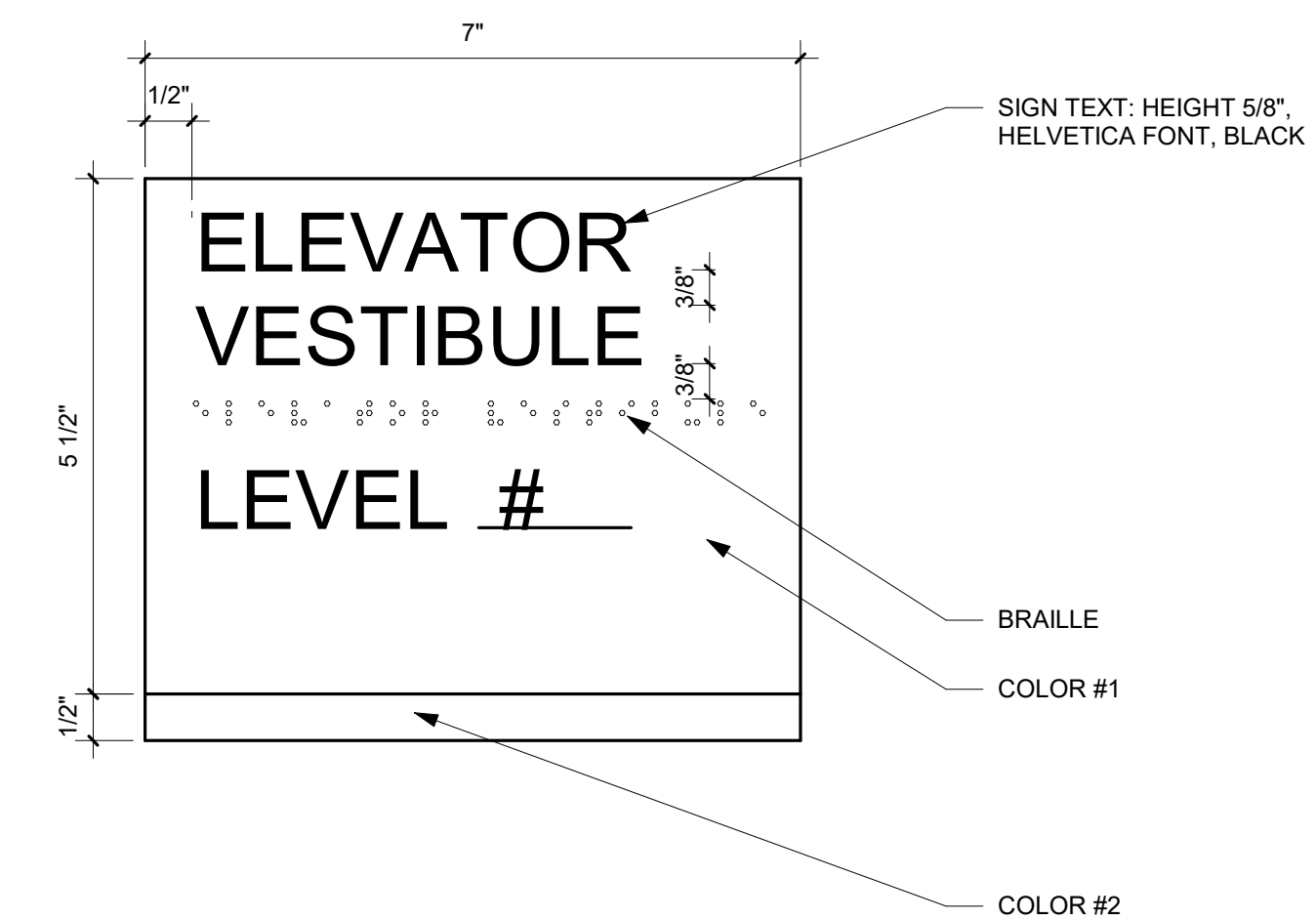
TITLE
SCHEDULE - EXTERIOR WINDOW BY LOCATION

MUP #
SDOT #
PERMIT # 6917769-CN
DRAWN PD
CHECKED Checker
ISSUE DATE 03/06/23
JOB NO. 21015
SHEET NO.:

A611



4 SIGN - ELEVATOR VESTIBULE - EXITING
SCALE: 6" = 1'-0"



3 SIGN - ELEVATOR VESTIBULE
SCALE: 6" = 1'-0"

STAIR AND ELEVATOR SIGNAGE SCHEDULE							
DOOR #	ROOM NAME	FROM ROOM:		TO ROOM:		COMMENTS	
		SIGNAGE TEXT	DETAIL	ROOM NAME	SIGNAGE TEXT		
BASEMENT							
EL-B	BASEMENT	3/A625 - "ELEVATOR VESTIBULE BASEMENT"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST1-B	BASEMENT	"STAIR 1"	1/A625	STAIR 1	"STAIR 1 - B - BASEMENT THRU 1 - EXIT AT FLOOR 1"	2/A625	
ST3-B	BASEMENT	"STAIR 3"	1/A625	STAIR 3	"STAIR 3 - B - BASEMENT THRU MEZZANINE - EXIT AT MEZZANINE"	2/A625	
LEVEL 1							
EL-1	CIRCULATION	3/A625 - "ELEVATOR VESTIBULE FLOOR 1"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST1-1	LOBBY	"STAIR 1"	1/A625	STAIR 1	"STAIR 1 - 1 - 1 THRU 4 - EXIT AT FLOOR 1"	2/A625	
ST2-1	CIRCULATION	"STAIR 2"	1/A625	STAIR 2	"STAIR 2 - 1 - ROOF ACCESS - 1 THRU ROOF - EXIT AT MEZZANINE"	2/A625	
ST3-1	CIRCULATION	"STAIR 3"	1/A625	STAIR 3	"STAIR 3 - 1 - BASEMENT THRU MEZZANINE - EXIT AT MEZZANINE"	2/A625	
LEVEL 2							
EL-2	CIRCULATION	3/A625 - "ELEVATOR VESTIBULE FLOOR 2"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST1-2	CIRCULATION	"STAIR 1"	1/A625	STAIR 1	"STAIR 1 - 2 - 1 THRU 4 - EXIT AT FLOOR 1"	2/A625	
ST2-2	CIRCULATION	"STAIR 2"	1/A625	STAIR 2	"STAIR 2 - 2 - ROOF ACCESS - 1 THRU ROOF - EXIT AT MEZZANINE"	2/A625	
LEVEL 3							
EL-3	CIRCULATION	3/A625 - "ELEVATOR VESTIBULE FLOOR 3"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST1-3	CIRCULATION	"STAIR 1"	1/A625	STAIR 1	"STAIR 1 - 3 - 1 THRU 4 - EXIT AT FLOOR 1"	2/A625	
ST2-3	CIRCULATION	"STAIR 2"	1/A625	STAIR 2	"STAIR 2 - 3 - ROOF ACCESS - 1 THRU ROOF - EXIT AT MEZZANINE"	2/A625	
LEVEL 4							
EL-4	CIRCULATION	3/A625 - "ELEVATOR VESTIBULE FLOOR 4"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST1-4	CIRCULATION	"STAIR 1"	1/A625	STAIR 1	"STAIR 1 - 4 - 1 THRU 4 - EXIT AT FLOOR 1"	2/A625	
ST2-4	CIRCULATION	"STAIR 2"	1/A625	STAIR 2	"STAIR 2 - 4 - ROOF ACCESS - 1 THRU ROOF - EXIT AT MEZZANINE"	2/A625	
MEZZANINE							
EL-M	CIRCULATION	3/A625 - "ELEVATOR VESTIBULE MEZZANINE"; 4/A625 - SEE DETAIL	3/A625, 4/A625	ELEVATOR	-	-	
ST2-M	CIRCULATION	"STAIR 2"	1/A625	STAIR 2	"STAIR 2 - MEZZANINE - ROOF ACCESS - 1 THRU ROOF - EXIT AT MEZZANINE"	2/A625	
ST3-M	CIRCULATION	"STAIR 3"	1/A625	STAIR 3	"STAIR 3 - MEZZANINE - BASEMENT THRU MEZZANINE - EXIT AT MEZZANINE"	2/A625	

SEE SHEET G030 FOR EXITING DIAGRAMS FOR EXISTING STAIRS.

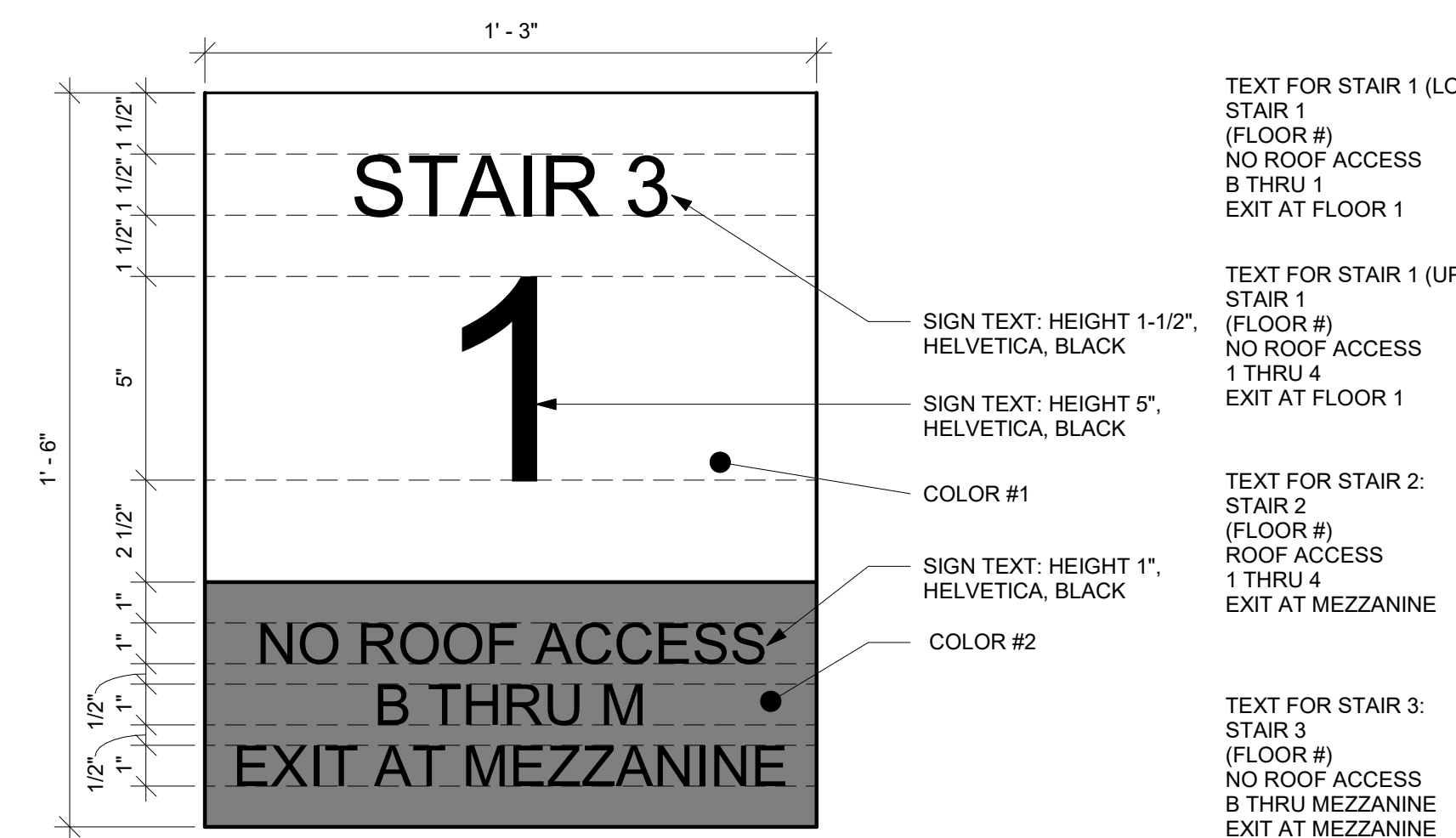
NOTE: ALL BRAILLE TO BE CLEAR RASTER BEADS IN COMPLIANCE WITH ADA STANDARDS.

ALL TEXT TO BE MACHINE ROUTED BLACK OR WHITE TEXT RAISED 1/32", CHEMICALLY ADHERED TO FACE OF CLEAR MATTE FINISH ACRYLIC STOCK.

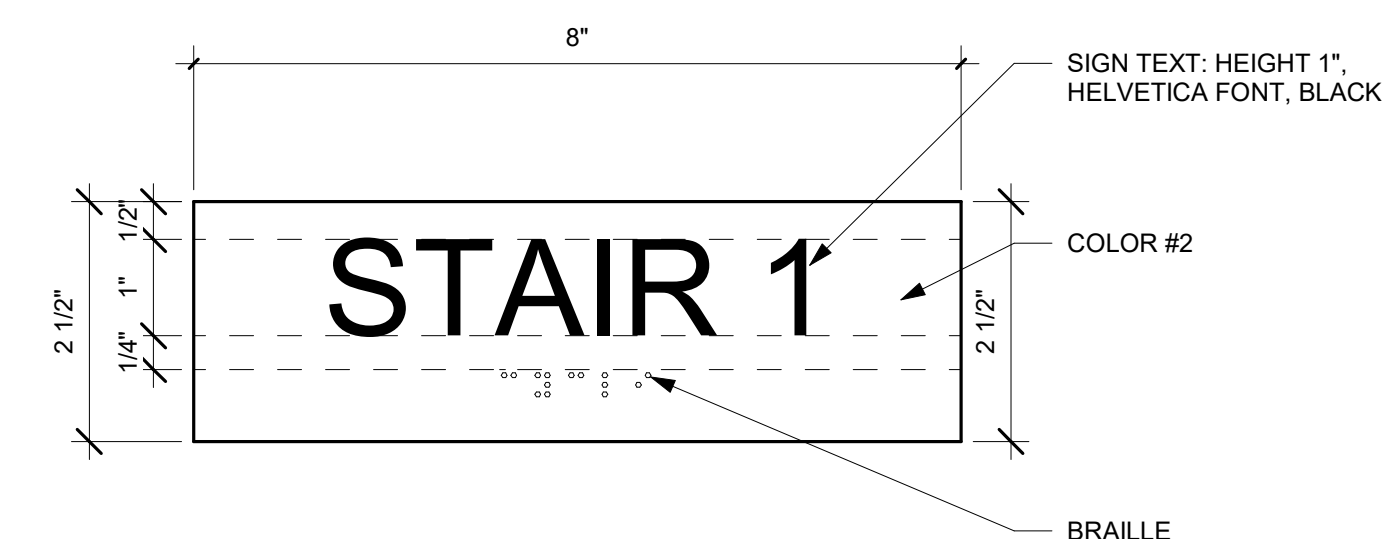
MOUNTING HEIGHT A.F.F. TO BE 48" MIN. TO 60" MAX. TO BOTTOM OF TACTILE LETTERING, INCLUDING UNIT AND FLOOR NUMBER SIGNS.

COLOR #1: TBD BY ARCHITECT
COLOR #2: TBD BY ARCHITECT

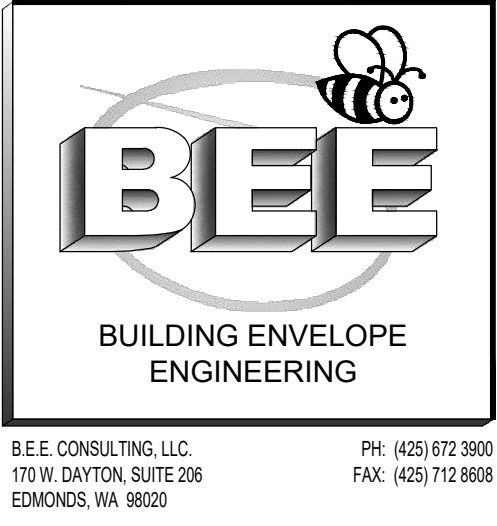
CONFIRM COLORS WITH ARCHITECT.



2 SIGN - STAIR LEVEL SIGN (STAIR INTERIOR)
SCALE: 3" = 1'-0"



1 SIGN - STAIR DOOR (STAIR EXTERIOR)
SCALE: 6" = 1'-0"



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GENERAL NOTES

I. Introduction

B.E.E. Consulting, LLC (BEE) has created building envelope concept design details for the **Union Hotel**. The Building Envelope drawings are intimately related to the materials specified in the project material specifications and building inspection. Details provided by BEE are only for use on the **Union Hotel** and are © copyrighted.

Each sheet in this set of Building Envelope drawings, bearing the BEE Titleblock and Logo in the upper right corner, was prepared by BEE and is accounted for in the drawing index on the title page. In its original form, this set was prepared for **SMR Architects** for a specific project.

The act of submitting for government approval of building permit, a set of drawings bearing the BEE titleblock and logo, which has been altered in any way by **SMR Architects**, by any third party, or for a project other than that which it was originally prepared by BEE without the prior written consent of BEE shall constitute consent by **SMR Architects** to defend, indemnify, and hold harmless BEE from and against any and all claims, suits, demands, liabilities, losses, and costs arising in whole or in part out of or in any way connected with the use of the such altered drawings by **SMR Architects** or any third party.

Such alterations shall include, but shall not be limited to, the addition or removal of individual sheets, the modifications of any graphic or textual information contained within a sheet prepared by BEE. The removal of this statement, and any construction inconsistent with that which has been shown by BEE in its original drawing set.

II. General

A. Sealant Performance Requirements

All sealants shall be validated and approved by the Sealant Waterproofing and Restoration Institute (SWRI).

Sealant and Self Adhesive Membrane (S.A.M.) combinations shall have documentation from the manufacturer that adhesion is acceptable prior to construction.

As part of the quality control procedures, sealant dependant installations require an adhesion test performed on site by the contractor.

B. Laboratory Test Reports

All windows and doors shall be pre-tested by the manufacturer to design conditions.

The associated test records and certifications shall be submitted to project team.

C. Contractor Responsibility

It shall be the specific duty and responsibility of each trade and supplier to examine all project drawings, details and specifications, and to provide and furnish proper equipment, hardware, fixtures, materials, etc., pertaining to their part of the work shown or listed in any part of these documents. Quality control, adverse material reactions, and compliance to industry standard workmanship are the responsibility of the contractor.

Any omissions or contradictions in these documents shall be called to the attention of BEE prior to submitting a bid. Bids received shall be considered to include all items shown and/or specified or scheduled for a complete project. The contractor shall note that the waterproofing details do not always reflect the Architectural details and are intended to supplement the architectural details not replace them.

Installers are to be certified by manufacturer's approved warranty requirements.

I. Miscellaneous

Contractor shall clean all work and surrounding areas daily at the end of each shift.

II. Repair of Water Damage

Any signs of potential framing damage or organic growth shall be reviewed and assessed by a third party.

Project Team shall be notified immediately upon discovery of any damage from weather that occurs during the course of the work, or conditions that exist having the potential to result in damage, whether existing or as a result of new work.

F. Material Warranty

Products shall be installed to comply with manufacturer's warranty requirements. All waterproofing material and installation warranties shall be transferable to new building ownership within the warranty's period.

Specified Membrane Roof Systems are designed to receive the 20 year No Dollar Limit (NDL) coverage for the roofing system itself. Warranty coverage apart from this (including, but not limited to overburden, plant establishment, and wind riders) should be considered in the procurement process, with manufacturer confirmation of system eligibility for enhanced coverage at the time of Submittal.

G. Material Submittals/Substitutions

All recommended materials may be exchanged for materials with equal performance specifications. All material substitutions and submittals must be submitted to and approved by the responsible members of the design team. Substitutions and submittals shall include, but are not limited to, product data sheets, intended locations for use, installer certifications as required, sample warranties, testing and or certification data as required.

H. Fasteners

All fasteners, including nuts and washers, in contact with preservative-treated wood shall be of hot-dipped zinc coated galvanized steel or stainless steel.

III. Construction

A. Inspection

Building inspection shall be performed throughout the duration of construction. The frequency of inspection is identified in the contract. Inspections will be performed on site. Inspections will be documented and recorded as deemed necessary by the Project Manager.

B. Dry-in Requirements

Prior to the end of each shift, the structure will be temporarily weather protected using industry recognized standards to prevent damage to existing work in place and the structure.

The General Contractor (GC) shall provide quality assurance procedures, facilitate inspections and coordinate testing and verification to maintain the material standards and enveloping practices as specified herein. This shall also include periodically documenting the moisture content by weight at a minimum of three (3) locations of framing, sheathing and gypsum. Additionally, the temperature and moisture content of concrete slabs shall be monitored and periodically documented to comply with any relative waterproofing installations that are to be conducted. Documented signs of excessive water or humidity are exhibited by, but not limited to:

Interior condensation on window. Warping, staining, or delamination of fiber cement, gypsum or wood based products (i.e. construction products that are absorptive). Organic growth (mold, fungi, mildew). Water intrusion/leaks and or damage.

Roofs need to be installed prior to construction drying and wet substrates/framing shall not be directly covered with roofing or other finish materials. Permanently installed HVAC equipment is not to be used for the purpose of construction drying. Any questions pertaining to the allowable moisture percentage of specific materials shall be referred to the most applicable edition of the building code.

IV. Building Envelope Materials

075000 Roofing Membrane

Notes: All roofing shall slope positively to a drain with at least 1/4" per linear foot slope. No water ponding is admissible. All applicators must be approved by manufacturer.

Warranty Notes:
20yr NDL

A. Roofing Membrane

Sure-Weld TPO Membrane
Note: Mechanically fastened, 60 mil minimum
- Available from Carlisle Syntec

B. Liquid Applied Roofing

LIQUISEAL Liquid Flashing
Note: For use with Carlisle Roofing Systems.
- Available from Carlisle Syntec

C. Roof Vapor Barrier

Note: Self-Adhesive Vapor Barrier per roofing manufacturer recommendation. Seal vapor barrier at all transitions and laps per manufacturer recommendation.

D. Roofing Accessories

Sill Pans

Note: 5/8" min. upstand, extending 1/2" min. above bottom edge of Window. To be roofing membrane coated per roofing manufacturer recommendation.

a) Roofing Membrane Coated L-Angle
1/8" Roofing Membrane Coated L-angle

Sealant Pocket

ChemCurb System
Note: Apply primer as recommended by MFR.
- Available from ChemLink
E-Curb System
Note: Apply primer as recommended by MFR.
- Available from ChemLink

Rigid Insulation

Polyiso Insulation per mfr.

E. Sheet Metal Flashings

Note: All Saddle Flashings and Sill Pans shall be fully soldered.
22ga Sheet Metal Coping; Cover Plate with Back Up Plate Seams
24ga Sheet Metal Saddle Flashings

Roofing Membrane Coated Flashings

24ga Roofing Membrane Coated Metal Flashings

076500 Self-Adhesive Membrane (S.A.M.)

Notes: All Self-Adhered Membrane (S.A.M.) types to be roller applied. Prime substrates per manufacturer recommendation prior to installing S.A.M. Confirm compatibility between S.A.M. and other envelope products with manufacturer warranties. Use approved primer when adhering to Concrete, Exterior Gypsum and Wood.

A. S.A.M. Foil Faced

Protecto Seal 45 Butyl
- Available from Protecto Wrap Company

B. S.A.M. HT - High Temperature

Jiffy Seal BUTYL Ice & Water Guard HT
- Available from Protecto Wrap Company
Protecto Seal 45 Butyl
- Available from Protecto Wrap Company

079000 Joint Protection

A. Compressive Foam

Backerseal
- Available from Emseal

B. Neoprene Pad

TEX-NEO60
Note: 60 Duro Neoprene Sheet
- Available by Texcel

079200 Joint Sealants

A. Sealant 1

MasterSeal NP 150 (For use @ Metal Siding)
- Available from BASF Master Builders Solutions
MasterSeal TX1 (For use @ Brick)
- Available from BASF Master Builders Solutions

B. Sealant 5

Dowsil 758 Silicone
- Available from Dow Chemical Company

C. Sealant 7

SikaLastomer-511
- Available from Sika Corporation
BA-98
- Available from Pecora Corporation

081000 Doors and Frames

Flanged Thermally Broken Hollow Metal Doors

Note: Provide with welded flange. Weather stripping/sweeps required at all exterior doors and door separating conditioned and unconditioned space.
- Available from Ceco Door

220000 Plumbing

Note: Drains used shall be warrantable with Waterproofing System
Drains

Thunderbird Flanged Drain
- Available from Thunderbird Products
Zurn Cast Iron Floor Drain
- Available from Zurn Engineered Water Solutions

DATE	DESCRIPTION
12.21.2022	REVIEW SET
01/18/2023	PERMIT SET

PHASE:

PERMIT SET

BEE PROJECT #: 2208-1018

P.E.: Chad Smith
P.M.: Chad Brickner
ENERGY:
DRAFTER: Jason Howard

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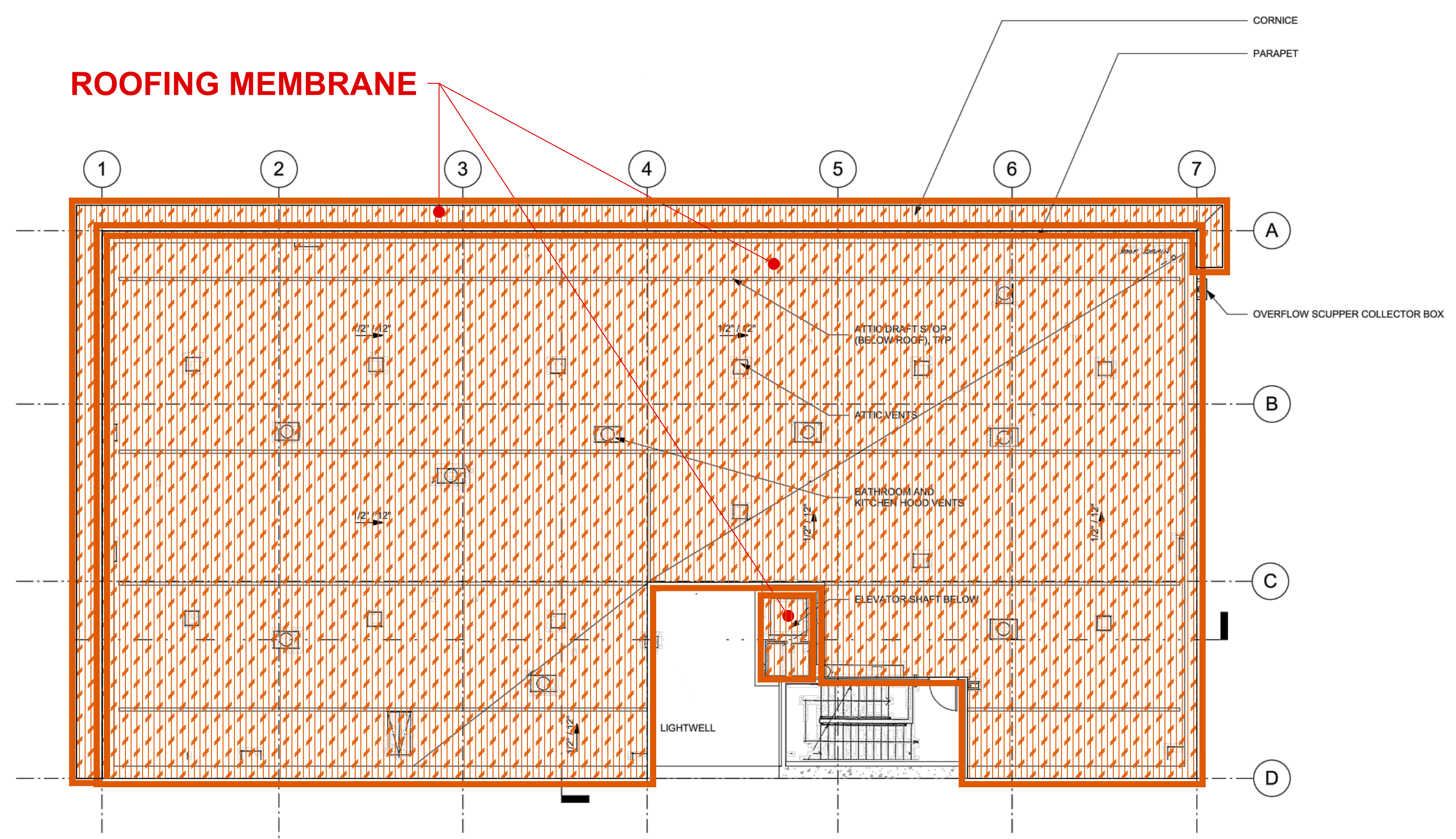
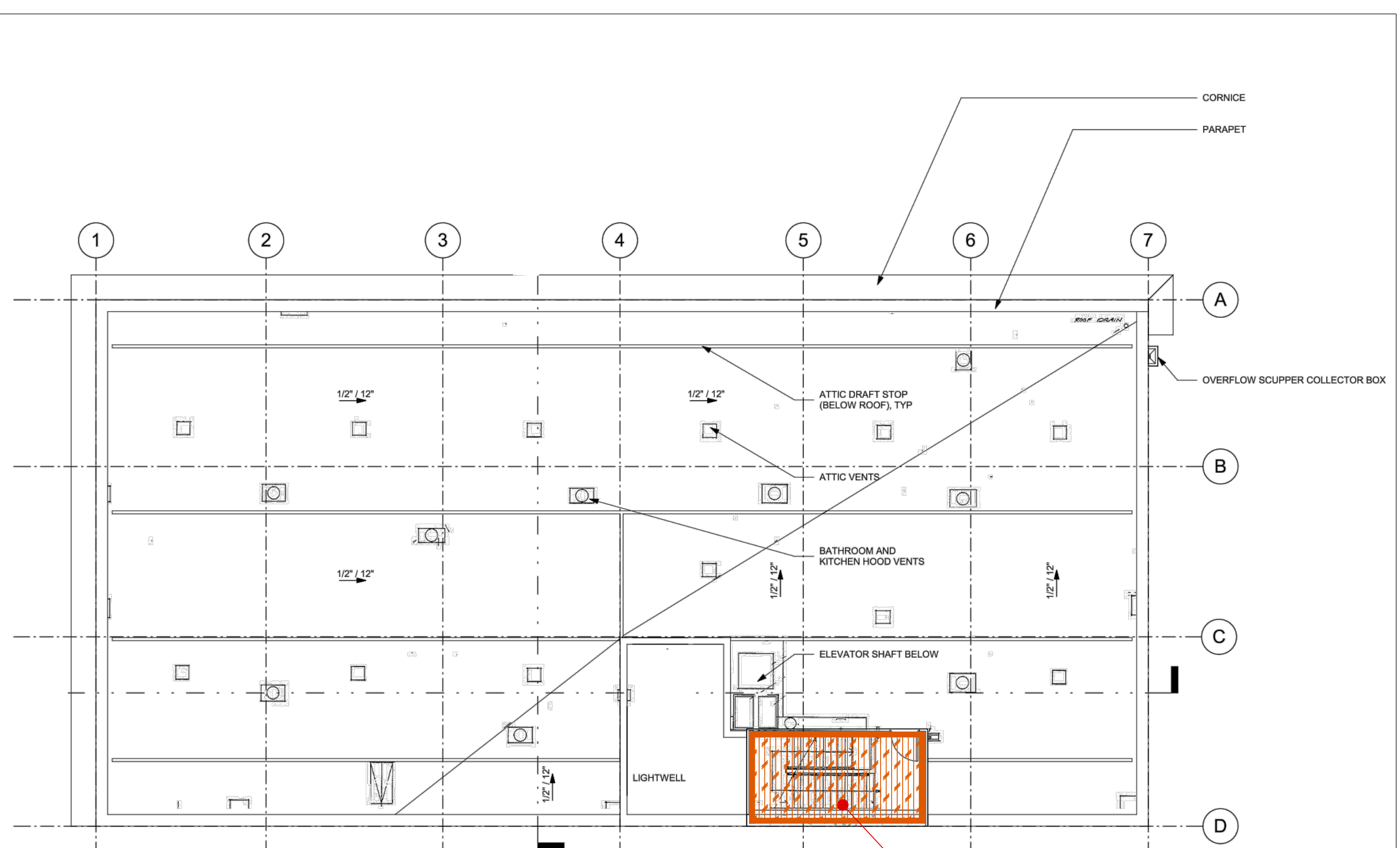
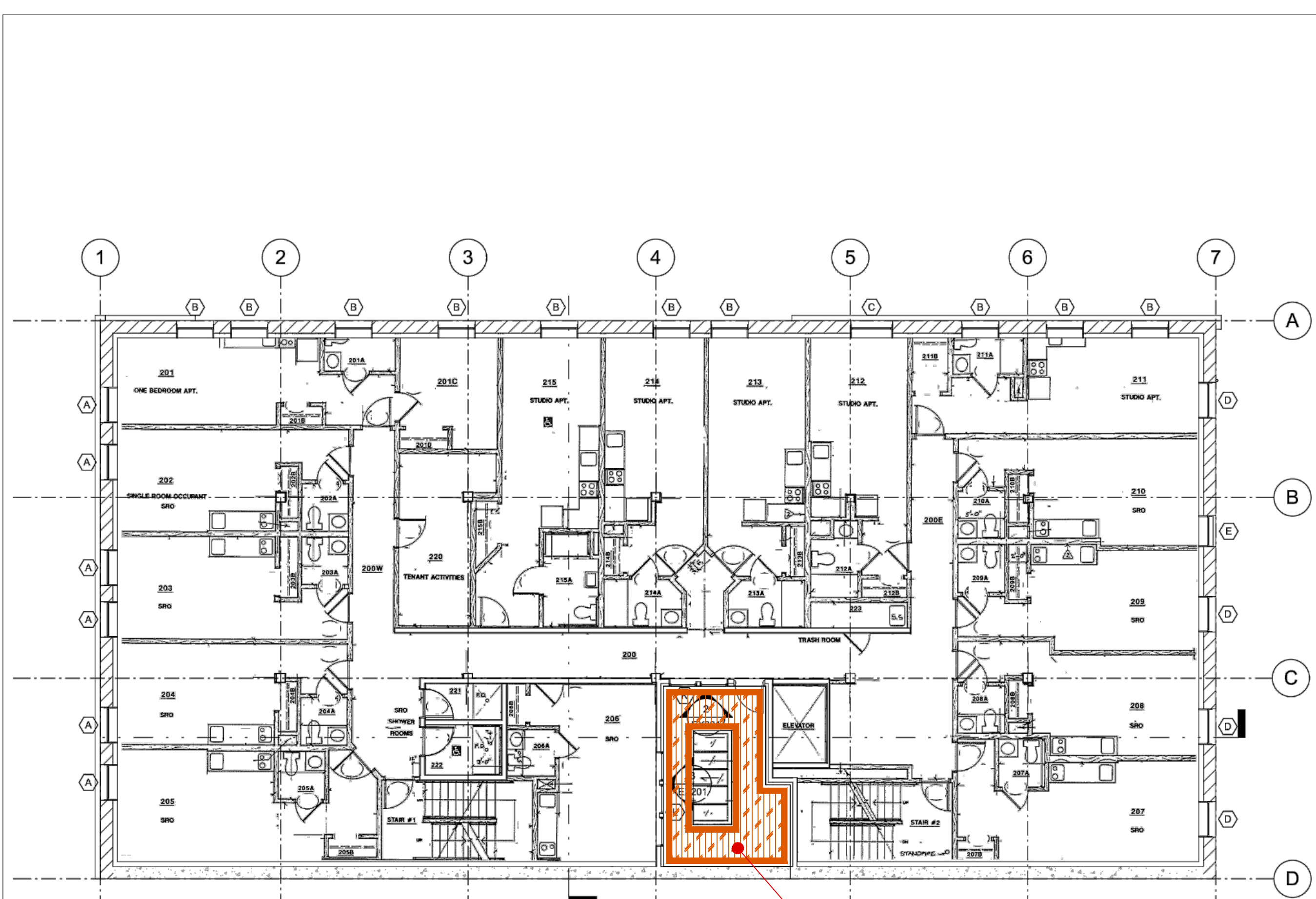
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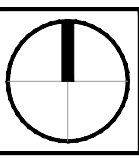
BE000

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PLAN VIEWS WERE TAKEN FROM ARCHITECTURAL SET DATED MM.DD.YYYY. THEY ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR MATERIAL TAKE-OFFS. FINAL BUILDING PLANS SHOULD BE VERIFIED.



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PHASE:

PERMIT SET

BEE PROJECT #: 2208-1018

P.E.: Chad Smith

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ENERGY: _____

DRAFTER: Jason Howard

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SHEET NAME:

MATERIAL LOCATION DIAGRAMS

SHEET NUMBER:

BE002

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01/18/2023	PERMIT SET

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PERMIT SET

BEE PROJECT #: 2208-1018

P.E.: Chad Smith
P.M.: Chad Brickner
ENERGY:
DRAFTER: Jason Howard

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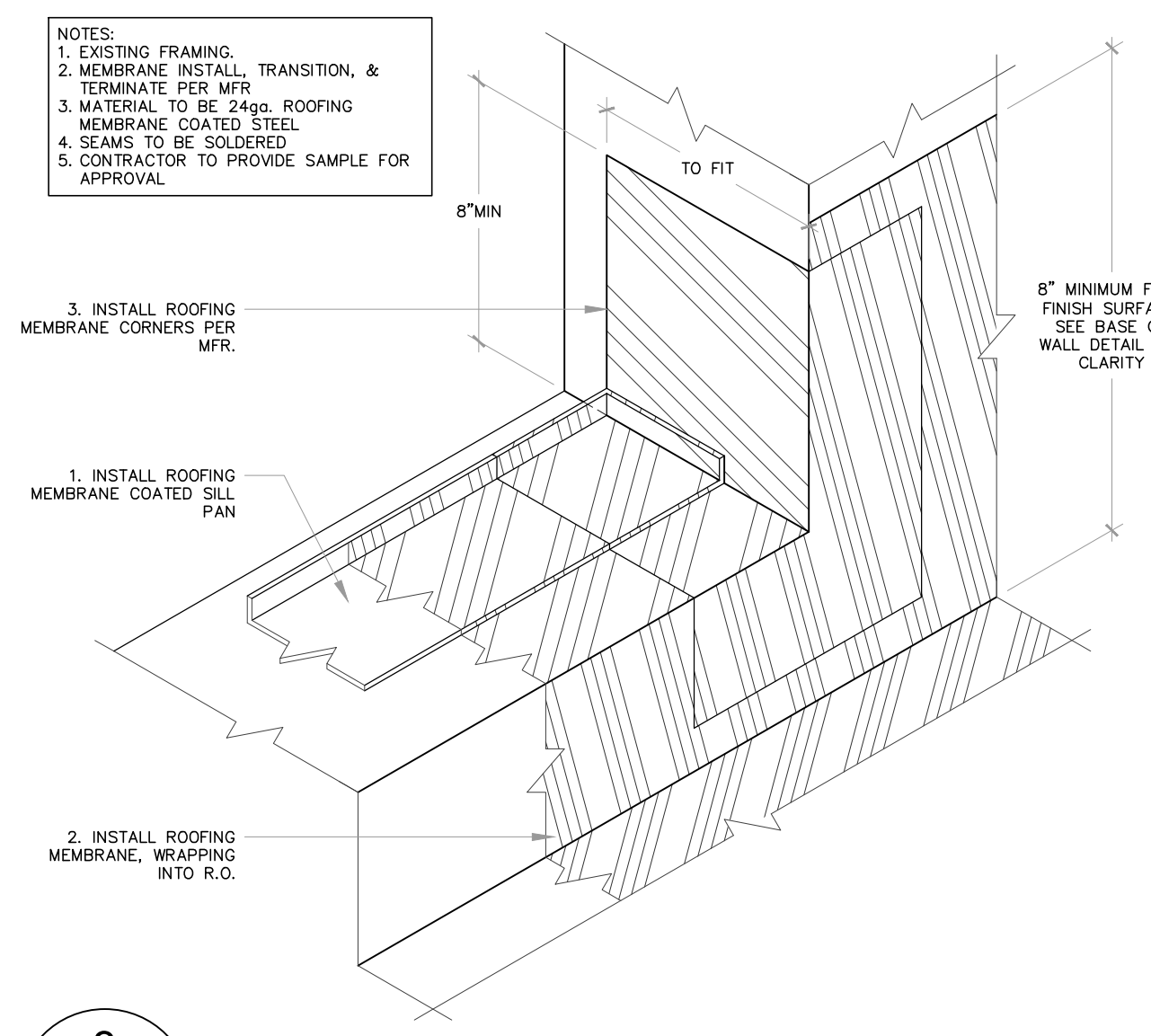
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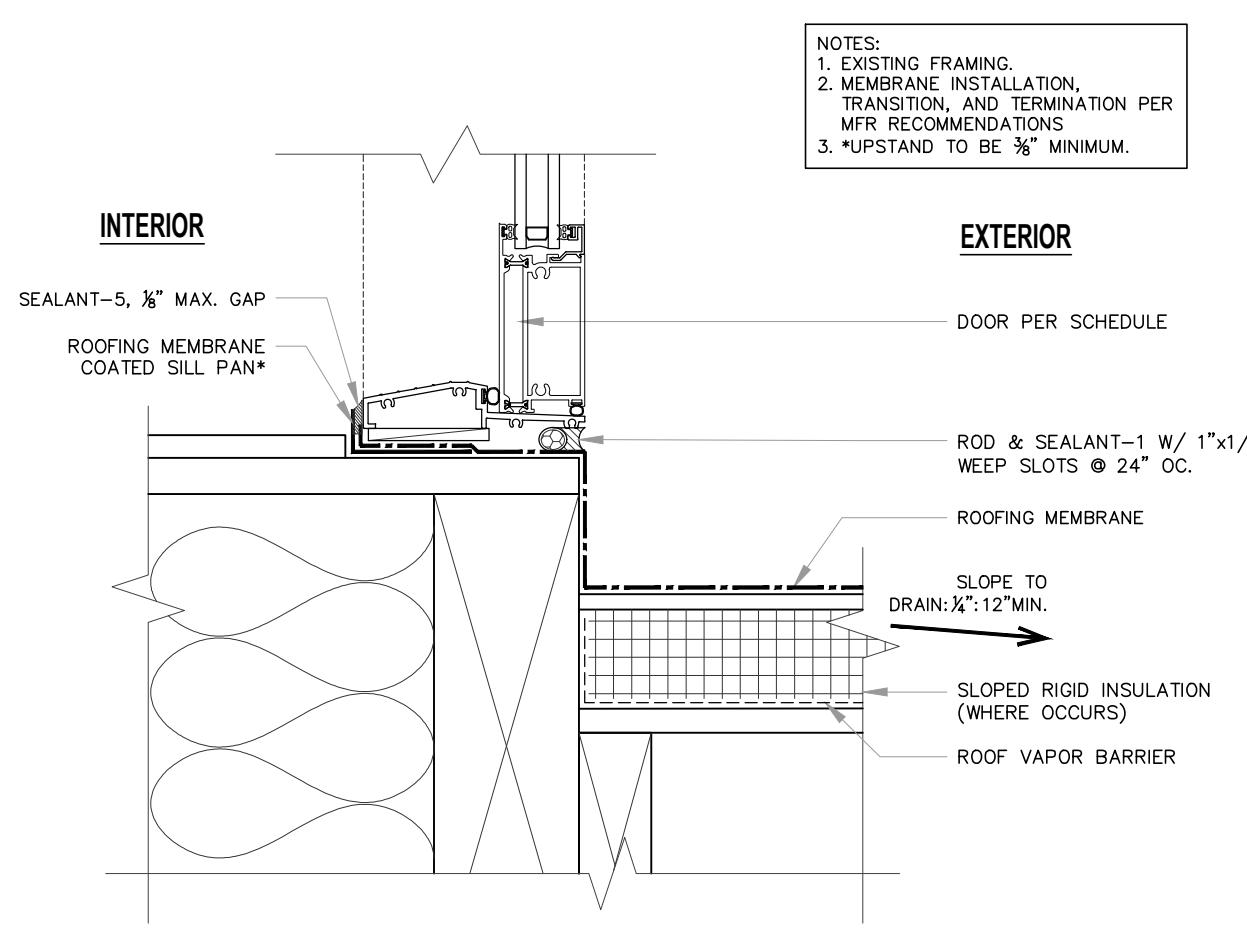
ROOF DETAILS

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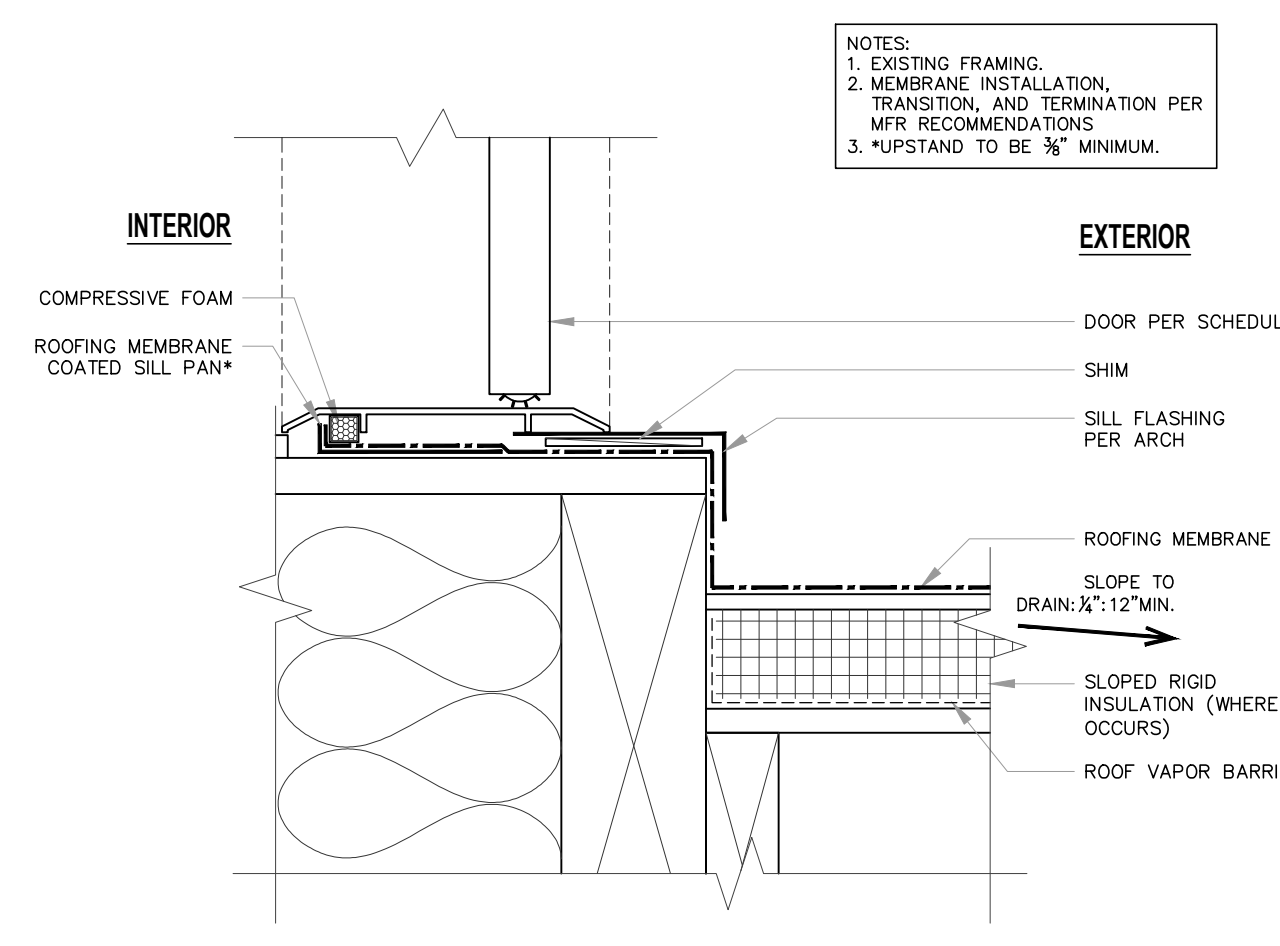
BE600



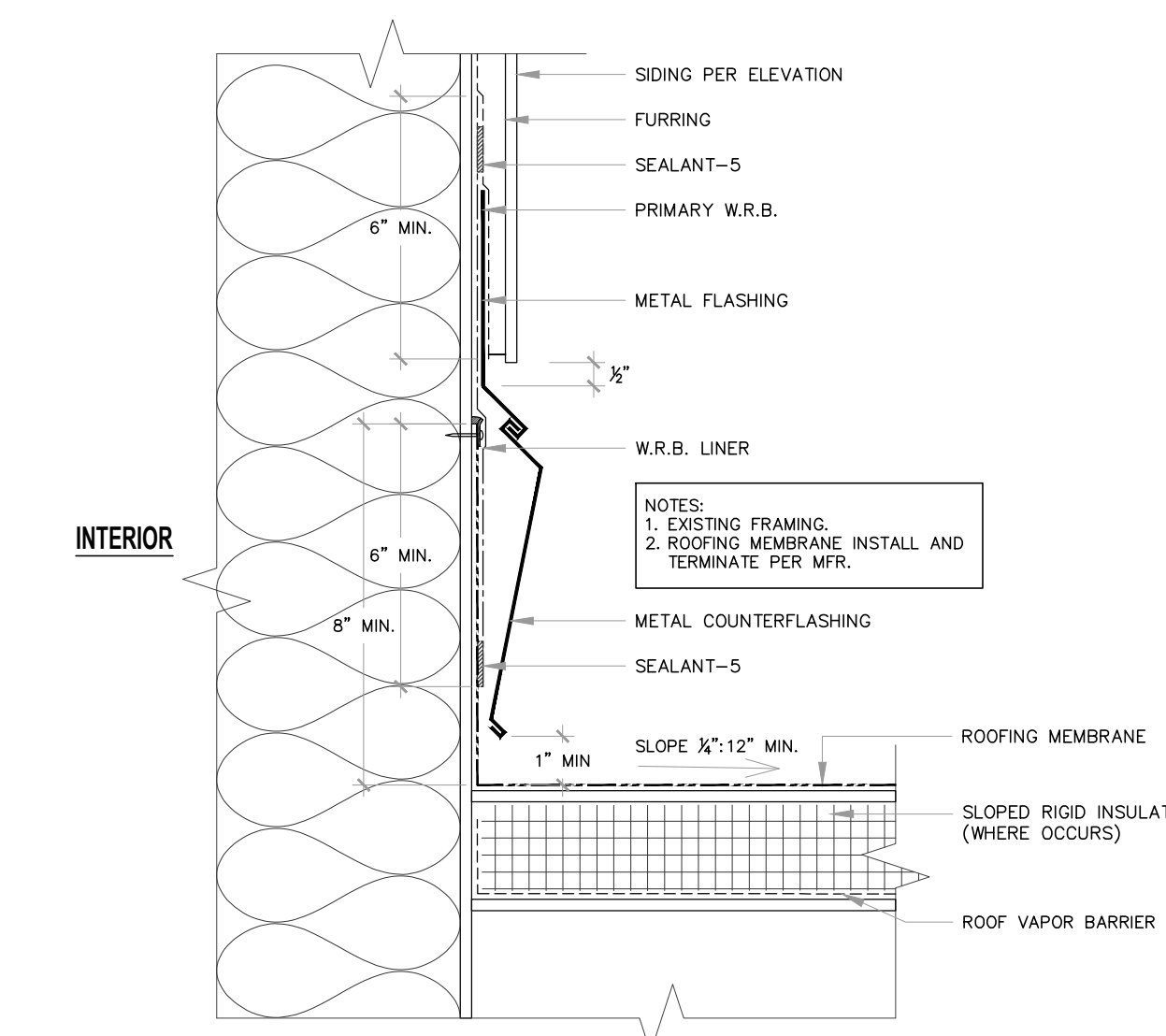
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BE600 ISOMETRIC: ROOFING MEMBRANE COATED METAL SILL PAN
SCALE: NTS
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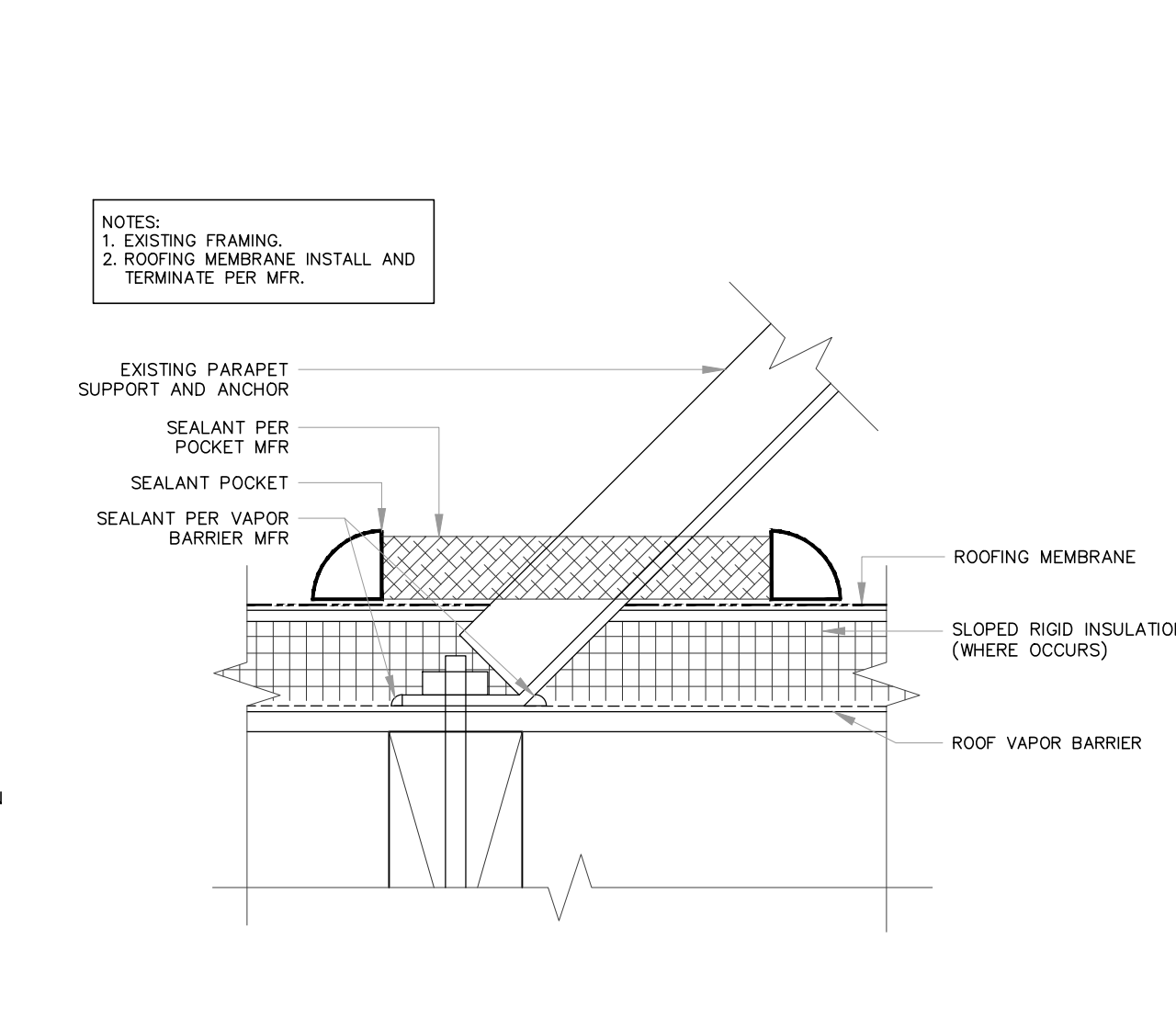
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BE600 SECTION: DOOR THRESHOLD AT ROOF
SCALE: NTS
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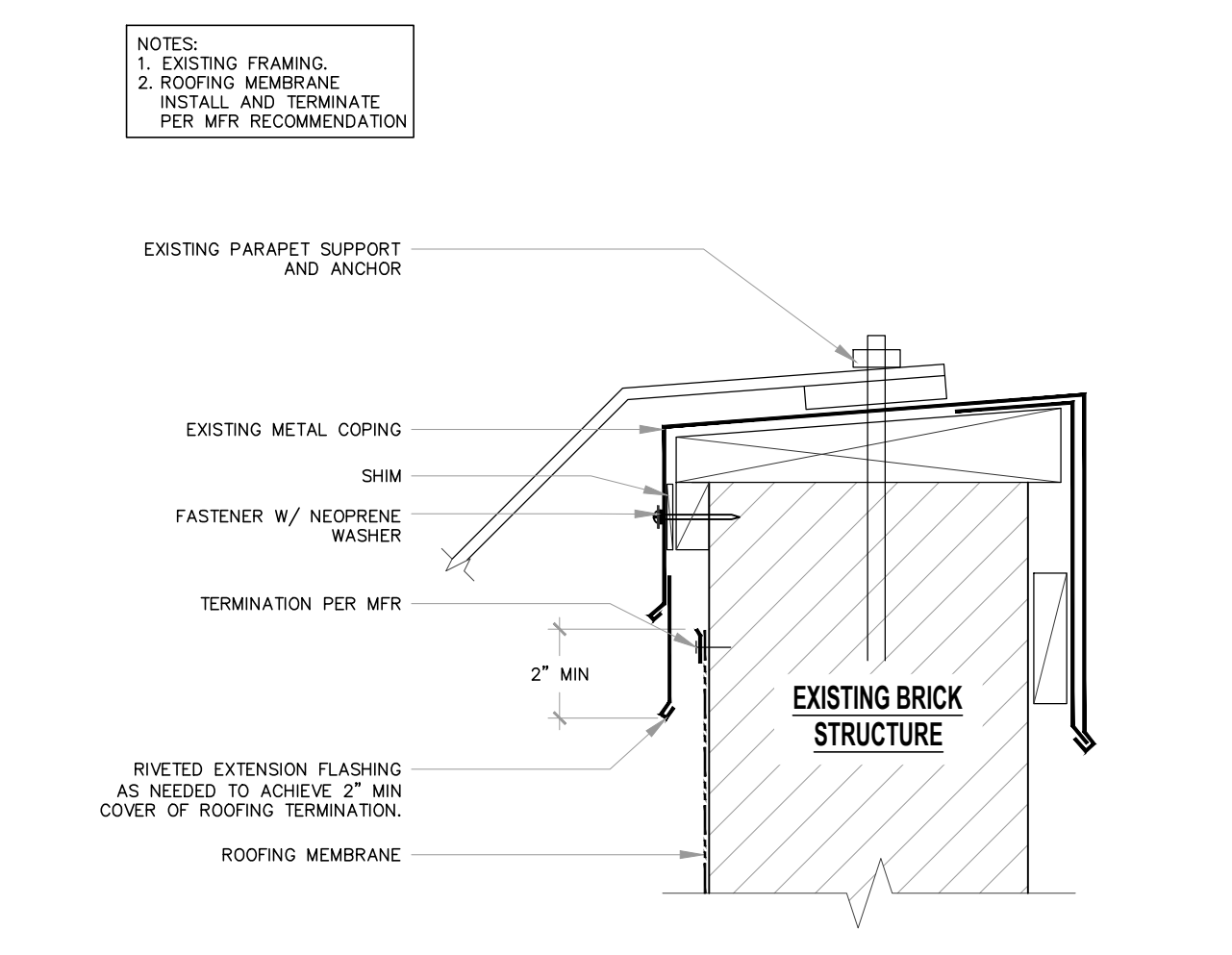
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BE600 SECTION: H.M. DOOR THRESHOLD AT ROOF
SCALE: NTS
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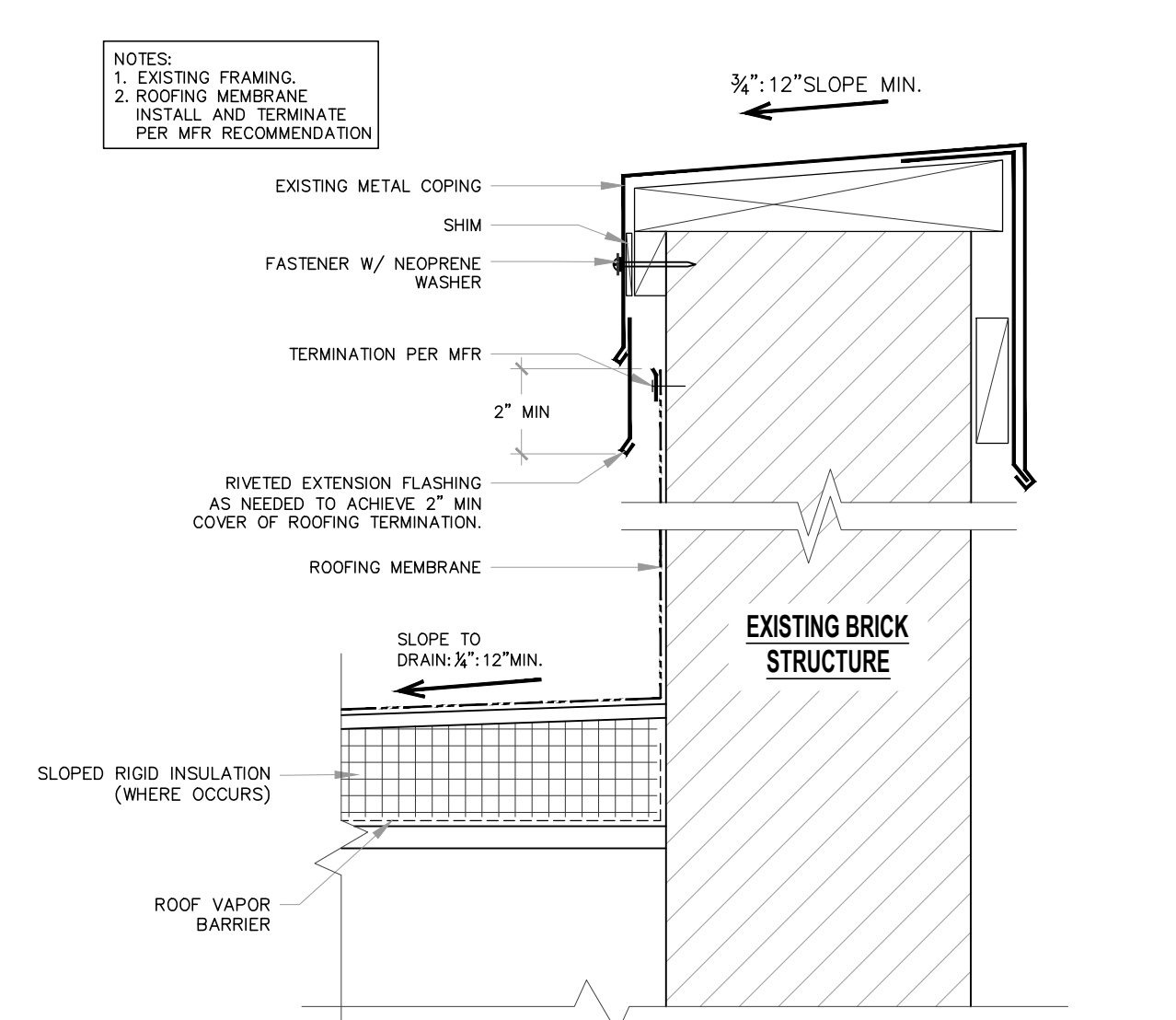
5
BE600 SECTION: BASE OF WALL AT ROOF W/ TWO PIECE FLASHING
SCALE: NTS
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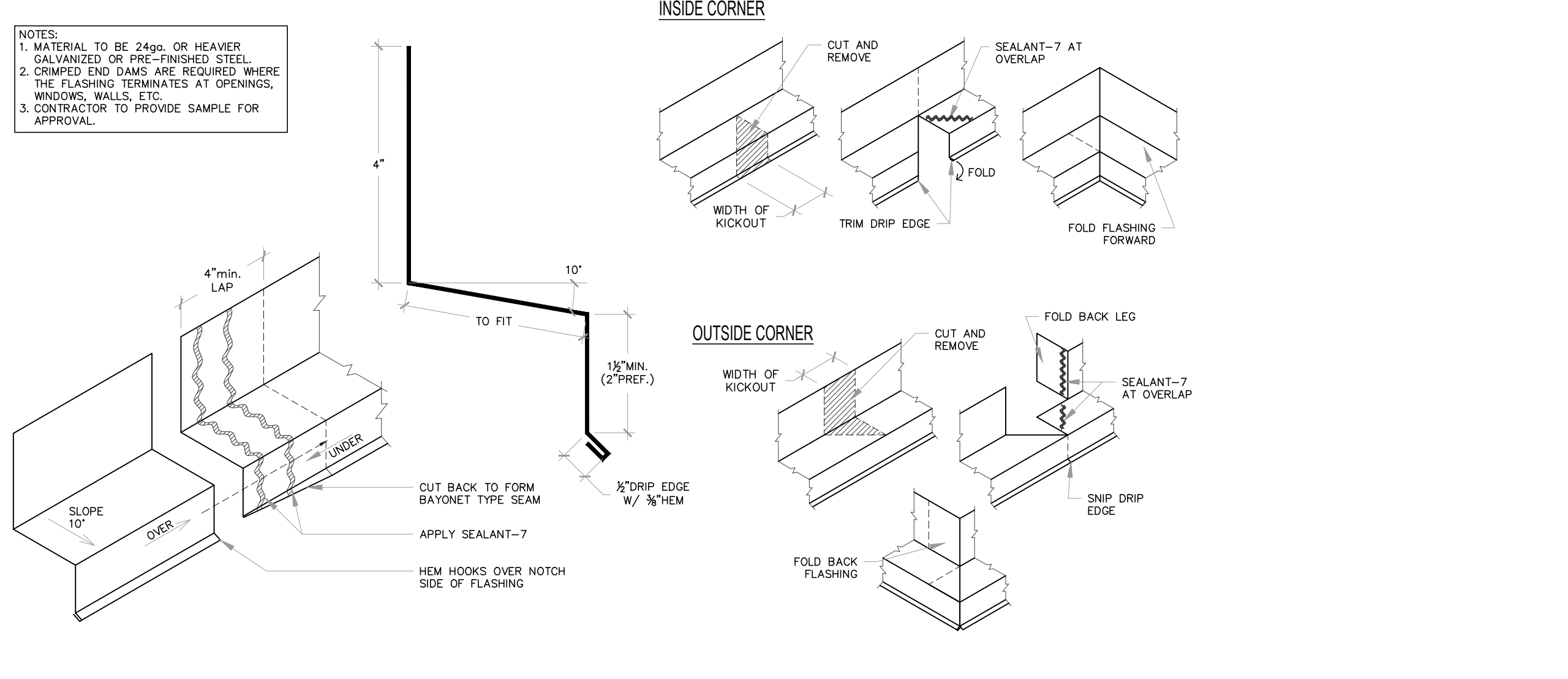
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BE600 SECTION: BASE OF PARAPET SUPPORT
SCALE: NTS
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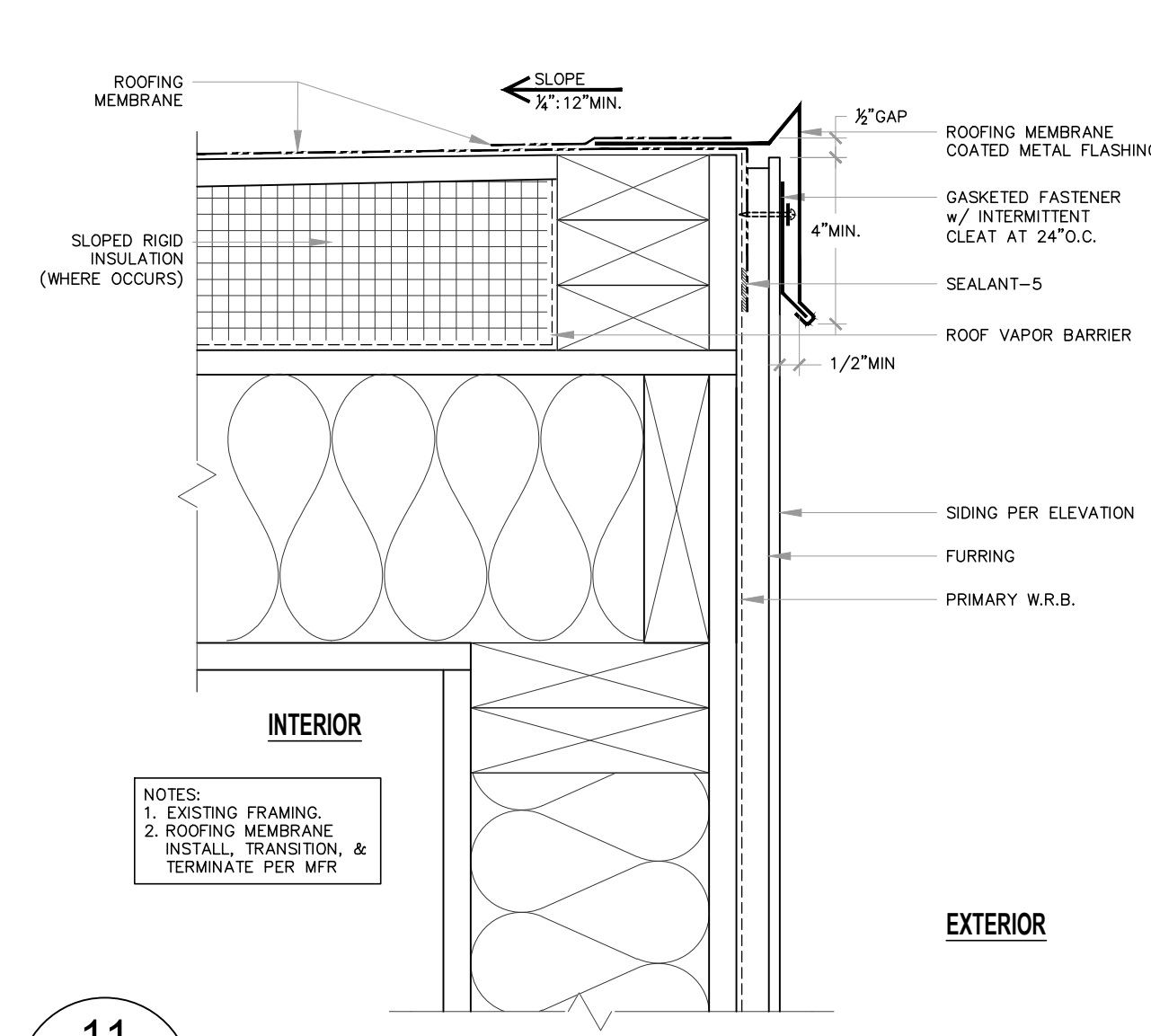
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BE600 SECTION: PARAPET SUPPORT ATTACHMENT
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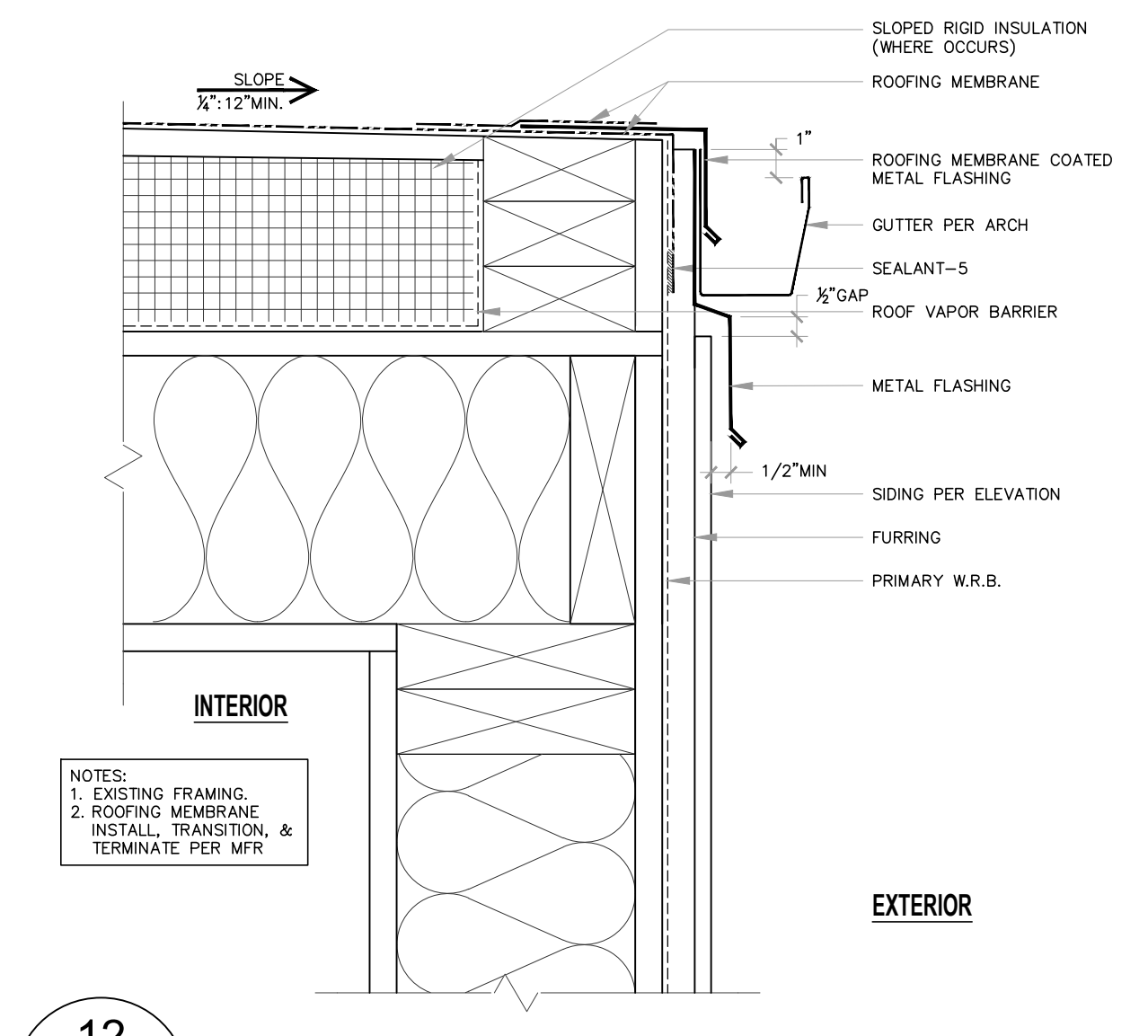
8
BE600 SECTION: PARAPET AT ROOF
SCALE: NTS
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9
BE600 PROFILE: THROUGH WALL FLASHING
SCALE: NTS
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11
BE600 SECTION: ROOF EDGE w/o PARAPET
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12
BE600 SECTION: ROOF EDGE @ GUTTER
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SHEET NAME:

ROOF DETAILS

SHEET NUMBER:

BE601

