4502 UNIVERSITY WAY NE

LANDMARKS APPLICATION

JANUARY 16, 2024

BOULDERING PROJECT MITHŪN

The 4502 University Way NE location is to be renovated into a bouldering gym consisting of two main levels, a basement, and mezzanines at both the ground floor and second floor. The proposed tenant improvement is primarily composed of a multi-level indoor bouldering gym. The renovation will include open climbing areas, an open fitness area, yoga studio, and a bouldering training area. Support programs for the gym functions include restroom and locker room facilities (all-gendered), reception, lounges, and back-of-house functions vital to the operation of the bouldering gym.

The design team is seeking approval for various items related to the construction and operations of the building; exterior signage, temorary removal, protection, and reinstallation of an exterior window for construction material staging, and the addition of a door opening along an existing interior vestibule wall.

All proposals shown will compliment the existing historic fabric of the building and will be implemented with careful planning to preserve and protect historic elements.

Previously Approved:

- Storefront at Corner of Building

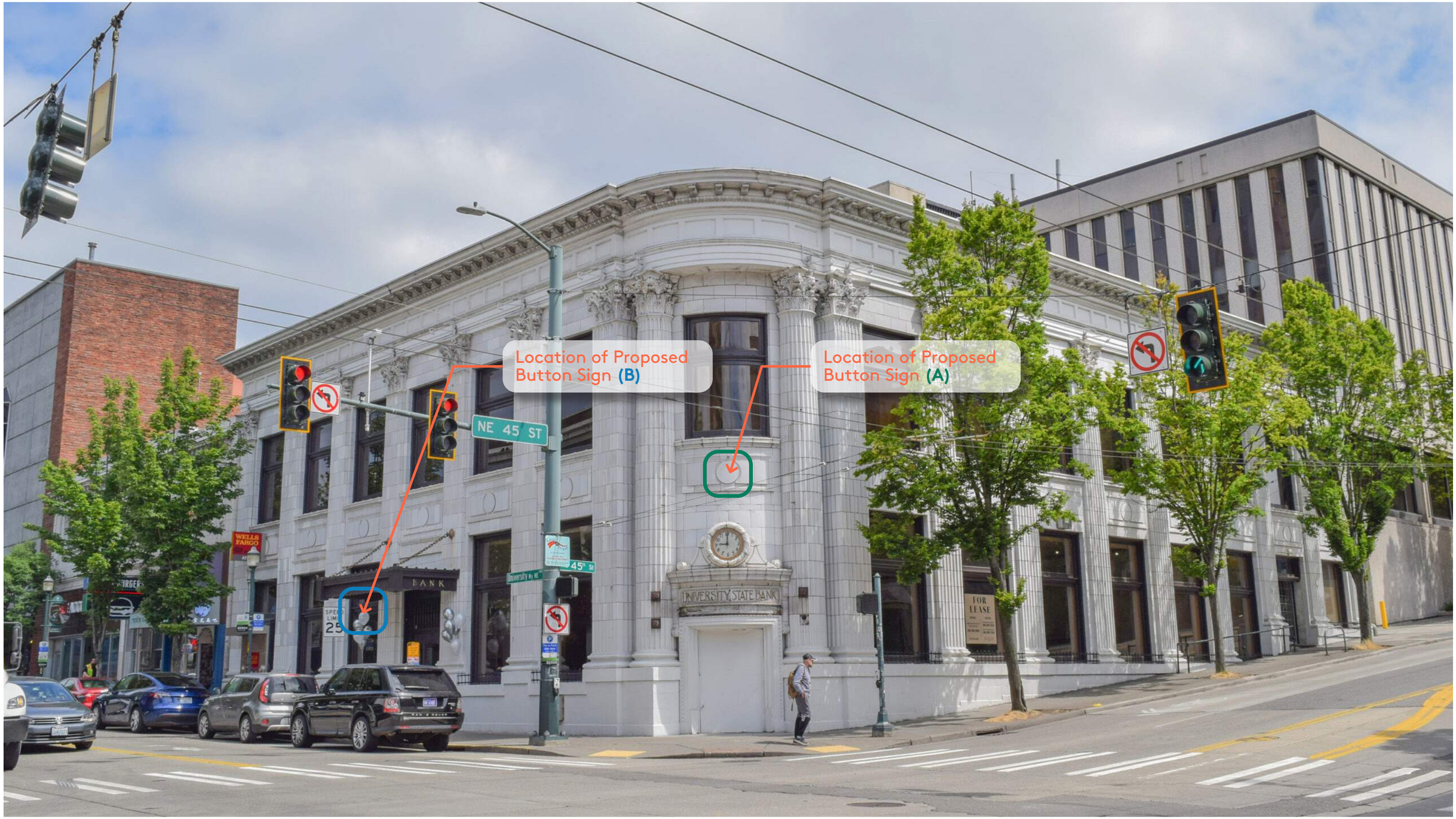
Being Proposed:

- Exterior Signage
- Temporary Removal, Protection, and Reinstallation of Exterior Window for Construction Staging
- Dryer Vent within Existing Alley Facade
- Added Door Opening at Interior Vestibule
- Security Gate at 45th Street East Vestibule

Exterior Signage—

EXISTING SOUTH FACADE - *PHOTOGRAPH*

EXISTING SOUTH AND WEST CORNER - *PHOTOGRAPH*



EXISTING WEST FACADE - *PHOTOGRAPH*

PROPOSED SIGNAGE - *PROPOSED BUTTON SIGN (A)*

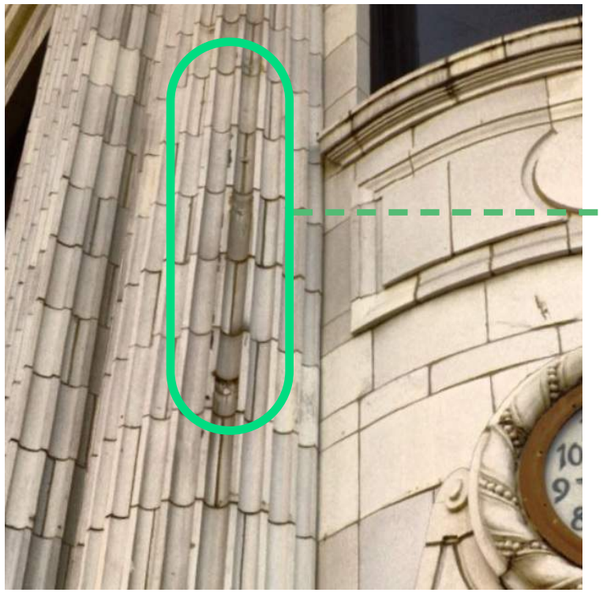
For the attachment point, the sign will utilize the existing penetrations on the columns from the previous 'Wells Fargo' sign, which is shown in greater detail on the following page.

The mounting hardware design emulates the building aesthetics and contributes to its historic fabric. The tone compliments the tone of the glazing along the facade, as well as the hardware located along various locations of the exterior.

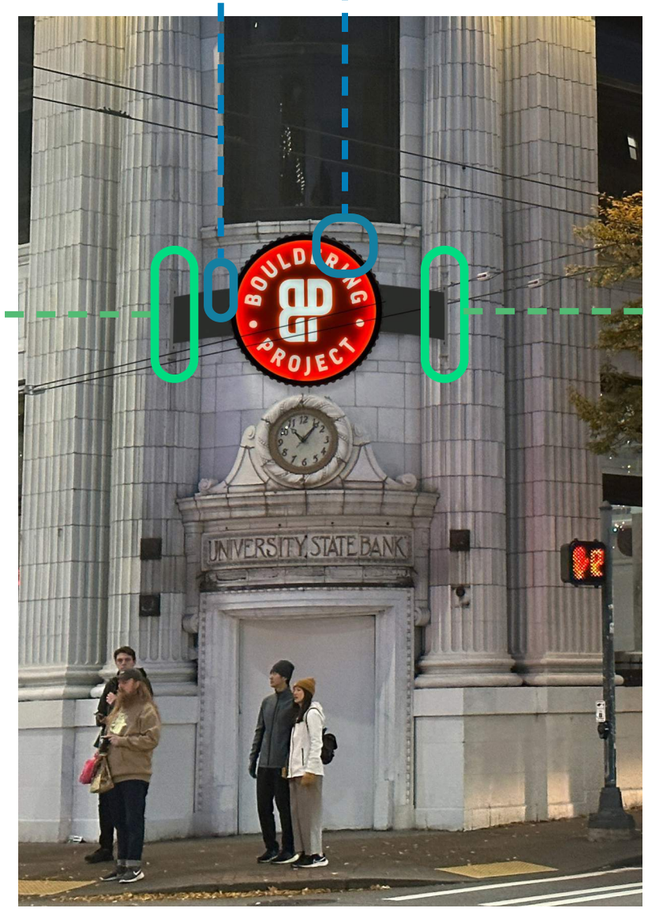
PROPOSED SIGNAGE - *PROPOSED BUTTON SIGN (A)*

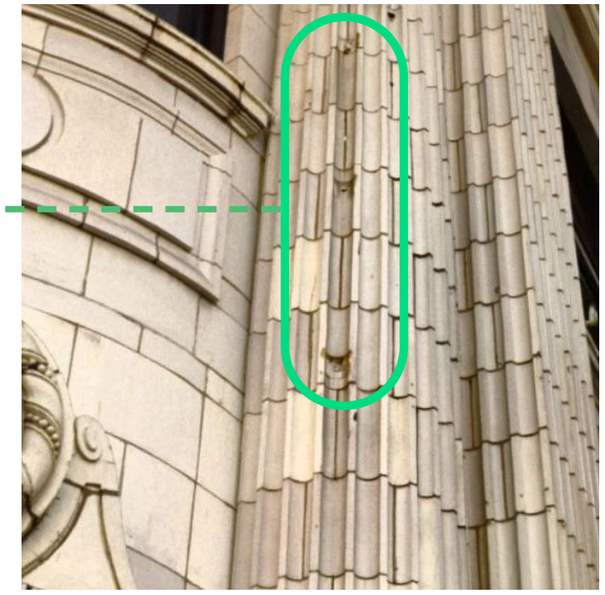
Sign materiality compliments exterior glazing and metal (awning, mullions, pickets, doors, etc.)

The sign casing emulates the grooves in the exterior columns as well as the ornate features of the awning.



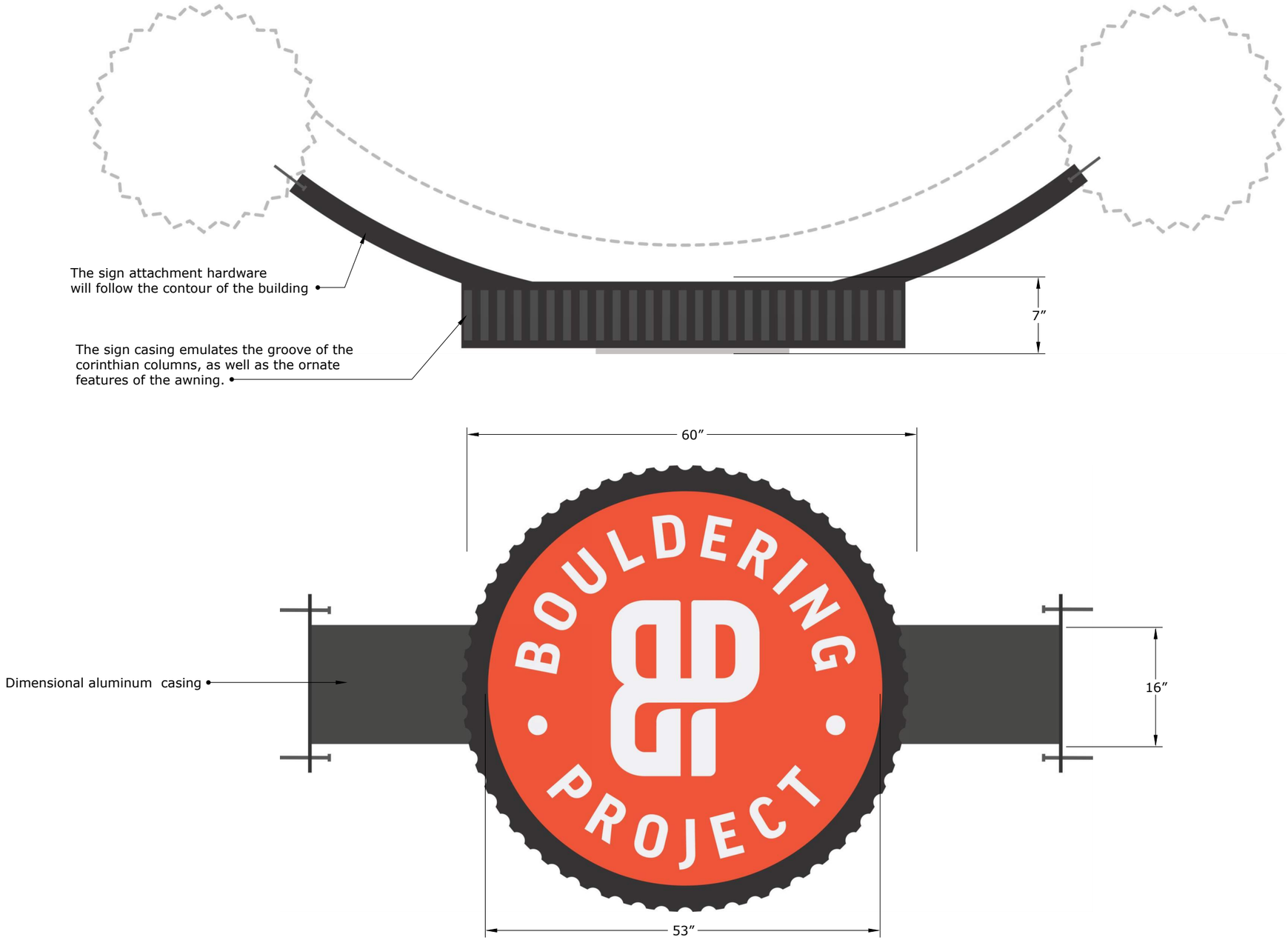
The sign will be mounted within the existing penetrations on the columns from the previous 'Wells Fargo' sign, in order to not add any additional penetrations to the cladding.





The sign will be mounted within the existing penetrations on the columns from the previous 'Wells Fargo' sign, in order to not add any additional penetrations to the cladding.

PROPOSED SIGNAGE - *PROPOSED BUTTON SIGN (A)*

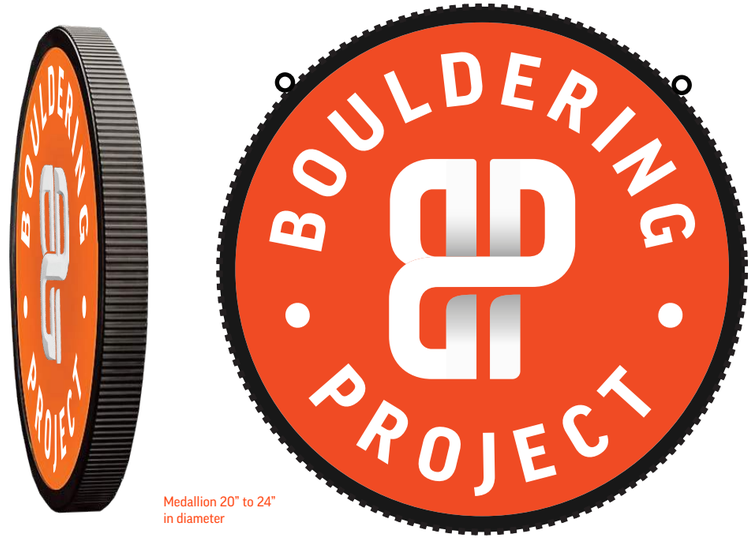


PROPOSED SIGNAGE - *PROPOSED BUTTON SIGN (B)*

The button sign (B) at this location utilizes a corrugated metal texture for the casing, which is pulled from the decorative paneling of the building's exterior canopy. Mounting hardware would be a chain of smaller diameter that closely resembles the above link pattern.

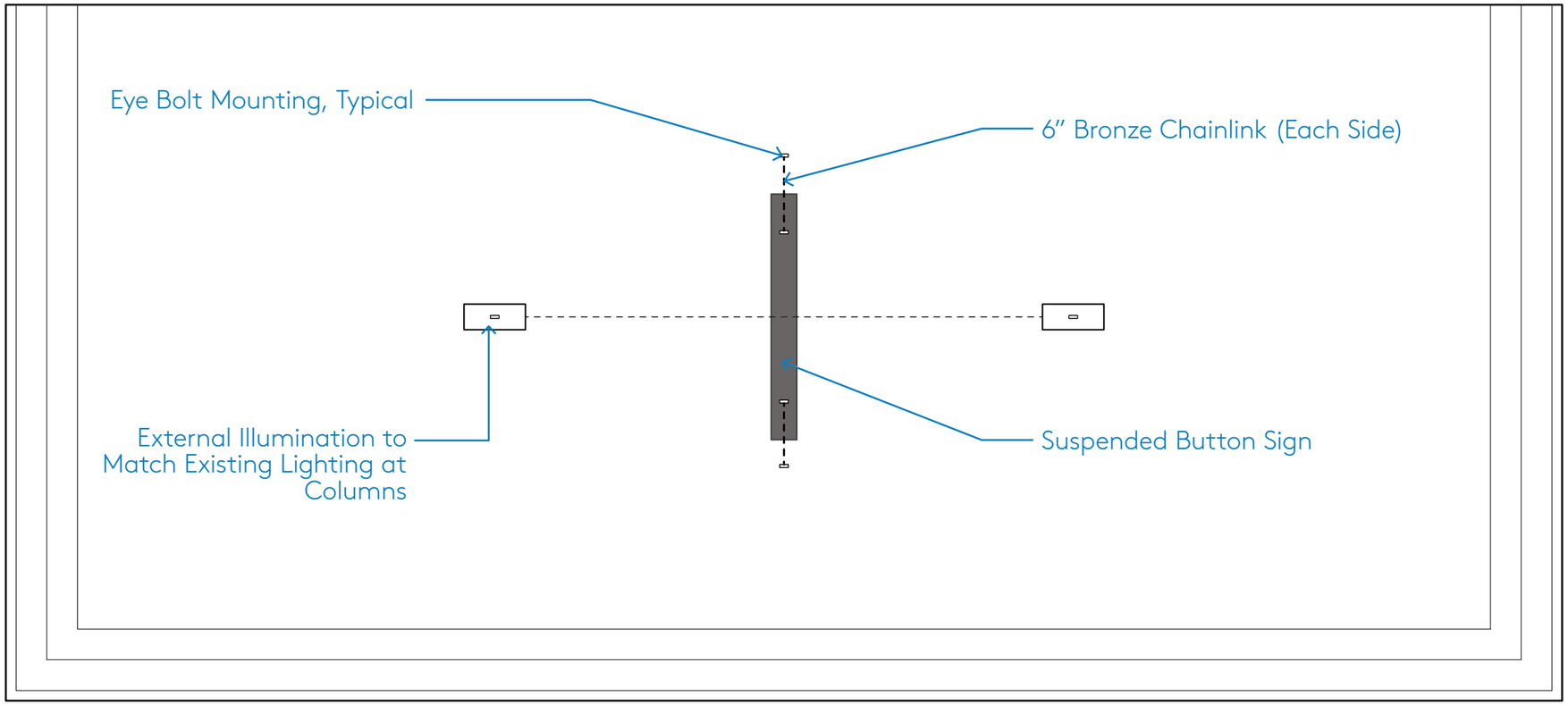
20"-24" Diameter Button Sign (B):

Sign will be externally illuminated.



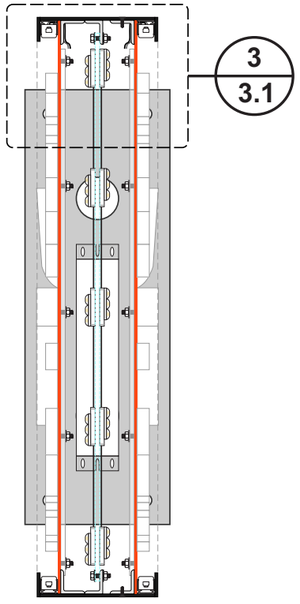
Medallion 20" to 24" in diameter

PROPOSED SIGNAGE - *PROPOSED BUTTON SIGN (B)*

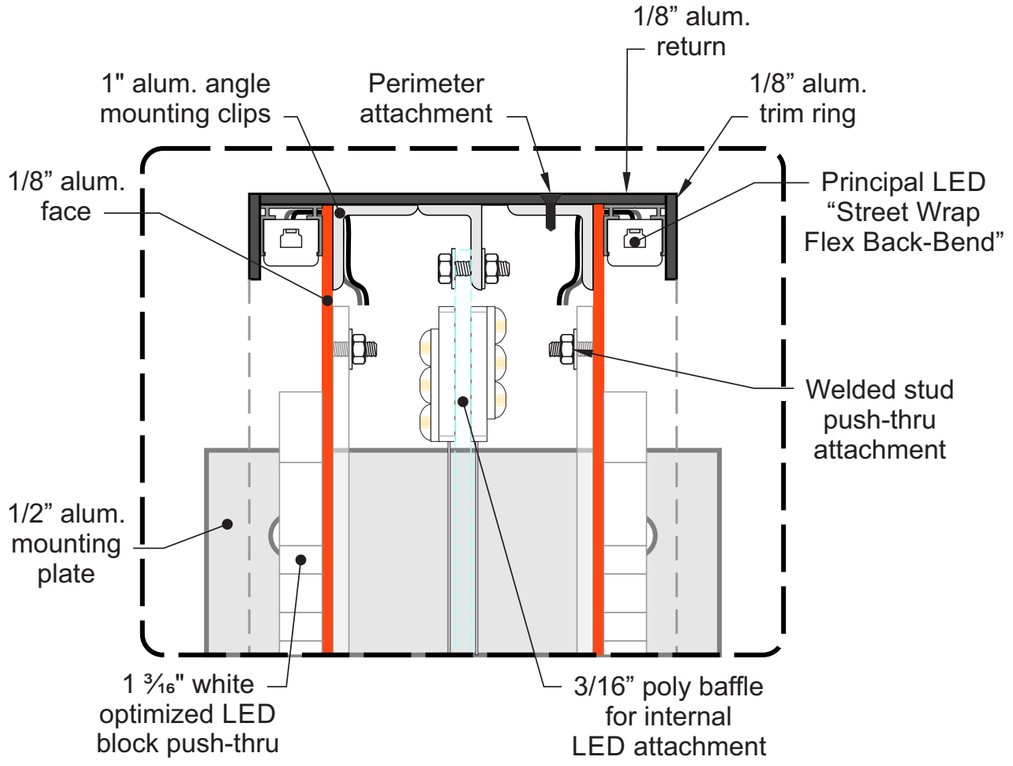


Exterior Awning Reflected Ceiling Plan

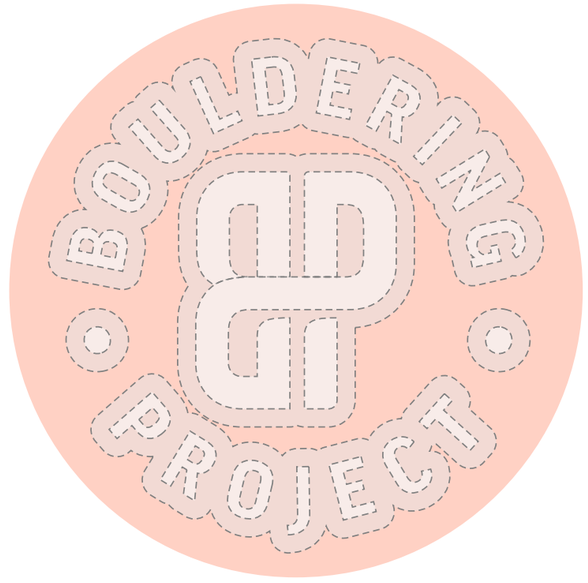
PROPOSED SIGNAGE - *TYPICAL DETAILS*



2 3.1 **END VIEW**



3 3.1 **ENLARGED END VIEW**



4 3.1 **FACE ELEVATION**

PROPOSED SIGNAGE - *LIGHTING EXAMPLES*

EXISTING SOUTH AND WEST CORNER - *PROPOSED SIGNAGE RENDERING*

Alley Venting —

EXISTING EAST FACADE - *PHOTOGRAPH & ELEVATION*

Location of Proposed Dryer Vent and HVAC Vent within Existing Opening

Temporary Window Removal—

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TEMPORARY WINDOW REMOVAL - *EXISTING SOUTH AND WEST FACADE*

Loading of materials into the building via University Way NE:

-The second window from the southwest corner of the building on University Way NE will be removed, protected, and stored for reinstallation.

-This work will be carried out by a professional carpenter with experience working on historical buildings of this nature.

-The openings will be protected with a protective casing top, bottom, and sides to keep masonry from being scraped, chipped, or otherwise damaged.

Completion of project and return to prior condition.

-Upon completion of work in the building, a professional carpenter will be contracted to reinstall the removed window in its existing location.

-All protective casing and covering will be removed carefully and neatly from exterior finishes.

Protection of interior during construction.

-In order to protect the upstairs from outside elements there will be a plywood insert with weather stripping to create a seal. The insert will be in place during all hours except when loading or unloading through the window.

TEMPORARY WINDOW REMOVAL - *EXISTING EAST FACADE*

Loading of materials into the building via Alley on East Facade:

-The first window from the southeast corner of the building on University Way NE will also be removed, protected, and stored for reinstallation.

-This work will be carried out by a professional carpenter with experience working on historical buildings of this nature.

-The openings will be protected with a protective casing top, bottom, and sides to keep masonry from being scraped, chipped, or otherwise damaged.

Completion of project and return to prior condition.

-Upon completion of work in the building, a professional carpenter will be contracted to reinstall the removed window in its existing location.

-All protective casing and covering will be removed carefully and neatly from exterior finishes.

Protection of interior during construction.

-In order to protect the upstairs from outside elements there will be a plywood insert with weather stripping to create a seal. The insert will be in place during all hours except when loading or unloading through the window.

TEMPORARY WINDOW REMOVAL - *LETTER FROM METROPOLITAN CONTRACTING LLC*

METROPOLITAN CONTRACTING L.L.C.

University National Bank – Protection of exterior finishes during construction loading procedures.

Referencing the City of Seattle Landmarks Preservation Board's Certificate of Approval for the University National Bank Interior Improvement Project, please see the methodology for protecting the existing exterior conditions as outlined below.

- Loading of materials into the building via University Way NE or From the Alleyway behind the building.
  - The second window from the southwest corner of University Way NE will be removed, protected, and stored for reinstallation. This work will be carried out by a professional carpenter with expererience working on historical buildings of this nature.
  - The first window north of 45th in the alleyway is to be removed and protected for loading and unloading through it. (Picture 2)
  - The openings will be protected with a protective casing top, bottom, and sides to keep masonry from being scraped, chipped, or otherwise damaged.
- Completion of project and return to prior condition.
  - Upon completion of work in the building, a professional carpenter will be contracted to reinstall the removed window in its existing location.
  - All protective casing and covering will be removed carefully and neatly from exterior finishes.
- Protection of interior during construction.
  - In order to protect the upstairs from outside elements there will be a plywood insert with weather stripping to create a seal. The insert will be in place during all hours except when loading or unloading through the window.

5512 6th Ave S · Seattle, Washington 98108 · P 206/223.4900 · F 206/223.4995
www.metropolitancontracting.com · METROCL974ON

Added Door Opening at Entry Vestibule—

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EXISTING WEST VESTIBULE - *PHOTOGRAPHS*

Existing West Vestibule Openings

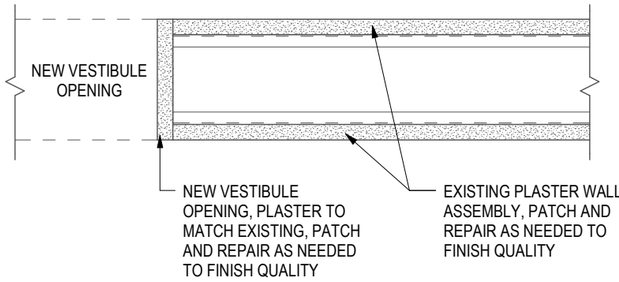
Existing West Vestibule Openings

EXISTING WEST VESTIBULE - *PHOTOGRAPHS*

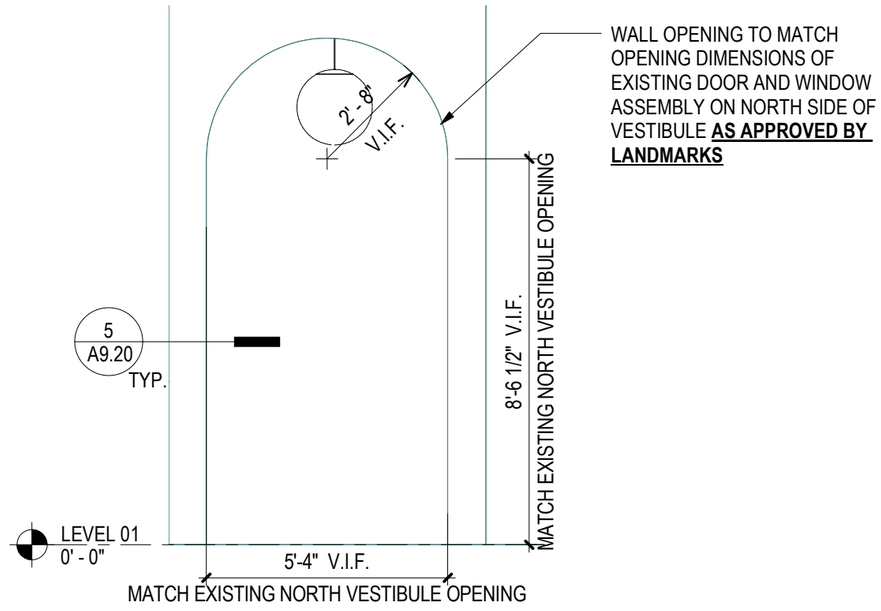
WEST VESTIBULE OPENING - *DETAILS AND RENDERINGS*

Existing Opening on North Side of Vestibule

Proposed Detail at New Vestibule Opening



Proposed Extents of Wall Opening (To Match North Vestibule)



EAST VESTIBULE SECURITY GATE - *EXISTING CONDITION AND PROPOSED REPLACEMENT*

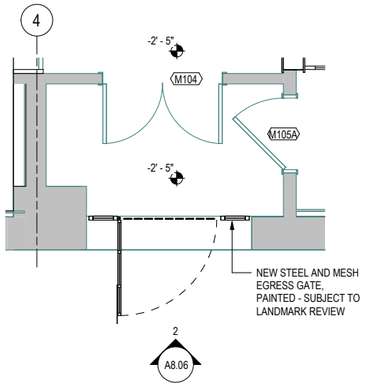
Existing Security Gate at 45th Street Vestibule

Proposed Example (See next sheet for gate elevation, details and preliminary spec): New Security Gate with panic bar and vertical posts to match color of existing window trim.

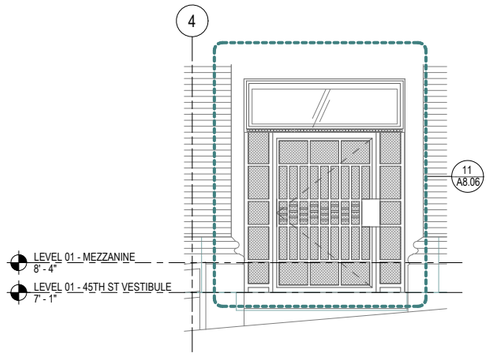
Proposed Fabricator/ Installer: All City Fence (local company)

Custom Fabrication: Full height welded tube steel post, fence and gate frame with wire mesh and rail system infill. Installed with lever/keyed entry and exit panic hardware. Powder coated paint finish to match transom color above.

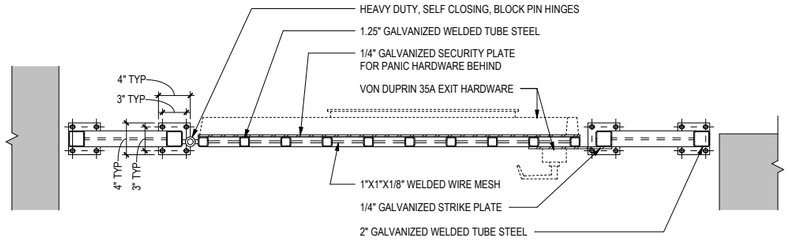
EAST VESTIBULE SECURITY GATE - *PROPOSED REPLACEMENT*



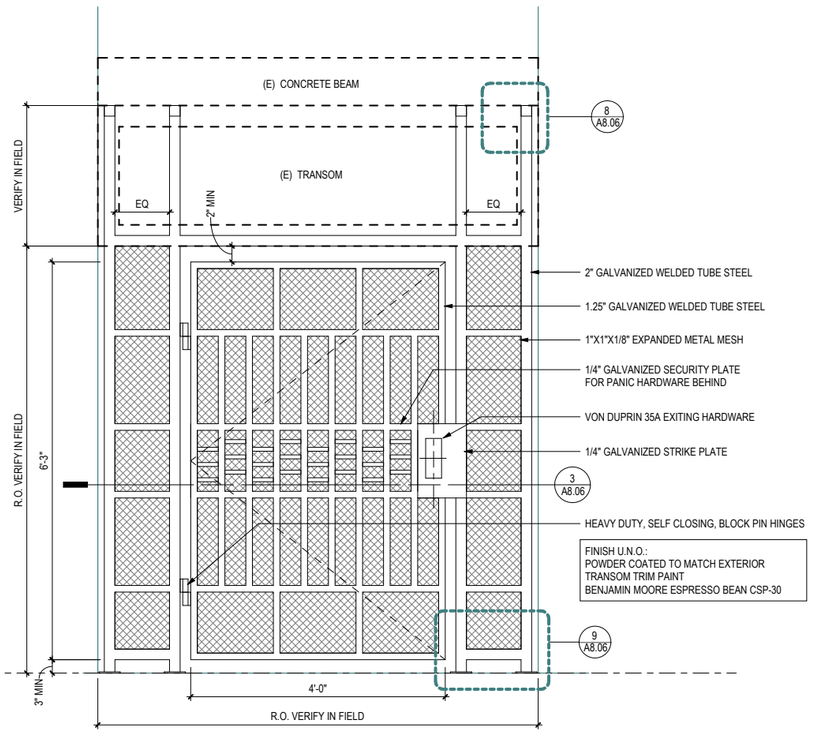
1 LEVEL 01 - 45TH ST VESTIBULE ENLARGED PLAN
3/8" = 1'-0"



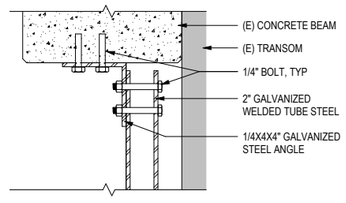
2 SOUTH PARTIAL ELEVATION
3/8" = 1'-0" | 16/A2.01



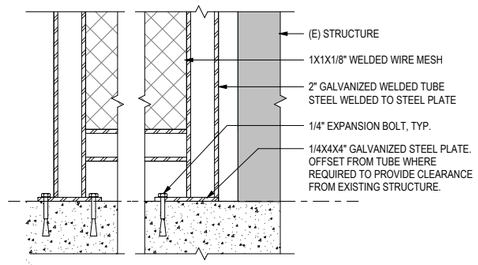
3 VESTIBULE GATE PLAN DETAIL
1 1/2" = 1'-0" | 11/A8.06



11 45TH ST VESTIBULE GATE SOUTH ELEVATION
1" = 1'-0" | 2/A8.06



8 VEST. GATE HEAD ATTACHMENT DETAIL
3" = 1'-0" | 11/A8.06



9 VEST. GATE SLAB ATTACHMENT DETAIL
3" = 1'-0" | 11/A8.06

METAL GATE SPEC SECTION

BOD: All City Fence

1. Metals: Steel & Iron
2. Tubing: ASTM A500/A500M (cold formed) or ASTM A513

b. Plates, Shapes, and Bars: ASTM A36/A36

c. Woven-Wire Mesh: Exterior Locations: Intermediate-crimp, diamond pattern, ¼-inch woven-wire mesh, made from 0.080-inch nominal diameter wire complying with ASTM A510/A510M

2. Door Hardware:

a. Exiting Device: Von Duprin 35A Rim exit device, rim device, lever trim, dark brown anodized finish, 4 '-0" width, left hand reverse, 360L lever trim device, dark brown anodized finish, lever style 06 standard, steelcraft, single door. (35A-A-L-711-4 '-LHR-360L/711-06-SC-S)

b. Hinges: K51M-500D-A3 Mechanical Adjustable Self Closing Hinge, Full Mortise, 5 " x 5", stainless steel, up to 260lbs, approx. door size 4 'x7', door thickness 1 ¾" – 2 ½", self closing, screw on, black finish

Thank You—