505 First Avenue

Application for Certificate of Approval for Enclosed Rooftop Recreational Space Expansion and Western Facade Street Improvements of 505 1st Avenue

February 23, 2022

HUDSON PACIFIC PROPERTIES

Olson Kundig

505 First Avenue

Applicant is requesting Certificate of Approval for:

- Modifications to western storefront

- Bike Lobby use at Railroad Way S

  - Existing interior bike storage use is expanded with the relocation of existing accessible van stall and trash storage uses. Please see sheet AD2.04 for additional information regarding existing conditions.

- Enclosed rooftop recreational space area addition on 505 1st Avenue

- Departure request for steel canopy/weather protection projection into required rooftop setback at enclosed rooftop recreational space

Project Address

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Seattle, WA 98104

Project Team

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HUDSON PACIFIC PROPERTIES Olson Kundig

Introduction

Olson Kundig

Pioneer Square Experience

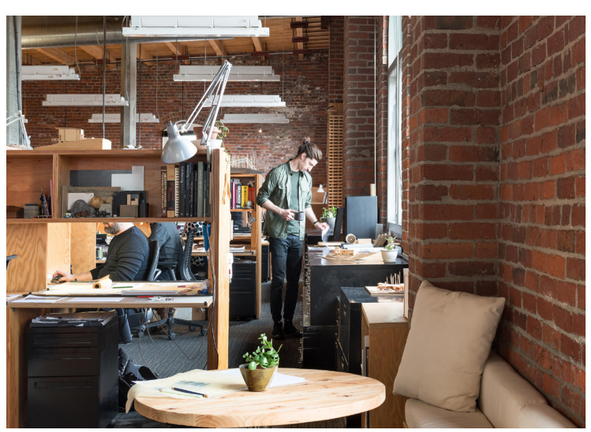
Pioneer Square is a one-of-a-kind place with a wealth of historical layers—native cultures, local architectural heritage, international seaport commerce, a world-renowned arts and music scene, professional sports and community social services. As residents and business owners in Pioneer Square since 1966, our team is uniquely suited to build upon our intimate knowledge of Pioneer Square and bring our design and technical expertise to the challenge of helping to strengthen the neighborhood and our waterfront. We have restored ten historic buildings in Pioneer Square and along First Avenue. We have also designed four major residential and mixed-use buildings in this neighborhood, including the nine-story Olympic Block Building, which was the first new construction in the Pioneer Square Historic District in over fIfty years. Our team has experience working with the Pioneer Square Preservation Board and its associated entitlements. There are so many stories to tell within this rich context, and we look forward to building upon this legacy to bring new life and value to this important neighborhood.

Preservation/Historic Awards:

- Historic Seattle Preservation Awards, Outstanding Modern Masterpiece, Dowell Residence, 2016
- Tacoma Landmarks Preservation Commission Award, Winner, Award for Commercial Renovation, Foss Waterway Seaport, 2016
- Washington Mainstreet Program Awards, Outstanding Design Rehabilitation Project Award, Charles Smith Wines Tasting Room & World Headquarters, 2012
- Associated Builders and Contractors of Washington, Best Historical Renovation, Seattle University, 1313 E. Columbia Facility Remodel, 2010
- Historic Seattle Preservation Awards, Best Adaptive Reuse, Wing Luke Asian Museum, 2009

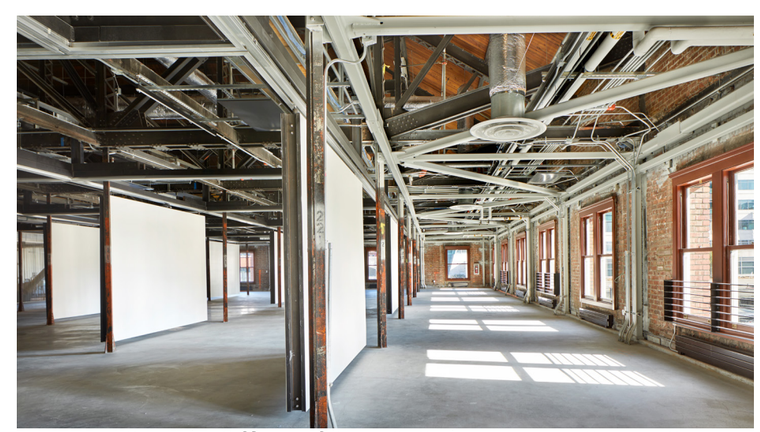
Pavilion at Occidental Square

74 S Jackson



Olson Kundig Office, Washington Shoe Bldg

Storefront at Occidental Ave



Seattle Office of Arts & Culture, King Street Station

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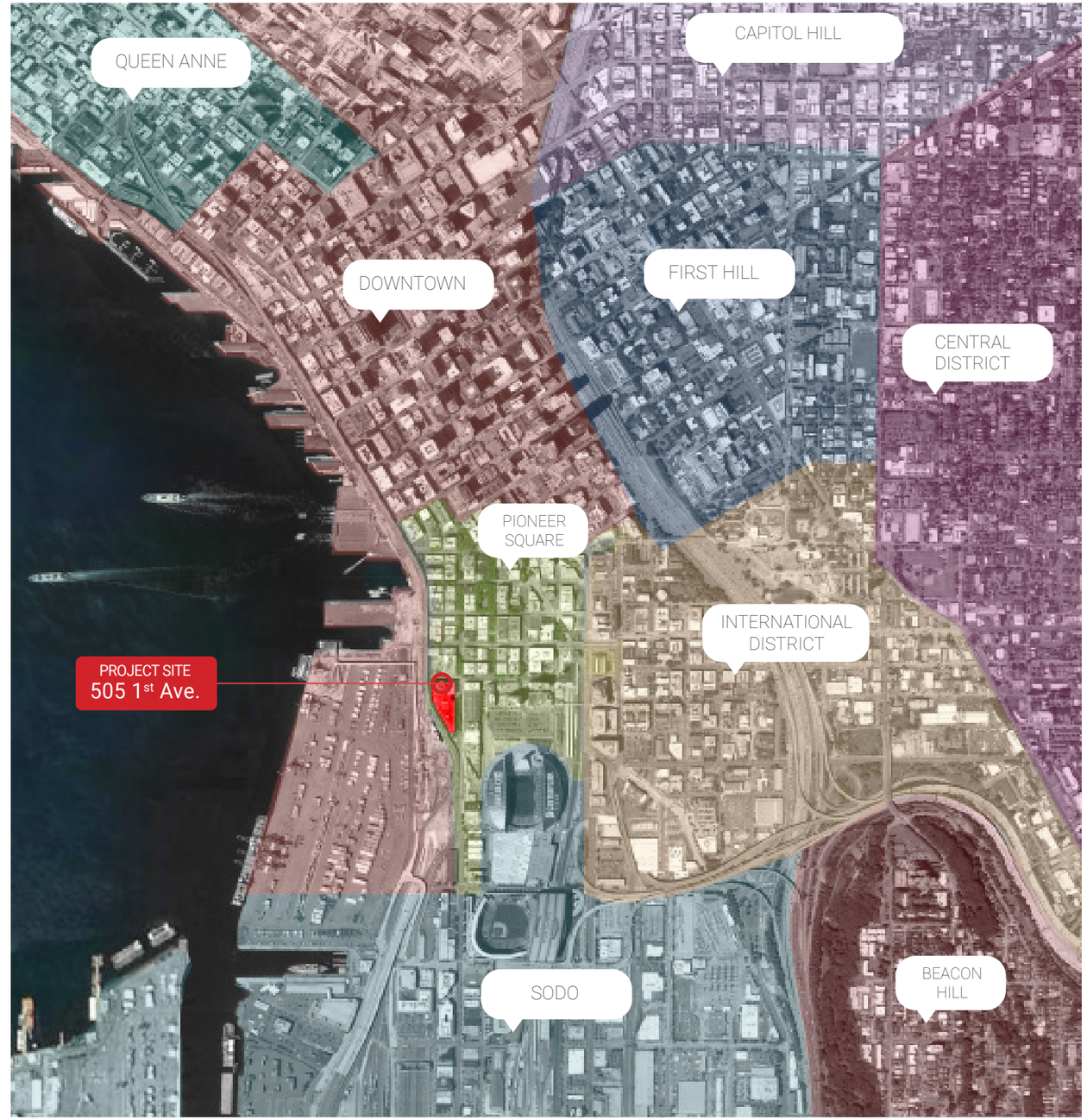
Introduction

Pioneer Square & Seattle Context

In 1852 the area that is known today as Pioneer Square was chosen by the first permanent white settlers as the location of their new city because it was the only flat area along the deep, protected harbor on Elliott Bay. The following year Henry Yesler began operating a steam sawmill near where Yesler Way and First Avenue South intersect today. Logs from the wooded hillsides were skidded down to Yesler's sawmill and wharf. Business activity grew up near the mill, primarily along Commercial Street (now First Avenue South).

On June 6, 1889, fire destroyed 25 blocks of mostly wood buildings in the City's central core. Fortunately, the great fire occurred at a time when the local economy was strong, therefore rebuilding began almost immediately. Determined not to be vulnerable to another blaze, the Seattle City Council passed an ordinance that required buildings to be constructed of fire-resistant brick and stone. Because much of the city had been built on boggy, marshy ground, the area was filled, street levels were raised, and the area now known as Seattle's underground was created.

The architectural styles for the rebuilt district were modeled after the then popular Richardsonian Romanesque buildings in Chicago and on the East Coast. Characteristics of this style include a heavy masonry base, use of the Roman arch, and varied architectural details on each floor. The brief reconstruction period (almost the entire are was rebuilt within two years), and the fact that only a handful of architects designed most of the buildings resulted in a remarkably harmonious architectural character.



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Project Introduction and Context

Site Location Map

Project proposal includes: (1) New enclosed rooftop recreational space at the non-contributing 505 1st Avenue building; and (2) new storefront on portion of western façade of the non-contributing 505 1st building.

- Street-level improvements support the adjacent waterfront / Railroad Way S ROW improvements and encourage pedestrian and bike activity.

- Elliot Bay bike trail termination adjacent to site support street-level improvements at 505 First.

- City-side bike trail termination adjacent to site (part of the WSDOT waterfront improvements) support street-level improvements at 505 First.

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Photo Survey

1st Ave Exterior (East)

1. 1st Avenue South exterior from the East side of the street. Shows historic entryway in context with the 2010 construction and 83 South King St. (Seattle Hardware Building).

2. Exterior elevation of historic East Entrance.

3. Southeast exterior with historic Flatiron Building from east side of 1st Avenue South.

4. View upward towards Roof Terrace from east side of 1st Avenue South.

- Historic portion of First Avenue facade not impacted by proposed project

1.

2.

3.

4.

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Photo Survey

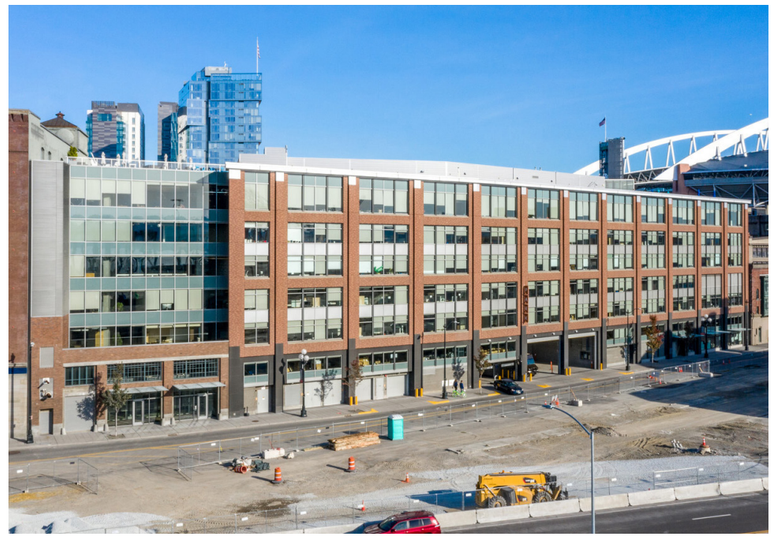
Railroad Way Exterior (West)

1. Aerial view of West exterior with Alaskan Way promenade construction in front and existing rooftop to be expanded.

2. Exterior photo of existing service roll-up doors to be replaced by Bike Lobby Entrance. Railroad Way facade improved to support waterfront activity.

3. Western exterior from West lobby entrance bicycle vestibule on Railroad Way South. Existing service areas of Historic portion of Railroad Way facade not impacted by proposed project

4. View upward towards Roof Terrace from West side of Railroad Way South. Existing datum of canopies are reinforced by new improvements.



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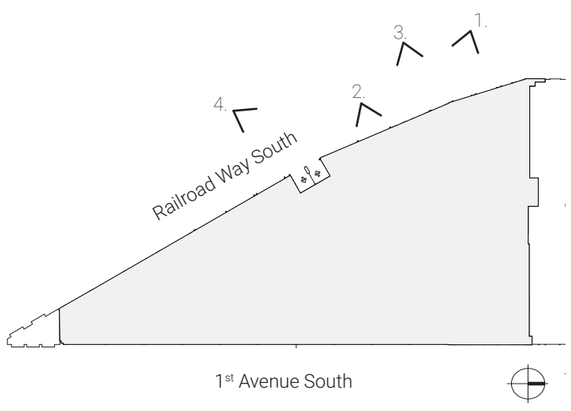

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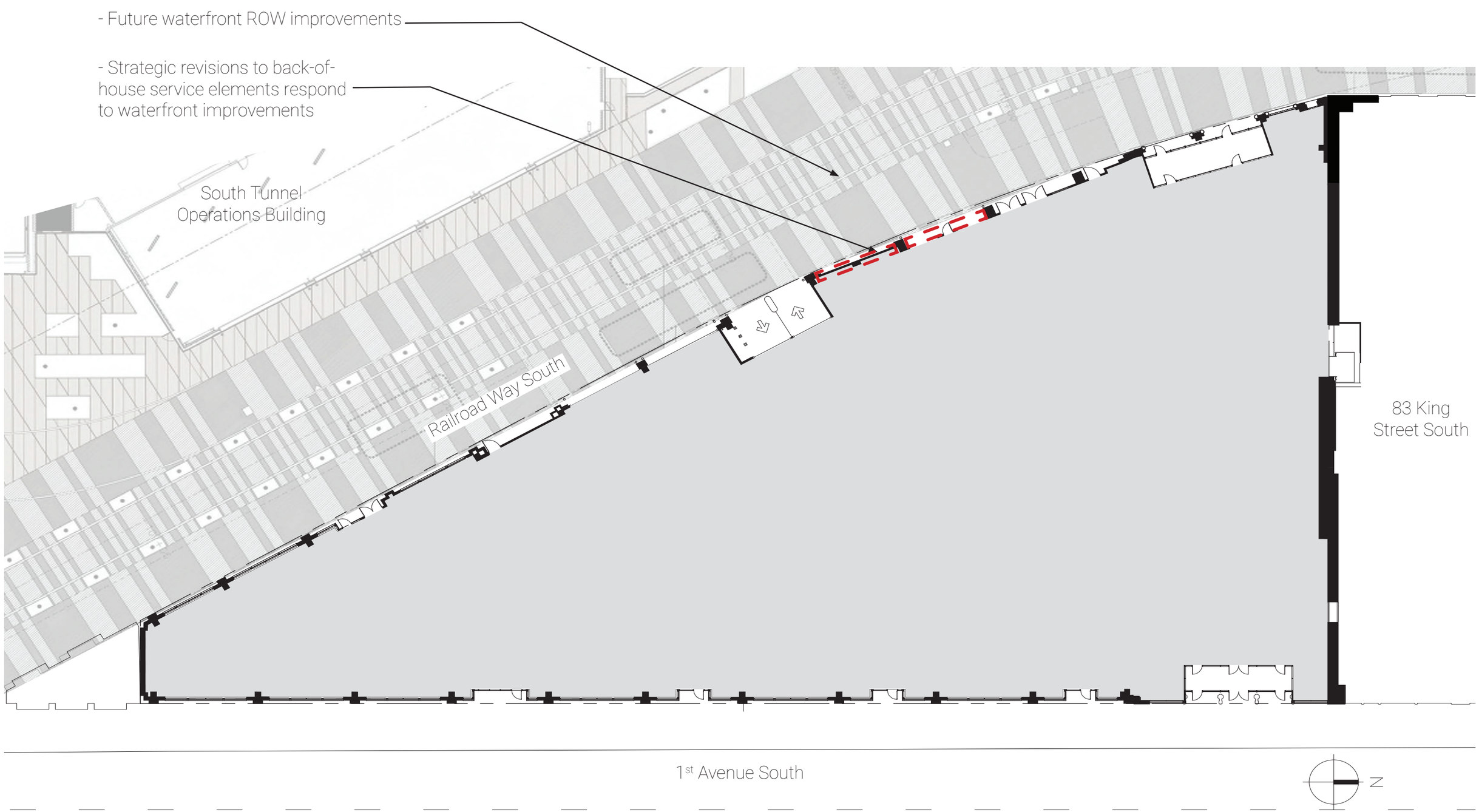
Existing Site Plan



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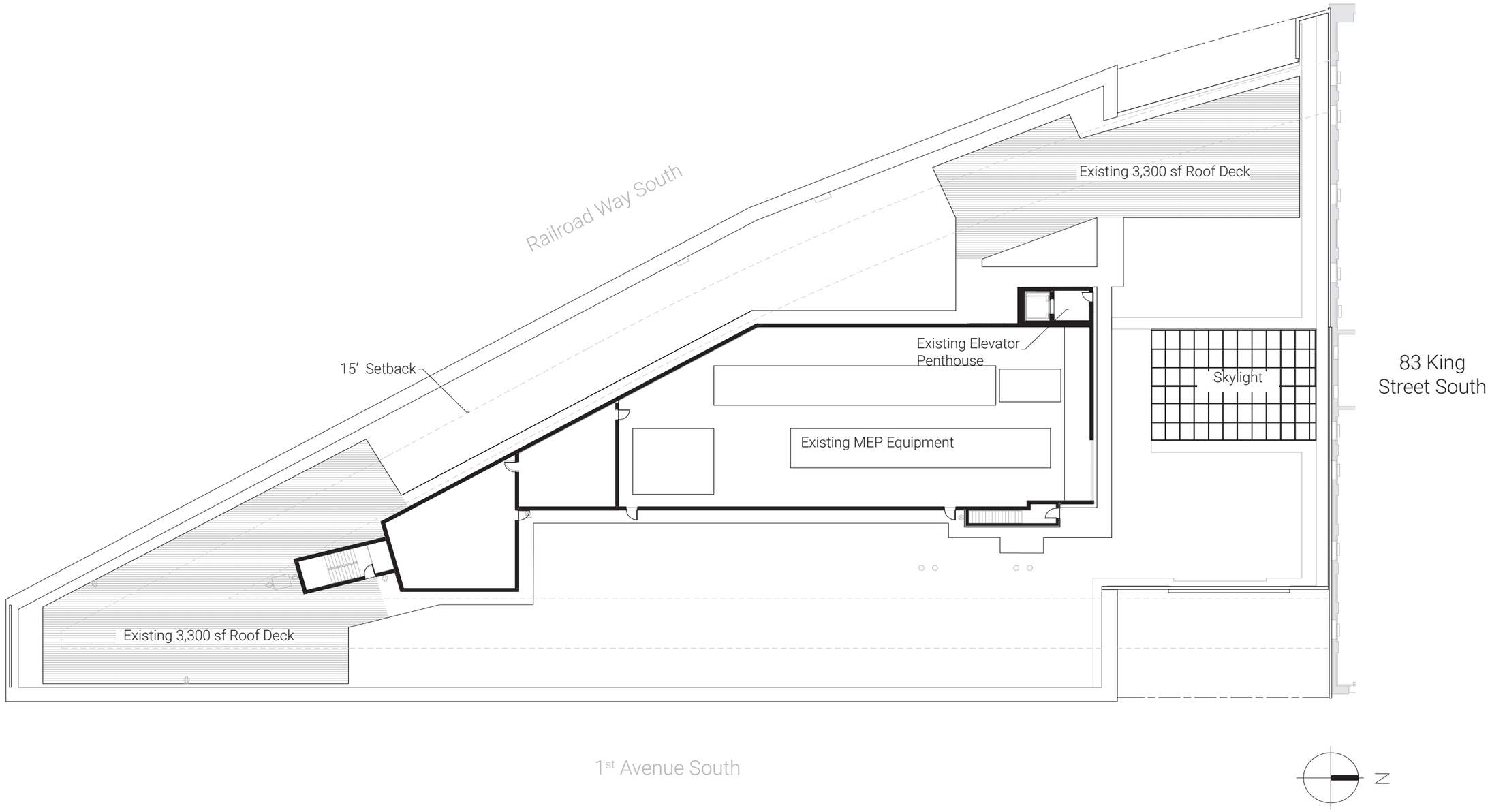
Existing Roof Terrace Plan



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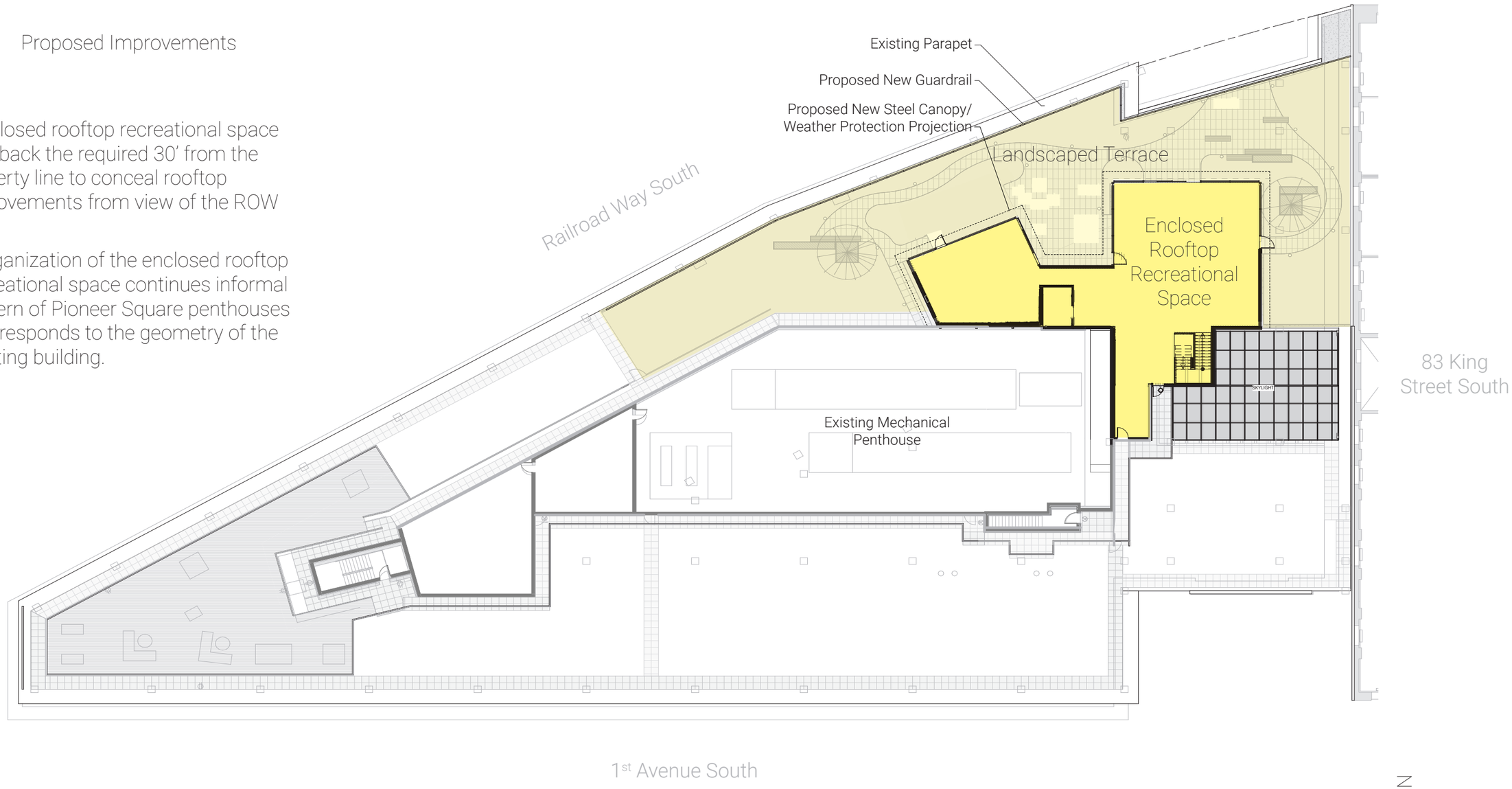
Proposed Roof Terrace Plan

Proposed Improvements

- Enclosed rooftop recreational space sets-back the required 30' from the property line to conceal rooftop improvements from view of the ROW

- Organization of the enclosed rooftop recreational space continues informal pattern of Pioneer Square penthouses and responds to the geometry of the existing building.



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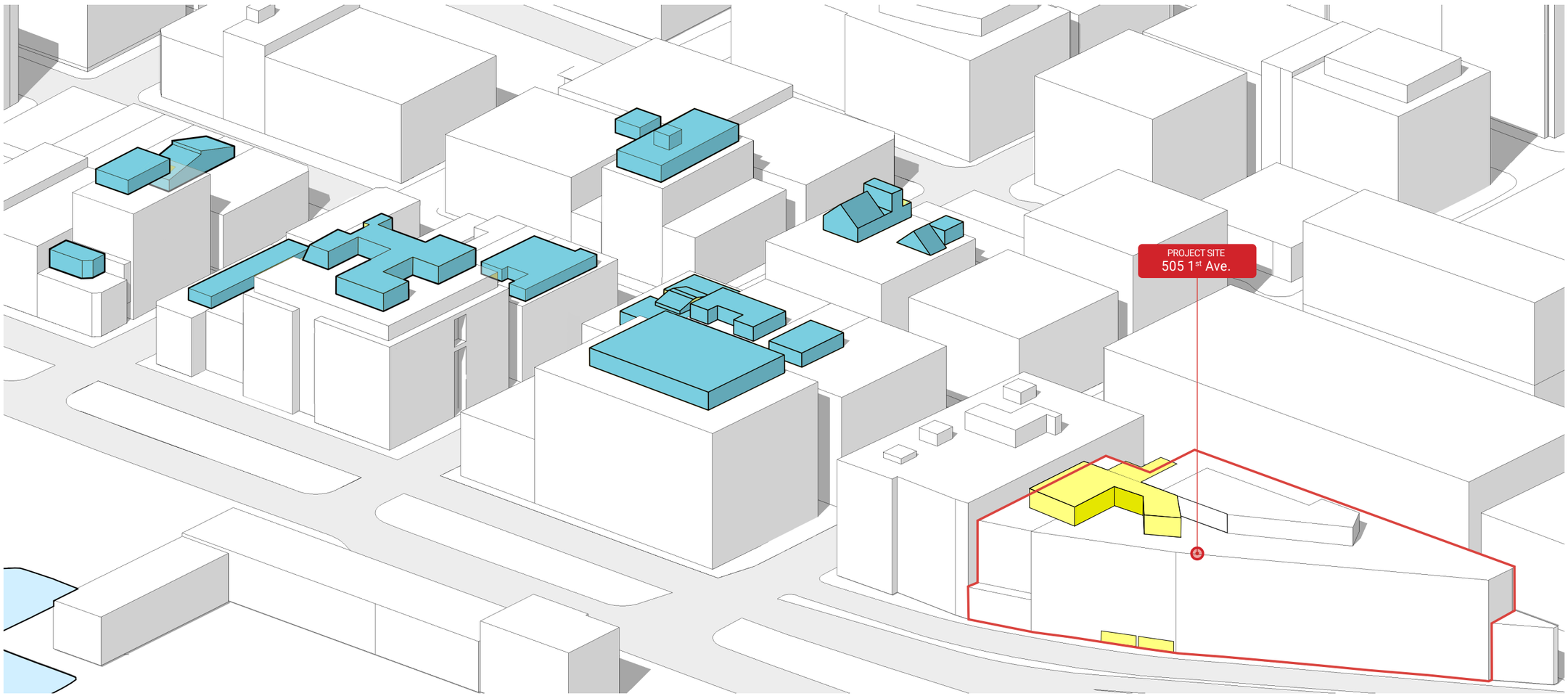
Pioneer Square Context

Existing Rooftop Additions

- Existing penthouses throughout Pioneer Square are informally organized, setback from the primary exterior facades.

- The proposed rooftop enclosed rooftop recreational space expansion follows the Pioneer Square pattern of informality, and setback from the facade edge and adjacent property.



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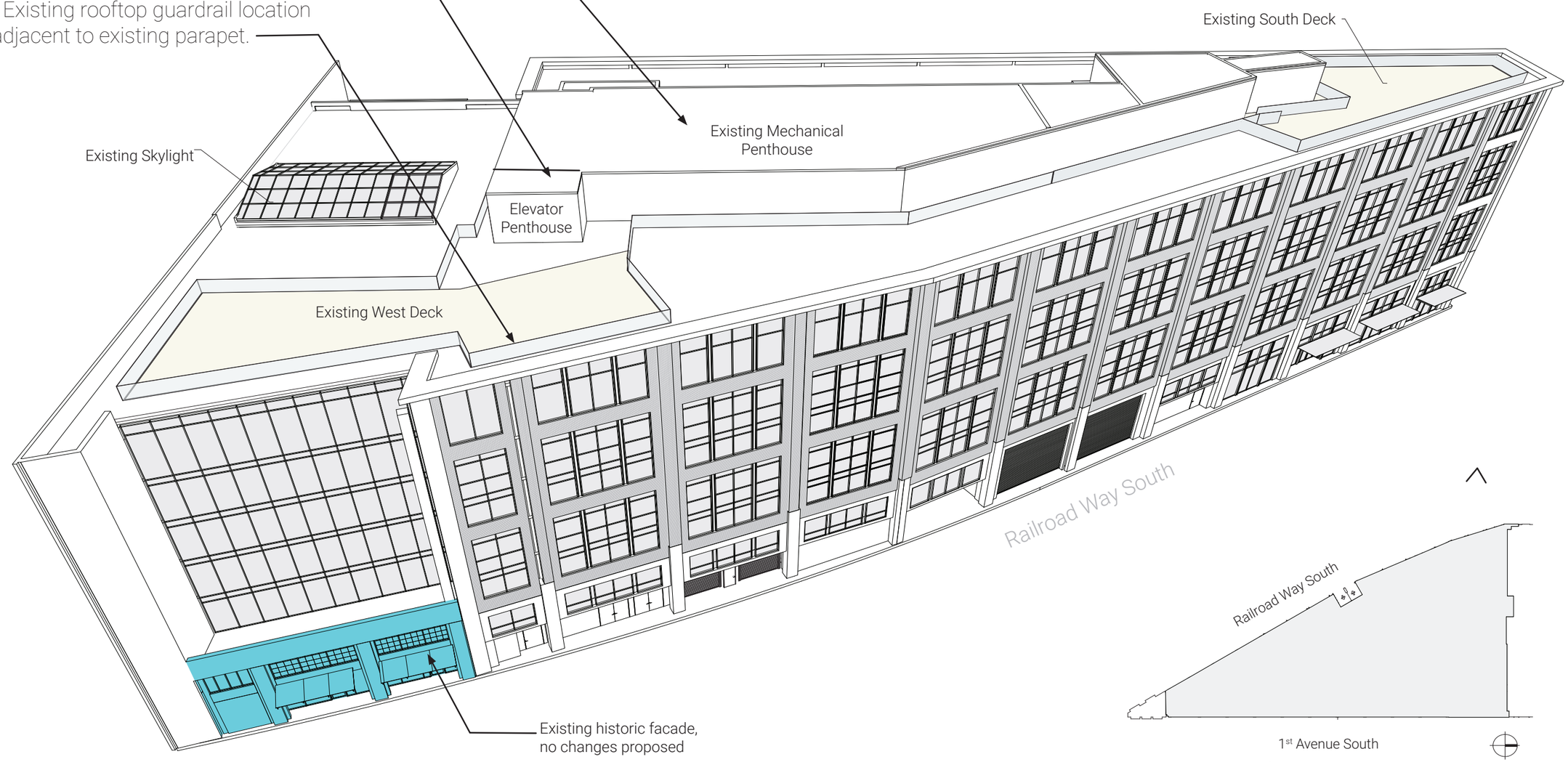
Existing West Aerial View

Historic facade, no changes proposed

- Existing rooftop mechanical penthouse.

- Existing rooftop elevator penthouse.

- Existing rooftop guardrail location adjacent to existing parapet.



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Proposed West Aerial View

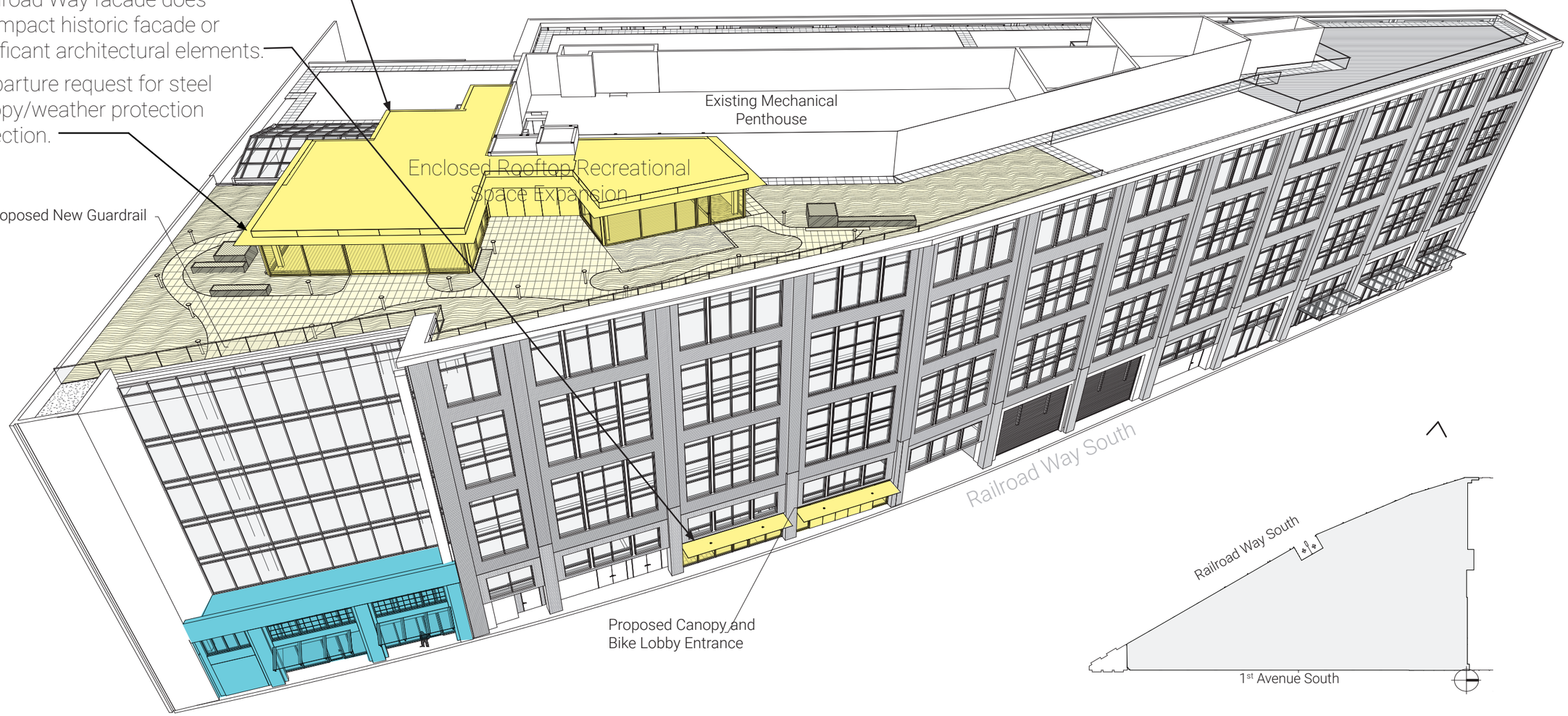
Proposed Improvements do not affect existing historic facade

Historic facade, no changes proposed

- Expanded enclosed rooftop recreational space not visible from adjacent right-of-way.

- Railroad Way facade does not impact historic facade or significant architectural elements.

- Departure request for steel canopy/weather protection projection.



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Proposed Section

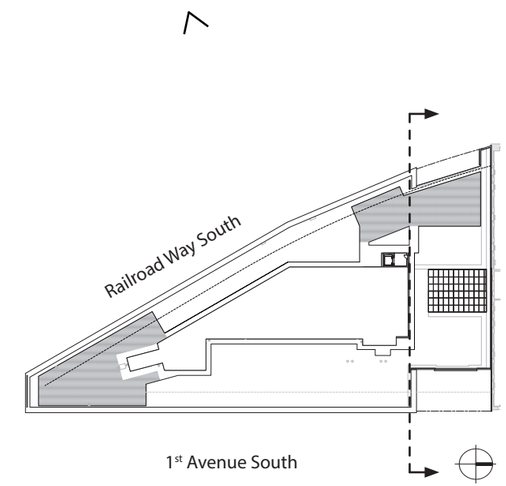
East West Section

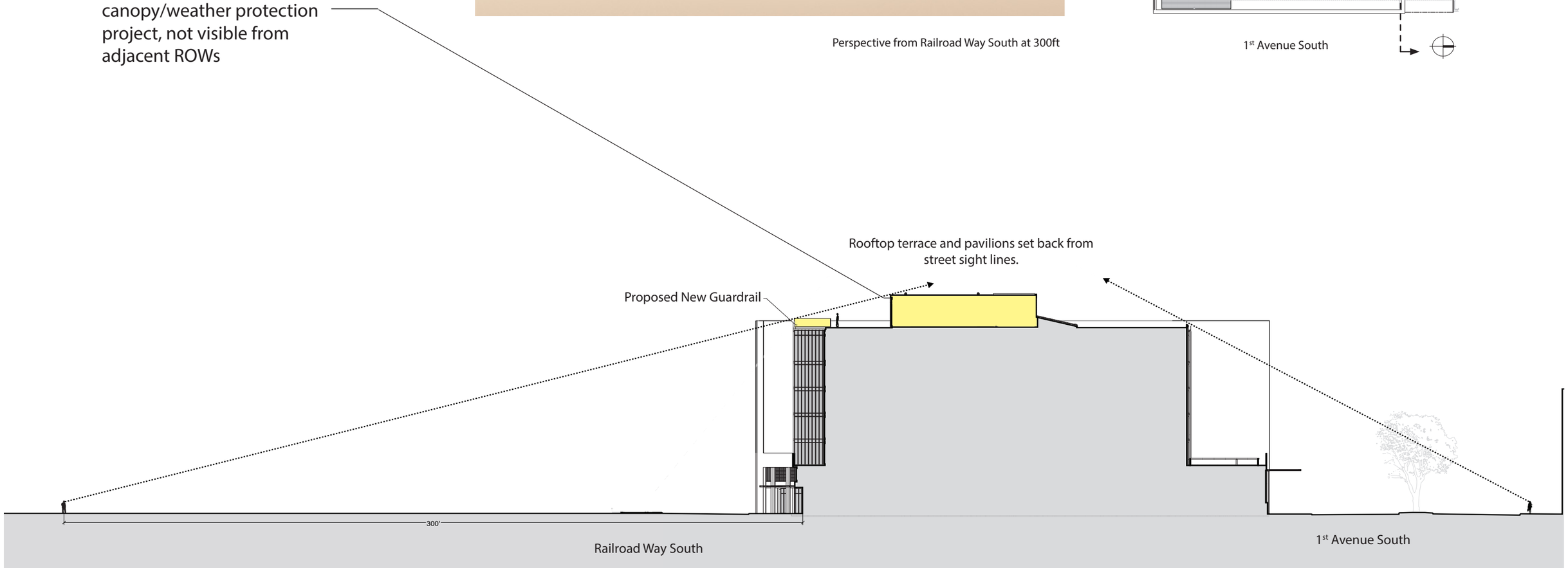
Proposed Improvements

- Proposed rooftop penthouse expansions are not visible from adjacent ROWs

-Departure request for steel canopy/weather protection project, not visible from adjacent ROWs

Perspective from Railroad Way South at 300ft





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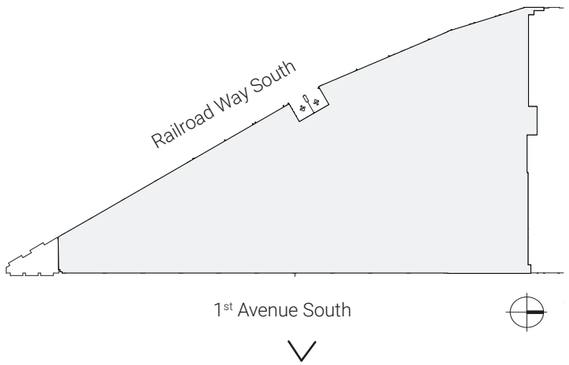
Existing East Elevation

Historic facade, no changes proposed

- Existing historic facade along First Avenue not altered by proposed improvements.



HUDSON PACIFIC PROPERTIES

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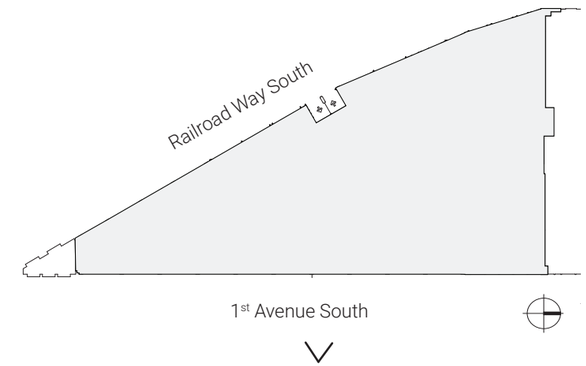
Proposed East Elevation

Proposed Improvements

Historic facade, no changes proposed

- Rooftop expansion set-back over 80' from First Avenue facade, not visible from First Avenue

- Existing historic facade along First Avenue not altered by proposed.



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Existing West Elevation

Historic facade, no changes proposed

- Existing datum of one-story canopies at south continues to new canopies at Railroad Way

- Existing historic facade along Railroad Way S.

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Proposed West Elevation

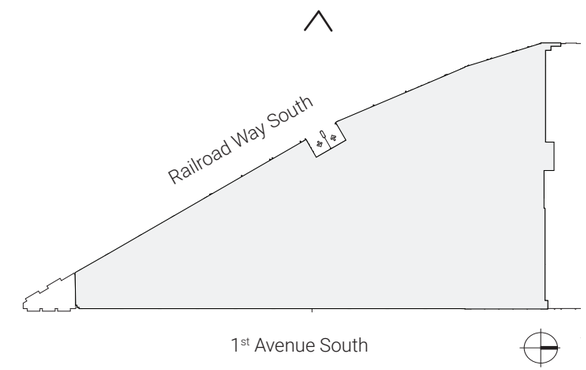
Proposed Improvements

Historic facade, no changes proposed

- Railroad Way S improvements do not alter historic facade and maintain architecturally significant elements.

- Proposed enclosed rooftop recreational space expansion set back from existing facade required 30'

- Existing historic facade along Railroad Way S not impacted by proposed improvements.



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Proposed Enlarged West Elevation

At Bicycle Lobby

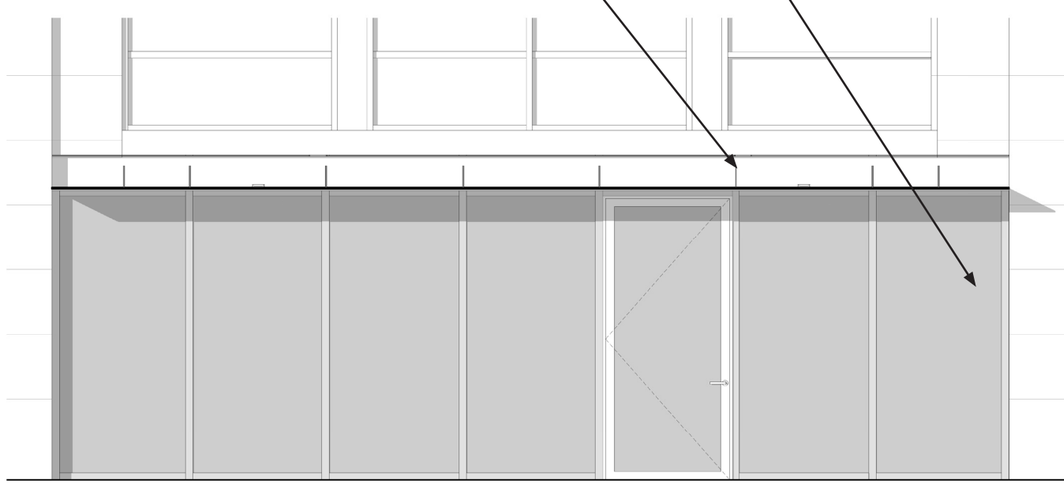
- Existing building services along Railroad Way S. - materials to be altered include CMU, hollow metal doors, and large overhead doors.

- Improvements add pedestrian entry and transparency adjacent to the new waterfront ROW to support street-level activity (per XX.A.1 design guidelines).

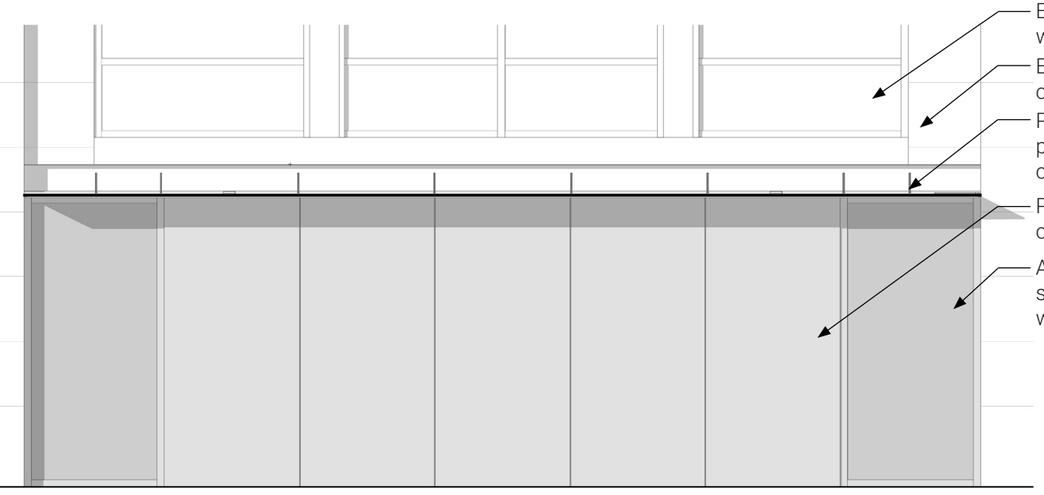
- Overhead canopy/weather protection reinforces existing datum of canopies along First Avenue and Railroad Way, and supports the ROW improvements. Canopies cover one story only (per XX.E.3 design guidelines.)

Existing Bicycle Lobby Bay 1

Existing Bicycle Lobby Bay 2



Proposed Bicycle Lobby Bay 1



Proposed Bicycle Lobby Bay 2

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Railroad Way S Perspective

Railroad Way S Improvements

- Brick and stone masonry frame a hierarchy of anodized aluminum mullions and metal panel. This strategy of visually light materials framed by heavy materials continues to new street-level glazing, cladding, and canopies.

- Stone pilasters are maintained while the service-oriented materials are replaced. Use of metal panel at the glazing reinforces the established pattern of light gray fenestration framed by dark masonry, and better supports the pedestrian experience (per XX.A.1 design guidelines).

- New canopy/overhead weather protection matches existing datum for canopies to the south and along First Avenue, the new entry maintains the prominence of the historic facade entry to the north (per XX.E.3 design guidelines).

- Facade rhythm of pilasters framing fenestration is maintained at ground level.

- WSDOT waterfront ROW improvements encourage street-level activity, porosity, transparency

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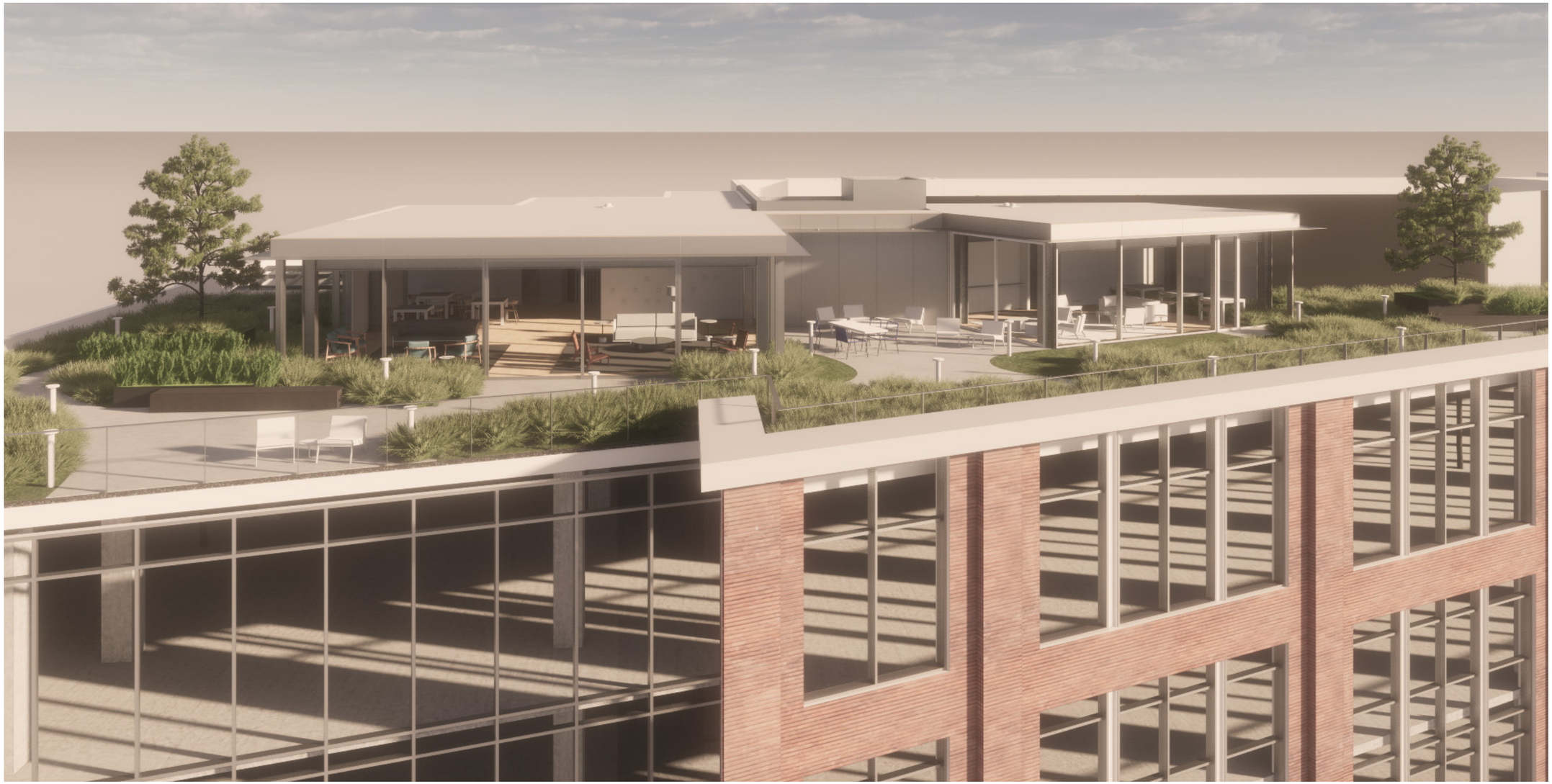
Enclosed Rooftop Recreational Space Perspective

View Above Railroad Way S



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Rooftop Zoning Analysis

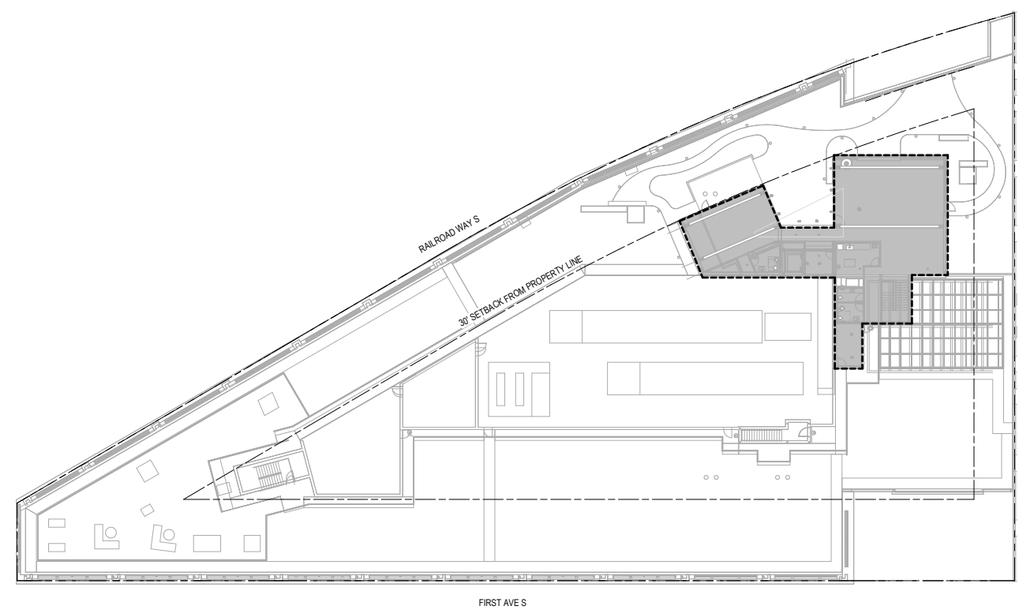
505 1st Avenue is a modern building developed outside the period of significance for the Pioneer Square Preservation District. The Applicant requests a Certificate of Approval for a rooftop recreational space at 505 1st Avenue. The rooftop recreational space complies with the dimensional, coverage and setbacks standards of SMC 23.66.140.C.4.j. 505 1st Avenue will comply with the Code's green building standards and meet a 0.30 Green Factor. The Applicant will incorporate interpretative signage – to be reviewed and approved by the Board – to explain the sustainable features of the 505 1st Avenue."

EXISTING BUILDING CONSTRUCTION
The existing building at 505 1st Ave S was completed in approximately 2009 per the King County iMAP.

GREEN FACTOR
Please see the completed Green Factor compliance forms indicating a total parcel green factor of .3011, over the required Green Factor of .30.

ROOFTOP SETBACKS
Please see the adjacent setback diagram indicating architectural elements setback more than 30' from the Railroad Way S and 1st Ave S rights-of-way. Please also see the enlarged rooftop plan on sheet A2.07 annotating the setback from Railroad Way S greater than 30'.

INTERPRETATIVE SIGNAGE
Please see Rooftop West Elevation indicating location of interpretative signage. Signage will occur at prominent location near entry to large pavilion, at courtyard between pavilions.



2 PENTHOUSE SETBACK DIAGRAM
SCALE: 1" = 20'-0"

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Rooftop Zoning Analysis

Per email correspondence below from SDCI Land Use Planner Branin Burdette, SDCI has confirmed the proposed enclosed rooftop recreational space is permissible under the provisions of the zoning code. Please see additional documentation including the graphical representation of interpretive signage explaining sustainable features on the rooftop, and revision of interior rooftop uses to a back-of-house area.

From: Burdette, Branin <Branin.Burdette@seattle.gov>
Sent: Friday, December 17, 2021 7:05 AM
To: Ian Morrison <imorrison@mhseattle.com>
Subject: RE: 505 1st Ave South Enclosed Rooftop Recreational Space (#6818740-CN)
Importance: High

Ian:

Good morning. SDCi has determined that this project can utilize the allowance of SMC 23.66.140.C.4.j. The plans will need to provide the green building commitment letter and shall provide landscape plans to demonstrate that the proposal meets a green factor requirement of .30 or greater. In addition, the plans will need to provide graphical representations of the interpretive signage explaining the sustainable features on the roof/structure. One thing to note is that per SMC 23.66.140.C.4.j; commercial, residential and industrial uses cannot be established within the enclosed recreational spaces. Therefore, I do not see a pathway that would allow SDCI to approve the proposed catering kitchen within this enclosed recreational space.

To address this zoning correction item in the required responses, please upload your correspondence to the project portal and note that SDCI has accepted that this proposal constitutes new construction for purposes of allowing the project to incorporate the additional height allowed through SMC 23.66.140.C.4.j.

Thank you for your patience.

Branin Burdette
Pronouns: He/him/his
Land Use Planner
"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

City of Seattle Department of Construction and Inspections
P.O. Box 34019, Seattle, WA 98124-4019
C: 206-948-6976 (Leave Voicemail)| branin.burdette@seattle.gov

Rooftop Zoning Analysis

Enclosed Rooftop Recreational Spaces for New Structures

Zoning Designation PSM-85-120

SMC 23.66.140.C.4.j

1)If included on new structures, enclosed rooftop recreational spaces and solar collectors may exceed the maximum height limit by up to 15 feet. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D, and meet a Green Factor requirement of .30 or greater according to the provisions of Section 23.86.019. Each enclosed rooftop recreational space shall include interpretive signage explaining the sustainable features employed on or in the structure. Commercial, residential, or industrial uses shall not be established within enclosed rooftop recreational spaces that are allowed to exceed the maximum height limit under this subsection 23.66.140.C.4.j.

2)Elevator penthouses serving an enclosed rooftop recreational space may exceed the maximum height limit by up to 20 feet.

3)Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall not exceed 35 percent of the roof area.

4)Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall be set back a minimum of 30 feet from all streets and 3 feet from all alleys. Solar collectors shall be set back as provided in subsections 23.66.140.C.4.c and 23.66.140.C.4.d.

5)Owners of structures with enclosed rooftop recreational spaces permitted pursuant to this subsection 23.66.140.C.4.j shall submit to the Director, the Pioneer Square Preservation Board, and the Director of Neighborhoods a report documenting compliance with the commitment and Green Factor requirements set forth in subsection 23.66.140.C.4.j.1.

6) See sheet L3.00 for project Green Factor Calculations

	Code	Existing	Proposed
Structure height	85' base + 15'	83'-7 5/8"*	95'-5 5/8"
Property line setback	30' min	32'-6"	30'
Rooftop coverage	35% max	5,300 SF	20%, 9,100SF
Structure footprint	N/A	45,122 SF	N/A
ERRS area	N/A	N/A	3,800 SF

*Existing structure height per SDCI permit #6254288-CN

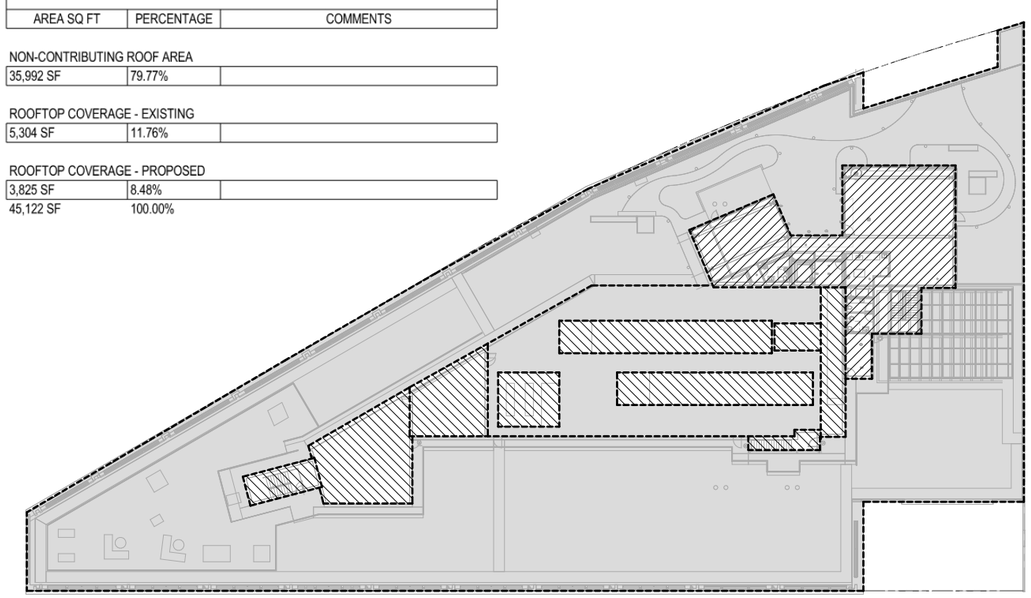
ROOFTOP COVERAGE DIAGRAM

NON-CONTRIBUTING ROOF AREA

ROOFTOP COVERAGE - EXISTING

ROOFTOP COVERAGE - PROPOSED

ROOFTOP COVERAGE		
AREA SQ FT	PERCENTAGE	COMMENTS
NON-CONTRIBUTING ROOF AREA		
35,992 SF	79.77%	
ROOFTOP COVERAGE - EXISTING		
5,304 SF	11.76%	
ROOFTOP COVERAGE - PROPOSED		
3,825 SF	8.48%	
45,122 SF	100.00%	



1 ROOFTOP COVERAGE DIAGRAM
SCALE: 1" = 20'-0"

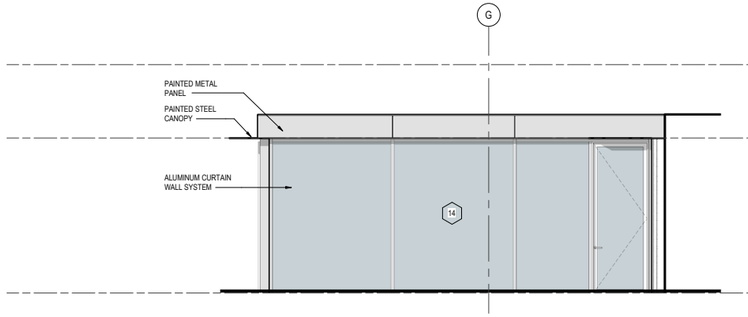
HUDSON PACIFIC PROPERTIES Olson Kundig

BUILDING HEIGHT DIAGRAM

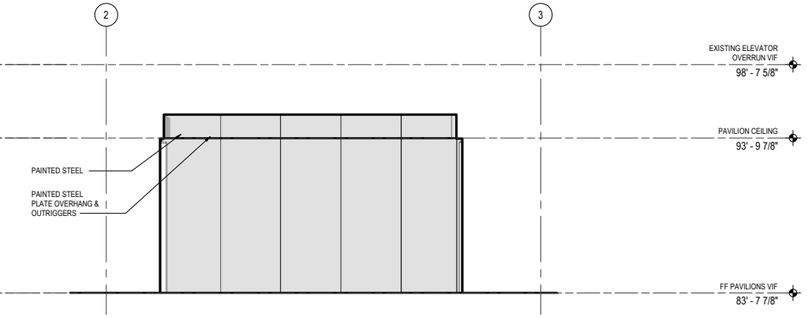
WEST ELEVATION

HUDSON PACIFIC PROPERTIES Olson Kundig

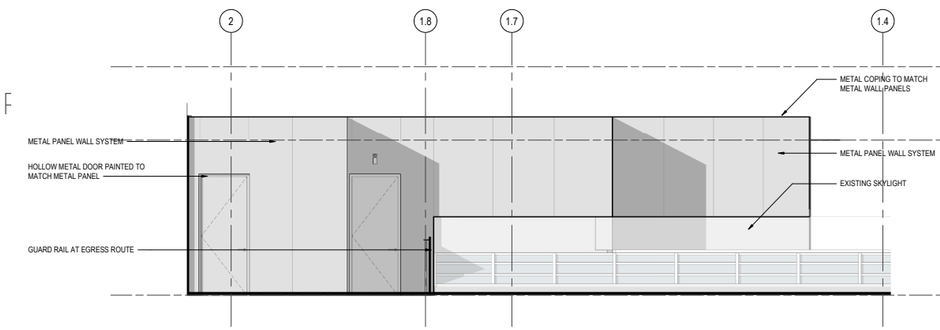
Enclosed Rooftop Recreational Space Exterior Elevations



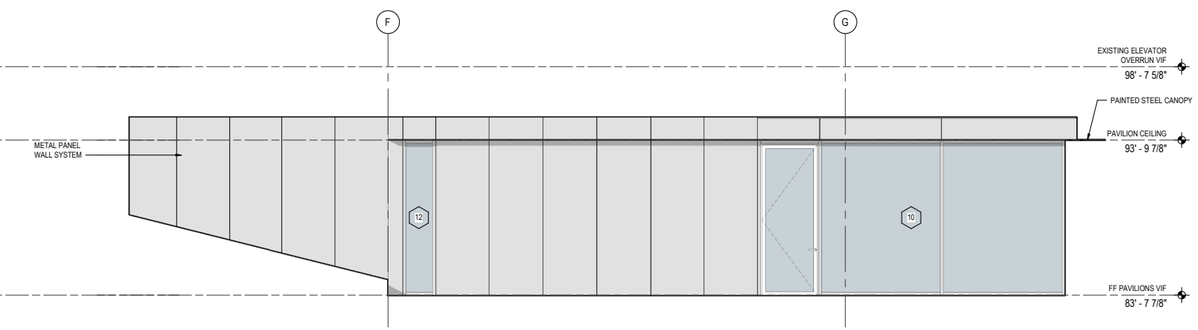
4 NORTH PAVILION - SOUTH ELEVATION



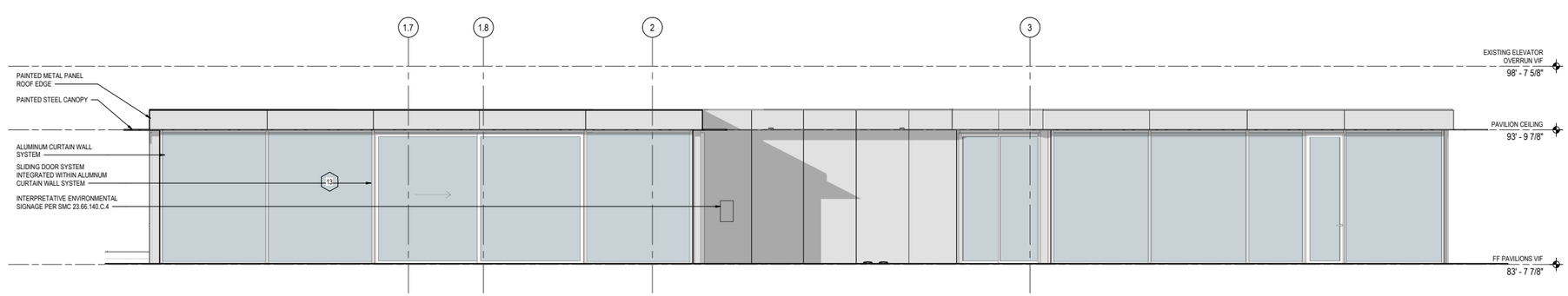
5 ELEVATOR VESITBULE - WEST ELEVATION



3 NORTH PAVILION - EAST ELEVATION



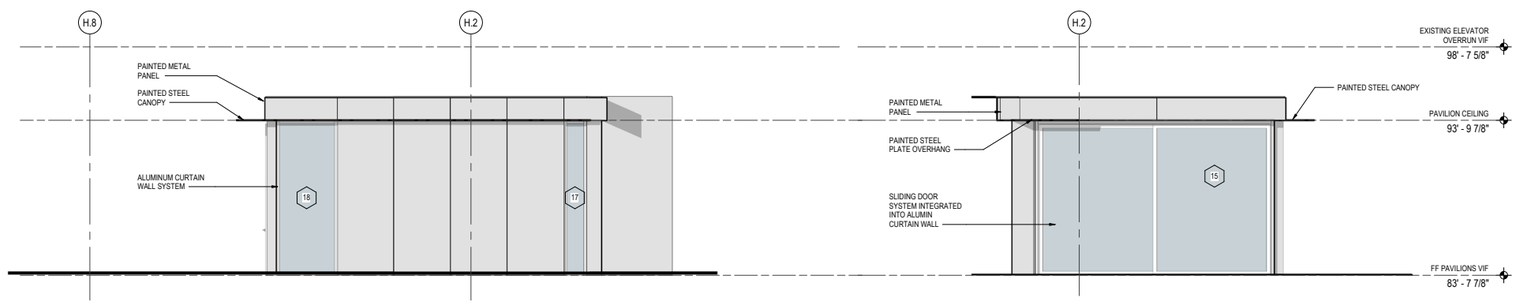
2 NORTH PAVILION - NORTH ELEVATION



1 NORTH PAVILION - WEST ELEVATION

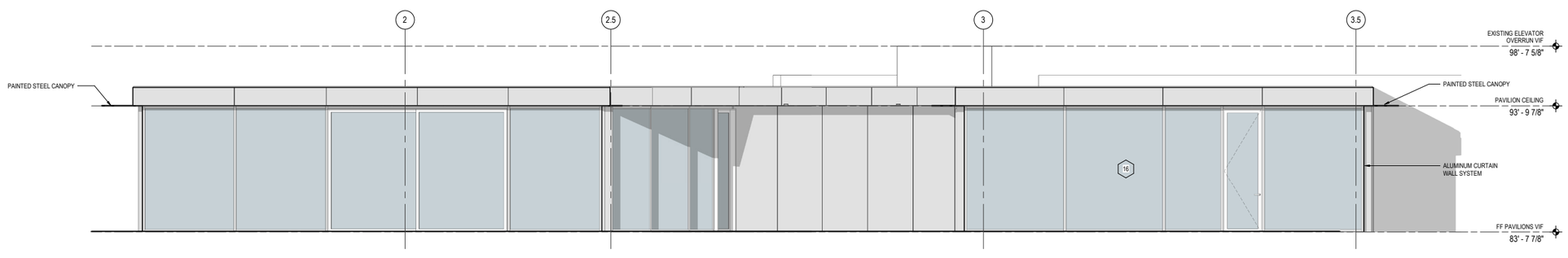
HUDSON PACIFIC PROPERTIES Olson Kundig

Enclosed Rooftop Recreational Space Exterior Elevations



4 SOUTH PAVILION - SOUTH ELEVATION

2 SOUTH PAVILION - NORTH ELEVATION

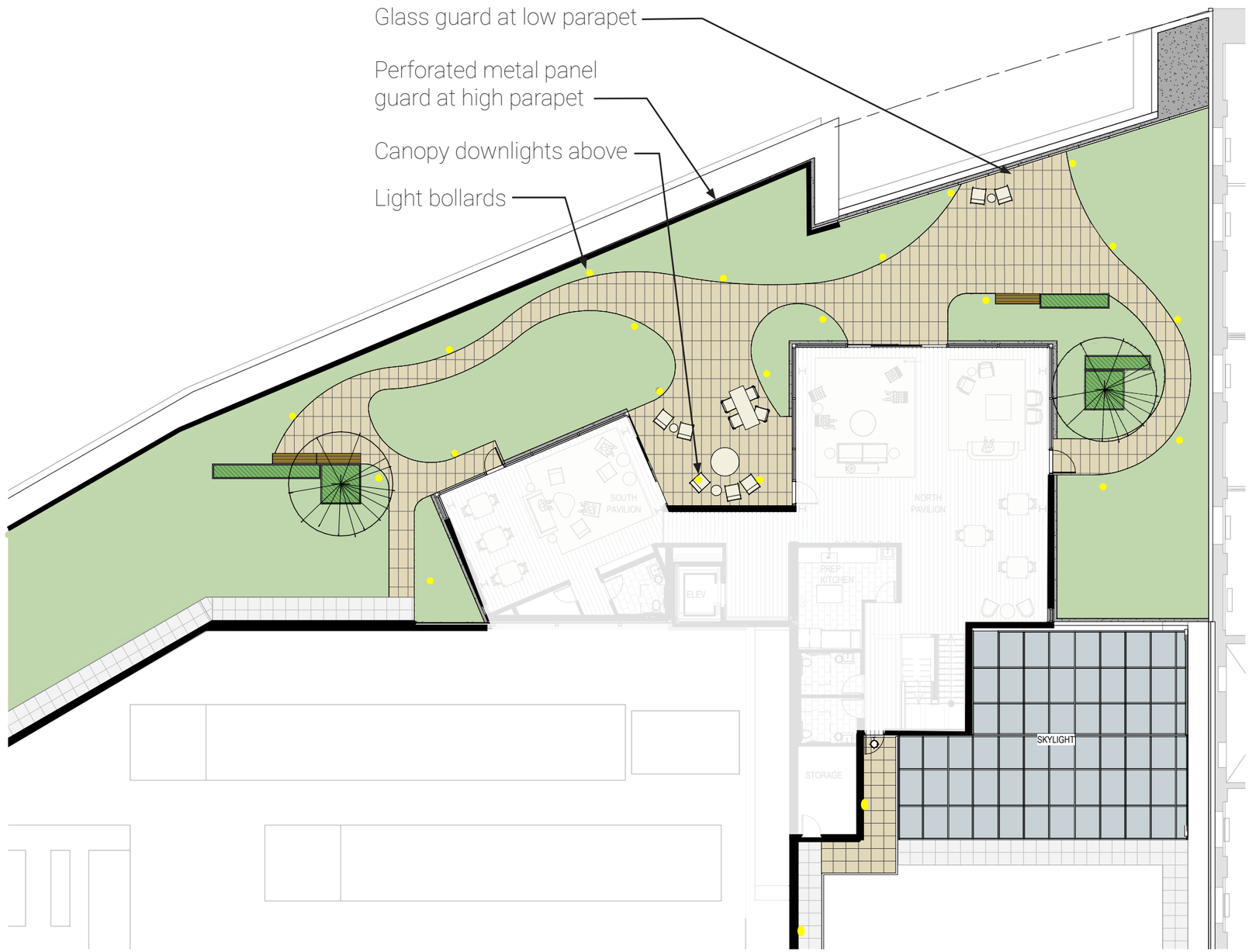


1 SOUTH PAVILION - WEST ELEVATION

HUDSON PACIFIC PROPERTIES

Olson Kundig

ROOFTOP PLAN



HUDSON PACIFIC PROPERTIES

Olson Kundig

EXTERIOR MATERIAL PALETTE

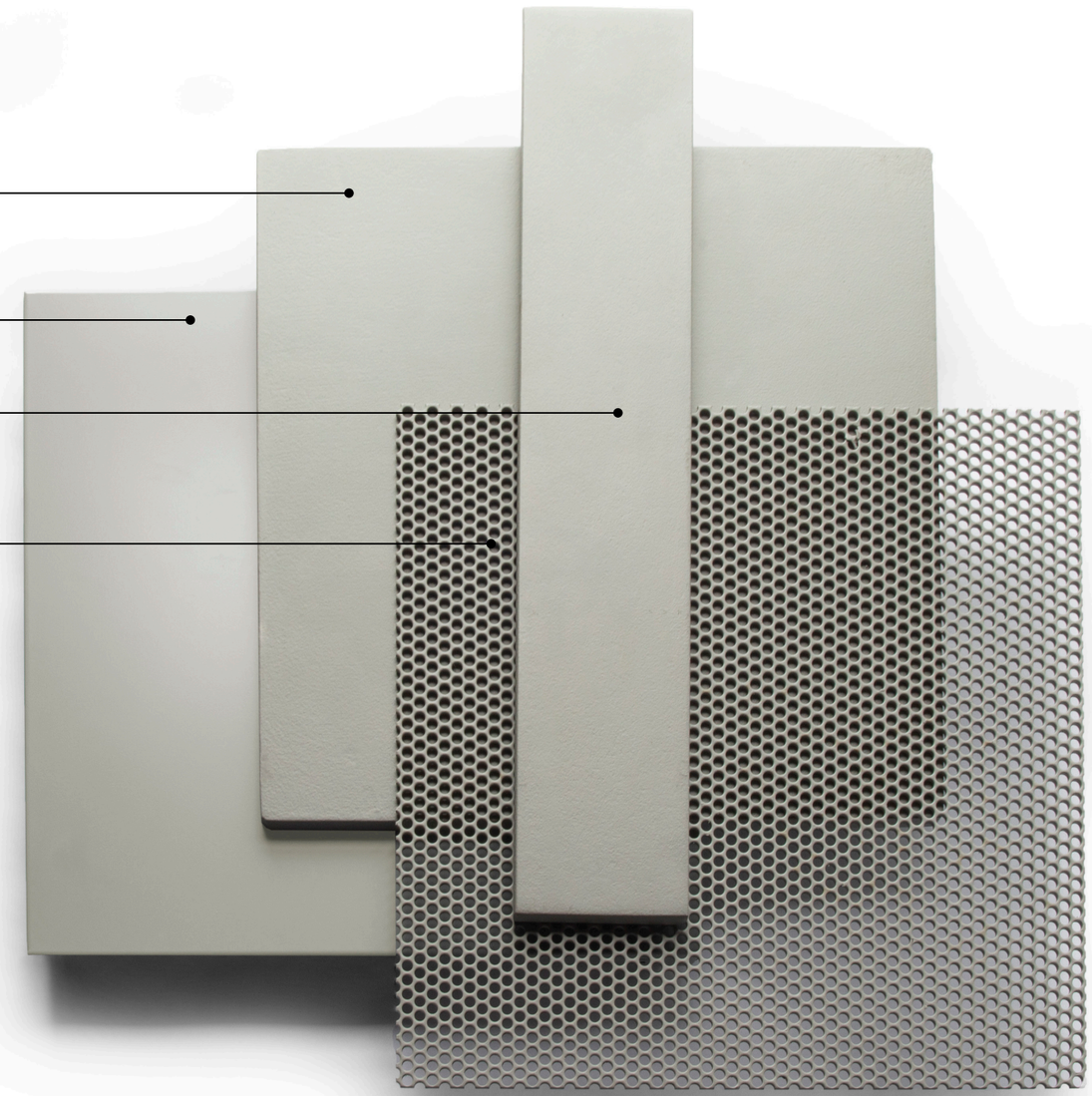
Steel plate canopy at rooftop ERRS and Railroad Way Bike Lobby storefront.

Painted metal sheet exterior cladding at rooftop ERRS, trim, and Bike Lobby exterior

Painted flat bar steel guardrail structure

Exterior perforated metal panel at exterior guards at tall parapet, glass at low parapet
Thickness: 12 gauge
Pattern: 1/4" hole, 3/8" staggered

**All metals painted metallic gray Pantone 423_C to match curtain wall system



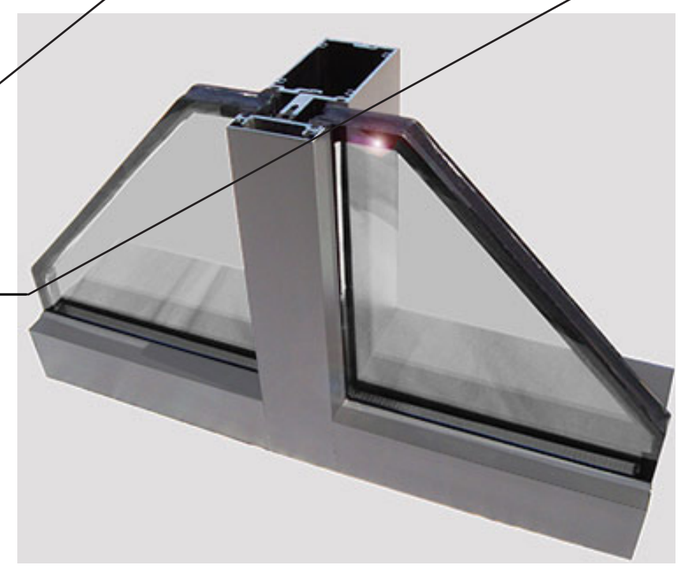
HUDSON PACIFIC PROPERTIES Olson Kundig

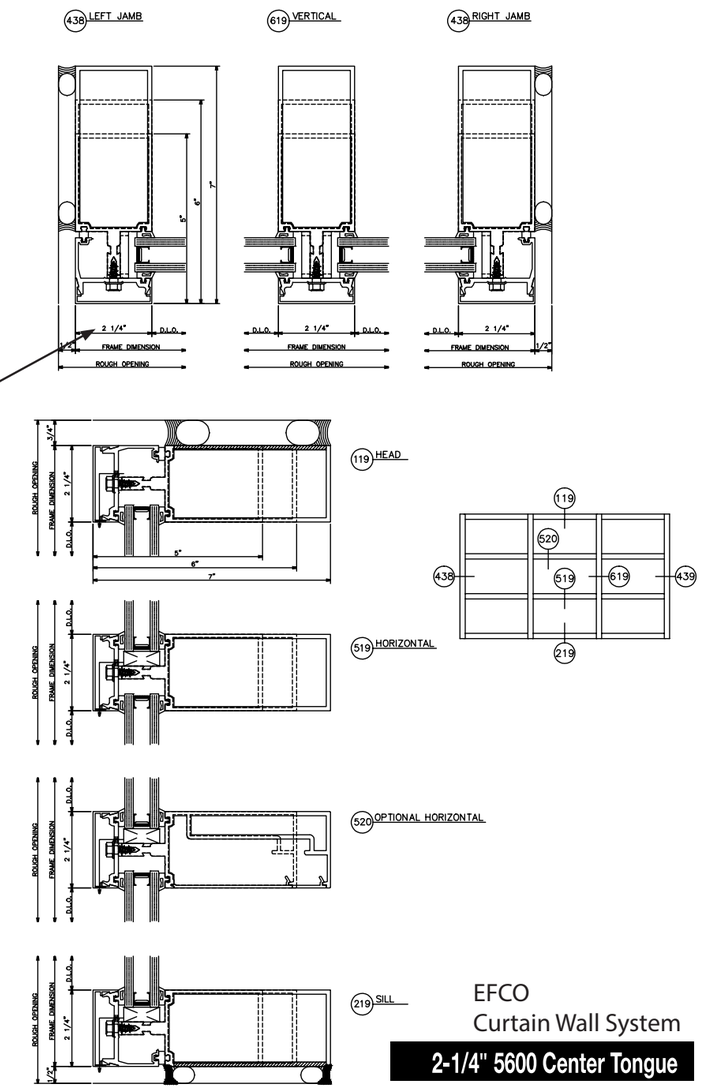
ALUMINUM GLAZING SYSTEM, AT RAILROAD WAY S BIKE LOBBY AND ENCLOSED ROOFTOP RECREATIONAL SPACE

Painted Metallic Gray,
Pantone 423_C
TYP for all Metals

Proposed high quality curtain wall system to match existing flat mullion cap profile at existing street-level storefront

Existing system mullion width is 2 1/4", proposed system is 2 1/4" with matching mullion cap profile





EFCO
Curtain Wall System

2-1/4" 5600 Center Tongue

HUDSON PACIFIC PROPERTIES

Olson Kundig

GLASS SPECIFICATION, AT RAILROAD WAY S AND ENCLOSED ROOFTOP RECREATIONAL SPACE

Starphire ultra clear glass low iron proposed at Railroad Way S bike lobby and enclosed rooftop recreational space. Please see diagram to the right comparing Seattle Energy Code-required

***Solarban*® 72 *Starphire* Glass Performance — Commercial Insulating Glass Unit Comparisons Using 1/4" (6mm) Glass**

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; as shown below

Glass Type	Transmittance			Reflectance		(BTU/hr•ft²°F) NFRC U-Value		U-Value EN 673 (W/m²*k)	Shading Coeffi-cient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
***SOLARBAN*® 72 *STARPHIRE* Solar Control Low-E Glass**											
*SOLARBAN 72 (2) STARPHIRE**	9	71	28	13	51	0.29	0.27	1.5	0.34	0.30	2.37

* Data based on using *Starphire* glass for both interior and exterior lites.

All performance data calculated using LBNL Window 6.3 software and PPG Modeling software with version 18.0 of the International Glazing Database. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

Simulation provided is not NHRC approved.

SOLARBAN® 72 SOLAR CONTROL LOW-E GLASS

PPG IdeaScapes® Glass • Coatings • Paint

Aesthetic Description

***Solarban*®** 72 ***Starphire*®** glass is a new triple-silver-coated, solar control, low-e glass designed specifically to provide high visible light transmittance, exceptional clarity and superior solar control performance.

Expanding the Range of Performance Options

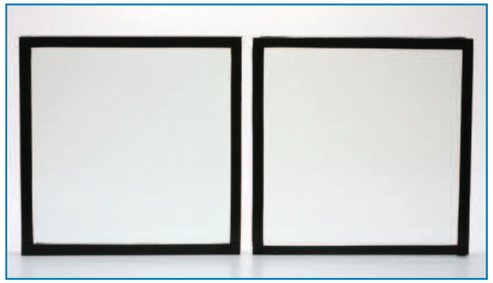
In a standard one-inch insulating glass unit, ***Solarban*** 72 ***Starphire*** glass boasts Visible Light Transmittance (VLT) approximating that of ***Solarban*** 60 on ***Starphire*** glass, yet it offers 25 percent better solar control. ***Solarban*** 72 ***Starphire*** glass also has solar control characteristics that are similar to those of ***Solarban*** 70XL glass, the industry's first triple-silver-coated, solar control, low-e glass, but it transmits 11 percent more visible light.

The table below shows the VLT and Solar Heat Gain Coefficient (SHGC) for all three products, which highlights the exceptional Light to Solar Gain (LSG) ratio of ***Solarban*** 72 ***Starphire*** glass:

Engineered for *Starphire* Glass

Glass	VLT	SHGC	LSG Ratio
Solarban 72 ***Starphire***/ ***Starphire*** Glass	71	0.30	2.37
Solarban 70XL Glass/Clear	64	0.27	2.37
Solarban 60 ***Starphire***/ ***Starphire*** Glass	74	0.41	1.80

To maximize clarity and visible light transmittance, ***Solarban*** 72 ***Starphire*** glass insulating glass units feature one lite with an advanced triple-silver coating that is engineered for use on a ***Starphire*** glass substrate and one lite of uncoated ***Starphire*** glass. Thanks to a proprietary low-iron formulation developed by PPG, ***Starphire*** glass has been the most transparent architectural glass in the industry since it was introduced more than 20 years ago.



Designed for exceptional transparency, ***Solarban*** *72* ***Starphire*** *glass (left) has visible light transmittance of 71 percent that is comparable to* ***Solarban*** *60* ***Starphire*** *glass (right), yet offers 25 percent better solar control.*

Sustainable Design and Architectural Glass

Sustainable design, green building, safeguarding the environment and the long-term management of energy costs are vital considerations for contemporary building designers. Like other high-performance architectural glasses from PPG, ***Solarban*** 72 ***Starphire*** glass gives architects and building owners a tool to reach their design objectives.

In addition to making products that support sustainable design, PPG also is a pioneer of developing innovative technologies that reduce energy consumption during the glass-making process. PPG promotes environmentally responsible manufacturing by recovering and reusing virtually all of its glass manufacturing by products and by shipping its materials on reusable steel racks.

PPG also promotes regional sourcing through its nationwide network of certified glass fabricators and laminators.

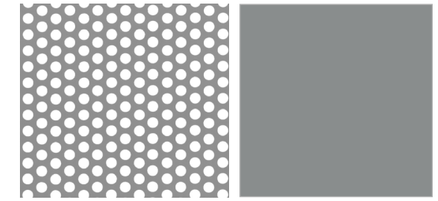
Solarban 72 ***Starphire*** glass supports sustainable design and can provide LEED® credit opportunities according to the following criteria:

LEED / Green Design Category	Feature	Benefit
Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Enhance energy performance of building
Daylight & Views	*Solarban 72 Starphire* glass has exceptional visible light transmittance	Connectivity to natural lighting and the outdoors
Innovation in Design	MBDC Cradle to Cradle Certification℠	Selection of environmentally focused product evaluation

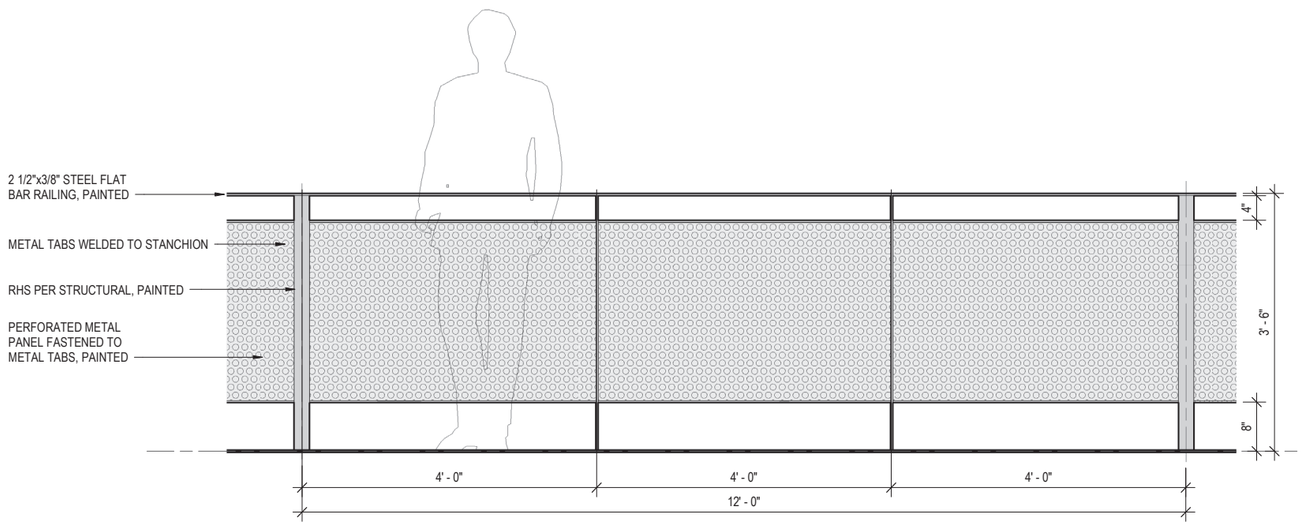
HUDSON PACIFIC PROPERTIES Olson Kundig

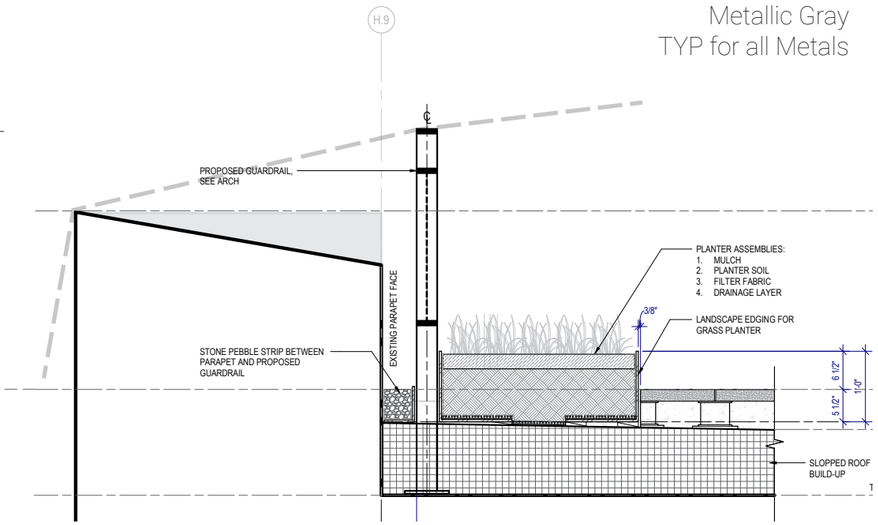
ROOFTOP PERIMETER GUARDS

PERIMETER GUARDRAILS ON NEW BUILDINGS PER SMC 23.66.140.C.f.b

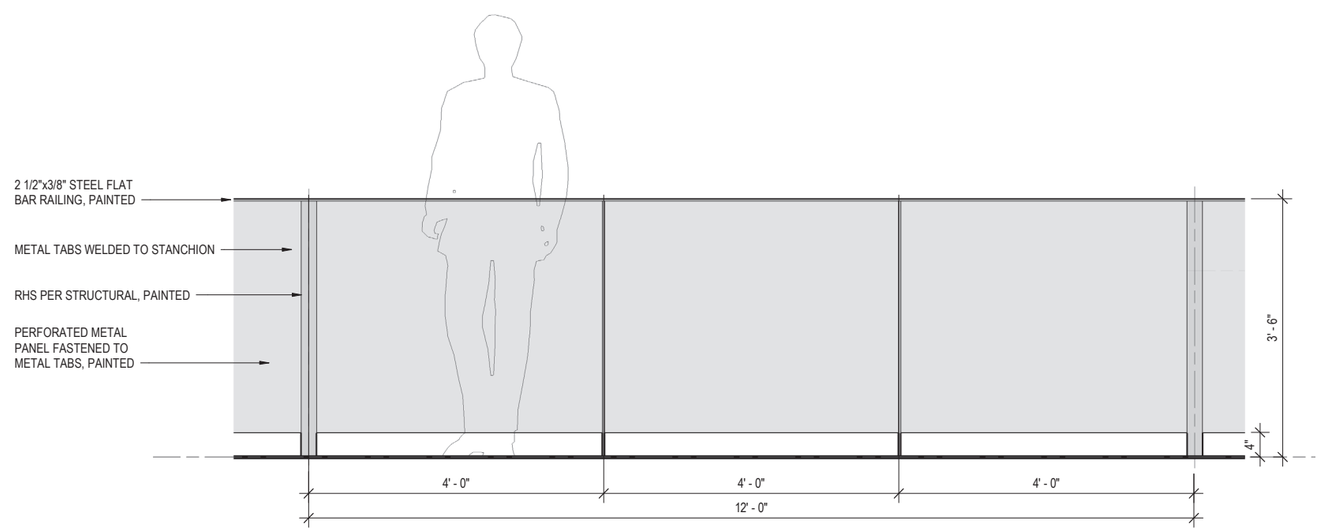


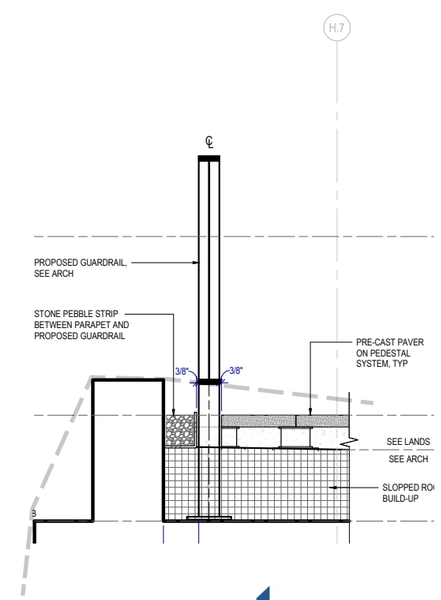
Perforated Metal Panel, Painted
Metallic Gray
TYP for all Metals





GR-1. Guardrail w/ Perforated Metal





GR-2. Guardrail w/ Glass Panels

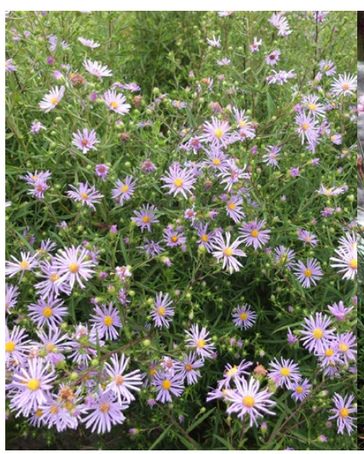
HUDSON PACIFIC PROPERTIES

Olson Kundig

ROOFTOP PLANT PALETTE

Deschampsia cespitosa / Tufted Hairgrass

Carex obnupta / Slough Sedge



Aster subspicatus /
Douglas Aster

(Alternative)
Armeria maritima / Thrift

Fragaria chiloensis /
Beach Strawberry

(Alternative)
Sedum spathulifolium 'Cape Blanco' /
Cape Blanco Stonecrop

Pinus contorta var. contorta /
Shore Pine

GREEN FACTOR COMPLIANCE

Green Factor Scoresheet PAGE 1

SEATTLE×green factor

Project title:

		Enter sq ft of parcel			
	Parcel size	47,868		SCORE	0.30079
	Landscape Elements**	**Totals calculate automatically from Green Factor Worksheet**		**Factor**	**Total**
A	**Planted areas**		0 square feet	0.6	0
1	Planted areas with a soil depth of 24" or greater				
2	Bioretention facilities		0 square feet	1	0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity		0 square feet	0.1	0
2	Medium shrubs or perennials 2'-4' tall maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	2680 plants	24120	0.3	7,236
3	Large shrubs or perennials 4'+ at maturity - calculated at 36 sq ft per plant (typically planted no closer than 24" on center)	0 plants	0	0.3	0
4	**Small Trees** Tree canopy for "Small Trees" or equivalent (canopy spread of 8' to 15') - calculated at 75 sq ft per tree	0 trees	0	0.3	0
5	**Small/Medium Trees** Tree canopy for "Small/Medium Trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	0 trees	0	0.5	0
6	**Medium/Large Trees** Tree canopy for "Medium/Large Trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0 trees	0	0.7	0
7	**Large Trees** Tree canopy for "Large Trees" or equivalent (canopy spread of 26' or more) - calculated at 350 sq ft per tree	0 trees	0	0.9	0
8	**Preserved Trees** Tree canopy for preservation of existing trees with trunks 6"+ DBH (Diameter at Breast Height, 4.5' above the ground) - calculated at 20 sq ft per inch diameter	0 inches	0	1	0

*** Do not count public rights-of-way in parcel size calculation.**

**** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2020).**

REVISED 07-07-2020

Green Factor Scoresheet PAGE 2

SEATTLE×green factor

C	**Green roofs**			
1	Green roofs over at least 2" and less than 4" of growth medium	0 square feet	0.4	0
2	Green roofs 4" - 8" of growth medium	0 square feet	0.6	0
3	Green roofs 8"+ of growth medium	5278 square feet	0.8	4,222
D	**Vegetated walls** NC, C, SM, and South Downtown zones only	0 square feet	0.4	0
E	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0 square feet	0.2	0
2	Permeable paving over at least 24" of soil or gravel	0 square feet	0.5	0
F	**Structural soil systems**	0 square feet	0.5	0
	sub-total of sq ft =	29,398		
G	**Bonuses**			
1	Landscaping that consists of drought-tolerant and/or native plant species	29398 square feet	0.1	2,940
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater	0 square feet	0.2	0
3	Vegetation visible to passersby from adjacent public right of way or public open spaces	0 square feet	0.2	0
4	Landscaping in food cultivation	0 square feet	0.1	0
		Green Factor numerator =		14,398

*** Do not count public rights-of-way in parcel size calculation.**

**** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2020).**

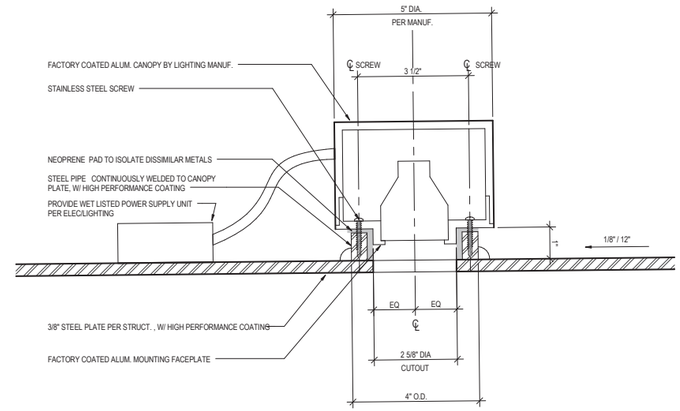
REVISED 07-07-2020

HUDSON PACIFIC PROPERTIES Olson Kundig

LIGHTING SPECIFICATION

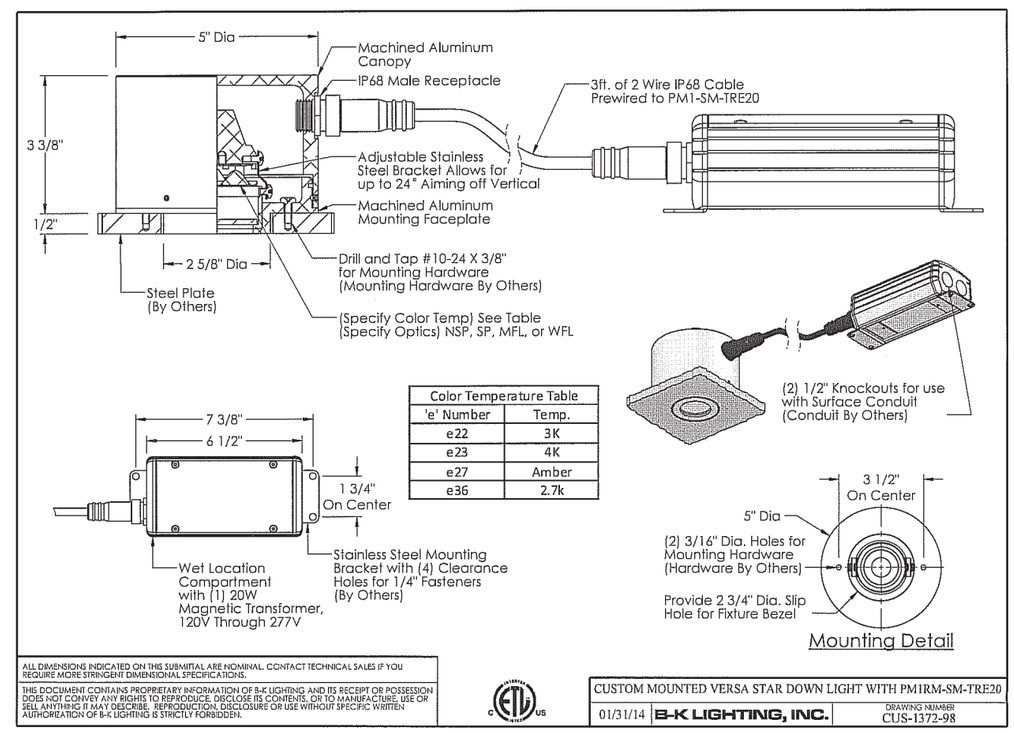
Canopy Lighting at Railroad Way S and Rooftop Canopy

- 3000k color temperature at all exterior lights



*Painted Metallic Gray,
TYP for all fixtures

Example photo from 520 Pike Tower, Seattle WA
Olson Kundig



Color Temperature Table	
'e' Number	Temp.
e22	3K
e23	4K
e27	Amber
e36	2.7k

HUDSON PACIFIC PROPERTIES

Olson Kundig

LIGHTING SPECIFICATION

Wall Luminaire at Rooftop Penthouse Egress Path

- 3000k color temperature at all exterior lights

Example photo from manufacturer

Application
This LED wall luminaire with an asymmetric light distribution can be used to illuminate ceiling or ground surfaces in front of the mounting surface. Can be used for uplight or downlight applications.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 6.8 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	17.9 W
System wattage	23 W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	2352 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 25° C	133,000 h (L70

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3** ***(EXPRESS)***
☐ 2700K - Product number + **K27**

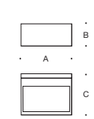
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

*Painted Metallic Gray, TYP for all fixtures



LED wall luminaire · asymmetric light distribution

	LED	A	B	C
22386	17.9W	9 1/2	4 1/8	7 7/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 09/04/18

HUDSON PACIFIC PROPERTIES Olson Kundig

LIGHTING SPECIFICATION

Bollard Luminaire at Rooftop Landscape

- 3000k color temperature at all exterior lights

Example photo from manufacturer

Application
LED bollard with fully shielded light distribution. The glare-free illumination of these luminaries is ideally suited for lighting entrances and footpaths as well as many areas of garden and landscape architecture.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fastener

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 11.0 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	20.6 W
System wattage	25.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1577 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	280,000 h (L70)

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

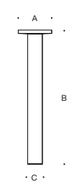
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	☐ Black (BLK)	☐ White (WHT)	☐ RAL:
	☐ Bronze (BRZ)	☐ Silver (SLV)	☐ CUS:

Type:
BEGA Product:
Project:
Modified:

*Painted Metallic Gray, TYP for all fixtures



LED bollard · symmetric

	LED	A	B	C	Anchorage
88 261	20.6 W	10	37 3/8	4 5/8	**79 824**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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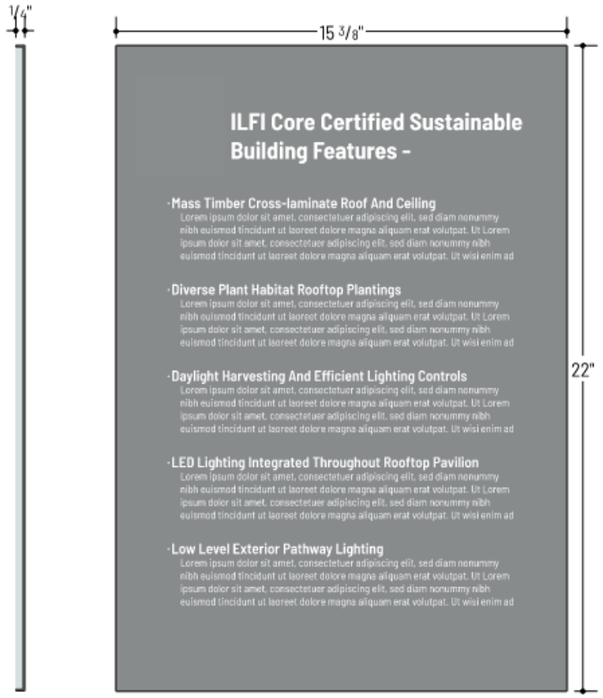
Updated 08/02/18

HUDSON PACIFIC PROPERTIES Olson Kundig

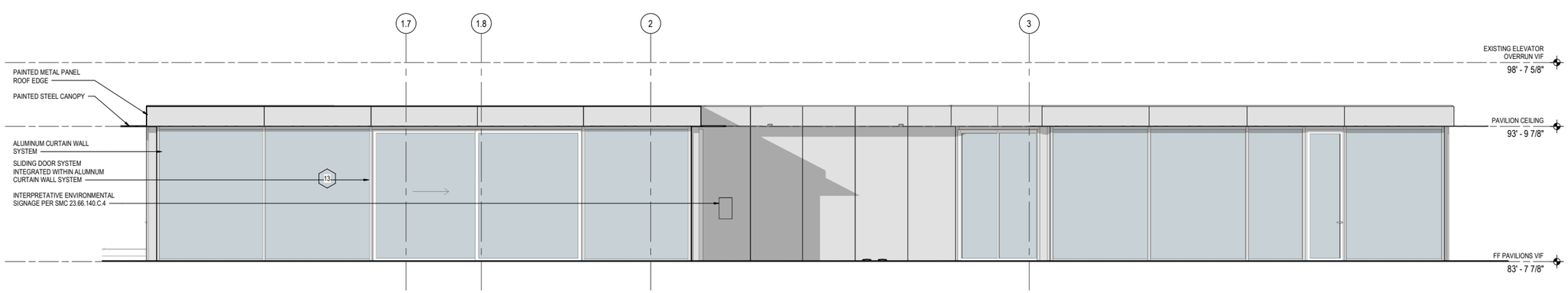
SUSTAINABLE FEATURE SIGNAGE



ST-1.5 - ILFI CORE BUILDING FEATURES PLAQUE

- .063" aluminum painted to match PMS 423C, brakeformed to wrap 1/4" clear P95 acrylic panel
- Direct-print graphics
- MP clearcoat over all
- Held to exterior wall with VHB tape & silicone

*Painted Metallic Gray, TYP for all fixtures



1 NORTH PAVILION - WEST ELEVATION

HUDSON PACIFIC PROPERTIES Olson Kundig

DEPARTURE REQUEST

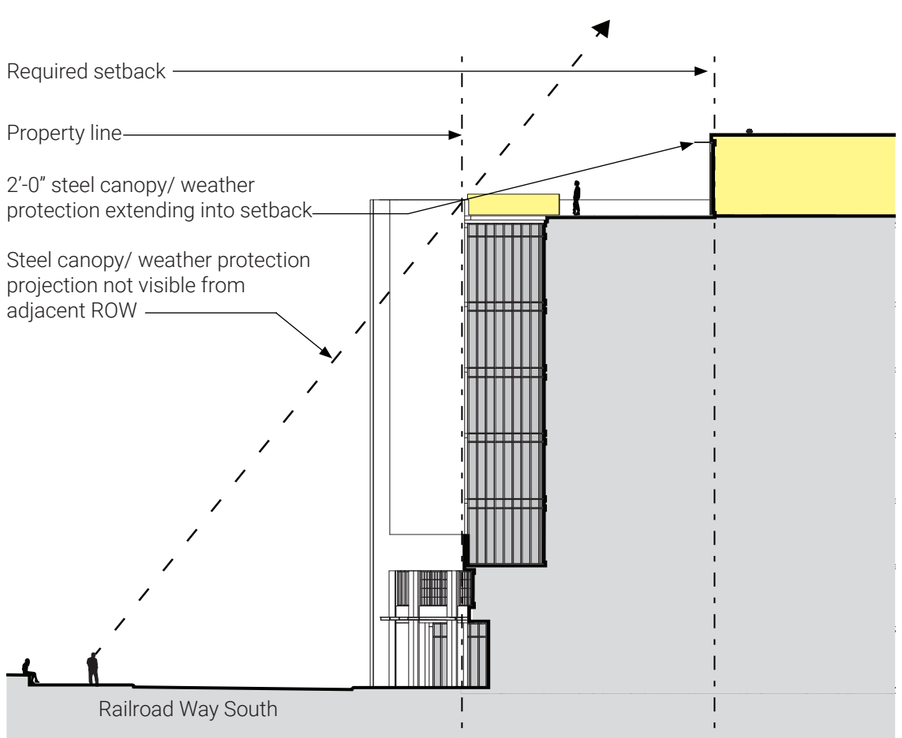
DEPARTURE
SMC 23.66.140.C.4.j Setbacks

REQUIREMENT
Architectural elements setback at least 30' from the Railroad Way right-of-way

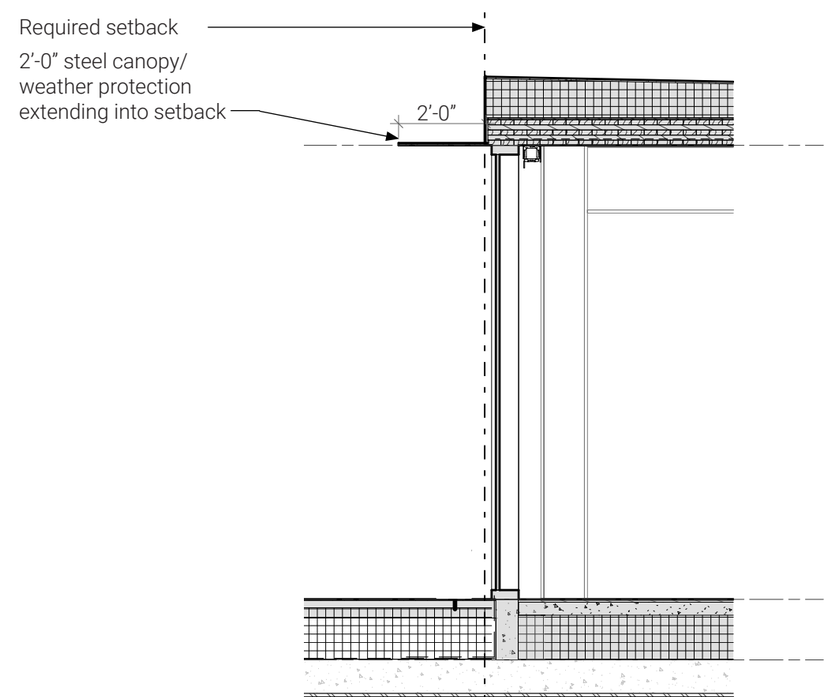
Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall be set back a minimum of 30 feet from all streets and 3 feet from all alleys. Solar collector shall be set back as provided in subsections 23.66.140.C.4.c and 23.66.140.C.4.d.

REQUEST
Similar to encroachments allowed into the right-of -way we request a departure to extend a 3/8" thick painted steel canopy 25" into the 30'-0" rooftop setback.

JUSTIFICATION
The departure requested for an exterior canopy at the enclosed rooftop recreational space functions as an historical cornice, providing visual depth, relief, and shadow. The departure allows architectural detail consistent with the historical district and architectural quality at the ground-level right-of-way.



Building Section Diagram

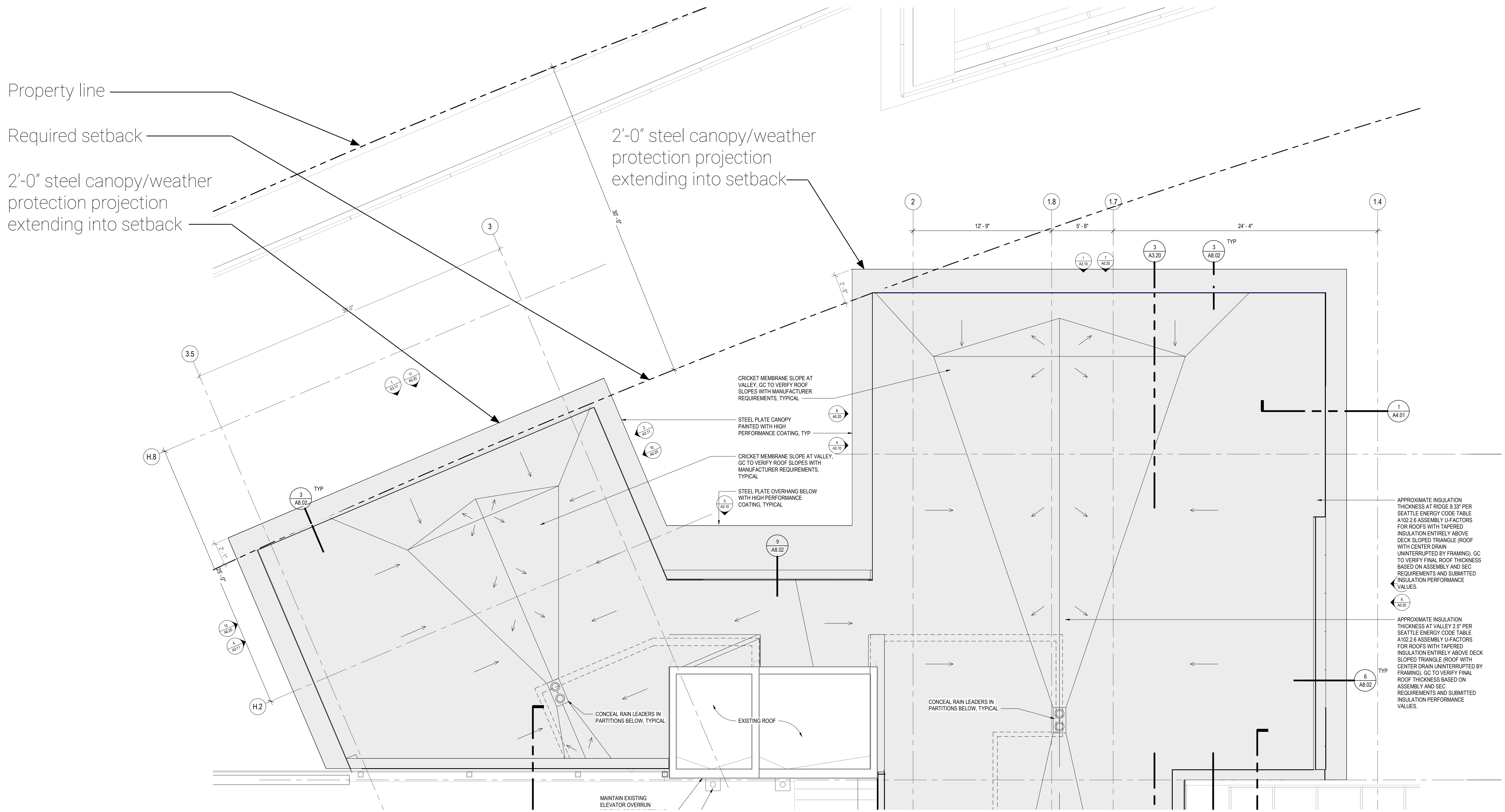


Wall Section Diagram

HUDSON PACIFIC PROPERTIES Olson Kundig

DEPARTURE REQUEST

Roof Plan Diagram showing canopy extending into setback



Olson Kundig

Appendix - construction-level building permit submittal drawings

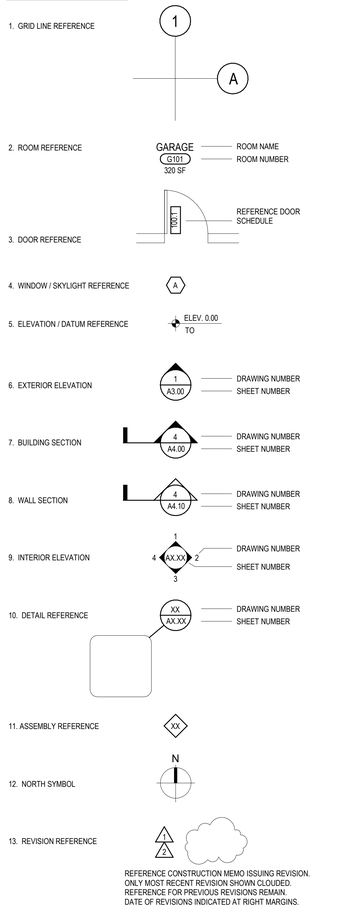
ABBREVIATIONS

@	AT
℄	CENTERLINE
℞	PROPERTY LINE
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACS	ACCESS PANEL
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	AMERICANS with DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF...
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET; CARPETED
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN FLR	FINISH FLOOR
FF	FINISH TO FINISH
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FT	FOOR OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

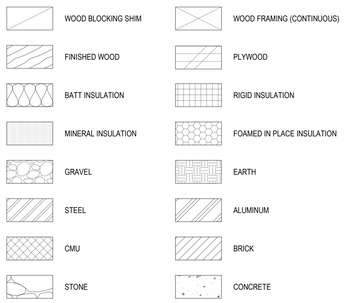
HB	HOSE BIBB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE, LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
	OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER CUBIC FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION; REVISIONS; REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLASS
SHV	SHELF; SHELVING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STONE
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL

T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
TO	TOP OF...
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYLT TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT

SYMBOLS LEGEND



MATERIALS LEGEND



ZONING / BUILDING CODE SUMMARY

PROJECT ADDRESS:
505 1ST AVENUE S
SEATTLE, WA 98104

ASSESSOR'S PARCEL NUMBER:
7666206900

LEGAL DESCRIPTION:
LOTS 1-8, BLK 327 SEATTLE TIDE LANDS BL-01376 EXCEPT THE SOUTH 48.74' OF LOT 8

APPLICABLE CODES:
2018 SEATTLE EXISTING BUILDING CODE
2018 SEATTLE BUILDING CODE
2009 ICC ANSI 117.1

AUTHORITY HAVING JURISDICTION:
CITY OF SEATTLE

PROJECT DESCRIPTION:
INTERIOR IMPROVEMENTS TO EXISTING LOBBY, APPROXIMATELY 17,460 SF, NEW EXTERIOR FACADE AND CANOPY AT BIKE LOBBY, ADDITION OF TWO PAVILIONS TO THE EXTISTING ROOFTOP TERRACE, APPROXIMATELY 3,500 SF, WITH LANDSCAPED ROOFTOP DECK.

GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.

2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.

5. DIMENSIONS ARE TO EXTERIOR FACE OF FINISH, UNLESS OTHERWISE NOTED.

6. NOT USED.

7. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT WITHIN THE BOUNDARY OF WORK, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.

8. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL DOORS SHALL HAVE APPROVED LEVER HANDLES, UNLESS NOTED OTHERWISE WITH EGRESS PANIC HARDWARE.

9. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH APPLICABLE CODE.

10. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

11. COMPLY WITH OWNERS REQUIREMENTS FOR FACILITIES OPERATIONS AND MAINTENANCE, AND OWNERS REQUIREMENTS FOR WORK AND RENOVATIONS.

12. BUILDING DATUMS AND GRID REFERENCE EXISTING CONDITIONS AND EXISTING SDCI BUILDING PERMIT DRAWINGS #6125485-CN AND #6254288-CN. GC TO FIELD-VERIFY ALL EXISTING CONDITIONS.

13. DELEGATED DESIGN SERVICES:

A. DELEGATED DESIGN: WHERE DESIGN SERVICES ARE SPECIFIED, ENGAGE QUALIFIED PROFESSIONALS AND PROVIDE DESIGN, ENGINEERING, DOCUMENTS, AND DATA MEETING INDICATED REQUIREMENTS.

a. PERFORMANCE: COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS AND REQUIREMENTS INDICATED ON DRAWINGS.

b. COORDINATION: COORDINATE DESIGN WITH OTHER BUILDING SYSTEMS.

c. COORDINATE HVAC, PLUMBING AND ELECTRICAL DESIGNS WITH BUILDING STRUCTURE AND OTHER SYSTEMS DESIGNED BY OTHERS.

d. UNDERTAKE COORDINATION EFFORTS IN A TIMELY FASHION TO PROACTIVELY AVOIDE MISMATCHES, CONFLICTS, AND CLASHES BETWEEN SYSTEMS THAT MAY OTHERWISE REQUIRE ADDED TIME OR EXPENSE TO RESOLVE AT A LATER DATE.

e. ENGINEERING ANALYSES: COMPLY WITH REQUIREMENTS INDICATED AND CODES FROM AHJ.

f. REGULATORY APPROVALS: SUBMITSEALED DOCUMENTS FOR AGENCY REVIEW WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION. OBTAIN ALL NECESSARY APPROVALS.

g. SUBMITTALS: REQUIRED AS INDICATED. SUBMITTED ENGINEERING ANALYSES AND AGENCY APPROVAL DOCUMENTS ARE INFORMATIONAL AND DO NOT REQUIRE ARCHITECT'S RESONSE.

A. STRUCTURAL DESIGN: CONSIDER TRIBUTARY DEAD, LIVE, WIND, AND EARTHQUAKE LOADS IN COMBINATIONS REQUIRED. DESIGN WITHIN REQUIRED DEFLECTION LIMITS. FOR MOVING PARTS CONSIDER DYNAMIC LOADS.

B. FIRE DESIGN: MEET INDICATED RATINGS AND CLASSIFICATIONS OFOR CONTROLLING THE PASSAGE, CONDUCTION, OR GENERATION OF FIRE, SMOKE, AND HEAT - SEE BUILDING CODE SUMMARY AND EGRESS PLANS FOR ADDITIONAL REQUIREMENTS AND INFORMAITON. COMPLY WITH REQUIRE MENTS OF AUTHORITIES HAVING JURISDICTION.

C. ACOUSTIC DESIGN: MEET REQUREMENTS FOR RATINGS AND CLASSIFICATIONS FOR CONTROLLING THE PASSAGE, REFLECTION, AND TRANSMISSION OF SOUND - AS DEFINED BE ACOUSTICAL CONSULTANT AND OWNERS.

D. DELEGATED DESIGN COMPONENTS AND SYSTEMS, WITH SEPARATE PERMITS, INCLUDE BUT ARE NOT LIMITED TO:

a. MEP
b. SIGNAGE
c. SECURITY & ACCESS CONTROL
d. FIRE PROTECTION
e. STRUCTURAL DESIGN OF CLADDING, FRAMED WALLS, AND FALL PROTECTION
f. FALL PROTECTION AT NON-OCCUPIED AREAS

14. IDENTIFICATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS AND INSULATION INSTALLED SUCH THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION.

15. WHERE TWO OR MORE LAYERS OF RIGID INSULATION WILL BE USED, EDGE JOINTS BETWEEN LAYERS MUST BE STAGGERED, TYPICAL.

16. BUILDING ENCLOSURE AIR LEAKAGE TESTING IS REQUIRED FOR WSEC COMPLIANCE.

BUILDING ENCLOSURE AIR LEAKAGE TESTING SHALL BE PERFORMED PER ASTM C779 (OR EQUIVALENT METHOD APPROVED BY THE CODE OFFICAL) AND THE TARGET LEAKAGE RATE IS 0.25 CFM/FT2 (1.5 L/S*M2) AT 0.3 IN. WG (75 PA).

A. SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST REPORTS TO JURISDICTION AND OWNER.

B. IF INITIAL TEST RESULT EXCEEDS 0.25 CFM/FT2 (1.5 L/S*M2), INDICATE THAT INSPECTION AND ALL PRACTICAL CORRECTIVE ACTIONS BE COMPLETED AND DOCUMENTED IN THE AIR LEAKAGE TEST REPORT AND THE BUILDING SHALL BE RE-TESTED.

C. CORRECTIVE MEASURES AND RETESTING MUST BE REPEATED UNTIL THE TEST RESULT IS 0.40 CFM/FT2 (2.0 L/S*M2) OR LESS.

D. INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO BUILDING OWNER.

17. PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING APPLICABLE WSEC ENVELOPE COMPLIANCE FORMS AND CALCULATIONS, AND FENESTRATION NFRC RATING CERTIFICATES.

VICINITY MAP

NOT TO SCALE

LOCATION MAP

NOT TO SCALE

PROJECT DIRECTORY

SITE ADDRESS:
505 1ST AVE S
SEATTLE, WA 98104

OWNER:
HUDSON PACIFIC PROPERTIES
411 1ST AVE S, SUITE 300
SEATTLE, WA 98104
T: 206.472.6115

ARCHITECT:
OLSON KUNDIG ARCHITECTS
159 S. JACKSON ST. SUITE 600
SEATTLE, WA 98104
T: 206.624.5670
F: 206.624.3730
PRINCIPAL ARCHITECT: KIRSTEN MURRAY
kirsten@olsonkundig.com
CONTACT: BRIAN WALTERS
brian@olsonkundig.com

CONTRACTOR:
GATEWAY CONSTRUCTION SERVICES
5506 SIXTH AVENUE SOUTH SUITE 210
SEATTLE, WA 98108
T: 206.621.9111

STRUCTURAL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE, SUITE 900
SEATTLE, WA 98104
T: 206.343.0560
CONTACT: REBECCA HIX COLLINS
rebeccac@cplinc.com

LIGHTING DESIGNER:
O-LLC LIGHTING
5831 N ALBINA AVENUE
PORTLAND, OR 97217
T: 503.452.7135
CONTACT: VERONIKA BATHO-DEMELIUS
veronika@o-llc.com

ACOUSTICAL DESIGNER:
BRC ACOUSTICS
1932 1ST AVE #620
SEATTLE, WA 98101
T: 206.270.8910
CONTACT: DANIEL BRUCK, PH.D.
danb@brcacoustics.com

MEPF DESIGN ASSIST:
WSP
999 THIRD AVE SUITE 3200
SEATTLE, WA 98104
T: 206.883.1223
CONTACT: MATTHEW LONGSINE
Matthew.Longsine@wsp.com

Reserved for permit stamp

Olson Kundig
159 South Jackson St. Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
505 1ST REPOSITION
505 1ST AVE S
SEATTLE, WA 98104

principal architect KM
project manager BW
drawn by SL
Author
checked by
job no. 20027
date 05/07/2021

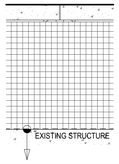
revisions:

no. date by

PERMIT SET
05/07/2021

GENERAL INFORMATION

A0.00



DESCRIPTION: EXTERIOR PAVERS OVER MEMBRANE ROOF

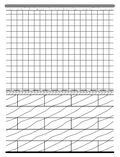
MARK: R2

FIRE RATING: HOUR

- CONCRETE PAVERS PER LANDSCAPE
- PEDESTAL PAVER SYSTEM PER LANDSCAPE
- EXISTING RIGID INSULATION, VIF
- EXISTING ROOF MEMBRANE, REPAIR AS NECESSARY, VIF
- EXISTING CONCRETE SLAB, VIF

R-60 TO MATCH EXISTING, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: MEMBRANE ROOF

MARK: R1

FIRE RATING: HOUR

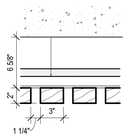
- MODIFIED BITUMEN ROOF MEMBRANE
- COVER BOARD
- POLYISO RIGID INSULATION SLOPED TO DRAIN (R-38 AVERAGE)
- AIR/VAPOR BARRIER
- 1/2" PLYWOOD PER STRUCTURAL
- CROSS-LAMINATED TIMBER PANELS PER STRUCTURAL

R-38 COMPOSITE AVERAGE ASSEMBLY R-VALUE

UL RATING AND OTHER STANDARDS DESIGNATIONS:

ROOF TYPES

SCALE: 1 1/2" = 1'-0"



DESCRIPTION: WOOD CEILING

MARK: C2

FIRE RATING: HOUR

STC RATING: NRC 0.70

- EXISTING PT CONCRETE SLAB
- INTERSTITIAL SPACE FOR MERF ROUTING
- 1" SEMI-RIGID BLACK ACOUSTICAL INSULATION (NRC 0.70)
- STEEL SUSPENSION SYSTEM
- WOOD BOARDS PER FINISH SCHEDULE

UL RATING AND OTHER STANDARDS DESIGNATIONS:

DESCRIPTION: GWB CEILING

MARK: C1

FIRE RATING: HOUR

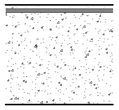
STC RATING:

- METAL FRAMING
- 5/8" GYPSUM WALL BOARD

UL RATING AND OTHER STANDARDS DESIGNATIONS:

CEILING TYPES

SCALE: 1 1/2" = 1'-0"



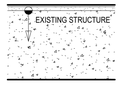
DESCRIPTION: CEMENTITIOUS MICR0-TOPPING

MARK: F5

FIRE RATING: HOUR

- CEMENTITIOUS MICRO-TOPPING
- EXISTING FINISH FLOOR W/ SURFACE PREPARATION
- EXISTING STRUCTURAL SLAB, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: TILE AT WET AREAS

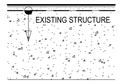
MARK: F4

FIRE RATING: HOUR

- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- LIQUID APPLIED WATERPROOF MEMBRANE, BONDED
- MORTAR BED
-SHEET MEMBRANE WATERPROOFING & CLEAVAGE MEMBRANE, UNBONDED
- EXISTING STRUCTURAL SLAB, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

REFERENCE TCNA F113A



DESCRIPTION: TILE AT EXISTING SLAB

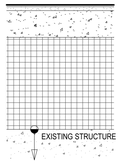
MARK: F3

FIRE RATING: HOUR

- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- EXISTING STRUCTURAL SLAB, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

REFERENCE TCNA F113A



DESCRIPTION: TILE AT ROOFTOP PAVILIONS

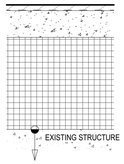
MARK: F2

FIRE RATING: HOUR

- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- CONCRETE BUILT-UP SLAB PER STRUCTURAL
- EXPANDED POLYSTYRENE INSULATION FILL PER STRUCTURAL
- EXISTING PT CONCRETE STRUCTURAL SLAB, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

REFERENCE TCNA F113A



DESCRIPTION: WOOD FLOORING

MARK: F1

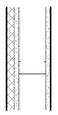
FIRE RATING: HOUR

- 3/4" ENGINEERED WOOD FLOORING
- VAPOR BARRIER
- CONCRETE BUILT-UP SLAB PER STRUCTURAL
- EXPANDED POLYSTYRENE INSULATION FILL PER STRUCTURAL
- EXISTING PT CONCRETE STRUCTURAL SLAB, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

FLOOR TYPES

SCALE: 1 1/2" = 1'-0"



DESCRIPTION: PARTITION WITH ACOUSTICAL PNLS

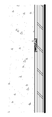
MARK: P6

FIRE RATING: HOUR

STC RATING: NRC 0.70

- 5/8" GYPSUM BOARD
- 3 5/8" METAL FRAMING
- 5/8" GYPSUM BOARD
- 1" SEMI-RIGID ACOUSTICAL PANELS

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: METAL PANEL

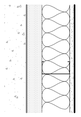
MARK: P5

FIRE RATING: HOUR

STC RATING:

- 16 GAUGE MIN STAINLESS STEEL PANEL ADHERED TO SUBSTRATE
- PLYWOOD SUBSTRATE
- CONCEALED FASTENER CLEAT SYSTEM
- EXISTING CONCRETE WALL OR STUD WALL WHERE OCCURS, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: INTERIOR PARTION

MARK: P4

FIRE RATING: HOUR

STC RATING:

- 5/8" GYPSUM BOARD
- 3 5/8" METAL FRAMING
- EXISTING STRUCTURE, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

DESCRIPTION: TILE

MARK: P3

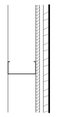
FIRE RATING: HOUR

STC RATING:

- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- WATERPROOFING MEMBRANE AT WET LOCATIONS
- 1/2" CEMENT BACKER BOARD
- NEW OR EXISTING METAL FRAMING WHERE OCCURS, VIF

UL RATING AND OTHER STANDARDS DESIGNATIONS:

REFERENCE TCNA W244C



DESCRIPTION: WOOD PANEL

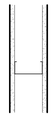
MARK: P2

FIRE RATING: HOUR

STC RATING:

- 3/4" WOOD PANELING PER FINISH SCHEDULE
- CONCEALED FASTENER CLEAT SYSTEM
- 1/2" FIRE-RETARDANT-TREATED PLYWOOD
- 3 5/8" METAL FRAMING

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: GYPSUM WALL BOARD

MARK: P1-4

FIRE RATING: HOUR

STC RATING:

- 5/8" GYPSUM WALL BOARD
- 3 5/8" STEEL FRAMING
- 5/8" GYPSUM WALL BOARD

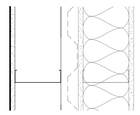
ASSEMBLY SUFIX INDICATES STEEL FRAMING SIZE:

-4 = 3 5/8" STUD
-6 = 6" STUD
-8 = 8" STUD

UL RATING AND OTHER STANDARDS DESIGNATIONS:

INTERIOR PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



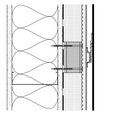
DESCRIPTION: INTERIOR WALL AT EXIST MECH PLENUM

MARK: W2

FIRE RATING: HOUR

- EXISTING MECH PLENUM ASSEMBLY - VIF
- STEEL FRAMING PER STRUCTURAL
- 5/8" GWB

UL RATING AND OTHER STANDARDS DESIGNATIONS:



DESCRIPTION: METAL PANEL

MARK: W1

FIRE RATING: HOUR

ASSEMBLY SUFIX INDICATES STEEL FRAMING SIZE:

-6 = 6" STUD
-8 = 8" STUD

- FLUSH PANEL METAL SIDING
- 2 1/2" MINERAL WOOL (R-12 MIN)
- FIBERGLASS FURRING
- LIQUID-APPLIED WATERPROOF MEMBRANE
- 5/8" GYPSUP SHEATHING (SHEAR PANEL PER STRUCTURAL WHERE OCCURS)
- STEEL FRAMING PER STRUCTURAL
- BATT INSULATION (R-19 MIN)
- 5/8" GWB

UL RATING AND OTHER STANDARDS DESIGNATIONS:

EXTERIOR WALL TYPES

SCALE: 1 1/2" = 1'-0"

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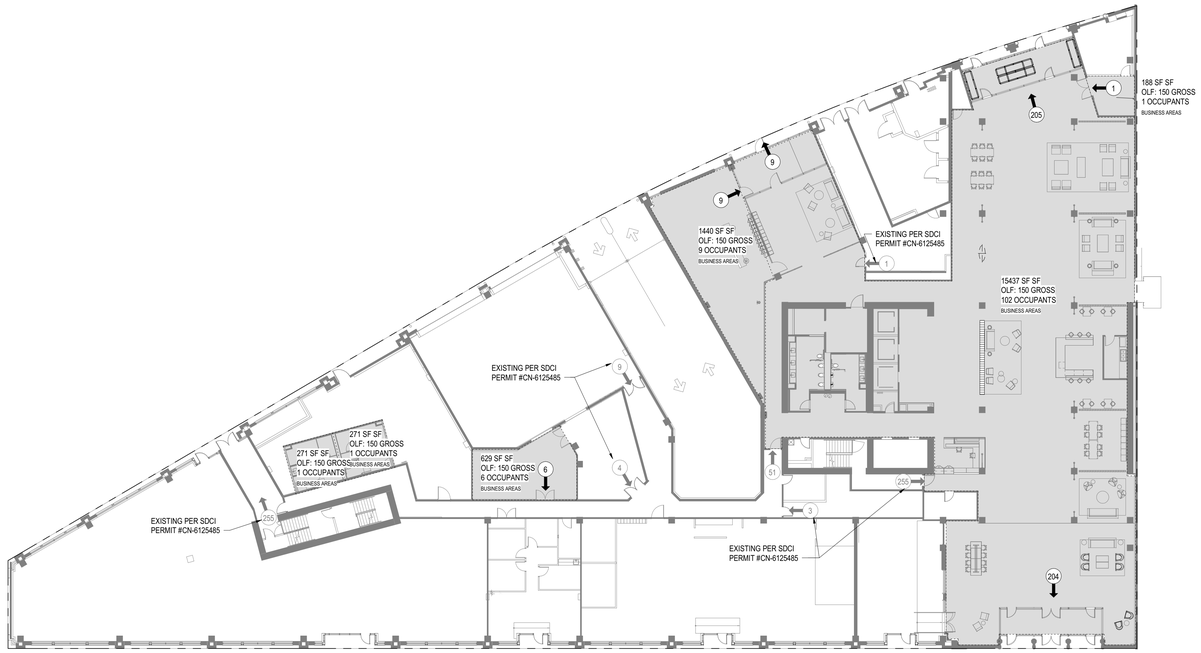
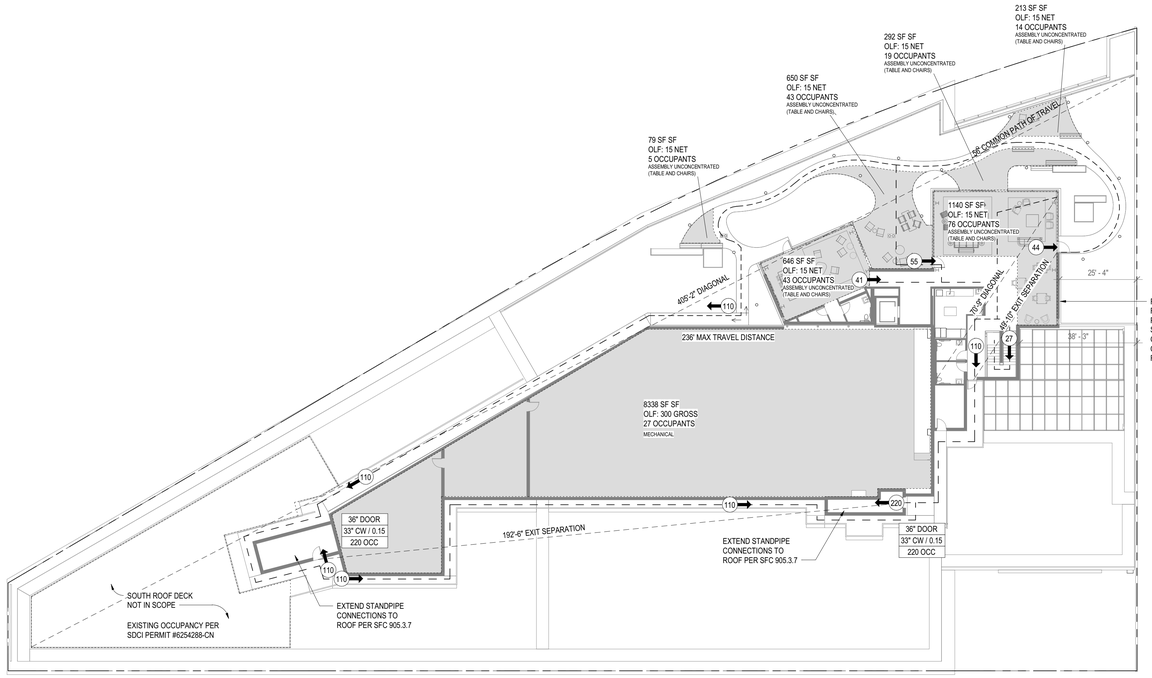
05/07/2021

ASSEMBLIES

A0.01



2 MAIN LEVEL EGRESS PLAN
SCALE: 1" = 20'-0"



1 ROOFTOP EGRESS PLAN
SCALE: 1" = 20'-0"

BUILDING CODE SUMMARY

APPLICABLE CODES

2018 SEATTLE EXISTING BUILDING CODE
2018 SEATTLE BUILDING CODE

302 OCCUPANCY CLASSIFICATION

OCCUPANCY	GROUP
EXTERIOR TERRACES	A-3 (IF OL >49) B (IF OL <49)
LOBBIES	B

303 ASSEMBLY GROUP A

A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

503 ALLOWABLE BUILDING HEIGHTS AND AREAS

FLOOR LEVEL	GROUP	CONSTRUCTION TYPE	OCCUPANCY/USE	FLOOR AREA	SPRINKLERED
ROOF	A-3	1B	ASSEMBLY/REC	3,400 SF	YES
LEVEL-1	B	1B	BUSINESS	EXISTING	YES/EXISTING

506.2 ALLOWABLE AREA FACTOR

OCCUPANCY CLASSIFICATION	TYPE 1B CONSTRUCTION
A-3	UNLIMITED
B	UNLIMITED

508 REQUIRED SEPARATION OF OCCUPANCIES

NON-SEPARATED OCCUPANCY AT A AND B OCCUPANCIES PER SBC 508.3 PER BUILDING HEIGHT AND CONSTRUCTION CLASS.

601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	RATING PER TYPE 1B
PRIMIARY STRUCTURAL FRAME	2 HOURS*
BEARING WALLS - EXTERIOR	2 HOURS
BEARING WALLS - INTERIOR	2 HOURS*
NONBEARING WALLS AND PARTITIONS	0 HOURS
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	2 HOURS
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1 HOURS

*FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY

WHERE HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE - RESISTANCE RATING IS REQUIRED PER TABLE 601 NOTE C.

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

FSD	OCCUPANCY	RATING
X>30'	ALL	0 HOUR
10'<X<30'	ALL	1 HOUR
5'<X<10'	ALL	1 HOUR
X<5'	ALL	1 HOUR

FIRE-RESISTANCE RATING NOT REQUIRED AT NORTH PAVILION NORTH WALL DUE TO SEPARATION DISTANCE GREATER THAN UNLIMITED OPENING THRESHOLD REQUIREMENT.

603 COMBUSTIBLE MATERIAL IN TYPES I AND II CONSTRUCTION

HEAVY TIMBER CONSTRUCTION AT PENTHOUSE ROOF PERMITTED PER SECTION 603.1 EXCEPTION 19.

FRTW WOOD FRAMING IS PERMITTED IN TYPE IB CONSTRUCTION PER SBC 603.1 POINT 1.3.

BUILDING CODE SUMMARY

705 EXTERIOR WALLS

PROJECTIONS FROM WALLS OF TYPE 1 CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIALS AS ALLOWED BY SECTIONS 1406.3 AND 1406.4.

705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

DISTANCE	0-3	3-5	5-10	10-15	15-20	20-25	25-30
UNPROTEDTED SPRINKLERED	NP	15%	25%	45%	75%	NL	NL
PROTECTED SPRINKLERED	NP	15%	25%	45%	75%	NL	NL

713.4 SHAFT ENCLOSURES SHALL HAVE FIRE RESISTANCE RATING OF 2 HOURS.

712 VERTICAL OPENINGS

A VERTICAL OPENING THAT IS NOT USED AS ONE OF THE APPLICACTIONS LISTED IN THIS SECTION SHALL BE PERMITTED IF THE OPENING DOES NOT CONNECT MORE THAN TWO STORIES, DOES NOT PENETRATE A HORIZONTAL ASSEMBLY THAT SEPARATES FIRE AREAS OR SMOKE BARRIERS THAT SEPARATE SMOKE COMPARTMENTS; IS NOT CONCEALED WITHIN THE CONSTRUCTION OF A WALL OR A FLOOR/CEILING ASSEMBY; IS NOT OPEN TO A CORRIDOR IN GROUP I AND R OCCUPANCIES, IS NOT OPEN TO A CORRIDOR ON NONSPRINKLERED FLOORS; IS SEPARATED FROM FLOOR OPENINGS BY CONSTRUION CONFORMING TO REQUIRED SHAFT ENCLOSURES PER SBC 712.1.9.

803 WALL AND CEILING FINISHES

ALL INTERIOR WALL AND CEILING FINISHES TO COMPLY WITH REQUIREMNTS PER TABLE 803.11 FOR SPRINKLERED CONDITIONS.

CLASS A MINIMUM (FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450)
CLASS B MINIMUM (FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450)
CLASS C MINIMUM (FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450)

GROUP	INTERIOR EXIT STAIRWAYS, RAMPS, EXIT PASSAGEWAYS	CORRIDORS, EXIT ENCLOSURES, EXIT ACCESS STAIRWAYS, RAMPS	ROOMS AND ENCLOSED SPACES
A-3	B	B	C
B	B	C	C

906 PORTABLE FIRE EXTINGUISHERS

PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 30 FEET DISTANCE OF TRAVEL FROM COMMERCIAL COOKING EQUIPMENT AND REQUIREMENTS BELOW:

LIGHT HAZARD OCCUPANCY

MINIMUM-RATED SINGLE EXTINGUISHER	2A
FINIMUM FLOOR AREA PER UNIT OF A	3,000 SF
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SF
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75'

907 FIRE ALARM AND DETECTION SYSTEMS

INCLUDE FIRE ALARM NOTIFICATION APPIANCES, PER DELEGATED DESIGNER, AT ROOFTOP LEVEL IN COMPLIANCE WITH SBC 907.5.2

1004 OCCUPANT LOAD

- 1104.1: THE OCCUPANT LOAD FACTOR FOR OCCUPIED ROOFS IS 15 NET UNLESS THE CONSTRUCTION DOCUMENTS INDICATE USE OTHER THAN UNCONCENTRATED ASSEMBLY

SEE OCCUPANCY CALCULATIONS FOR ADDITIONAL INFORMATION

1005 MEANS OF EGRESS SIZING

- EXISTING STAIR ASSUMED 48" CLEAR WIDTH PER EXISTING SDCI PERMIT #6254288
- 0.2 EGRESS CAPACITY PER SBC 1005.3.1 EXCEPTION 1 FOR BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
- 48" / 0.2 = 240 OCCUPANTS PER EXIT

- EXISTING DOOR 33" CLEAR WIDTH PER EXISTING SDCI PERMIT #6254288
- 0.15 EGRESS CAPACITY PER SBC 1005.3.2 EXCEPTION #1
- 33" / 0.15 = 220 OCCUPANTS
- 220 OCCUPANTS X 2 EXITS = 440 OCCUPANTS
- 440 TOTAL EXISTING ROOFTOP OCCUPANCY AT EXISTING EXITS

1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

NUMBER OF EXITS REQUIRED >50 OCC	2
NUMBER EXITS PROPOSED	2
MAXIMUM COMMON PATH OF EGRESS TRAVEL	75'
PROPOSED COMMON PATH OF EGRESS TRAVEL	56'

1007 EXIT AND EXIT ACESS DOORWAY CONFIGURATION

BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM OVERALL DIAGONAL DIMENSION OF AREA SERVED	70'-9"
EXIT SEPARATION REQUIRED	23'-7"
EXIT SEPARATION PROVIDED	49'-10"

1008 MEANS OF EGRESS ILLUMINATION

THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY POWER SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALISE AND CORRIDORS.

1010 DOORS, GATES AND TURNSTILES

DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN GROUP A SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.

PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE.

1017 EXIT ACCESS TRAVEL DISTANCE

GROUP A OCCUPANCY WITH SPRINKLER SYSTEM

MAXIMUM EXIT ACCESS TRAVEL DISTANCE	250'
PROPOSED EXIT ACCESS TRAVEL DISTANCE	236'

EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

1505 FIRE CLASSIFICATION

PROVIDE MINIMUM CLASS B ROOF COVERING CLASSIFICATION FOR CONSTRUCTION TYPE IB PER TABLE 1505.1.

2902 MINIMUM PLUMBING FACILITIES

A-3 ASSEMBLY UNCONCENTRATED	WATER CLOSETS	LAVATORIES
MALE OCCUPANTS - **110**	0.88 WC (1 PER 125)	0.55 LAV (1 PER 200)
FEMALE OCCUPANTS - **110**	1.69 WC (1 PER 65)	0.55 LAV (1 PER 200)
TOTAL REQUIRED		
MALE	**1** (> 0.27 WC)	**1** (> 0.16 LAV)
FEMALE	**2** (> 0.50 WC)	**1** (> 0.16 LAV)
TOTAL PROVIDED		
SINGLE-USER FACILITIES	**3**	**2**

2902.5.1 DRINKING FOUNTAIN NUMBER
OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

DRINKING FOUNTAINS REQUIRED	**1**
DRINKING FOUNTAINS PROVIDED	**1**

2902.5.2 MULTISTORY BUILDINGS
DRINKING FOUNTAINS SHALL BE PROVIDED ON EACH FLOOR HAVING MORE THAN 30 OCCUPANTS IN SCHOOLS, DORMITORIES, AUDITORIUMS, THEATERS, OFFICES AND PUBLIC BUILDINGS.

2902.7 WATER CLOSET SPACE REQUIREMENTS
THE WATER CLOSET STOOL IN ALL OCCUPANCIES SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH, WITH A CLEAR SPACE IN FRONT OF THE STOOL OF NOT LESS THAN 24 INCHES.

OCCUPANT LOAD CALCULATIONS - GROUND-LEVEL

FUNCTION	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	NET/GROSS	OCCUPANTS
INTERIOR					
BUSINESS AREAS (WITH SPRINKLERS)	B	15,437 SF	130 SF	GROSS	102
BUSINESS AREAS (WITH SPRINKLERS)	B	1,440 SF	130 SF	GROSS	9
BUSINESS AREAS (WITH SPRINKLERS)	B	629 SF	130 SF	GROSS	6
BUSINESS AREAS (WITH SPRINKLERS)	B	188 SF	130 SF	GROSS	1
BUSINESS AREAS (WITH SPRINKLERS)	B	271 SF	130 SF	GROSS	1
BUSINESS AREAS (WITH SPRINKLERS)	B	271 SF	130 SF	GROSS	1
Grand total		18,236 SF			120

OCCUPANT LOAD CALCULATIONS - ROOFTOP

FUNCTION	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	NET/GROSS	OCCUPANTS
EXISTING					
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	3,300 SF	15 SF	NET	220
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	B	8,338 SF	300 SF	GROSS	27
		11,638 SF			247
EXTERIOR					
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	213 SF	15 SF	NET	14
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	650 SF	15 SF	NET	43
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	79 SF	15 SF	NET	5
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	292 SF	15 SF	NET	19
		1,235 SF			81
INTERIOR					
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	646 SF	15 SF	NET	43
ASSEMBLY UNCONCENTRATED (TABLE/CHAIRS)	A-3	1,140 SF	15 SF	NET	76
		1,786 SF			119
Grand total		14,659 SF			447

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revisions:

no.	date	by

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05/07/2021

CODE SUMMARY
AND EGRESS PLAN

A0.02

EXISTING BUILDING CODE SUMMARY

APPLICABLE CODES

2018 SEATTLE EXISTING BUILDING CODE
2018 SEATTLE BUILDING CODE

502 ADDITIONS

PRESCRIPTIVE COMPLIANCE METHOD WITH PROVISIONS OF SEBC CHAPTER 5 AND SFC CHAPTER 11

ENERGY CODE SUMMARY

APPLICABLE CODES

2018 SEATTLE ENERGY CODE

C401 GENERAL
PERSCRIPTIVE ENERGY CODE COMPLIANCE METHOD, COMPLY WITH CHAPTER 4, OTHER THAN SECTIONS C401.3 AND C407.

C402.5.7 VESTIBULES

EXCEPTIONS:

11. DOORS THAT ARE USED ONLY TO ACCESS OUTDOOR SEATING AREAS THAT ARE SEPARATED FROM ADJACENT WALKING AREAS WITH A FENCE OR OTHER BARRIER.

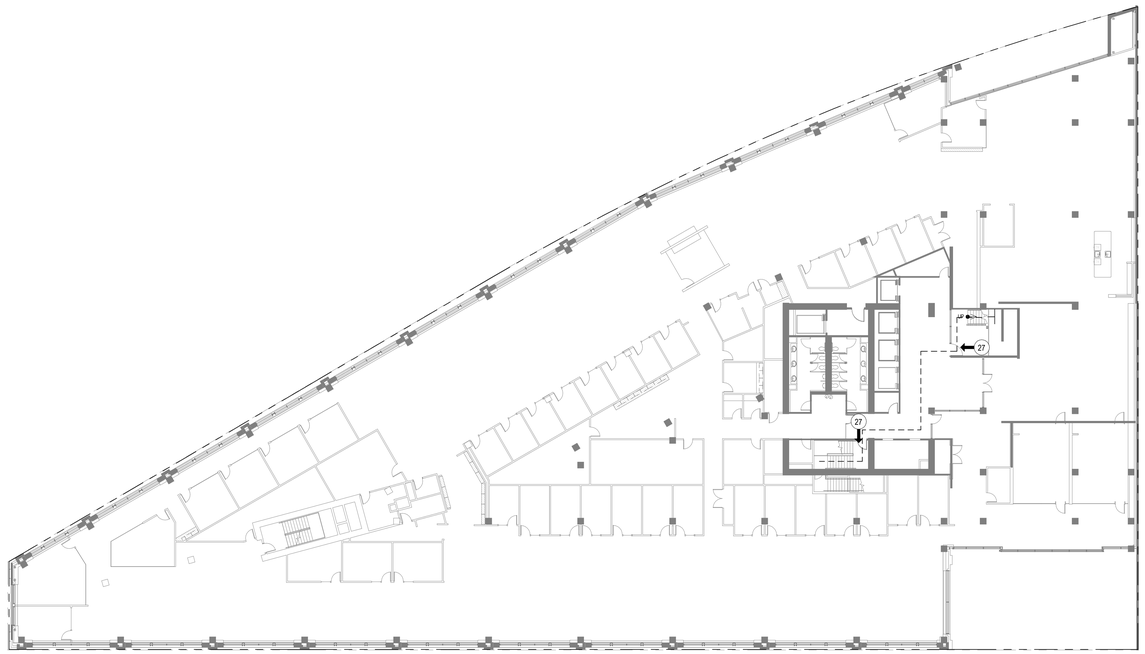
406 ADDITIONAL EFFICIENCY PACKAGE OPTIONS

- OPTION NUMBER 6: 4 POINTS, GROUP B, DEDICATED OUTDOOR AIR SYSTEM IN ACCORDANCE WITH SECTION C406.6

- OPTION NUMBER 7: 4 POINTS, GROUP B, HIGH-PERFORMANCE OUTDOOR AIR SYSTEM IN ACCORDANCE WITH SECTION C406.7

POINTS REQUIRED 8 POINTS

POINTS PROVIDED 8 POINTS



1 LEVEL 07
SCALE: 1" = 20'-0"

N

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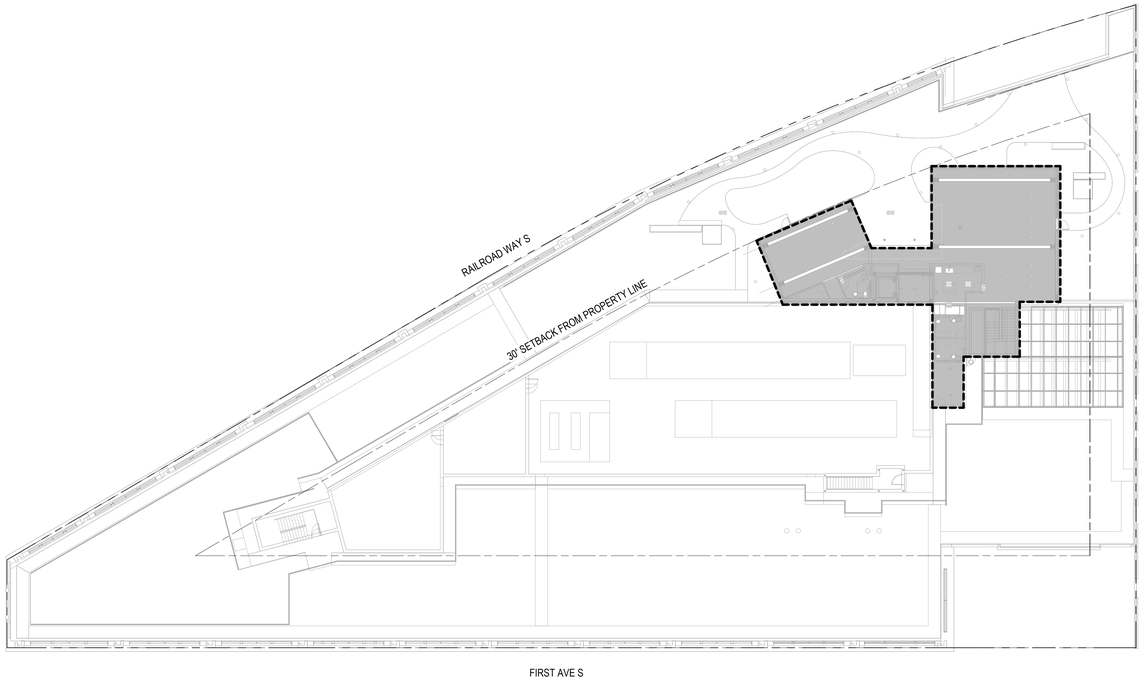
CODE SUMMARY
AND EGRESS PLAN

A0.03



2 ENCLOSED ROOFTOP RECREATIONAL SPACE SETBACK DIAGRAM
SCALE: 1" = 20'-0"

ZONING CODE SUMMARY

ENCLOSED ROOFTOP RECREATIONAL SPACES FOR NEW STRUCTURES

ZONING DESIGNATION PSM-85-120

SMC 23.66.140.C.4.J

1) IF INCLUDED ON NEW STRUCTURES, ENCLOSED ROOFTOP RECREATIONAL SPACES AND SOLAR COLLECTORS MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO 15 FEET. THE APPLICANT SHALL MAKE A COMMITMENT THAT THE PROPOSED DEVELOPMENT WILL MEET THE GREEN BUILDING STANDARD AND SHALL DEMONSTRATE COMPLIANCE WITH THAT COMMITMENT. ALL IN ACCORDANCE WITH CHAPTER 23.58D. AND MEET A GREEN FACTOR REQUIREMENT OF .30 OR GREATER ACCORDING TO THE PROVISIONS OF SECTION 23.86.019. EACH ENCLOSED ROOFTOP RECREATIONAL SPACE SHALL INCLUDE INTERPRETIVE SIGNAGE EXPLAINING THE SUSTAINABLE FEATURES EMPLOYED ON OR IN THE STRUCTURE. COMMERCIAL, RESIDENTIAL, OR INDUSTRIAL USES SHALL NOT BE ESTABLISHED WITHIN ENCLOSED ROOFTOP RECREATIONAL SPACES THAT ARE ALLOWED TO EXCEED THE MAXIMUM HEIGHT LIMIT UNDER THIS SUBSECTION 23.66.140.C.4.J.

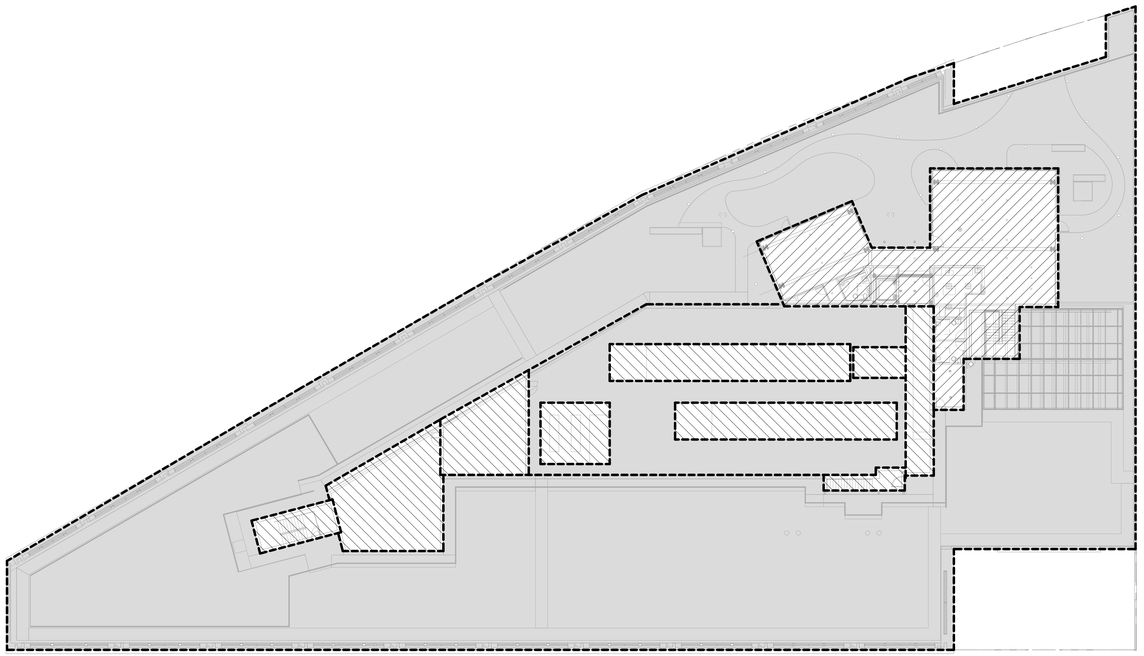
2)ELEVATOR PENTHOUSES SERVING AN ENCLOSED ROOFTOP RECREATIONAL SPACE MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO 20 FEET.

3)ENCLOSED ROOFTOP RECREATIONAL SPACES, MECHANICAL EQUIPMENT, AND ELEVATOR AND STAIR PENTHOUSES SHALL NOT EXCEED 35 PERCENT OF THE ROOF AREA.

4)ENCLOSED ROOFTOP RECREATIONAL SPACES, MECHANICAL EQUIPMENT, AND ELEVATOR AND STAIR PENTHOUSES SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ALL STREETS AND 3 FEET FROM ALL ALLEYS. SOLAR COLLECTORS SHALL BE SET BACK AS PROVIDED IN SUBSECTIONS 23.66.140.C.4.C AND 23.66.140.C.4.D.

5)OWNERS OF STRUCTURES WITH ENCLOSED ROOFTOP RECREATIONAL SPACES PERMITTED PURSUANT TO THIS SUBSECTION 23.66.140.C.4.J SHALL SUBMIT TO THE DIRECTOR, THE PIONEER SQUARE PRESERVATION BOARD, AND THE DIRECTOR OF NEIGHBORHOODS A REPORT DOCUMENTING COMPLIANCE WITH THE COMMITMENT AND GREEN FACTOR REQUIREMENTS SET FORTH IN SUBSECTION 23.66.140.C.4.J.1.

	CODE	PROPOSED
ERRS ROOFTOP COVERAGE	35% MAX	21%
EXISTING STRUCTURE FOOTPRINT	10,000 SF MIN	45,122 SF
EXISTING STRUCTURE HEIGHT (PER SDCI PERMIT #6254288-CN)	85'	83'-7 5/8"
PROPERTY LINE SETBACK	30' MIN	30'
COMBINED STRUCTURE HEIGHT	120' MAX	95'-7 5/8"



1 ROOFTOP COVERAGE DIAGRAM
SCALE: 1" = 20'-0"

ROOFTOP COVERAGE DIAGRAM

NON-CONTRIBUTING ROOF AREA

ROOFTOP COVERAGE - EXISTING

ROOFTOP COVERAGE - PROPOSED

ROOFTOP COVERAGE

AREA SQ FT	PERCENTAGE	COMMENTS
NON-CONTRIBUTING ROOF AREA		
35,992 SF	79.77%	
ROOFTOP COVERAGE - EXISTING		
5,304 SF	11.76%	
ROOFTOP COVERAGE - PROPOSED		
3,825 SF	8.48%	
45,122 SF	100.00%	

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ZONING CODE SUMMARY

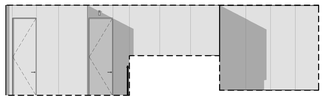
A0.04

TOTAL GLAZING PERCENTAGES

TOTAL ELEVATION AREA	4497 SF
TOTAL GLAZING AREA	1741 SF
TOTAL GLAZING PERCENTAGE	38.7%
SEATTLE ENERGY CODE PRESCRIPTIVE MAX	40%

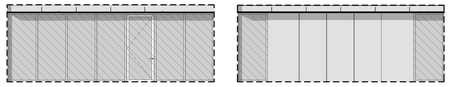
ELEVATION AREA 251 SF
GLAZING AREA 56 SF

8 SOUTH PAVILION - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



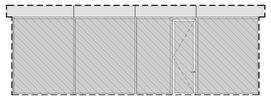
ELEVATION AREA 412 SF
GLAZING AREA 0 SF

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



ELEVATION AREA 539 SF
GLAZING AREA 314 SF

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

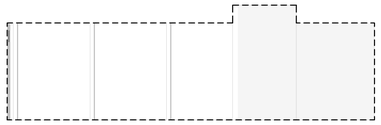


ELEVATION AREA 378 SF
GLAZING AREA 328 SF

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

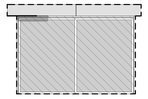
ELEVATION AREA 669 SF
GLAZING AREA 221 SF

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



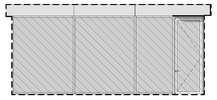
ELEVATION AREA 625 SF
GLAZING AREA 0 SF

10 EAST WALL ADJACENT TO MECH YARD
SCALE: 1/8" = 1'-0"



ELEVATION AREA 184 SF
GLAZING AREA 156 SF

6 SOUTH PAVILION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

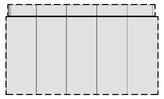


ELEVATION AREA 297 SF
GLAZING AREA 257 SF

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

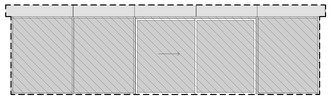
ELEVATION AREA 439 SF
GLAZING AREA 0 SF

9 SOUTH WALL ADJACENT TO MECH YARD
SCALE: 1/8" = 1'-0"



ELEVATION AREA 231 SF
GLAZING AREA 0 SF

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



ELEVATION AREA 472 SF
GLAZING AREA 409 SF

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

Reserved for permit stamp

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505 1ST REPOSITION
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principal architect KM
project manager BW
drawn by SL
Author
checked by Checker
job no. 20027
date 05/07/2021

revisions:

no. date by

PERMIT SET
05/07/2021

GLAZING CALCULATIONS

A0.05

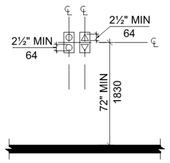


FIGURE 407.2.2.2
VISIBLE HALL SIGNALS

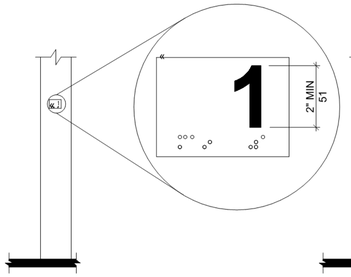


FIGURE 407.2.3.1
FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

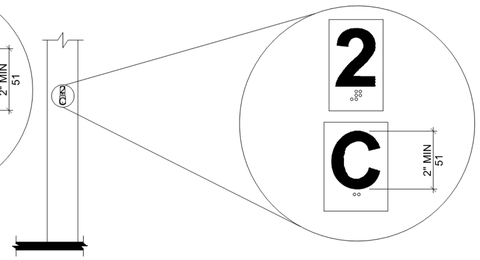
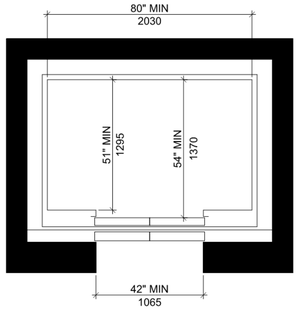
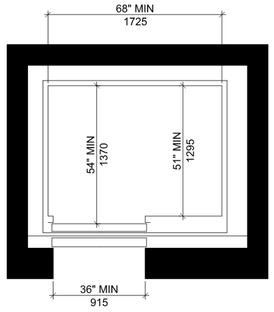


FIGURE 407.2.3.2
CAR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED ELEVATOR HOISTWAY ENTRANCES



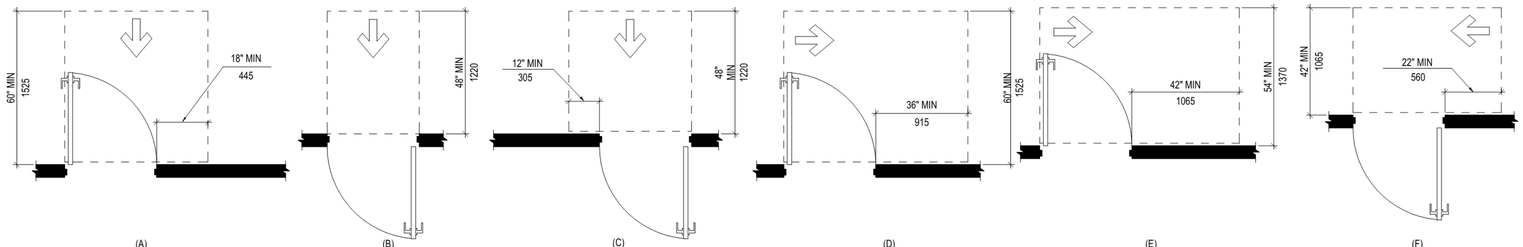
(A)
CENTERED DOOR



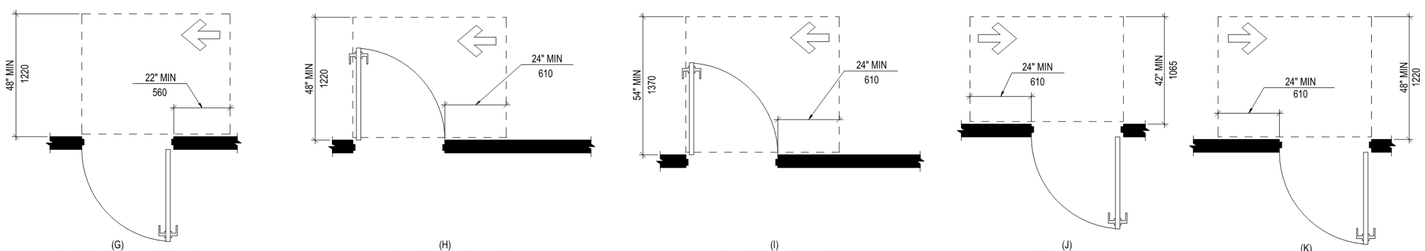
(B)
SIDE (OFF-CENTERED) DOOR

FIGURE 407.4.1
ELEVATOR CAR DIMENSIONS

20 ELEVATOR DETAILS
SCALE: 1/2" = 1'-0"

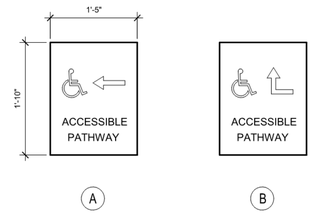


(A) FRONT APPROACH, PULL SIDE
(B) FRONT APPROACH, PUSH SIDE
(C) FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH
(D) HINGE APPROACH, PULL SIDE
(E) HINGE APPROACH, PULL SIDE
(F) HINGE APPROACH, PUSH SIDE



(G) HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH
(H) LATCH APPROACH, PULL SIDE
(I) LATCH APPROACH, PULL SIDE, DOOR PROVIDED WITH CLOSER
(J) LATCH APPROACH, PUSH SIDE
(K) LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

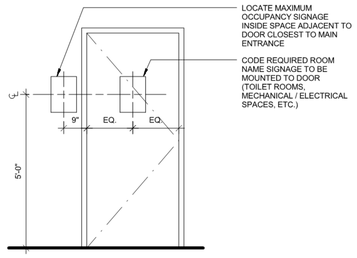
18 REQUIRED DOOR CLEARANCE
SCALE: 1/2" = 1'-0"



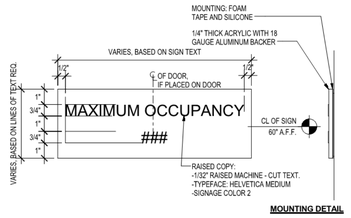
GENERAL NOTES:

1. SECURELY FASTEN SIGNS TO EXTERIOR WALL.
2. SEE SHEET A-xxx FOR SIGN LOCATIONS.

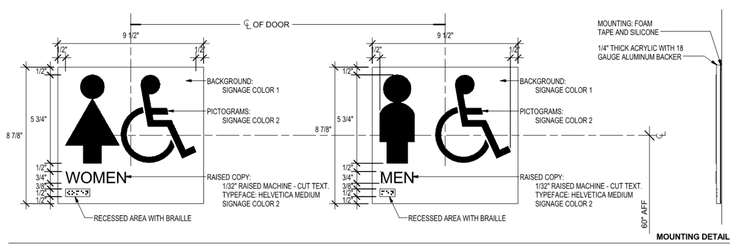
4 ACCESSIBLE PATH OF TRAVEL SIGN
SCALE: 1" = 1'-0"



3 SIGNAGE MOUNTING LOCATION
SCALE: 1/2" = 1'-0"

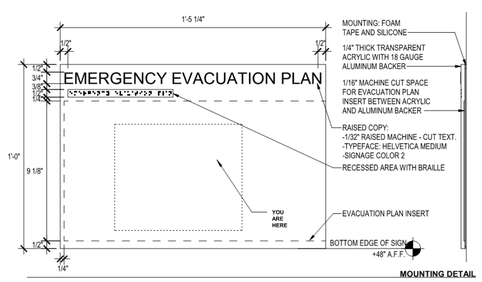


2 MAXIMUM OCCUPANCY SIGN
SCALE: 3" = 1'-0"



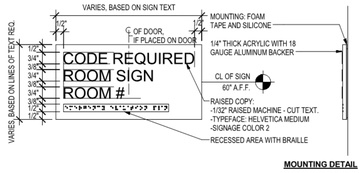
NOTE: 1. INTERNATIONAL SYMBOLS CONTRASTING COLOR FOR MEN, WOMEN, UNISEX & ACCESSIBLE MINIMUM 1/4" THICKNESS FROM DOOR.

17 ACCESSIBLE SIGNAGE
SCALE: 3" = 1'-0"

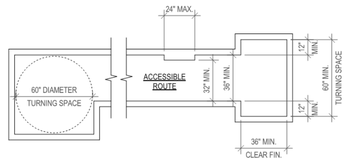


NOTE: 1. TYPICAL OF 3, LOCATIONS TO BE DETERMINED BY FIRE MARSHAL

9 EMERGENCY EVACUATION SIGN 2
SCALE: 3" = 1'-0"



5 ROOM OCCUPANCY SIGNAGE
SCALE: 3" = 1'-0"



ALL FINISHES MUST BE INCLUDED IN CALCULATING MINIMUM CLEARANCES. MEASURE FROM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.
ACCESSIBLE ROUTES OF TRAVEL MUST BE FREE OF OBSTRUCTIONS TO A HEIGHT OF 27" AND 36" MIN. WIDE, BUT MAY BE REDUCED TO 32" MIN. FOR A MAXIMUM DISTANCE FOR 24".

A WHEELCHAIR TURNING SPACE MUST BE PROVIDED CONSISTING OF EITHER A 60" DIAMETER CIRCLE OR A "T" SHAPED INTERSECTION WITHIN A 60" MIN. SQUARE WITH ARMS AND BASE 36" WIDE MIN. EACH ARM OF THE "T" SHALL BE CLEAR OF OBSTRUCTIONS 12" MIN. IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTION 24" MIN. KNEE AND TOE CLEARANCES ALLOWED ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

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

Reserved for permit stamp

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drawn by SL
Author
checked by Checker
job no. 20027
date 05/07/2021

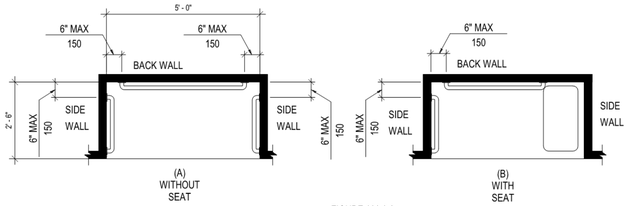
revisions:

no.	date	by

PERMIT SET
05/07/2021

ACCESSIBILITY

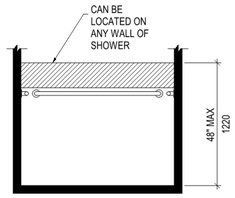
A0.06



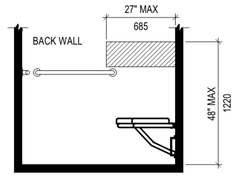
(A)
WITHOUT
SEAT

(B)
WITH
SEAT

FIGURE 608.3.2
GRAB BARS FOR STANDARD
ROLL-IN TYPE SHOWERS



(A)
WITHOUT
SEAT



(B)
WITH
SEAT

FIGURE 608.5.2
STANDARD ROLL-IN TYPE
SHOWER COMPARTMNET
CONTROL LOCATION

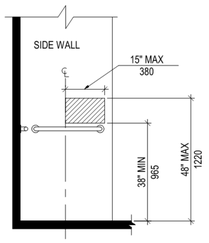


FIGURE 608.5.1
TRANSFER-TYPE SHOWER
COMPARTMENT CONTROL
LOCATION

6 SHOWER DETAILS

SCALE: 1/2" = 1 -0"

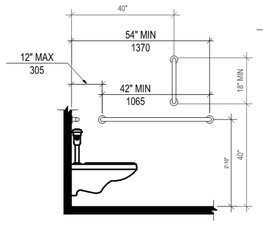


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

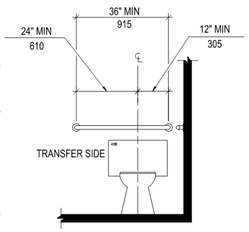
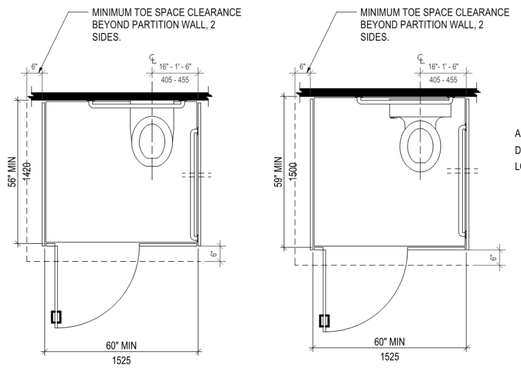


FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS



(A)
ADULT WALL HUNG
WATER CLOSET

(B)
ADULT FLOOR MOUNTED WATER CLOSET
AND CHILDREN'S WATER CLOSET

FIGURE 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

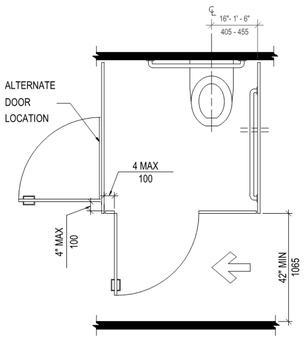
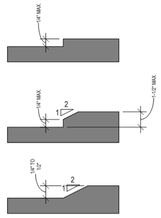


FIGURE 604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT
DOORS

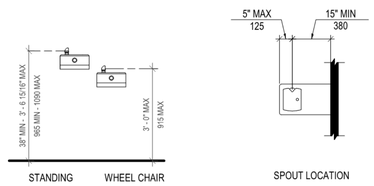
5 WATER CLOSET STALL DETAILS

SCALE: 1/2" = 1 -0"



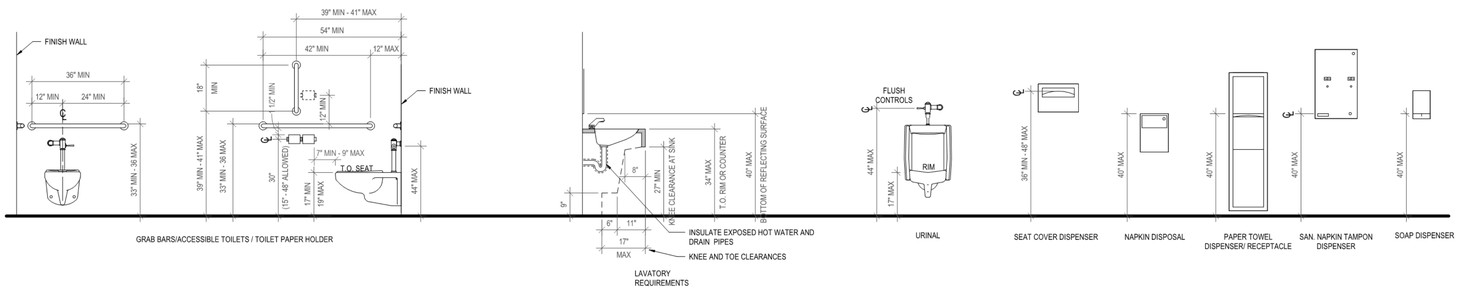
4 LEVEL CHANGES

SCALE: 6" = 1'-0"



3 DRINKING FOUNTAIN DETAILS

SCALE: 1/2" = 1 -0"



GRAB BARS/ACCESSIBLE TOILETS / TOILET PAPER HOLDER

INSULATE EXPOSED HOT WATER AND
DRAIN PIPES

KNEE AND TOE CLEARANCES

LAVATORY
REQUIREMENTS

URINAL

SEAT COVER DISPENSER

NAPKIN DISPOSAL

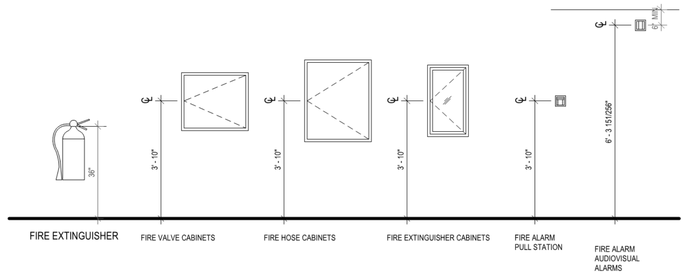
PAPER TOWEL
DISPENSER/ RECEPTACLE

SAN. NAPKIN TAMPON
DISPENSER

SOAP DISPENSER

2 MOUNTING HEIGHT DETAIL- RESTROOMS

SCALE: 1/2" = 1'-0"



FIRE EXTINGUISHER

FIRE VALVE CABINETS

FIRE HOSE CABINETS

FIRE EXTINGUISHER CABINETS

FIRE ALARM
PULL STATION

FIRE ALARM
AUDIO/VISUAL
ALARMS

1 MOUNTING HEIGHT DETAIL - MISC

SCALE: 1/2" = 1'-0"

ACCESSIBILITY NOTES

1. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER LANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE STANDARDS.
2. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
3. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL NOT BE LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 32".
4. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
5. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPRACHING PEDESTRIAN PATHS.
6. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
7. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
8. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.

Reserved for permit stamp

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project manager BW
drawn by SL
Author
checked by Checker
job no. 20027
date 05/07/2021

revisions:

no.	date	by

PERMIT SET
05/07/2021

ACCESSIBILITY

A0.07

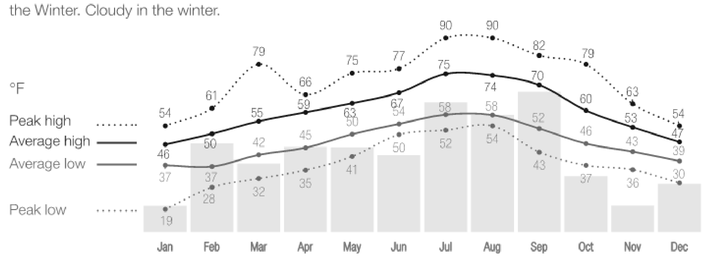
505 1ST AVE REPOSITION

CLIMATE ANALYSIS

505 1ST AVE, SEATTLE, WA 98104 | 47.597338, -122.334717

Temperature & Solar access

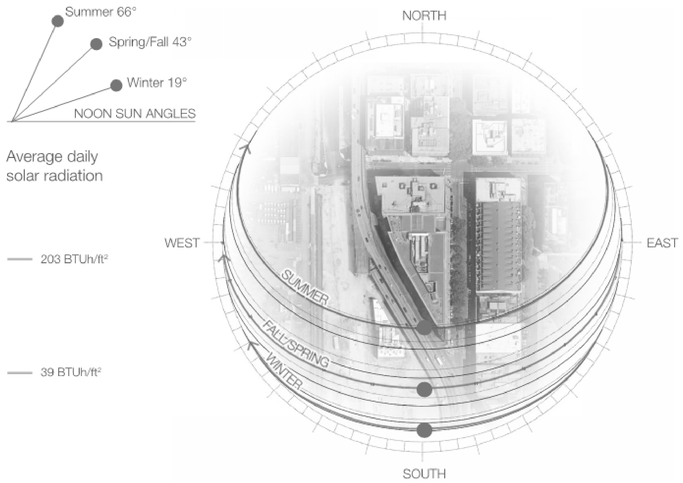
Some summer days can be hot, night times are cool. Temperatures tend to stay above freezing even in the Winter. Cloudy in the winter.



Average daily solar radiation

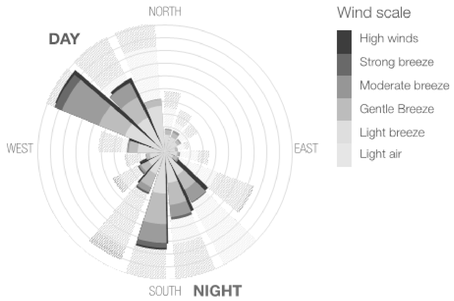
203 BTUh/ft²

39 BTUh/ft²

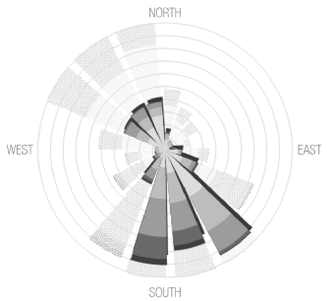


Wind patterns

Summer: Prevailing summer winds come from the North during the day and South at night.

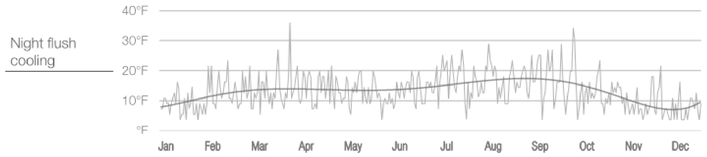


Winter: Prevailing winter winds come from the South.



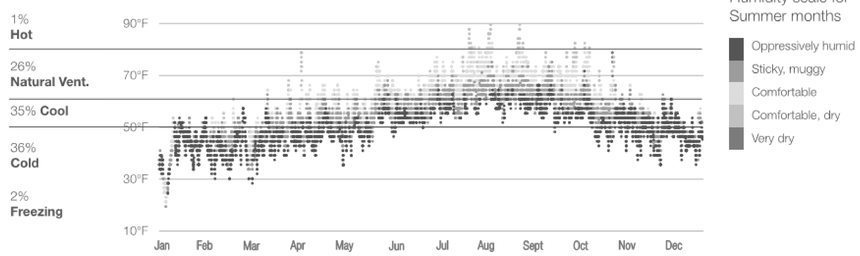
Day-night temperature swing

High temperature swings during the Summer. Good opportunity for night flush cooling



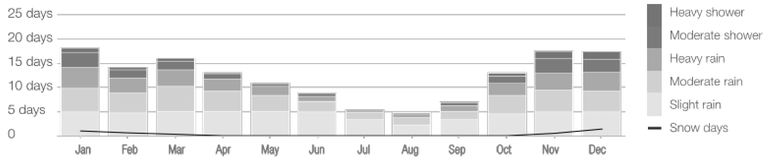
Humidity

Dry to comfortable in the summer.



Precipitation & Snow fall

High rainfall from winter to spring. Some snow days.



DESIGN STRATEGIES

Shading + Orientation

Shade windows in the Summer. Horizontal overhangs work well on the South, adjustable exterior screens or louvers that allow for variation work well on the East and West

Natural Ventilation

Maximize cross ventilation. Increase floor to ceiling height in areas to promote stack ventilation.

Thermal Mass / Night Flush Cooling

High mass walls and flooring can store winter solar gain and summer time 'coolth'. Face thermal mass towards South for maximum passive solar gain.

Side daylighting controls

Light shelf along a glazed opening can reflect daylight deeper into a space, and can increase the daylight depth to 2.5 times the height of opening.

Other strategies: Safe material selection, salvage materials

Reserved for permit stamp

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project:
505 1ST REPOSITION
505 1ST AVE S
SEATTLE, WA 98104

principal architect KM
project manager BW
drawn by SL
Author
checked by Checker
job no. 20027
date 05/07/2021

revisions:

no.	date	by

PERMIT SET
05/07/2021

CLIMATE ANALYSIS

A0.08

Envelope Summary, pg. 3 — ENV-SUM

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title:	505 1st Reposition	Date	05/07/2021

Single Story Spaces Requiring Skylights

In these spaces a minimum of 50% of the floor area shall be within a skylight daylight zone (DLZ). Refer to C402.4.2 for requirements.

SRR = Skylight to roof ratio

List all enclosed spaces that exceed 2,500 ft², have ceiling height greater than 15 ft, and are space types required to comply with this provision. Indicate aperture with "AP" prefix (AP 1.1%)

Space	Area (ft²)	DLZ Area (ft²)	SRR or Aperture	Exception

Envelope Exemptions

Low Energy and Semi-heated Spaces

Low energy spaces per C402.1.1.1 are exempt from the thermal envelope provisions. Uncooled, semi-heated spaces heated by systems other than electric resistance are exempt from wall insulation provisions only per C402.1.1.2.

List all installed equipment in spaces claiming this exemption to verify eligibility based on installed peak heating and cooling capacity per sf.

Equipment Buildings

Equipment buildings are exempt from the thermal envelope provisions per C402.1.2.

The following shall be met to be eligible: building size ≤ 500 sf, average wall/roof U-factor ≤ U-0.20, electronic equipment load ≥ 7 watts/sf, heating system output capacity ≤ 17,000 btu/h. Cooling system capacity not limited. Heat pumps can be larger than 17,000Btuh if cooling efficiency is 15% better than Table C403.3.2(2).

Equipment Building Envelope	Wall Insulation R-Value	Roof Insulation R-Value	Overall Average U-Factor

Electronic equipment power (watts/sf)	
Cooling system capacity (Btu/hr)	
Heating system output capacity (Btu/hr)	
Heat pump system capacity (Btu/hr)	
Heat pump system cooling efficiency	
Heat pump code required cooling efficiency	

Envelope Summary, pg. 2 — ENV-SUM

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title:	505 1st Reposition	Date	05/07/2021

Additions

○ Addition stand alone ◉ Addition + Existing

Addition stand alone *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total addition envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.2.1 and C502.2.2 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for addition stand alone projects.*

Addition + existing *- Complete ENV-UA per instructions for addition + existing projects.*

Alterations - Fenestration and Skylight

☑ Replacement windows only, or resulting total building WWR ≤ original WWR — ☐ Total building WWR increased by alteration

☐ Replacement skylights only, or resulting total building SRR ≤ original SRR — ☐ Total building SRR increased by alteration

WWR and SRR not increased *- Vertical Fenestration and Skylight Area Calculation not required.*

WWR and/or SRR increased *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C503.3.2 and C503.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.*

Vertical Fenestration and Skylight Area Calculation

Prescriptive Path *- Enter envelope sf values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roof. For Additions and Alterations, refer to these sections in ENV-SUM for further instructions.*

Component Performance *- When this Envelope Compliance Path is selected, write-protection of this section is enabled. Enter envelope sf values for all assemblies into the ENV-UA form. Envelope information from*

	Total Vertical Fenestration Area (rough opening)	NET Exterior Above Grade Wall Area	Total Skylight Area (rough opening)	NET Exterior Roof Area
New	1741	2756	0	3521
Existing	0	0	0	0
Total	1,741	2,756	0	3,521

Vertical Fenestration-to-Wall Ratio (WWR)	38.7%	Skylight-to-Roof Ratio (SRR)

Exempt Single Glass *Always enter exempt glazing area here.*	Area	*Enter area here and: if complying prescriptively exempt area MUST also be included in total vertical fenestration in cell D30; if complying via component performance do not enter exempt glazing on ENV-UA or ENV-SHGC.*
Mechanical Equipment Penetrations *Always enter mech. equipment area here.*	Area 5	**PRESCRIPTIVE COMPLIANCE ALLOWED. Mechanical equipment penetrations less than 1% of opaque AG wall.**
Vertical Fenestration Area Compliance	**Vertical Fenestration Area**	**VERTICAL FENESTRATION AREA COMPLIES WITH MAXIMUM ALLOWED WITH FENESTRATION ALTERNATE**
Skylight Area Compliance	**Skylight Area**	**NO SKYLIGHT PROPOSED. COMPILIES WITH MAXIMUM ALLOWANCE.**

Maximum Prescriptive Vertical Fenestration (%)

40% per C402.4.1.1.1

Vertical Fenestration Alternates

Show locations of qualifying daylight zone areas and ft² on project plans.

For Daylight Zone Area Calculations -
a) Sidelight areas include primary + secondary daylight zone areas.
b) Include overlapping toplight and sidelight daylight zone areas under Toplight.

○ High performance fenestration U-factors and SHGC per C402.4.1.1.2

◉ 50% or more of CONDITIONED floor area is within DLZ per C402.4.1.1.1

Daylight Zone Calculations

Building Conditioned Floor Area	Sidelight Daylight Zone Area	Toplight Daylight Zone Area	Percent Daylight Zone Area
3521	1761		0.500142005

Qualifies for Daylight Zone Alternate

Street Level Retail

If C402.4.1 Street Level Retail glazing exception taken for any portion of building read Street Level Retail instructions on Readme.

Street Level Retail with other areas ○

Enter gross wall area per C402.4.1 exception requirements:	n/a
Enter total window area in Street Level Retail qualified wall:	n/a
Area of window transferred from other areas:	n/a

Envelope Summary — ENV-SUM

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Info

Compliance forms do not require a password to use. *Instructional and calculating cells are write-protected.*

Project Title:	505 1st Reposition	Date	05/07/2021
Applicant Information. Provide contact information for individual who can respond to inquiries about compliance form information provided.		For SDCI Use	
Company Name:	Olson Kundig		
Company Address:	159 S Jackson St, Suite 600 Seattle, WA 98104		
Applicant Name:	Brian Walters		
Applicant Phone:	206 624 5670		
Applicant Email:	brian@olsonkundig.com		

Project Description

☐ New Building ☑ Addition ☐ Alteration ☐ No Envelope Scope

Envelope Project Scope

Select all that apply.

☑ All Commercial ☐ Group R - Commercial ☐ Mixed Use - Commercial + Group R

☐ Semi-heated ☐ Refrigerated Cooler ☐ Refrigerated Freezer ☐ Equipment Building

Envelope Description

Provide brief description of the project and relevant supporting documentation.

If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing, or Addition + Alteration + Existing project, provide a brief summary of the approach to whole building compliance.

ADDITION OF TWO PAVILIONS TO THE EXTISTING ROOFTOP TERRACE, APPROXIMATELY 3,500 SF, WITH LANDSCAPED ROOFTOP DECK.

Air Barrier Testing

Air barrier testing is required for all new construction projects. Testing criteria is 0.25 cfm/ft² under test pressure of 0.3 inch w.g.

To comply with C406.11, demonstrate that measured air leakage does not exceed 0.17 cfm/ft² .

☐ Air barrier testing per Section C402.5.1.2 included in project scope

☐ Additional Efficiency Package Option - C406.11 Reduced Air Infiltration

☐ Testing not required. Explanation:

Compliance Documentation Scope and Method

Scope of This Calculation — ☐ New Building ☐ Addition ☐ Alteration ☐ No Envelope Scope

Target Insulation Allowance

Sets the title and calculations in the compliance forms. Selection required to enable forms.

◉ Fully Conditioned - Commercial, Group R, Mixed Use

○ Semi-heated ○ Refrigerated Cooler ○ Refrigerated Freezer

If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form Rows 16-55 and either an ENV-PRESCRIPTIVE form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.

Envelope Compliance Path

Selection required to enable forms.

◉ Prescriptive ○ Component Performance

Component Performance Calculation Adjustments

☐ Change of Occupancy (C503.2) / Conditioning (C505)/*C407 - 10% higher UA allowed*

☐ Substantial Alteration (C503.8) - *15% higher than C402.1.5 UA allowed*

☐ Additional Efficiency Package Option - C406.8 Enhanced Envelope - *15% lower UA allowed*

SHGC Calculation — ENV-SHGC

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title:	505 1st Reposition	Date	05/07/2021
		For SDCI Use	

Target Insulation Allowance:

Component Performance Not Selected

Fenestration Area as % gross above-grade wall area **38.7%** Max. Target: **40%**

Skylight Area as % gross roof area Max. Target: **5%**

Vertical Fenestration Alternates: **50% Conditioned Floor Area in Daylight Zone**

Notes: 1 - Proposed vertical fenestration and skylight areas entered in ENV-SHGC must match proposed fenestration areas in ENV-UA.
2 - If Target Area Adjustment is required per ENV-UA, then target areas will be automatically adjusted in ENV-SHGC. Refer to Target Area Adjustments worksheet for this calculation.
3 - Fenestration assembly SHGC shall be the manufacturer's NFRC product rating, or shall be the default value per Section C303.1.3.
4 - Fenestration that separates conditioned space from a non-conditioned space shall be included in this worksheet.

User Note

Skylights — Sch. ID	Provide SHGC source and fenestration schedule ID	Proposed SHGC: SHGC	x Area (A) =	SHGC x A	Target SHGC: SHGC	x Area (A) =	SHGC x A
					0.32		
					SHGC	0.32	
Skylight Totals							

All Non-North Vertical Fenestration+ — Sch. ID	Provide SHGC source and fenestration schedule ID	PF	Proposed SHGC: SHGC	x Area (A)=	SHGC x A	Target SHGC++: PF Category	SHGC	x Area (A) =	SHGC x A
11&12/A0.20	MANUF PRODUCT DATA, 11&12/A0.20	0	0.30	382	115	PF < 0.2	0.38		
7&8/A0.20	MANUF PRODUCT DATA, 7&8/A0.20	0	0.30	663	199	0.2≤PF<0.5	0.46		
1-5/A0.20	MANUF PRODUCT DATA, 1-5/A0.20	0	0.30	312	94	PF ≥ 0.5	0.61		
Non-North Window Totals				1357.0	407.1				

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

+ If PF credit is applied, then vertical fenestration must be entered in the correct table according to orientation. If credit is not applied then all vertical fenestration can be entered in either table.

North Vertical Fenestration+ — Sch. ID	Provide SHGC source and fenestration schedule ID	PF	Proposed SHGC: SHGC	x Area (A)=	SHGC x A	Target SHGC++: PF Category	SHGC	x Area (A) =	SHGC x A
10/A0.20	MANUF PRODUCT DATA, 10/A0.20	0	0.30	157	47	PF < 0.2	0.51		
6/A0.20	MANUF PRODUCT DATA, 6/A0.20	0	0.30	227	68	0.2≤PF<0.5	0.54		
						PF ≥ 0.5	0.61		
North Window Totals				384.0	115.2				

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

		Area	SHGC x A		Area	SHGC x A
TO COMPLY - The Proposed Total SHGC x A shall not exceed the Target Total SHGC x A.	**Total (Skylight + Window)**	1741.0	522.3			

More proposed vertical fenestration here than ENV-UA - Remove 1741.0

Component Performance Compliance (SHGC) **Component Performance Compliance Not Selected**

C406 Additional Efficiency Package Option Summary — PROJ-C406

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

General Info

*This PROJ-C406 form shall be provided as a cover sheet for all compliance form submittals. **Project Title** shall match plans title block.*

Project Title:	**505 1st Reposition**	Date	05/07/2021
Project Street Address:	**505 1st Ave S**	For SDCI Use	
Project City, County, Zip:	**Seattle, WA 98104**		
Project Owner or Rep:	**Hudson Pacific Properties**		
Jurisdiction:	**City of Seattle**		

A minimum of 8 credits are required for new construction, and change in space conditioning or occupancy projects.

Select all packages included in the current project scope. Also select packages complied with under previous projects (shell and core, other tenant spaces in building, etc) that apply to this permit.

Buildings with multiple tenant spaces may comply with different options (mix & match).

Options are required for all space conditioning types.

Include discipline specific information for C406 options in ENV-SUM and LTG-SUM.

Refer to SBCC website for official interpretations regarding C406 provisions.

Efficiency Package	Occupancy Type: Primary (Group R-1)	Secondary (Group B)	Tertiary (Group M)	Current Scope	Completed in Shell and Core Permit
	Credits Claimed				
C406.2 More efficient HVAC performance				☐	☐
C406.3.1 Reduced lighting power - 10%				☐	☐
C406.3.2 Reduced lighting power - 20%				☐	☐
C406.4 Enhanced digital lighting controls				☐	☐
C406.5 On-site renewable energy				☐	☐
C406.5 On-site renewable energy (1/3)				☐	☐
C406.5 On-site renewable energy (2/3)				☐	☐
C406.6 Dedicated outside air systems (DOAS)		4		☑	☐
C406.7 High performance DOAS		4		☑	☐
C406.8 Reduced service water heating energy use				☐	☐
C406.9 Reduced service water heating energy use (R-1/R-2)				☐	☐
C406.10 Enhanced envelope performance				☐	☐
C406.11 Reduced air infiltration				☐	☐

Total Credits For Each Occupancy Type	8
Area of Occupancy Type	
Area-weighted Average Credits	

C406 Comments:

Project Summary — PROJ-SUM

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

General Info

*This PROJ-SUM form shall be provided as a cover sheet for all compliance form submittals. **Project Title** shall match plans title block.*

Project Title:	**505 1st Reposition**	Date	5/7/2021
Project Street Address:	**505 1st Ave S**	For SDCI Use	
Project City, County, Zip:	**Seattle, WA 98104**		
Project Owner or Rep:	**Hudson Pacific Properties**		
Jurisdiction:	**City of Seattle**		

Project Description

Select all that apply to the scope of project.

Select Addition + Existing or Alteration + Existing if the existing building will be combined with the addition or alteration to demonstrate compliance per Section C502.1 or C503.1.

New Construction and Additions

☐ New Building ☑ Building Addition

Existing Building Retrofit

☑ Alteration ☐ Change of Occupancy ☐ Change in Space Conditioning

☐ Historic Building ☐ Substantial Alteration

Building Elements Scope - Select all that apply

☑ All ☐ Building Envelope ☐ Mechanical Systems

☐ Service Hot Water Systems ☐ Lighting Systems ☐ Electrical Systems

Occupancy Type

◉ All Commercial ○ Group R - R2, R3, & R4 over 3 stories and all R1 ○ Mixed Use

Mixed Use *- Building is greater than three stories above grade and it has both Commercial and Group R occupancies.*

Mixed Occupancy *- Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to document compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.*

Space Conditioning Categories

Select all that apply to the scope of project

☑ Fully Conditioned ☐ Unconditioned[3] ☐ Refrigerated Spaces (Warehouse and/or Walk-in[1])

☐ Low energy[3] ☐ Semi-heated[2] ☐ Greenhouse[4]

☐ Personal wireless service facility shelter ☐ Equipment building ☐ Standalone elevator hoistway

Floor Area and Stories

Floors Above Grade	Building Gross Conditioned Floor Area	Project Gross Conditioned Floor Area
8		3521.0

General Compliance Path

◉ Prescriptive/Component Performance ○ Total Building Performance ○ Target Performance Path

Prescriptive / Component Performance - *Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C401.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH.*

Total Building Performance *- Projects complying via total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C401.2, Item 2 for more information. Compliance forms to include with a TPB submittal: All applicable ENV, LTG, and MECH, and the Energy Analysis Summary.*

Target Performance Path*- Projects complying via the Target Performance Path (TPP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions of C407.2. Refer to Section C401.3 for more information. Compliance forms to include with a TPP submittal: All applicable ENV, LTG, and MECH, and the Energy Analysis Summary.*

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410. Warehouse coolers and freezers shall also comply with the envelope requirements in C402. C410 takes precedence for overlapping requirements.
Note 2 - Semi-heated Spaces - If heated with equipment other than electric resistance of limited capcity and not cooled may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions. See C402.1.1.2 for details.
Note 3 - Low Energy spaces including unconditioned spaces are exempt from all provisions in WSEC Section C402 Building Envelope, however all other applicable provisions in the Code do apply including lighting, mechanical, service water heating, etc.
Note 4 - Eligible greenhouses are defined as spaces that maintain a specialized sunlit environment that is used exclusively for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling is allowed, but cooling equipment that requires a condensing unit is NOT eligible. Radiant heating systems, gas or propane fired condensing heating systems and heat pumps with cooling disabled are allowed but all other heating systems are not.

Reserved for permit stamp

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project:
505 1ST REPOSITION
505 1ST AVE S
SEATTLE, WA 98104

principal architect KM
project manager BW
drawn by SL
checked by
job no. 20027
date 05/07/2021
revisions:

no. date by

PERMIT SET
05/07/2021

ENERGY COMPLIANCE FORMS

A0.09

shall be the default value per Section C303.1.3.

Note 18 *- Refrigerated Coolers - All cooler roof, wall and door assemblies shall comply with the prescriptive R-values or U-factors per C410. Enter proposed information under the most similar assembly type. Slab edge insulation for slab-on-grade floors shall comply with C402. Floors that separate a cooler from a non-cooler space (unconditioned and conditioned) shall be insulated per C402. Vertical fenestration (not within cooler doors) shall comply with the prescriptive R-values or U-factors per C402. Enter only the opaque portion of refrigerated space doors. Windows within doors and reach-in display case doors shall comply with C410 prescriptive requirements.*

Note 19 *- Refrigerated Freezers - All freezer roof, wall and door assemblies shall comply with the prescriptive R-values or U-factors per C410. Enter proposed information under the most similar assembly type. Freezer floor insulation shall comply with C410. Insulation is required under the entire freezer floor. If the freezer floor assembly rests on top of a standard floor, the vertical edge of the freezer floor shall be entered as and comply with the requirements for a freezer wall. If freezer floor insulation is installed integral to or underneath a slab-on-grade or exposed floor, this floor shall be thermally broken from the surrounding floor area with the same amount of insulation required for a freezer floor. Enter proposed thermal break information in the Freezer Floor section and note it as In-Floor Thermal Break. Enter only the opaque*

Prescriptive Path, pg. 2 — ENV-PRESCRIPTIVE

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title:	505 1st Reposition	Date	05/07/2021
Fenestration Area as % gross above-grade wall area: **38.7%**	Max. Target:	**40.0%**	For Building Department Use
Skylight Area as % gross roof area	Max. Target:	**5.0%**	

If vertical fenestration or skylight area exceeds maximum allowed per C402.4.1, then the project must comply via Component Performance and provide ENV-UA and ENV-SHGC forms.

Building Component

	Provide ID from door schedule and description				U-Factor/F-Factor Method for Prescriptive Compliance: Assembly U-Factor	U-Factor Source[14]
Opaque Doors – Swinger	TYPE A/A0.21, DOORS #88.1, 83.4				U-0.37	APPENDIX A
Opaque Doors – Garage						
Opaque Doors – Other						

	Provide ID from window schedule and description	Projection Factor (PF) if applicable[15]	Orientation (N or SEW)[16]	Assembly SHGC[17]	Solar Heat Gain Coefficient (SHGC): Assembly U-Factor	U-Factor for Prescriptive Compliance: U-Factor Source[17]
AW, Rect	6/A0.20		N	0.51	U-0.27	DEFAULT VALUE
AW, Rect	1-3/A0.20, 7-12/A0.20		SEW	0.38	U-0.27	DEFAULT VALUE
AW, dp	7/A0.20, OPERABLE GLAZED DOOR #83.2		SEW	0.38	U-0.60	DEFAULT VALUE
AW, dp	10/A0.20, OPERABLE GLAZED DOOR #81.1		N	0.51	U-0.60	DEFAULT VALUE
AW, dp	A0.21, DOORS #16.1, 81.2, 83.1		SEW	0.38	U-0.60	DEFAULT VALUE
AW, dp	A0.21, DOORS #83.3		N	0.51	U-0.60	DEFAULT VALUE
Other, fix						
Other, fix						
Other, op						
Other, op						
Skylights – All types						

Miscellaneous - Refrigerated Spaces

	Provide plan/detail # of assembly and description	Ins. R-Value			Assembly U-Factor	U-Factor Source
Freezer Floor[18]						

	Provide ID from window schedule and description	Cooler / Freezer	Double Pane Glass	Triple Pane Glass	Inert Gas Filled	Heat Reflective Treated Glass
Glazing in In Door						
Glazing in Reach In Door						

Note 1 *- Insulation that is continuous except for fasteners may be entered here if the cross-sectional area of metal penetration through otherwise continuous insulation is less than 0.12%.*
Note 2 *- Alternate prescriptive continuous insulation R-values per Table C402.1.4, Footnote F may be used if the cross sectional area of metal penetrations exceeds 0.04% but is less than 0.12%. Calculations are required to use these alternate R-values.*
Note 3 *- Opaque assembly U-factors shall come from Appendix A or calculated per approved method as specified in C402.1.5.1. Specify the table number or calculation page number.*
Note 4 *- Thermal spacer blocking and liner system are required for prescriptive R-Value compliance in metal building roof assemblies. Note thermal spacer thickness and R-value in roof assembly description.*
Note 5 *- List all above-grade Group R wood/ other and steel frame walls in Group R Walls section. List commercial above grade walls and all other Group R above grade walls in Opaque Walls - Above Grade.*
Note 6 *- Mechanical equipment penetrations (C402.1.4.2) do not need to be entered on ENV-PRESCRIPTIVE.*
Note 7 *- Intermediate framing is required for prescriptive R-Value compliance in wood-framed wall assemblies.*
Note 8 *- Proposed CMU mass walls with only corefill insulation can not pass prescriptively and must be fully insulated . Table C402.1.4 Footnote C has been deleted in the SEC.*
Note 9 *- Mass transfer slab edges cannot be insulated. Projects with mass transfer slabs cannot comply prescriptively. Select component performance or C407 and use U-0.2 as the baseline value.*
Note 10 *- Concrete columns and walls penetrating the floor insulation and concrete slab floors directly above electrical vaults do not need to be entered as floors or slabs. These components comply without insulation while the remaining floor must be fully insulated.*
Note 11 *- Refer to Table C402.1.3, Footnote E for prescriptive R-Value requirement for steel floor joist assemblies.*
Note 12 *- Prescriptive slab-on-grade insulation shall extend from top of slab to minimum length per an approved method as defined in C402.2.6.*
Note 13 *- Slab-on-grade F-Factors shall come from Appendix A or calculated per approved method as specified in C402.1.5.1.*
Note 14 *- Opaque door U-factors shall come from Appendix A or calculated per approved method as specified in C402.1.5.1. A door is defined as opaque if less than 50% of the door area has glazing.*
Note 15 *- Refer to Equation C4-6 Projection Factor Calculation.*
Note 16 *- N = Oriented within 45 degrees of true north, SEW = All other orientations.*
Note 17 *- Fenestration assembly U-Factor and SHGC shall be the manufacturer's NFRC product rating, which includes the glazing and frame, or*

Prescriptive Path, pg. 1 — ENV-PRESCRIPTIVE

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title:	505 1st Reposition	Date	05/07/2021
Target Insulation Allowance: **Fully Conditioned Space - Commercial, Group R, Mixed Use**			For SDCI Use
Fenestration Area as % gross above-grade wall area:	**38.7%**	Max. Target:	**40.0%**
Skylight Area as % gross roof area		Max. Target:	**5.0%**
Vertical Fenestration Alternates:	**50% Conditioned Floor Area in Daylight Zone**	User Note:	

Prescriptive compliance of envelope assemblies may be accomplished by providing insulation R-values per Table C402.1.3 or U-factors / F-factors per Tables C-402.1.4 and C-402.4. A single project may comply via R-values for some envelope assemblies and U-factors / F-factors for others. Note compliance method taken for each assembly in spaces provided.

Building Component

	Provide plan/detail # of assembly and description	R-Value Method for Prescriptive Compliance: Cavity Ins. R-Value	Continuous Ins. (CI) R-Value[1]	% Area of Metal Penetrations in CI[2]	U-Factor/F-Factor Method for Prescriptive Compliance: Assembly U-Factor	U-Factor Source[3]
Roofs – Deck	R1/A0.01 - MEMBRANE ROOF		R-38			
Roofs – Mtl Bldg[4]						
Roofs – Joist/Rfr						
Roofs – Attic/Crl						
Opaque Walls - Above Grade[5,6] – Steel	W1/A0.01 - METAL PANEL	R-19	R-12			
Opaque Walls - Above Grade[5,6] – Mt Bld						
Opaque Walls - Above Grade[5,6] – Wood/Oth[7]						
Opaque Walls - Above Grade[5,6] – Mass[8]						
Opaque Walls - Above Grade[5,6] – Transfer[9]						
Opaque Walls - Above Grade[5,6] – Sub						
Group R - All Walls[5,6] – Ins.						
Group R - All Walls[5,6] – Steel						
Group R - All Walls[5,6] – Wood/Oth[7]						
Below Grade Walls						
Floors[10] – Mass						
Floors[10] – Framing[11]						

	Provide plan/detail # of assembly and description	Perim. Ins. R-Value	Full Slab CI R-Value		F-Factor	F-Factor Source[13]
Slab-on-grade[12,13] – Unheated						
Slab-on-grade[12,13] – Heated						

Building Permit Plans Checklist, pg. 4 — ENV-CHK

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title: 505 1st Reposition — Date: 05/07/2021

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	Building Department Notes
ADDITIONAL EFFICIENCY PACKAGE OPTION - REDUCED AIR INFILTRATION					
NA	C406.9	Reduced air infiltration	To comply with additional efficiency credit, indicate in project documents that the building enclosure air leakage test results shall not exceed 0.17 cfm/ft2 at 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply		
ALTERATIONS					
yes	C503.1, C503.3.1	Roof alteration - insulation	For a roof alteration where existing ceiling cavities are exposed, indicate cavities are insulated to full depth at minimum nominal value of R-3.0 per inch	**NA**	
			For a roof covering replacement where insulation is installed entirely above the roof deck, indicate insulation complies with requirements for new construction per Tables C402.1.3 or C402.1.4	**R1/A0.01**	
na	C503.1	Wall and floor alteration - insulation	For a wall or floor alteration (floor over outdoor or unconditioned space) where existing envelope cavities are exposed, indicate cavities are insulated to full depth at minimum nominal value of R-3.0 per inch		
na	C503.3.2	Addition of vertical fenestration	Where the addition of new vertical fenestration results in a window-to-wall ratio (WWR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (prescriptive vertical fenestration alternate, component performance with target area adjustment for the alteration area and existing-to-remain areas combined, or total building performance per C407); demonstrate for each space conditioning category separately		
na	C503.3.3	Addition of skylights	Where the addition of new skylights results in a skylight-to-roof ratio (SRR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (component performance compliance with target area adjustment for the alteration area and existing-to-remain areas combined, or total building performance per C407), demonstrate for each space conditioning category separately		
na	C103.2 C103.6.3 C503.2 C505.1	Change in space conditioning or occupancy compliance documentation	Indicate envelope alteration thermal performance compliance path (prescriptive or component performance with 110% allowance); provide WSEC envelope compliance reports If complying via total building performance with 110% allowance, provide a list of all proposed envelope component types, areas and U-values		
na	C503.8	Substantial alterations	Where a project is determined to be a substantial alteration, indicate which compliance path from Section C503.8.3 is selected and provide required calculations		
PROJECT CLOSE OUT DOCUMENTATION					
yes	C103.6.3	Project close out documentation requirements	Indicate in plans that project close out documentation is required including applicable WSEC envelope compliance forms and calculations, and fenestration NFRC rating certificates	**A0.00**	

If "no" is selected for any question, provide explanation:

End of Building Permit Plans Checklist

Building Permit Plans Checklist, pg. 3 — ENV-CHK

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Project Title: 505 1st Reposition — Date: 05/07/2021

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	Building Department Notes
na	C402.4.2	Single story spaces requiring skylights	Provide list of enclosed, single story spaces that exceed 2,500 sf; for each space identify the space use, floor area, floor to ceiling height, whether skylights are installed, and any exception taken;		
			Provide calculations for percentage of conditioned floor area located within a toplit daylight zone; if exception is taken for spaces where the total floor area minus the sidelit zone area is less than 2,500 sf, include percentage of conditioned floor area located within a sidelit daylight zone in calculations		
			Provide calculations for percentage of skylight area in each space over 2,500 SF.; OR;		
			Provide calculations for skylight effective aperture (Equation C4-5) for each space over 2,500 SF;		
na	C410.2	Walk-in and warehouse cooler and freezer envelope	Indicate haze factor of skylight glazing material or diffuser		
			Indicate insulation R-value in cooler and freezer wall and ceiling assemblies		
			Indicate cooler and freezer door insulation R-value; indicate method of minimizing infiltration (strip doors, curtains, spring-hinged doors, etc); provide automatic door closure (or note exception taken)		
			For transparent reach-in doors and fixed windows, indicate number of glass panes (double or triple pane); identify whether the interstitial spaces between panes is filled with inert gas or if panes are heat-reflective treated glass		
ADDITIONAL EFFICIENCY PACKAGE OPTION - ENHANCED ENVELOPE PERFORMANCE					
na	C406.8	Enhanced envelope performance	To comply with additional efficiency package option, demonstrate envelope insulation compliance via component performance; provide ENV-UA / ENV-SHGC compliance forms; verify that building total UA is 15% lower than the Code target UA		
AIR LEAKAGE					
yes	C402.5.1.1	Air barrier construction and sealing	Identify location and provide diagram of continuous air barrier in plans and sections;	**A2.01-A2.08, A4.00-A4.01,**	
			Provide details for all joints, transitions in materials, penetrations in air barrier and note method of sealing (caulked, gasketed, or other approved method);	**A8.00-A8.03**	
na	C402.5.3	Rooms containing open combustion fuel burning appliances used for space conditioning	Indicate that room(s) containing non-direct vent appliances is isolated from conditioned space by the thermal envelope with a sealed air barrier, including doorway gasketing and sealing around ductwork and piping penetrations;		
			Indicate walls, floor and ceiling of the room envelope are insulated to the same level required for exterior envelope, and combustion air ductwork that passes thru conditioned space is insulated to at least R-8		
na	C402.5.4	Access openings and doors to shafts, chutes, stairways and elevator lobbies	Indicate locations of all doors and access openings to shafts, chutes, stairways and elevator lobbies;		
			Indicate method of sealing of these openings (gasketing, weatherstripping, other sealing method); or exception taken		
yes	C402.5.5 C403.3.7.8	Outdoor air intakes, exhausts and relief openings	Indicate locations of all stairway enclosure, elevator shaft and building pressurization relief openings, outside air intakes and exhaust openings;	**NA**	
			Note in envelope plans that all relief, outside air intake and exhaust openings shall be provided with dampers in accordance with Mechanical Section C403.7.8	**M3.17**	
na	C402.5.8	Recessed lighting in building envelope	Indicate method of sealing between light fixture housing and wall or ceiling;		
			Note in envelope plans that all recessed lighting fixtures shall be IC rated and have an air leakage rating not greater than 2 cfm per ASTM E283 test; include these requirements in lighting fixture schedules		
na	C402.5.6	Loading dock seals	Indicate weather seal at cargo and loading dock doors		
yes	C402.5.7	Vestibules	Indicate locations and dimensions of vestibules for building entrances; also indicate vestibule information for exit-only doors in buildings where separate doors for entering and exiting are provided;	**A2.04**	
			Indicate locations of all building entrances and exit-only doors provided with an air curtain in lieu of a vestibule;	**NA**	
			Indicate exception and criteria utilized for all building entrances and exit-only doors that do not have a vestibule or air curtain;	**A0.03, A2.07**	
			Indicate required performance for air curtains installed per Exception 7.;	**NA**	
			For unconditioned vestibules, indicate which envelope assembly (interior or exterior) complies with the requirements for a conditioned space	**A2.04**	
			Indicate where doors are provided only to access outdoor seating areas	**A2.07**	
yes	C103.2 C402.5.1.2 R402.4.1.2	Building air leakage test	Indicate in project documents that building enclosure air leakage testing is required for WSEC compliance;	**A0.00**	
			Provide area calculations that account for all six sides of the air barrier boundaries;	**A0.00**	
			For commercial buildings, indicate that building enclosure air leakage testing shall be performed per ASTM C779 (or equivalent method approved by the code official) and the target leakage rate is 0.25 cfm/ft2 (1.5 L/s*m2) at 0.3 in. wg (75 Pa);	**A0.00**	
			If the building is mixed residential / commercial and three stories or less above grade plane, indicate which building enclosure air leakage test procedure will be used for the Group R-2 / R-3 areas (Section R402.4.1.2 or C402.5.1.2); if per R402.4.1.2, indicate that the target leakage rate is 5 air changes per hour at 0.2 in. wg (50 Pa)	**NA**	
			Include the following requirements in project documents: (1) Submit building enclosure air leakage test reports to jurisdiction and owner; (2) If initial test result exceeds 0.25 cfm/ft2 (1.5 L/s*m2), indicate that inspection and all practical corrective actions be completed and documented in the air leakage test report and the building shall be re-tested; (3) Indicate that corrective measures and retesting must be repeated until the test result is 0.40 cfm/ft2 (2.0 L/s*m2) or less; (4) Include air barrier test report in project close out documentation provided to building owner.	**A0.00**	

Building Permit Plans Checklist, pg. 2 — ENV-CHK

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Project Title: 505 1st Reposition — Date: 05/07/2021

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	Building Department Notes
yes	C103.2 C402.4.4	Opaque doors	Indicate rated U-factor (swinging) or R-value (non-swinging - roll-up/sliding) on wall sections or in door schedules - applies to doors with less than 50% glazed area	**NOTE #10/A0.21**	
na	C402.4.4	Garage doors	Indicate rated U-factor for sectional and tilt-up garage doors on wall sections or in door schedules along with the percent glazing; garage doors with 14%-50% glazing shall comply as opaque nonswinging doors		
yes	C402.1.3 C402.1.4	Continuous Insulation	For all assemblies containing continuous insulation indicate the type of fasteners being used, the material used in the fastener, other penetrations of the insulation, and provide a calculation of the total area of penetrations as a percent of the component area.	**W1/A0.01**	
na	C402.2.5	Floor over outdoor or unconditioned space insulation	Indicate R-value(s) of cavity/continuous insulation on floor sections;		
			Indicate framing material on floor sections;		
			Indicate material density category and weight of qualifying mass floors		
na	C402.2.6, C303.2.1	Slab-on-grade floor insulation	Indicate R-value of continuous insulation on wall section or foundation detail;		
			Indicate insulation extends down vertically and/or horizontally the required distance from top of slab;		
			Indicate method of protection of exposed exterior slab edge insulation		
na	C402.2.6 C303.2.1	Radiantly heated slab-on-grade floor insulation	Indicate R-value of continuous insulation on wall section or foundation detail;		
			Indicate insulation extends down vertically from top of slab and then horizontally under the entire slab;		
			Indicate method of protection of exposed exterior slab edge insulation		
na	C402.2.8	Radiant heating system insulation	Indicate insulation R-value behind radiant panels, U-bend/headers and bottom surface of radiantly heated floors (other than radiantly heated slab-on-grade)		
na	C402.2.9	Cantilevered balconies	Provide R-10 thermal break at cantilevered concrete decks and balconies. For UA calculation or energy modeling where no thermal break is provided, use the "exposed concrete" value from Table A103.3.7.2.		
yes	C402.2.10	Intersection between fenestration frame and opaque wall	Align outer glass layer within 2 inches of continuous insulation layer. Insulate any space between fenestration frame and exterior of wall framing with R-3 insulation.	**1/A8.01**	
na	C402.4, Exception	Single glazing for security or revolving doors	Up to 1% of exterior wall area can be single glazing, where used for security or revolving doors.		
yes	C402.4.1 C502.2.1 C503.3.2	Vertical fenestration maximum area	Provide total gross of area of all above grade wall elements and rough opening id area of all vertical fenestration elements in the building, for the prescriptive max allowed window-to-wall ratio (WWR) calculation in the WSEC envelope compliance reports; demonstrate compliance for each space conditioning category separately	**A0.05**	
na	C402.4.1, Exception	Street level retail glazing	For street level retail or other occupancies where Seattle Land Use Code requires transparency, up to 75% of the street-level wall can be glazing		
yes	C402.4.1.1 C405.2.4.1 C502.2.1	Increased prescriptive maximum vertical fenestration area with daylight zones and controls	Provide calculations showing that not less that 50% of the total conditioned floor area is within a daylight zone; demonstrate compliance for each space conditioning category separately	**NOTE #7/A2.07**	
			indicate in envelope plans that all lighting fixtures located within daylight zones shall be provided with daylight responsive controls per Section C405.2.4.1	**NOTE #7/A2.07**	
			Indicate that the VT of vertical fenestration is at least 1.1 times the rated SHGC or no less than VT-0.55, whichever is greater	**NOTE #7/A2.07**	
na	C402.4.1.3 C502.2.1 C503.3.2	Increased prescriptive maximum vertical fenestration area with high-performance glazing	indicate high performance U-factors and SHGC values in fenestration schedules;		
			Indicate if an area-weighted U-factor is used for multiple fenestration elements within the same fenestration category per Table C402.4; provide U-factor calculations		
na	C402.1.5	Wall/vertical fenestration target area adjustment	Indicate if component performance with target area adjustment will be used to account for vertical fenestration area in excess of the prescriptive maximum allowed; include target area adjustment in WSEC envelope compliance reports		
na	C402.4.1 C502.2.2 C503.3.3	Skylight maximum area	Provide total gross of area of roof, and rough opening id area of all skylight elements in the building, for the prescriptive max allowed skylight-to-roof ratio (SRR) calculation in the WSEC envelope compliance reports; demonstrate compliance for each space conditioning category separately		
na	C402.1.5.2	Roof/skylight target area adjustment	Indicate if component performance with target area adjustment will be used to account for skylight area in excess of the prescriptive maximum allowed; include target area adjustment in WSEC envelope compliance reports		
na	C402.4 C402.4.3.3 C503.1.3	U-factors, SHGC and VT for all fenestration assemblies	Indicate U-factors, SHGC and VT values in fenestration schedules;	**NOTES #9,11,14/A0.20**	
			Indicate if an area-weighted U-factor is used for multiple fenestration elements within the same fenestration category per Table C402.3; provide U-factor calculations	**NA**	
			Indicate if values are NFRC or default; if default then specify frame type, glazing layers, gap width, low-e coatings, gas-fill	**NOTES #9,11,14/A0.20**	
na	C402.4.3	Permanent shading devices	For windows with overhangs or permanent projection shading devices, provide projection factor calculations (Equation C4-6) and associated minimum SHGC for north and non-north orientations		

Building Permit Plans Checklist, pg. 1 — ENV-CHK

2018 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Mar 2021 rev. 1

Project Title: 505 1st Reposition — Date: 05/07/2021

The following information is necessary to check a building permit application for compliance with the building envelope requirements in the Seattle Energy Code, Commercial Provisions.

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	SDCI Notes
SCOPE					
na	C402.1.1.1	Low energy spaces	Identify low energy spaces on plans; include calculations if applicable that demonstrate eligibility for envelope provisions exemption		
na	C402.1.1.2	Semi-heated spaces	Identify semi-heated spaces on plans, include mechanical heating system type and calculations that demonstrate eligibility for wall insulation exemption		
na	C402.1.1.3	Greenhouse spaces	Identify greenhouse spaces on plans; include non-opaque assembly information and mechanical heating system type if applicable, that demonstrates eligibility for envelope provisions exemption		
na	C402.1.2	Equipment buildings	Provide building if area, average wall and roof U-factor, installed electrical and mechanical equipment information and heating setpoint restriction, that demonstrates eligibility for envelope provisions exemption		
na	C402.1.2.1	Standalone elevator hoistways	Provide building area, average wall and roof U-factor, installed mechanical equipment information and heating setpoint restriction, that demonstrates eligibility for envelope provisions exemption		
na	C410.2	Walk-in cooler and freezer spaces	Identify walk-in cooler and freezer spaces on plans; including site assembled, site constructed and prefabricated units		
na	C410.2	Warehouse cooler and freezer spaces	Identify warehouse cooler and freezer spaces on plans		
na	C101.4.1	Mixed residential & commercial building	Identify spaces with different occupancy requirements on plans		
na	C503.2	Change of space conditioning	Identify on plans existing unconditioned spaces changing to semi-heated or conditioned space, and existing semi-heated spaces changing to conditioned space, and uncooled spaces changing to cooled; provide calculations for existing and final level of space conditioning		
na	C503.8	Substantial alterations	Identify on plans building areas undergoing substantial alteration.		
na	C505.1	Change of occupancy	Identify on plans existing F, S and U-occupancy spaces undergoing a change in occupancy		
			Group R spaces permitted before July 1, 2002 that are undergoing a change to a commercial occupancy shall be identified on plans		
			Non-Group R occupancy spaces undergoing a change to Group R shall be identified on plans		
ENVELOPE PROVISIONS					
yes	C103.2 C103.6.3 C402.1.3 C402.1.4 C402.1.5	Compliance documentation	Indicate envelope insulation compliance path and provide applicable forms; ENV-PRESCRIPTIVE or ENV-UA / ENV-SHGC for component performance	**A0.09**	
			If complying via component performance, demonstrate that the Proposed Total UA is equal to or less than the Allowable Total UA		
			If complying via total building performance, demonstrate that the Proposed Total UA is equal to or less than 110% of the Allowable Total UA.		
yes	C303.1.1 C303.1.2	Insulation identification	Indicate identification mark shall be applied to all insulation materials and insulation installed such that the mark is readily observable during inspection	**NOTE #14/A0.00**	
yes	C303.1.3 C402.4.3	Fenestration product rating	Indicate fenestration products shall be labeled with NFRC U-factor, SHGC, VT and leakage rating, or if products do not have an NFRC rating, indicate applicable Chapter 3 default values	**NOTE #13/A0.20**	
yes	C303.2	General insulation installation	Indicate installation methods, thicknesses, densities and clearances to achieve the intended R-value of all insulation materials;	**SHEET A0.01**	
			Where two or more layers of rigid insulation will be used, indicate that edge joints between layers are staggered, or exception taken	**NOTE #15/A0.00**	
yes	C103.2 C402.2.1	Roof assembly insulation	Indicate R-value(s) of cavity/continuous insulation on roof sections;	**R1/A0.01**	
			Indicate framing materials on roof sections;	**R1/A0.01**	
			Indicate method of framing for ceilings below vented attics and vaulted ceilings per A102.2 (std. adv);	**NA**	
			Provide area weighted average U-factor calculation for insulation whose thickness varies by 1 inch or less;	**NA**	
			Indicate effective U-factors of tapered insulation entirely above deck per A102.2.6; include roof configuration and slope, maximum R-value at peak and minimum R-value at low point for all roof surfaces	**R1/A0.01, 1/A2.08**	
			Indicate R-values for thermal spacers and each insulation layer, and liner system (LS) method for metal building roofs.	**NA**	
na	C402.2.1.1	Skylight curb insulation	Indicate curb insulation R-value on roof section if not included in skylight NFRC rating		
na	C402.2.1.2	Rooftop HVAC equipment curbs	Indicate rooftop HVAC equipment curb insulation R-value on roof section		
yes	C103.2 C402.2.3 C402.2.4 C303.2.1	Above/below grade wall insulation	Indicate R-value(s) of cavity/continuous insulation on wall sections;	**W1/A0.01**	
			Indicate framing materials on wall sections;	**W1/A0.01**	
			Indicate method of framing for wood construction per A103.2 (std, int, adv);	**NA**	
			Indicate material density category, wall weight and heat capacity for qualifying mass walls;	**NA**	
			Indicate method of protection of exposed exterior basement/crawlspace wall insulation	**NA**	

Reserved for permit stamp

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project:
505 1ST REPOSITION
505 1ST AVE S
SEATTLE, WA 98104

principal architect KM
project manager BW
drawn by SL
checked by
job no. 20027
date 05/07/2021

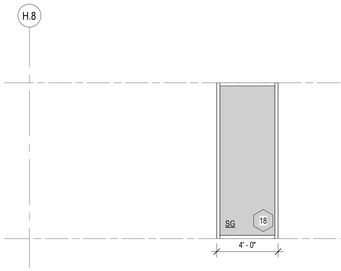
revisions:

no.	date	by

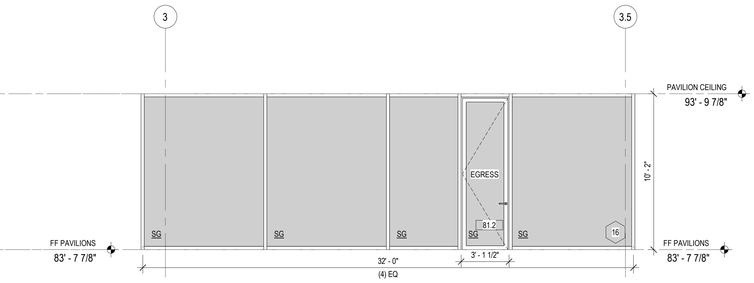
PERMIT SET
05/07/2021

ENERGY COMPLIANCE FORMS

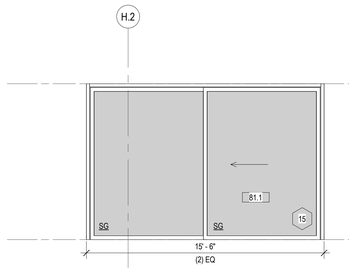
A0.10



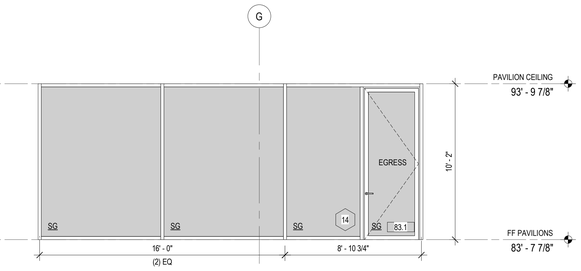
12 SOUTH PAVILION - SOUTH
SCALE: 1/4" = 1'-0"



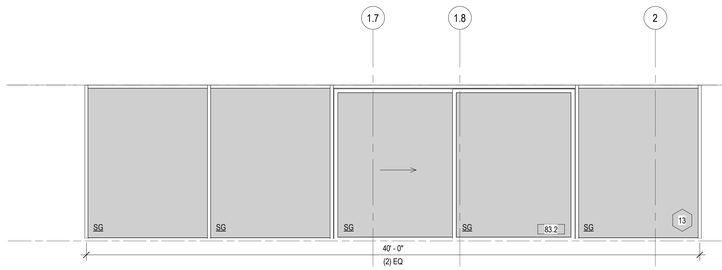
11 SOUTH PAVILION - WEST
SCALE: 1/4" = 1'-0"



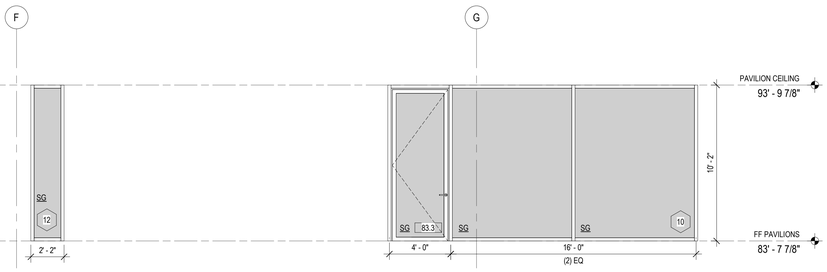
10 SOUTH PAVILION - NORTH
SCALE: 1/4" = 1'-0"



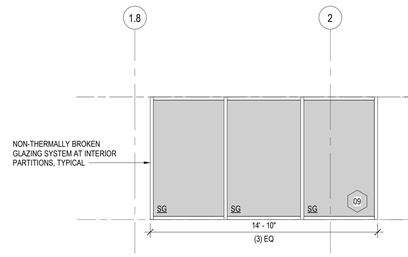
8 NORTH PAVILION - SOUTH
SCALE: 1/4" = 1'-0"



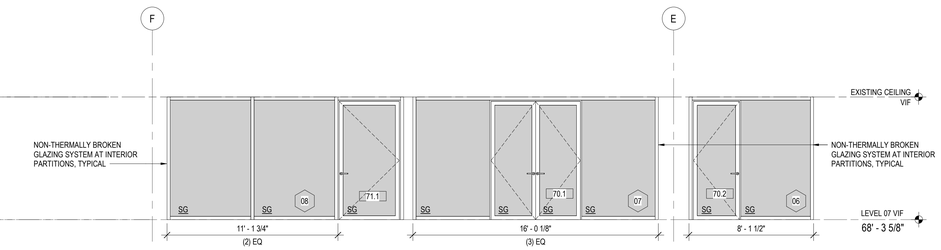
7 NORTH PAVILION - WEST
SCALE: 1/4" = 1'-0"



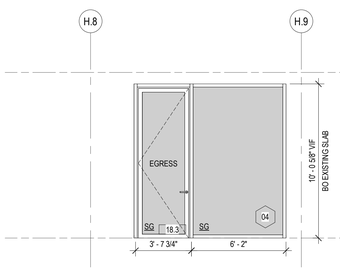
6 NORTH PAVILION - NORTH
SCALE: 1/4" = 1'-0"



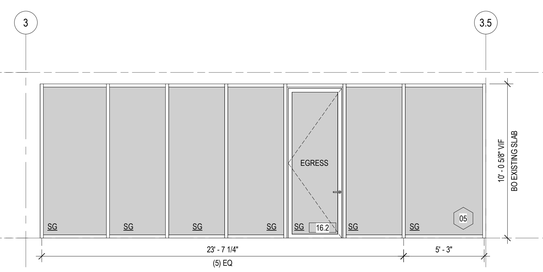
5 LEVEL 07 ELEV LOBBY - EAST
SCALE: 1/4" = 1'-0"



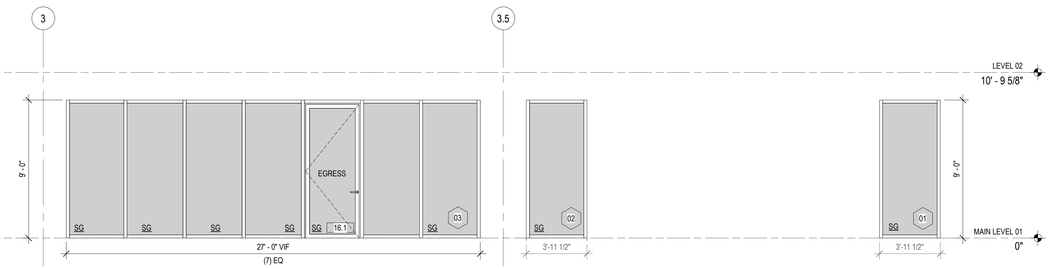
4 LEVEL 07 ELEV LOBBY - NORTH
SCALE: 1/4" = 1'-0"



3 BIKE VESTIBULE - SOUTH
SCALE: 1/4" = 1'-0"



NOTE: ALIGN
MULLIONS W/
MULLIONS AT
EXTERIOR
GLAZING UNITS.
SEE 4 / A5.04



1 BIKE LOBBY - WEST
SCALE: 1/4" = 1'-0"

DOOR AND GLAZING NOTES

1. TYPICAL BASIS-OF-DESIGN IGU: SOLARBAN 72 WITH STARPHIRE CLEAR GLASS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION INCUDING PERFORMANCE REQUIREMENTS.
2. DOOR SWING SHALL OCCUR IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS PER 2018 SBC 1010.1.2.1.
3. PROVIDE FAIL-SAFE HARDWARE AT ALL MEANS OF EGRESS DOORS PER 2018 SBC 1010.1.4.2.
4. ALL DOOR HARDWARE TO BE ACCESSIBLE PER 2018 SBC 1010.1.9.1.
5. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER 1010.1.9.
6. PROVIDE 10" MIN BOTTOM RAIL HEIGHT AFF AT ALL MANUAL DOORS PER ICC/ANSI 117.1 404.2.9.
8. PROVIDE CLOSER AT ALL NEW DOORS.
9. ALL CURTAIN WALL VERTICAL FENESTRATION TO COMPLY WITH DEFAULT 2018 SEATTLE ENERGY CODE PRESCRIPTIVE REQUIREMENTS FOR GLAZING:

   - FIXED GLAZING (CURTAIN WALL): U-0.26
   - OPERABLE GLAZING (CURTAIN WALL): U-0.28
   - GLAZED ENTRANCE DOORS: U-0.60

11. 2018 SEATTLE ENERGY CODE DEFAULT SHGC REQUIREMENTS FOR ALL VERTICAL FENESTRATION:

   - PF<0.2: SHGC 0.38 @ SEW, SHGC 0.51 @ N
   - 0.2<PF<0.5: SHGC 0.46 @ SEW, SHGC 0.56 @ N
   - PF>0.5: SHGC 0.61 @ SEW, SHGC 0.61 @ N

10. OPAQUE ENTRANCE DOORS TO COMPLY WITH 2018 SEATTLE ENERGY CODE DEFAULT PERFORMANCE REQUIREMENTS PER TABLE C402.4:

   - ENTRANCE DOORS: U-0.60

11. NON-THERMALLY BROKEN ALUMINUM GLAZING SYSTEMS AT INTERIOR ONLY GLASS PARTITIONS.
12. 48" MAX WIDTH OF SWINGING DOOR LEAF PER SBC 1010.1.1.
13. FENESTRATION PRODUCTS SHALL BE LABELED WITH NFRC U-FACTOR, SHGC, VT AND LEAKAGE RATING.
14. THE VT OF VERTICAL FENESTRATION IS REQUIRED TO BE AT LEAST 1.1 TIMES THE RATED SHGC OR NO LESS THAN VT-0.55, WHICHEVER IS GREATER.

Reserved for permit stamp

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project:
505 1ST REPOSITION
505 1ST AVE S
SEATTLE, WA 98104

principal architect KM
project manager BW
drawn by SL
checked by
job no. 20027
date 05/07/2021
revisions:

no.	date	by

PERMIT SET
05/07/2021

GLAZING ELEVATIONS

A0.20

DOOR SCHEDULE - EXTERIOR

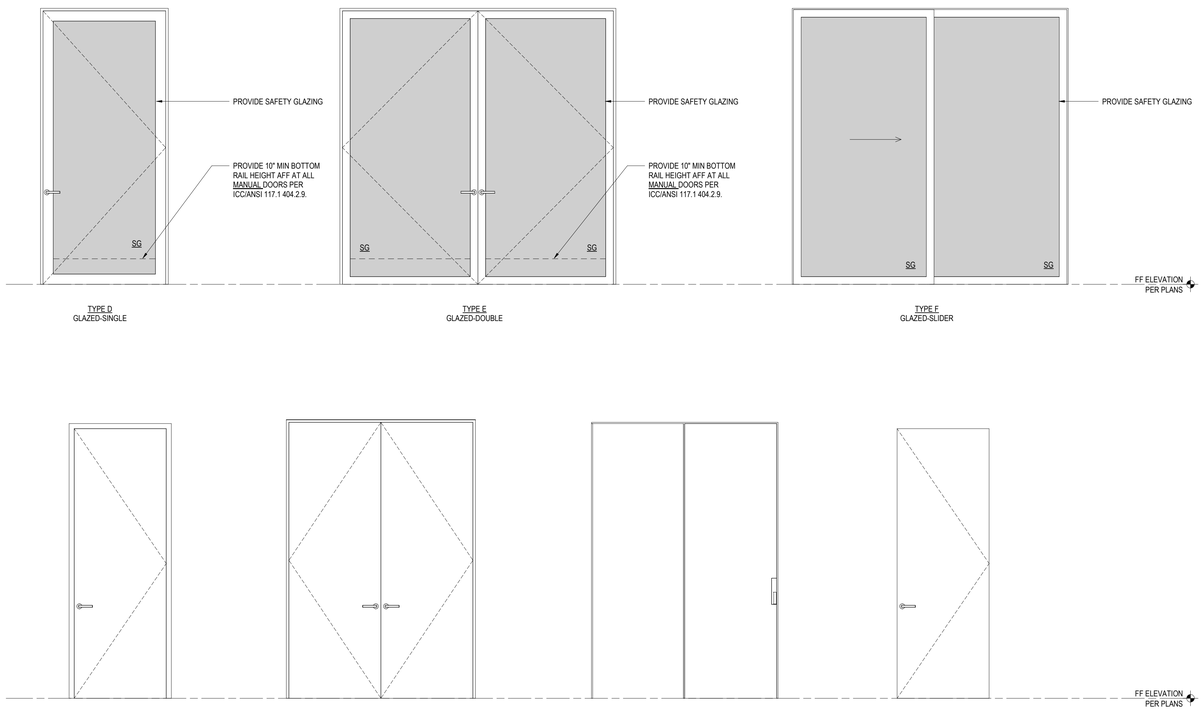
MARK	TYPE	OPERATION	DIMENSIONS WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL FINISH	FRAME TYPE	FRAME FINISH	REMARKS
MAIN LEVEL 01										
16.1	D	SWING	3' - 5 3/4"	8' - 8 1/2"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
FF PAVILIONS										
81.1	F	SLIDER	15' - 0"	9' - 11"	1 3/4"	GL	GL	AL	PT	LA CANTINA THERMALLY CONTROLLED SLIDING
81.2	D	SWING	2' - 11 1/2"	9' - 10 1/2"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
83.1	D	SWING	3' - 6 1/4"	9' - 10 1/2"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
83.2	F	SLIDER	15' - 8 1/2"	9' - 11"	1 3/4"	GL	GL	AL	PT	LA CANTINA THERMALLY CONTROLLED SLIDING
83.3	D	SWING	3' - 7 1/2"	9' - 10 1/2"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
83.4	A	SWING	3' - 0"	10' - 0"	1 3/4"	HM-INS	PT	HM-INS	PT	
88.1	A	SWING	3' - 0"	10' - 0"	1 3/4"	HM-INS	PT	HM-INS	PT	

DOOR SCHEDULE - INTERIOR

MARK	TYPE	OPERATION	DIMENSIONS WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL FINISH	FRAME TYPE	FRAME FINISH	REMARKS
MAIN LEVEL 01										
10.1	A	SWING	3' - 6"	7' - 11"	1 3/4"	HM	PT	HM	PT	
10.2	A	SWING	3' - 0"	7' - 0"	1 3/4"	EXIST	SST	EXIST	SST	EXISTING DOOR TO REMAIN, RECLAD PANEL TO MATCH ADJACENT SST PANELS
12.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
16.2	D	SWING	3' - 5 3/4"	9' - 9 1/4"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
18.2	H	SWING	3' - 9 3/4"	10' - 0 1/4"	3/8"	STL	CLR	N/A	N/A	
18.3	D	SWING	3' - 3 1/4"	9' - 9 1/4"	1 3/4"	GL	GL	AL	PT	PER CURTAIN WALL MANUFACTURER
20.1	B	DOUBLE SWING	6' - 0"	8' - 0"	1 3/4"	HM	PT	HM	PT	
20.2	B	DOUBLE SWING	6' - 0"	8' - 0"	1 3/4"	HM	PT	HM	PT	
21.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
22.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
LEVEL 07 VIF										
70.1	E	DOUBLE SWING	5' - 10"	7' - 8 1/2"	1 3/4"	GL	GL	AL	PT	PER INTERIOR GLAZING SYSTEM MANUFACTURER
70.2	D	SWING	3' - 0"	7' - 8 1/2"	1 3/4"	GL	GL	AL	PT	PER INTERIOR GLAZING SYSTEM MANUFACTURER
71.1	D	SWING	3' - 11"	7' - 8 1/2"	1 3/4"	GL	GL	AL	PT	PER INTERIOR GLAZING SYSTEM MANUFACTURER
72.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
FF PAVILIONS										
81.4	A	SWING	2' - 8"	10' - 0"	1 3/4"	HM	PT	HM	PT	
82.1	A	SWING	3' - 0"	10' - 0"	1 3/4"	HM	PT	HM	PT	
84.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
86.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	
87.1	A	SWING	3' - 0"	7' - 11"	1 3/4"	HM	PT	HM	PT	

DOOR TYPES

SCALE: 1/2" = 1'-0"



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DOOR SCHEDULE

A0.21

FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING FINISH	FLOOR FINISH	COUNTERTOP/ CABINET FIN.	BASE/DOOR WINDOW TRIM	REMARKS
011	Juice Bar	WD2 / PT1	N/A	WD7	WD7	WD1	CONC1	SS4 / WD2		
013	Elevator Lobby	MTL5	MTL5	MTL5	MTL5	PT2	CONC1	SS3 / WD3		
015	Women's Restrooms	PT1	PT1 / CT3 / MIRR1	PT1	PT1	PT2	CT1	SS2		
014	Men's Restrooms	PT1 / CT3 / MIRR1	PT1	PT1	PT1	PT2	CT1	SS2		
021/022	Shower Rooms	PT1 / CT5 / MIRR1	PT1 / CT5 / MIRR1	PT1 / CT5	PT1 / CT5	PT2	CT1	SS2		
017/018	Bike Lobby	PT4	PT4	-	-	PT2	CONC1	PLAM2 / WD6		
071	7th Floor Lobby	PT3 / MTL1 / WD	PT3	PT3	PT3	PT2	N/A	-		
083	Pavilion North	PT1	N/A	PT1	N/A	PT2 / WD5	WD4	MTL4 / PL1		
086/087	Pavilion WC North	PT1	CT4 / MIRR1	PT1	PT1	PT2	CT2	SS1		
081	Pavilion South	N/A	N/A	PT1	N/A	PT2 / WD5	WD4	-		
082	Pavilion WC South	PT1	CT4 / MIRR1	PT1	PT1	PT2	CT2	SS1		

FINISH DESCRIPTION

ABRV.	MATERIAL	SPEC. SECTION	DESCRIPTION
CONC1	CIP Conc.	033000/071900	Tru. Cementitous Microtopping. Color : Ash. Finish : Low sheen, to match Architects direction.
CT1	Ceramic Tile	093014	Mosa. Royal Mosa. Core Collecton Solids. Color : 5106V. Size : 24" x 12"
CT2	Ceramic Tile	093014	Mosa. Royal Mosa. Core Collection Terra. Color : 200V. Size : 24" x 12"
CT3	Ceramic Tile	093014	Heath Ceramics. Color : M13.2 KPFA Green. Size : 4" X 12"
CT4	Ceramic Tile	093014	United Tiled. Crossville. Color : Nine Lives. Size : 4" x 12". Finish : Gloss
CT5	Ceramic Tile	093014	Daltile. Matte Artic White. Size : 8" x 24"
GWB	Gypsum Wall Board	092900/099100	Gypsum Wall Board with level 5 finish to be painted
GL1	Glass	-	Back-painted safety glass on substrate. Concealed Fasteners
MIRR1	Mirror	088000	Low Iron tempered mirror, no bevel
PT1	Paint	099100	Interior latex paint. Benjamin Moore. Color : TBD. Finish : Eggshell
PT2	Paint	099100	Interior latex paint. Benjamin Moore. Color : TBD. Finish : Matte
PT3	Paint	099100	Interior latex paint. Benjamin Moore. Color : TBD. Finish : Eggshell
PT4	Paint	099100	Interior latex paint. Benjamin Moore. Color : TBD. Finish : Eggshell
PLAM1	Plastic Laminate	064000	Wilsonart. Color : TBD. Finish : TBD
PLAM2	Plastic Laminate	064000	Wilsonart. Color : TBD. Finish : TBD
MTL1	Clear Coated Steel	050513/099100.23	Hot rolled steel with Permalac clear coat.
MTL2	Expanded Metal	099600	McNichols Co. Expanded Metal. 460N12205A Finish: Permalac clear coat
MTL3	Perforated Metal	099600	Cold rolled steel with perforations. Gauge: 12. Hole Pattern: 3/16" round on 1/4" staggered centers. Boarder: 1/2". Finish: Painted
MTL4	Stainless Steel	099600	Stainless Steel counter. Rolled Edge. Finish : Brushed
MTL5	Stainless Steel	099600	Stainless Steel panel on substrate. Gauge: 16. Concealed Fasteners. Finish : Angelhair, match to Architect's sample
MTL6	Painted Steel Structure	099100.23/099646/09...	Painted Steel. Size: see drawings.
MTL7	Painted Steel Wall Panel	076103	Flush painted metal panel siding. Concealed fasteners. Match to Architect's sample
SS1	Solid Surface	12 3600	Caeserstone. Color : 1141 Pure White. Thickness : 2CM
SS2	Solid Surface	12 3600	Caeserstone. Color : 4003 Sleek Concrete. Thickness : 2CM
SS3	Solid Surface	12 3600	Caeserstone. Color : TBD. Thickness : 2CM
SS4	Solid Surface	12 3600	Neolith. Color : Himalaya Crystal Ultrasoft. Thickness : 6mm
WD1	Wood Slat Ceiling	062000/099100	Doug Fir. Character: Tight-Knot, Rough Sawn. Size: 3" W" X 2" H. Spacing 1.25". Finish: TBD. Match to Architect's sample. (Douglas-fir 70 ASTM E84 Flame Spread Index; Class B Flame Spread; 80 ASTM E84 Smoke Development Index, per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish)
WD2	Wood Boards	064000/099100	Reclaimed Oak boards. Size: See elevations for board width. Finish: Semi-matte, Match to Architect's sample. (Oak Class C Flame Spread per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish) apply clear fire-retardant finish for class B flame spread and smoke develped index.
WD3	Wood Screen	064000/099100	Reclaimed Oak boards. Size: See elevations for board width. Finish: Semi-matte, Match to Architect's sample. (Oak Class C Flame Spread per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish) apply clear fire-retardant finish for class B flame spread and smoke develped index.
WD4	Wood Floor	062000/099100	Northern Wide Plank. Soltice, white oak. Board Width : 7". Character : Select. Match to Architect's sample
WD5	Cross Laminated Timber	061719	Species: Spruce-Pine-Fir Finish: TBD (Hemlock-fir species group 60 ASTM E84 Flame Spread Index; Class B Flame Spread; 70 ASTM E84 Smoke Development Index, per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish)
WD6	Wood Casework	064000	VG Doug Fir, Rift Cut, Random matched, over 3/4" EuroPly. Finish: TBD. Match to Architect's Samples (Douglas-fir 70 ASTM E84 Flame Spread Index; Class B Flame Spread; 80 ASTM E84 Smoke Development Index, per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish)
WD7	Wood Screen	062000	Doug Fir. Character: Tight-Knot. Size: 2"W X 6"D. Spacing: per drawings. Finish: Semi-matte, Match to Architect's sample (Douglas-fir 70 ASTM E84 Flame Spread Index; Class B Flame Spread; 80 ASTM E84 Smoke Development Index, per Americal Wood Council Flame Spread Performance of Wood Products Used for Interior Finish)
WRGWB	WR Gypsum Wall Board	092900/099100	Water Resistant Gypsum Wall Board with level 5 finish to be painted

GENERAL NOTES:

1. Provide Class-B flame spread finish throughout.
2. Match to Architect's sample.

PLUMBING & HARDWARE SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE	MANUF.	MODEL NO.	COLOR	REMARKS
14	MEN'S RESTROOM					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	N/A	N/A	N/A	RE-USE EXISTING, REPLACE AUTO-FLUSH VALVES TO MATCH BUILDING STANDARD
		URINAL	N/A	N/A	N/A	RE-USE EXISTING
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
15	WOMEN'S RESTROOM					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	N/A	N/A	N/A	RE-USE EXISTING
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
16	BIKE VESTIBULE					
		LINEAR DRAIN	INFINITY DRAIN	TBD	TBD	
		BIKE WASH SPRAY NOZZLE	TBD	TBD	N/A	
21	WOMEN'S SHOWER ROOMS					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	N/A	N/A	N/A	RE-USE EXISTING
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
		SHOWER KIT	GROHE	VITALIO FLEX 26520000	CHROME	
		VALVE TRIM	GOHE	EUROSTYLE COSMOPOLITAN 14464000	CHROME	
		ROUGH-IN VALVE	GOHE	35110000	N/A	
		LINEAR DRAIN	INFINITY DRAIN	TBD	TBD	
22	MEN'S SHOWER ROOMS					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	N/A	N/A	N/A	RE-USE EXISTING, REPLACE AUTO-FLUSH VALVES TO MATCH BUILDING STANDARD
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
		SHOWER KIT	GROHE	VITALIO FLEX 26520000	CHROME	
		VALVE TRIM	GOHE	EUROSTYLE COSMOPOLITAN 14464000	CHROME	
		ROUGH-IN VALVE	GOHE	35110000	N/A	
		LINEAR DRAIN	INFINITY DRAIN	TBD	TBD	
82	WC					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	KOHLER	REACH CURV K-23188-0	WHITE	
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
84	CATERING KITCHEN					
		SINK	JULIEN	PROLNOX H75 IH75-US-181810	STAINLESS	
		FAUCET	GOHE	CONCETTO 31492000	CHROME	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	JULINE	TBD	TBD	
		P-TRAP	N/A	N/A	N/A	
86	WC					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
		P-TRAP	KOHLER	K-8998	CHROME	
		TOILET	KOHLER	REACH CURV K-23188-0	WHITE	
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	
87	WC					
		SINK	KOHLER	LADENA K-2214-G	WHITE	
		FAUCET	THE SPLASH LAB	L-962	POLISHED	
		SOAP DISPENSER	GOJO	CXI	CHROME	
		DRAIN	KOHLER	TBD	TBD	
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		TOILET	KOHLER	REACH CURV K-23188-0	WHITE	
		TOILET PAPER DISPENSER	BOBRICK	TBD	TBD	
		PAPER TOWEL DISPENSER	GEORGIA PACIFIC	ENMOTION 8" 59466A	STAINLESS	

APPLIANCE SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE	MANUF.	MODEL NO.	SIZE
84	CATERING KITCHEN	REACH-IN REFRIGERATOR	HOSHIZAKI	R2A-FS	55"W x 34-1/2"D x 79-1/2"H
84	CATERING KITCHEN	REACH-IN FREEZER	CONTINENTAL REFRIGERATOR	1FSENHD	17-3/4"W x 35-3/8"D x 82-1/4"H
84	CATERING KITCHEN	MULTI-COOK COVEN	ALTO-SHAAM	VMC-H2	21"W x 37-1/8"D x28-1/2"H
84	CATERING KITCHEN	MULTI-COOK COVEN	ALTO-SHAAM	VMC-H3	21"W x 37-1/8"D x35-5/8"H

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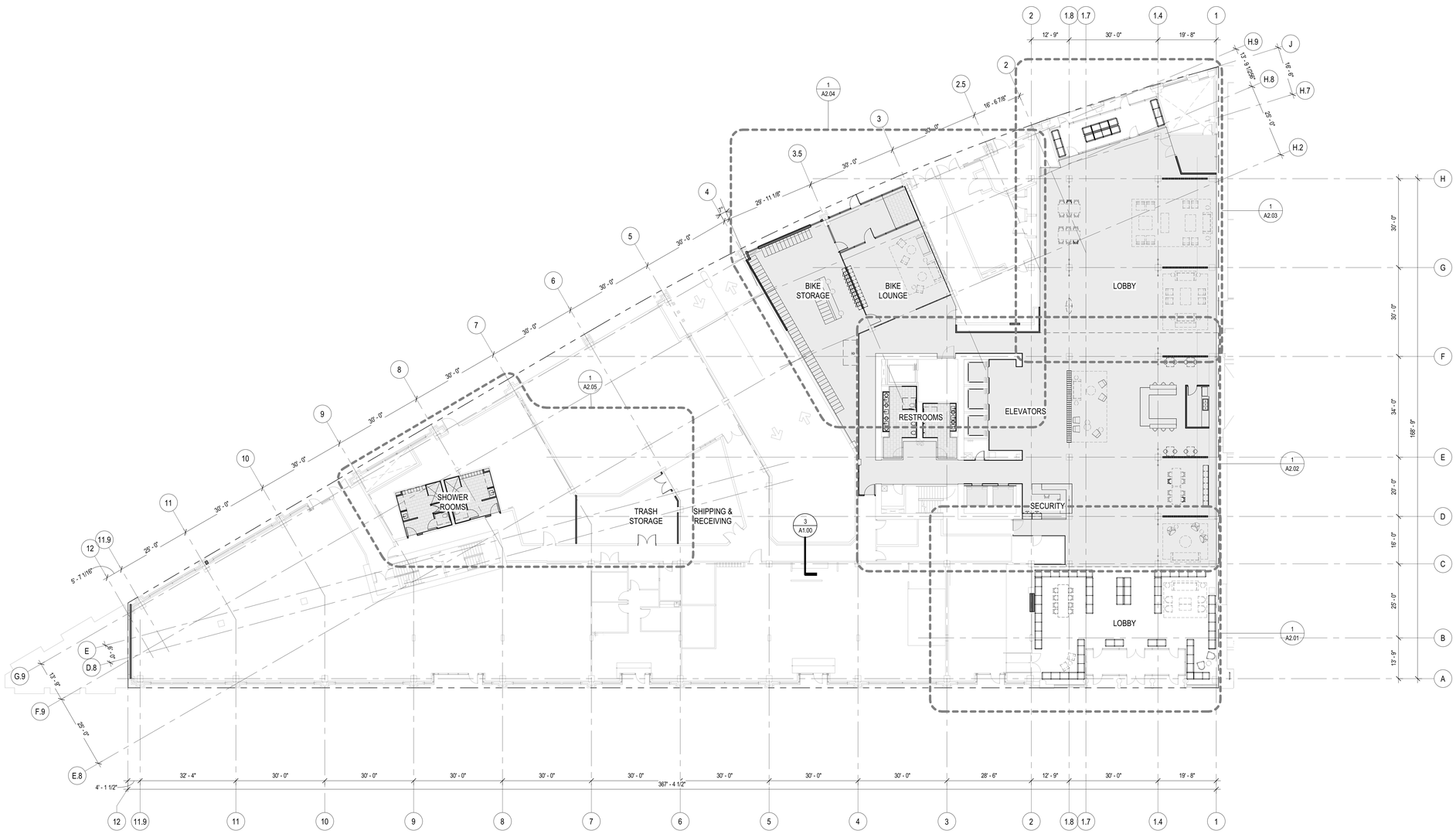
FINISH, PLMBG & APPL SCHEDULE

A0.22



1 KEY PLAN - MAIN LEVEL

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

Reserved for permit stamp

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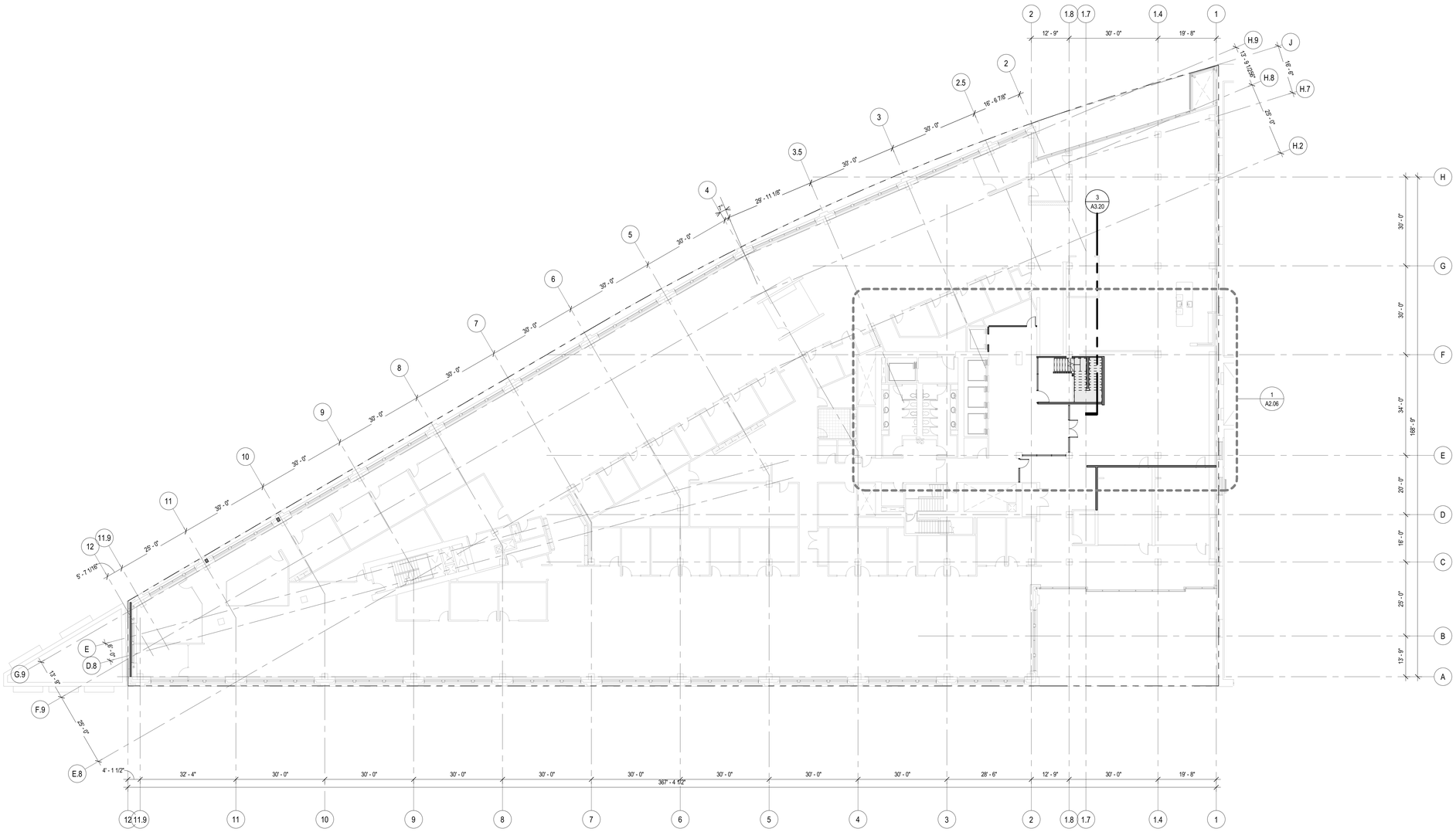
KEY PLAN - MAIN LEVEL 01

A1.01



1 KEY PLAN - LEVEL 07

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

0 4' 8' 12' 16' 32' 48'

Reserved for permit stamp

Olson Kundig
159 South Jackson St, Suite 600
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+1 206 624 5670 olsonkundig.com

project:
505 1ST REPOSITION
505 1ST AVE S
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principal architect KM
project manager BW
drawn by SL
checked by
job no. 20027
date 05/07/2021

revisions:

no.	date	by

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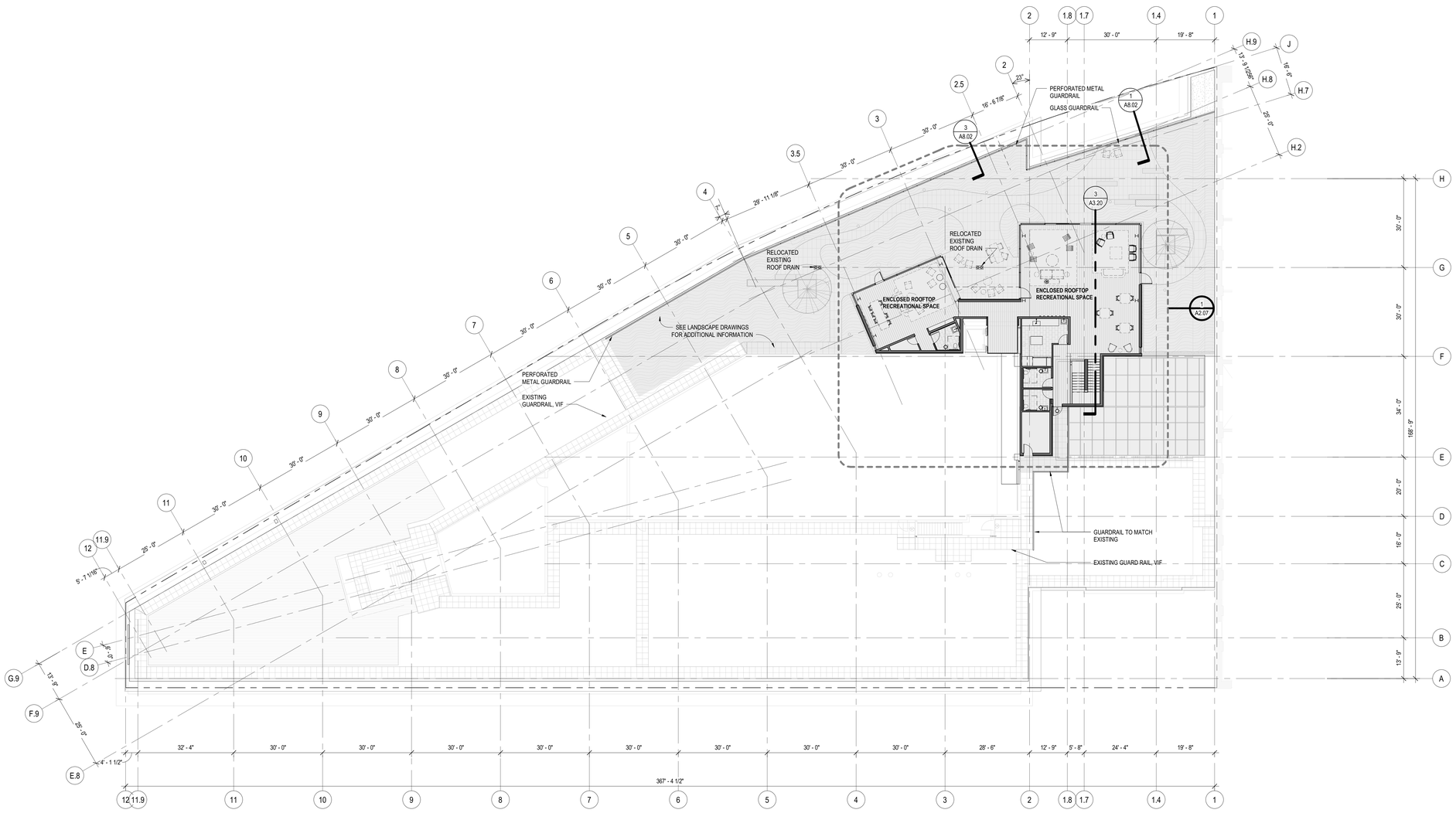
05/07/2021

KEY PLAN - LEVEL 07

A1.02



1 KEY PLAN - ROOFTOP

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

0 4' 8' 12' 16' 32' 48'

Reserved for permit stamp

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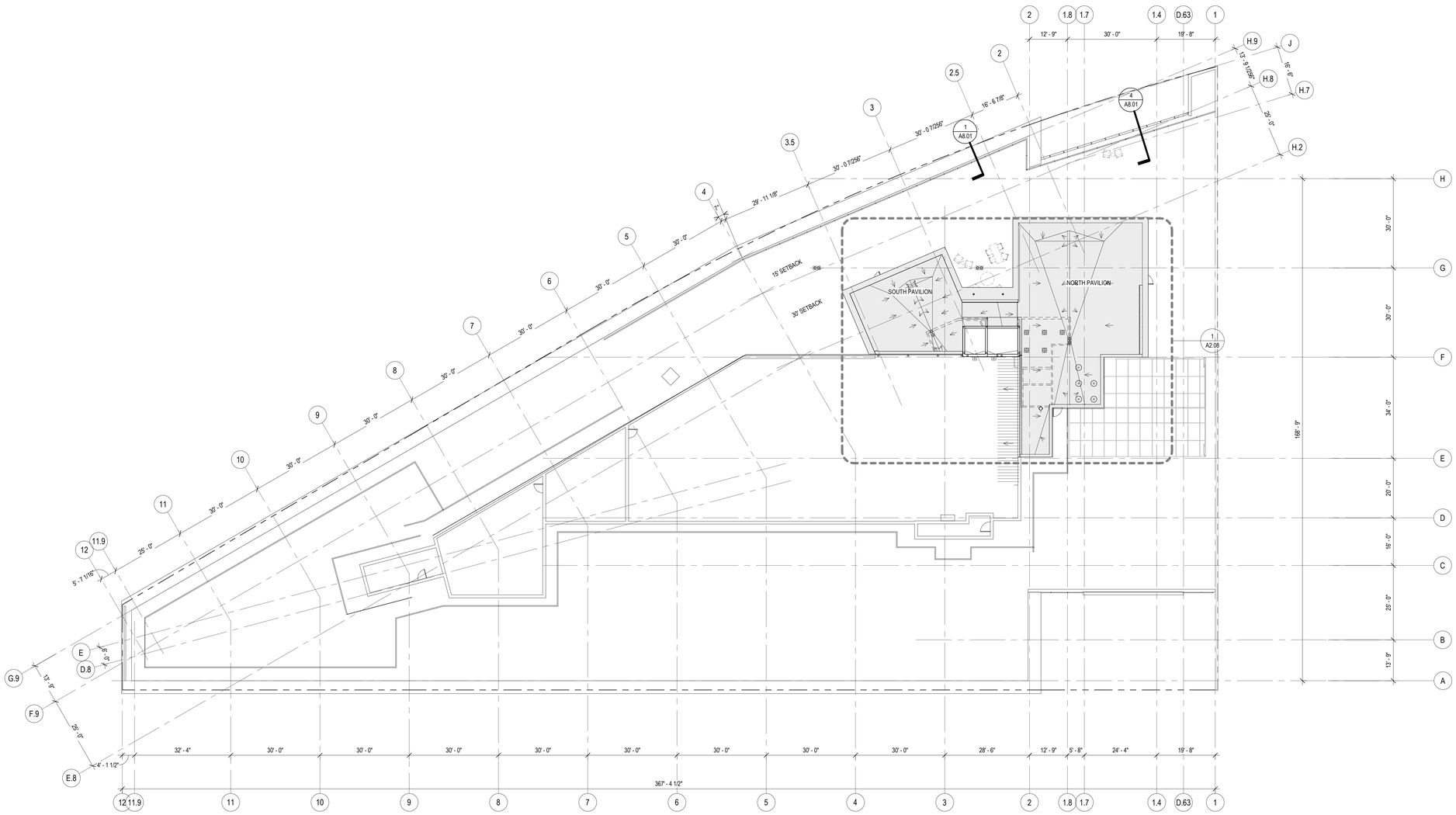
KEY PLAN - ROOFTOP PAVILIONS

A1.03



1 KEY PLAN - PAVILION ROOF

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

0 4' 8' 12' 16' 32' 48'

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project manager BW
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Author
checked by Checker
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date 01/24/2022

revisions:

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11	01/24/2022	Bldg Permit Rev

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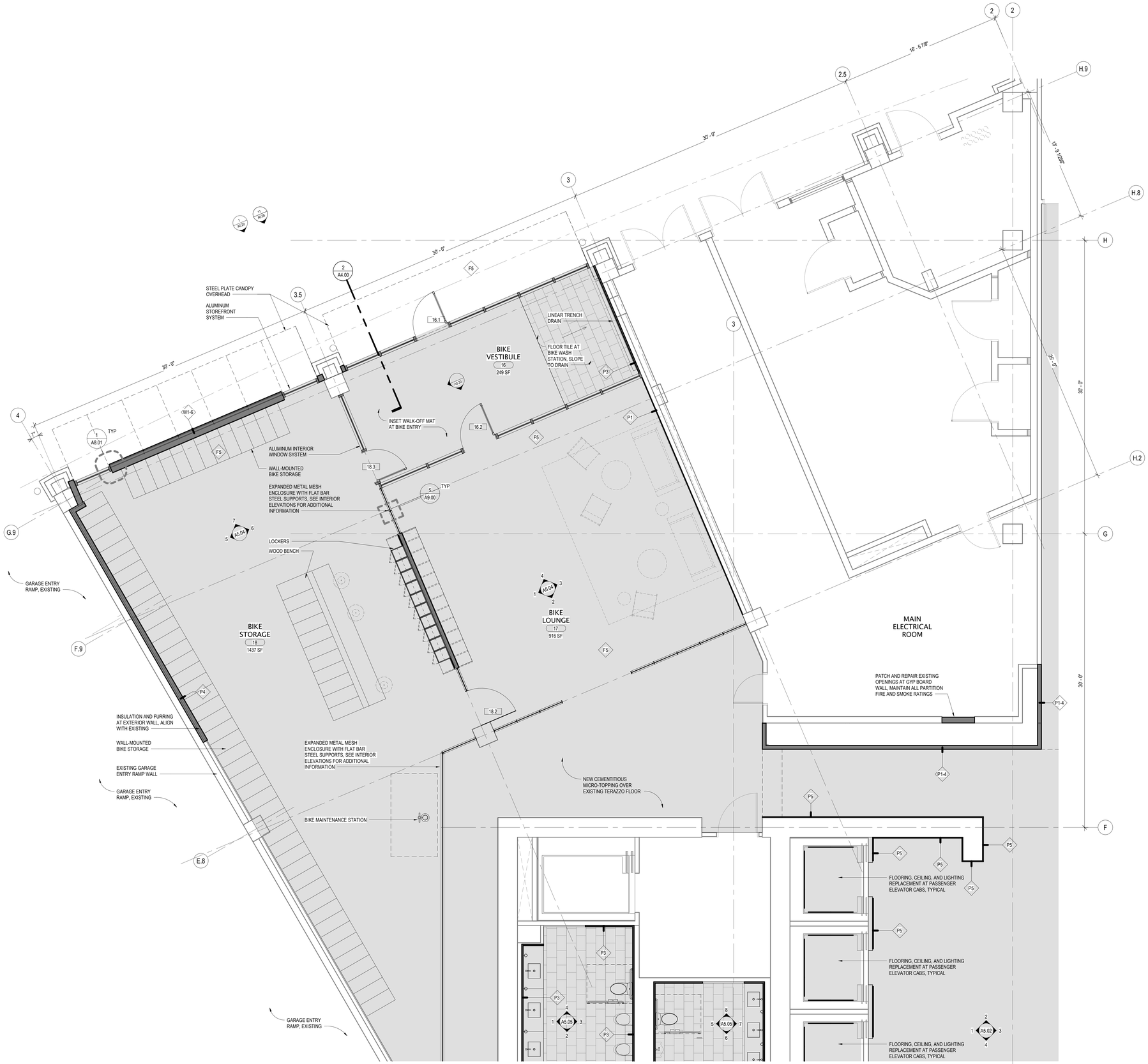
KEY ROOF PLAN - ROOFTOP PAVILIONS

A1.04



1 ENLARGED PLANS - BIKE LOBBY
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

GENERAL NOTES

1. GC TO VERIFY EXISTING CONDITIONS WITH ARCHITECT
2. PATCH AND FINISH EXISTING GYP BOARD AS REQUIRED
3. MAINTAIN ALL EXISTING FIRE, SMOKE, AND ACOUSTICAL ASSEMBLY RATINGS

FLOOR PLAN NOTES

1. GC TO VERIFY ROOF SLOPE AND CRICKET REQUIREMENTS WITH ROOF MEMBRANE MANUFACTURER, PROVIDE MINIMUM ASSEMBLY R-VALUE AS NOTED IN ASSEMBLIES AND REQUIRED BY AHJ AND 2018 SEATTLE ENERGY CODE.
2. ROOF DRAIN AND ROOF DECK DRAIN QUANTITY AND SIZING PER PLUMBING.
3. MECHANICAL HVAC ROUTING AT INTERSTITIAL SPACE WITHIN BUILT-UP CONCRETE SLAB PER MECHANICAL. PERIMETER DIFFUSERS FLUSH AT FINISH FLOOR AT PERIMETER GLAZING.
4. DELEGATED DESIGNER TO EXTEND FIRE ALARM NOTIFICATION APPIANCES TO ROOFTOP DECK AND PENTHOUSE AREA IN ACCORDANCE WITH SBC 907.5.2.
5. PROVIDE AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH SBC 903.2.1.
6. EXTEND EXISTING STANDPIPIES IN EACH INTERIOR STAIR TO PROVIDE HOSE VALVES AT ROOF LEVEL FOR FIRE SERVICE USE.
7. ROOFTOP ENERGY CODE DAYLIGHT ZONE CALCULATIONS:

TOTAL CONDITIONED ROOFTOP FLOOR AREA	3,521 SF
FLOOR AREA WITHIN DAYLIGHT ZONE	1,761 SF
FLOOR AREA PERCENTAGE WITHIN DAYLIGHT ZONE	50%

   ALL LIGHTING FIXTURES LOCATED WITHIN DAYLIGHT ZONES SHALL BE PROVIDED WITH DAYLIGHT RESPONSIVE CONTROLS PER SECTION C405.2.4.1.

   THE VT OF VERTICAL FENESTRATION IS REQUIRED TO BE AT LEAST 1.1 TIMES THE RATED SHGC OR NO LESS THAN VT-0.55, WHICHEVER IS GREATER.
8. ROOFTOP VESTIBULE EXCEPTION: C402.5.7 VESTIBULES, EXCEPTION 11:

   DOORS THAT ARE USED ONLY TO ACCESS OUTDOOR SEATING AREAS THAT ARE SEPARATED FROM ADJACENT WALKING AREAS WITH A FENCE OR OTHER BARRIER.

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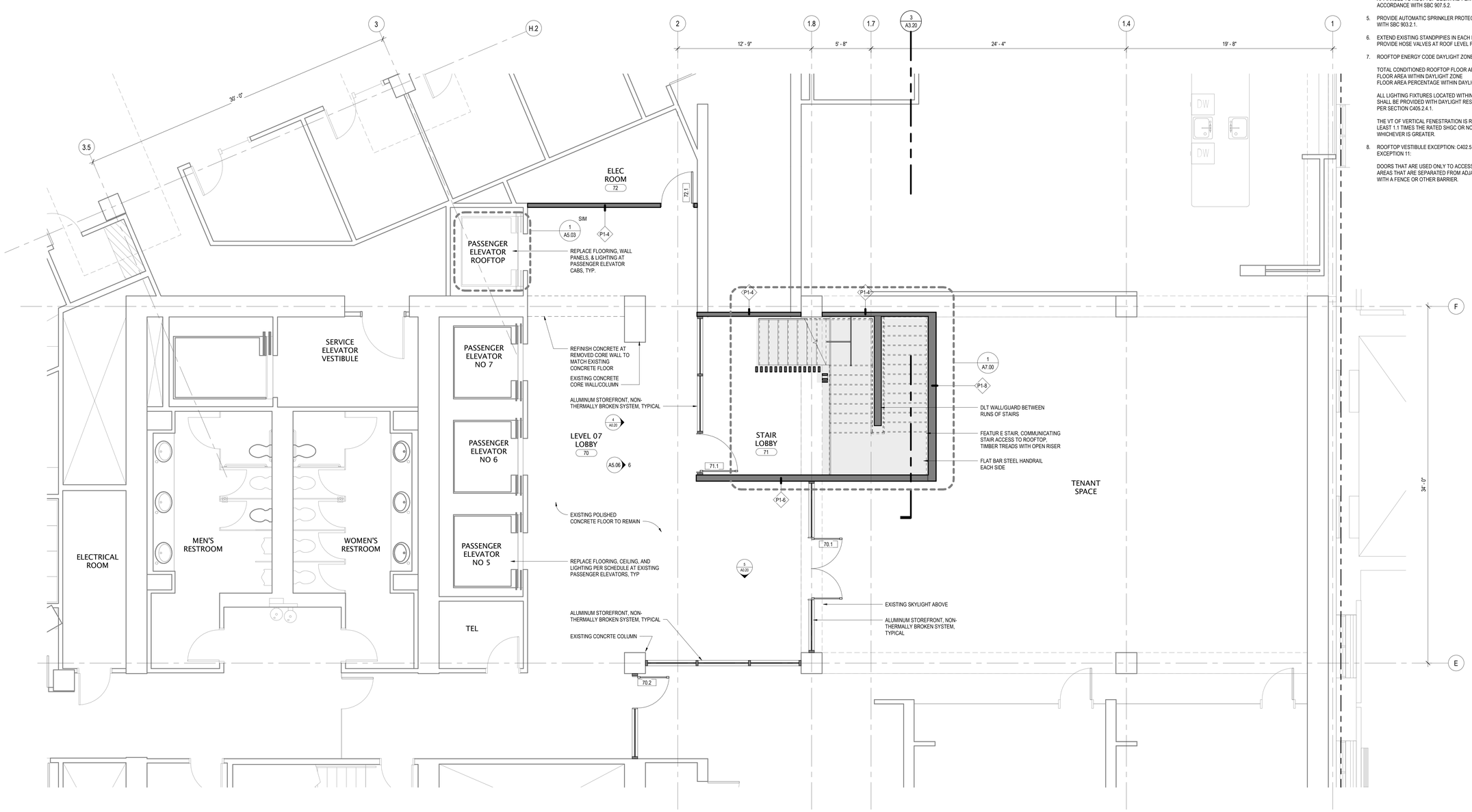
ENLARGED PLAN - BIKE LOBBY

A2.04



1 ENLARGED PLAN - LEVEL 07

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

N

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

GENERAL NOTES

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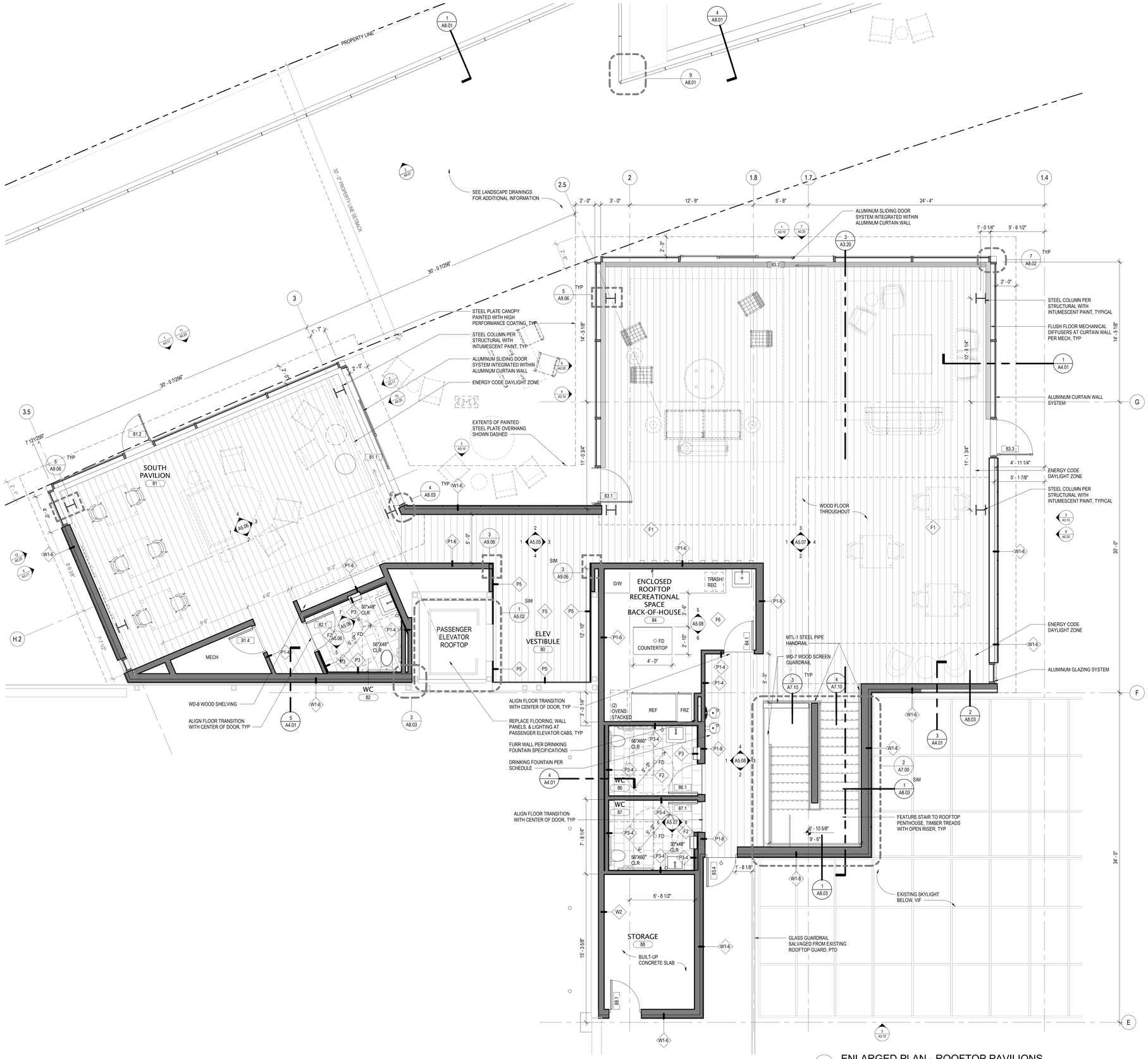
ENLARGED PLAN - LEVEL 07 LOBBY

A2.06



1 ENLARGED PLAN - ROOFTOP PAVILIONS

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

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

GENERAL NOTES

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9. <u>SDCI & SFD COORDINATION NOTES:</u>
   PER COORDINATION WITH SDCI AND SEATTLE FIRE DEPARTMENT, VERIFY AND MAINTAIN FOLLOWING COMMUNICATION SYSTEMS THROUGHT EXISTING BUILDING AND EXTEND COMMUNICATION SYSTEMS TO ENCLOSED ROOFTOP RECREATIONAL SPACE LEVEL:

   - 403.6: EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS
   - 403.7: FIRE DEPARTMENT COMMUNICATION SYSTEM
   - 403.12.1: STAIRWAY COMMUNICATIONS SYSTEM

Reserved for permit stamp

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principal architect KM
project manager BW
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checked by
job no. 20027
date 01/24/2022

revisions:

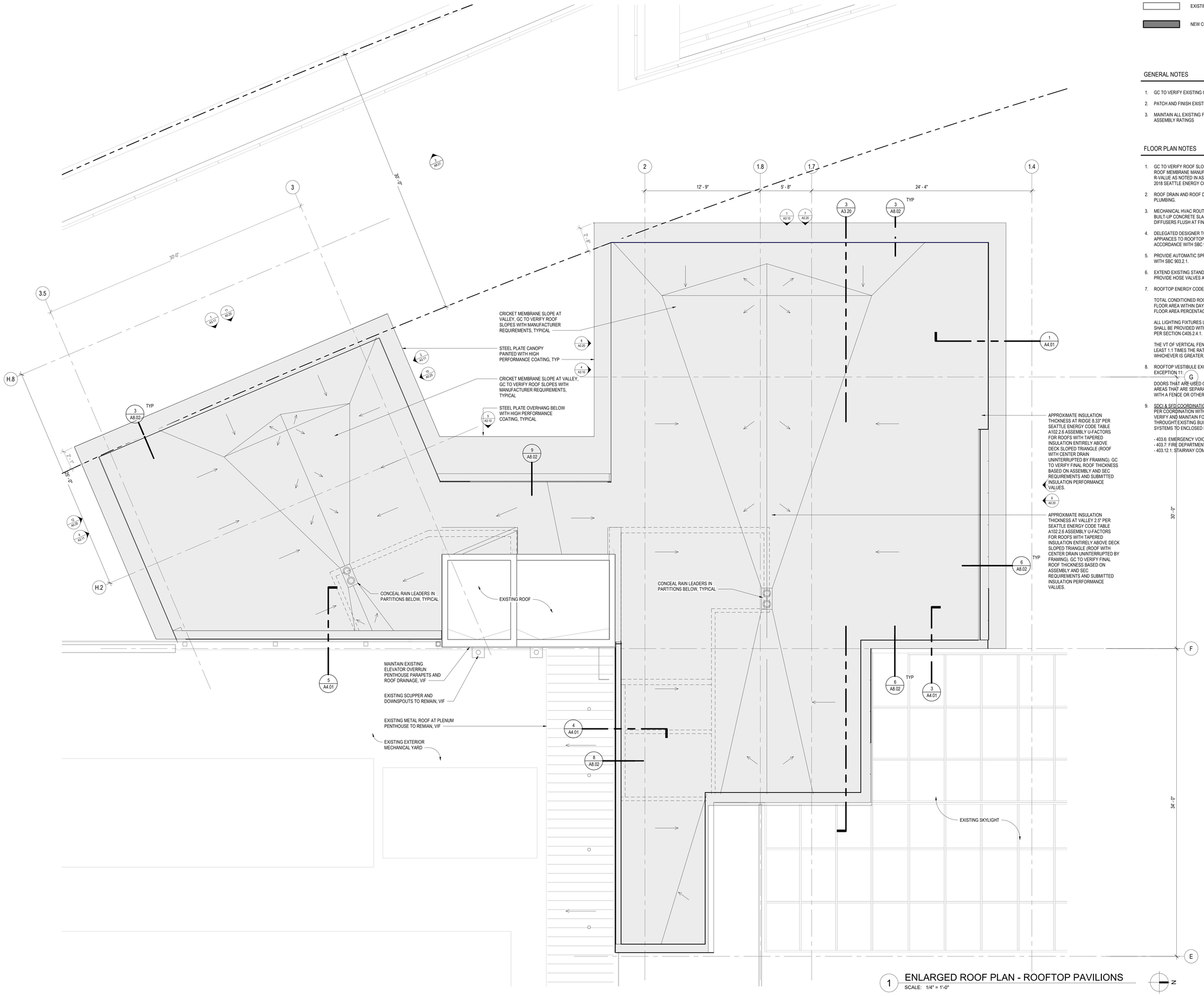
no.	date	by
11	01/24/2022	Bldg Permit Rev
3	8/13/2021	Addendum 1

BUILDING PERMIT RESUBMITTAL

01/24/2022

ENLARGED PLAN - ROOFTOP PAVILIONS

A2.07



1 ENLARGED ROOF PLAN - ROOFTOP PAVILIONS
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

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   - 403.12.1: STAIRWAY COMMUNICATIONS SYSTEM

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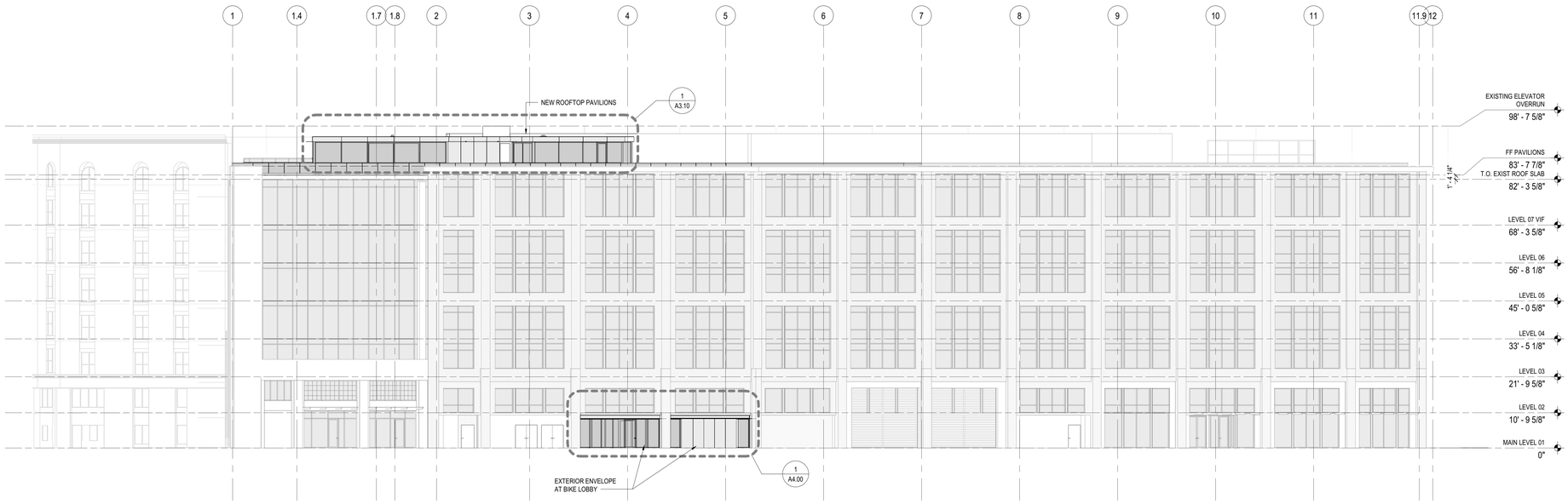
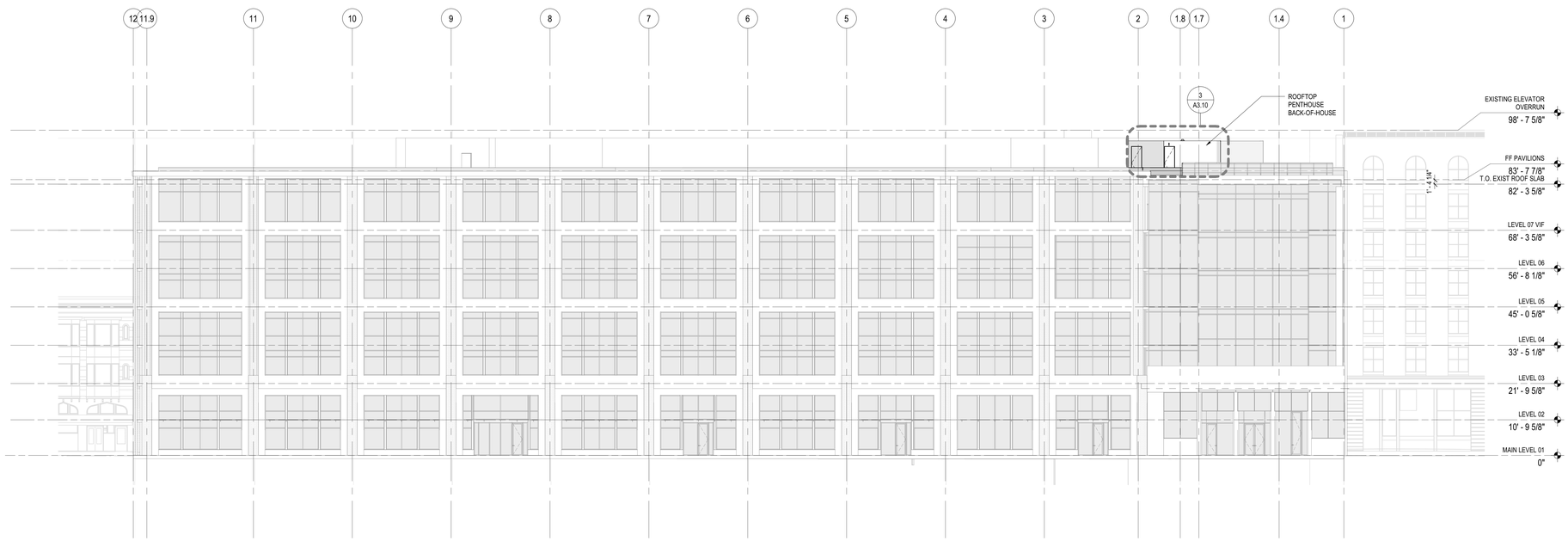
01/24/2022

ENLARGED ROOF PLAN - PAVILIONS

A2.08



2 OVERALL ELEVATION - WEST
SCALE: 1/16" = 1'-0"



1 OVERALL ELEVATION - EAST
SCALE: 1/16" = 1'-0"

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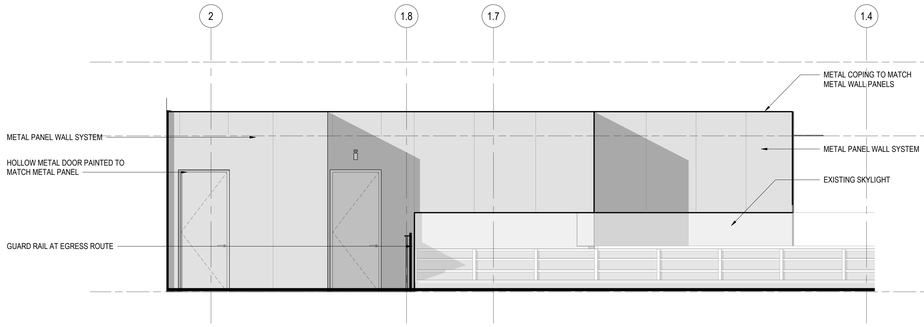
BUILDING ELEVATIONS - OVERALL

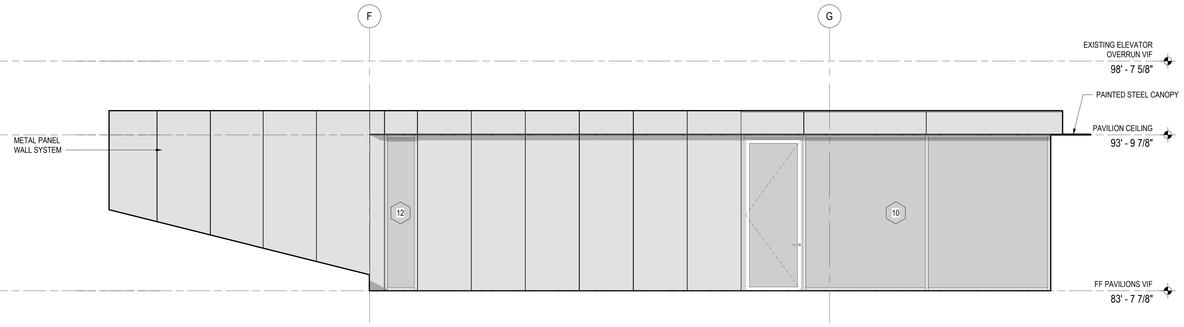
A3.00

4 NORTH PAVILION - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

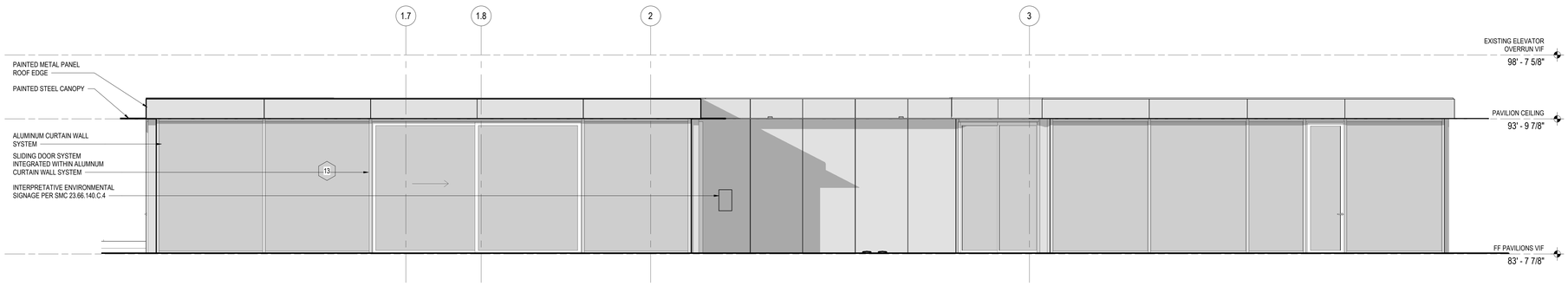
5 ELEVATOR VESITBULE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH PAVILION - EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH PAVILION - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH PAVILION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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BUILDING PERMIT RESUBMITTAL
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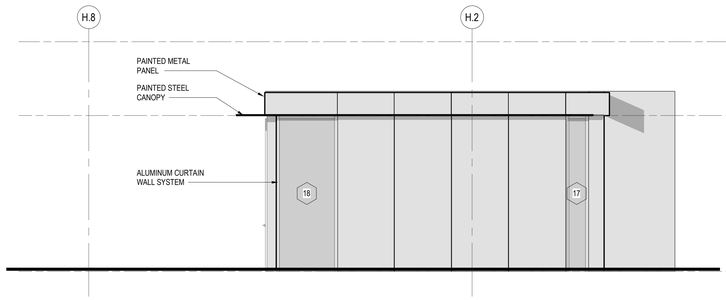
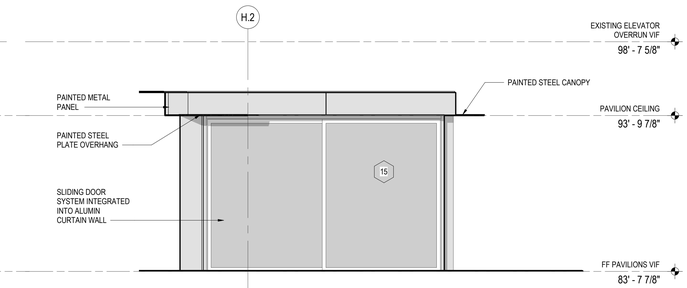
ENLARGED ELEVATIONS - ROOFTOP PAVILIONS

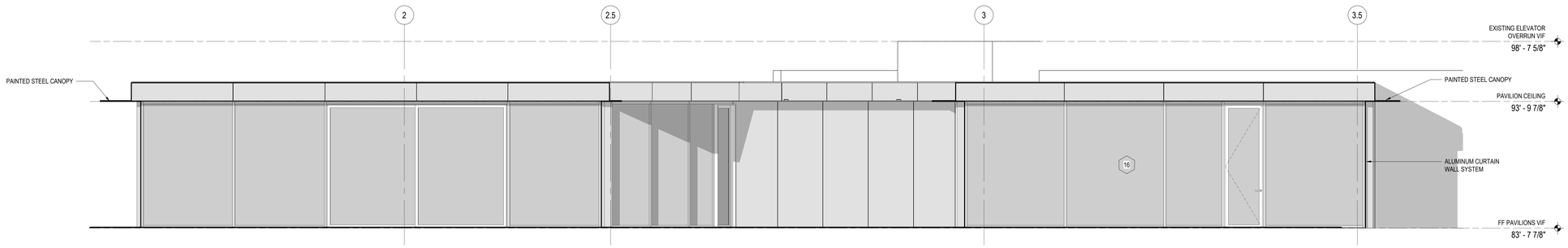
A3.10



4 SOUTH PAVILION - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH PAVILION - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH PAVILION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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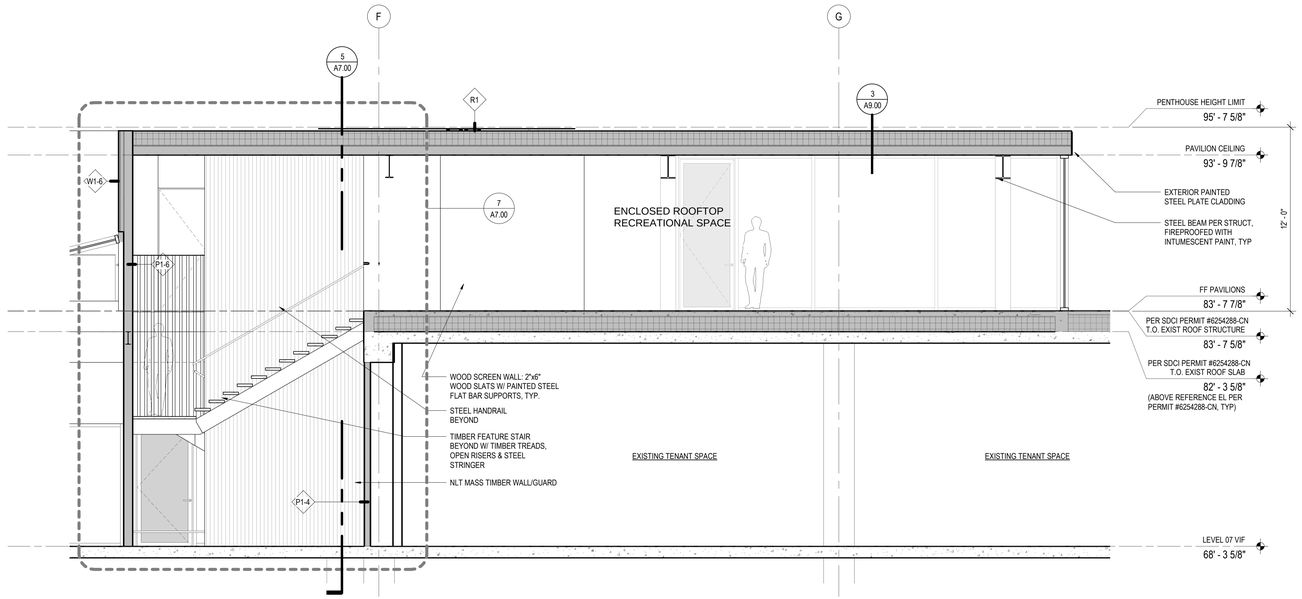
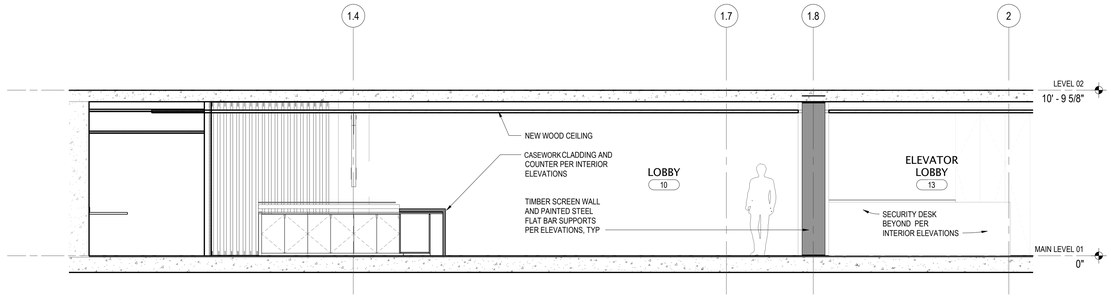
ENLARGED ELEVATIONS - ROOFTOP PAVILIONS

A3.11



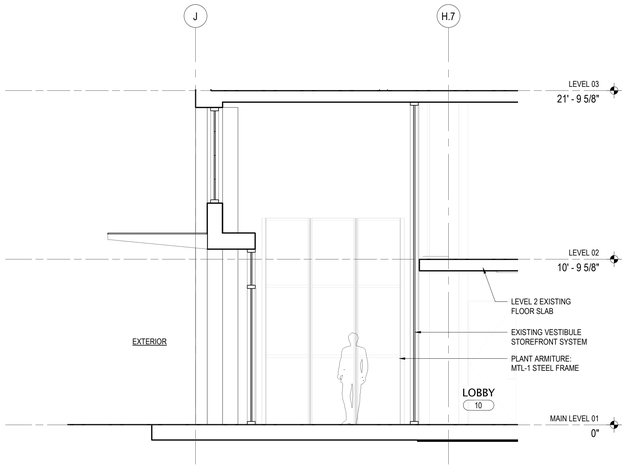
3 E-W SECTION THROUGH NORTH PAVILION

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



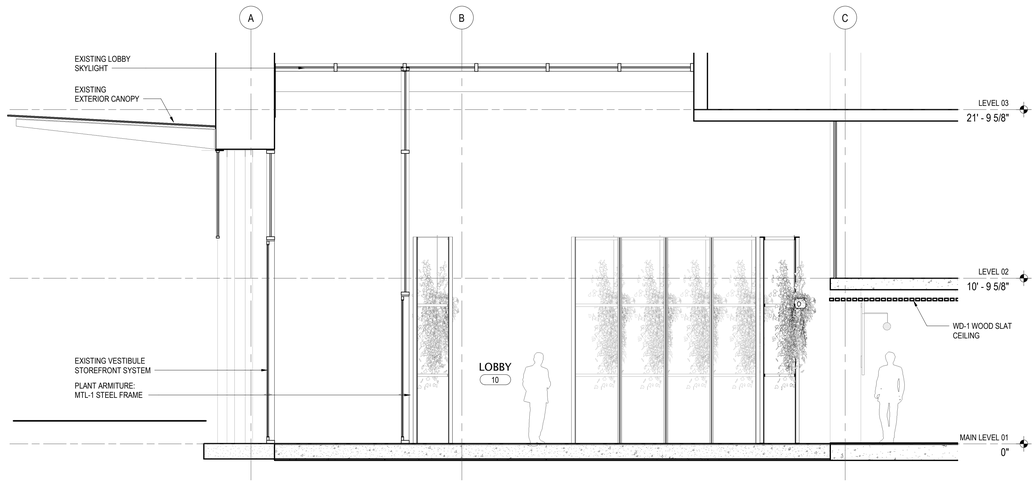
2 N-S SECTION THROUGH LOBBY

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



4 E-W SECTION THROUGH WEST ENTRY

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



1 E-W SECTION THROUGH EAST ENTRY

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

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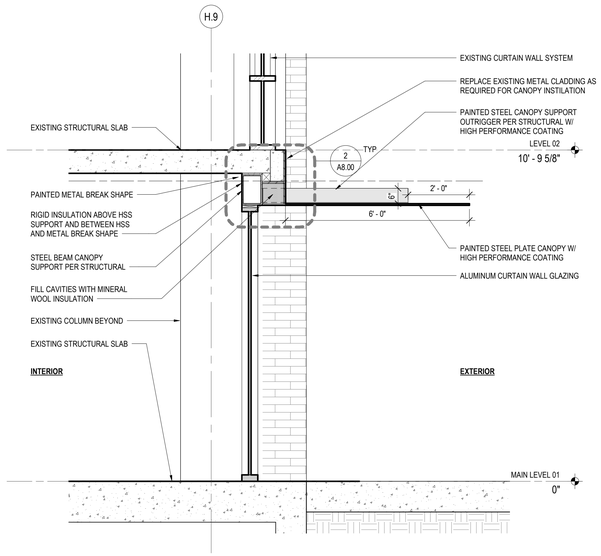
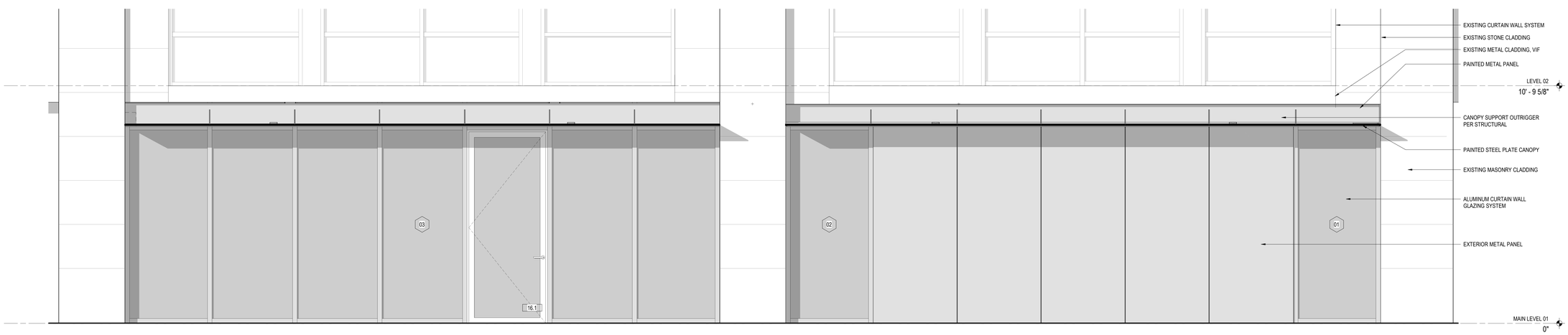
BUILDING
SECTIONS

A3.20



2 BIKE LOBBY CANOPY AT CURTAIN WALL
SCALE: 1/2" = 1'-0"



1 WEST ELEVATION AT BIKE LOBBY
SCALE: 1/2" = 1'-0"

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project manager BW
drawn by SL
checked by
job no. 20027
date 05/07/2021

revisions:

no.	date	by

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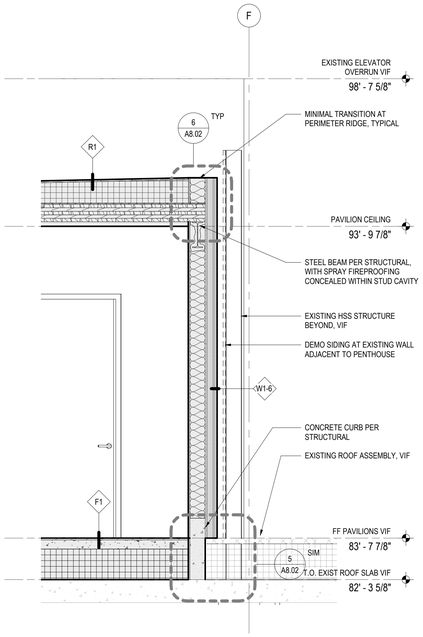
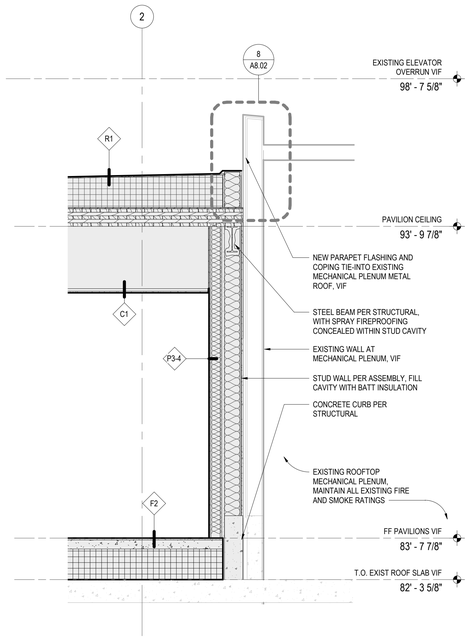
WALL SECTIONS - MAIN LEVEL

A4.00



5 EXT WALL ADJACENT TO MECH SCREEN
SCALE: 1/2" = 1'-0"



4 EXT WALL ADJACENT TO MECH PLENUM
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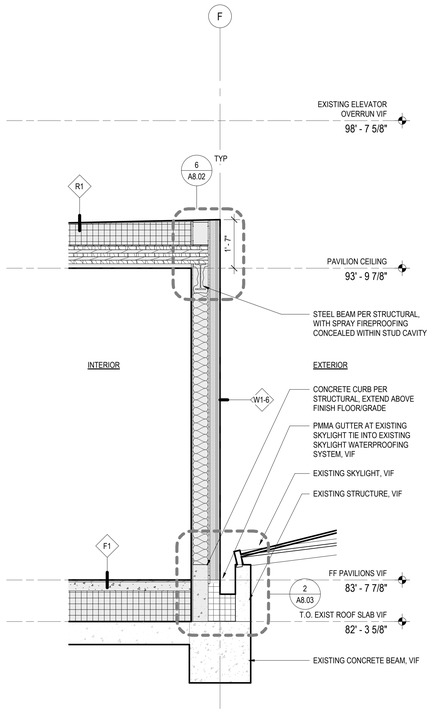
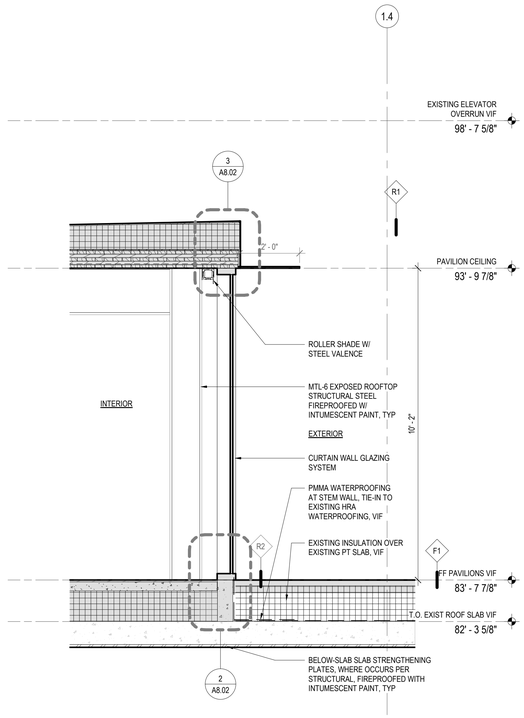


3 EXTERIOR WALL AT SKYLIGHT
SCALE: 1/2" = 1'-0"



1 PAVILION CURTAIN WALL, TYP
SCALE: 1/2" = 1'-0"

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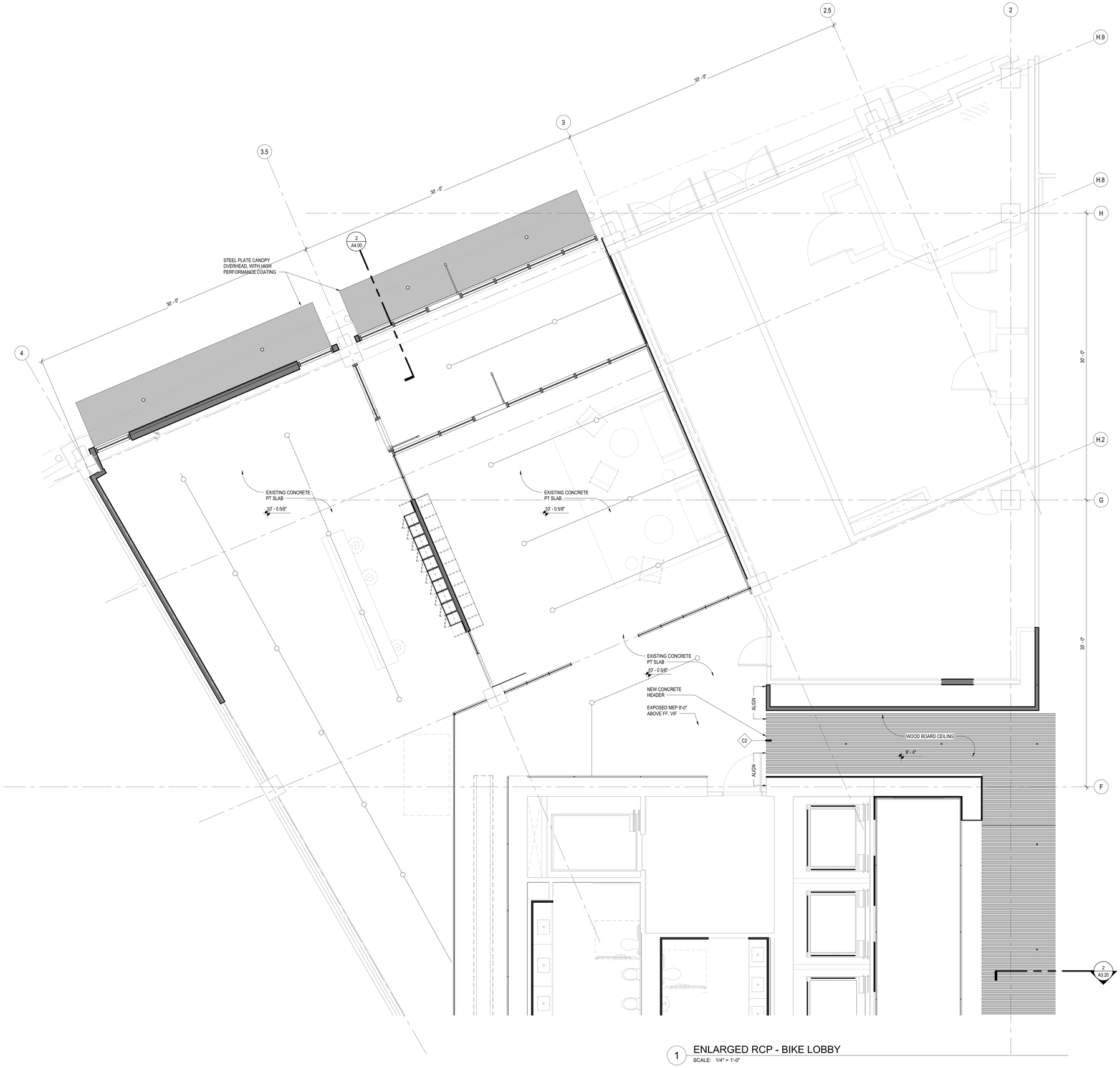
WALL SECTIONS - PAVILION

A4.01



1 ENLARGED RCP - BIKE LOBBY

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

N

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

GENERAL NOTES

1. GC TO VERIFY EXISTING CONDITIONS WITH ARCHITECT
2. PATCH AND FINISH EXISTING GYP BOARD AS REQUIRED
3. MAINTAIN ALL EXISTING FIRE, SMOKE, AND ACOUSTICAL ASSEMBLY RATINGS

REFLECTED CEILING PLAN NOTES

1. PAINT ALL EXPOSED MEPF ROUTING AT BIKE LOBBY AND PUBLIC CORRIDORS AT LEVEL 1.
2. CEILING ELEVATIONS REFERENCE HEIGHT ABOVE FINISH FLOOR. GC TO VERIFY EXISTING ABOVE-CEILING CONDITIONS, COORDINATE FINAL CEILING ELEVATIONS WITH ARCHITECT.
3. ALIGN SPRINKLER HEADS WITH LIGHTS AT GYP BOARD CEILINGS, TYPICAL.
4. PROVIDE INTUMESCENT FIREPROOFING AT ALL ROOFTOP BELOW-SLAB STEEL PLATE STENGTHING PER STRUCTURAL.
5. SEE EL SHEETS FOR LIGHTING
6. SEE E SHEETS FOR POWER

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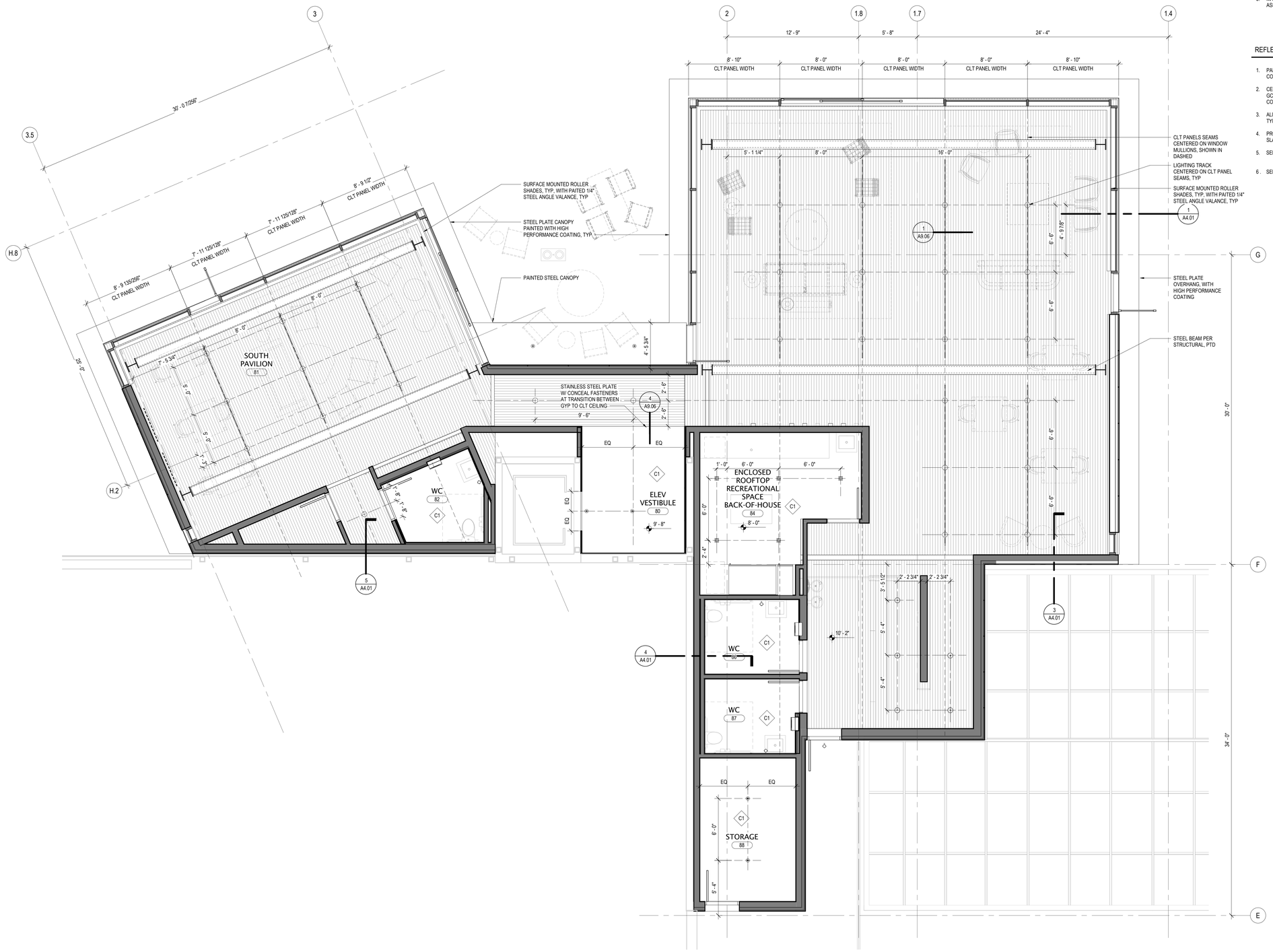
ENLARGED RCP - BIKE LOBBY

A6.14



1 ENLARGED RCP - ROOFTOP PAVILIONS

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

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

GENERAL NOTES

1. GC TO VERIFY EXISTING CONDITIONS WITH ARCHITECT
2. PATCH AND FINISH EXISTING GYP BOARD AS REQUIRED
3. MAINTAIN ALL EXISTING FIRE, SMOKE, AND ACOUSTICAL ASSEMBLY RATINGS

REFLECTED CEILING PLAN NOTES

1. PAINT ALL EXPOSED MEPF ROUTING AT BIKE LOBBY AND PUBLIC CORRIDORS AT LEVEL 1.
2. CEILING ELEVATIONS REFERENCE HEIGHT ABOVE FINISH FLOOR. GC TO VERIFY EXISTING ABOVE-CEILING CONDITIONS, COORDINATE FINAL CEILING ELEVATIONS WITH ARCHITECT.
3. ALIGN SPRINKLER HEADS WITH LIGHTS AT GYP BOARD CEILINGS, TYPICAL.
4. PROVIDE INTUMESCENT FIREPROOFING AT ALL ROOFTOP BELOW-SLAB STEEL PLATE STENGTHING PER STRUCTURAL.
5. SEE EL SHEETS FOR LIGHTING
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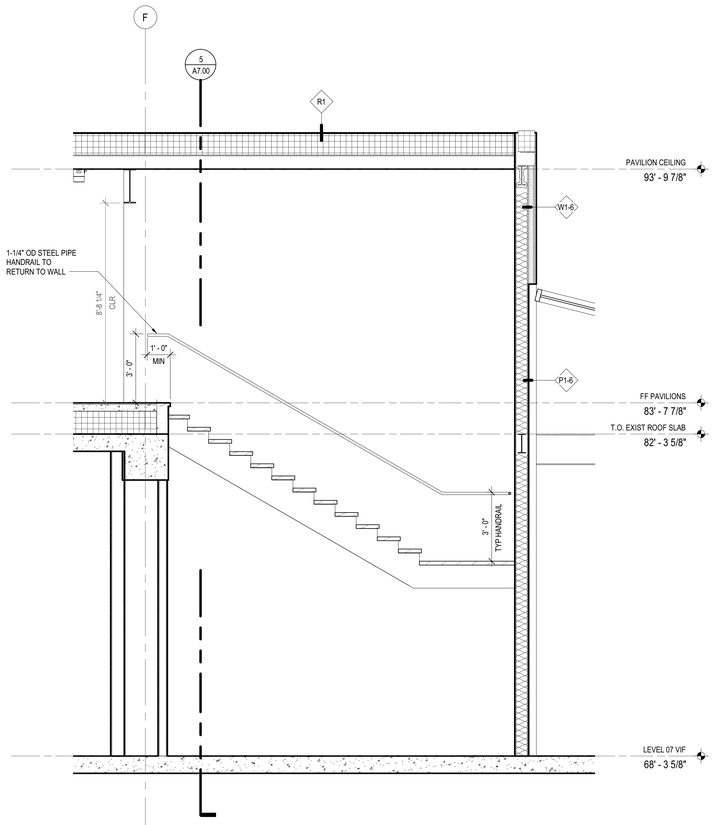
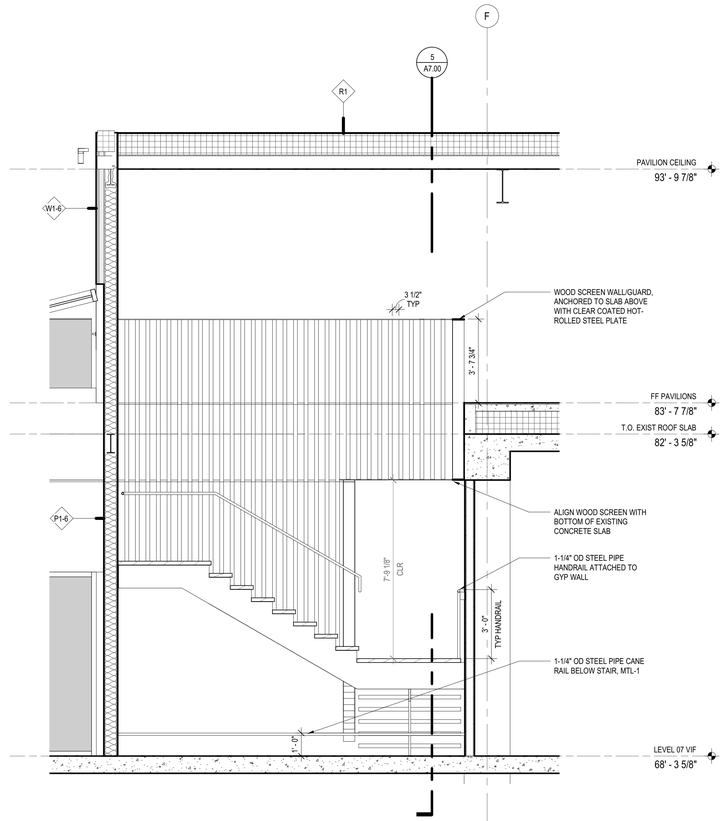
ENLARGED RCP - ROOFTOP PAVILIONS

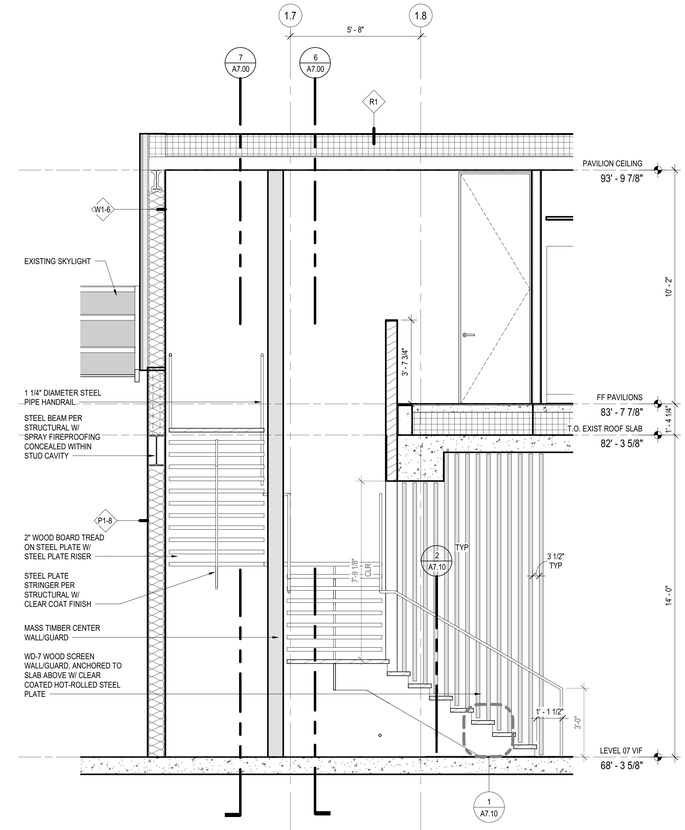
A6.17



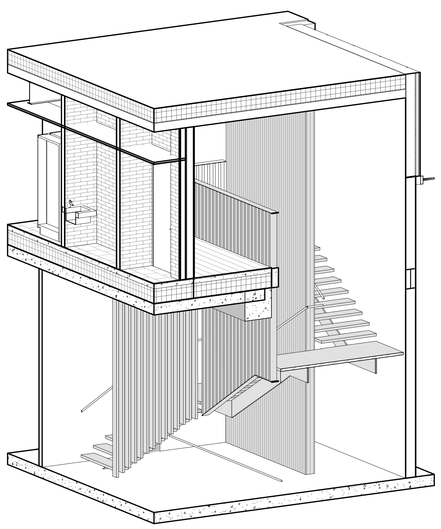
7 E-W SECTION THROUGH STAIR - 2
SCALE: 3/8" = 1'-0"



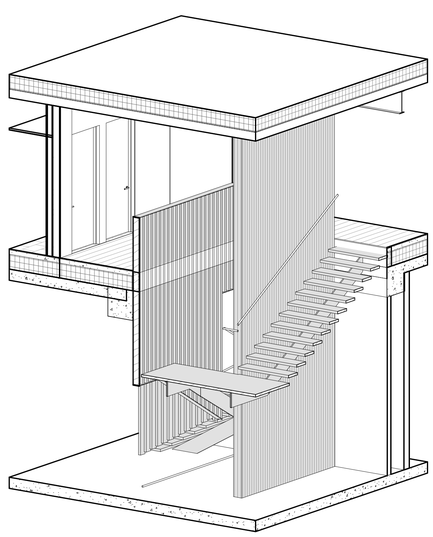
6 E-W SECTION THROUGH STAIR - 1
SCALE: 3/8" = 1'-0"



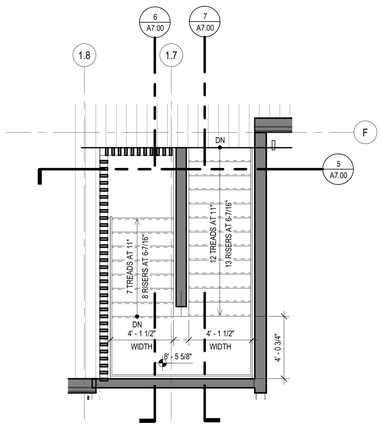
5 N-S SECTION THROUGH STAIR
SCALE: 3/8" = 1'-0"



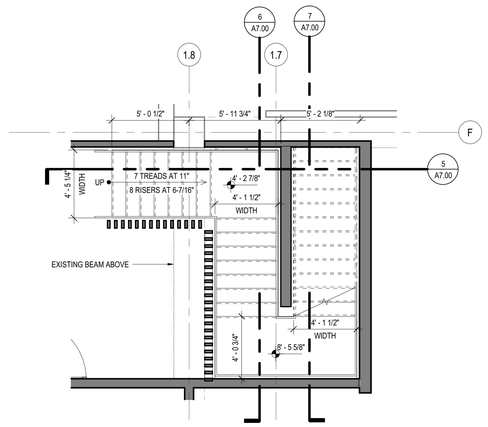
4 AXON - STAIR SOUTH
SCALE:



3 AXON - STAIR NORTH
SCALE:



2 ENLARGED PLAN - LEVEL 07 STAIR 2
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - LEVEL 07 STAIR 1
SCALE: 1/4" = 1'-0"

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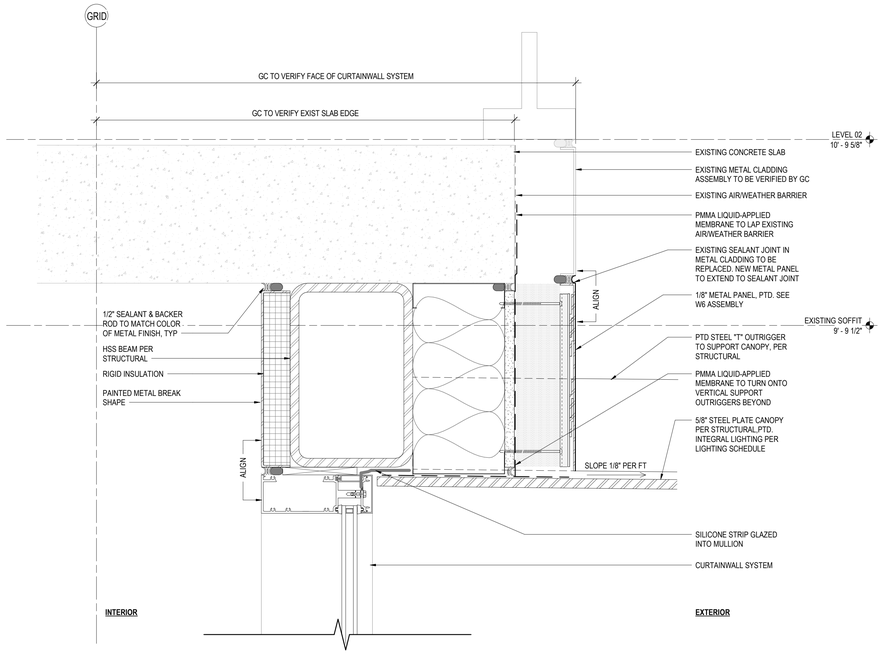
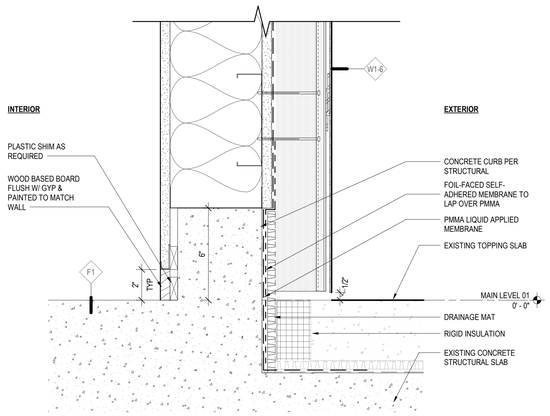
VERTICAL CIRCULATION

A7.00



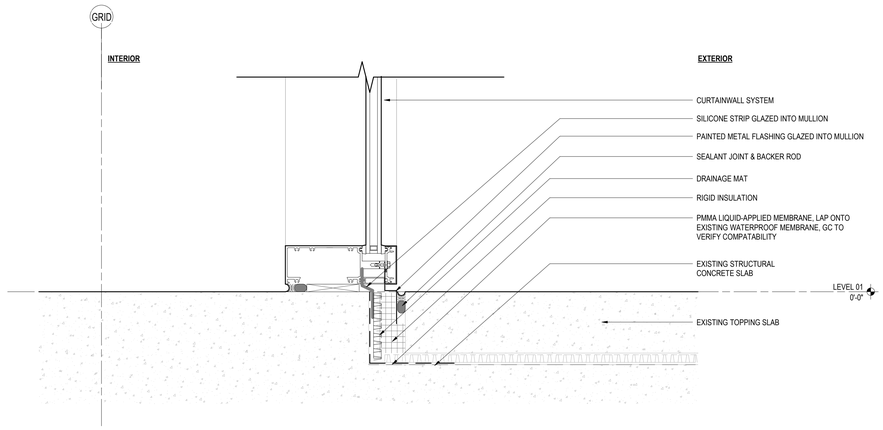
2 CURTAINWALL HEAD AT BIKE LOBBY

SCALE: 3" = 1'-0"



3 BASE AT METAL PANEL WALL, MAIN LEVEL

SCALE: 3" = 1'-0"



1 CURTAINWALL SILL AT BIKE LOBBY

SCALE: 3" = 1'-0"

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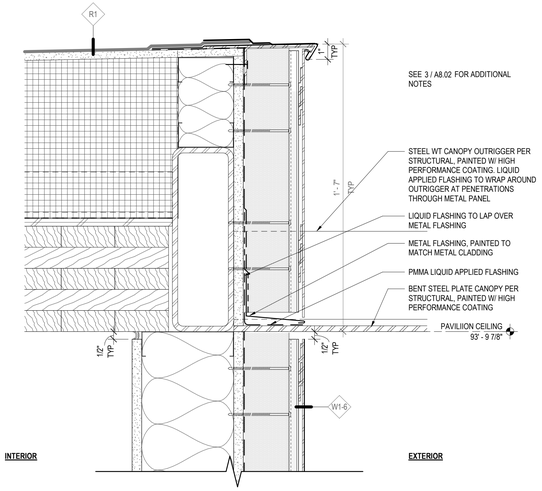
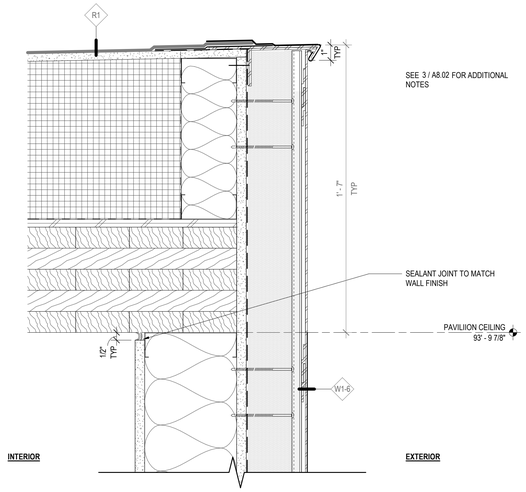
EXTERIOR DETAILS - MAIN LEVEL

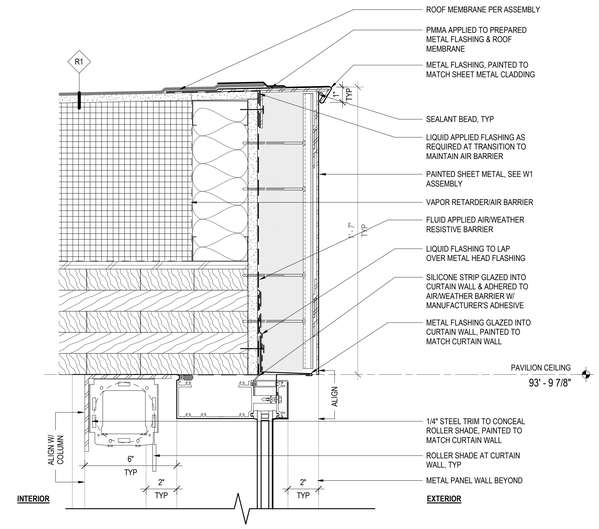
A8.00



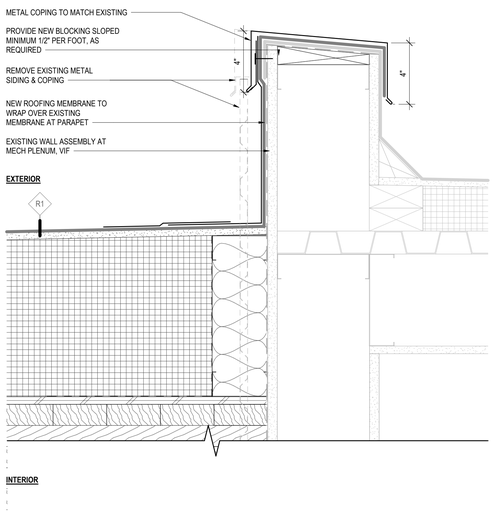
9 CANOPY AT PAVILIONS
SCALE: 3" = 1'-0"



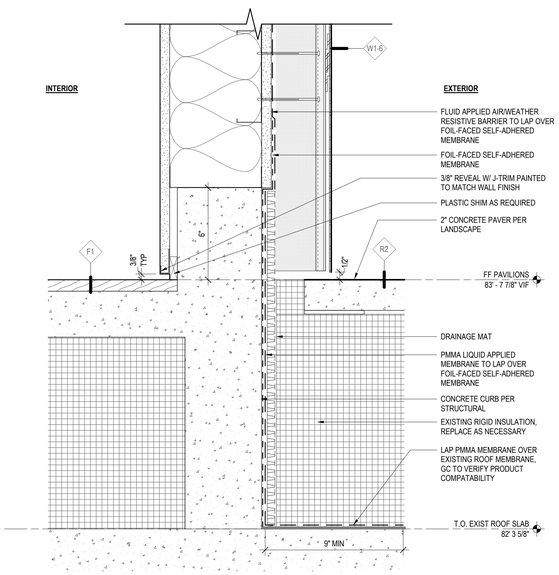
6 ROOF EDGE AT PAVILIONS, TYP
SCALE: 3" = 1'-0"



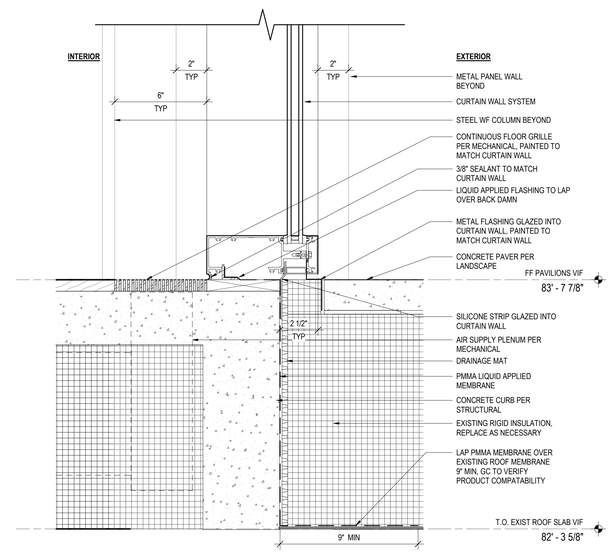
3 CURTAINWALL HEAD, TYP
SCALE: 3" = 1'-0"



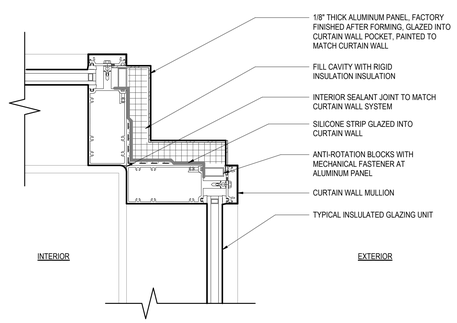
8 ROOF TRANSITION AT MECH PLENUM
SCALE: 3" = 1'-0"



5 BASE AT METAL PANEL WALL, TYP
SCALE: 3" = 1'-0"



2 SILL AT PAVILIONS, TYP
SCALE: 3" = 1'-0"



7 RE-ENTRANT CORNER, TYP
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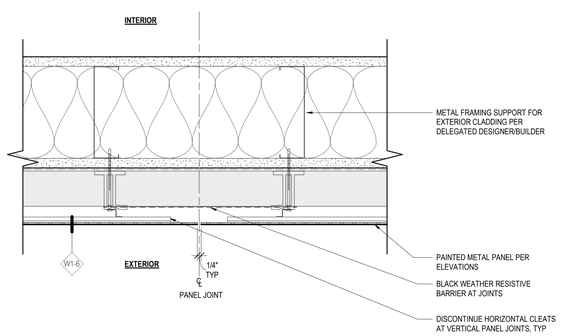

4 JOINT AT METAL PANEL WALL, TYP
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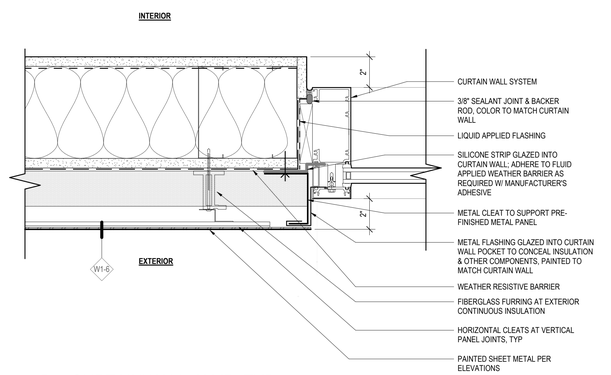

1 CURTAINWALL JAMB, TYP
SCALE: 3" = 1'-0"

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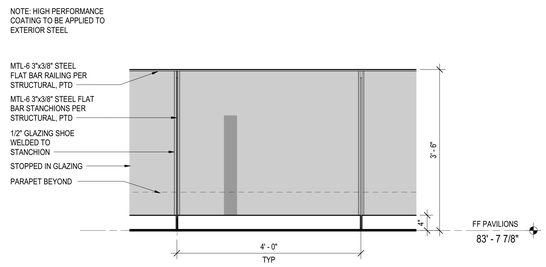
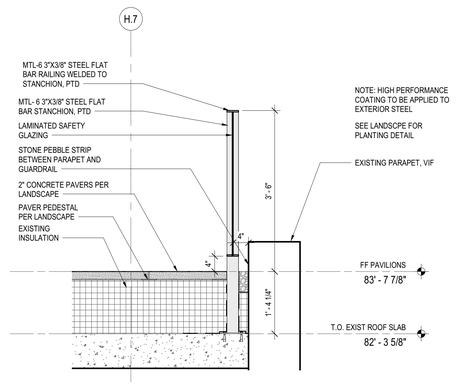
EXTERIOR DETAILS - PAVILIONS

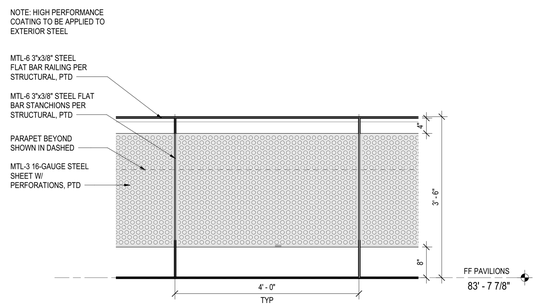
A8.02



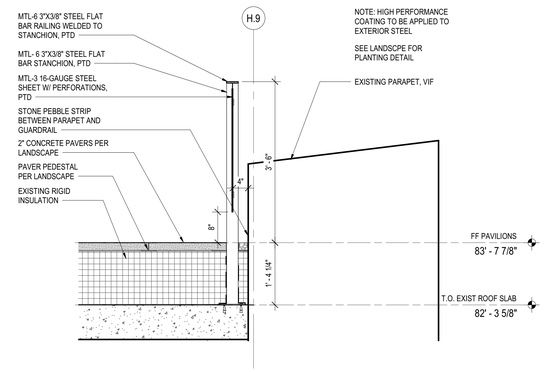
2 ELEVATION - GUARDRAIL AT ROOFTOP, GLASS
SCALE: 3/4" = 1'-0"



1 SECTION - GUARDRAIL AT ROOFTOP, GLASS
SCALE: 3/4" = 1'-0"



4 ELEVATION - GUARDRAIL AT ROOFTOP, PERF
SCALE: 3/4" = 1'-0"



3 SECTION - GUARDRAIL AT ROOFTOP, PERF
SCALE: 3/4" = 1'-0"

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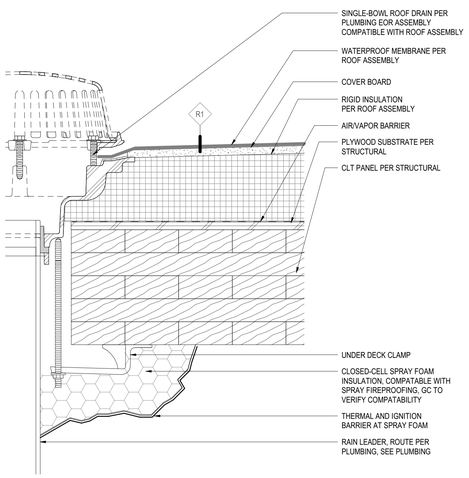
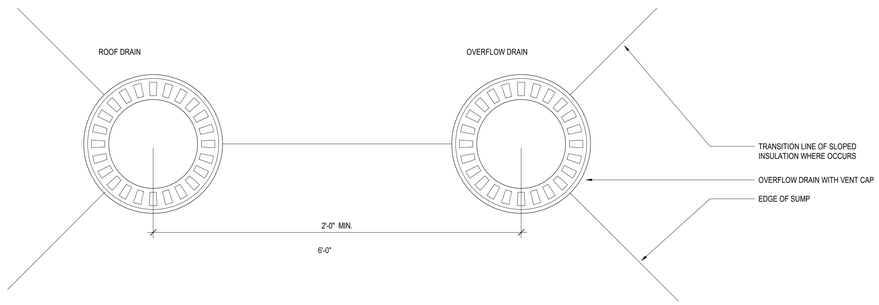
EXTERIOR DETAILS - PAVILIONS

A8.02



2 SECTION THROUGH ROOF DRAIN, TYP

SCALE: 3" = 1'-0"



1 ROOF DRAIN AT PAVILIONS, TYP

SCALE: 3" = 1'-0"

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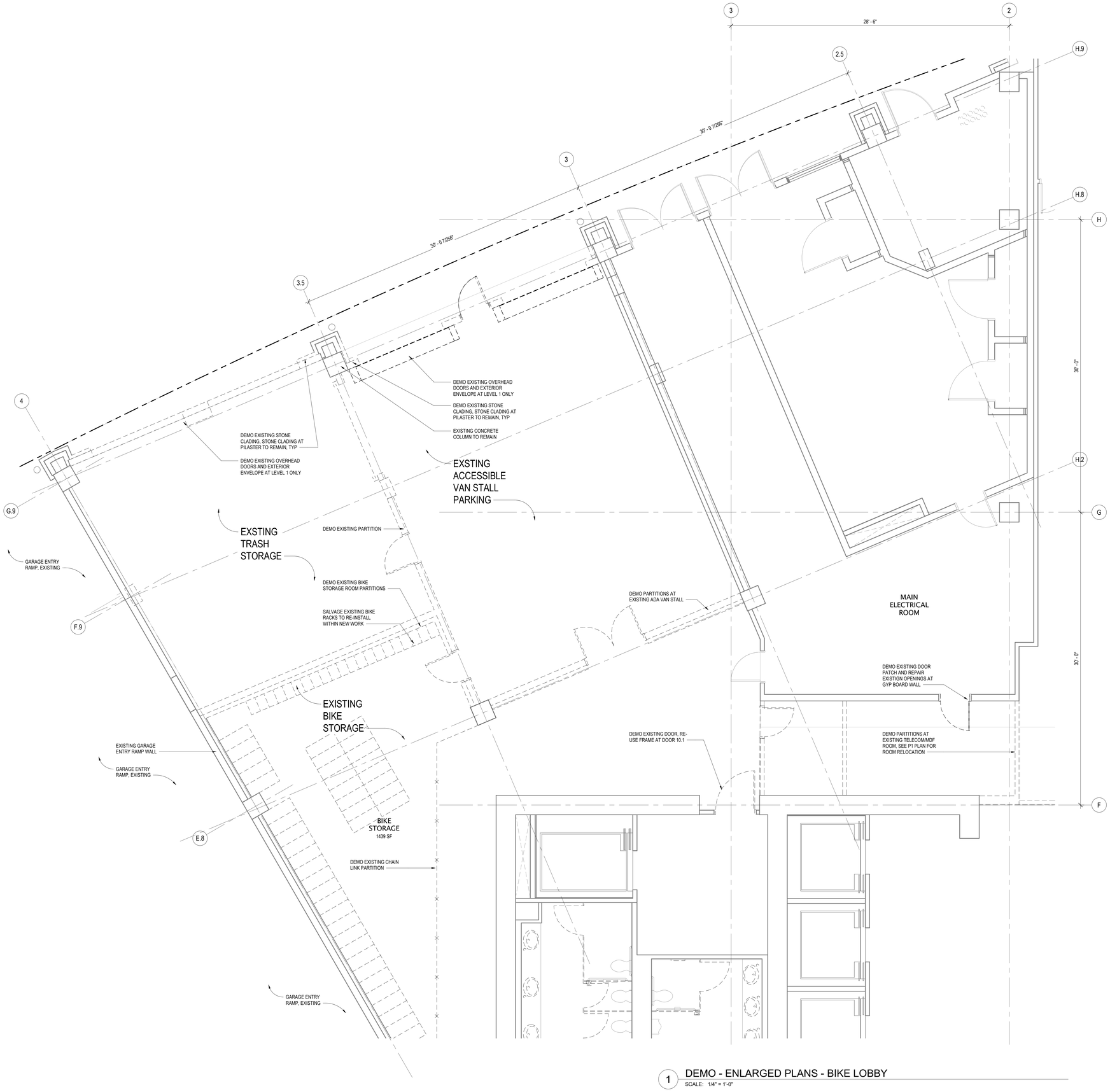
EXTERIOR DETAILS - ROOF

A8.03



1 DEMO - ENLARGED PLANS - BIKE LOBBY

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

N

DEMOLITION PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

GENERAL NOTES

1. GC TO VERIFY EXISTING CONDITIONS WITH ARCHITECT
2. PATCH AND FINISH EXISTING GYP BOARD AS REQUIRED
3. MAINTAIN ALL EXISTING FIRE, SMOKE, AND ACOUSTICAL ASSEMBLY RATINGS

DEMOLITION NOTES

1. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, FRAMES, HARDWARE, FLOOR, AND WALL FINISHES, LIGHTS AND CEILING SYSTEMS NOT SHOWN TO REMAIN OR AS REQUIRED FOR NEW WORK.
2. MEP DEMO PLANS PER DELEGATED DESIGN ENGINEER DRAWINGS
3. PATCH, REPAIR, AND PREPARE ALL AFFECTED AREAS IN PREPARATION FOR NEW WORK.
4. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT FINISHES AND ASSEMBLIES.
5. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
6. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
7. COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
8. NOTIFY ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM CONSTRUCTION DOCUMENTS.
9. REMOVE ABANDONED HVAC, DUCT WORK, ELEC, TELE AND DATA CABLING AND DEVICES.
10. REMOVE EXISTING FLOOR FINISHES AS INDICATED, PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR ASSEMBLY.
11. MAINTAIN ALL EXISTING FIRE AND SMOKE ASSEMBLY RATINGS, INCLUDING BUT NOT LIMITED TO DEMISING ADJACENT TENANTS, SHAFTWALLS AT SHAFTS, PLENUMS, STAIRS, HORIZONTAL ASEMBLIES, OCCUPANCY SEPARATIONS, ETC.
12. CONFORM TO OWNER'S AND SDCI REQUIREMENTS FOR SALVAGE AND ASSESSMENT OF EXISTING CONDITIONS. SUBMIT FINAL VERIFICATION OF SALVAGE AND WASTE DESOPOSAL TO SDCI AND COMPLY WITH OTHER AHJ REQUIREMENTS.
13. COORDINATE WITH MEP AND STRUCTURAL DOCUMENTS FOR DEMOLITION OF EXISTING ELEMENTS.
14. DEMO EXISTING ABOVE-INSULATION ELEMENTS AT ROOF ASSEMBLY WITHIN SCOPE OF NEW WORK. REMOVE ROOF INSULATION AT FOOTPRINT OF NEW PAVILIONS.
15. GC TO COORDINATE WITH FULL SET OF DRAWINGS INCLUDING PLANS, SECTIONS, ELEVATIONS, RCPS, DETAILS, FOR FULL EXTENT OF DEMO REQUIRED.
17. RETAIN EXISTING ROOFTOP GUARDRAILS FOR RE-INSTILATION EAST OF ROOFTOP PENTHOUSE WHERE MATCH EXISTING IS INDICATED.
18. REMOVE EXISTING WOOD PANELING AT ELEVATOR LOBBIES. PARTITIONS, CONTROLS, JAMBS AND SILLS TO REMAIN.
19. RESTROOMS AND SHOWER ROOMS: REMOVE EXISTING PARTITIONS, WALL TILE, FLOOR TILE, COUNTERS AND LAVS. TOILETS AND URINALS TO REMAIN - REPLACE AUTO-FLUSH VALVE AT MEN'S RESTROOM WITH BUILDING STANDARD. GYP BOARD PARTITIONS TO REMAIN WHERE INCLUDED IN NEW WORK.
20. ELEVATOR CABS: DEMO EXISTING GLASS PANELS, WOOD PANELS, TILE FLOOR, AND METAL BASE. EXISTING HANDRAILS, METAL WALL PANELS, AND METAL CEILING TO REMAIN. ALL ELEVATOR CONTROLS, DOORS, JAMBS, AND SILLS TO REMAIN.

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project manager BW
drawn by SL
Author
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job no. 20027
date 01/24/2022

revisions:

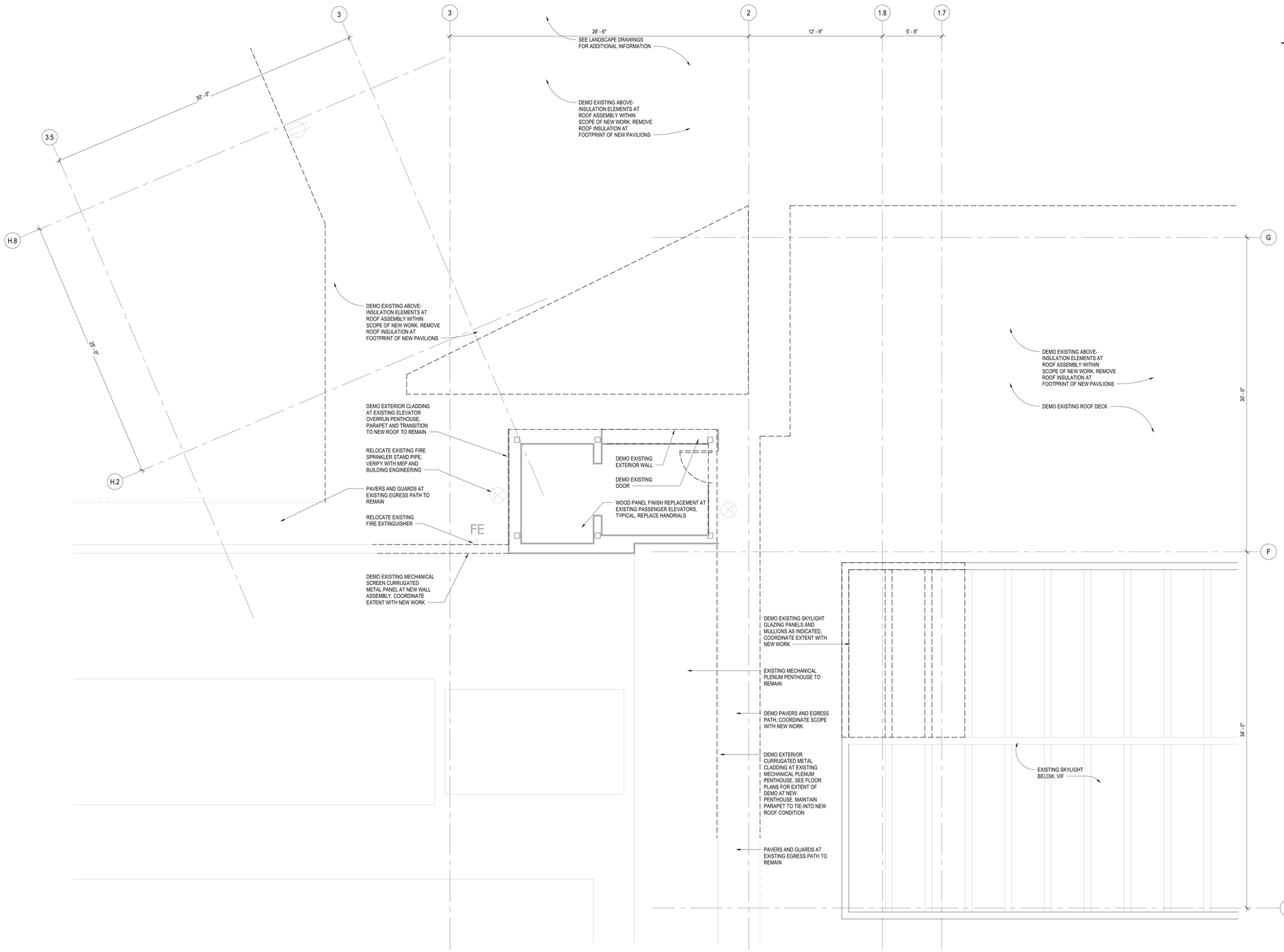
no.	date	by

BUILDING PERMIT RESUBMITTAL

01/24/2022

DEMO PLAN - BIKE LOBBY

AD2.04



1 DEMO - ENLARGED PLAN - ROOFTOP PAVILIONS

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

N

DEMOLITION PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

GENERAL NOTES

1. GC TO VERIFY EXISTING CONDITIONS WITH ARCHITECT
2. PATCH AND FINISH EXISTING GYP BOARD AS REQUIRED
3. MAINTAIN ALL EXISTING FIRE, SMOKE, AND ACOUSTICAL ASSEMBLY RATINGS

DEMOLITION NOTES

1. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, FRAMES, HARDWARE, FLOOR, AND WALL FINISHES, LIGHTS AND CEILING SYSTEMS NOT SHOWN TO REMAIN OR AS REQUIRED FOR NEW WORK.
2. MEP DEMO PLANS PER DELEGATED DESIGN ENGINEER DRAWINGS
3. PATCH, REPAIR, AND PREPARE ALL AFFECTED AREAS IN PREPARATION FOR NEW WORK.
4. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT FINISHES AND ASSEMBLIES.
5. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
6. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
7. COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
8. NOTIFY ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM CONSTRUCTION DOCUMENTS.
9. REMOVE ABANDONED HVAC, DUCT WORK, ELEC, TELE AND DATA CABLING AND DEVICES.
10. REMOVE EXISTING FLOOR FINISHES AS INDICATED, PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR ASSEMBLY.
11. MAINTAIN ALL EXISTING FIRE AND SMOKE ASSEMBLY RATINGS, INCLUDING BUT NOT LIMITED TO DEMISING ADJACENT TENANTS, SHAFTWALLS AT SHAFTS, PLENUMS, STAIRS, HORIZONTAL ASEMBLIES, OCCUPANCY SEPARATIONS, ETC.
12. CONFORM TO OWNER'S AND SDCI REQUIREMENTS FOR SALVAGE AND ASSESSMENT OF EXISTING CONDITIONS. SUBMIT FINAL VERIFICATION OF SALVAGE AND WASTE DESOPOSAL TO SDCI AND COMPLY WITH OTHER AHJ REQUIREMENTS.
13. COORDINATE WITH MEP AND STRUCTURAL DOCUMENTS FOR DEMOLITION OF EXISTING ELEMENTS.
14. DEMO EXISTING ABOVE-INSULATION ELEMENTS AT ROOF ASSEMBLY WITHIN SCOPE OF NEW WORK. REMOVE ROOF INSULATION AT FOOTPRINT OF NEW PAVILIONS.
15. GC TO COORDINATE WITH FULL SET OF DRAWINGS INCLUDING PLANS, SECTIONS, ELEVATIONS, RCPS, DETAILS, FOR FULL EXTENT OF DEMO REQUIRED.
17. RETAIN EXISTING ROOFTOP GUARDRAILS FOR RE-INSTILATION EAST OF ROOFTOP PENTHOUSE WHERE MATCH EXISTING IS INDICATED.
18. REMOVE EXISTING WOOD PANELING AT ELEVATOR LOBBIES. PARTITIONS, CONTROLS, JAMBS AND SILLS TO REMAIN.
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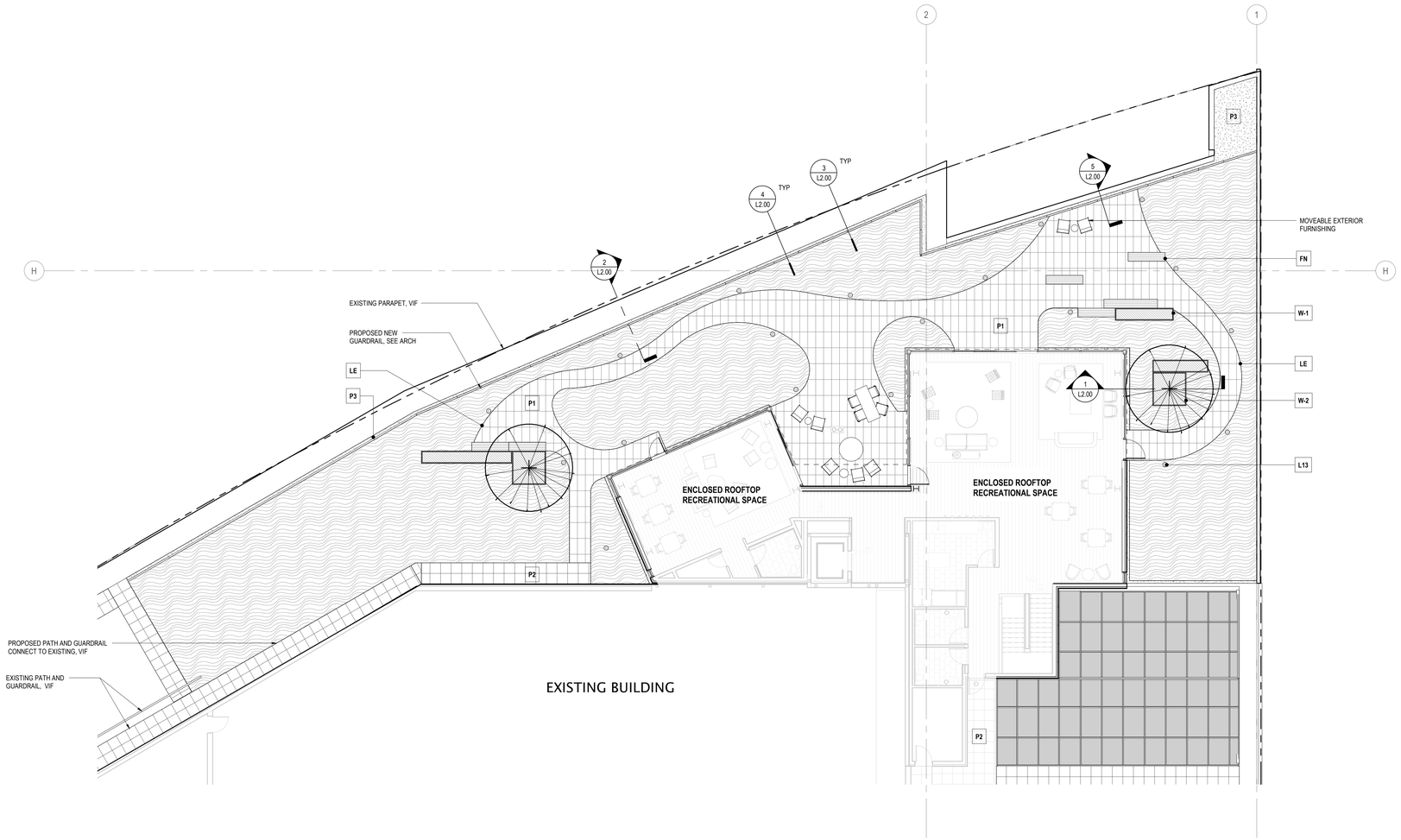
DEMO PLAN - ROOFTOP PAVILIONS

AD2.07



1 ROOF LANDSCAPE PLAN
SCALE: 1" = 10'-0"

N 0 10' 20' 30'

GENERAL NOTES

1. EXISTING PARAPET AND DECK DETAILS TO BE VERIFIED IN THE FIELD. ALERT ARCHITECTS / LANDSCAPE ARCHITECTS OF DISCREPANCIES.
2. GENERAL CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING ROOF DRAINS FOR COMPATIBILITY WITH PROPOSED DESIGN SCHEME.
3. PROTECT EXISTING ROOFING MEMBRANE DURING CONSTRUCTION.
4. CONFIRM ALL VEGETATED ROOF PRDUCTS ARE COMPATIBLE WITH EXISITING ROOFING MEMBRANE AND COMPLIANT WITH CONDITIONS OF MEMBRANE MANUFACTURER AND INSTALLER WARRANTIES.
5. LOCATIONS OF ROOF SLAB PENETRATIONS SHALL BE APPROVED BY THE OWNER, REVIEWED BY THE STRUCTURAL ENGINEER AND COORINDATED WITH MEP.
6. SLAB PENETRATIONS FOR CONDUIT SHALL BE WATERPROOFED PER THE ROOFING MEMBRANE MANUFACTURER'S RECOMMENDATIONS.
7. IF ANY CONFLICTS OR DISCREPANCIES ARE OBSERVED BETWEEN THE LANDSCAPE DRAWINGS, EXISTING CONDITIONS, AND UTILITY LOCATIONS, NOTIFY THE LANDSCAPE ARCHITECT.
8. A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT SHALL BE HELD PRIOR TO INSTALLATION OF PAVING AND PLANTING.

PLANTING NOTES

1. CONTRACTOR SHALL IRRIGATE ALL PROPOSED PLANT MATERIAL TO SUBSTANTIAL COMPLETION.
2. CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE HAS BE GRANTED.
3. LANDSCAPE ARCHITECT SHALL APPROVED LAYOUT OF ALL PLANTS PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL MEET STANDARDS SET FORTH IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1). ALL PLANT MATERIALS ARE REQUIRED TO HAVE SUFFICIENT ROOT GROWTH TO HOLD THE SOIL INTACT WHEN REMOVED FROM THE CONTAINER, BUT SHALL NOT BE ROOT BOUND.
5. IF ANY CONFLICTS OR DISCREPANCIES ARE OBSERVED BETWEEN THE LANDSCAPE DRAWINGS, EXISTING CONDITIONS, AND UTILITY LOCATIONS, NOTIFY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. ALL NEW PLANTING AREA SHALL HAVE A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
2. IRRIGATION DESIGN AND INSTALLATION SHALL BE COORDINATED WITH THE PROPOSED PLANTING PLAN AND THE EXISTING IRRIGATION SYSTEM, IF PRESENT.
3. IRRIGATION SYSTEM SHALL USE DRIP LINES WHERE FEASIBLE AND HIGH EFFICIENCY SPRAY HEAD FOR THE ALL OTHER AREAS.
4. DESIGN BUILD IRRIGATION CONTRACTOR SHALL COORDINATE WITH PLUMBING FOR LOCATIONS OF POINT OF CONNECTION AND BACK FLOW PREVENTION.
5. LANDSCAPE CONTRACTOR/IRRIGATION DESIGNER TO VERIFY EXISTING CONDITIONS.

ABBREVIATIONS

BLDG	BUILDING
(E)	EXISTING CONDITION, VERIFY IN FIELD
EQ	EQAUL
CL	CENTRAL LINE
GR	INTENSIVE GREEN ROOF
NIC	NOT IN CONTRACT
PL	PROPERTY LINE
TBD	TO BE DETERMINED
TYP	TYPICAL
VIF	VERIFY IN FIELD

MATERIAL LEGEND

P1 **PAVING TYPE 1:** PRECAST CONCRETE PAVER ON PEDESTAL SYSTEM

P2 **PAVING TYPE 2:** PRECAST CONCRETE PAVER ON PEDESTAL SYSTEM

P3 **PAVING TYPE 3:** BALLAST

FN **EXTERIOR FURNITURE:** CUSTOM WOOD BENCH

LE **LANDSCAPE EDGING:** ALUMINUM EDGING FOR INTENSIVE GREEN ROOF, 6" ABOVE FINISH SURFACE AT ROOF PAVING

W-1 **PLANTER WALL TYPE 1:** ALUMINUM PLANTER WALL FOR INTENSIVE GREEN ROOF, 18" ABOVE FINISH SURFACE AT ROOF PAVING SEE SPEC SECTION 12 9300 SITE FURNISHINGS

W-2 **PLANTER WALL TYPE 2:** ALUMINUM PLANTER FOR TREE PLANTING 30" ABOVE FINISH SURFACE AT ROOF PAVING

L13 **LIGHT FIXTURE: BOLLARD** SEE LUMINAIRE SCHEDULE FOR MORE INFORMATION

PLANTING SCHEDULE

TREES

QTY	BOTANICAL NAME	COMMON NAME	INTALLATION SIZE	SPACING	DROUGHT TOLERANCE
2	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	3"-4" CAL.	PER PLAN	GREEN2KINGCOUNTY.GOV; GREATPLANTPICKS.ORG

SHRUBS AND GROUNDCOVERS

	QTY	BOTANICAL NAME	COMMON NAME	INTALLATION SIZE	SPACING	DROUGHT TOLERANCE
GF-1	56	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GAL.	15" O.C.	GREEN FACTOR LISTED
GF-2	2698	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	18" O.C.	XERAPLANTS.COM; PLANTLUST.COM

STATE OF WASHINGTON
MICHELLE APPLE
NO. 2018 EXP. 03/29/2022
LANDSCAPE ARCHITECT

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checked by MA
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revisions:

no. date by

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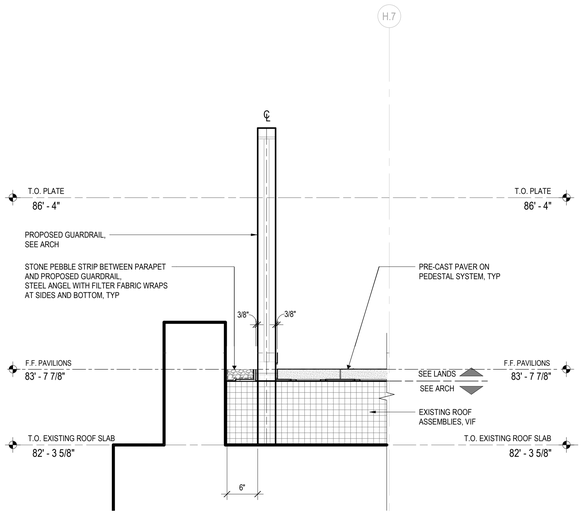
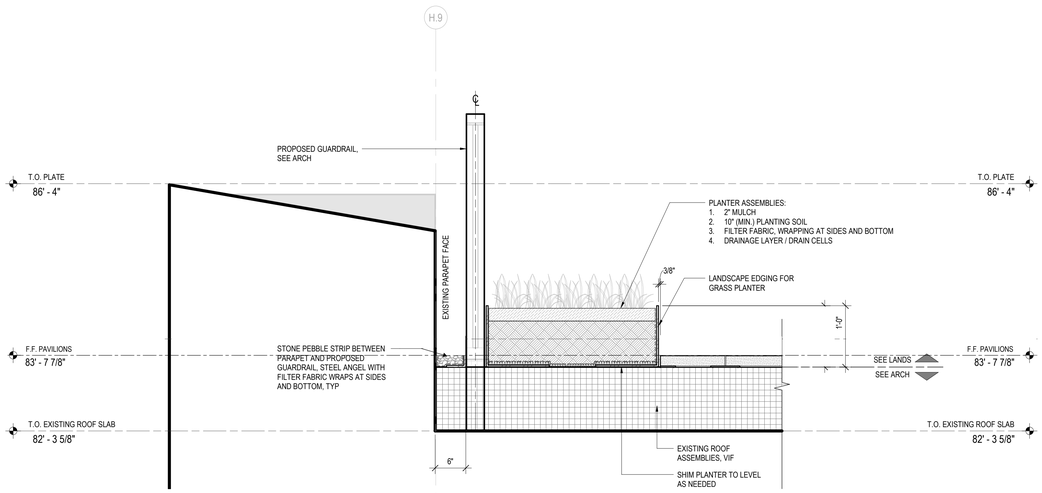
ROOF TERRACE LANDSCAPE PLAN

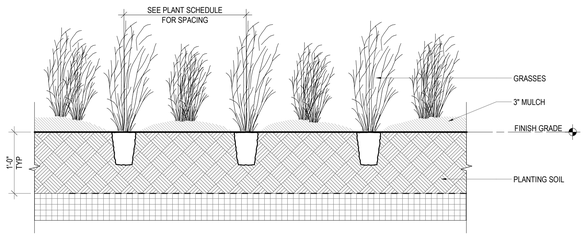
L1.01



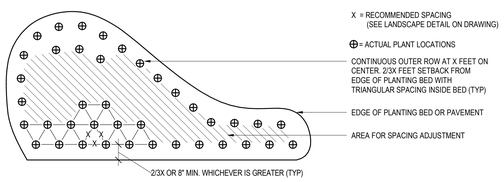
5 PARAPET AND PAVING
SCALE: 1" = 1'-0"



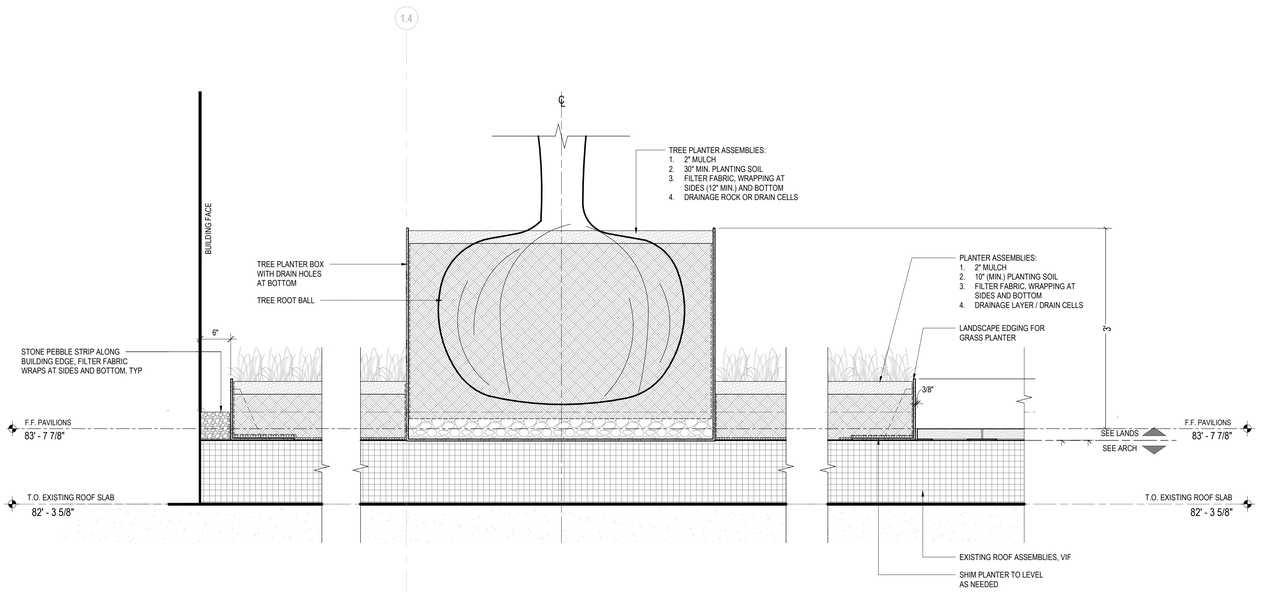
2 PARAPET AND PLANTER
SCALE: 1" = 1'-0"



4 TYPICAL GRASS
SCALE: 1" = 1'-0"



3 TYPICAL PLANT SPACING
SCALE: 1 1/2" = 1'-0"



1 BUILDING EDGE AND PLANTER
SCALE: 1" = 1'-0"

STATE OF WASHINGTON
MICHELLE ARAB
NO. 9369 EXP. 02/24/2021
LANDSCAPE ARCHITECT

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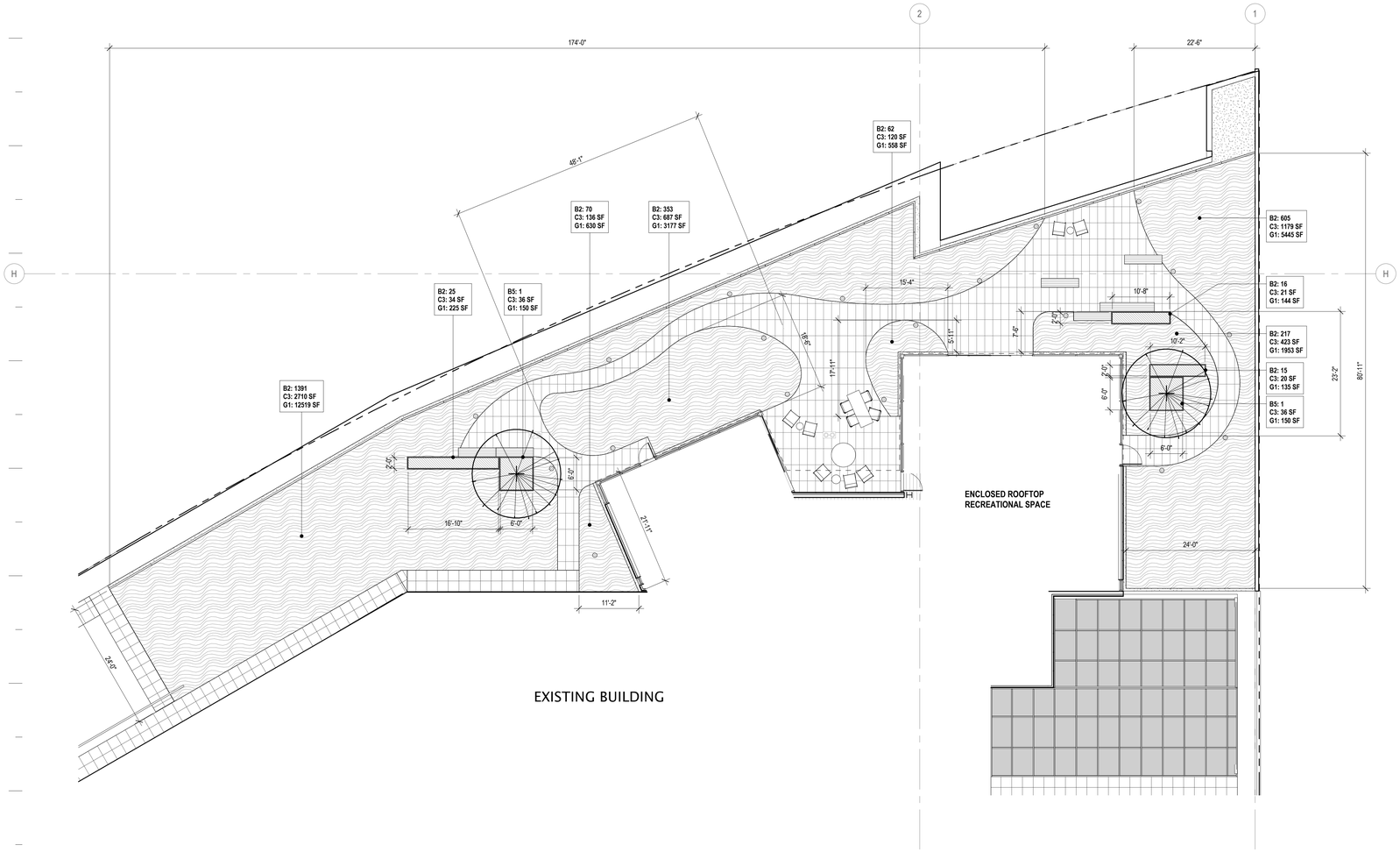
LANDSCAPE DETAILS

L2.00



1 GREEN FACTOR DIAGRAM PLAN

SCALE: 1" = 10'-0"

N 0 10' 20' 30'

GREEN FACTOR GENERAL NOTES

1. SEE PLANTING PLANS FOR PLANTING PALETTE.
2. ALL PLANTING AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDLING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERNATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO THE LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE.

Green Factor Scoresheet PAGE 1

SEATTLE × green factor

Project title:

Parcel size: Enter sq ft of parcel: 47,868

SCORE 0.301162

	Landscape Elements**	Totals calculate automatically from Green Factor Worksheet		Factor	Total
A	**Planted areas**	0 square feet		0.6	0
1	Planted areas with a soil depth of 24" or greater				
2	Bioretention facilities	0 square feet		1	0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	0 square feet		0.1	0
2	Medium shrubs or perennials 2'-4' tall maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	2754 plants	24786	0.3	7,436
3	Large shrubs or perennials 4'+ at maturity - calculated at 36 sq ft per plant (typically planted no closer than 24" on center)	0 plants	0	0.3	0
4	**Small Trees** Tree canopy for "Small Trees" or equivalent (canopy spread of 8' to 15') - calculated at 75 sq ft per tree	0 trees	0	0.3	0
5	**Small/Medium Trees** Tree canopy for "Small/Medium Trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	2 trees	300	0.5	150
6	**Medium/Large Trees** Tree canopy for "Medium/Large Trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0 trees	0	0.7	0
7	**Large Trees** Tree canopy for "Large Trees" or equivalent (canopy spread of 26' or more) - calculated at 350 sq ft per tree	0 trees	0	0.9	0
8	**Preserved Trees** Tree canopy for preservation of existing trees with trunks 6"+ DBH (Diameter at Breast Height, 4.5' above the ground) - calculated at 20 sq ft per inch diameter	0 inches	0	1	0

*** Do not count public rights-of-way in parcel size calculation.**

**** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2020).**

REVISED 07-07-2020

Green Factor Scoresheet PAGE 2

SEATTLE × green factor

C	**Green roofs**			
1	Green roofs over at least 2" and less than 4" of growth medium	0 square feet	0.4	0
2	Green roofs 4" - 8" of growth medium	0 square feet	0.6	0
3	Green roofs 8"+ of growth medium	5402 square feet	0.8	4,322
D	**Vegetated walls** NC, C, SM, and South Downtown zones only	0 square feet	0.4	0
E	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0 square feet	0.2	0
2	Permeable paving over at least 24" of soil or gravel	0 square feet	0.5	0
F	**Structural soil systems**	0 square feet	0.5	0
	sub-total of sq ft =	30,488		
G	**Bonuses**			
1	Landscaping that consists of drought-tolerant and/or native plant species	25086 square feet	0.1	2,509
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater	0 square feet	0.2	0
3	Vegetation visible to passersby from adjacent public right of way or public open spaces	0 square feet	0.2	0
4	Landscaping in food cultivation	0 square feet	0.1	0
	Green Factor numerator =			14,416

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REVISED 07-07-2020

STATE OF WASHINGTON
MICHELLE APPA
NO. 3018 EXP. 03/19/2022
LANDSCAPE ARCHITECT

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GREEN FACTOR CALCULATION

L3.00