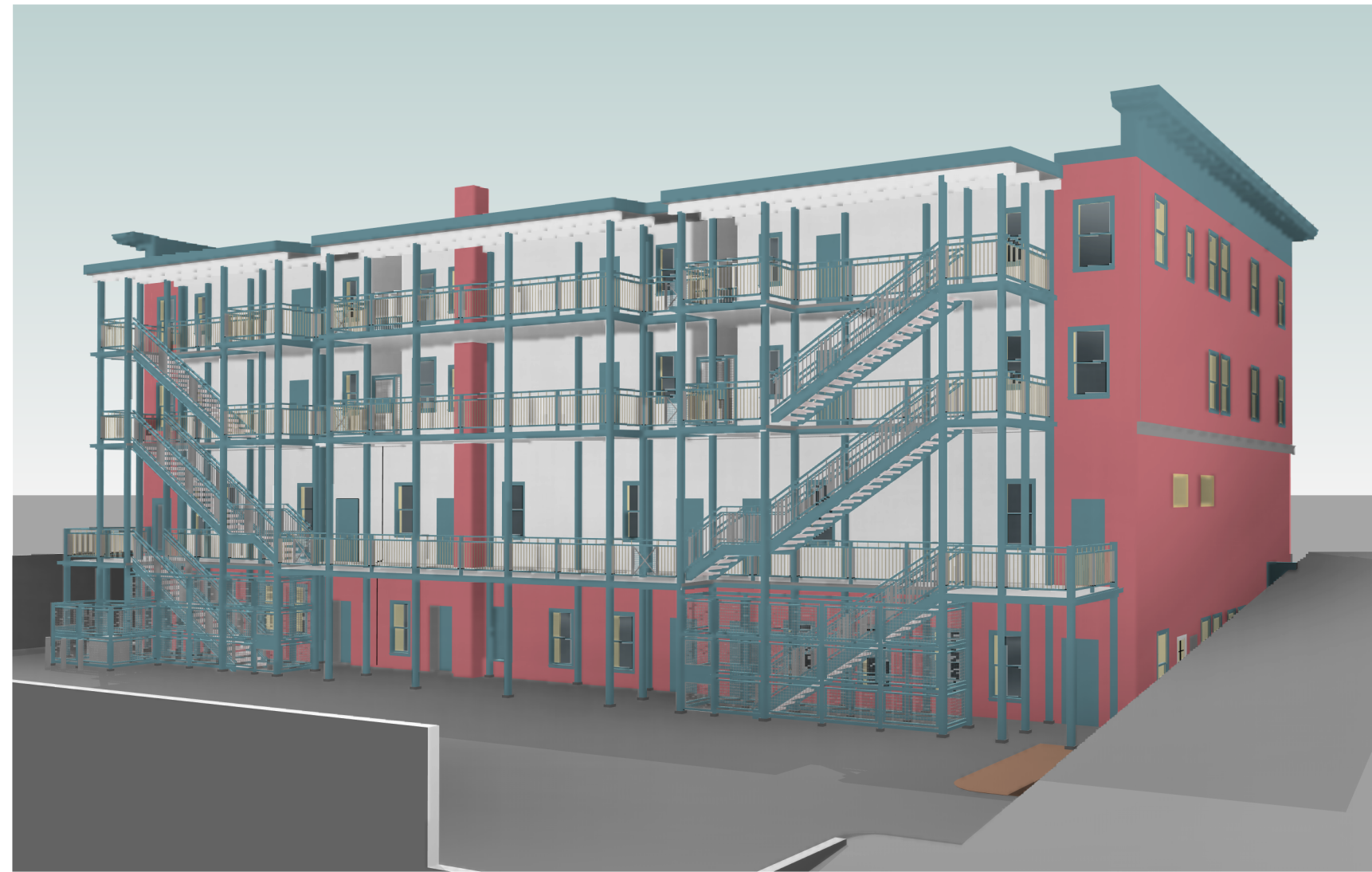


## PROJECT IMAGE



1 PROPOSED NEW EXTERIOR EXIT STAIRS AND BALCONIES  
SCALE: NTS

## PROJECT DATA:

### PROJECT DESCRIPTION

REPLACE EXTERIOR EXIT STAIRS AND DECKS ON THE REAR ELEVATION OF A HISTORIC BUILDING. REPLACEMENT IS NECESSARY DUE TO POOR CONDITION OF CURRENT STRUCTURE DUE TO ROT AND WATER DAMAGE

### PROJECT INFORMATION

PROPERTY LOCATION: 601 EASTLAKE AVE E, SEATTLE WA 98109

PARCEL NUMBER: 292504-9097  
TOTAL PROPERTY SIZE: 0.34 ACRES

CURRENT ZONING: SM-SLU 100/95  
URBAN VILLAGE: SOUTH LAKE UNION URBAN CENTER  
"PARKING FLEXIBILITY AREA"

SEATTLE LANDMARK: 76/95

APPLICABLE BUILDING AND ZONING CODES:  
SEATTLE MUNICIPAL CODE, 2018 SEATTLE BUILDING CODE, 2018 SEATTLE EXISTING BUILDING CODE, ICC A117.1-2009

BUILDING OCCUPANCY BY USE: B AND R-2  
CONSTRUCTION TYPE: V-A  
FIRE SPRINKLER: FULLY SPRINKLERED PER 1997 BUILDING PERMIT DRAWINGS AND HAS SIDE WALL SPRINKLERS ALONG THE EXTERIOR DECKS AND STAIRS

BUILDING FOOTPRINT (WITHOUT DECKS): 7,546 SF  
PROPOSED DECK FOOTPRINT: 1,260 SF

**GROSS BUILDING AREAS**  
BASEMENT (MIXED OCCUPANCY): 7,546 SF  
FIRST FLOOR (B OCCUPANCY): 7,546 SF  
SECOND FLOOR (R-2 OCCUPANCY): 7,207 SF  
THIRD FLOOR (R-2 OCCUPANCY): 7,207 SF  
TOTAL GROSS FLOOR AREA: 29,506 SF

**PROPOSED DECK AREAS**  
FIRST FLOOR 913 - 1,068 SF  
SECOND FLOOR 565 - 1010 SF  
THIRD FLOOR 562 - 1012 SF  
TOTAL DECK AREA: 2,040 - 3,090 SF

## VICINITY MAP



JENSEN BLOCK SITE



## DESIGN TEAM:

**PROPERTY OWNER:**  
JENSEN BLOCK APTS LLC  
C/O THE LOW INCOME HOUSING INSTITUTE  
1253 S JACKSON ST, SUITE A  
SEATTLE, WA 98144  
PHONE: (206) 443-9935  
CONTACT: BRAD REULING  
cell: (206) 819-2635  
email: brad.reuling@lhi.org

**ARCHITECT**  
SMR ARCHITECTS  
117 S MAIN ST, SUITE 400  
SEATTLE, WA 98104  
PHONE: (206) 623-1104  
ARCHITECT: JOHN WOODWORTH  
CONTACT: PAMELA DERRY  
cell: (425) 445-2365  
email: pderry@smrarchitects.com

**STRUCTURAL ENGINEER:**  
IL GROSS STRUCTURAL ENGINEERS  
23914 56TH AVENUE WEST, SUITE 200  
MOUNTLAKE TERRACE WA 98043  
PHONE: (425) 640-7333  
CONTACT: MARK SPEIDEL  
cell: (206) 818-2837  
email: marks@igross.com

**GEOTECHNICAL ENGINEER**  
PANGE  
3213 EASTLAKE AVE E, SUITE B  
SEATTLE, WA 98102  
PHONE: (206) 262-0370  
CONTACT: JOHNNY CHEN  
cell: (425) 205-9633  
email: jchen@pangeoinc.com

## SHEET INDEX

### GENERAL

G001 SHEET INDEX  
G010 GENERAL NOTES AND CODE NOTES  
G020 PRESUBMITTAL CONFERENCE NOTES  
G040 HISTORIC EXTERIOR DECK & STAIR PLANS  
G050 PERSPECTIVE VIEWS - HISTORIC AND EXISTING  
G060 PERSPECTIVE VIEWS - PROPOSED

### EXISTING

EX100 EXISTING SITE PLAN  
EX101 EXISTING PARKING & STAIRS BASEMENT PLAN  
EX102 EXISTING EXTERIOR DECK & STAIR PLANS  
EX110 EXISTING BASEMENT & FIRST FLOOR PLAN  
EX120 EXISTING SECOND & THIRD FLOOR PLAN  
EX200 WEST ELEVATION - HISTORIC & EXISTING

### DEMO

D100 DEMO PLANS  
D101 DEMO PLANS

### ARCHITECTURAL (PROPOSED)

A001 SITE PLAN  
A100 PROPOSED PARKING & STAIRS BASEMENT PLAN  
A101 PROPOSED EXTERIOR DECK & STAIRS  
A151 REFLECTED CEILING PLANS  
A200 WEST ELEVATION PROPOSED  
A210 SECURITY ENCLOSURES - ELEVATIONS  
A320 STAIR & DECK SECTIONS  
A500 ASSEMBLIES  
A540 CONCRETE DECK DETAILS  
A541 CONCRETE DECK DETAILS  
A560 STEEL DETAILS GUARDRAILS  
A561 STEEL DETAILS GUARDRAILS  
A562 STEEL DETAILS - STAIRS  
A563 STEEL DETAILS - SECURITY ENCLOSURES  
A564 STEEL DETAILS - LIGHTWELL GATES

**SMR**  
ARCHITECTS

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

PH: 206.623.1104  
FX: 206.623.5285

## JENSEN BLOCK

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS  
NO DATE DESCRIPTION  
1 08/16/21 LANDMARKS

REVISIONS / NOTES  
NO DATE DESCRIPTION

SDCI STAMP

TITLE  
SHEET INDEX

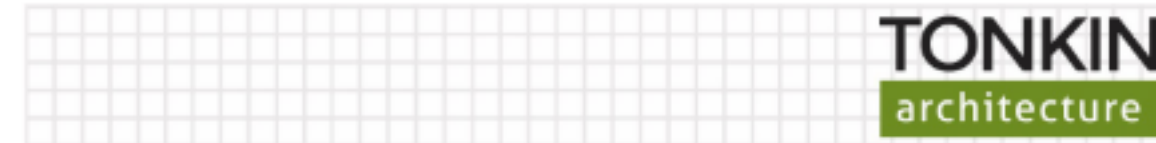
MUP #  
SDOT #  
PERMIT #  
DRAWN JD  
CHECKED PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

G001









CONSTRUCTION PRE-SUBMITTAL CONFERENCE NOTES
Project: Jensen Block Rear Stairs and Decks; Project # 6813400

Date: January 14, 2021
Location: Video Conference
Present: LIHI, Brad Reuling, Leigh Ann Coleman, Tonkin Architecture, Pam Derry, James Drumwright, SDCI DON, Roussi Roussev, Sarah Sotd

Digitally signed by Roussi Roussev
Date: 2021.02.18 16:02:50 -08'00'

Introduction

The meeting started with general introductions.

Pam Derry gave a brief background on the project. The Jensen Block is a designated Seattle Landmark. The current application is only regarding the rear exterior stairs and balconies.

The historically the railings had a decorative X-cross pattern. The current railings have the same pattern, but are taller and have a lattice behind them in order to be code compliant.

Building Code Comments/Questions

- 1. Can the current structure be replaced with a steel structure with the same configuration as the current wood structure? The existing decks and exterior exit stairs have a heavy timber wood structure and have 1 hour rated floor/ceiling assembly between levels.

SDCI: There are concerns with the current configuration. The balconies are dead end and the stairs require 1 hour protection from the interior. However, after reviewing the connections to the interior of the building, the current configuration could be allowed if the doors at the other end of the balconies, which leads to a corridor and an interior stair, were left unlocked at all times.

At the meeting it was discussed that windows within 10 feet of the stair would need 45 minute fire protection, but it was later clarified that since the non-conformity per SEBC 101.4 would not be

2701 1st Avenue Suite 520, Seattle, Washington 98121 | 206-624-7880 | www.tonkinarchitecture.com

Follow Up Building Code Questions

- 1. If the existing stair and balcony configuration were maintained, would the narrow corridor width at the chimney and at doors that open onto the balcony need to be increased or would they be acceptable as an existing nonconformity?
2. If the existing configuration were maintained, would be acceptable to have an alarm with a delay on the balcony side of the unlocked doors giving access to the interior stairs?
3. If the new stair at the north end of the balcony had the same configuration as the current stair then:
3a: If a new stair were added at the south end of the balcony and in line with the balcony as shown in the proposed Option 1 would openings adjacent to the stair require full 1 hour fire protection or would 45 minute fire protection for openings be code compliant?
3b: If the new stair at the south end of the balcony were a stair tower like the existing stair with the balcony between it and the building, would doors and windows within 10 feet of the new stair need 45-minute fire protection?
4. We understand that full one hour fire protection is required for the balconies. If the stair structure(s) were steel, would that steel also need to be fire protected with intumescent paint?
5. We understand that a one hour fire rating is not required for the stair treads and risers. Is it acceptable for the stairs treads to be closely spaced metal steel grates? Yes, it is acceptable.

2015 SBC Sections for Reference

SECTION 1021 EGRESS BALCONIES
1021.1 Balconies used for egress purposes shall conform to the same requirements as corridors for minimum width, required capacity, headroom, dead ends and projections.
1021.2 Wall separation. Exterior egress balconies shall be separated from the interior of the building by walls and opening protectives as required for corridors.

SECTION 1027 EXTERIOR EXIT STAIRWAYS AND RAMPS

1027.5 Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to: 1. Adjacent lot lines. 2. Other portions of the building. 3. Other buildings on the same lot unless the adjacent building exterior wall and openings are protected in accordance

increased the windows would not have to be protected. Confirmed, only if the stair is replaced in its current configuration. RR/SDCI 2/09/21

- 2. If acceptable to the Landmarks Board would either of the two options shown in the attached preliminary plans set be required by SDCI in order to have more code compliant exiting? The proposed options eliminate the dead end corridor condition and provide more than the required minimum clearance beyond each door opening onto the decks.

SDCI: Option 2 would not be acceptable. The stairs need to be connected by balconies. This is required if the reconfigured stairs are not separated from the building by 1 hr rated construction, including 3/4-hr rated opening protectives for windows and doors, which is not currently provided - existing openings are not rated; see SBC 1027.6 exc 2. RR/SDCI 2/09/21

A configuration like Option 1 could be code compliant, but windows and doors adjacent to the stairs would need to be fire protected. Windows and doors adjacent to balconies would not have to be fire protected. No; see above - Option 1 shows remote stairs connected by balconies, in compliance with the referenced exception, and therefore does not require protection. The dead-end condition at south first floor is not significant and is acceptable. RR/SDCI 2/9/21

- 3. In order to avoid maintenance issues due to water intrusion on the exterior decks, it would be preferable to have open but tightly spaced steel grates as the walking surfaces on both the exterior stairs and the decks. Would this be code compliant?

SDCI: No the balconies must have 1 hour fire protection. This can be achieved with heavy timber construction or a 1-hour rated floor/ceiling assembly or with steel with 1 hour fire protection. 1 hour fire protection for steel could be achieved with intumescent paint, but durability in an exterior environment could be a concern. At the decks the intumescent would be on the underside, but protection on the upper side such as a concrete deck would also be required. Protection on upper side is not required; what probably was said was that there are rated assemblies with unprotected steel deck that however require certain thickness of concrete above it. RR/SDCI 2/09/21

Landmarks

DON Comments:

If the replacement is in the same configuration, it could be approved administratively.

Since this structure is on a secondary facade and not on a street elevation, the Landmarks Preservation Board is likely to have some flexibility in what they will approve. It may be acceptable to have simpler picket railings instead of replicating the current X-cross railings.

The walking surface of the balconies will not be something that the Landmarks Preservation Board will have special requirements for.

The information presented above is the architect's best interpretation and summary of the meeting discussions and related decisions. Please notify the architect of any questions or necessary changes.

ADDENDUM

with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.

1027.6 Exterior exit stairway and ramp protection. Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7.

Exception 3. Separation from the open-ended corridor of the building is not required for exterior exit stairways or ramps, provided that Items 3.1 through 3.5 are met:

- 3.1. The building, including open-ended corridors, and stairways and ramps, shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
3.2. The open-ended corridors comply with Section 1020.
3.3. The open-ended corridors are connected on each end to an exterior exit stairway or ramp complying with Section 1027.
3.4. The exterior walls and openings adjacent to the exterior exit stairway or ramp comply with Section 1023.7 and 1027.7.
3.5. At any location in an open-ended corridor where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m2) or an exterior stairway or ramp shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

1027.7 Exterior exit stairway and ramp exterior walls
Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the top-most landing of the stairway or to the roof line, whichever is lower.



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

PH: 206.623.1104
FX: 206.623.5285

JENSEN BLOCK

601 EASTLAKE AVE E, SEATTLE, WA 98109

Table with 3 columns: NO, DATE, DESCRIPTION. Row 1: 1, 08/16/21, LANDMARKS

Table with 3 columns: NO, DATE, DESCRIPTION

SDCI STAMP

TITLE
PRESUBMITTAL CONFERENCE NOTES

Table with 2 columns: FIELD, VALUE. Fields include MUP #, SDOT #, PERMIT #, DRAWN, CHECKED, ISSUE DATE (08/16/21), JOB NO. (21017), SHEET NO.:

G020



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

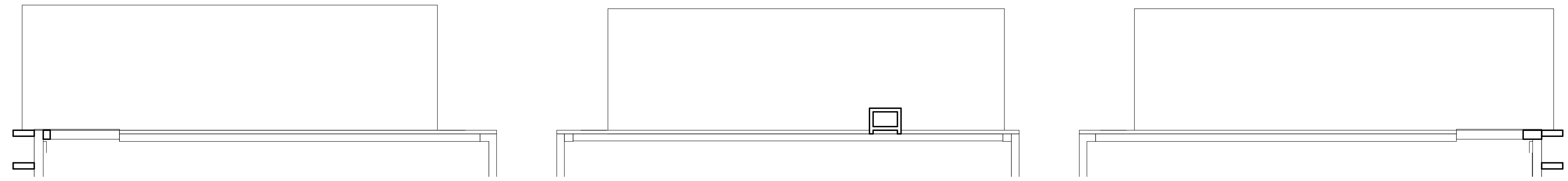
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

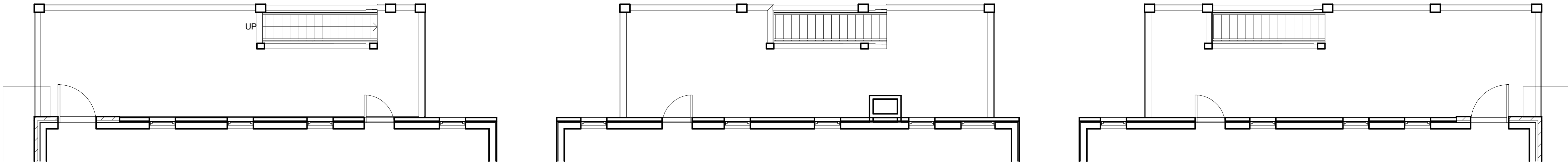
TITLE  
**HISTORIC  
EXTERIOR DECK  
& STAIR PLANS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

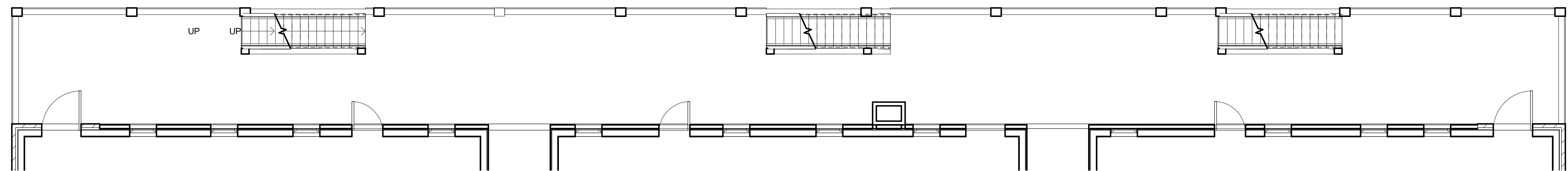
**G040**



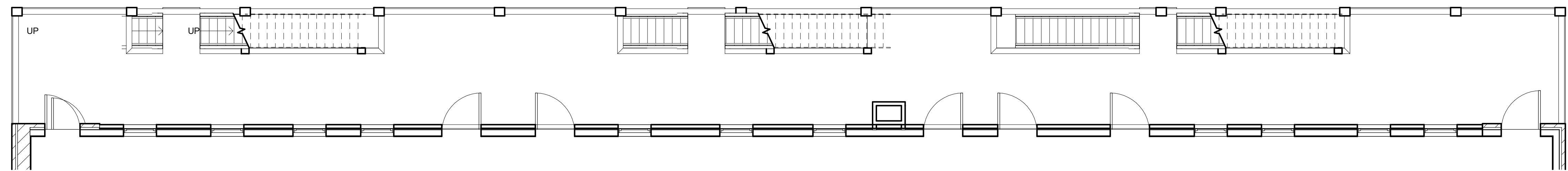
5 HISTORIC - ROOF PLAN  
SCALE: 3/16" = 1'-0"



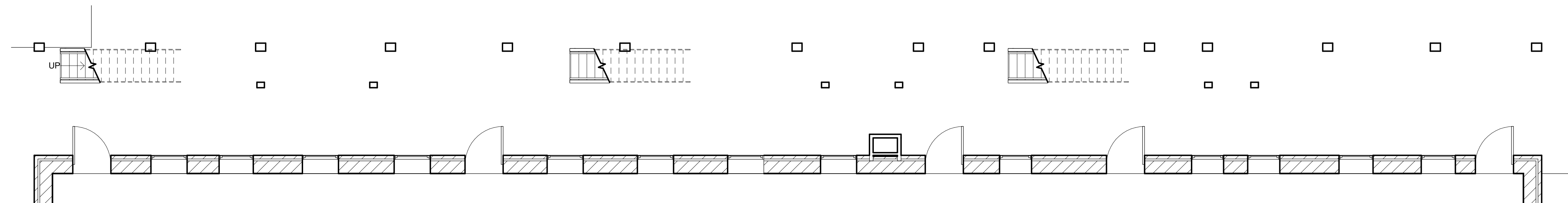
4 HISTORIC - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



3 HISTORIC - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2 HISTORIC - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



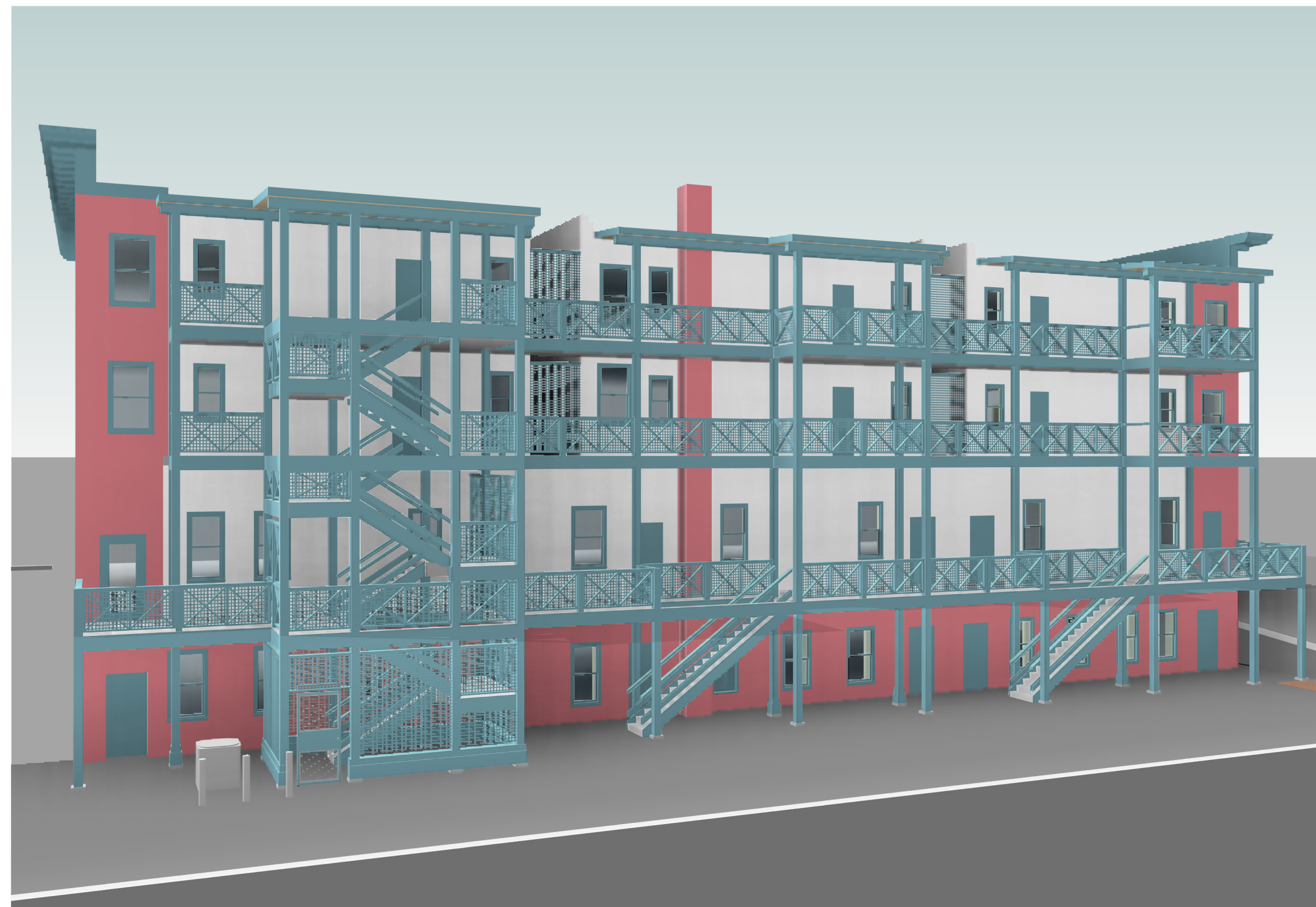
1 HISTORIC - BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109



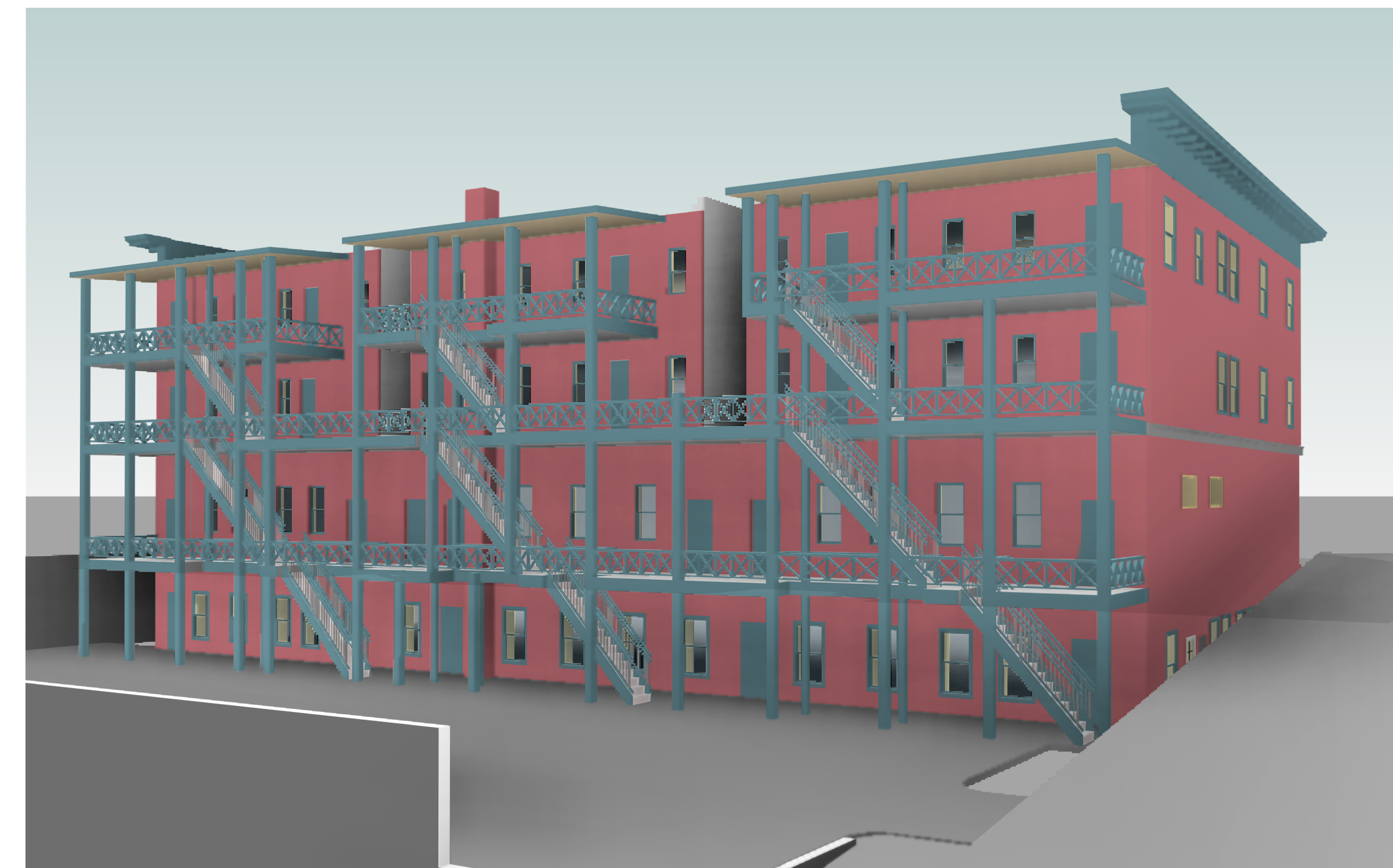
4 EXISTING - CORNER VIEW  
SCALE: NTS



2 HISTORIC - CORNER VIEW  
SCALE: NTS



3 EXISTING - STREET VIEW  
SCALE: NTS



1 HISTORIC - STREET VIEW  
SCALE: NTS

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**PERSPECTIVE  
VIEWS -  
HISTORIC AND  
EXISTING**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**G050**



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

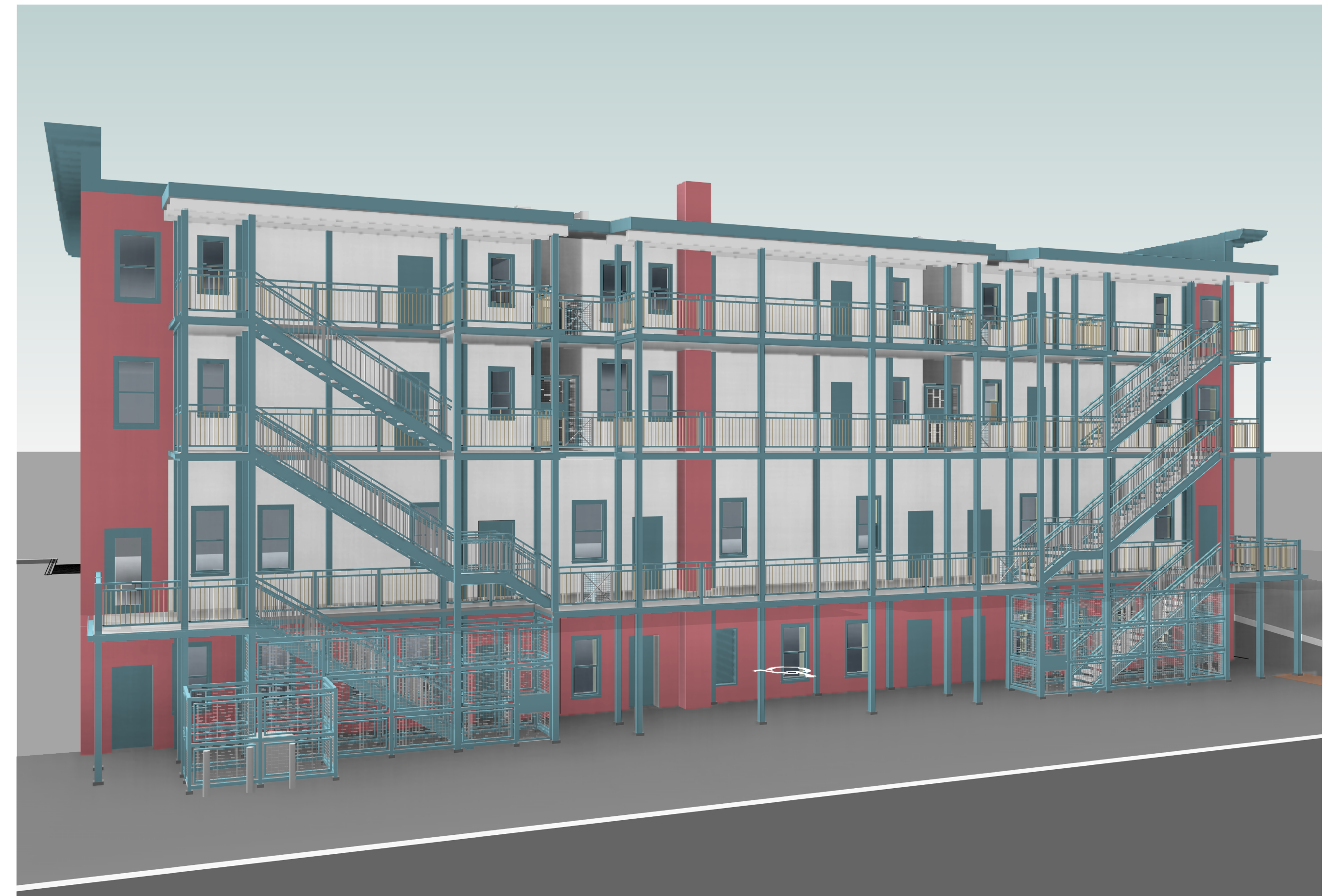
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

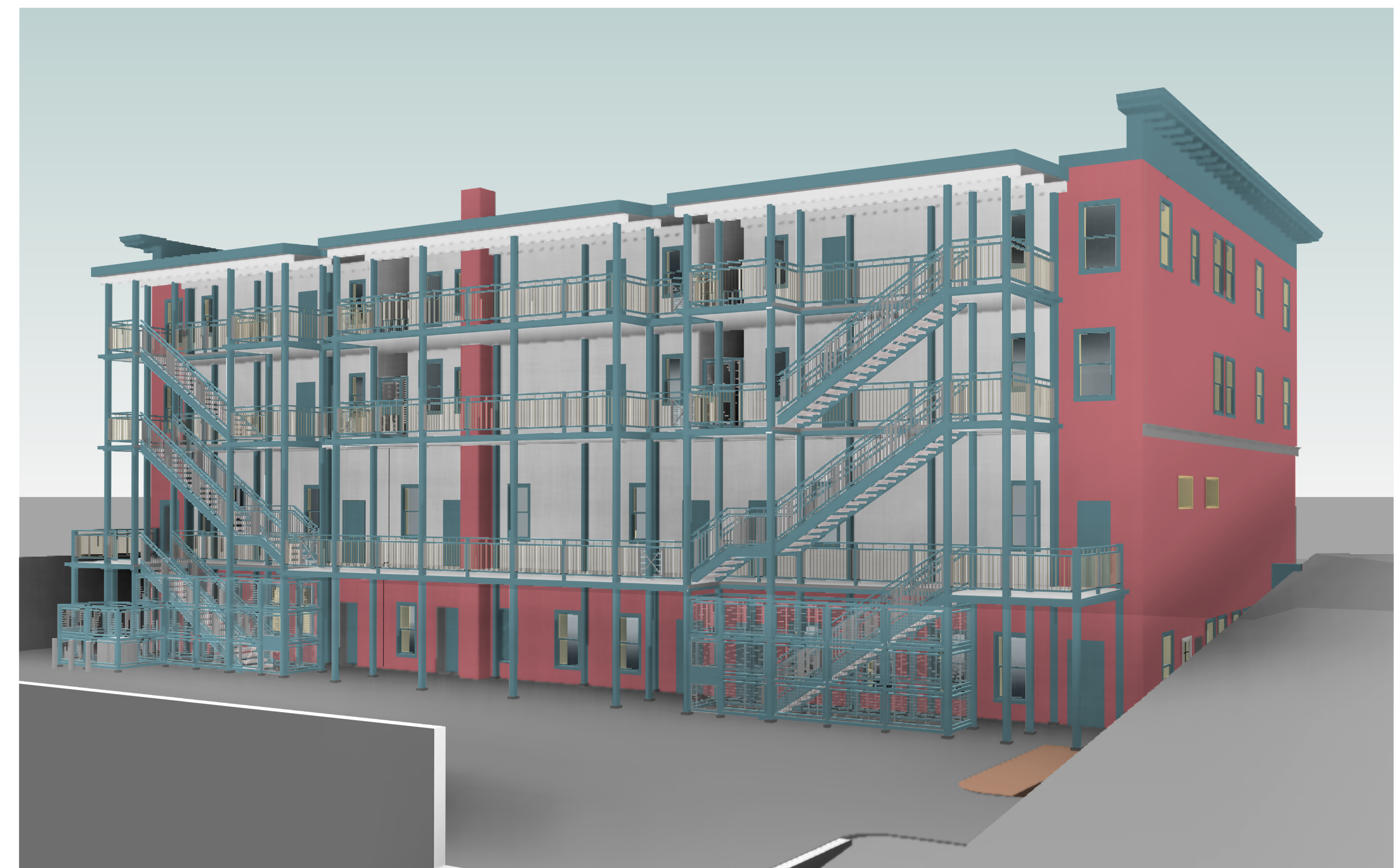
TITLE  
**PERSPECTIVE  
VIEWS -  
PROPOSED**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**G060**



**2 PROPOSED - CORNER VIEW**  
SCALE: NTS



**1 PROPOSED - STREET VIEW**  
SCALE: NTS

**PROPOSED MATERIALS AND ASSEMBLIES**

STRUCTURE -	STEEL PROTECTED WITH INTUMESCENT PAINT AND PAINTED TO MATCH EXISTING CORNICE
DECK -	CONCRETE DECK ON STEEL (1HR FIRE RATED)
STAIRS -	CONCRETE RISERS AND TREADS WITH STEEL RAILINGS PAINTED TO MATCH EXISTING CORNICE
SECURITY ENCLOSURES -	STEEL SECURITY MESH



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

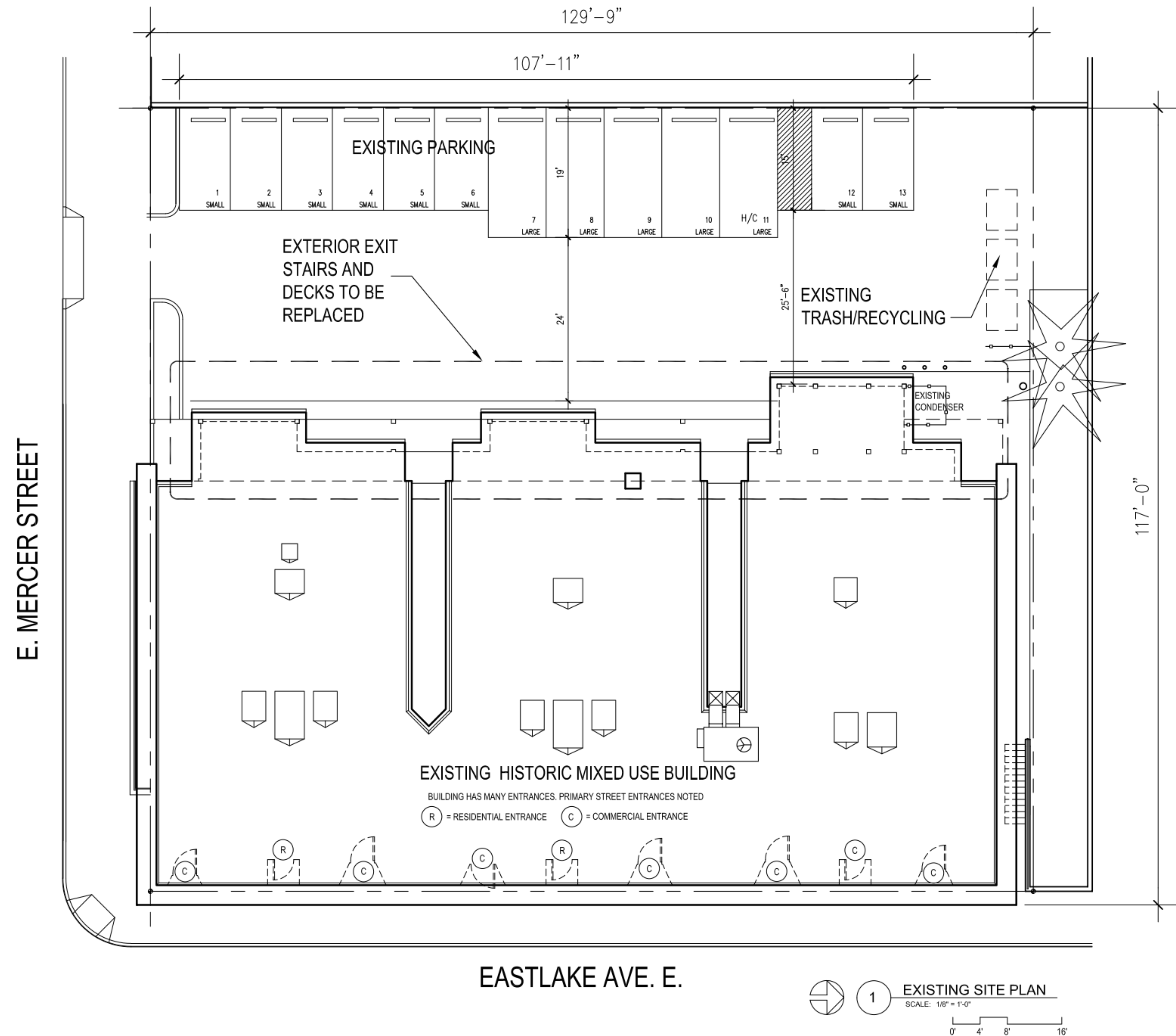
REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**EXISTING SITE PLAN**

MUP #  
SDOT #  
PERMIT #  
DRAWN PD  
CHECKED PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**EX100**



**EASTLAKE AVE. E.**

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



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

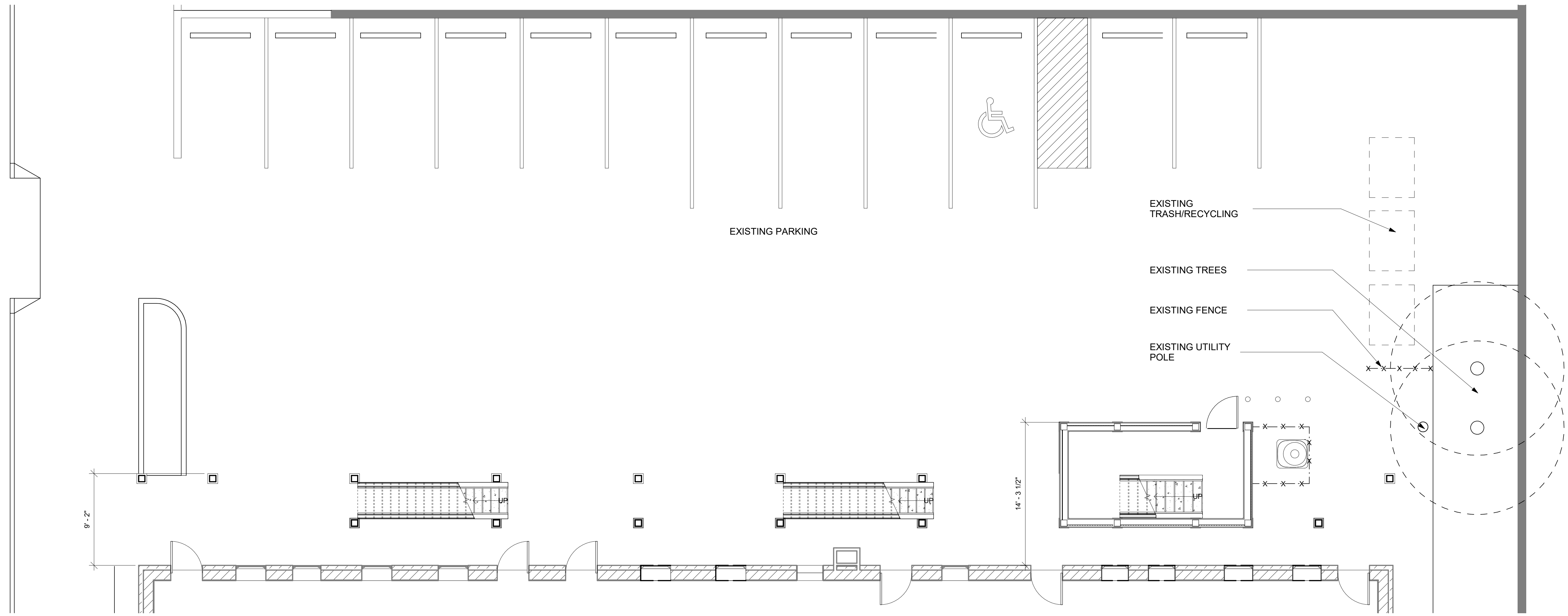
REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

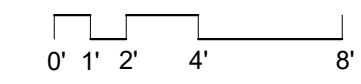
TITLE  
**EXISTING  
PARKING &  
STAIRS  
BASEMENT PLAN**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**EX101**



**EXISTING PARKING & STAIRS BASEMENT PLAN**  
SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

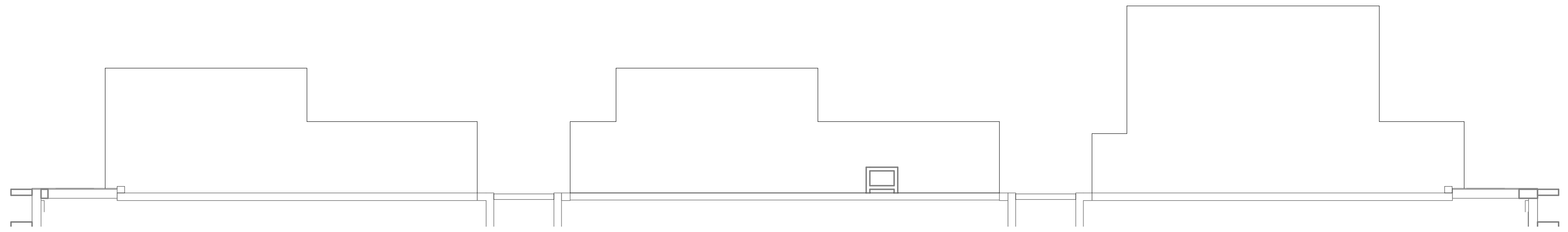
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

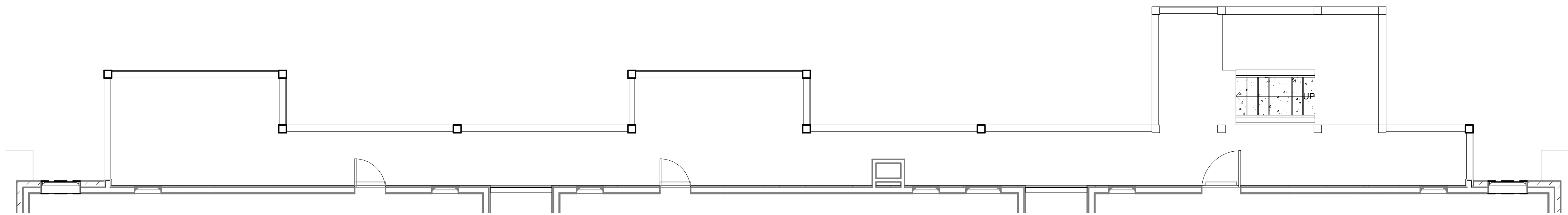
TITLE  
**EXISTING  
EXTERIOR  
DECK  
& STAIR PLANS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

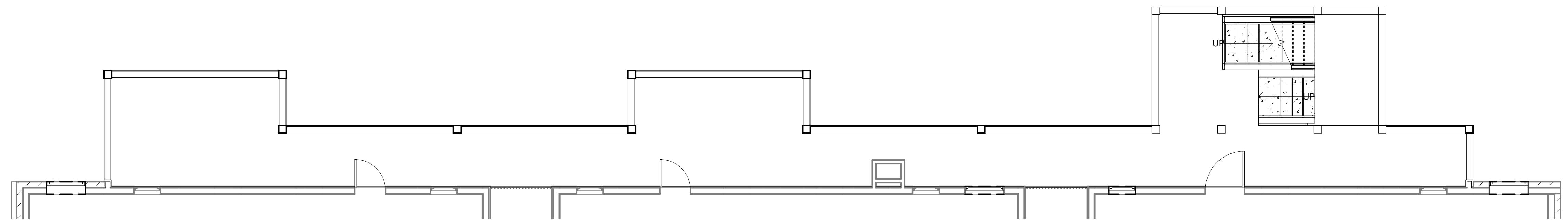
**EX102**



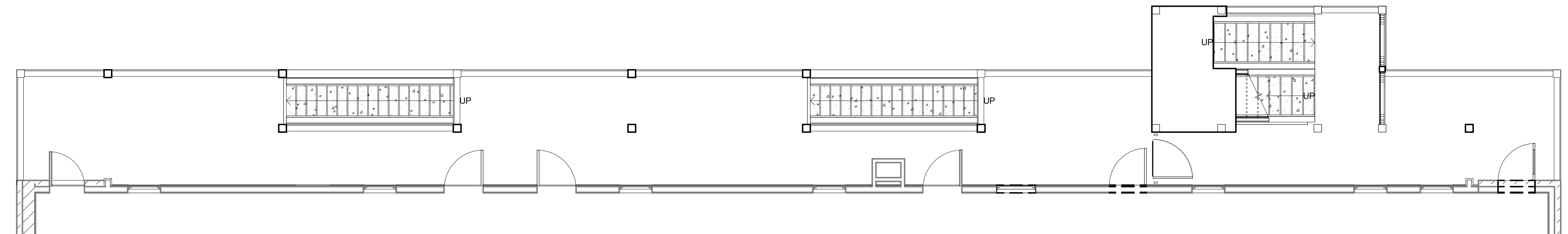
**5** EXISTING ROOF PLAN  
SCALE: 3/16" = 1'-0"



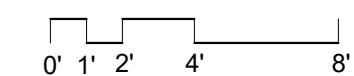
**4** EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**3** EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



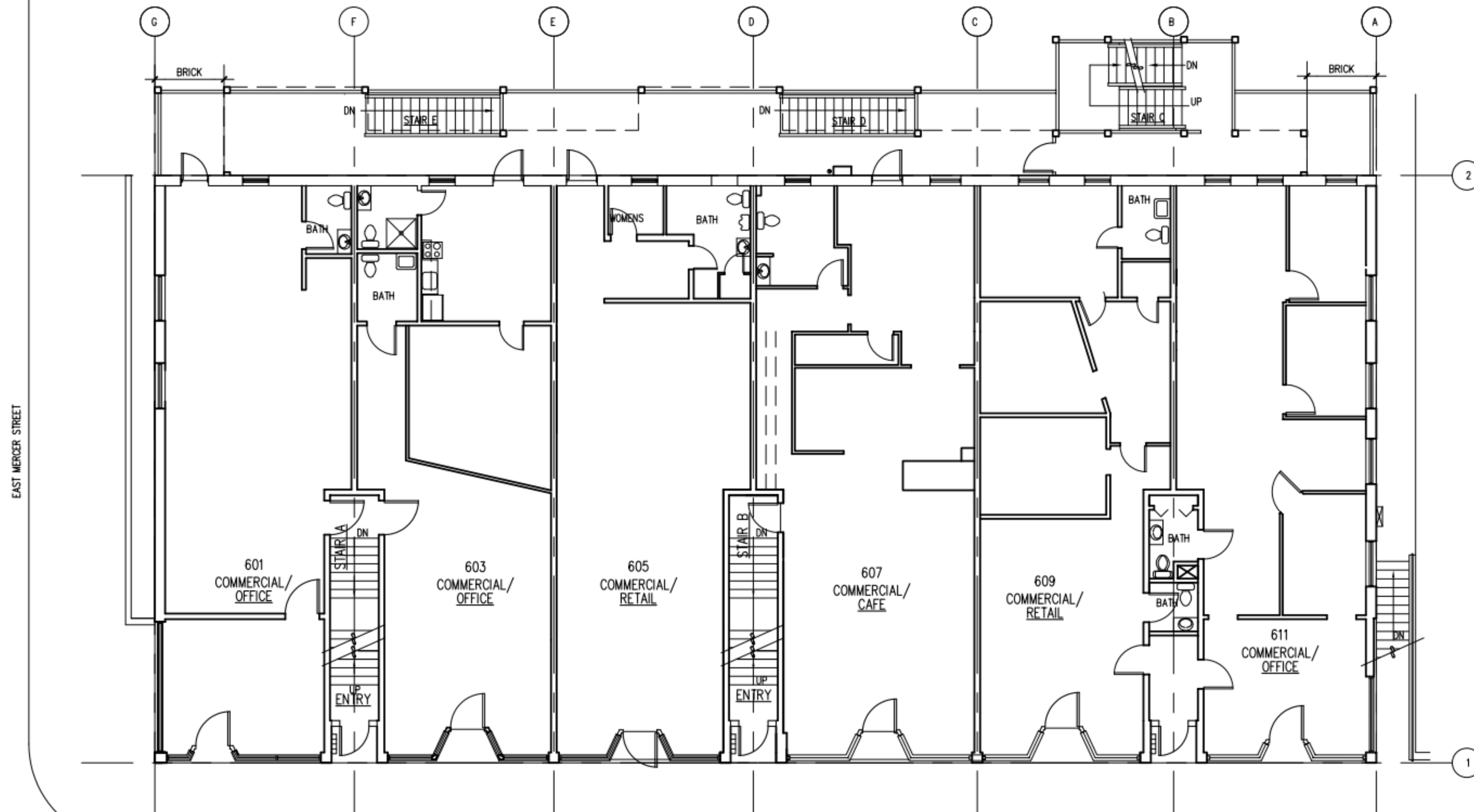
**2** EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109



**2 EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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

ISSUED SETS

NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES

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

SDCI STAMP

TITLE  
**EXISTING  
BASEMENT &  
FIRST FLOOR  
PLAN**

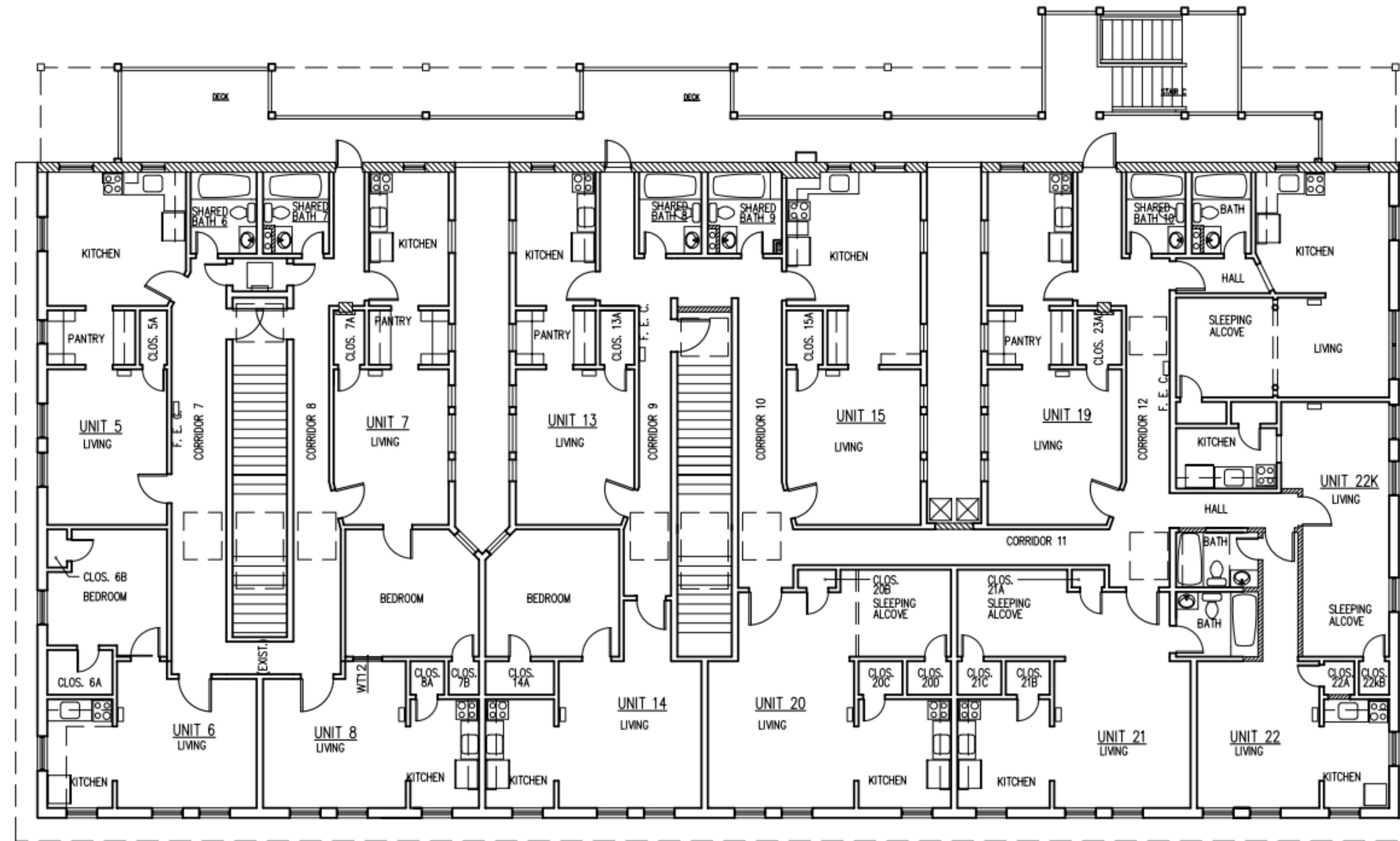
MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**EX110**

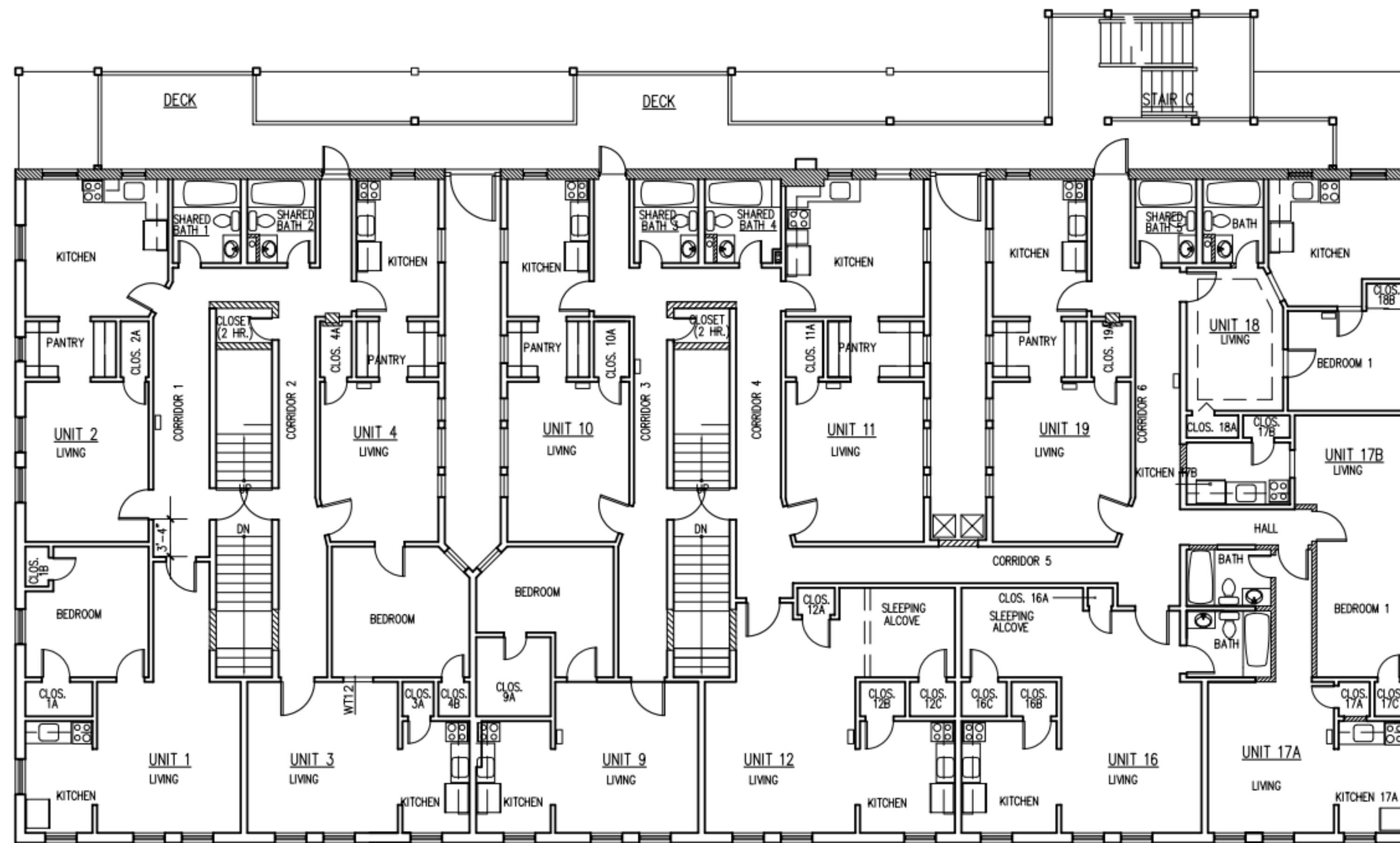


**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109



**2** EXISTING THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**EXISTING  
SECOND & THIRD  
FLOOR PLAN**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**EX120**

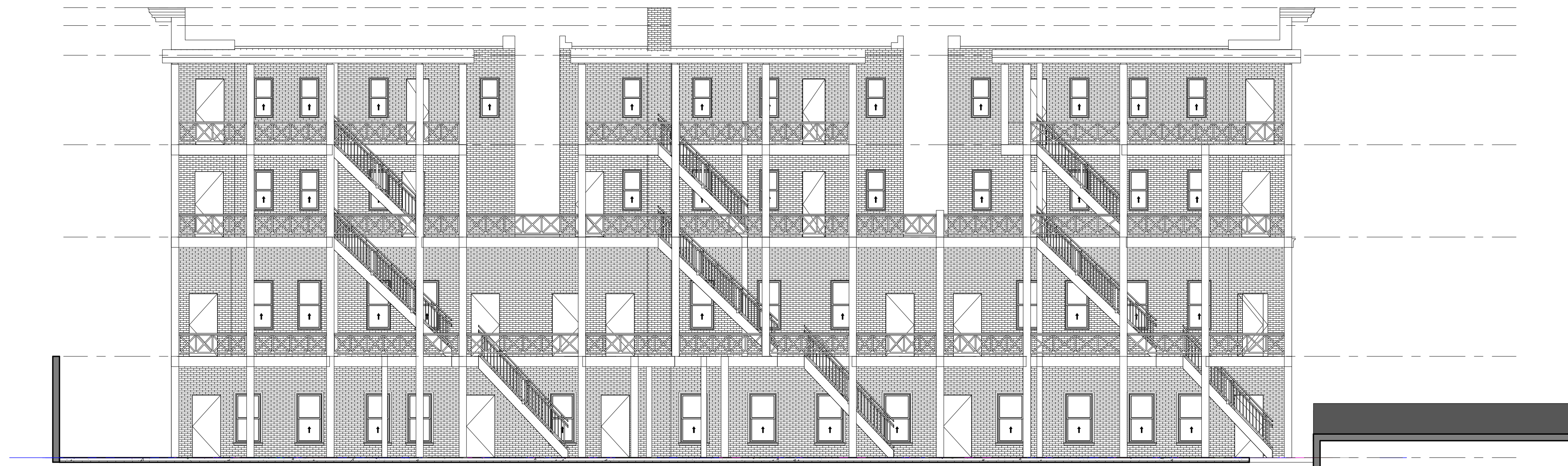


**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109



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



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

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**WEST  
ELEVATION -  
HISTORIC &  
EXISTING**

MUP #  
SDOT #  
PERMIT #  
DRAWN JD  
CHECKED PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**EX200**



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

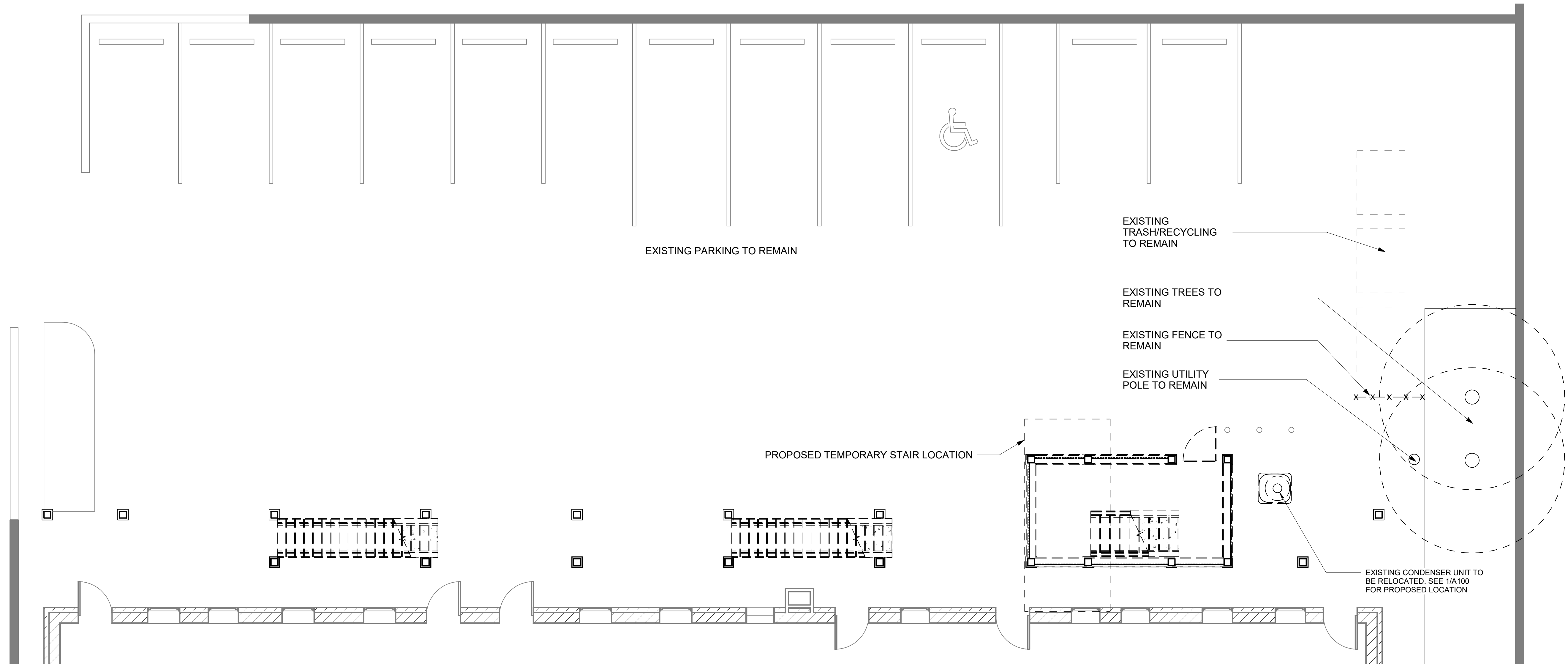
SDCI STAMP

TITLE  
**DEMO PLANS**

MUP #  
SDOT #  
PERMIT #  
DRAWN JD  
CHECKED PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**D100**

MERCER ST.



EXISTING PARKING TO REMAIN

EXISTING TRASH/RECYCLING TO REMAIN

EXISTING TREES TO REMAIN

EXISTING FENCE TO REMAIN

EXISTING UTILITY POLE TO REMAIN

PROPOSED TEMPORARY STAIR LOCATION

EXISTING CONDENSER UNIT TO BE RELOCATED, SEE 1/A100 FOR PROPOSED LOCATION



1

**DEMO PLAN - BASEMENT**

SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS

NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES

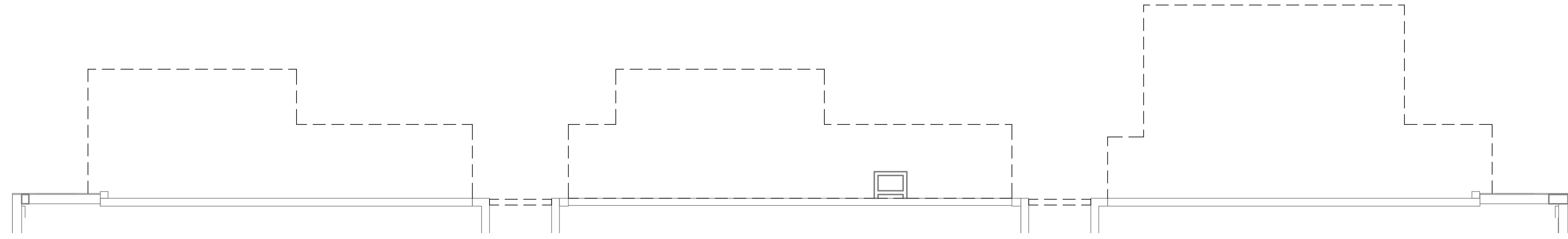
NO	DATE	DESCRIPTION
----	------	-------------

SDCI STAMP

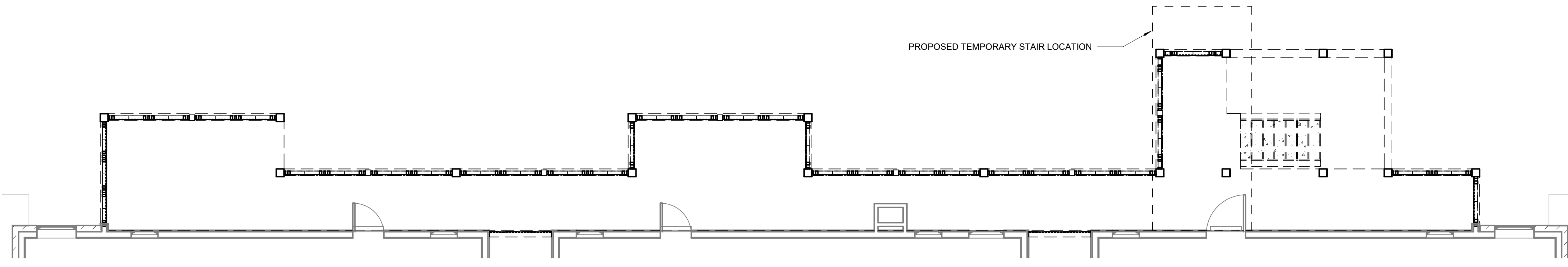
TITLE  
**DEMO PLANS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

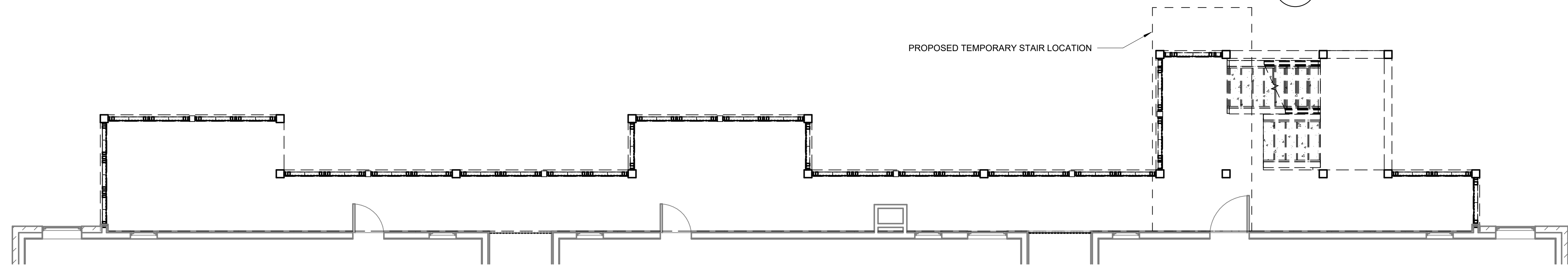
**D101**



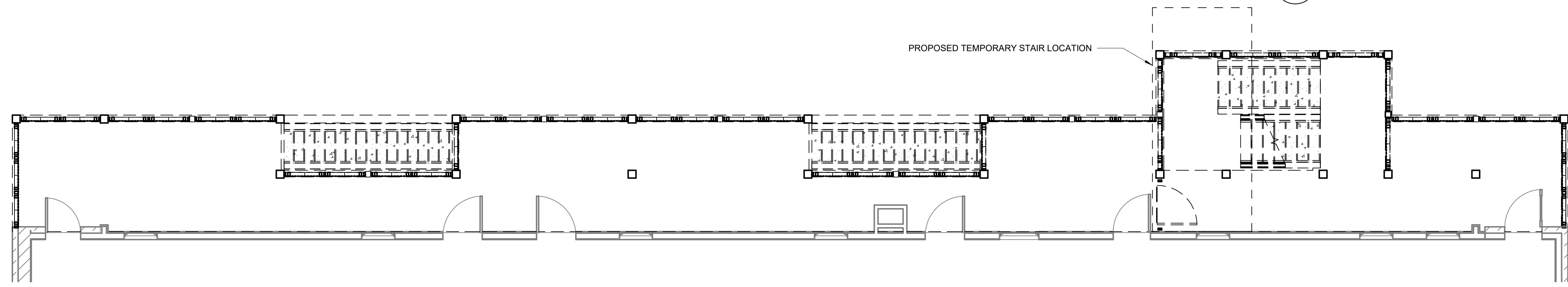
**4 DEMO PLAN - ROOF**  
SCALE: 3/16" = 1'-0"



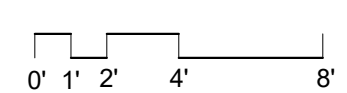
**3 DEMO PLAN - THIRD FLOOR**  
SCALE: 3/16" = 1'-0"



**2 DEMO PLAN - SECOND FLOOR**  
SCALE: 3/16" = 1'-0"



**1 DEMO PLAN - FIRST FLOOR**  
SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

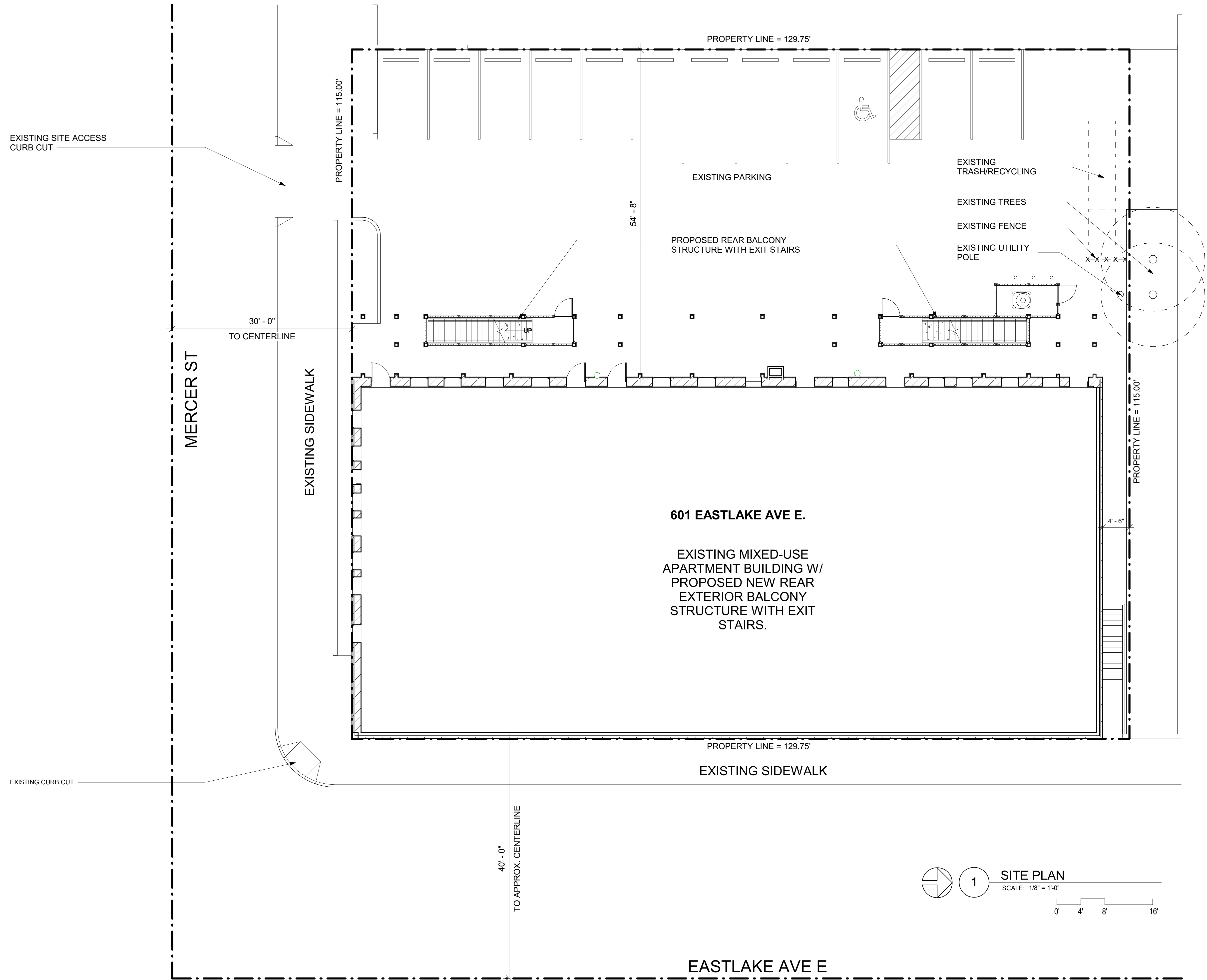
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**SITE PLAN**

MUP # \_\_\_\_\_  
SDOT # \_\_\_\_\_  
PERMIT # \_\_\_\_\_  
DRAWN \_\_\_\_\_ JD  
CHECKED \_\_\_\_\_  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**A001**



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



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

REVISIONS / NOTES	NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**PROPOSED  
PARKING &  
STAIRS  
BASEMENT PLAN**

MUP #

SDOT #

PERMIT #

DRAWN JD

CHECKED PD

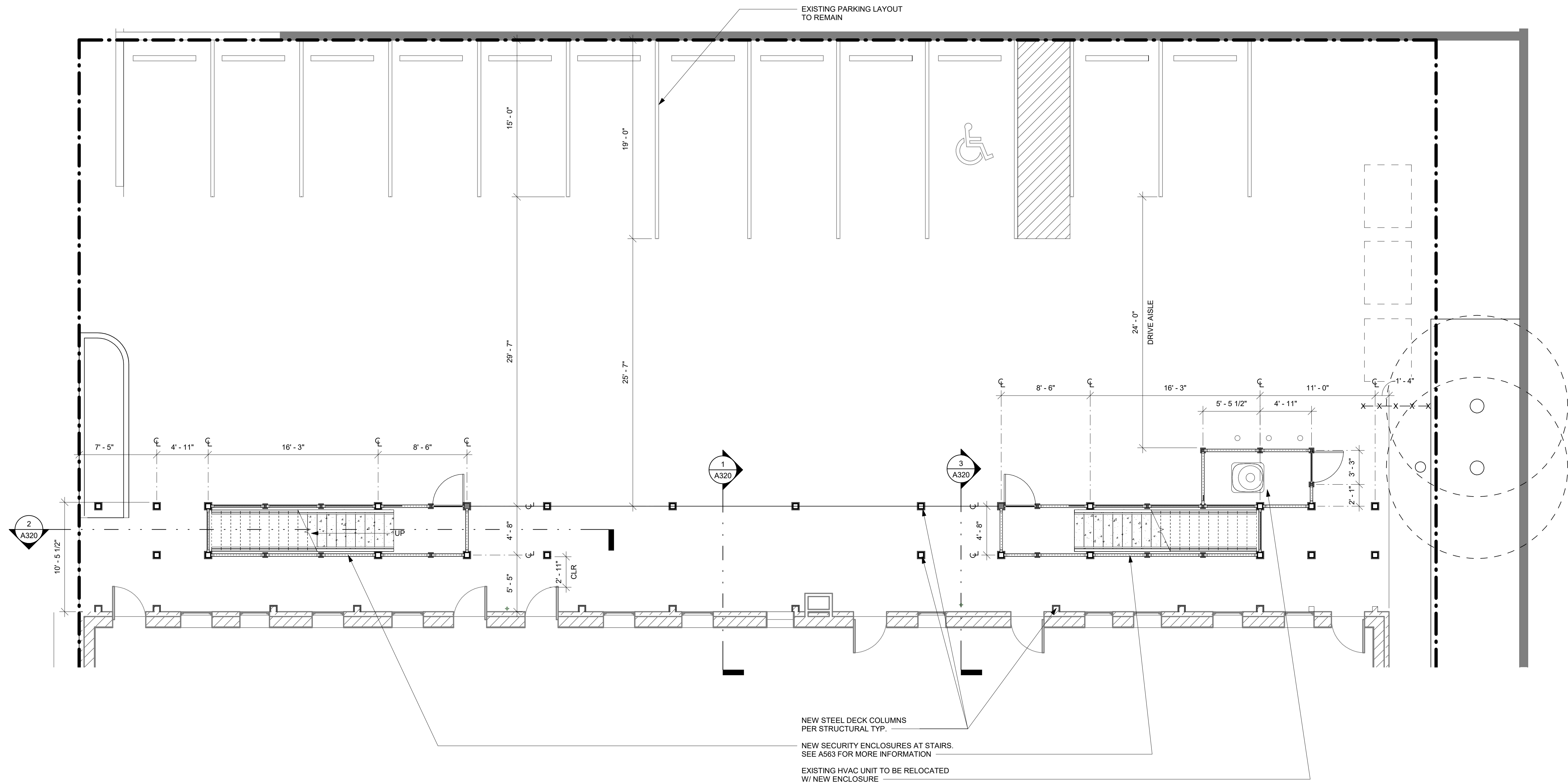
ISSUE DATE 08/16/21

JOB NO. 21017

SHEET NO.:

**A100**

MERCER ST.

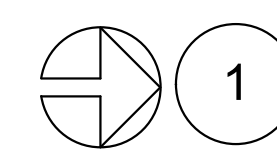


EXISTING PARKING LAYOUT  
TO REMAIN

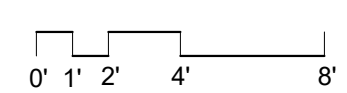
NEW STEEL DECK COLUMNS  
PER STRUCTURAL TYP.

NEW SECURITY ENCLOSURES AT STAIRS.  
SEE A563 FOR MORE INFORMATION

EXISTING HVAC UNIT TO BE RELOCATED  
W/ NEW ENCLOSURE



**1** PARKING AND BASEMENT LEVEL PLAN  
SCALE: 3/16" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS

NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES

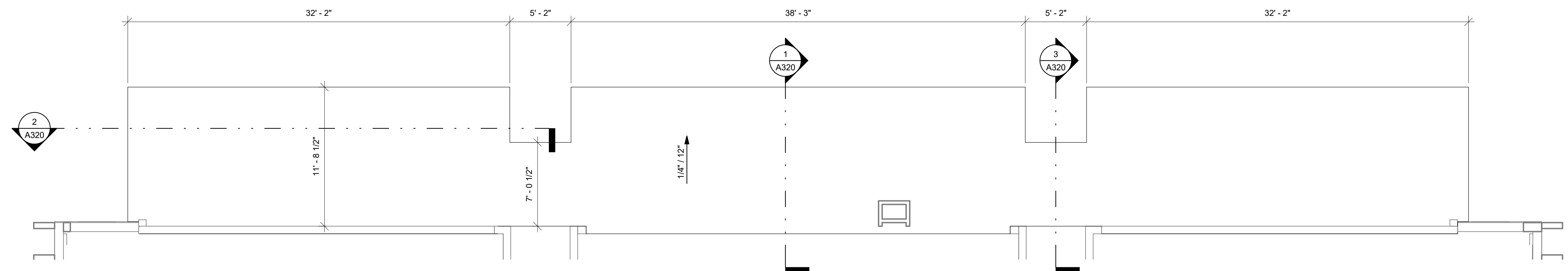
NO	DATE	DESCRIPTION
----	------	-------------

SDCI STAMP

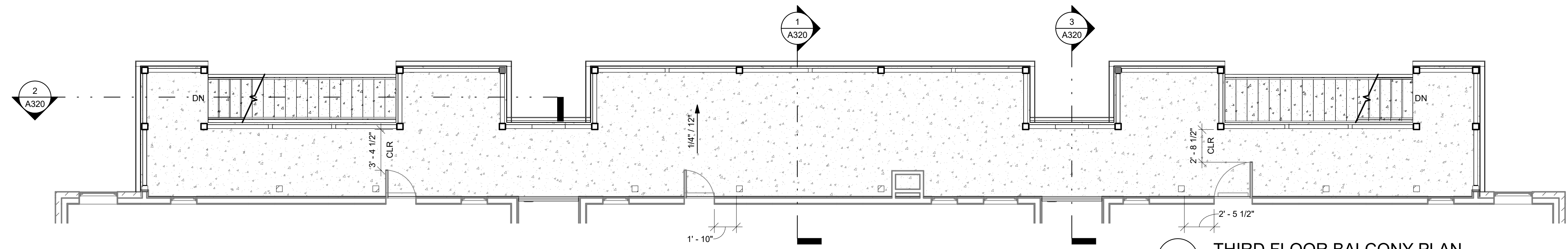
TITLE  
**PROPOSED  
EXTERIOR DECK  
& STAIRS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

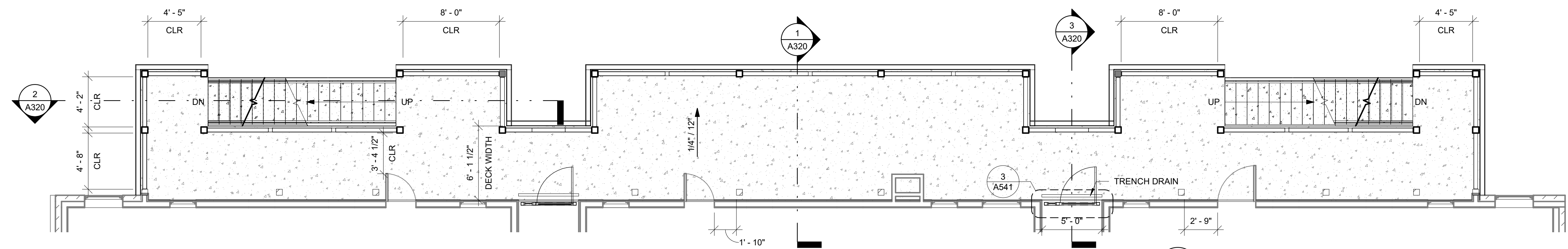
**A101**



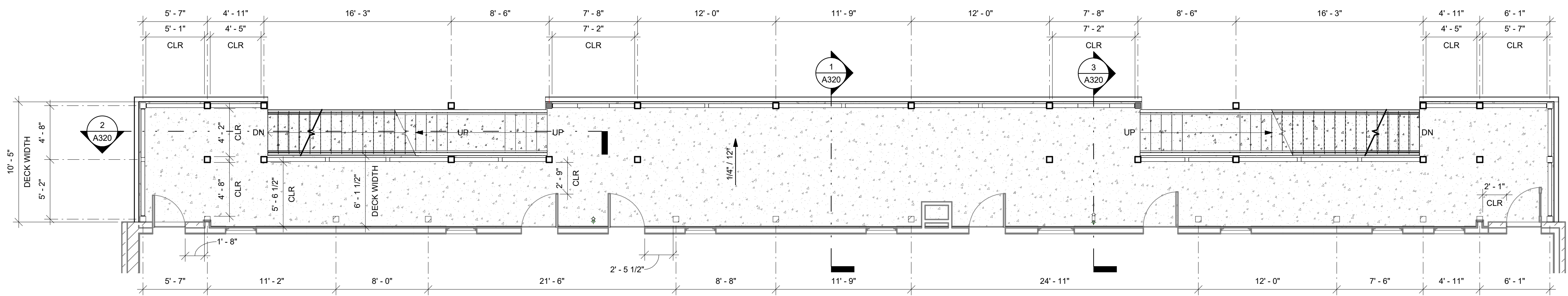
**4 BALCONY ROOF PLAN**  
SCALE: 3/16" = 1'-0"



**3 THIRD FLOOR BALCONY PLAN**  
SCALE: 3/16" = 1'-0"



**2 SECOND FLOOR BALCONY PLAN**  
SCALE: 3/16" = 1'-0"



**1 FIRST FLOOR BALCONY PLAN**  
SCALE: 3/16" = 1'-0"





ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**REFLECTED  
CEILING PLANS**

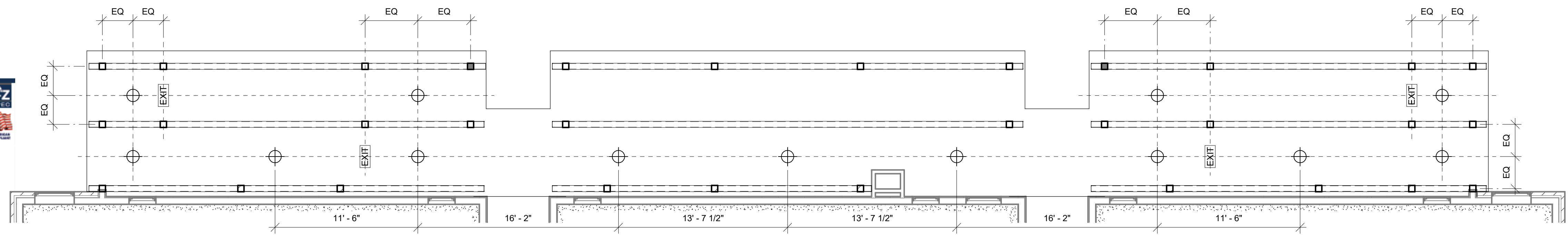
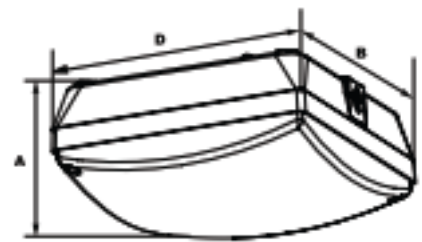
MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

PROPOSED LIGHT CEILING FIXTURE

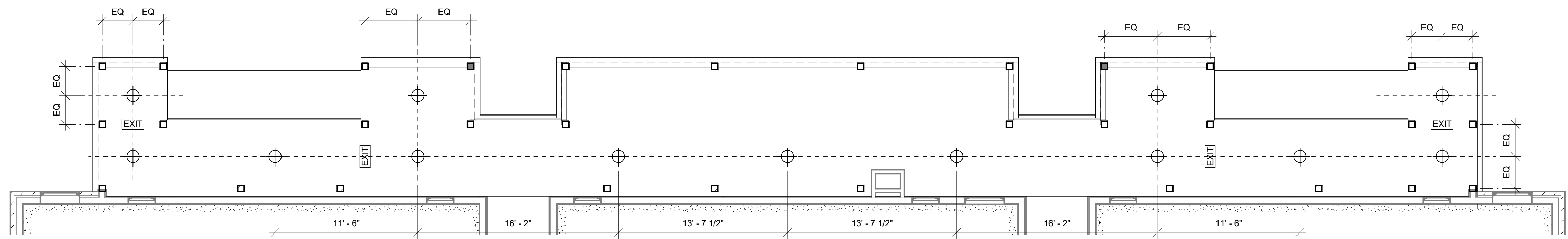


DIMENSIONS

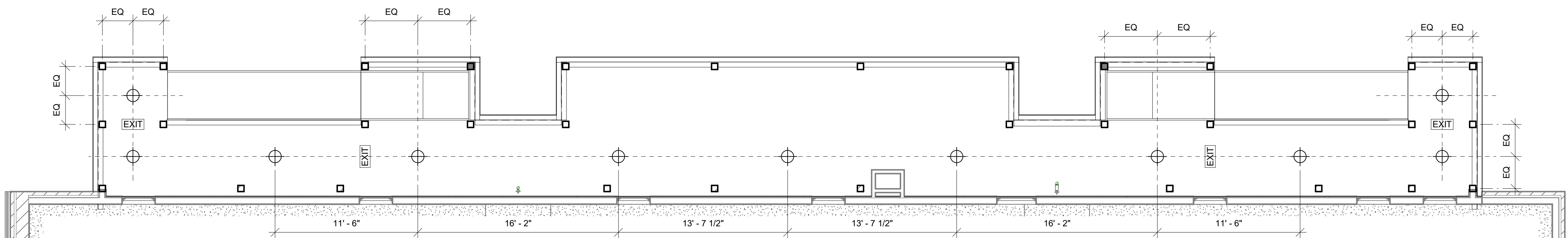
Width (D)	8" (229mm)
Length (B)	8" (229mm)
Height (A)	4" (102mm)



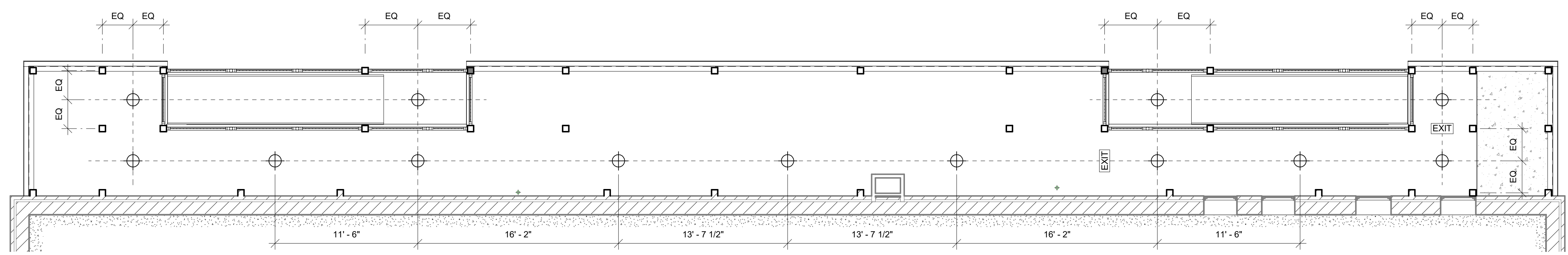
**4 THIRD FLOOR CEILING PLAN**  
SCALE: 3/16" = 1'-0"



**3 SECOND FLOOR CEILING PLAN**  
SCALE: 3/16" = 1'-0"

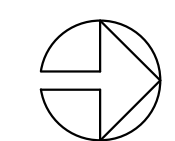


**2 FIRST FLOOR CEILING PLAN**  
SCALE: 3/16" = 1'-0"



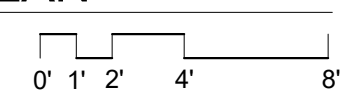
**1 BASEMENT CEILING PLAN**  
SCALE: 3/16" = 1'-0"

(LED ELUX VN34Q) SURFACE MOUNTED LED LIGHT FIXTURE



NOTES

- EXIT LIGHTING TO BE CONNECTED TO EMERGENCY BATTERY POWER PER CODE.
- EXIT SIGNS TO BE INSTALLED PER CODE AT LOCATIONS INDICATED.
- CONTRACTOR TO PROVIDE ELECTRICAL PERMIT





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**WEST  
ELEVATION  
PROPOSED**

MUP # \_\_\_\_\_  
SDOT # \_\_\_\_\_  
PERMIT # \_\_\_\_\_  
DRAWN \_\_\_\_\_ JD  
CHECKED \_\_\_\_\_ PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**A200**



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

- NOTES:**
- EXISTING BRICK VENEER TO REMAIN. REPAIR AT AREAS OF WORK TO MATCH EXISTING U.N.O.
  - EXISTING PLASTER FINISH TO REMAIN. REPAIR AT AREAS OF WORK TO MATCH EXISTING U.N.O.
  - NEW DECK FRAMING, RAILINGS, GATES, FASCIAS, AND GUTTERS TO BE PAINTED TO MATCH EXISTING DECK AND TRIM COLOR. VERIFY PAINT SELECTION WITH ARCHITECT.

0' 4' 8' 16' 24'



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS	

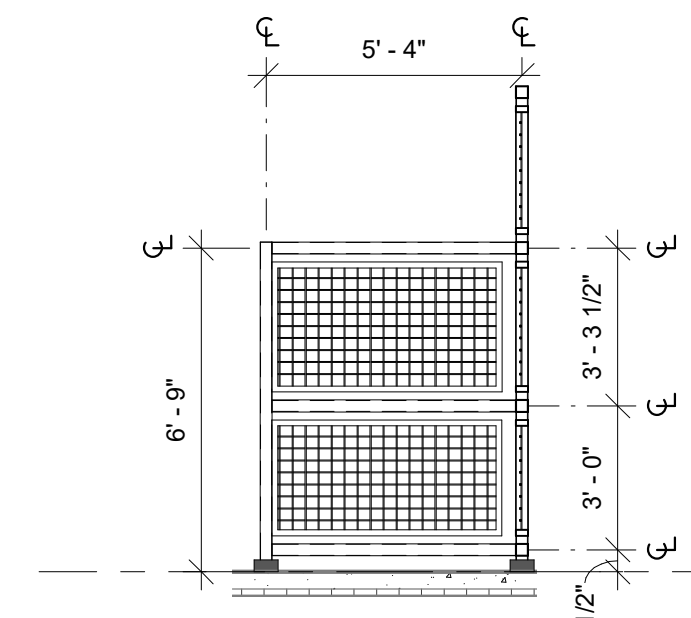
REVISIONS / NOTES	NO	DATE	DESCRIPTION

SDCI STAMP

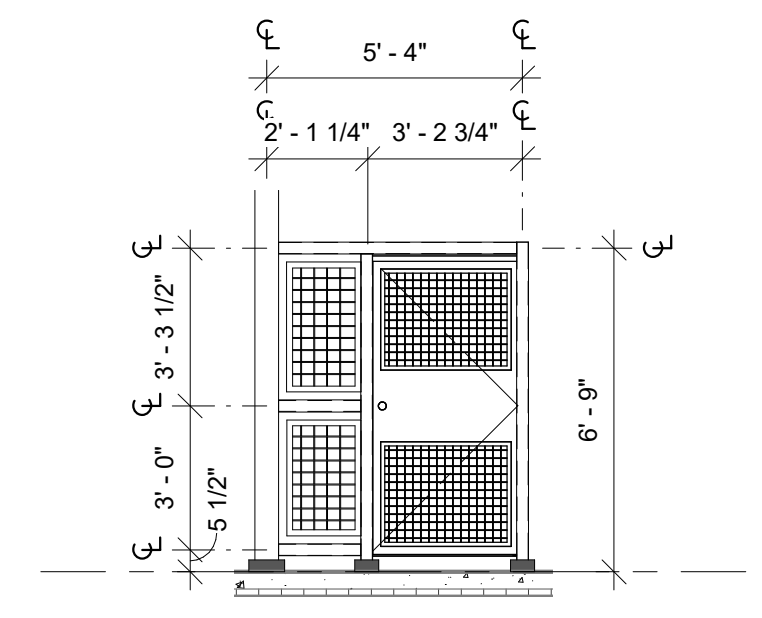
TITLE  
**SECURITY  
ENCLOSURES -  
ELEVATIONS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

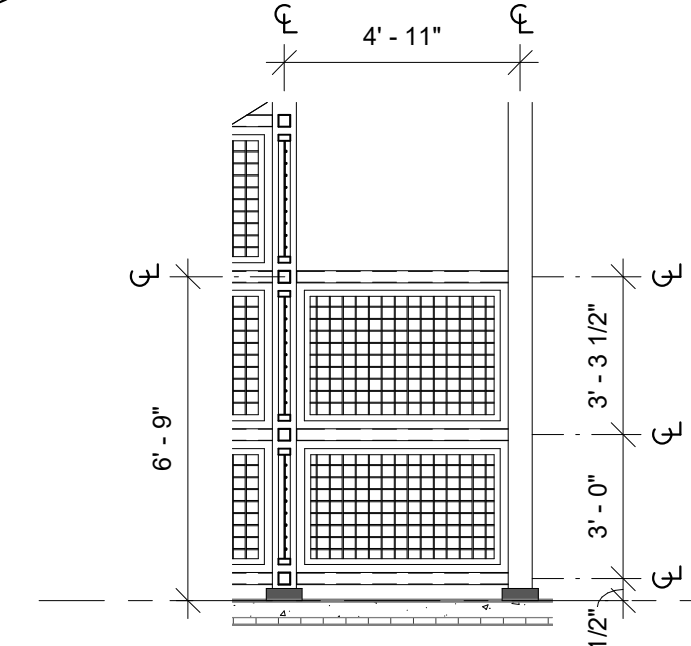
**A210**



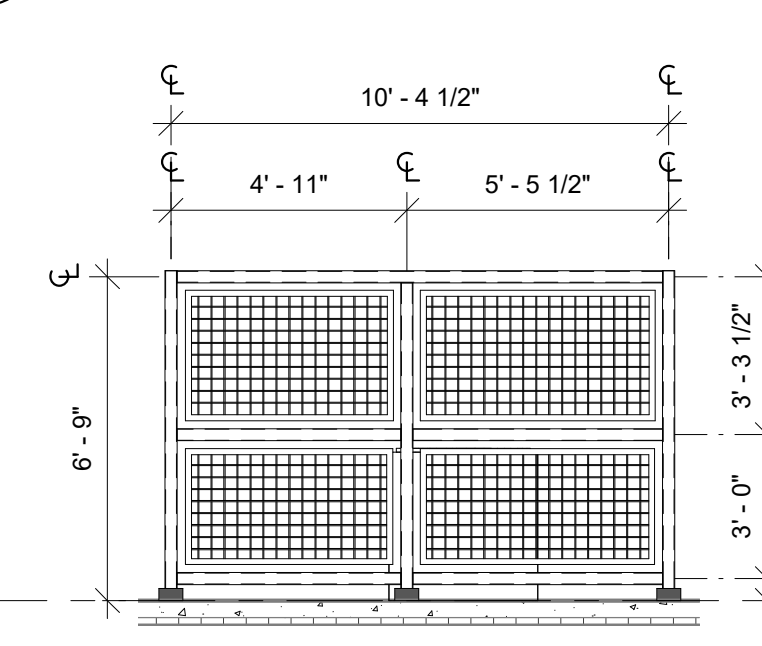
**8 MECH ENCLOSURE - SOUTH**  
SCALE: 1/4" = 1'-0"



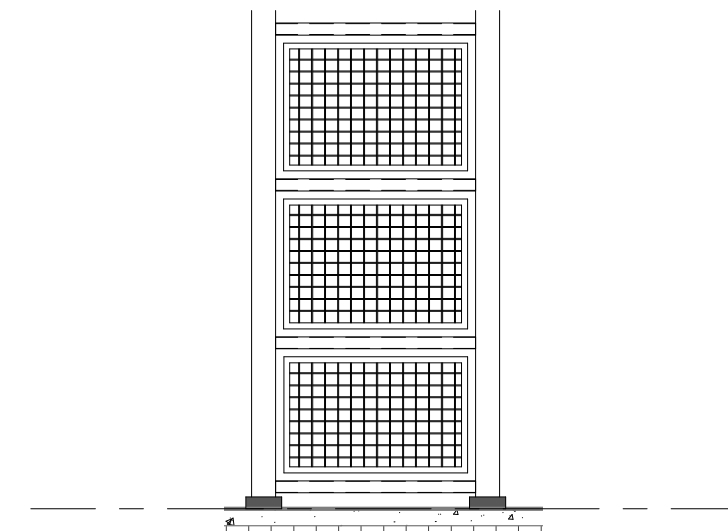
**7 MECH ENCLOSURE - NORTH**  
SCALE: 1/4" = 1'-0"



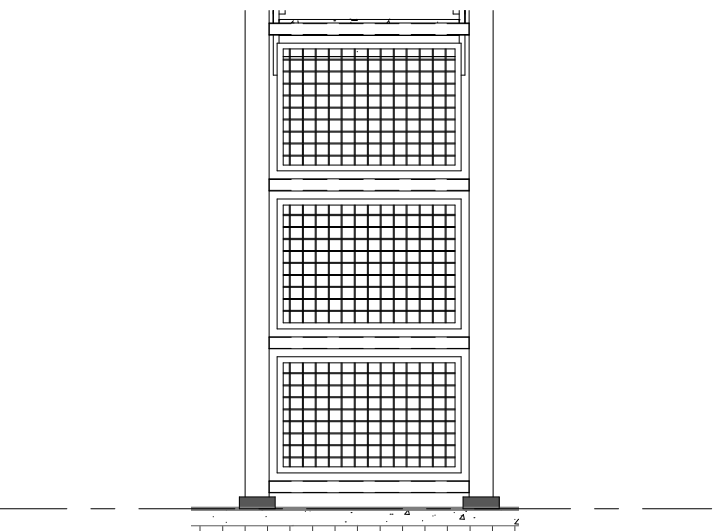
**6 MECH ENCLOSURE - EAST**  
SCALE: 1/4" = 1'-0"



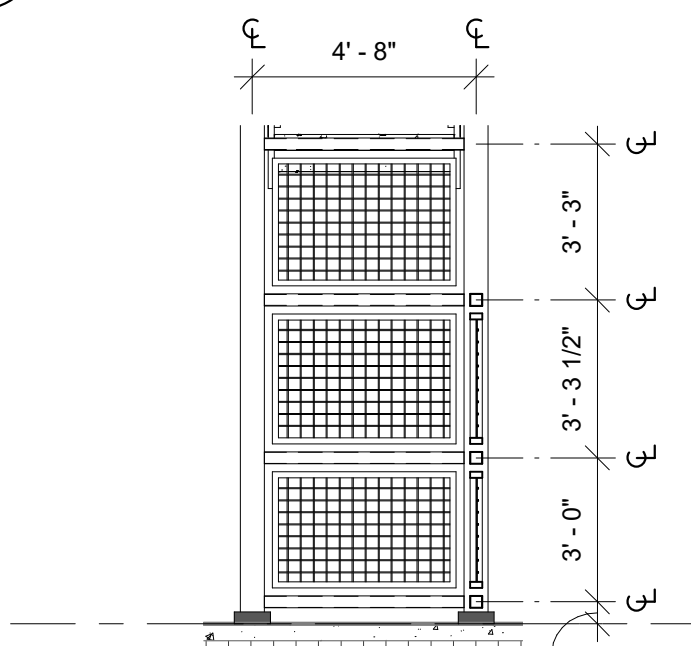
**5 MECH ENCLOSURE - WEST**  
SCALE: 1/4" = 1'-0"



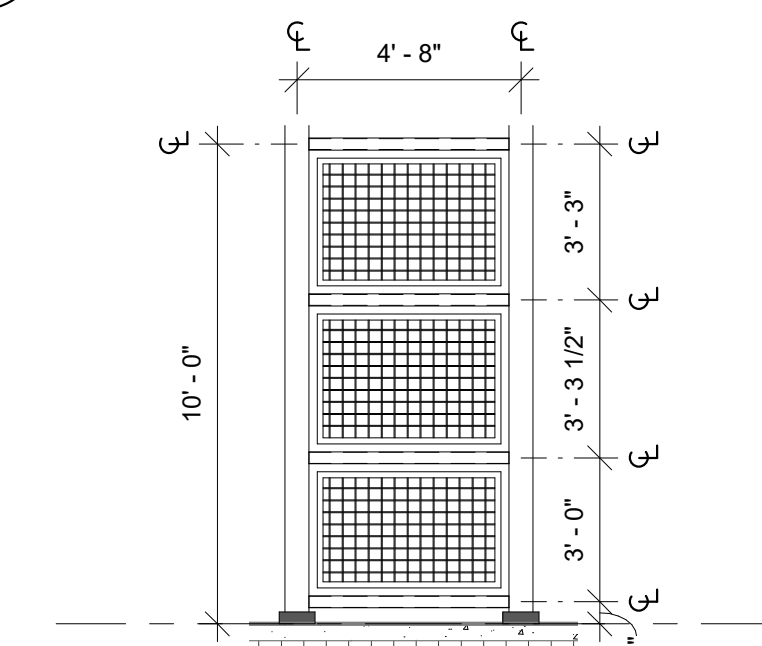
**12 SOUTH STAIR - NORTH**  
SCALE: 1/4" = 1'-0"



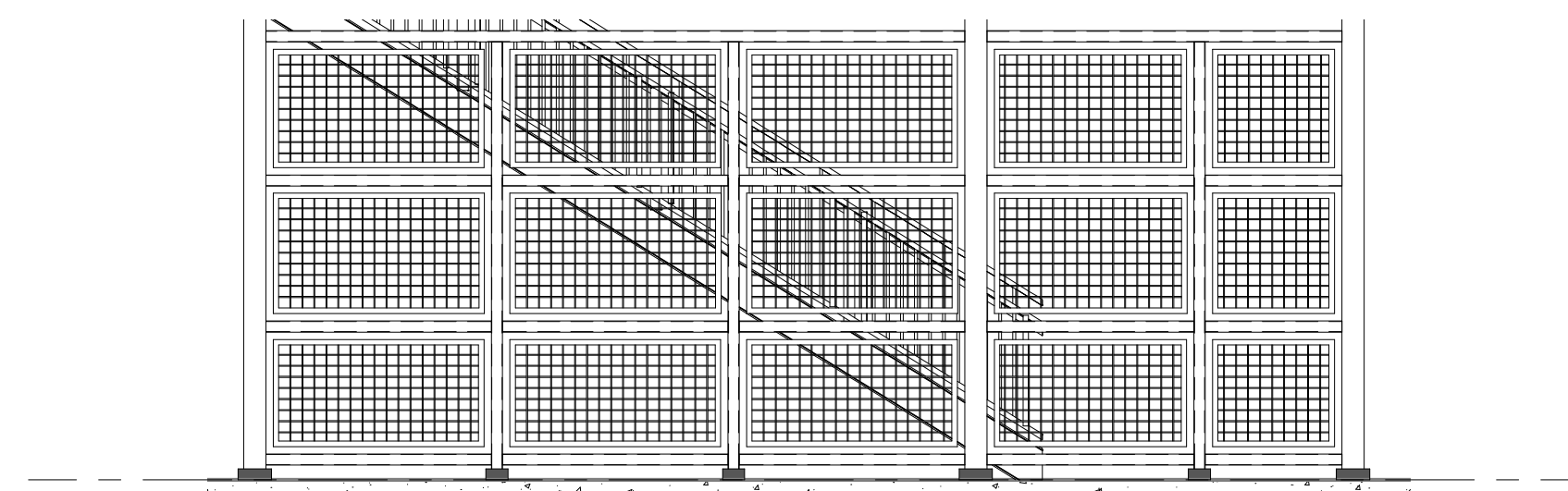
**11 SOUTH STAIR - SOUTH**  
SCALE: 1/4" = 1'-0"



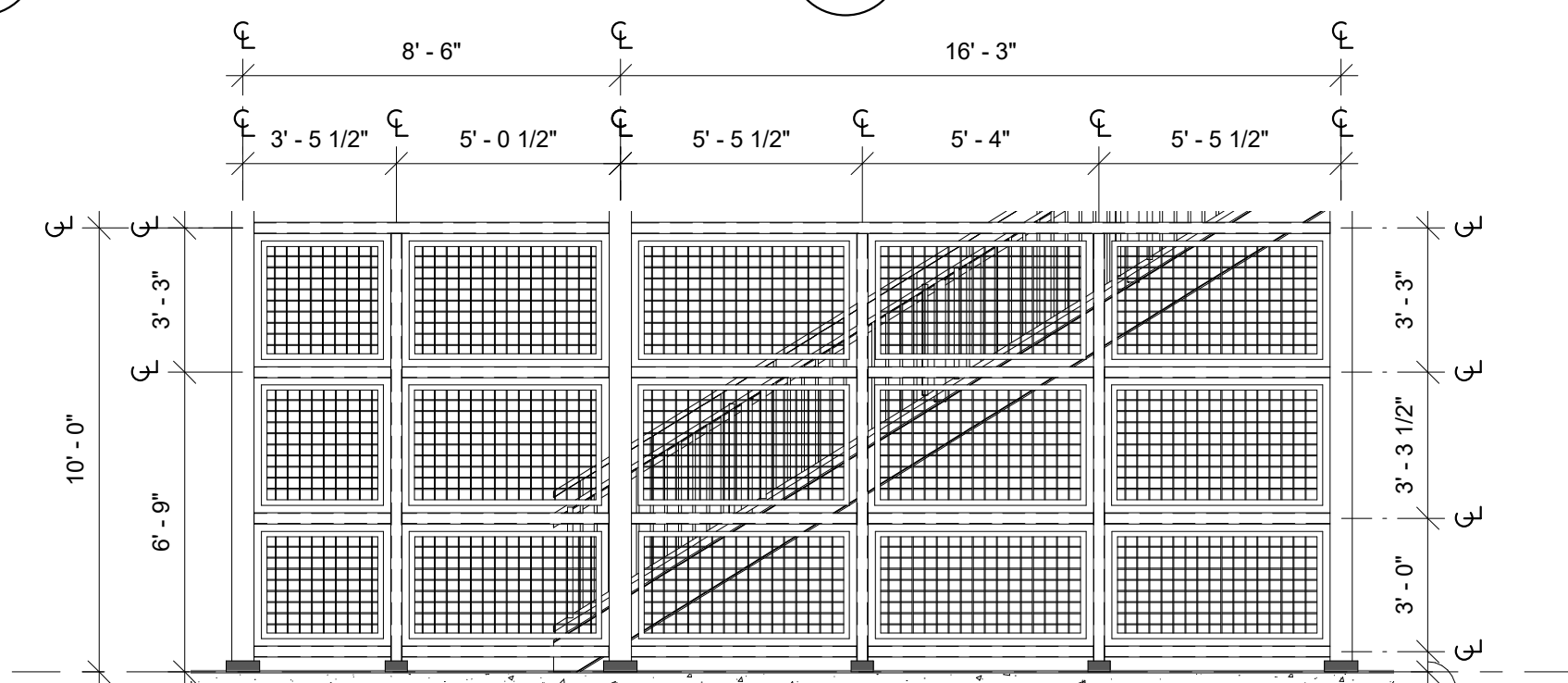
**4 NORTH STAIR - NORTH**  
SCALE: 1/4" = 1'-0"



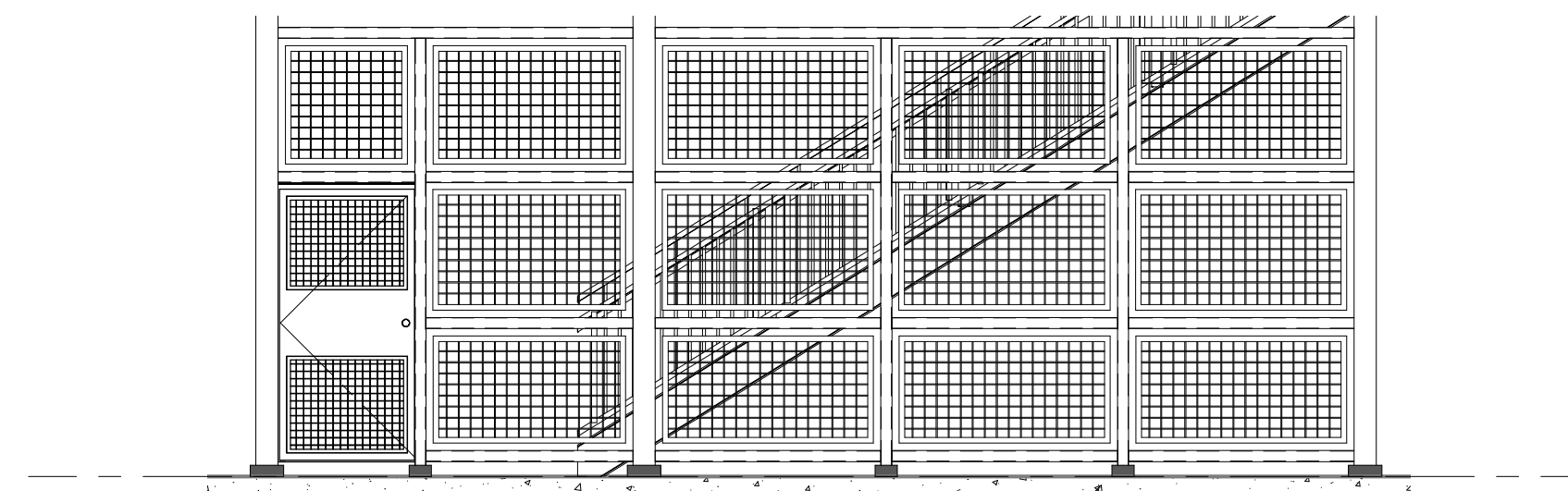
**3 NORTH STAIR - SOUTH**  
SCALE: 1/4" = 1'-0"



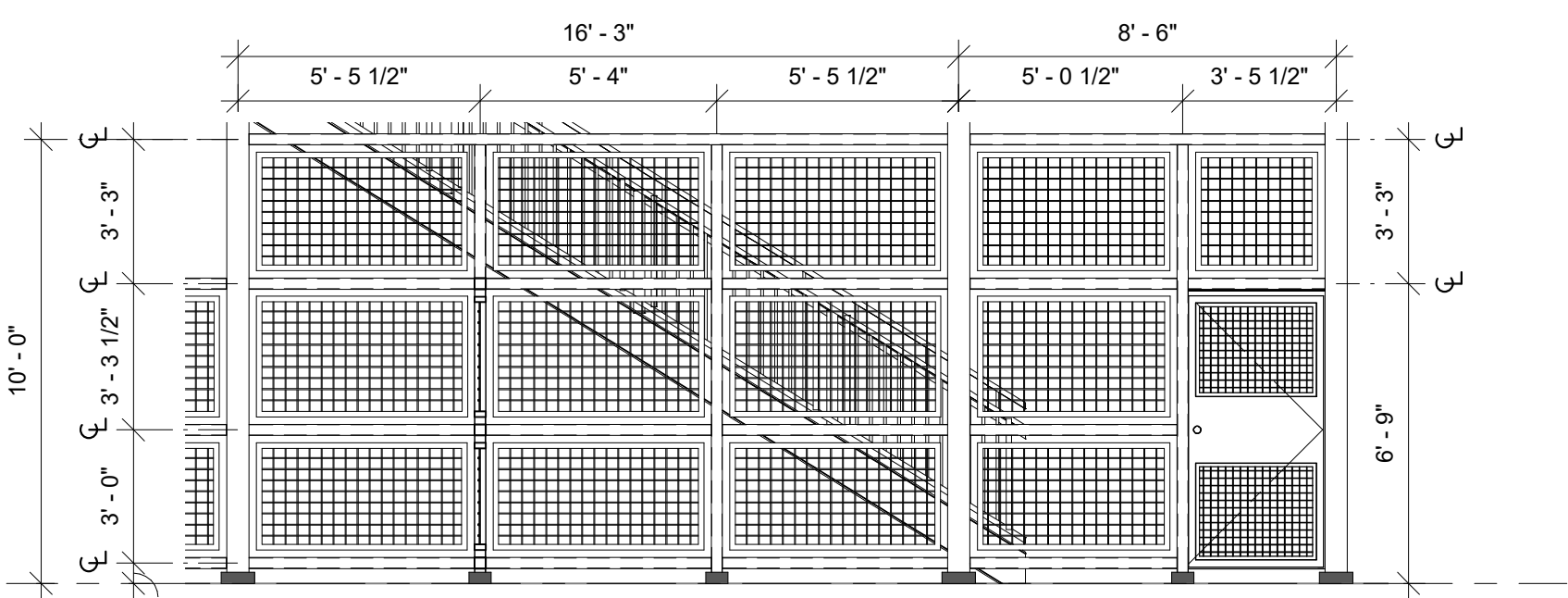
**10 SOUTH STAIR - EAST**  
SCALE: 1/4" = 1'-0"



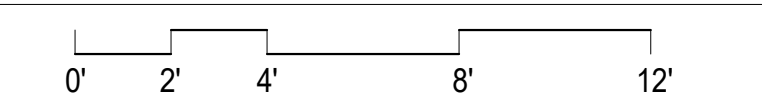
**2 NORTH STAIR - EAST**  
SCALE: 1/4" = 1'-0"



**9 SOUTH STAIR - WEST**  
SCALE: 1/4" = 1'-0"



**1 NORTH STAIR - WEST**  
SCALE: 1/4" = 1'-0"





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS	

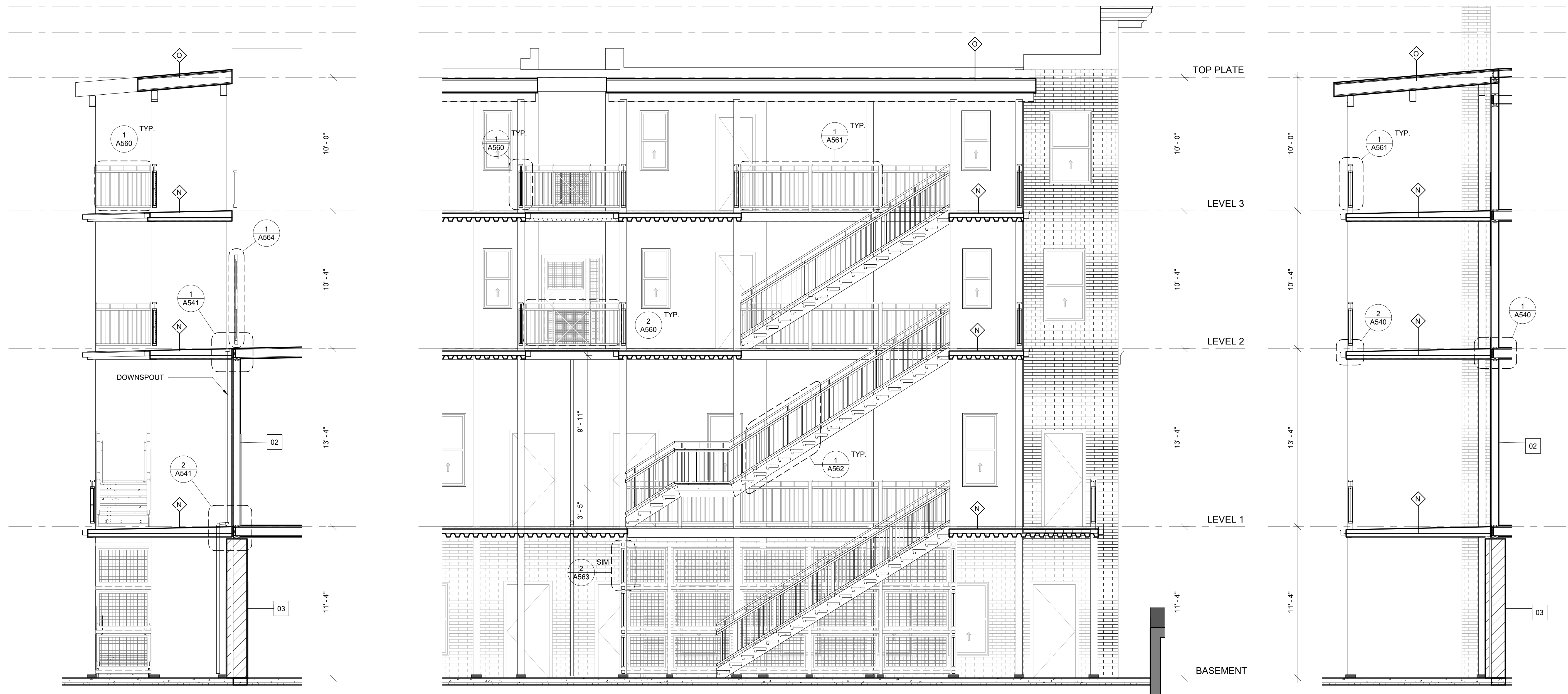
REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**STAIR & DECK SECTIONS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

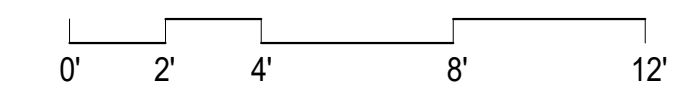
**A320**



**3 DECK SECTION AT LIGHT WELL**  
SCALE: 1/4" = 1'-0"

**2 STAIR SECTION 01**  
SCALE: 1/4" = 1'-0"

**1 DECK SECTION 01**  
SCALE: 1/4" = 1'-0"





WALL ASSEMBLY TYPES: EXISTING EXTERIOR WALLS					
NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL VALUE
01		<ul style="list-style-type: none"> <li>(1) LAYER 5/8" TYPE "X" GWB</li> <li>R-21 UNFACED BATT INSULATION</li> <li>2X6 WOOD STUD FRAMING @ 16" O.C. MAXIMUM</li> <li>STRUCTURAL PLYWOOD SHEATHING</li> <li>AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS</li> <li>2" MINIMUM AIR SPACE</li> <li>3-5/8" X 2-1/4" X 8" MASONRY VENEER</li> </ul>	EXISTING 1 HOUR WALL	NR	-
02		<ul style="list-style-type: none"> <li>(1) LAYER 5/8" TYPE "X" GWB</li> <li>R-21 UNFACED BATT INSULATION</li> <li>2X6 WOOD STUD FRAMING @ 16" O.C. MAXIMUM</li> <li>STRUCTURAL PLYWOOD SHEATHING</li> <li>AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS</li> <li>STUCCO FINISH ON SELF-FURRING METAL LATH</li> </ul>	EXISTING 1 HOUR WALL	NR	-
03		<ul style="list-style-type: none"> <li>(1) LAYER 5/8" TYPE "X" GWB</li> <li>12" STRUCTURAL MASONRY WALL (VERIFY ON SITE)</li> <li>AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS</li> <li>2" MINIMUM AIR SPACE</li> <li>3-5/8" X 2-1/4" X 8" MASONRY VENEER</li> </ul>	EXISTING 1 HOUR WALL	NR	-

FLOOR/CEILING ASSEMBLY TYPES					
NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL VALUE
N		<ul style="list-style-type: none"> <li>CONCRETE SLAB 2.5" MINIMUM THICKNESS OVER 2" CELLULAR DECKING. DEPTH AND GUAGE PER STRUCTURAL. CONCRETE TO BE FINISHED WITH WEATHERPROOF SEAL.</li> <li>SPRAY-APPLIED FIRE RESISTIVE COATING (MASTIC &amp; INTUMESCENT COATING) HILTI - ALL WEATHER HIGH BUILD - CFP-SP AWHB</li> </ul>	1-HR ANSI/UL 263 BXUV DESIGN NO. D990	NA	NA
O		<ul style="list-style-type: none"> <li>TORCH-DOWN ROOFING PER SPECIFICATION</li> <li>1/2" PLYWOOD SHEATHING PER STRUCTURAL</li> <li>2X10 WOOD JOISTS @ 24" O.C. PER STRUCTURAL</li> <li>(2) LAYERS 5/8" TYPE "X" GWB</li> </ul>	1-HR FM FC 172, 2-25-72; ITS, 8-6-98	NA	NA



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

PH: 206.623.1104  
FX: 206.623.5285

JENSEN  
BLOCK

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS  
NO DATE DESCRIPTION  
1 08/16/21 LANDMARKS

REVISIONS / NOTES  
NO DATE DESCRIPTION

SDCI STAMP

TITLE  
ASSEMBLIES

MUP #  
SDOT #  
PERMIT #  
DRAWN PD  
CHECKED PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

A500

UL ONLINE CERTIFICATIONS DIRECTORY

**Design No. D990**  
**BXUV.D990**  
**Fire-resistance Ratings - ANSI/UL 263**

Face Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

**BXUV - Fire Resistance Ratings - ANSI/UL 263**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263  
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

**Design No. D990**  
March 10, 2016

Restrained Assembly Ratings - 1, 1-1/2 and 2 Hr. (See Item 4)  
Unrestrained Assembly Ratings - 0 Hr. (See Item 3)  
Unrestrained Beam Ratings - 1 Hr. (See Item 4)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used - See Guide BXUV or BXUVZ.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

**SECTION A-A**

Beam - W6 x 25, minimum size.

- Normal-Weight or Lightweight Concrete - Normal-weight concrete, carbonate or siliceous aggregate, 3500 psi nominal compressive strength. Low-density concrete, expanded shale, clay or slate aggregate by rotary kiln method, 110±3 lb/ft³ density, 3500 psi nominal compressive strength.
- Welded Wire Fabric - 6 x 6-W1.4 x W1.4.
- Steel Floor Units\* - Composite or noncomposite floor units, 22 MSG thick fluted sections, welded to supports with 3/4 in. gusset welds spaced 12 in. OC. Adjacent units bottom punched or welded 12 in. OC along side joints. When the maximum clear span of the steel floor unit is less than or equal to the tested span of 9 ft. - 6 in., the unrestrained assembly rating is increased to 1 Hr and 1-1/2 Hr to match the unrestrained beam rating.

DECK WEST INC - 36 in. wide Type 3-DV

KAM INDUSTRIES LTD, DBA CORDECK - Types QL-59, QL-WK

VULCRAFT, DIV OF NUCOR CORP - 24 or 36 in. wide Types 3VLJ and 3VLP, Phos/ptd Type 3VLJ units

- Mastic and Intumescent Coating\* - Mastic coating spray or brush applied in accordance with manufacturer's instructions to the minimum dry film thicknesses shown below. The thickness shown does not include primer thickness.

Restrained Assembly Rating, Hr.	Unrestrained Assembly Rating, Hr.	Unrestrained Beam Rating, Hr.	Min Concrete Cover Thickness, in		Min Dry Thickness of Fire Finish CFP-SP WB on Beam, inches	Min Dry Thickness of Fire Finish CFP-SP WB on Beam, mm
			Normal-Weight Concrete	Lightweight Concrete		
1	0 (see Item 3)	1	3-1/4	2-1/2	0.052	1.33
1-1/2	0 (see Item 3)	1	4	2-3/4	0.052	1.33
2	0 (see Item 3)	1	4-1/2	3-1/4	0.052	1.33

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - Fire Finish CFP-SP WB investigated for Conditioned Interior Space Purpose and Interior General Purpose

- Primer Coating - (Not Shown) - 60 micron (2 mil) thickness of a two component epoxy primer or 60 micron (2 mil) thickness of an alkyd primer or 60 micron (2 mil) thickness of an acrylic primer or 60 micron (2 mil) thickness of a polyurethane primer.
- Shear Connectors - (Optional) (Not Shown) - Studs, 3/4 in. diam by 4-1/2 in. long, headed type or equivalent per AISC specification. Welded to the top flange of the beam, through the deck.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2016-03-10



ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

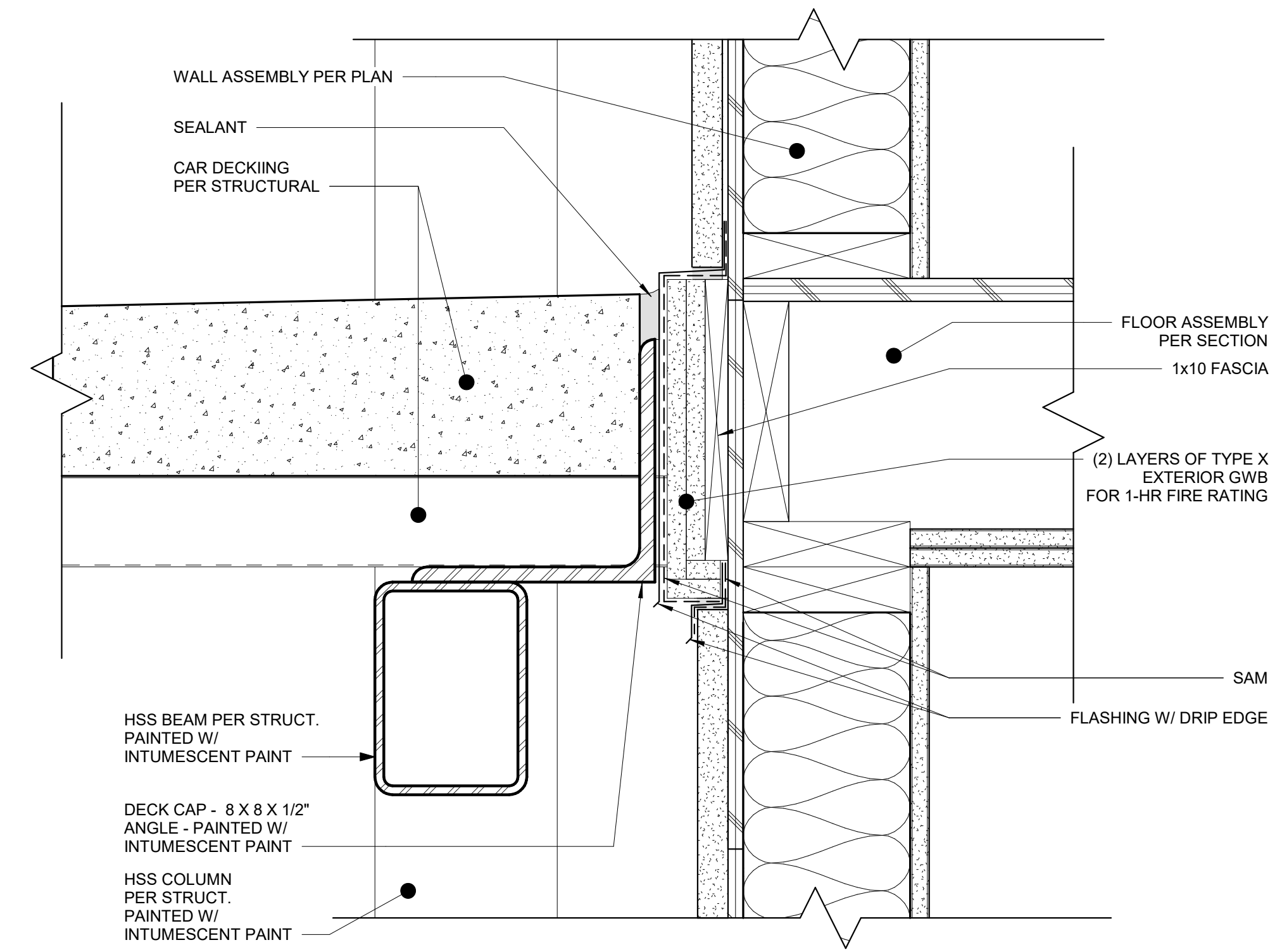
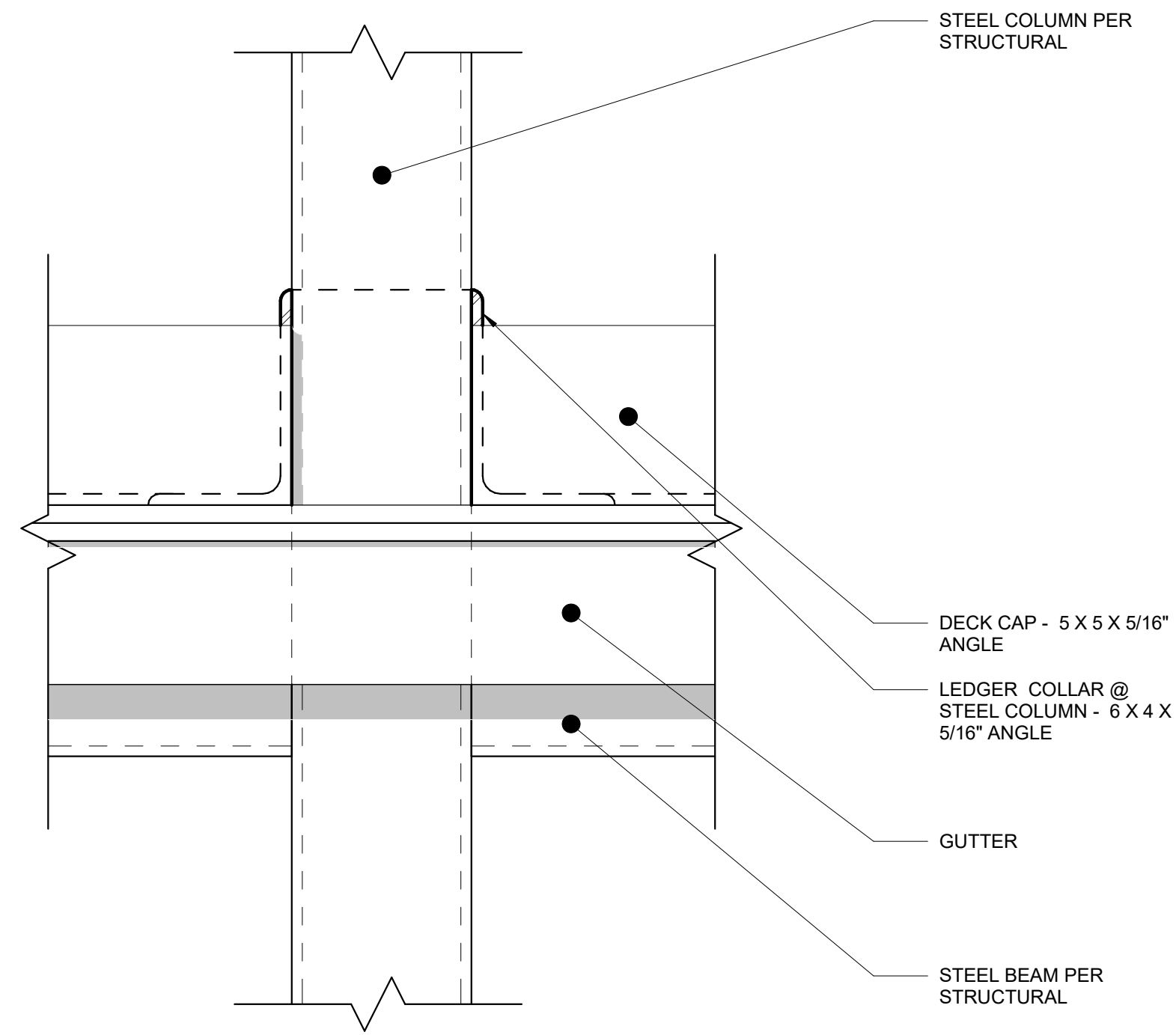
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**CONCRETE  
DECK DETAILS**

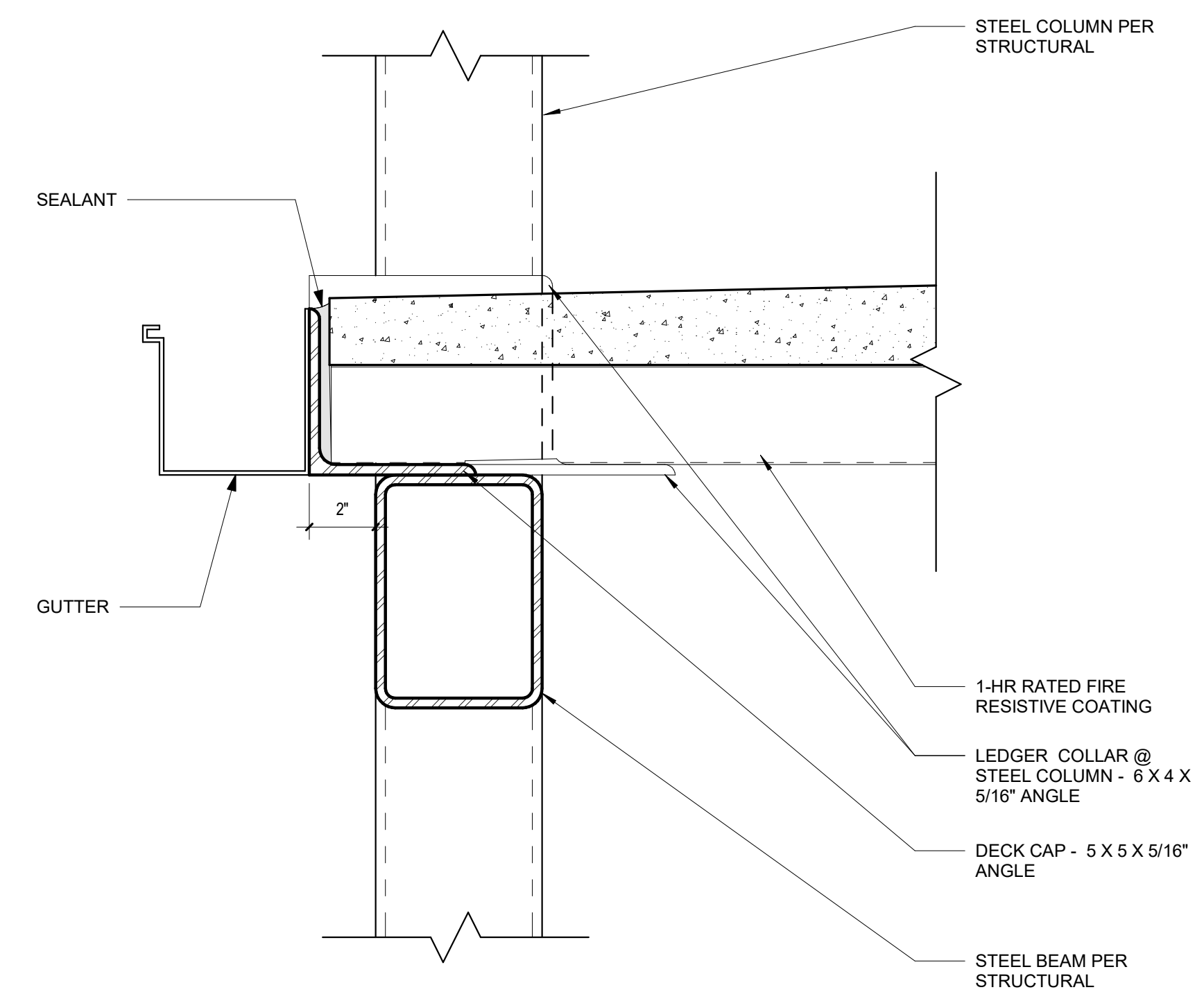
MUP #	
SDOT #	
PERMIT #	
DRAWN	TL
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**A540**



**3** ELEVATION - EGRESS BALCONY COLUMN COLLAR  
SCALE: 3" = 1'-0"

**1** EGRESS BALCONY CONNECTION @ BUILDING  
SCALE: 3" = 1'-0"



**2** SECTION - EGRESS BALCONY CONNECTION @ COLUMN  
SCALE: 3" = 1'-0"



ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

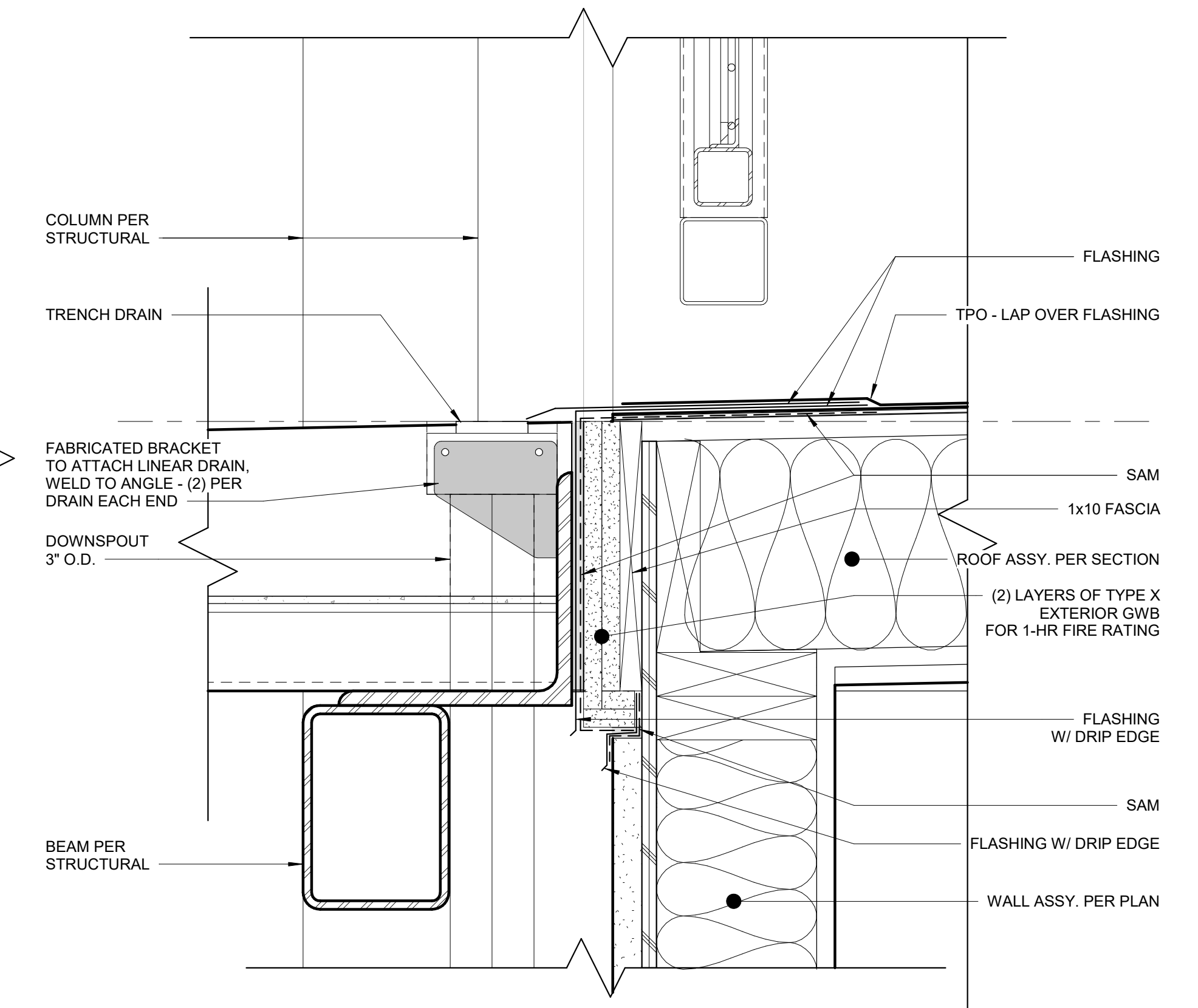
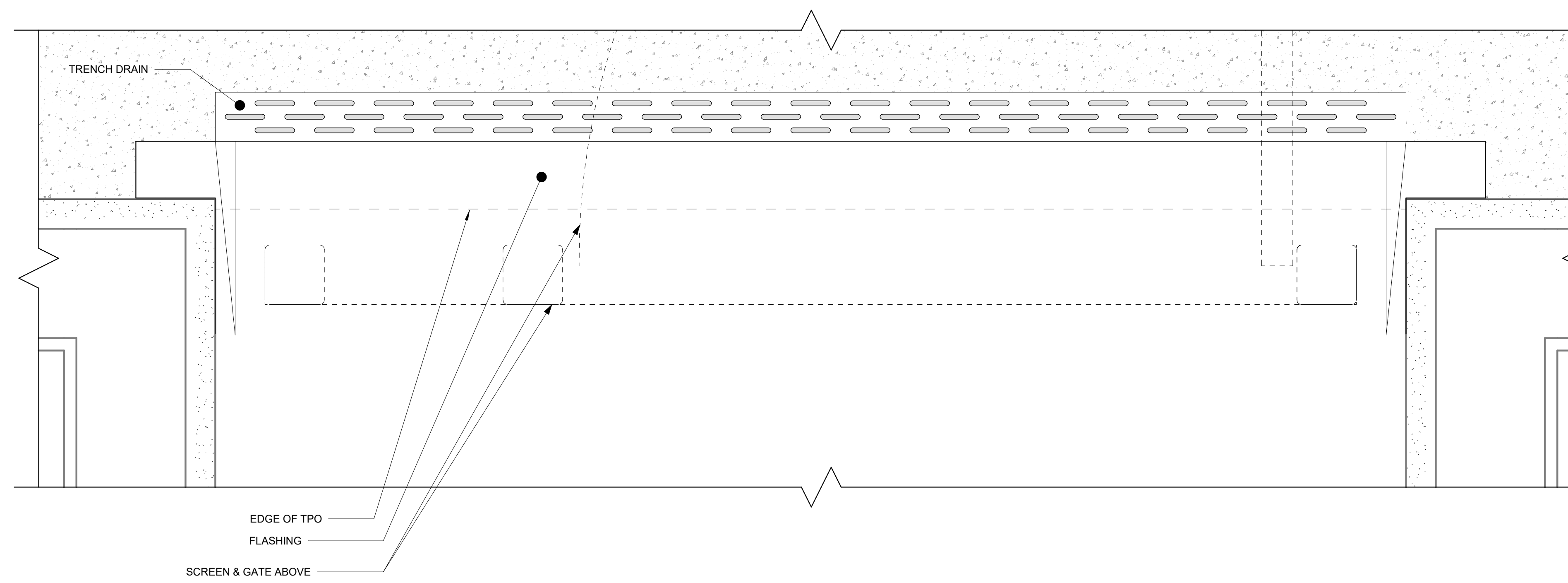
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**CONCRETE  
DECK DETAILS**

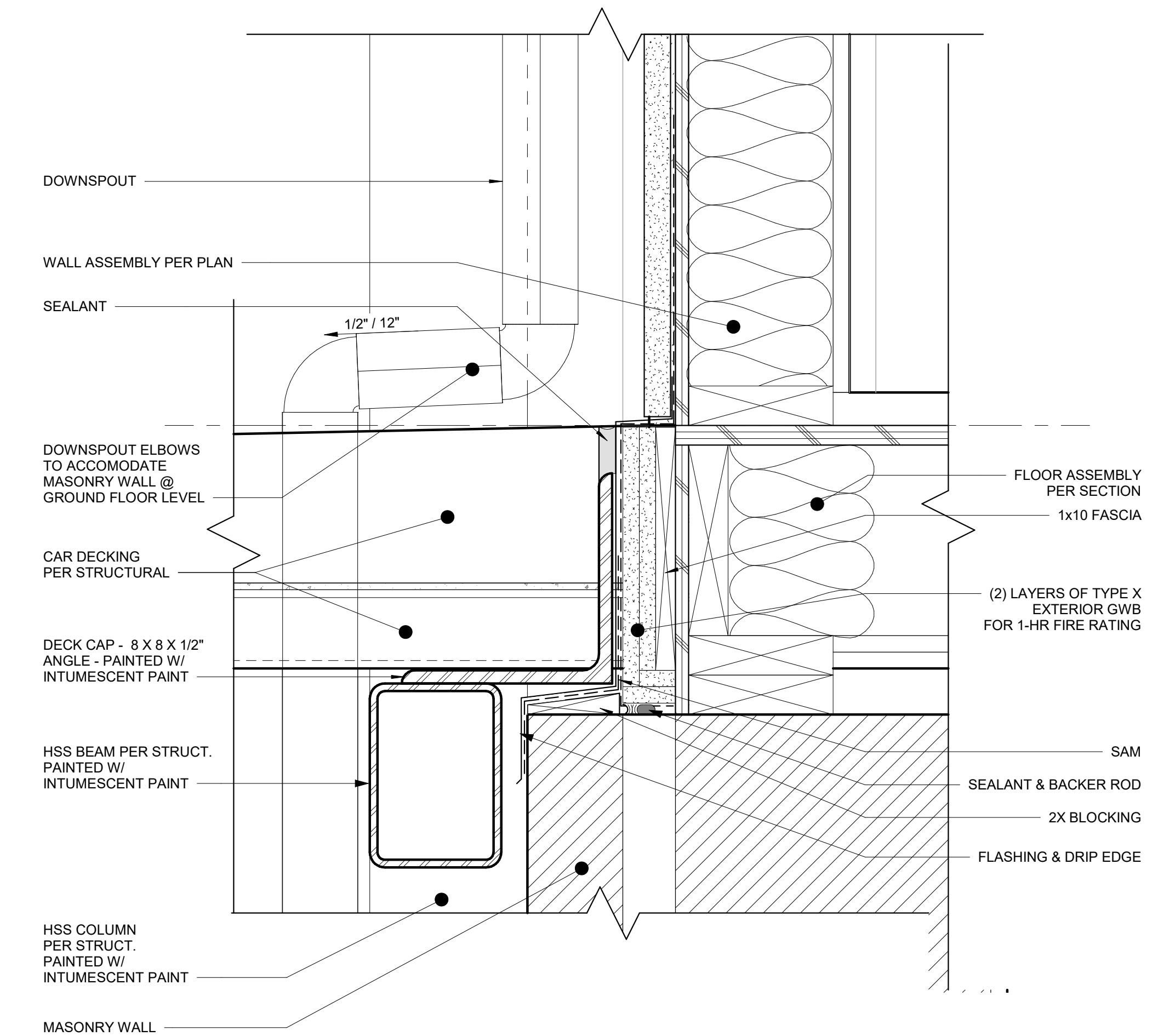
MUP #	
SDOT #	
PERMIT #	
DRAWN	TL
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**A541**



**3** PROPOSED - SECOND FLOOR - Callout 1  
SCALE: 3" = 1'-0"

**1** DECK SECTION AT LIGHT WELL - Callout 1  
SCALE: 3" = 1'-0"



**2** DECK SECTION @ MASONRY WALL  
SCALE: 3" = 1'-0"



ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

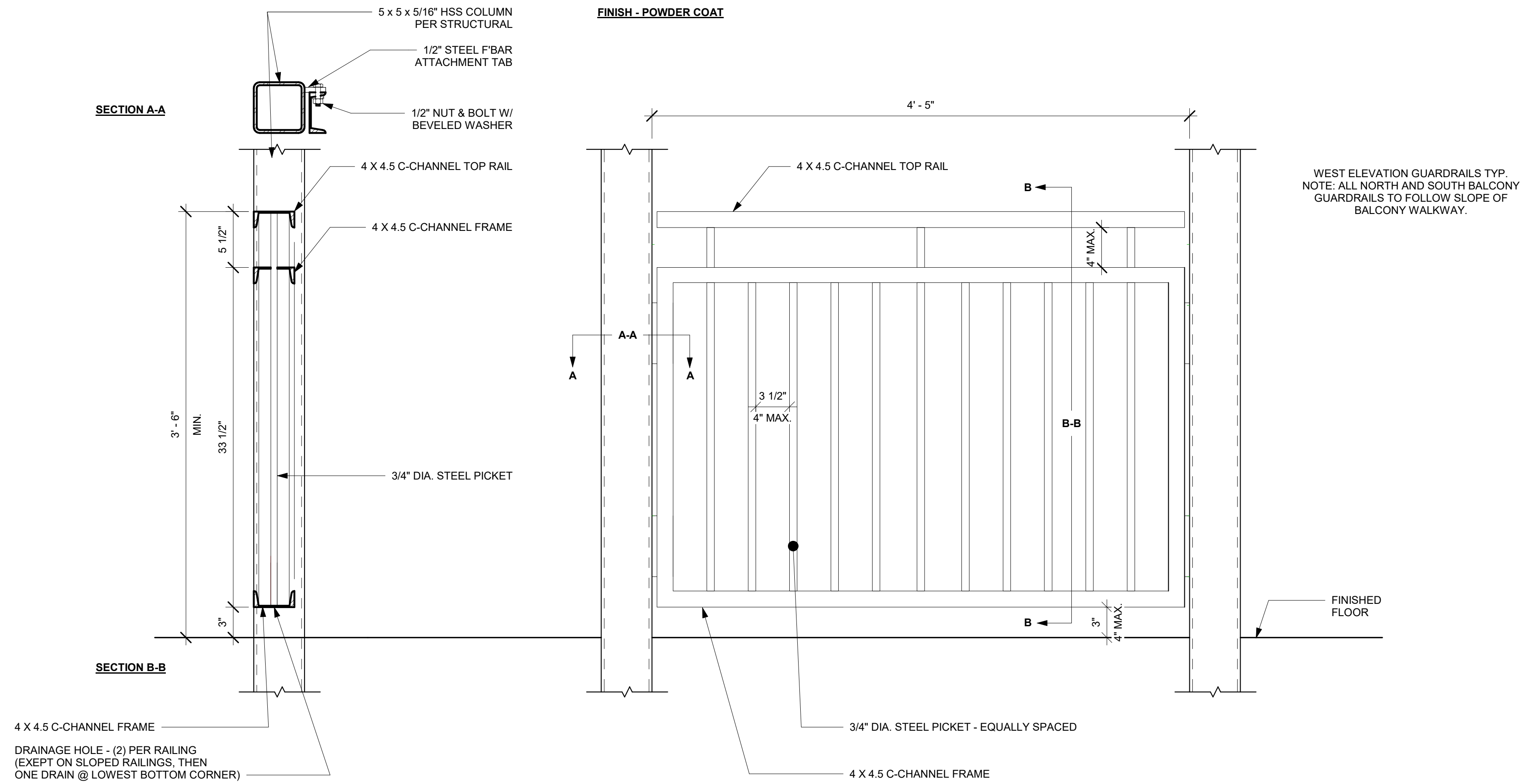
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

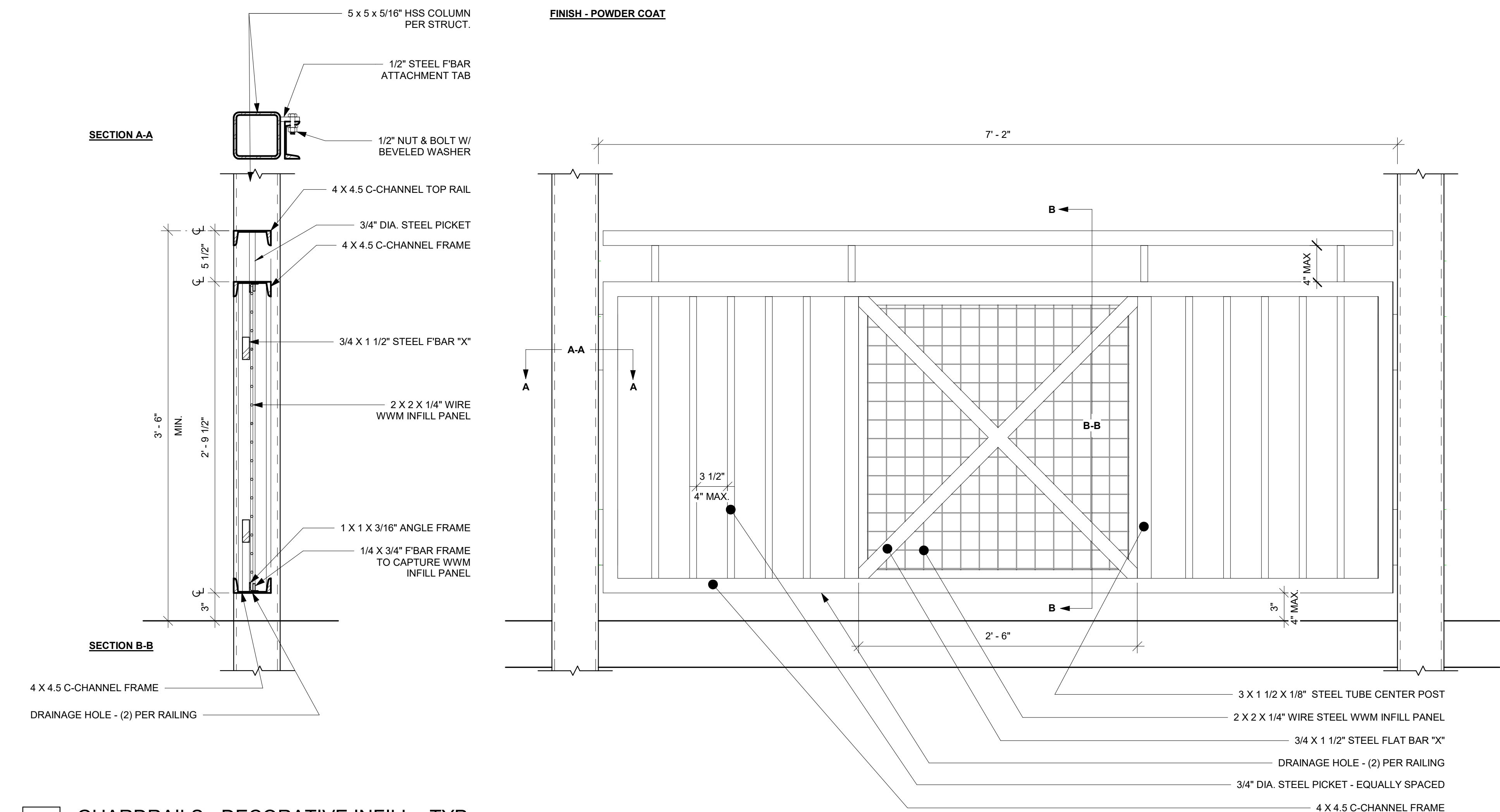
TITLE  
**STEEL DETAILS  
GUARDRAILS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	TL
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**A560**



**1 GUARDRAILS - TYP.**  
SCALE: 1 1/2" = 1'-0"



**2 GUARDRAILS - DECORATIVE INFILL - TYP.**  
SCALE: 1 1/2" = 1'-0"

**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

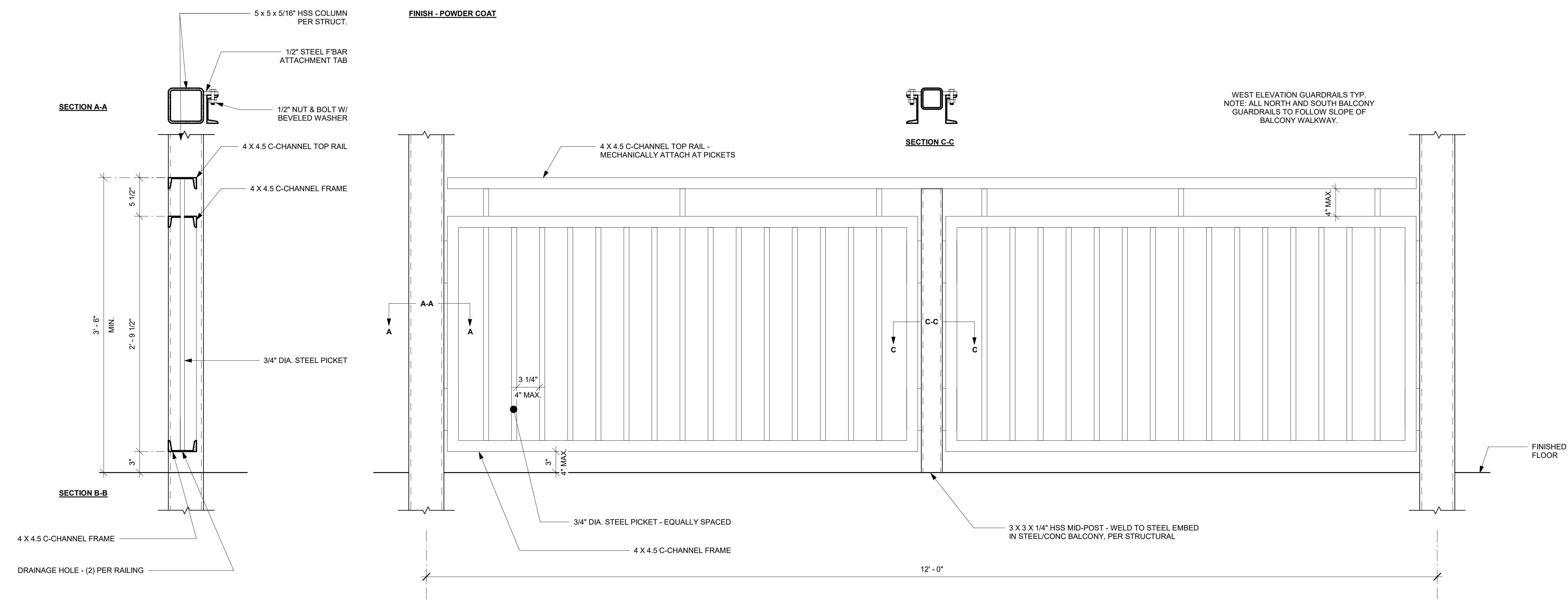
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**STEEL DETAILS  
GUARDRAILS**

MUP #	
SDOT #	
PERMIT #	
DRAWN	TL
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**A561**



**1** GUARDRAILS - LONG SPAN - TYP.  
SCALE: 1 1/2" = 1'-0"



**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

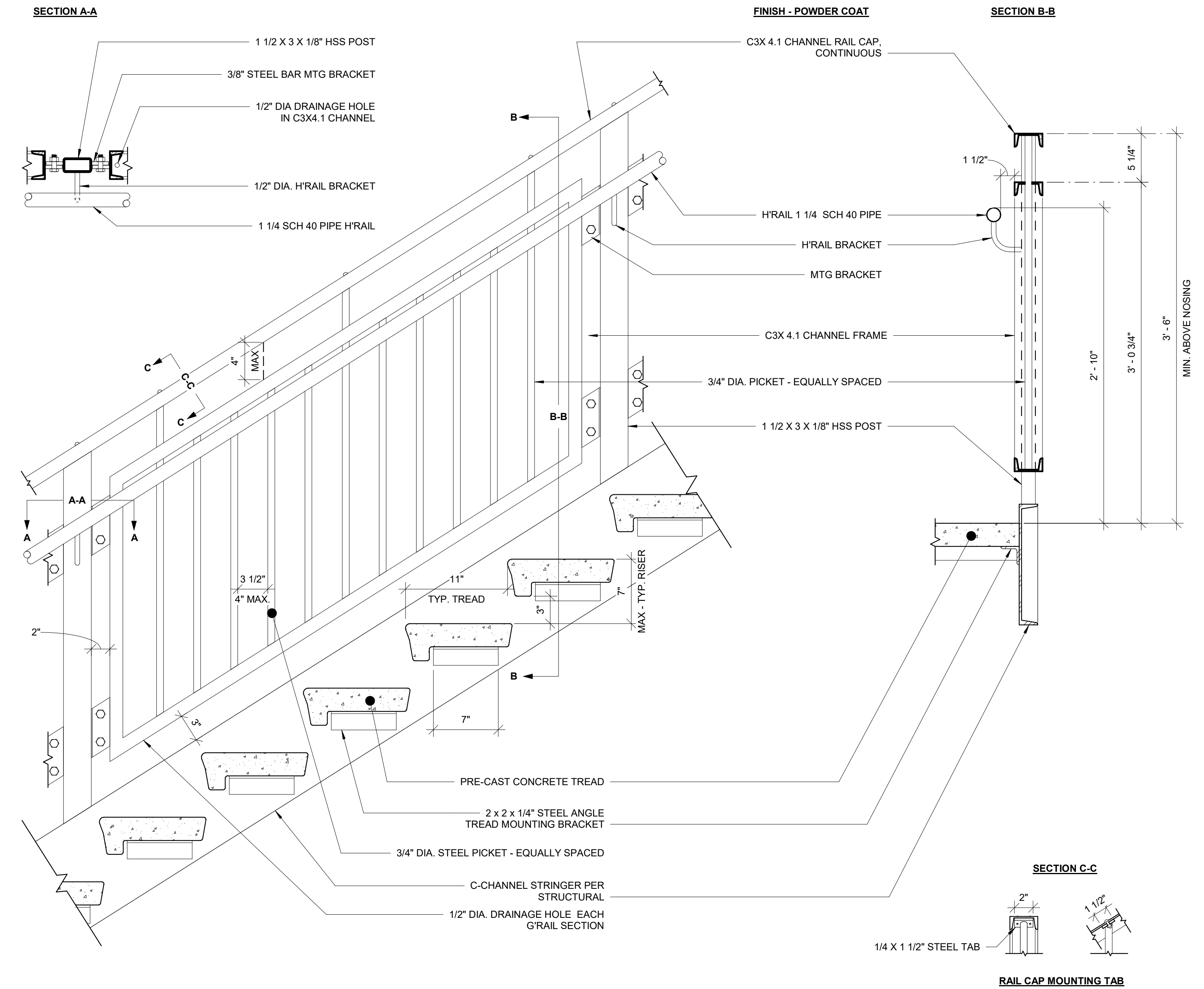
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**STEEL DETAILS -  
STAIRS**

MUP # \_\_\_\_\_  
SDOT # \_\_\_\_\_  
PERMIT # \_\_\_\_\_  
DRAWN \_\_\_\_\_ TL  
CHECKED \_\_\_\_\_ PD  
ISSUE DATE 08/16/21  
JOB NO. 21017  
SHEET NO.:

**A562**



**1 RAILINGS @ STAIRS**  
SCALE: 1 1/2" = 1'-0"

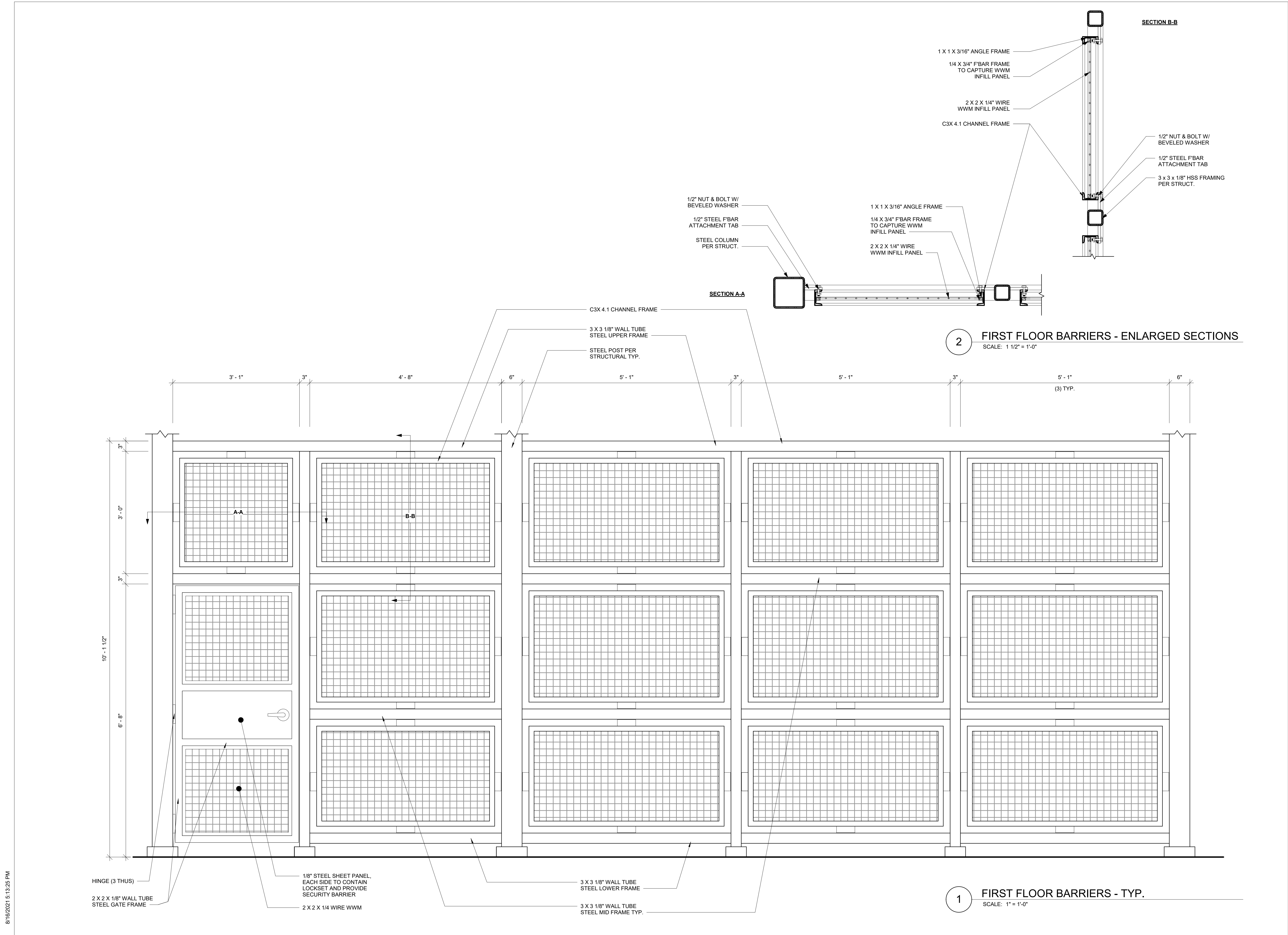
ISSUED SETS		
NO	DATE	DESCRIPTION
1	08/16/21	LANDMARKS

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

SDCI STAMP

TITLE  
**STEEL DETAILS -  
SECURITY  
ENCLOSURES**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	





**JENSEN  
BLOCK**

601 EASTLAKE AVE E,  
SEATTLE, WA 98109

ISSUED SETS	NO	DATE	DESCRIPTION
	1	08/16/21	LANDMARKS

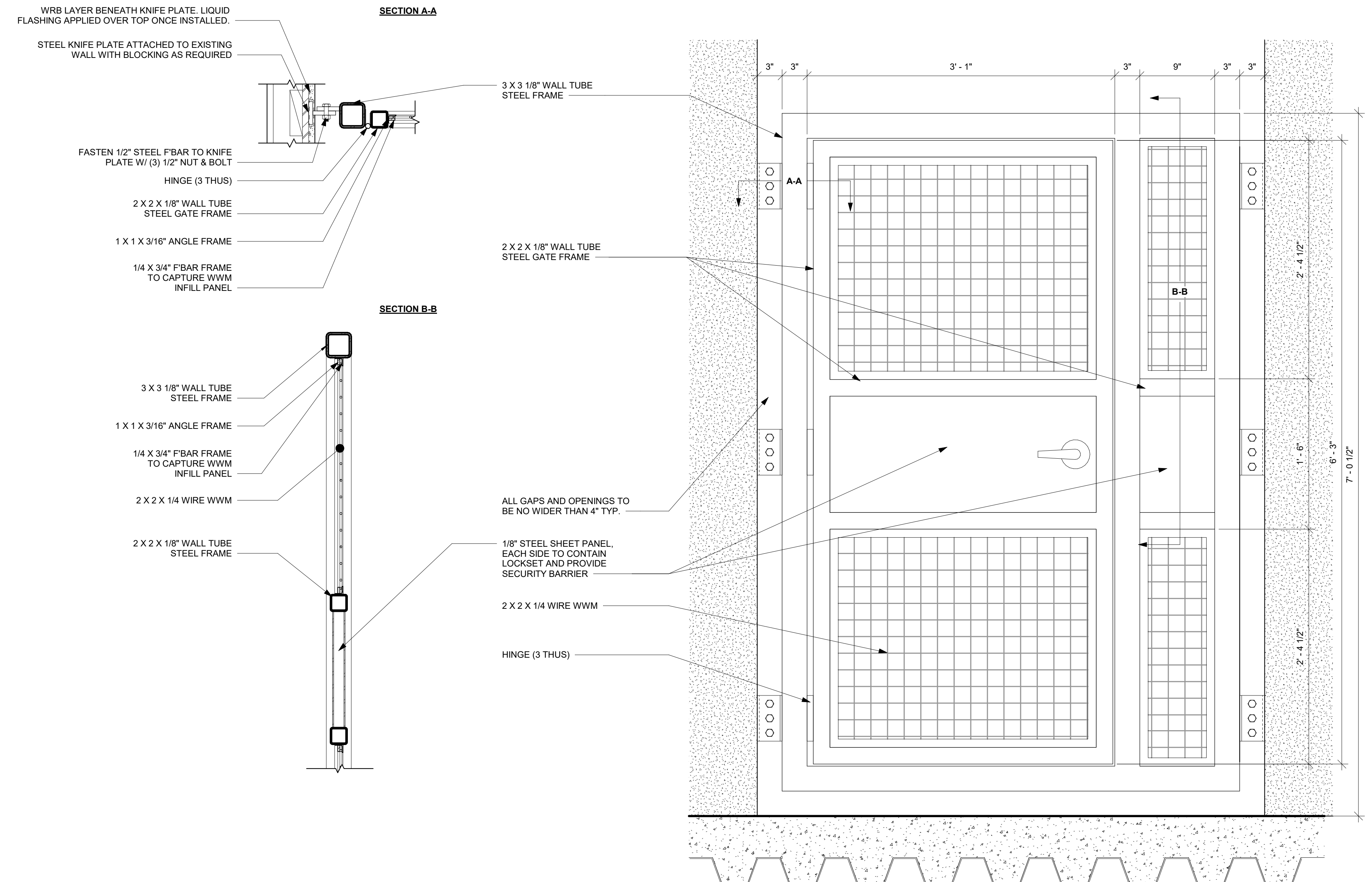
REVISIONS / NOTES	NO	DATE	DESCRIPTION
-------------------	----	------	-------------

SDCI STAMP

TITLE  
**STEEL DETAILS -  
LIGHTWELL  
GATES**

MUP #	
SDOT #	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

**A564**



**1** LIGHTWELL GATE - TYP.  
SCALE: 1 1/2" = 1'-0"

SEE G'RAIL DETAILS ON 2/A560 FOR CAPTURING MESH