

YWCA Summary (color coded throughout photos/drawings):

- REPLACE FORMER WINDOW WITH NEW EXHAUST GRILLE AT LEVEL1 (ALLEY).

- REPLACE NON-ORIGINAL, NON-OPERABLE, METAL WINDOWS (ALLEY & LIGHTCOURT).

- REPLACE NON-ORIGINAL, METAL WINDOWS ON LEVEL 7 & 8 (SENECA ST. & 5TH AVE).

- INSTALL NEW CONCRETE SHEAR WALLS (ALLEY & LIGHTCOURT) BEHIND EXIST. WINDOW OPENINGS, FRAMES, SASHES (TO REMAIN).

- INSTALL NEW ROOFTOP UTILITY EQUIPMENT (MECH./ELEC).

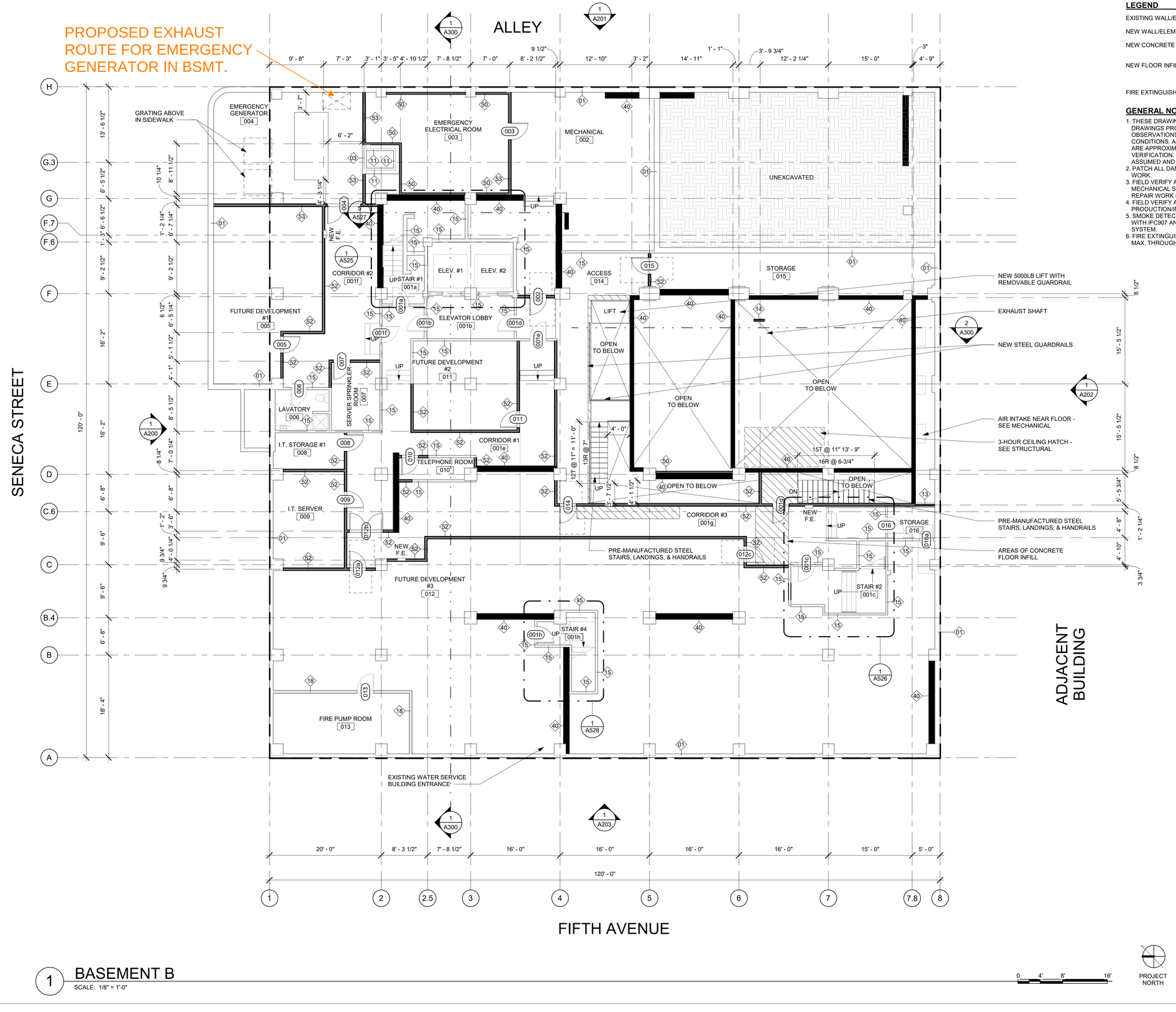
YWCA
Exterior Looking West on Seneca St.
October 2020

NON-ORIG./METAL
WINDOWS ON LEVEL
7 & 8 (ALONG SENECA &
5TH AVE) TO BE REPLACED

NON-ORIG, METAL,
NON-OPERABLE WINDOWS
TO BE REPLACED

PROPOSED EXHAUST
GRILLE FOR EMERGENY
GENERATOR IN BSMT.

YWCA
Exterior Looking SW on Seneca St.
October 2020



LEGEND

- EXISTING WALL/ELEMENT TO REMAIN
- NEW WALL/ELEMENT
- NEW CONCRETE WALL/ELEMENT
- NEW FLOOR INFILL
- FIRE EXTINGUISHER

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.
2. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC907 AND CONNECTED TO THE FIRE ALARM SYSTEM.
6. FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING.

1 BASEMENT B

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

0 4' 8' 16'

PROJECT NORTH

12/13/2020 6:16:47 PM

SMR ARCHITECTS

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YWCA
5TH & SENECA

1118 FIFTH AVE.
SEATTLE, WA 98101

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ANDERSEN CONSTRUCTION

8551 REGISTERED ARCHITECT
DOUGLAS J. ITO
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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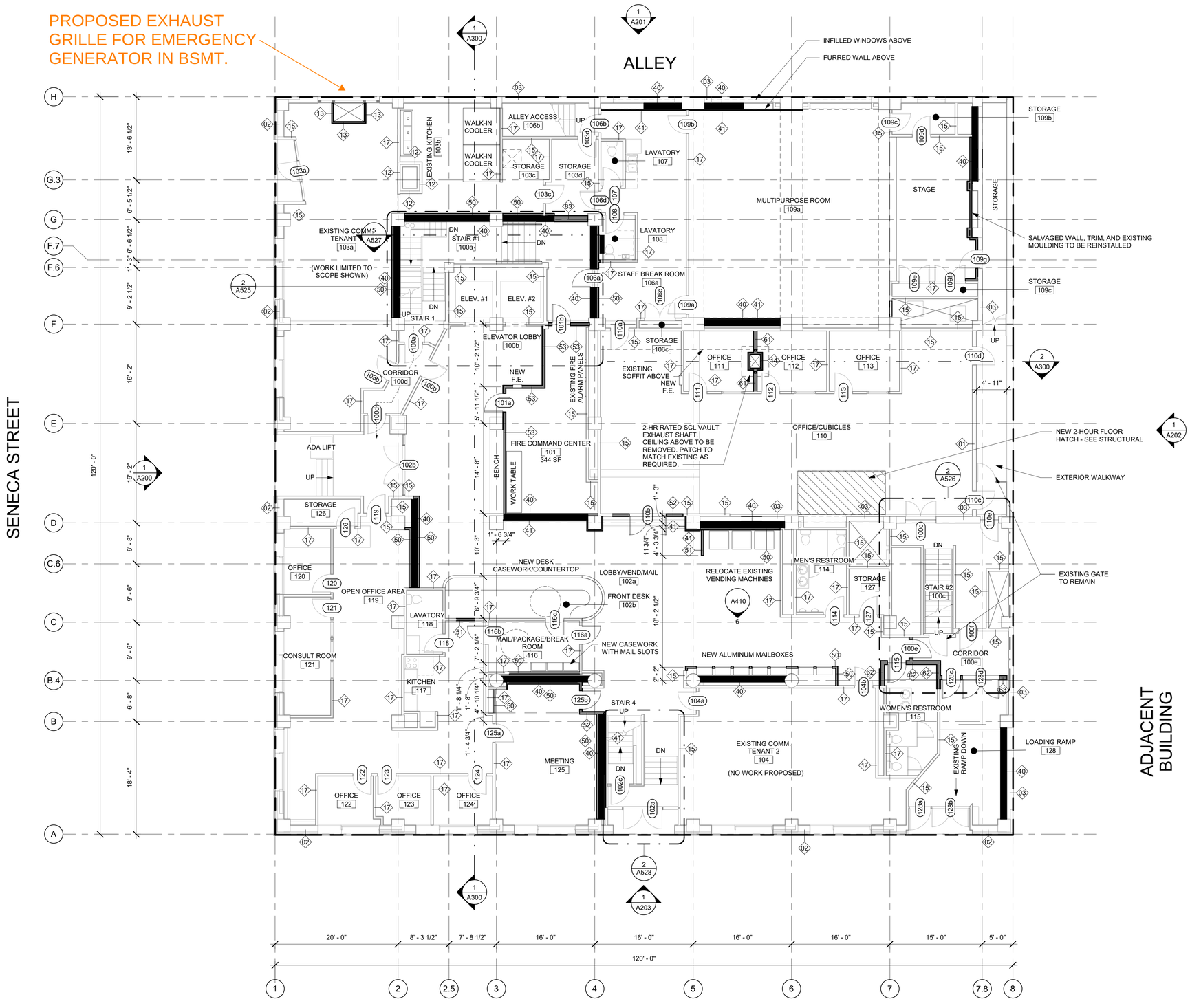
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TITLE

PLAN - BASEMENT

PERMIT #	#6748272-CN
DRAWN	DK, JA
CHECKED	DI, AP
ISSUE DATE	12/14/20
JOB NO.	20009
SHEET NO.:	

A100B



LEGEND

- EXISTING WALL/ELEMENT TO REMAIN
- NEW WALL/ELEMENT
- NEW CONCRETE WALL/ELEMENT
- NEW FLOOR INFILL
- FIRE EXTINGUISHER

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

0 4' 8' 16'

PROJECT NORTH

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PLAN - LEVEL 1

PERMIT #	#6748272-CN
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JOB NO.	20009

SHEET NO.:

A101

NON-ORIG, METAL,
NON-OPERABLE WINDOWS
TO BE REPLACED

PROPOSED EXHAUST
GRILLE FOR EMERGENY
GENERATOR IN BSMT.

YWCA
Exterior Looking SW on Alley
October 2020


NON-ORIG, METAL,
NON-OPERABLE
WINDOWS TO BE
REPLACED



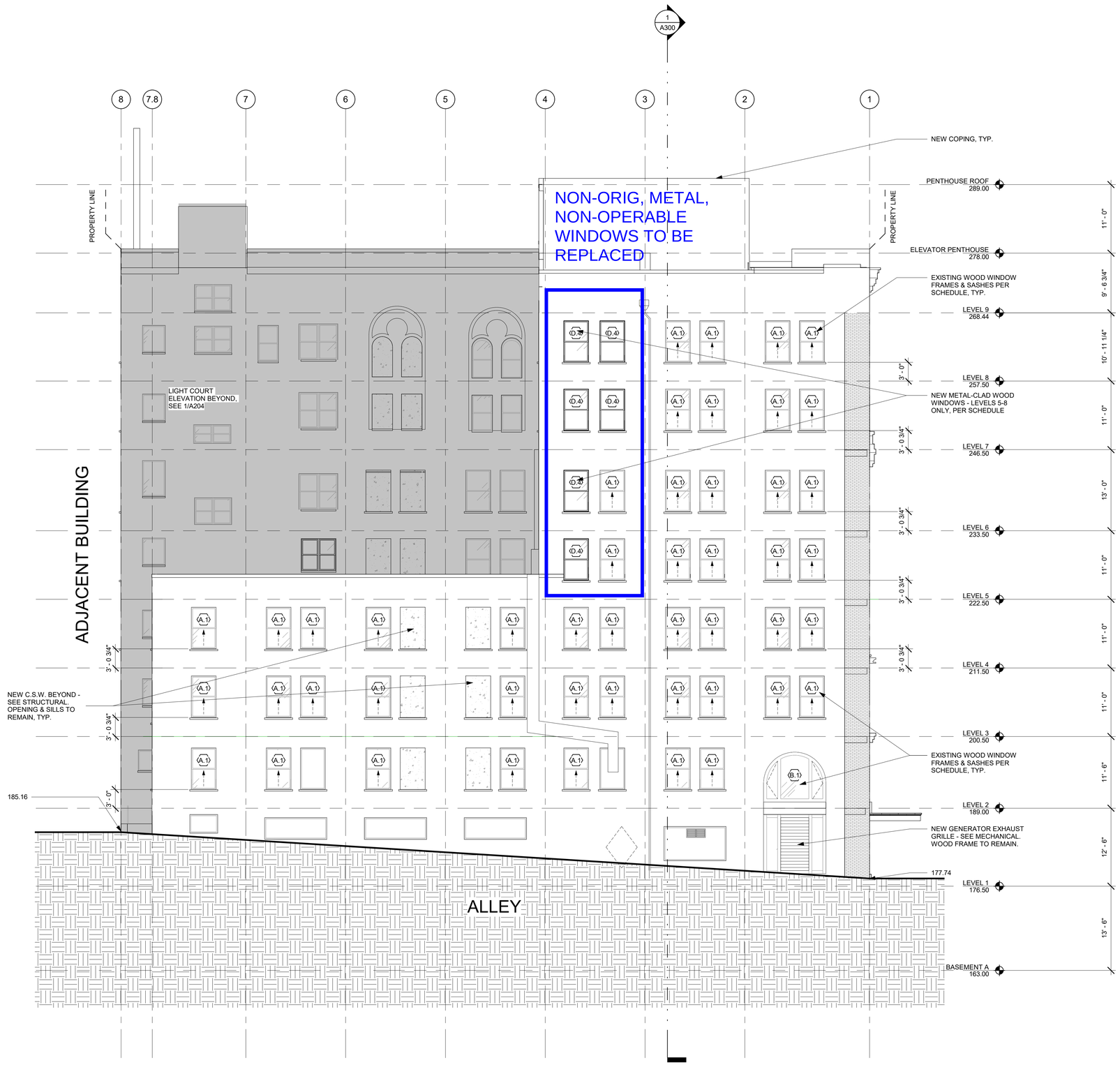
YWCA
Interior - L7 - non-operable/obscured glazing window to be replaced - Alley
October 2020



YWCA
Interior - L7 - non-operable/obscured glazing window to be replaced - Alley
October 2020



YWCA
Interior - L8 - non-operable/obscured glazing window to be replaced - Alley
October 2020



1 ELEVATION - EAST

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

0 4' 8' 16'

LEGEND

EXISTING WALL/ELEMENT TO REMAIN

NEW WALL/ELEMENT

GENERAL NOTES

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ELEVATION - EAST

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A201

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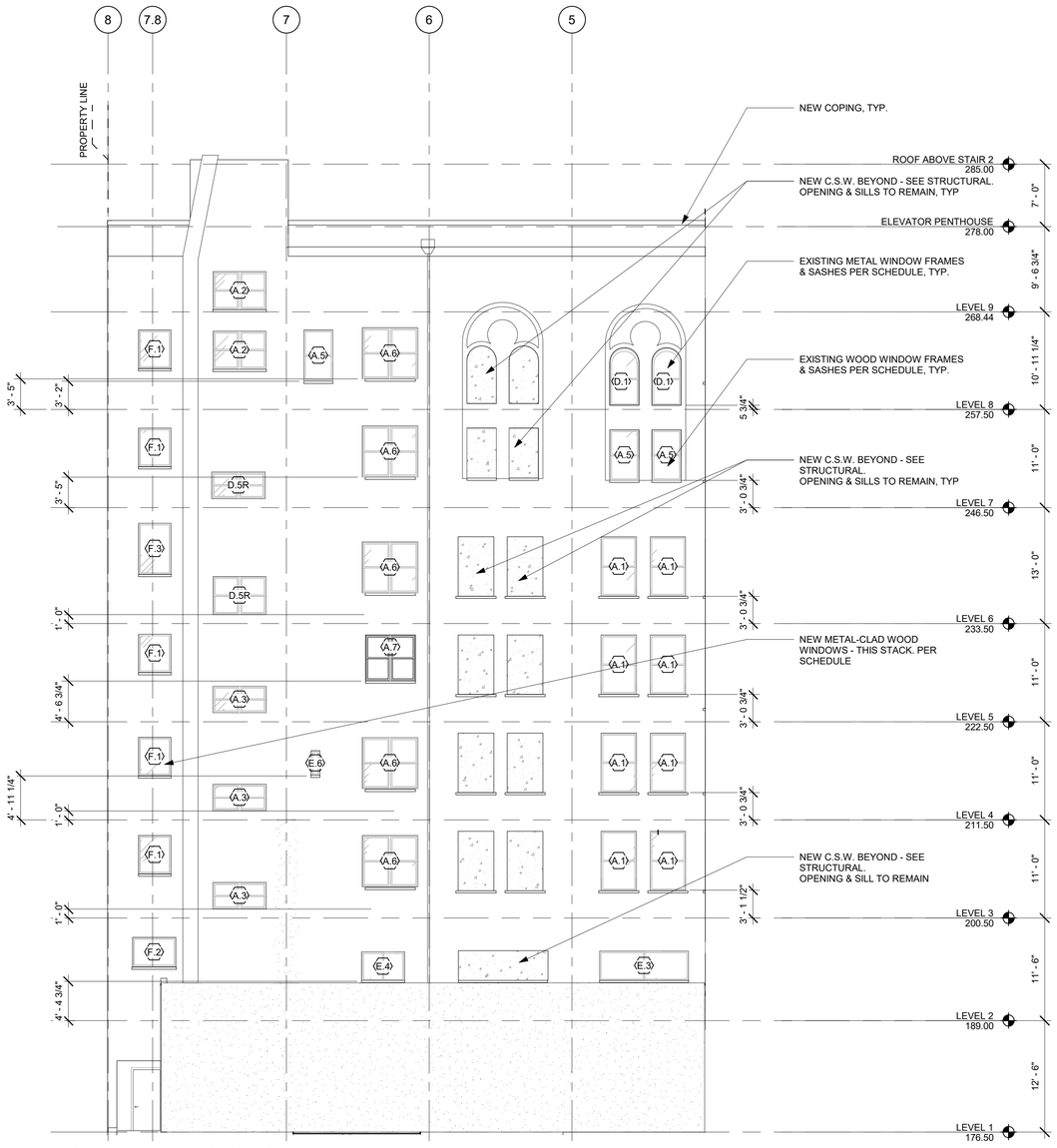
LEGEND

EXISTING WALL/ELEMENT TO REMAIN

NEW WALL/ELEMENT

GENERAL NOTES

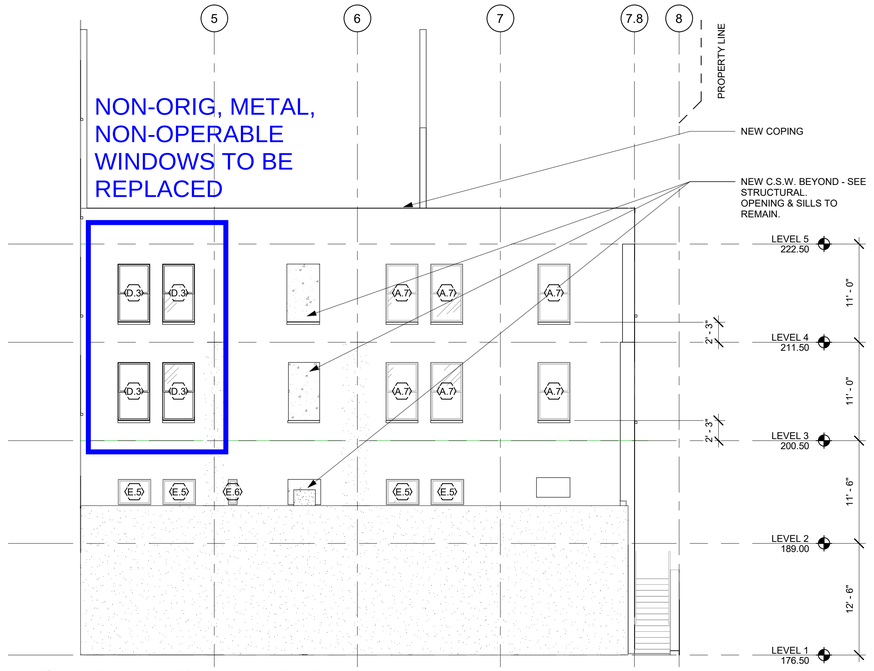
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1 ELEVATION - EAST B

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

0 4' 8' 16'



2 ELEVATION - WEST B

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

0 4' 8' 16'

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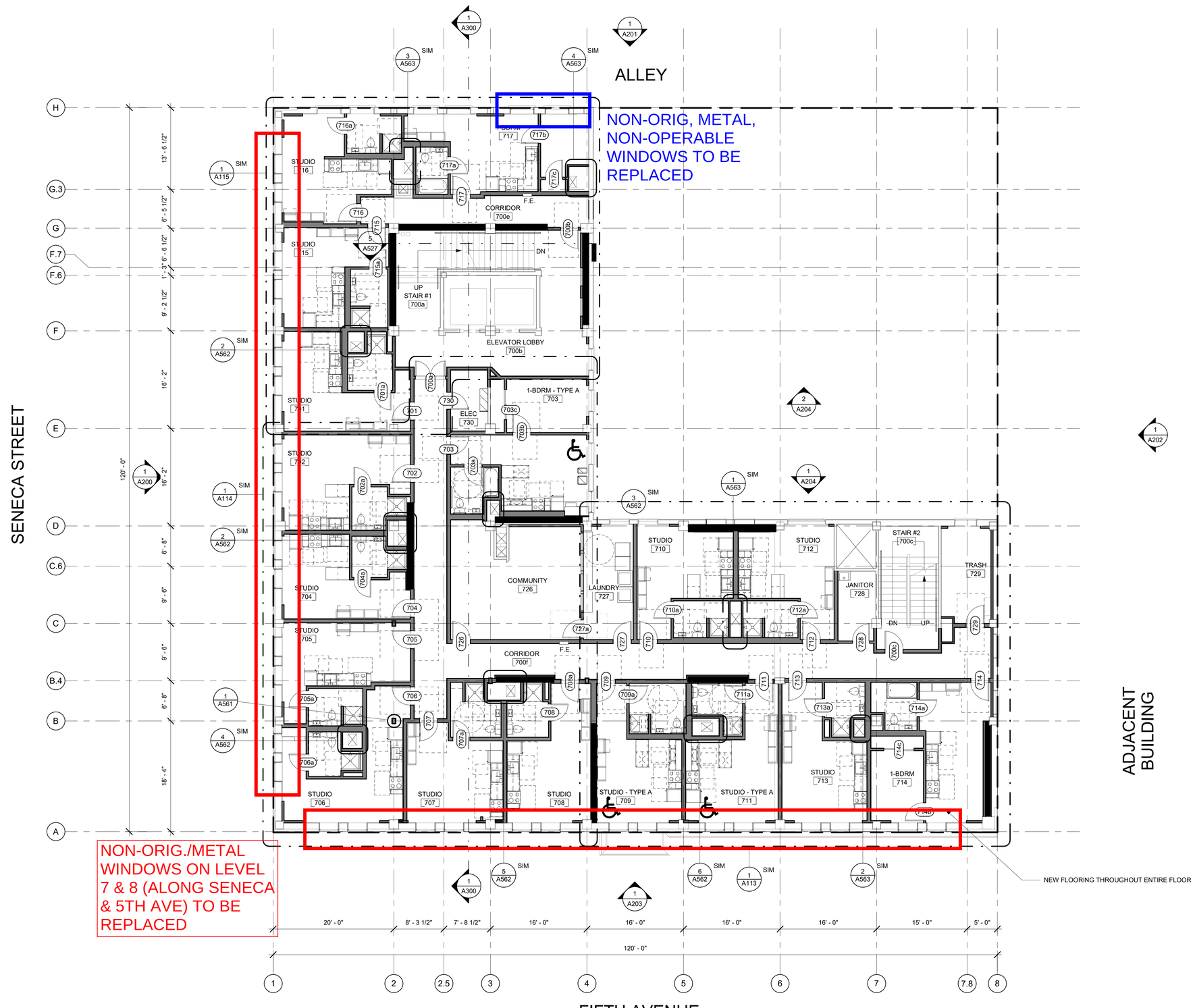
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TITLE

ELEVATION - MISC.

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DRAWN	DK, JA
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SHEET NO.:	

A204



1 LEVEL 7
SCALE: 1/8" = 1'-0"

PROJECT NORTH

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LEGEND

EXISTING WALL/ELEMENT TO REMAIN
NEW WALL/ELEMENT
NEW CONCRETE WALL/ELEMENT
NEW FLOOR INFILL
FIRE EXTINGUISHER

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UNIT DRAWING INDEX REFERENCE

SHEET NO.	SHEET NAME
A450	ENLARGED VIEWS UNIT KITCHENS 1-3
A451	ENLARGED VIEWS UNIT KITCHENS 4-5 & STORAGE
A452	ENLARGED UNIT BATHS 1-3
A453	ENLARGED UNIT BATHS 4-7
A454	ENLARGED UNIT BATHS 8-10

LEVEL 7 UNIT KITCH. AND BATH TYPES

NO.	NAME	KITCHEN TYPE	BATH TYPE
701	STUDIO	4	8
702	STUDIO	3	7
703	1-BDRM - TYPE A	1	3
704	STUDIO	3	7
705	STUDIO	2	4
706	STUDIO	2	5
707	STUDIO	2	6
708	STUDIO	2	6
709	STUDIO - TYPE A	1	1
710	STUDIO	3	4
711	STUDIO - TYPE A	1	2
712	STUDIO	3	4
713	STUDIO	2	7
714	1-BDRM	2	9
715	STUDIO	4	4
716	STUDIO	2	4
717	1-BDRM	5	10

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PLAN - LEVEL 7

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SHEET NO.:	

A107



NON-ORIG./METAL WINDOWS ON LEVEL 7 & 8 (ALONG SENECA & 5TH AVE) TO BE REPLACED

LEGEND

EXISTING WALL/ELEMENT TO REMAIN

NEW WALL/ELEMENT

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1 ELEVATION - NORTH

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

0 4' 8' 16'

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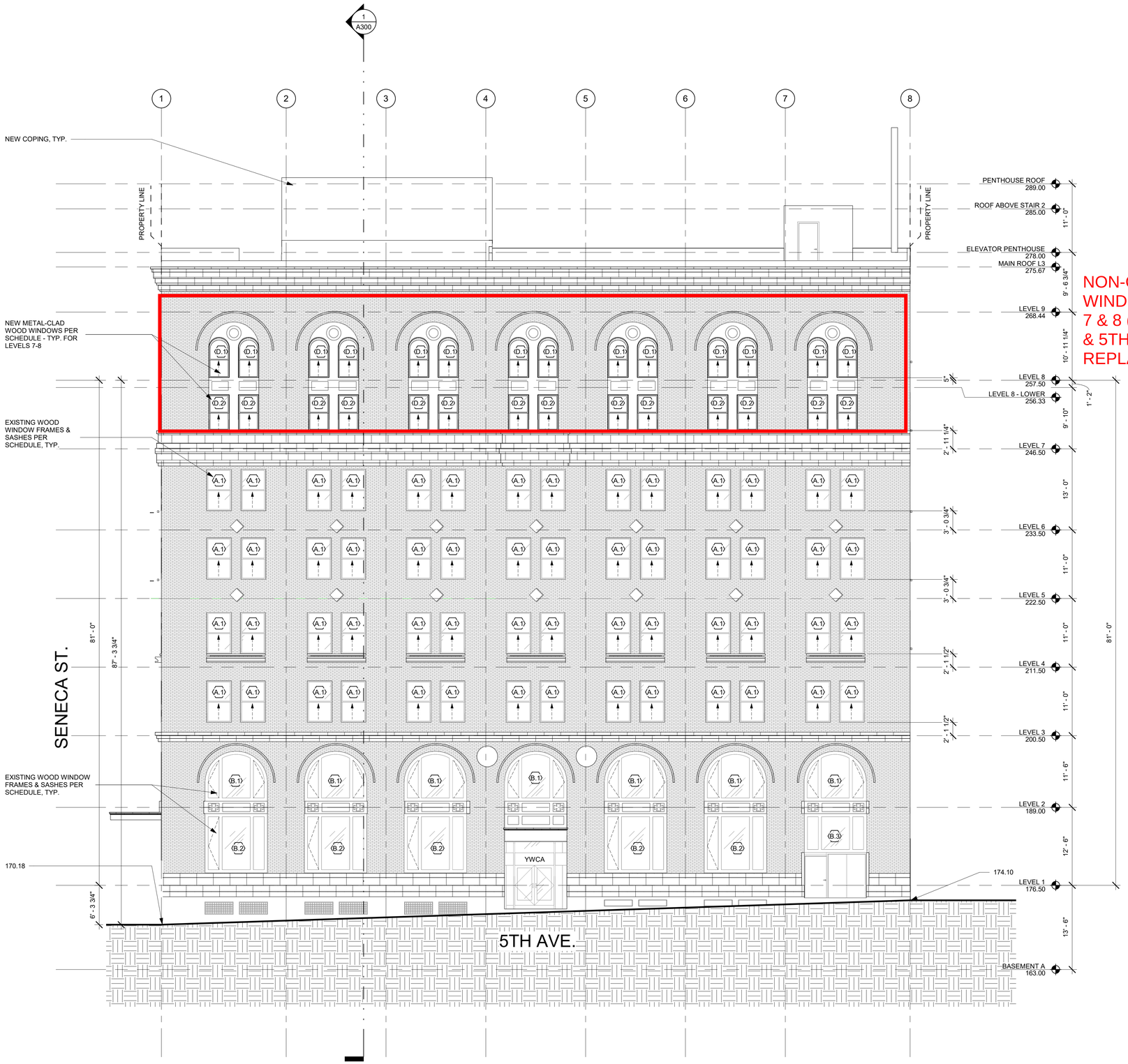
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TITLE

ELEVATION - NORTH

PERMIT #	#6748272-CN
DRAWN	DK, JA
CHECKED	DI, AP
ISSUE DATE	12/14/20
JOB NO.	20009
SHEET NO.:	

A200



NON-ORIG./METAL WINDOWS ON LEVEL 7 & 8 (ALONG SENECA & 5TH AVE) TO BE REPLACED

LEGEND

EXISTING WALL/ELEMENT TO REMAIN

NEW WALL/ELEMENT

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1 ELEVATION - WEST A

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

0 4' 8' 16'

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ELEVATION - WEST

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SHEET NO.:

A203

NON-ORIG./METAL
WINDOWS ON LEVEL
7 & 8 (ALONG SENECA &
5TH AVE) TO BE REPLACED

YWCA
Exterior Looking SE - corner of Seneca & 5th Ave.
October 2020

NON-ORIG./METAL WINDOWS ON LEVEL 7 & 8 (ALONG SENECA & 5TH AVE) TO BE REPLACED

YWCA
Exterior Looking South along 5th Ave.
October 2020

NON-ORIG./METAL WINDOWS ON LEVEL 7 & 8 (ALONG SENECA & 5TH AVE) TO BE REPLACED

YWCA
Exterior Looking South along Seneca St.
October 2020

NON-ORIG./METAL
WINDOWS ON LEVEL
7 & 8 (ALONG SENECA &
5TH AVE) TO BE REPLACED

YWCA
Exterior - close-up of Level 7& 8 of metal window to be replaced
October 2020

NON-ORIG./METAL
WINDOWS ON LEVEL
7 & 8 (ALONG SENECA &
5TH AVE) TO BE REPLACED

YWCA
Exterior Looking NE along 5th Ave.
October 2020

YWCA
Exterior - Level 8 metal window to be replaced
October 2020



YWCA
Exterior - Level 7 metal window to be replaced
October 2020

YWCA
Interior - Level 7 metal window to be replaced
October 2020

YWCA
Interior - Level 7 metal w
October 2020

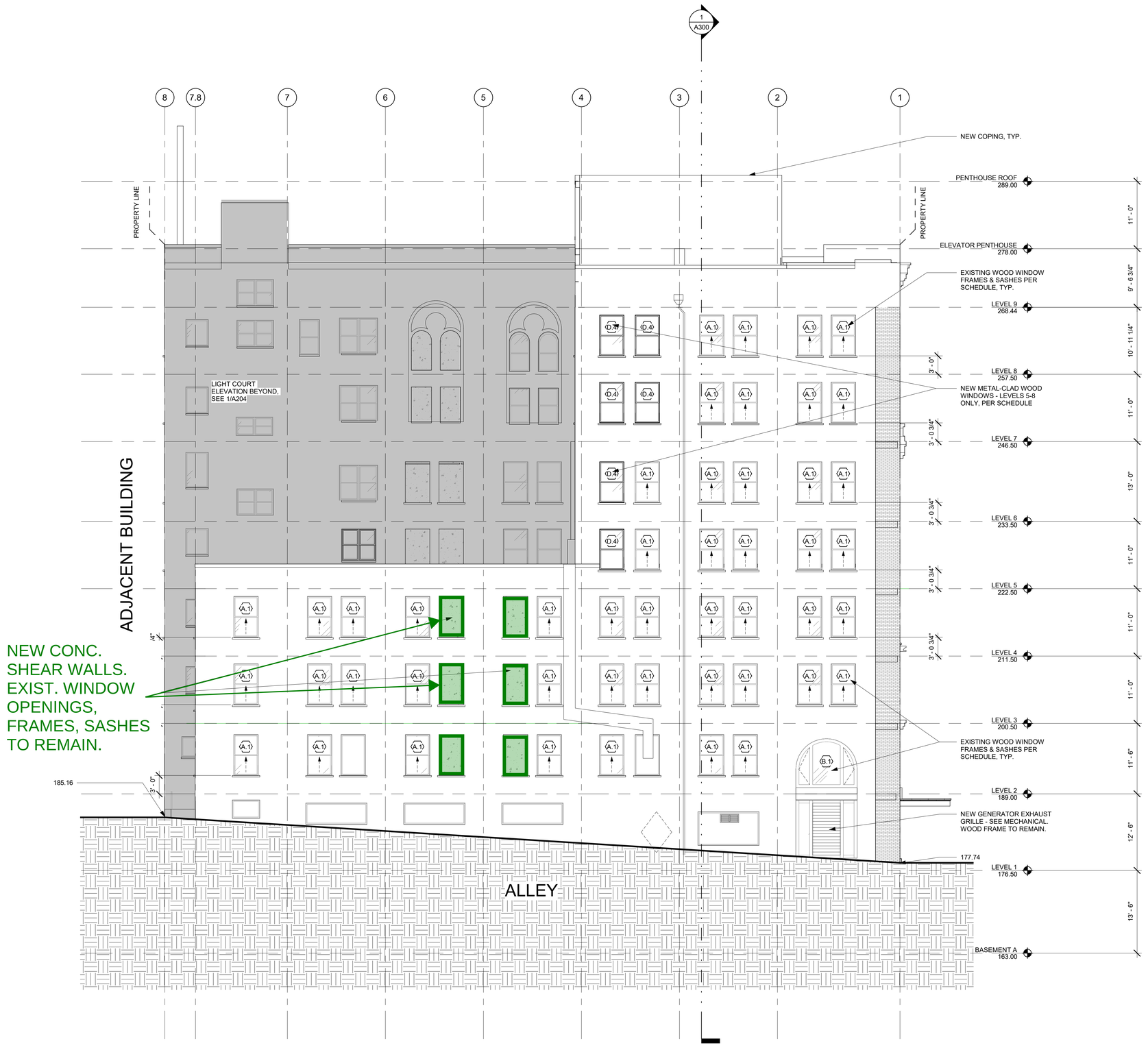
YWCA
Interior - Level 7 metal window to be replaced
October 2020

YWCA
Interior - Level 8 metal window to be replaced
October 2020

YWCA
Interior - Level 8 metal window to be replaced
October 2020



YWCA
Interior - Level 8 metal window to be replaced
October 2020



1 ELEVATION - EAST

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

0 4' 8' 16'

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LEGEND

EXISTING WALL/ELEMENT TO REMAIN

NEW WALL/ELEMENT

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ELEVATION - EAST

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LEGEND

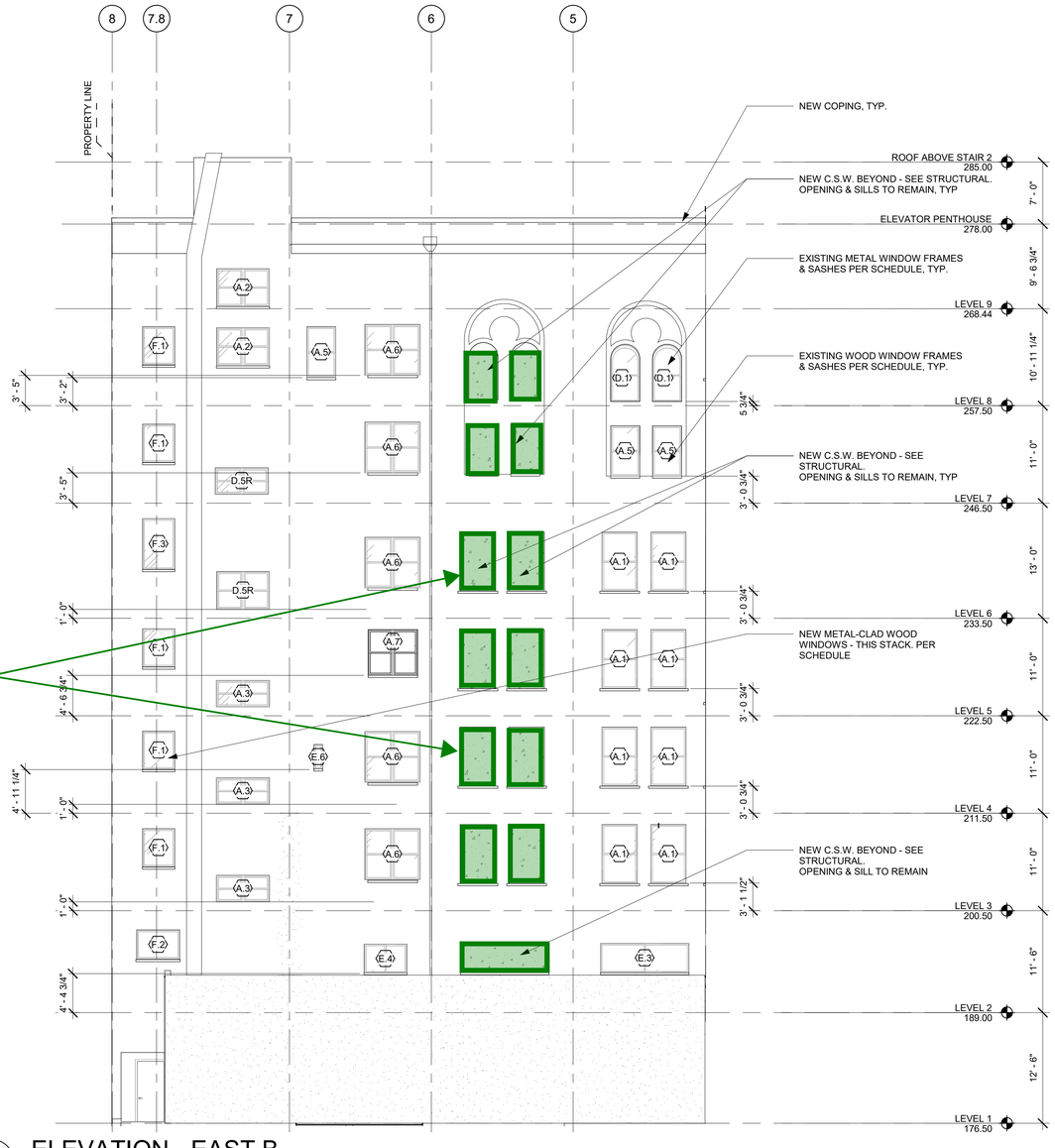
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NEW WALL/ELEMENT

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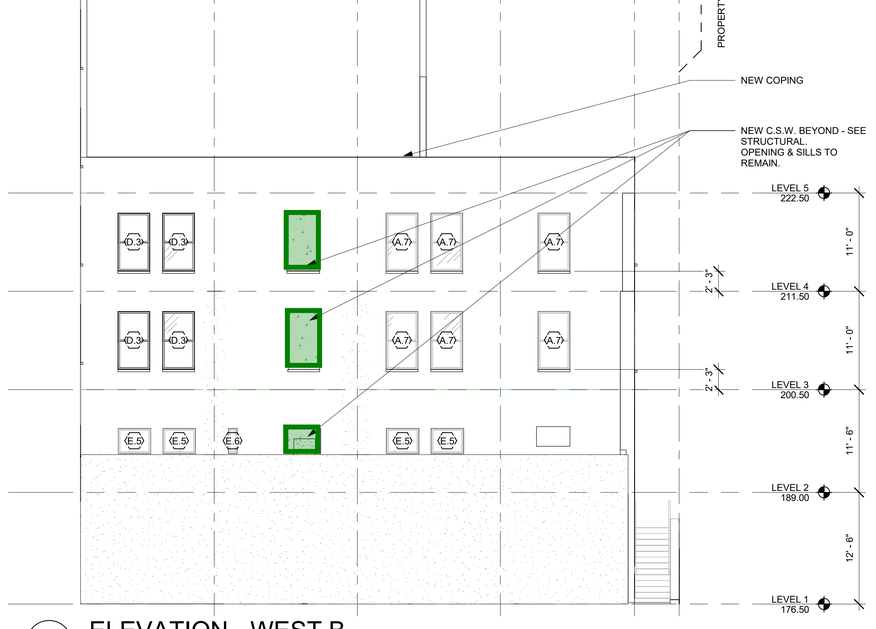
NEW CONC. SHEAR WALLS. EXIST. WINDOW OPENINGS, FRAMES, SASHES TO REMAIN.



1 ELEVATION - EAST B

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

0 4' 8' 16'



2 ELEVATION - WEST B

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

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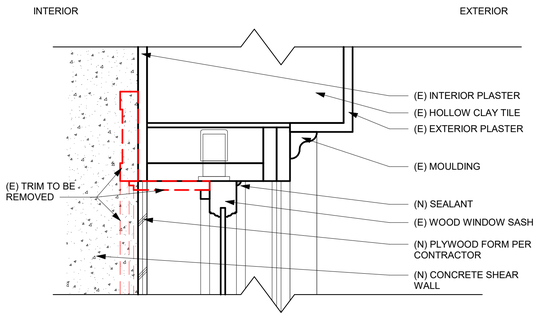
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ELEVATION - MISC.

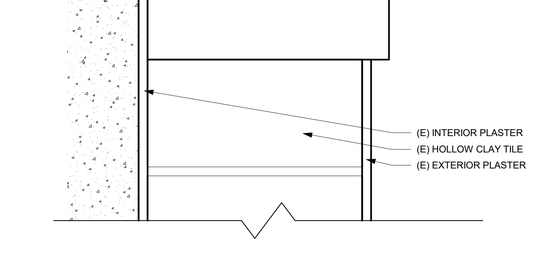
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CHECKED	DI, AP
ISSUE DATE	12/14/20
JOB NO.	20009
SHEET NO.:	

A204

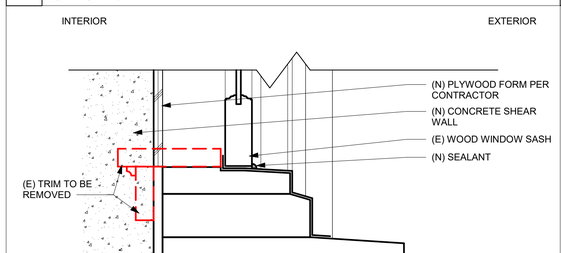
NEW CONC. SHEAR WALLS. EXIST. WINDOW OPENINGS, FRAMES, SASHES TO REMAIN.



12 SECTION - EXIST. WOOD WINDOW HEAD @ NEW C.S.W.
SCALE: 3" = 1'-0"

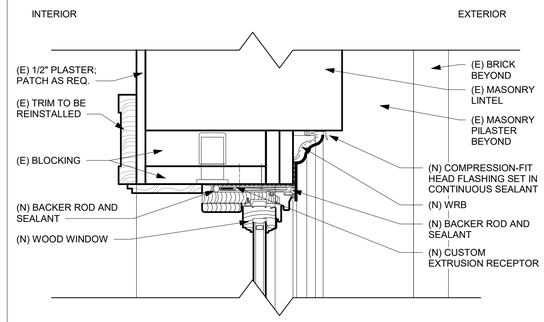


11 PLAN - EXISTING WOOD WINDOW JAMB @ NEW C.S.W.
SCALE: 3" = 1'-0"



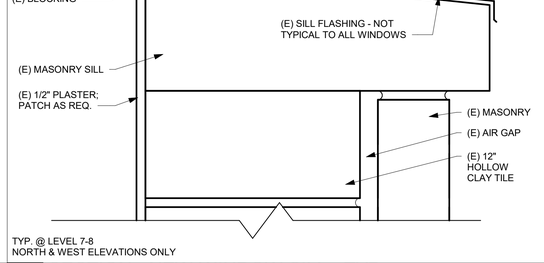
10 SECTION - EXIST. WOOD WINDOW SILL @ NEW C.S.W.
SCALE: 3" = 1'-0"

NON-ORIG./METAL WINDOWS ON LEVEL 7 & 8 (ALONG SENECA & 5TH AVE) TO BE REPLACED
NON-ORIG, METAL, NON-OPERABLE WINDOWS TO BE REPLACED



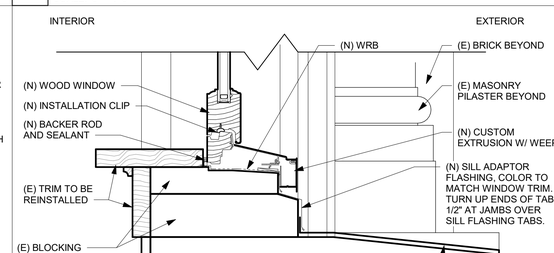
TYP. @ LEVEL 7-8
NORTH & WEST ELEVATIONS ONLY

9 SECTION - NEW WINDOW HEAD - TYP.
SCALE: 3" = 1'-0"

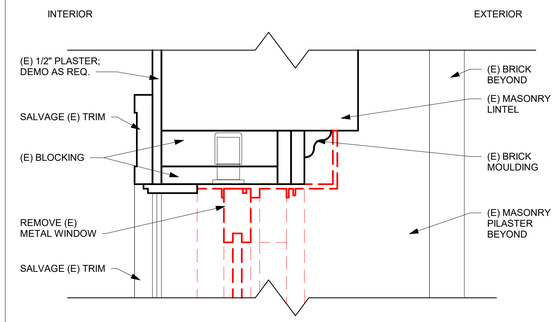


TYP. @ LEVEL 7-8
NORTH & WEST ELEVATIONS ONLY

8 PLAN - NEW WOOD WINDOW JAMB - TYP.
SCALE: 3" = 1'-0"

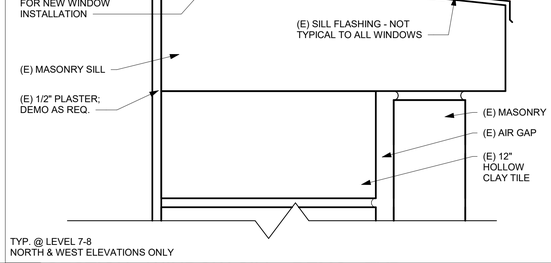


7 SECTION - NEW WINDOW SILL - TYP.
SCALE: 3" = 1'-0"



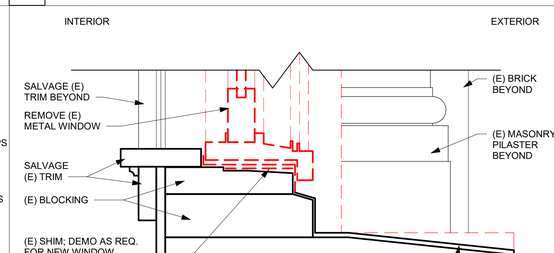
TYP. @ LEVEL 7-8
NORTH & WEST ELEVATIONS ONLY

6 SECTION - DEMO WOOD WINDOW HEAD - TYP.
SCALE: 3" = 1'-0"



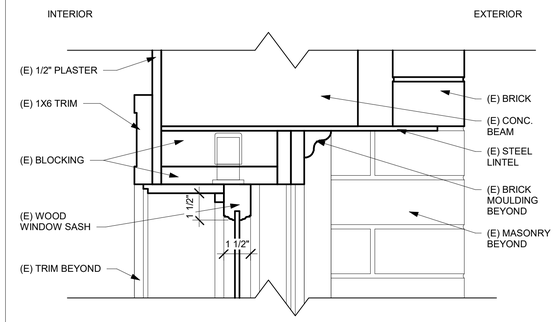
TYP. @ LEVEL 7-8
NORTH & WEST ELEVATIONS ONLY

5 PLAN - WINDOW JAMB - DEMO - TYP.
SCALE: 3" = 1'-0"



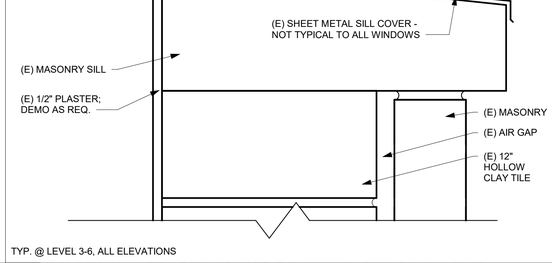
4 SECTION - WINDOW SILL - DEMO - TYP.
SCALE: 3" = 1'-0"

EXISTING ORIGINAL WOOD WINDOW - FOR REFERENCE ONLY



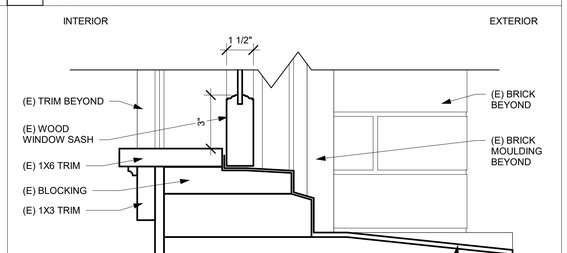
TYP. @ LEVEL 3-6, ALL ELEVATIONS

3 SECTION - EXISTING WOOD WINDOW HEAD - TYP.
SCALE: 3" = 1'-0"



TYP. @ LEVEL 3-6, ALL ELEVATIONS

2 PLAN - EXISTING WOOD WINDOW JAMB - TYP.
SCALE: 3" = 1'-0"



TYP. @ LEVEL 3-6, ALL ELEVATIONS

1 SECTION - EXISTING WOOD WINDOW SILL - TYP.
SCALE: 3" = 1'-0"

3/2/2021 10:28:29 AM

SMR ARCHITECTS
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
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YWCA
5TH & SENECA

1118 FIFTH AVE.
SEATTLE, WA 98101

eliminating racism empowering women ywca

ANDERSEN CONSTRUCTION

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	12/14/20	PERMIT SUBMITTAL

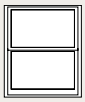
SDCI STAMP

TITLE

DETAILS - EXTERIOR WINDOWS

PERMIT #	#6748272-CN
DRAWN	DK, JA
CHECKED	DI, AP
ISSUE DATE	02/24/21
JOB NO.	20009
SHEET NO.:	

A575

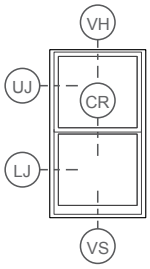


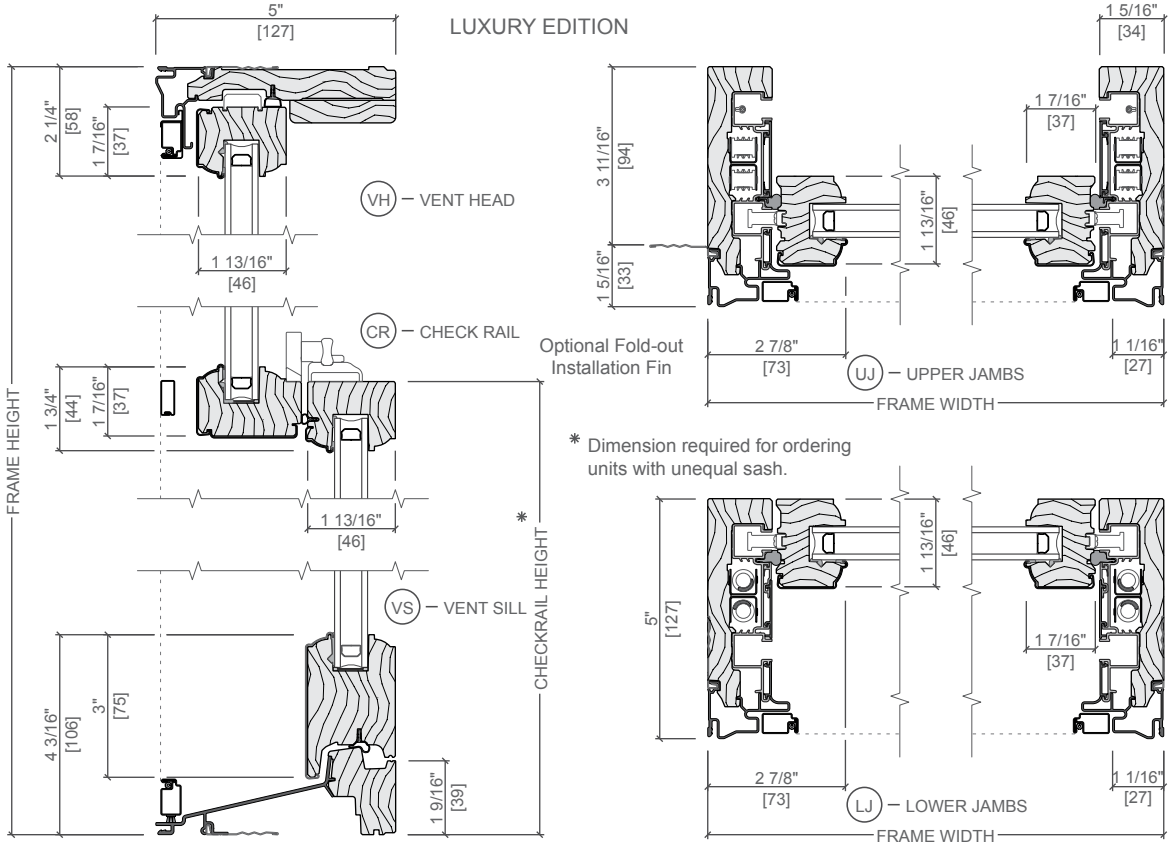
DOUBLE-HUNG

UNIT SECTIONS

Aluminum-Clad Exterior

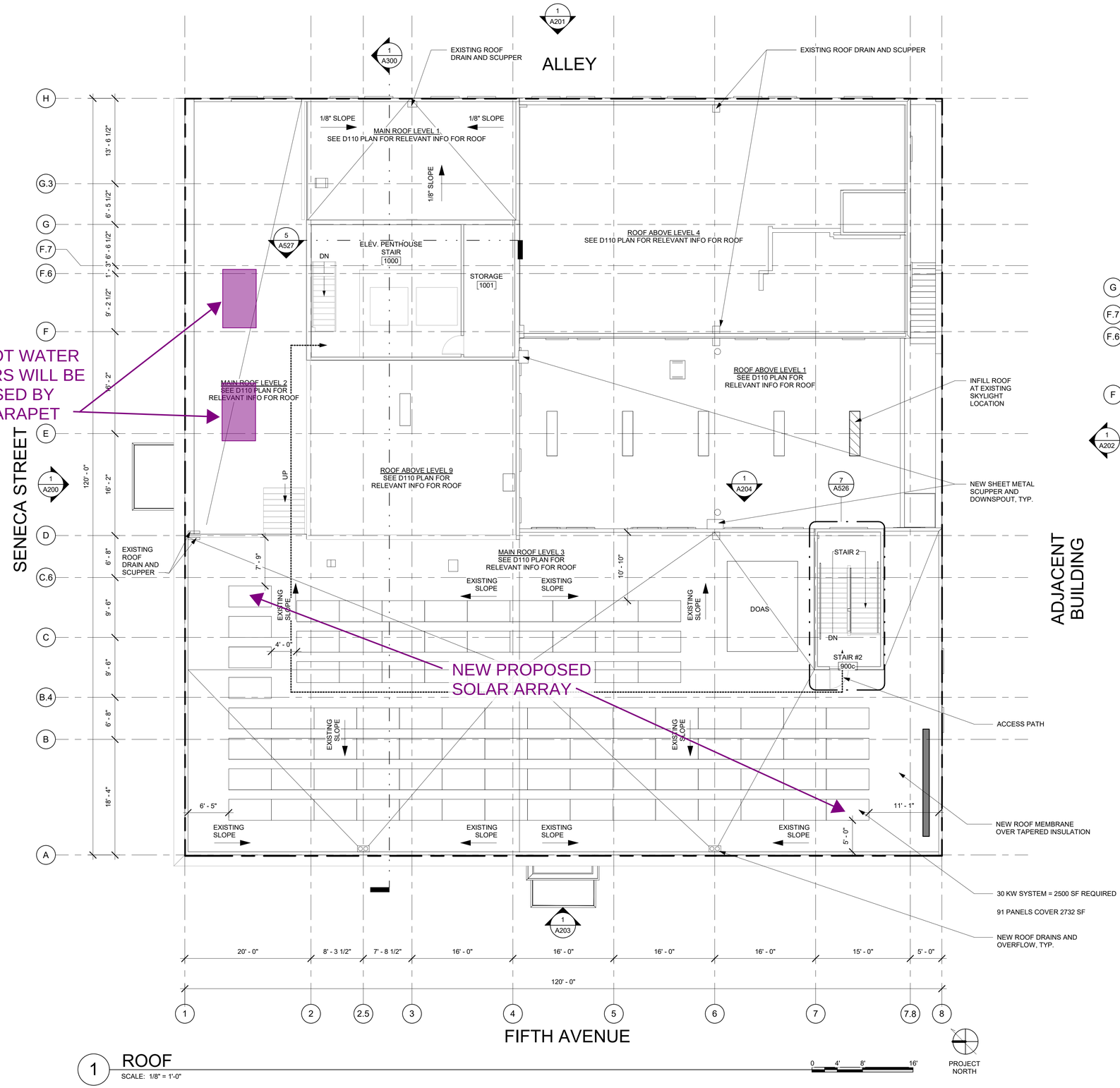
LX Single- and Double-Hung





Scale 3" = 1' 0"

All dimensions are approximate.



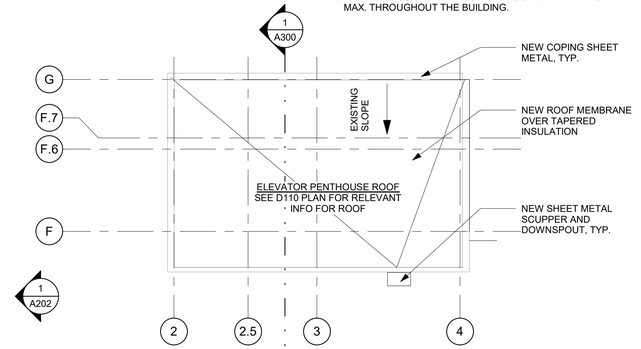
1 ROOF
SCALE: 1/8" = 1'-0"

LEGEND

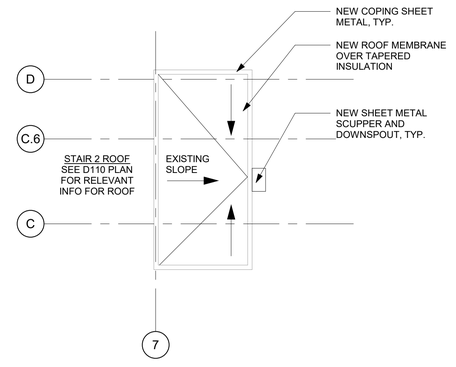
- EXISTING WALL/ELEMENT TO REMAIN
- NEW WALL/ELEMENT
- NEW CONCRETE WALL/ELEMENT
- NEW FLOOR INFILL
- FIRE EXTINGUISHER

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.
2. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
3. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
4. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.
5. SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC907 AND CONNECTED TO THE FIRE ALARM SYSTEM.
6. FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING.



2 ELEV. PENTHOUSE ROOF
SCALE: 1/8" = 1'-0"



3 STAIR 2 ROOF
SCALE: 1/8" = 1'-0"

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eliminating racism empowering women ywca

ANDERSEN CONSTRUCTION

8551 REGISTERED ARCHITECT
DOUGLAS J. ITO
STATE OF WASHINGTON

REVISIONS / NOTES

NO	DATE	DESCRIPTION
	12/14/20	PERMIT SUBMITTAL

SDCI STAMP

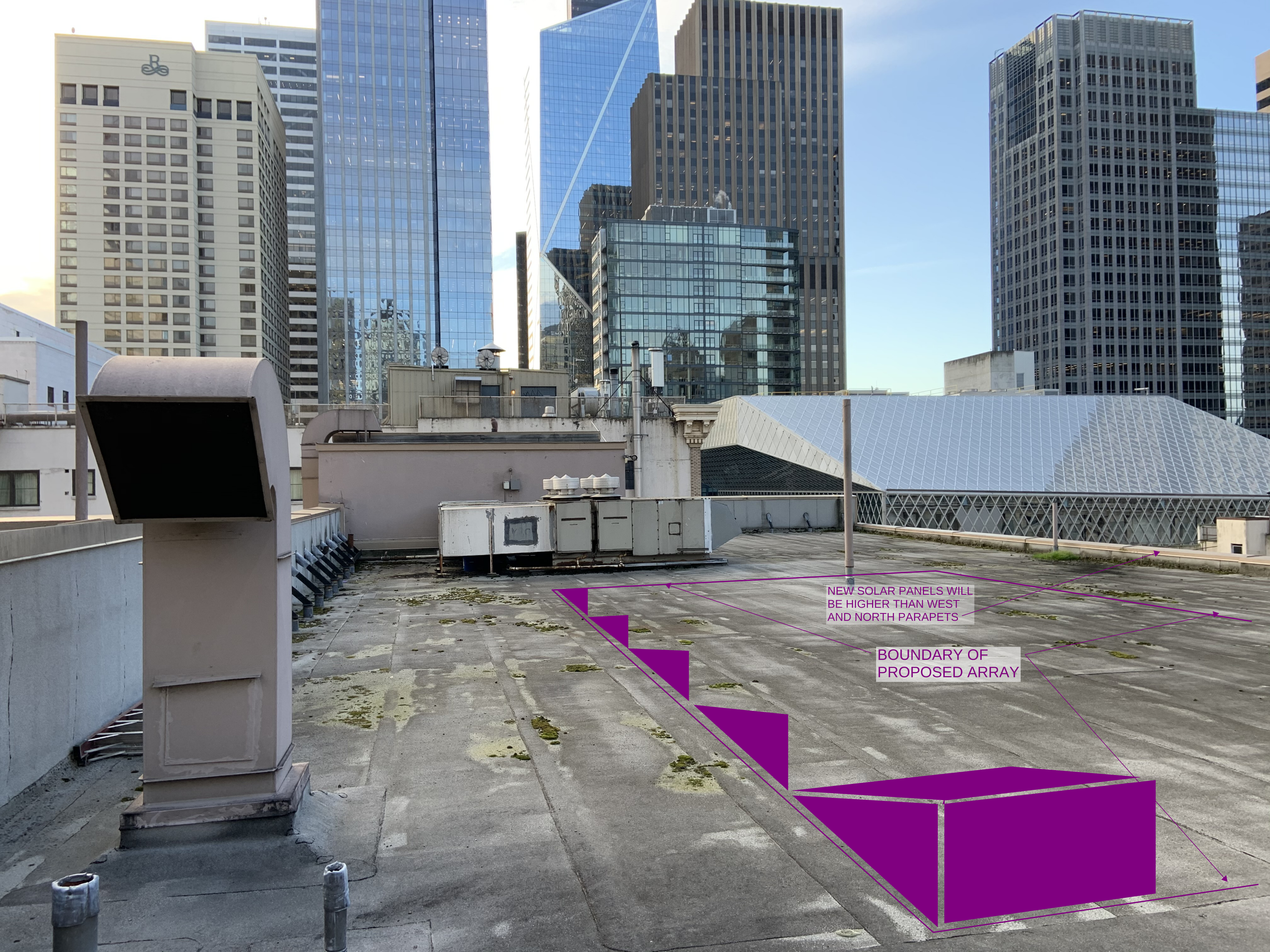
TITLE

PLAN - ROOF

PERMIT #	#6748272-CN
DRAWN	DK, JA
CHECKED	DI, AP
ISSUE DATE	12/14/20
JOB NO.	20009
SHEET NO.:	

A110

12/13/2020 6:17:21 PM


NEW SOLAR PANELS WILL
BE HIGHER THAN WEST
AND NORTH PARAPETS
BOUNDARY OF
PROPOSED ARRAY

NEW HOT WATER HEATERS WILL BE DISGUISED BY HIGH PARAPET

YWCA
Exterior - Roof - corner of Seneca & Alley
October 2020

HEIGHT OF BUILDING WILL DISGUISE THE NEW SOLAR PANELS WHERE PARAPETS ARE LOW

YWCA
Exterior Looking SE - corner of Seneca & 5th Ave.
October 2020