

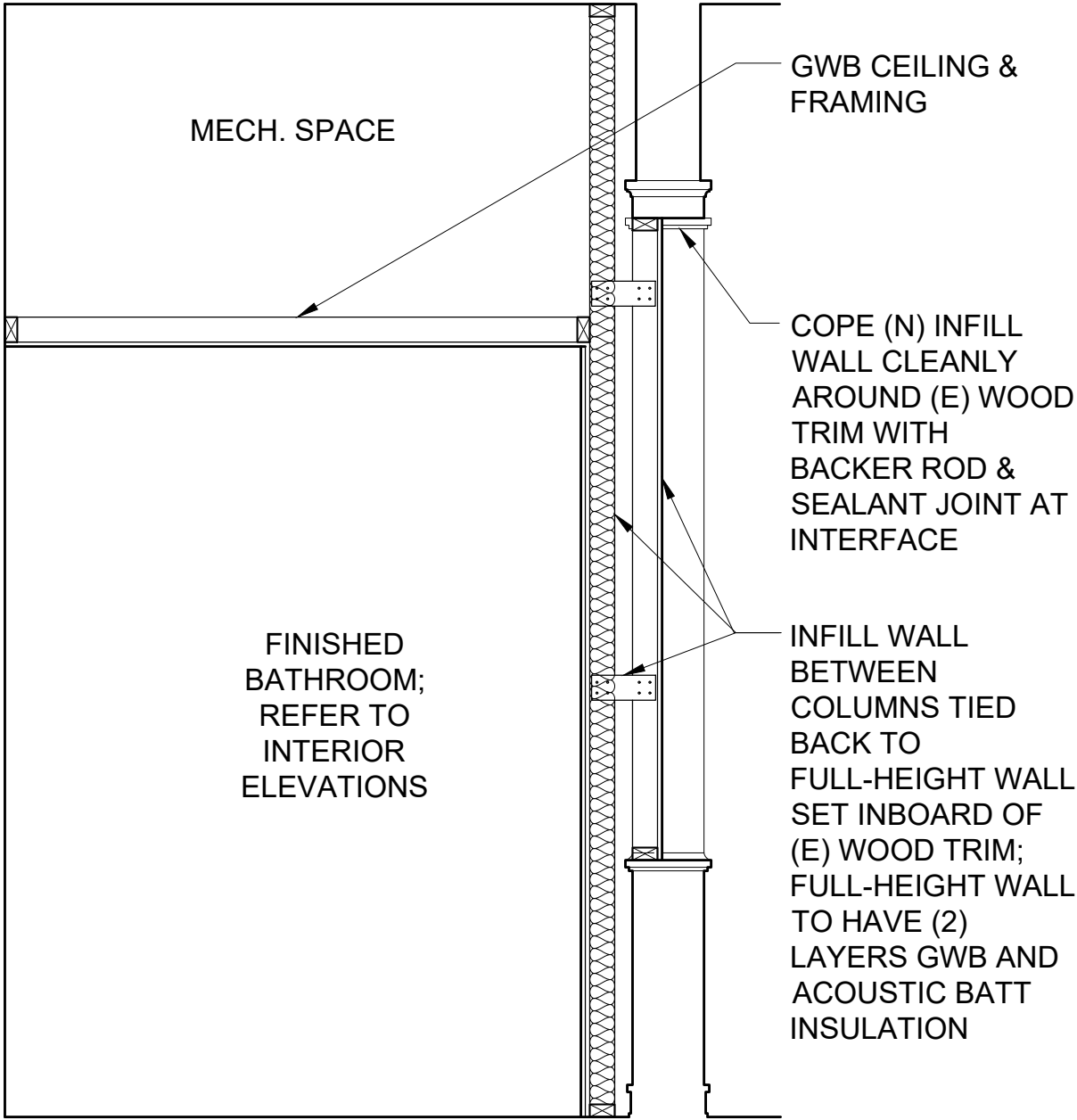
VIEW OF EXISTING COAT AREA FROM THE SOUTHEAST



VIEW OF COAT AREA FROM THE SOUTHEAST WITH NEW BATHROOMS



WALL SECTION AT EXISTING WOODWORK



rwaa

Ron Wright & Associates / Architects, PS  
2356 W Commodore Way #210  
Seattle, Washington 98199  
PHONE (206) 728-4248

UNIVERSITY HEIGHTS CENTER RESTROOMS

5031 UNIVERSITY WAY NE SEATTLE, WA 98105

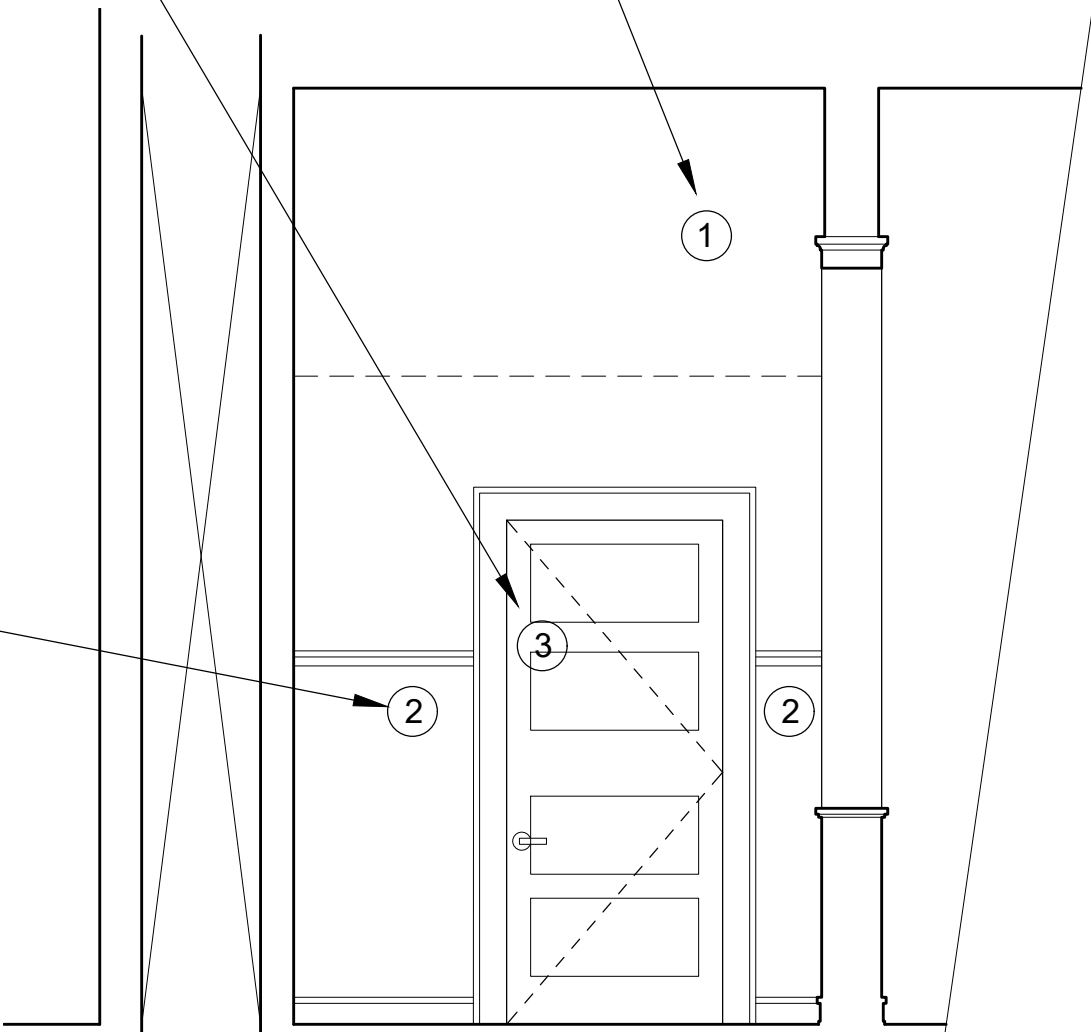
MATERIALS FOR NEW WALL

- ① NEW WALL TO MATCH EXISTING TEXTURE AND COLOR OF EXISTING ADJACENT WALL
- ② FORBO CORK INSTALLED ONTO NEW PARTITION; MATCH KITCHEN PROJECT AT SOUTH VESTIBULE; COLOR: NUTMEG SPICE

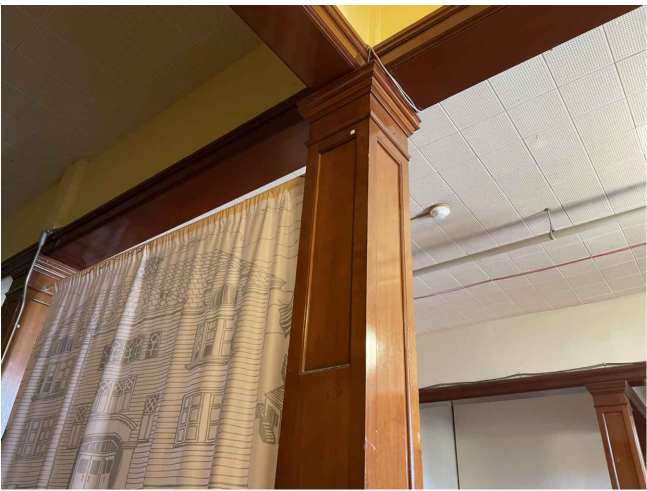
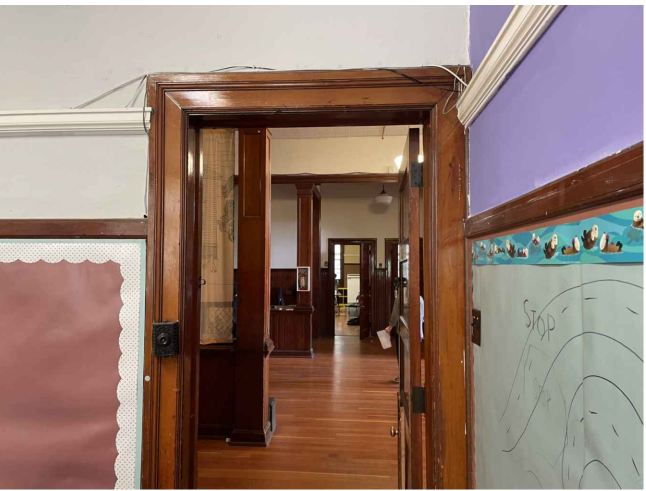


- ③ NEW WOOD DOOR AND HARDWARE TO MATCH EXISTING MATERIAL, COLOR AND FINISH OF EXISTING DOORS WITH 4-PANEL DESIGN TO DISTINGUISH IT FROM HISTORIC MATERIALS; MATCH KITCHEN PROJECT AT SOUTH VESTIBULE

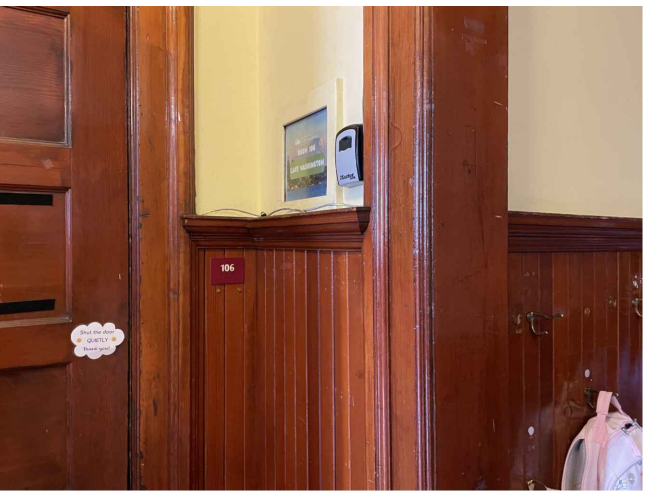
EAST ELEVATION OF NEW WALL



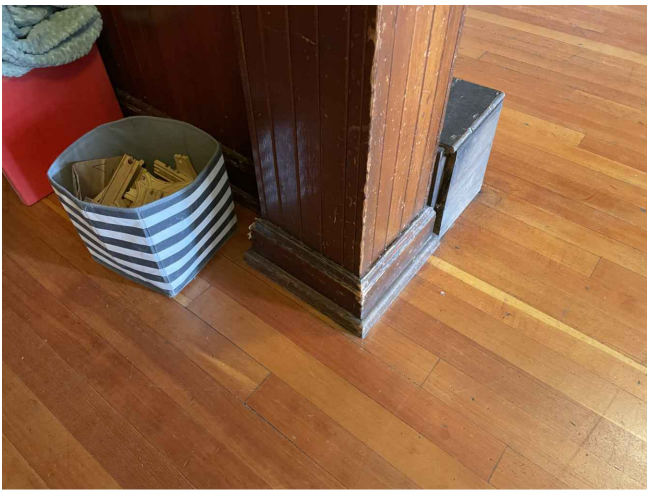
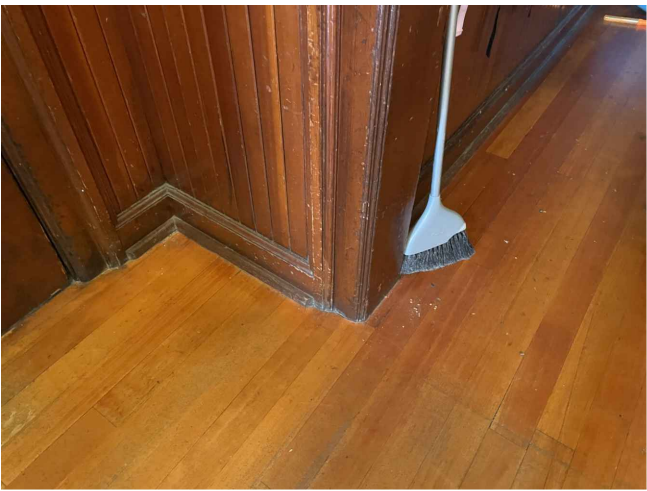
EXISTING WOODWORK PROFILES (NEW CONSTRUCTION TO MATCH)



DOOR & CEILING CONFIGURATIONS



WAINSCOT AND HALF WALL CONFIGURATIONS



BASE TRIM CONFIGURATIONS

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

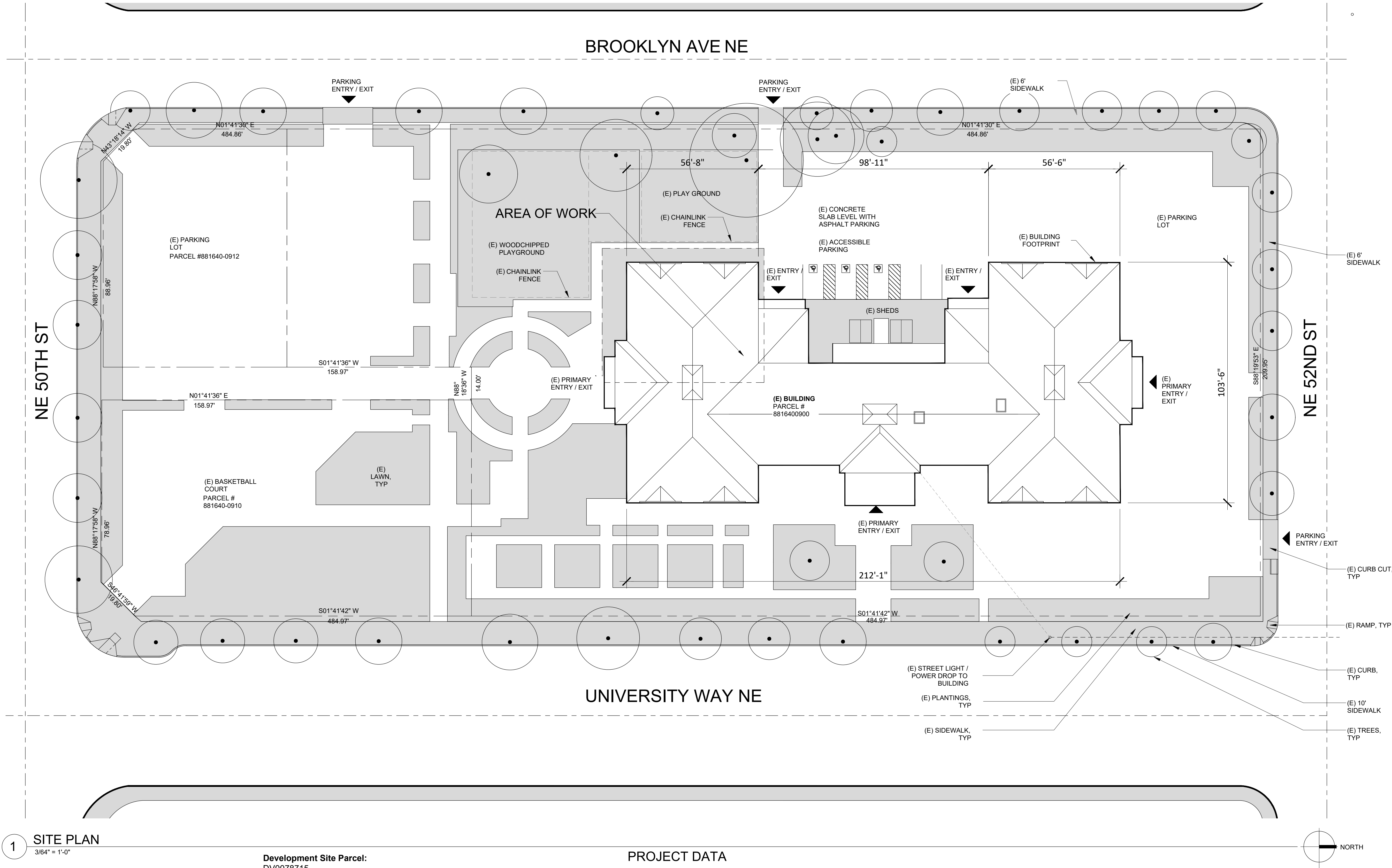
CONTENTS:  
DESIGN INFO.

SCALE: NOT APPLICABLE  
PROJECT NO.: 23080  
FILE:  
SHEET:



UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105



1 SITE PLAN  
3/64" = 1'-0"

Development Site Parcel:  
DV0078715

Legal Description:

LOTS 1-9 & 14-26 TOGETHER WITH VAC ALLEY ADJ (VO 8361), LESS POR  
SD ALLEY ADJ TO LOTS 16-17, LESS PORTION FOR STREET, CO #55773  
(permit 6324314 to establish parking on lots 14-17)

King County Assessor Legal Description

Parcel: 881640-0900

UNIVERSITY HEIGHTS ADD LOTS 1 THRU 9 & 16 THRU 26 TGW TGW VAC  
ALLEY ADJ LESS POR SD ALLEY ADJ TO LOTS 16-17 LESS E 10 FT SD  
LOTS 1 THRU 9 FOR RD PER SEA ORD #55773

PLat Block: 6

Plat Lot: 1 THRU 9 &

PROJECT DATA

ADDRESS  
5031 UNIVERSITY WAY NE SEATTLE, WA 98105

OWNER  
UNIVERSITY HEIGHTS CENTER FOR THE COMMUNITY ASSOCIATION

SCOPE OF WORK  
ADDITION OF RESTROOMS AT CHILDCARE CLASSROOMS

DESIGN TEAM  
ARCHITECT - RON WRIGHT & ASSOCIATES/ARCHITECTS, P.S.  
M/P - BURMAN DESIGN

ZONING  
NC3-75 (M1) - (WEST HALF)  
NC3P-65 - (EAST HALF)  
CITY OF SEATTLE LANDMARK

LOT AREA  
881640-0900: 79,938 SF

BUILDING AREA  
(EXISTING)  
18,551 SF

LOT COVERAGE  
23.29%

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

CONTENTS:

SITE  
PLAN

SCALE: AS NOTED

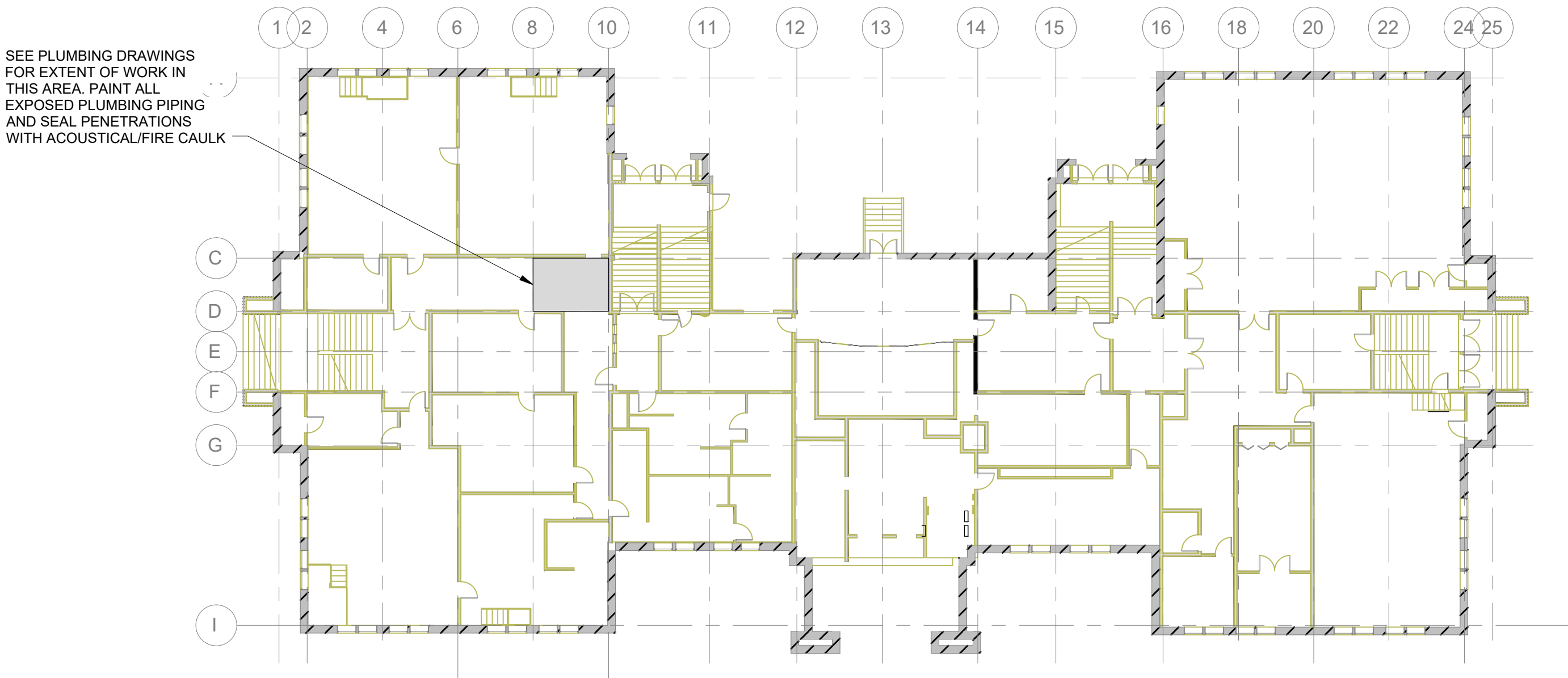
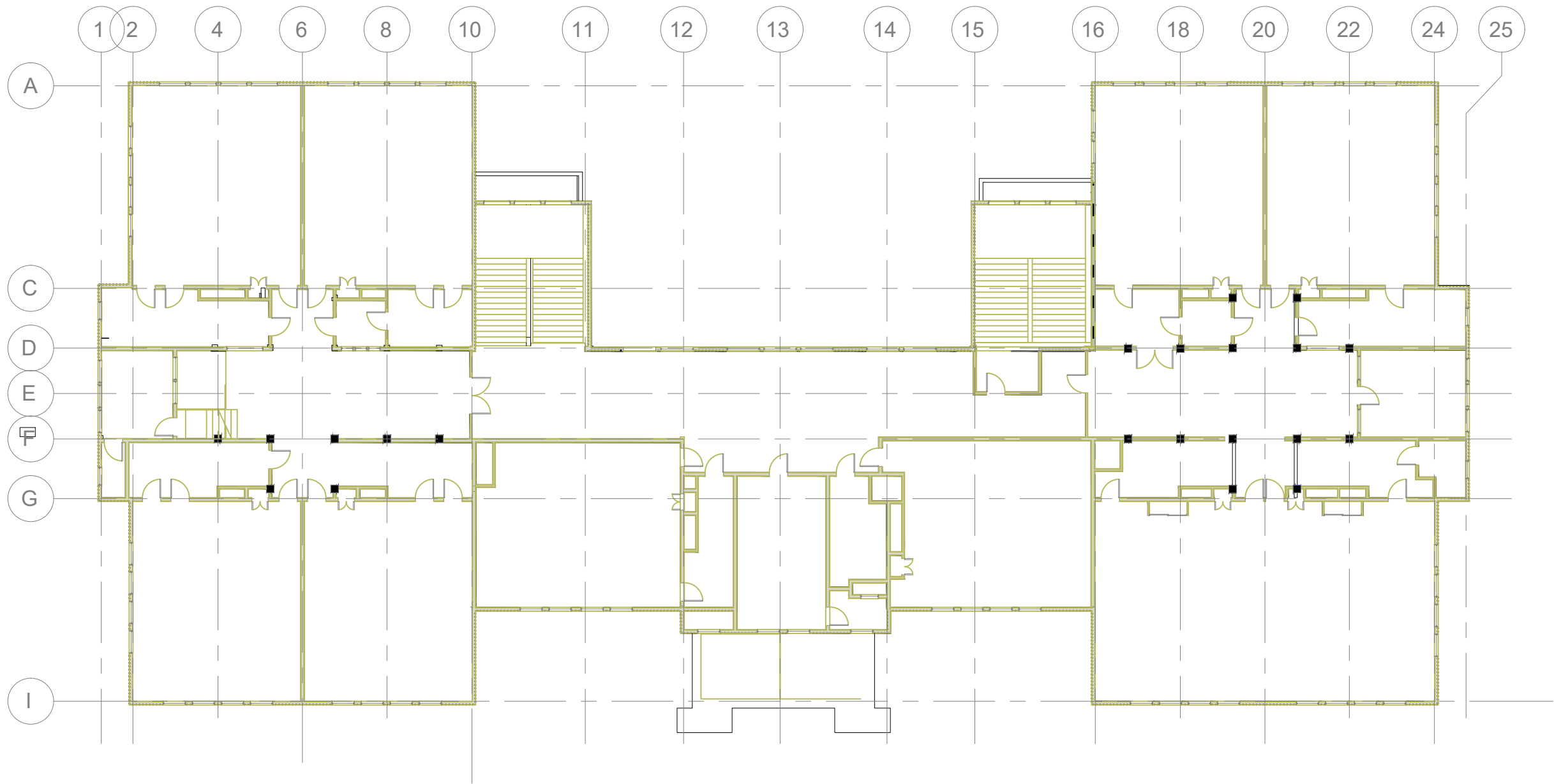
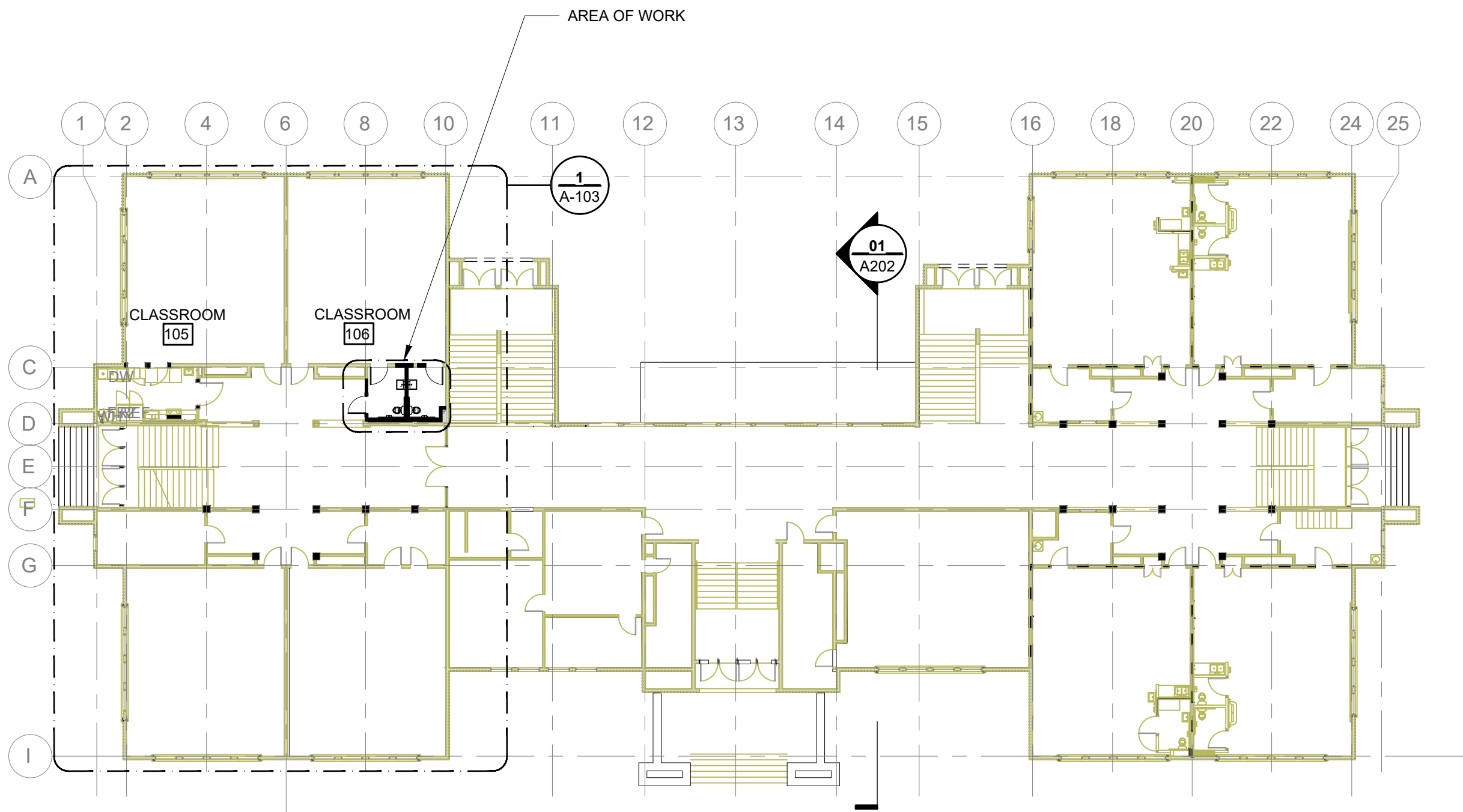
PROJECT NO.: 23080

FILE:

SHEET:

UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105

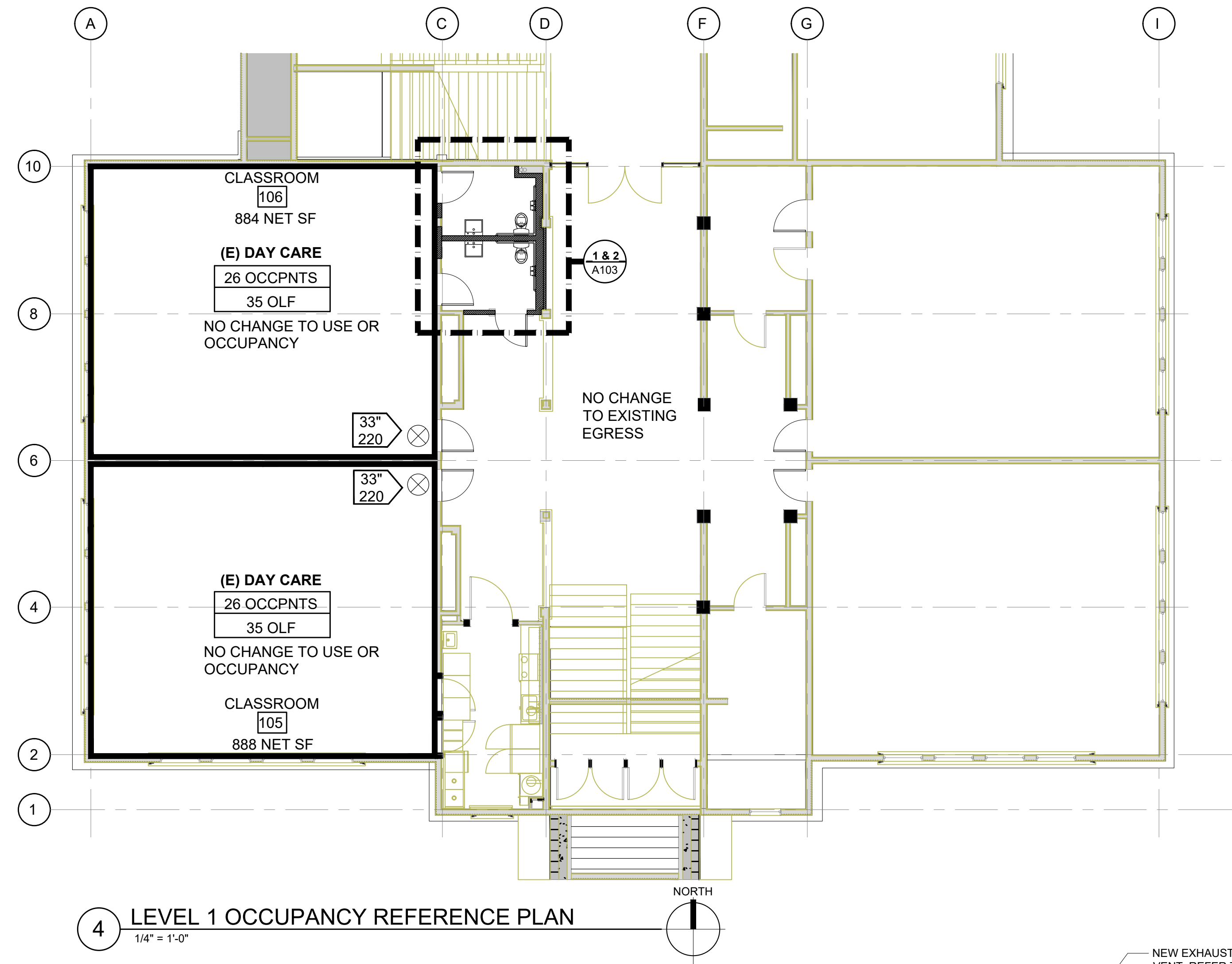


Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

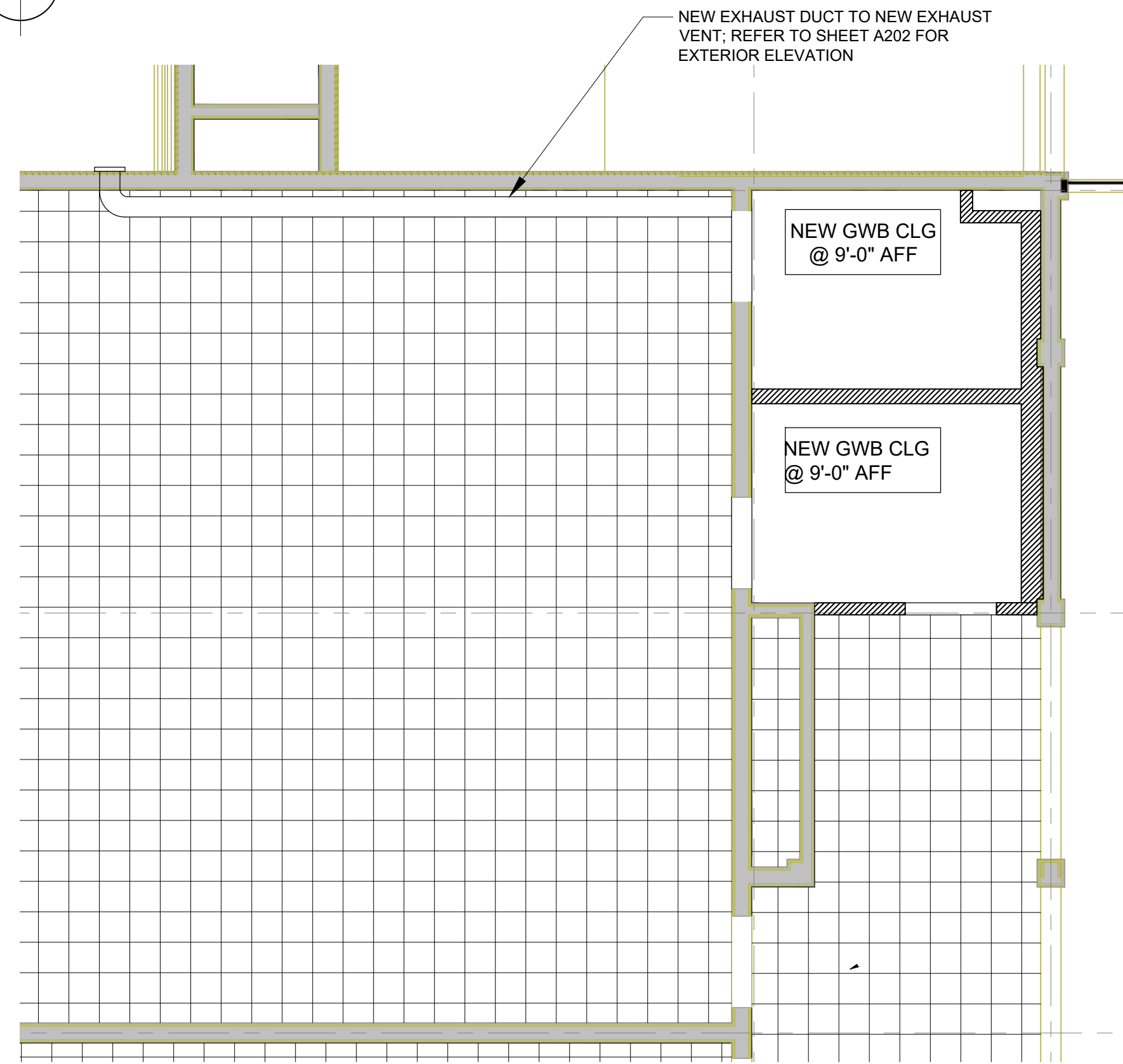
CONTENTS:  
FLOOR  
PLANS

SCALE: AS NOTED  
PROJECT NO.: 23080  
FILE:  
SHEET:



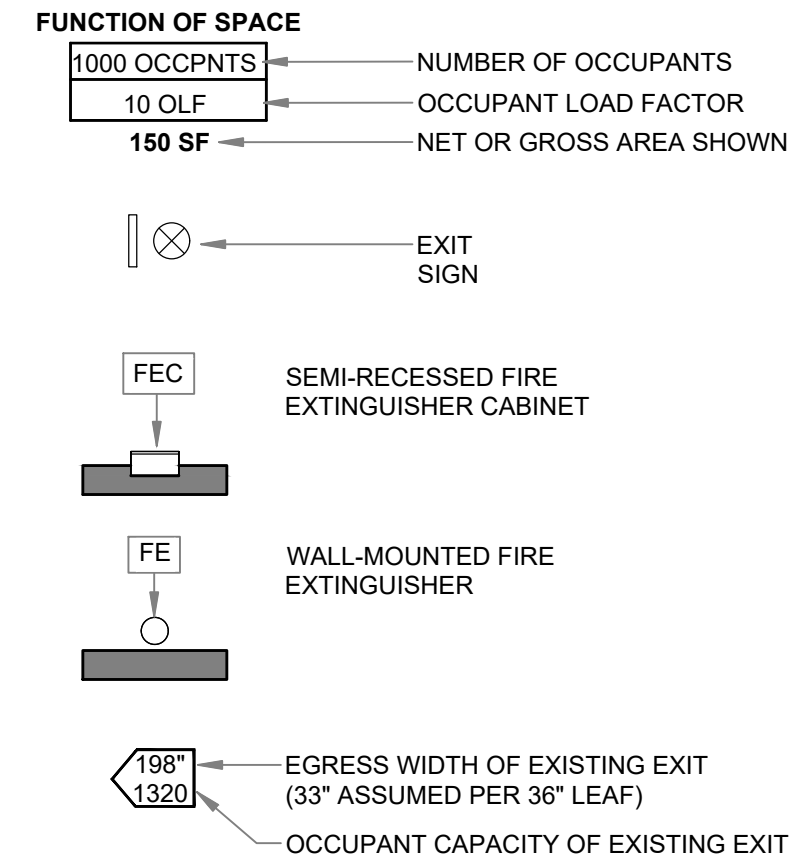


**3 IMAGE SHOWING EXISTING CONDITIONS**  
1/4" = 1'-0"

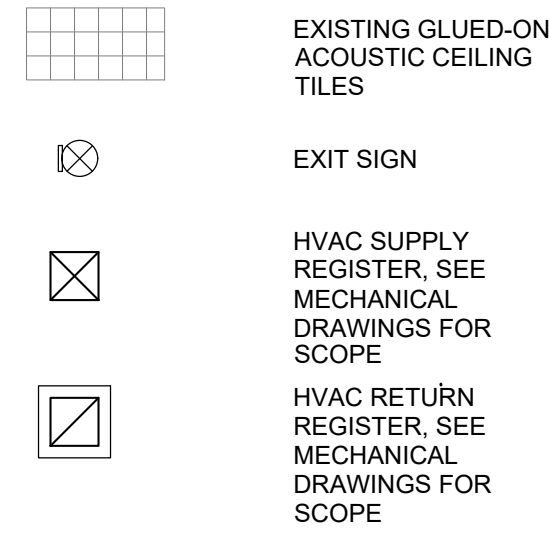


**2 LEVEL 1 SOUTH REFLECTED CEILING PLAN**  
1/4" = 1'-0"

## CODE SYMBOLS



## CEILING LEGEND



## CEILING PLAN GENERAL NOTES

- LIGHT FIXTURES AND ELECTRICAL EQUIPMENT SHOWN FOR LOCATION AND ORIENTATION ONLY.
- MECHANICAL DUCTS, DIFFUSERS AND GRILLES SHOWN FOR LOCATION ONLY. CENTER ALL LIGHTS, EQUIPMENT, SIGNS ETC. U.N.O.
- PER WAC 246-366-050(2), NO PROJECTIONS FROM THE CEILING SHALL BE LESS THAN 7' FROM THE FINISHED FLOOR.

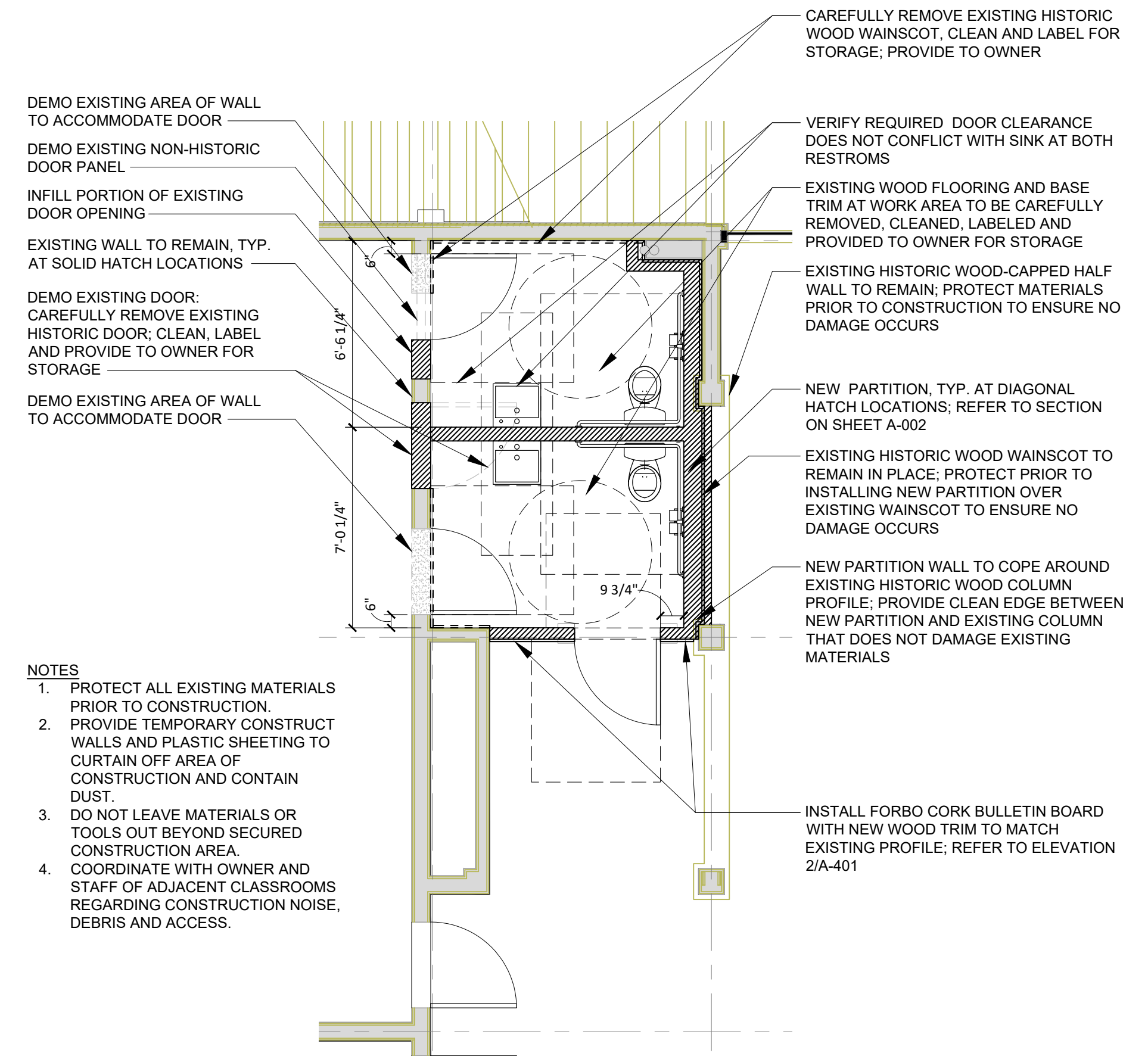
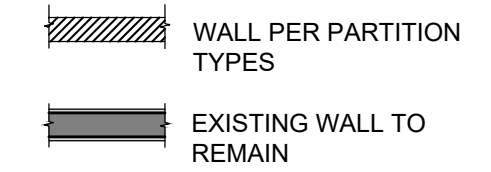
## DEMOLITION GENERAL NOTES

- CAREFULLY REMOVE EXISTING PLANK FLOORING IN WORK AREA ONLY. PROTECT ADJACENT EXISTING FLOORING.
- CAREFULLY REMOVE EXISTING WAINSCOTING & WOOD WALL BASE IN WORK AREA ONLY.
- REPAIR ALL FINISHES AT SPACES ABOVE AND BELOW; PAINT EXPOSED PIPING; SEAL ALL PENETRATIONS WITH ACOUSTICAL AND/OR FIRE SEALANT.

## FLOOR PLAN GENERAL NOTES

- COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
- READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE TO THE FACE OF STUD AT NEW INTERIOR PARTITIONS, AND TO THE FACE OF FINISH AT EXISTING INTERIOR PARTITIONS.
- VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
- SEE INTERIOR ELEVATIONS FOR FINISHES.
- PROVIDE BLOCKING FOR ALL WALL-MOUNTED ITEMS.
- MAINTAIN FIRE RATINGS OF RATED WALL ASSEMBLIES. PROVIDE CONTINUOUS LAYER(S) OF GWB BEHIND RECESSED ITEMS WHERE PENETRATION IS TOO LARGE TO FIRESTOP. SEE A-701 FOR WALL ASSEMBLIES DOOR SCHEDULE

## FLOOR PLAN LEGEND



- NOTES**
- PROTECT ALL EXISTING MATERIALS PRIOR TO CONSTRUCTION.
  - PROVIDE TEMPORARY CONSTRUCT WALLS AND PLASTIC SHEETING TO CURTAIN OFF AREA OF CONSTRUCTION AND CONTAIN DUST.
  - DO NOT LEAVE MATERIALS OR TOOLS OUT BEYOND SECURED CONSTRUCTION AREA.
  - COORDINATE WITH OWNER AND STAFF OF ADJACENT CLASSROOMS REGARDING CONSTRUCTION NOISE, DEBRIS AND ACCESS.

**1 LEVEL 1 SOUTH FLOOR PLAN**  
1/4" = 1'-0"

rwaa

Ron Wright & Associates /  
Architects, PS  
2003 Western Ave., Suite 610  
Seattle, Washington  
98121-3133  
PHONE (206) 728-4248

# UNIVERSITY HEIGHTS CENTER RESTROOMS

5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

CONTENTS:

## FLOOR PLAN & RCP

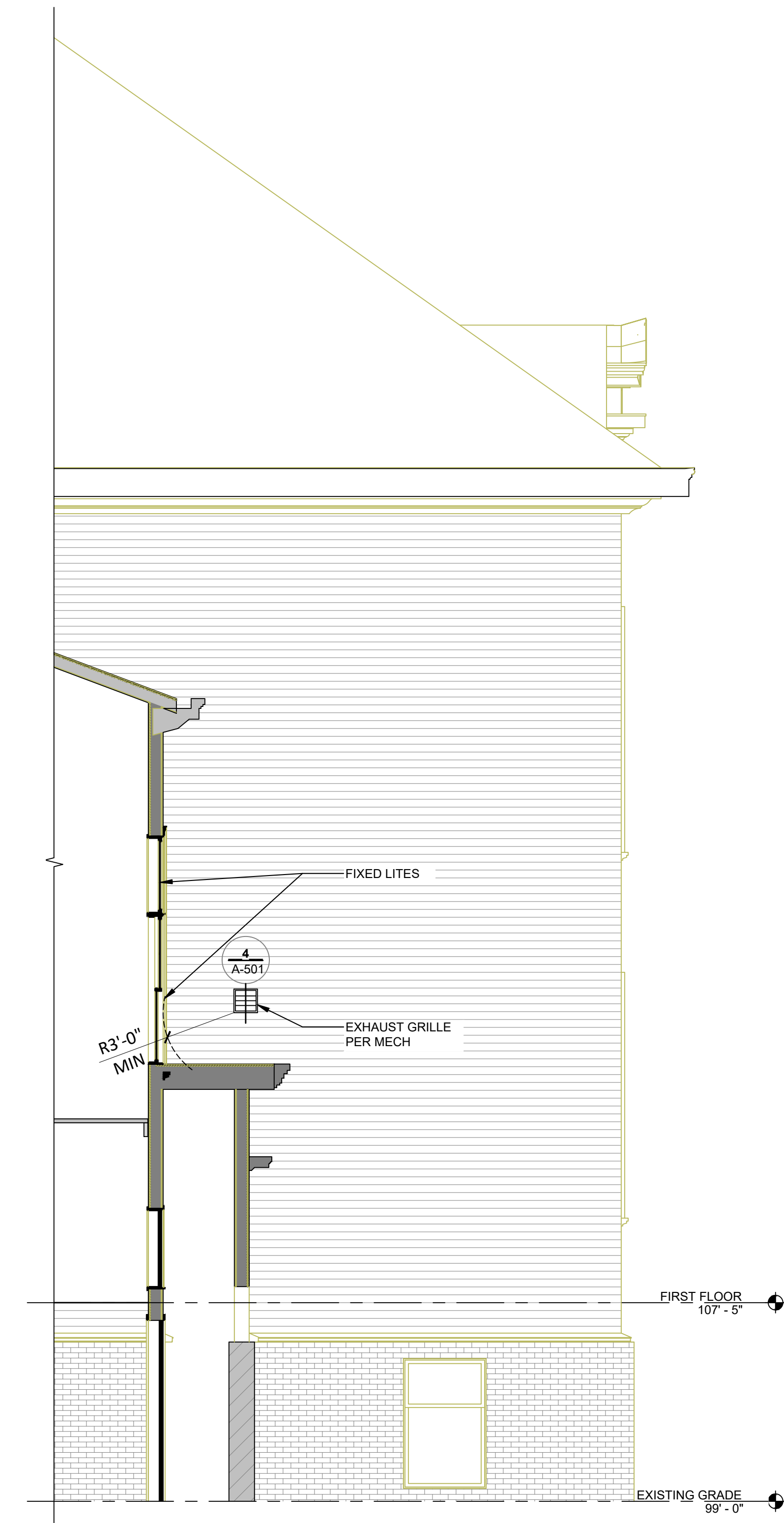
SCALE: AS NOTED  
PROJECT NO.: 23080  
FILE:  
SHEET:

A-103



UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105



3

PARTIAL NORTH ELEVATION WEST

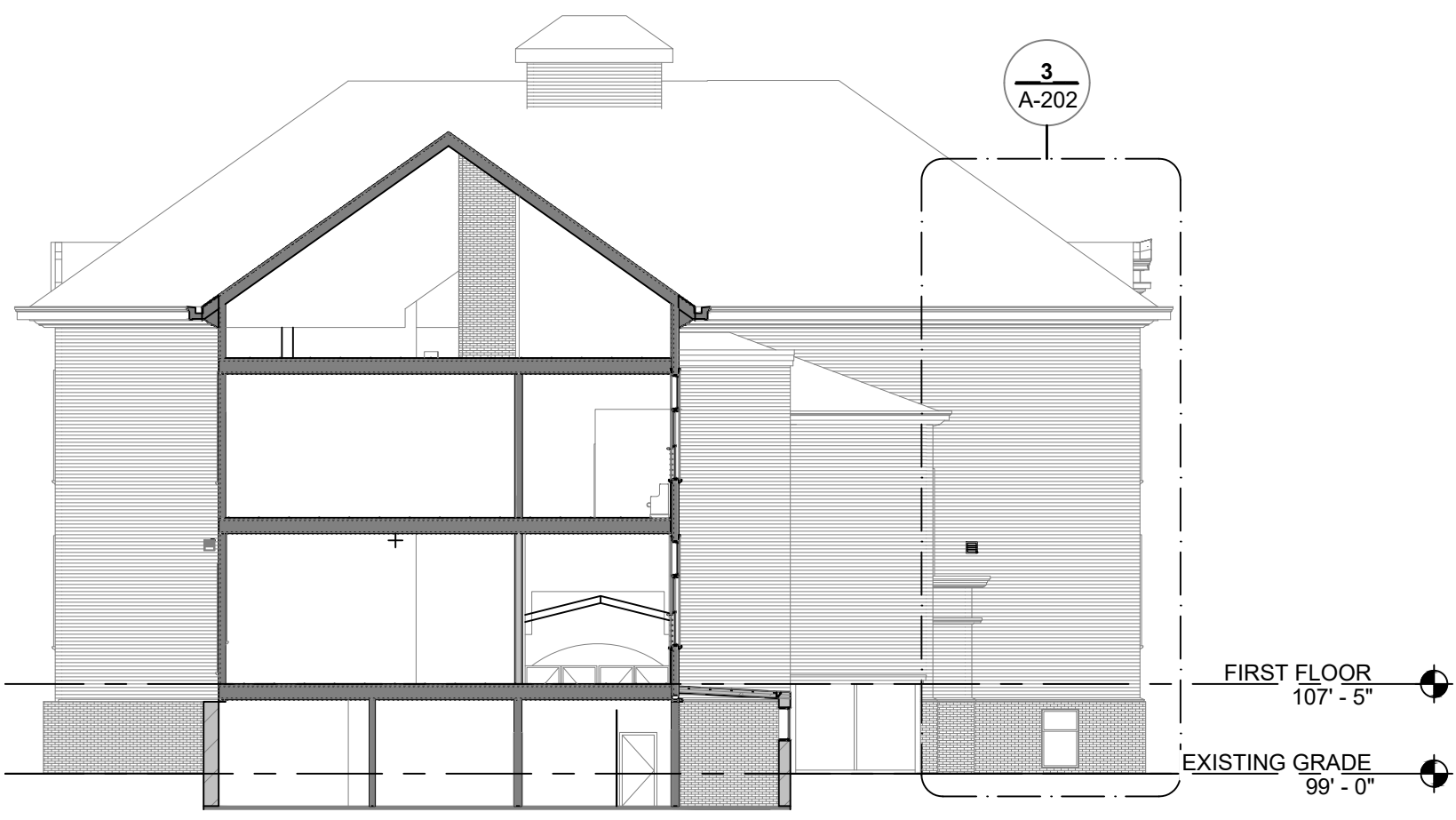
1/4" = 1'-0"



2

NORTH ELEVATION WEST IMAGE

NA



1

NORTH ELEVATION/SECTION

1/16" = 1'-0"

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

CONTENTS:

EXTERIOR  
ELEVATIONS

SCALE: AS NOTED

PROJECT NO.: 23080

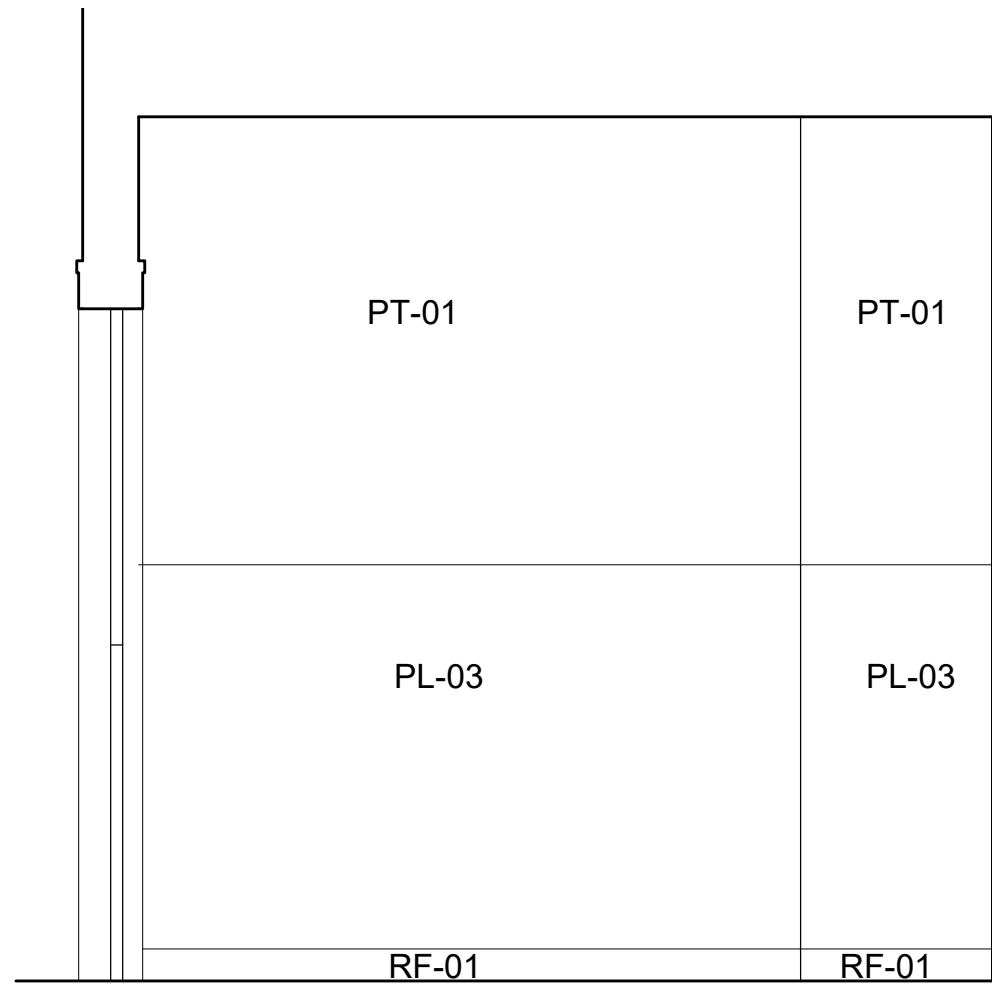
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SHEET:

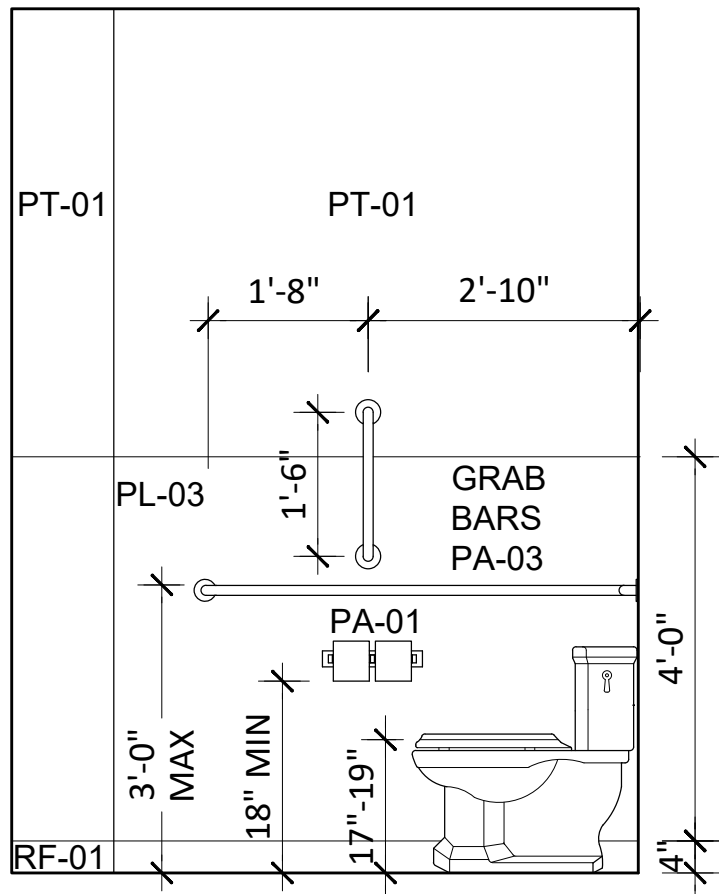


UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

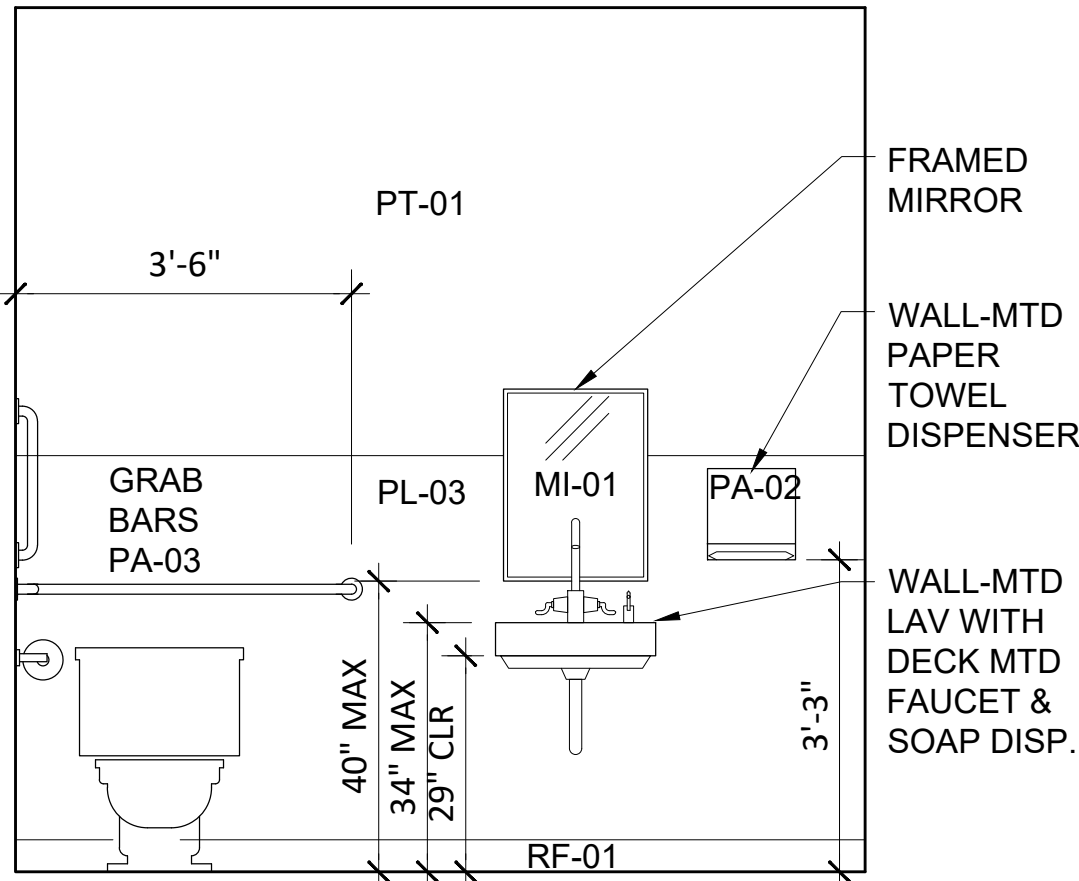
5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105



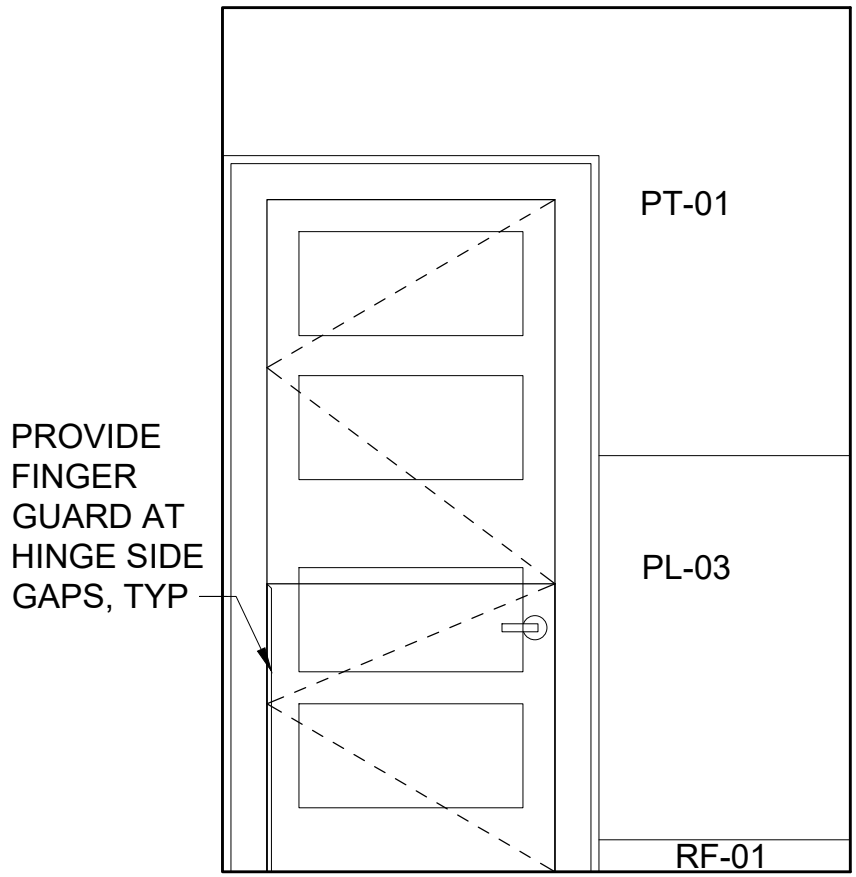
12 NORTH RESTROOM - NORTH ELEVATION  
1/2" = 1'-0"



11 NORTH RESTROOM - EAST ELEVATION  
1/2" = 1'-0"



10 NORTH RESTROOM - SOUTH ELEVATION  
1/2" = 1'-0"



9 NORTH RESTROOM - WEST ELEVATION  
1/2" = 1'-0"

GENERAL NOTES

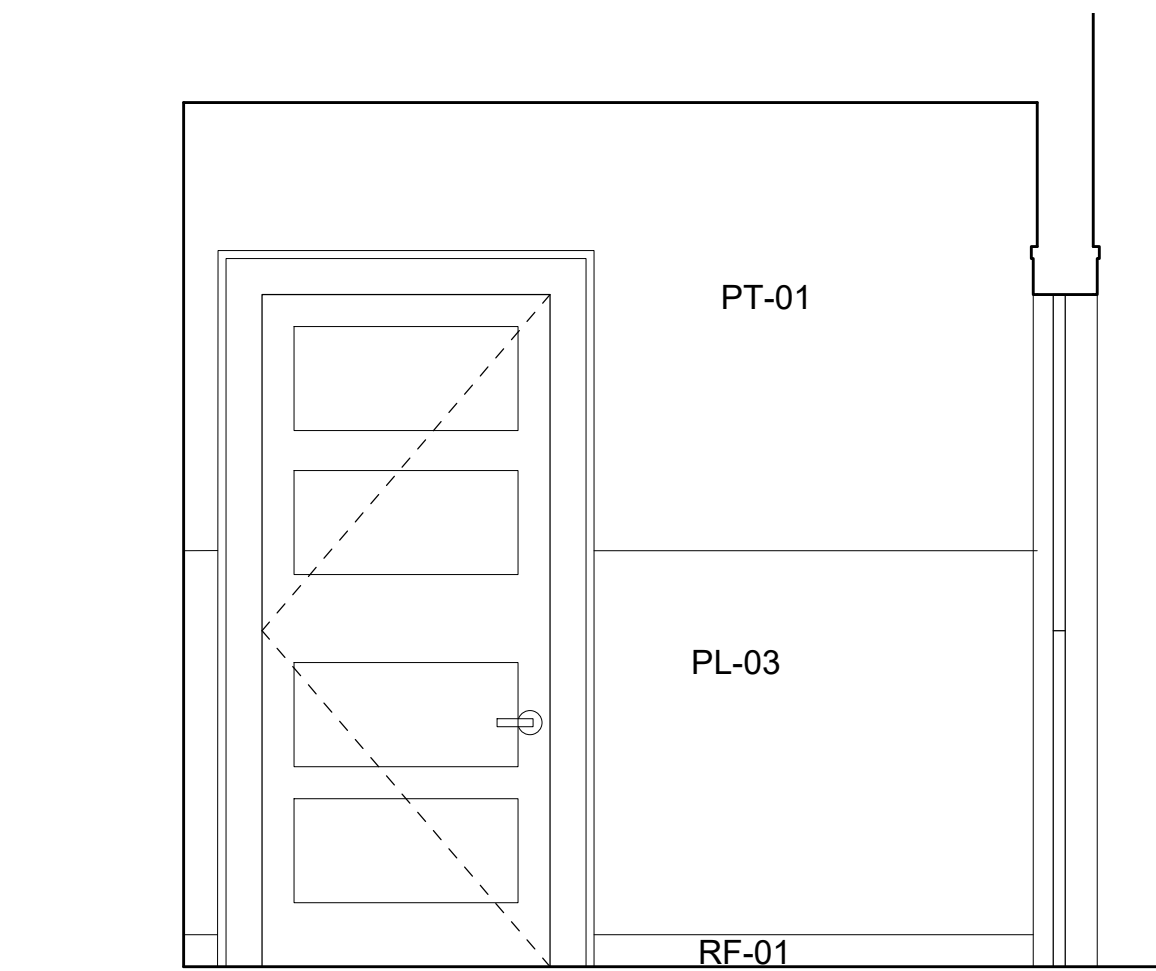
- A. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE TO THE FACE OF STUD AT NEW INTERIOR PARTITIONS, AND TO THE FACE OF FINISH AT EXISTING INTERIOR PARTITIONS.
- B. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
- C. SEE INTERIOR ELEVATIONS FOR FINISHES.
- D. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ITEMS.
- E. MAINTAIN FIRE RATINGS OF RATED WALL ASSEMBLIES. PROVIDE CONTINUOUS LAYER(S) OF GWB BEHIND RECESSED ITEMS WHERE PENETRATION IS TOO LARGE TO FIRESTOP. SEE A-701 FOR WALL ASSEMBLIES & DOOR SCHEDULE
- F. MATERIAL CODES
- G. MI- MIRROR  
PA- PLUMBING ACCESSORY  
PL- PLASTIC LAMINATE  
PT- PAINT  
RB- RUBBER BASE  
RF- RESILIENT SHEET/COVE BASE  
SS- SOLID SURFACE/SOLID POLYMER  
TH- THRESHOLD TRANSITION  
WD- WOOD  
REFER TO PROJECT SPECIFICATIONS FOR MANUFACTURERS, MODEL, & FINISH.

FLOOR PLAN LEGEND

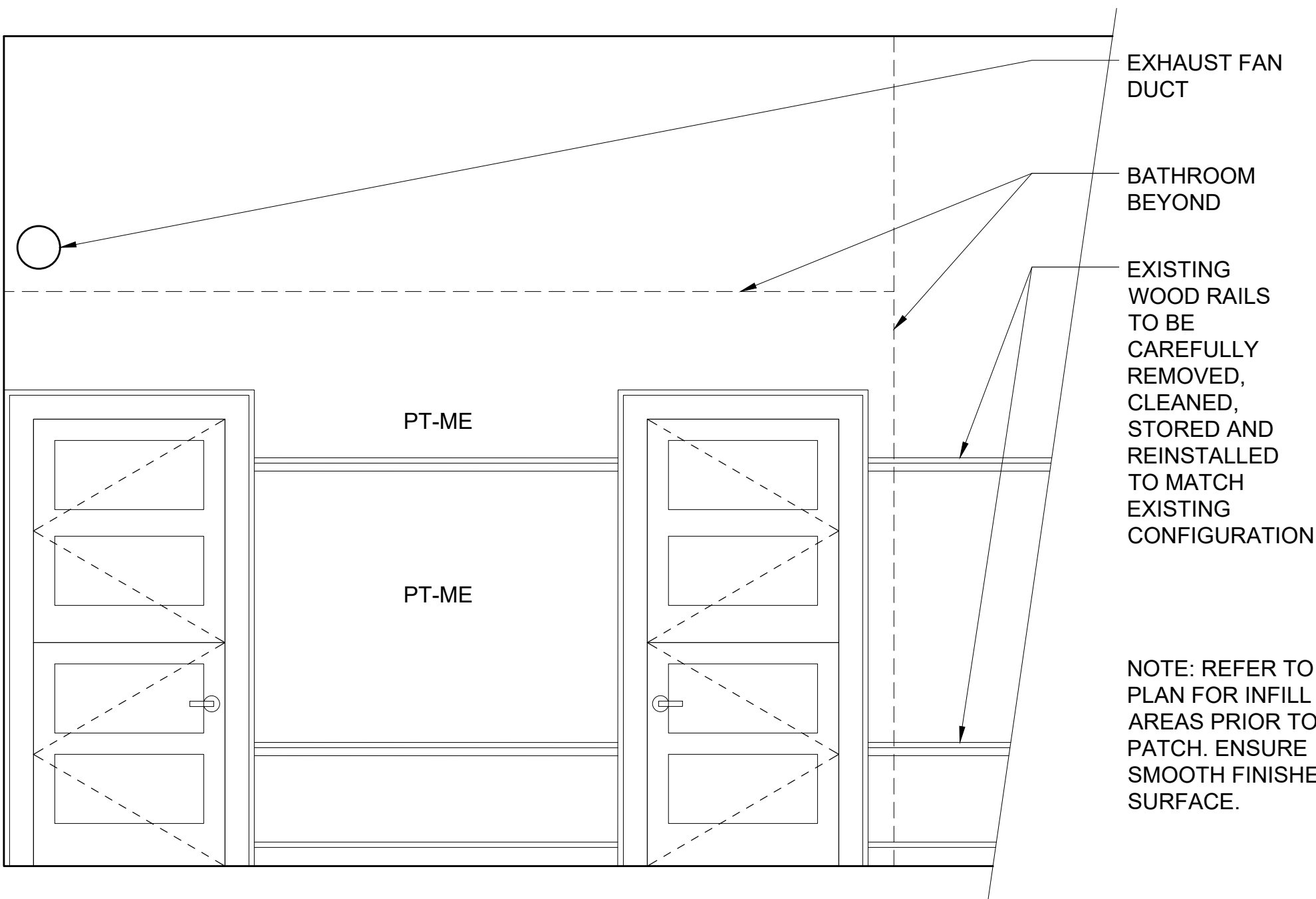
- WALL PER PARTITION TYPES, SEE FLOOR PLANS
- EXISTING WALL TO REMAIN

DEMOLITION GENERAL NOTES

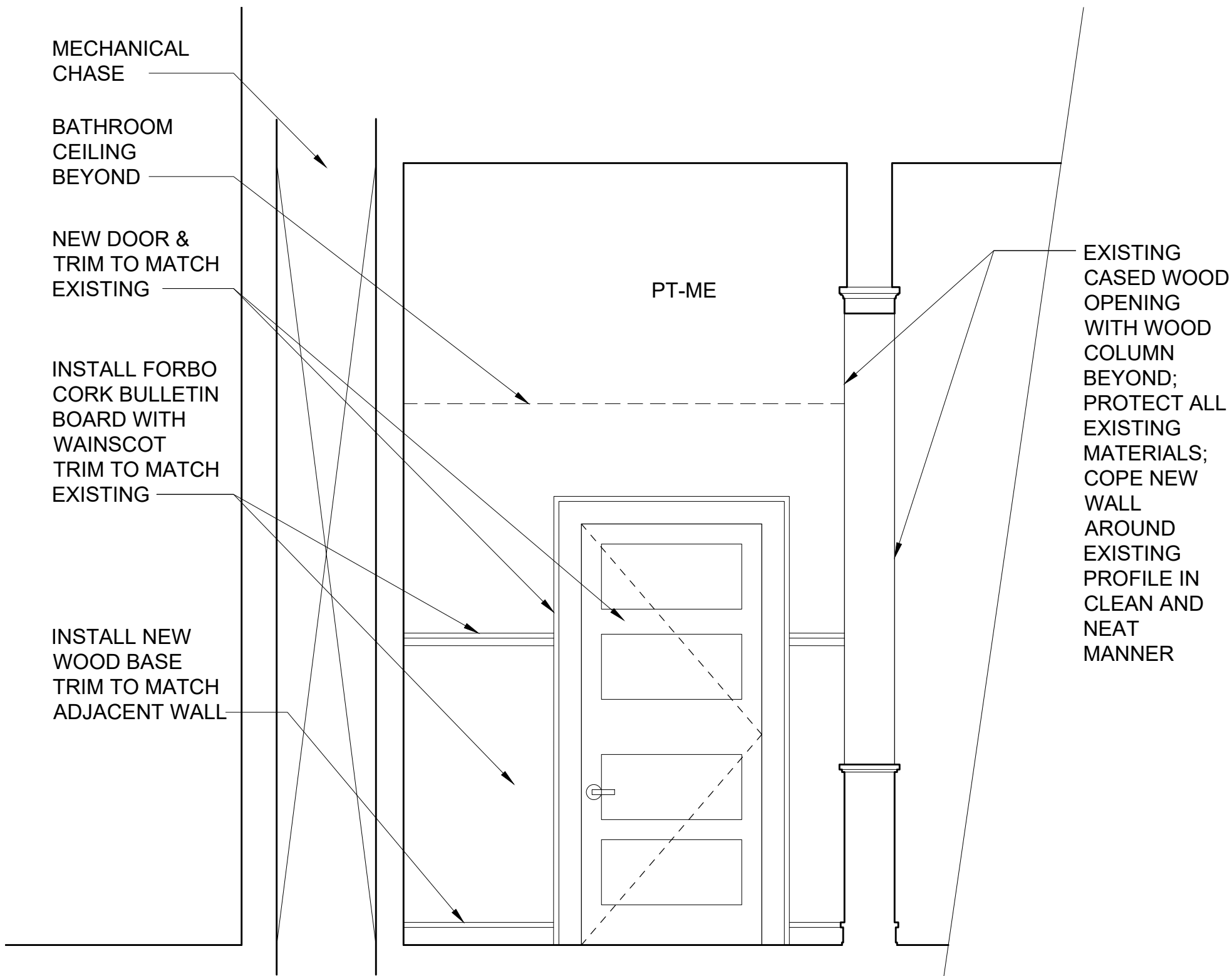
- A. CAREFULLY REMOVE EXISTING PLANK FLOORING IN WORK AREA ONLY. PROTECT ADJACENT EXISTING FLOORING.
- B. CAREFULLY REMOVE EXISTING WAINSCOTING & WOOD WALL BASE IN WORK AREA ONLY, WHERE NOTED. REPAIR ALL FINISHES AT SPACES ABOVE AND BELOW; PAINT EXPOSED PIPING; SEAL ALL PENETRATIONS WITH ACOUSTICAL AND/OR FIRE SEALANT.



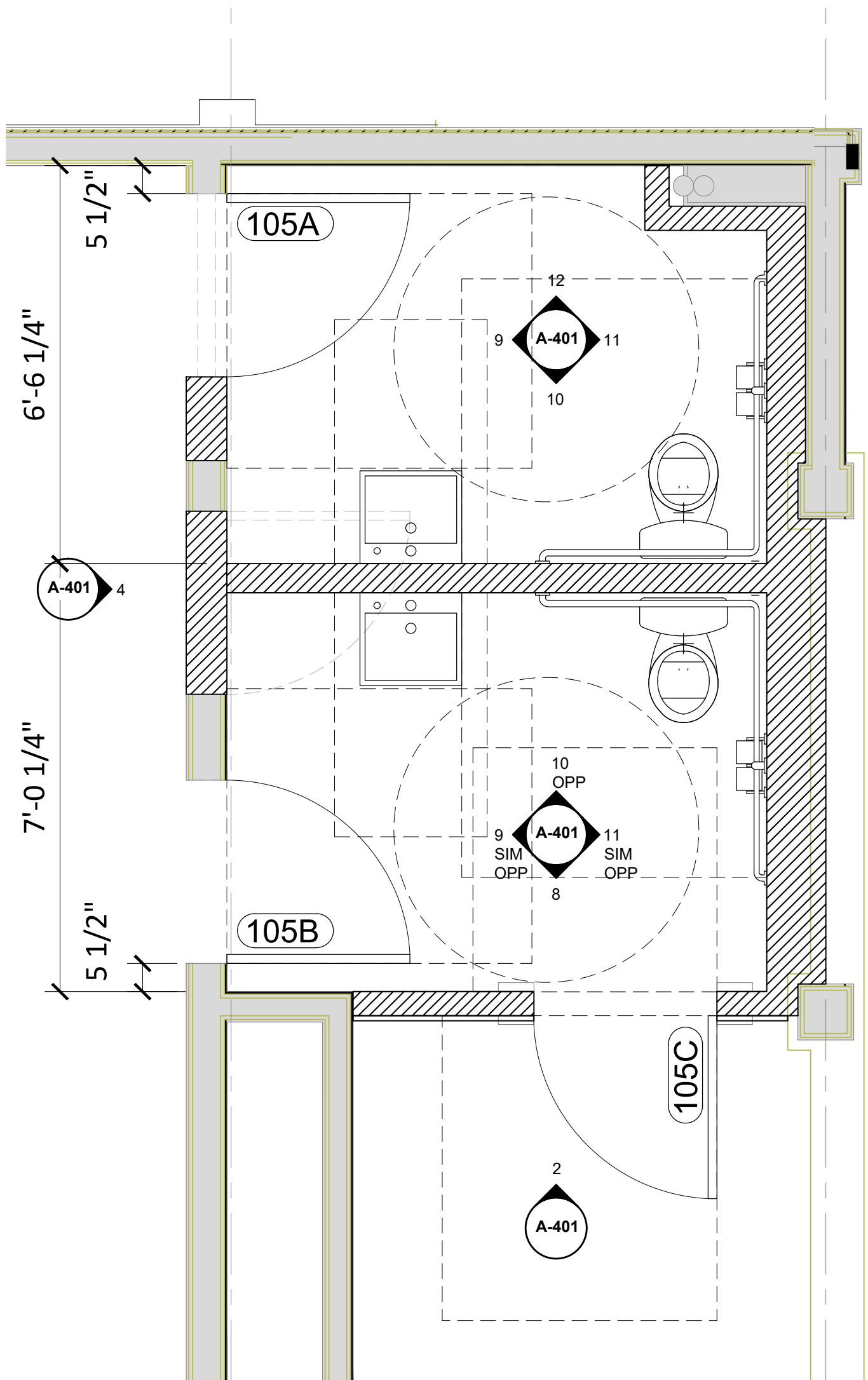
8 SOUTH RESTROOM - SOUTH ELEVATION  
1/2" = 1'-0"



4 CLASSROOM 105 - EAST ELEVATION  
1/2" = 1'-0"



2 VESTIBULE - NORTH ELEVATION  
1/2" = 1'-0"

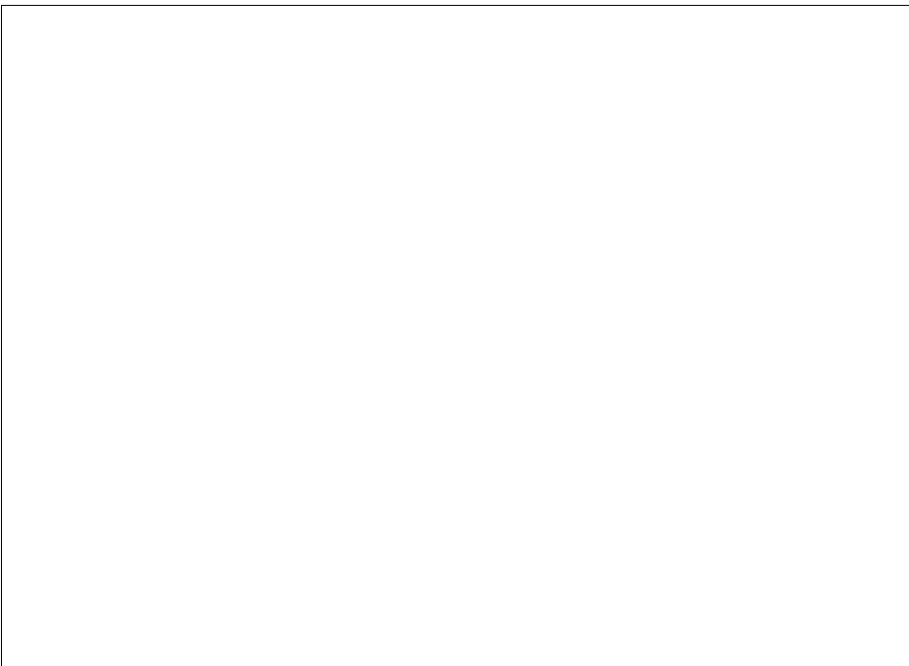


1 RESTROOM PLANS  
1/2" = 1'-0"

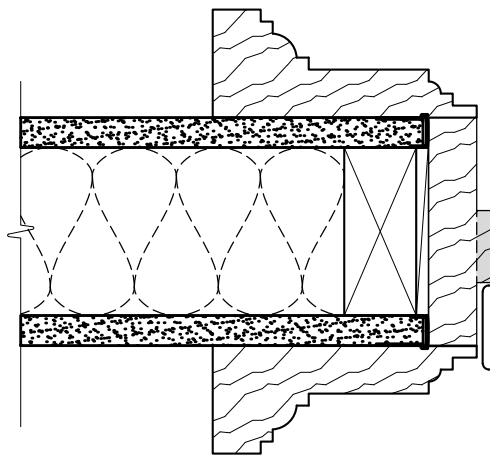
CONTENTS:  
ENLARGED  
PLANS &  
ELEVATIONS

SCALE: AS NOTED  
PROJECT NO.: 23080  
FILE:  
SHEET:

A-401



DOOR TRIM  
REFERENCE PHOTO



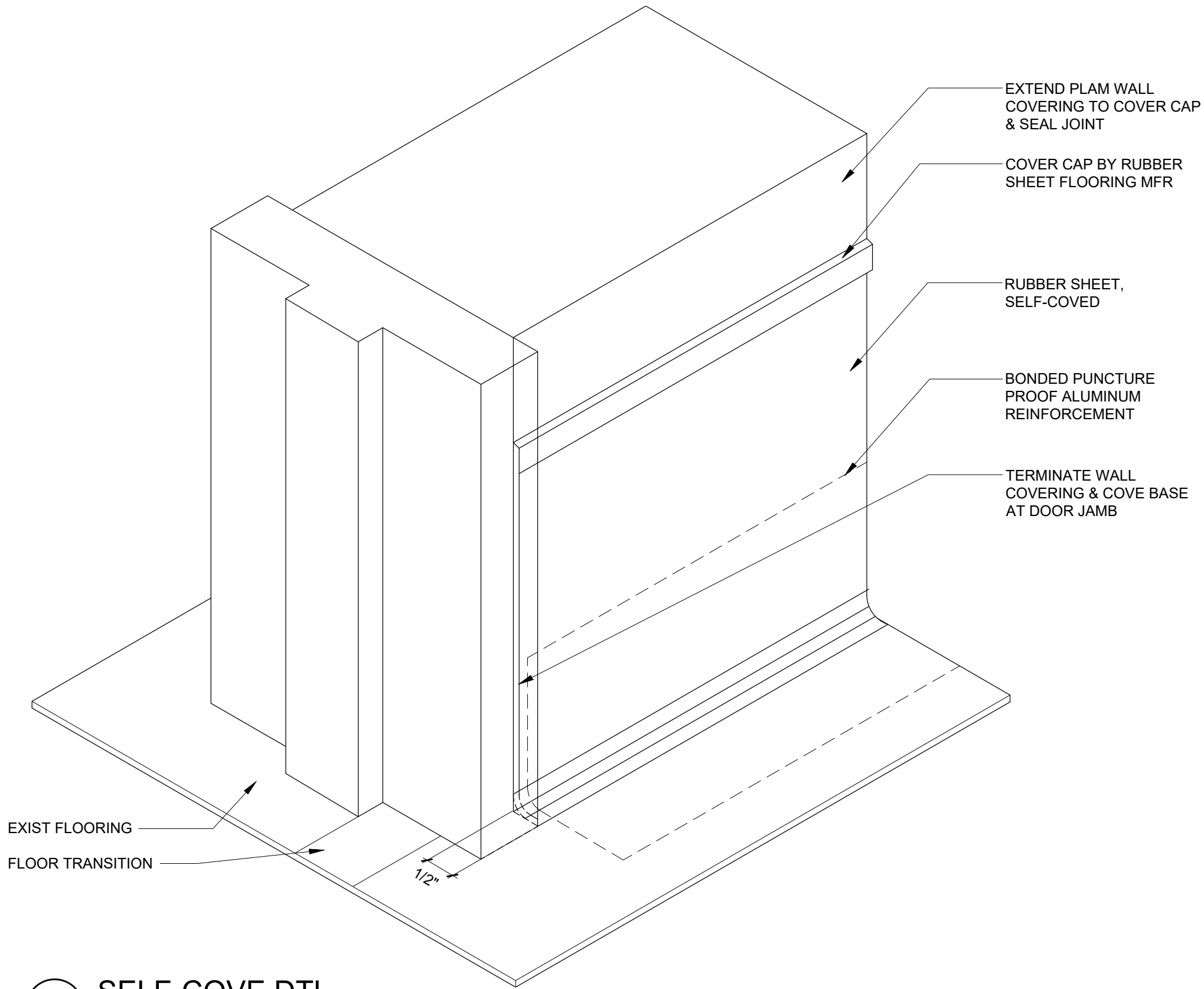
NEW PARTITION PER  
SCHEDULE  
  
NEW WOOD TRIM TO MATCH  
EXISTING PROFILE

DOOR STOP

SCHEDULED DOOR

RESTROOM

6 DOOR JAMB AT NEW PARTITION  
3" = 1'-0"



5 SELF-COVE DTL  
6" = 1'-0"

4 LOUVER DETAIL  
NTS

UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

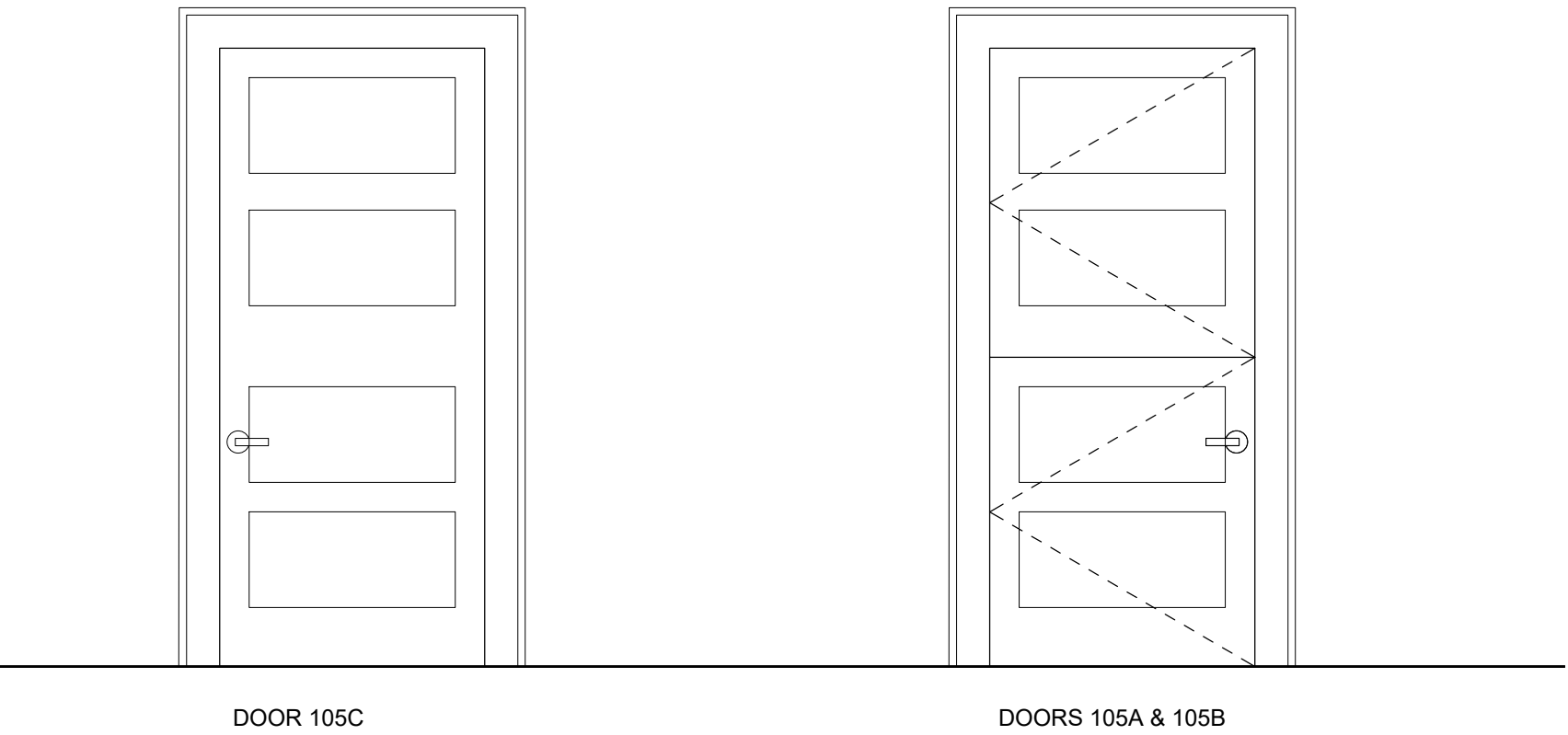
5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

CONTENTS:  
DETAILS

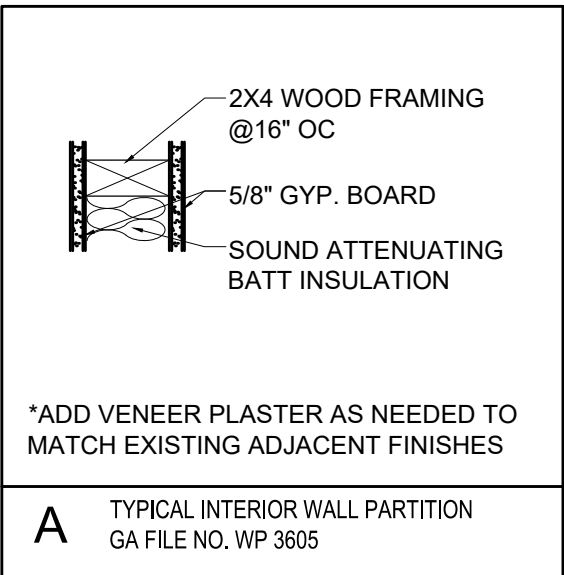
UNIVERSITY  
HEIGHTS  
CENTER  
RESTROOMS

5031 UNIVERSITY WAY NE  
SEATTLE, WA 98105



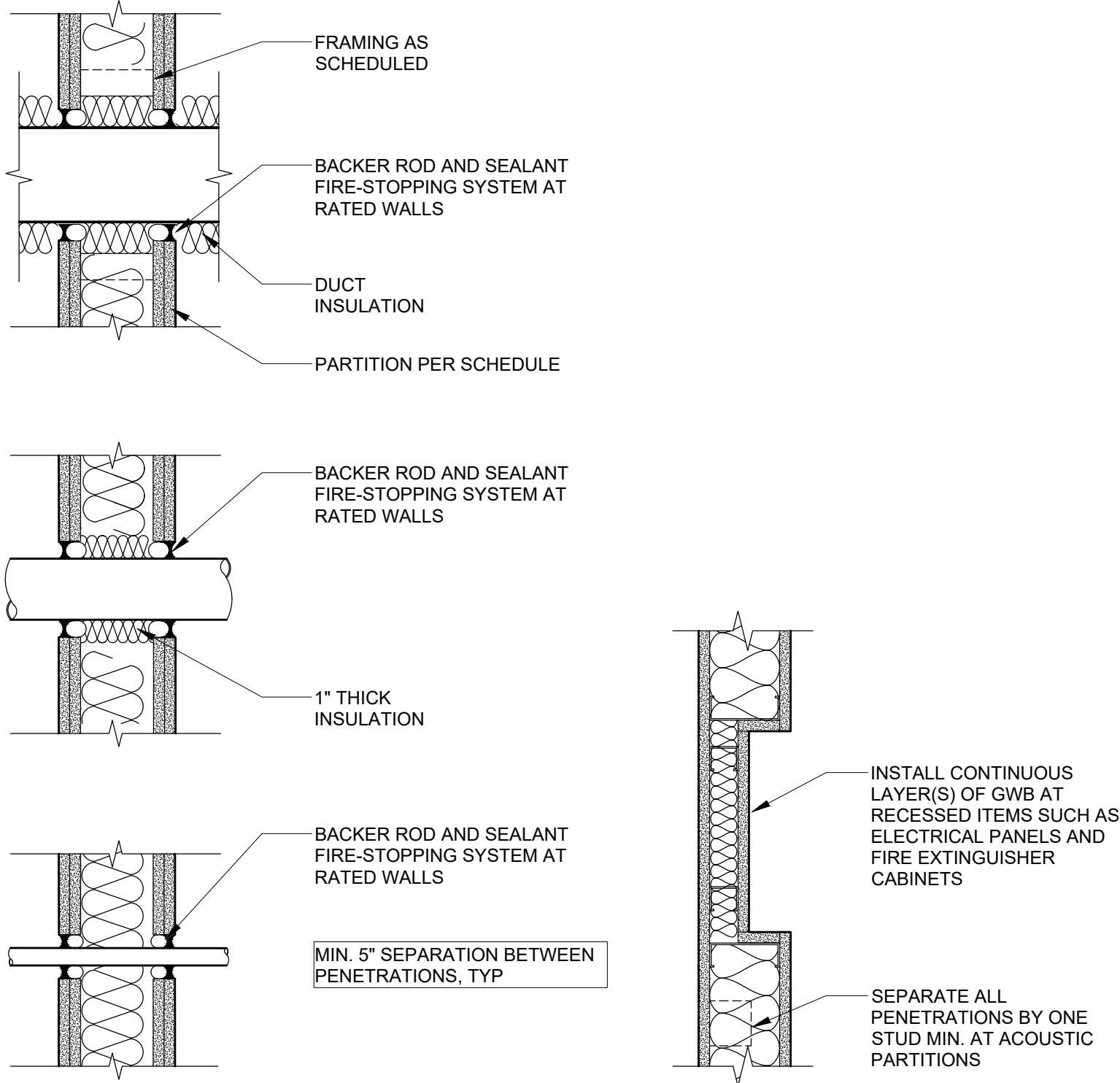
DOOR & FRAME SCHEDULE											
DOOR NO.	DOOR PANEL						DOOR FRAME		HEAD	JAMB	HARDWARE
	WIDTH	HEIGHT	THICKNESS	TYPE	MATL	FINISH	TYPE	FINISH			
105A	3' - 0"	7'-0"	1 3/4"	DUTCH DOOR, SOLID CORE	WOOD	STAIN	WOOD	STAIN	6/A-501	SIM	SEE PROJECT SPECIFICATIONS
105B	3' - 0"	7'-0"	1 3/4"	DUTCH DOOR, SOLID CORE	WOOD	STAIN	WOOD	STAIN	6/A-501	SIM	SEE PROJECT SPECIFICATIONS
105C	3' - 0"	7'-0"	1 3/4"	4-PANEL DOOR, SOLID CORE	WOOD	STAIN	WOOD	STAIN	6/A-501	SIM	SEE PROJECT SPECIFICATIONS

PARTITION TYPES



WALL NOTES

- PARTITION TYPE SYMBOLS ARE NOTED ON THE FLOOR PLANS.
- STUDS ARE 16" O.C. UNLESS NOTED OTHERWISE.
- REFERENCE CODE PLAN FOR LOCATION AND EXTENTS OR LIMITS OF RATED PARTITIONS.
- ALL FIRE-RATED ASSEMBLIES ARE BASED UPON IBC, U.L. AND U.S. GYPSUM ASSOCIATION (GA) TEST DATA. FIRE RATED PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS INDICATED FOR REQUIRED COMPONENTS AND ASSEMBLY.
- 1-HOUR WALL RATING CONTINUES THROUGH INTERSECTIONS WITH NON-RATED WALLS. TYPICAL.
- AT ALL TOILET ROOMS AND SHOWER ROOMS, SUBSTITUTE FACE LAYER GWB WITH (1) LAYER WATER RESISTANT GWB.
- ALL OTHER PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFIC MATERIALS MANUFACTURER AND INDUSTRY STANDARDS.
- PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING AND FRAMING FOR WALL MOUNTED CABINETS, SHELVING, MIRRORS, EQUIPMENT, DOORSTOPS, HOLD-OPENS, TOILET ROOM PARTITIONS & ACCESSORIES AND OTHER LOCATIONS AS REQUIRED BY MANUFACTURER SPECIFICATIONS OR INDUSTRY STANDARDS.
- PROVIDE BRACING AT ALL LOCATIONS PER US GYPSUM GUIDELINES FOR PARTITION FRAMING.
- ACOUSTIC PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TESTING AGENCIES, REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. PROVIDE ACOUSTIC SEALANT AROUND WALL PERIMETER & OPENINGS AT BASE GWB LAYER. SEAL ALL PENETRATIONS & OFFSET BY (1) STUD MINIMUM. INSTALL STUD RUNNER WITH ACOUSTIC FOAM TAPE WHERE DESIGNATED BY ASSEMBLY.
- COMPLETELY SEAL AROUND PENETRATIONS THROUGH ACOUSTICAL WALLS. FILL DEPTH OF GAPS AROUND CUT-OUTS FOR ELECTRICAL BOXES, PIPES AND PLUMBING, AND OTHER PENETRATIONS. PROVIDE INSULATION BETWEEN THE CONCEALED FACE OF FINISH MATERIALS (WITHIN THE STUD OR JOIST CAVITY) AND PIPES, PLUMBING, THE BACK OF BOXES, OR OTHER RECESSED FIXTURES.
- INSTALL ACOUSTIC INSULATION BLANKET, UNO.
- AT FURRING ASSEMBLIES PROVIDE NAILING AS PER GA. NO. ASSOCIATED TO THAT ASSEMBLY.
- MAINTAIN FIRE RESISTANCE RATING FOR ALL CONSTRUCTION INDICATED AT THROUGH-WALL PENETRATIONS, BUILT-IN WALL FIXTURES, ACCESSORIES, AND BEHIND MAILBOXES, FIRE EXTINGUISHER CABINETS, PLUMBING FIXTURES, ELECTRIC PANELS AND SIMILAR ITEMS, IN COMPLIANCE WITH REQUIREMENTS OF APPLICABLE CODES. COORDINATE CONSTRUCTION OF FIRE-RATED ASSEMBLIES WITH DESIGNATED DESIGN NUMBER.
- WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC. THE LARGER STUD SIZE OR FURRING SHALL BE PROVIDED AND SHALL EXTEND THE FULL SURFACE OF THE WALL LENGTH AND HEIGHT WHERE THE FURRING OCCURS.
- FRAME AND FINISH OPENINGS FOR MECHANICAL AND ELECTRICAL SYSTEMS AS REQUIRED BY MECHANICAL/ELECTRICAL DOCUMENTS. COORDINATE WITH STRUCTURAL DRAWINGS FOR REQUIRED SHEARWALL SHEATHING. PROVIDE IN ADDITION TO COMPONENTS INDICATED ON WALL TYPE DETAILS AS REQUIRED.
- PROVIDE LABELS AT RATED WALLS PER THE DIAGRAM BELOW.
- REFERENCE PROJECT SPECIFICATIONS:  
06 10 00 ROUGH CARPENTRY FOR BLOCKING REQUIREMENTS  
07 21 00 BATT INSULATION



2 TYP WALL PENETRATIONS  
1 1/2" = 1'-0"

Date	Issue / Revision
05/15/25	PERMIT SET
09/17/25	LPB CoA SET

CONTENTS:  
WALL  
ASSEMBLIES  
& SCHEDULES

SCALE: AS NOTED  
PROJECT NO.: 23080  
FILE:  
SHEET: