

MORRISON HOTEL REHABILITATION

GMP SET
PERMIT SET (SDCI #7100063-CN)

FHTC / PSPB SUBMITTAL 10/13/26

GENERAL SYMBOLS LEGEND

1. GRID LINE REFERENCE

#
2. LEVEL / DATUM REFERENCE

NAME
ELEVATION
3. EXTERIOR ELEVATION REFERENCE

X
AXXX

Drawing Number
Sheet Number
4. INTERIOR ELEVATION REFERENCE

A5.01
#

Drawing Number
Sheet Number
5. BUILDING SECTION REFERENCE

X
AX.XX

Drawing Number
Sheet Number
6. WALL SECTION REFERENCE

X
AX.XX

Drawing Number
Sheet Number
7. DETAIL SECTION REFERENCE

X
AX.XX

Drawing Number
Sheet Number
8. CALLOUT/DETAIL REFERENCE

X
AXXX

Drawing Number
Sheet Number
9. REVISION REFERENCE

#
10. ROOM REFERENCE

ROOM
NAME
100
11. ASSEMBLY REFERENCE

X#
12. WINDOW REFERENCE

W#
13. DOOR REFERENCE

D001
14. NORTH ARROW

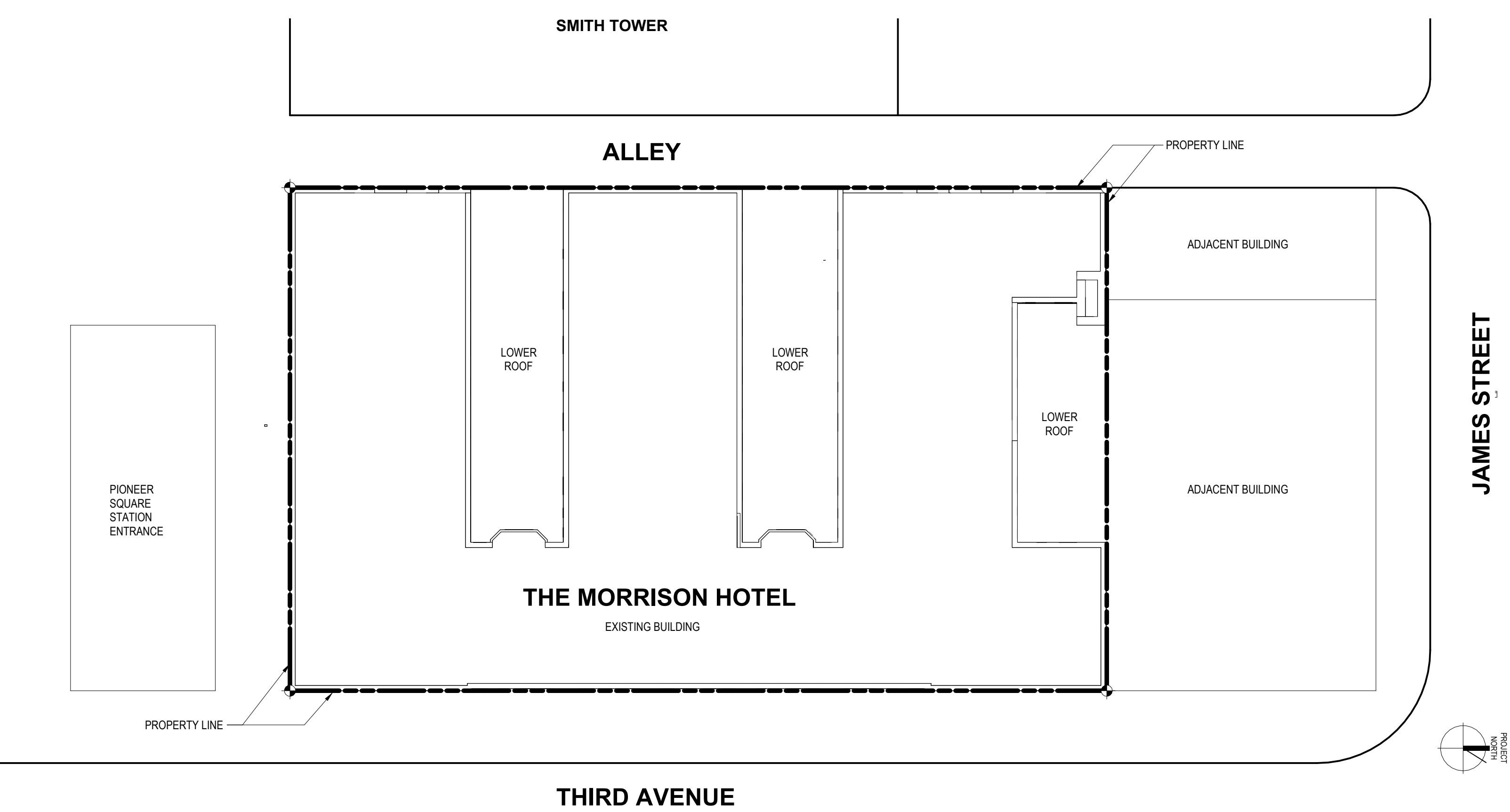
MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- FINISHED WOOD
- BATT INSULATION
- MINERAL WOOL INSULATION
- GRAVEL
- ALUMINUM
- MASONRY (CMU)
- WOOD FRAMING (CONTINUOUS)
- PLYWOOD
- RIGID INSULATION
- FOAM INSULATION
- EARTH
- STEEL
- BRICK

VICINITY MAP



LOCATION MAP



1 SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DESCRIPTION

TENANT IMPROVEMENT AND WINDOW REPLACEMENT AT FLOORS 3 THROUGH 7 OF THE MORRISON HOTEL, APPROXIMATELY 72,075 SF OF WORK AREA, INCLUDING 190 APARTMENT UNITS AND ASSOCIATED CORRIDORS AND SERVICE ROOMS. WORK AREA ALSO INCLUDES BOILER AND GENERATOR ROOMS IN BASEMENT, APPROXIMATELY 657 SF, AND MASONRY CLEANING, TUCKPOINTING, AND REPAIR. NO NEW SQUARE FOOTAGE, CHANGES TO EXIT PATHS, OR CHANGE OF USE PROPOSED.

MECHANICAL WORK INCLUDES PROVIDING TEMPERED AIR TO APARTMENT UNITS VIA A NEW ENERGY RECOVERY VENTILATOR (ERV) SYSTEM, TRANSITIONING HOT WATER HEATING SYSTEM FROM GAS TO ELECTRIC, AND REPLACING WATER SUPPLY PIPING.

ELECTRICAL WORK TO BE SUBMITTED UNDER SEPARATE PERMIT INCLUDES REPLACEMENT OF AGING EMERGENCY GENERATOR, LED LIGHTING UPGRADES, UPDATED RECEPTACLES, REPLACEMENT UNIT HEATERS, AND POWER FOR NEW MECHANICAL SYSTEMS.

EXISTING FIRE SPRINKLER HEADS AND SMOKE/CO SENSORS IN WORK AREA TO BE MODERNIZED. THE PROJECT HAS BEEN DETERMINED BY SDCI TO NOT BE SUBSTANTIAL ALTERATION, PER APPROVED NOTES IN SUBSEQUENT SHEETS.

PROJECT INFORMATION

PROJECT ADDRESS: 509 THIRD AVENUE
SEATTLE, WA 98104

ASSESSOR'S PARCEL NUMBER: 093900-0040

LEGAL DESCRIPTION: LOTS 3, 6, AND 7, BLOCK 2, BOREN AND DENNY'S ADDN, EXCEPT THE NE 9 FT, CONDEMNED FOR 3RD AVE. UNDER CO#14345.

APPLICABLE CODES: 2021 SEATTLE BUILDING CODE
2021 SEATTLE EXISTING BUILDING CODE
2021 SEATTLE ENERGY CODE
SMC TITLE 23 LAND USE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 UNIFORM PLUMBING CODE

NOTE: ALL CODES ARE SUBJECT TO SEATTLE AND WASHINGTON STATE AMENDMENTS.

AUTHORITY HAVING JURISDICTION: SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS (SDCI) #7100063-CN

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SHEET INDEX

GENERAL	
A0.00	GENERAL NOTES AND PROJECT INFORMATION
A0.01	BUILDING CODE
A0.02	SDCI PRE-SUBMITTAL NOTES
A0.03	ADA COMPLIANCE STANDARDS
A0.04	ADA COMPLIANCE STANDARDS
A0.05	ACCESSIBLE ROUTE
A0.10	ASSEMBLIES - WALLS, FLOORS
A0.20	WINDOW SCHEDULES
A0.30	DOOR SCHEDULE
A0.31	DOOR SCHEDULE
A0.40	FINISH SCHEDULE
DEMOLITION	
AD2.70	LEVEL 7 DEMO PLAN
AD2.80	ROOF DEMO PLAN
AD6.90	ENLARGED TYP UNIT DEMO FLOOR PLAN AND RCP
AD6.70	TYP DEMO REFLECTED CEILING PLAN
ARCHITECTURE	
A2.00	BASEMENT FLOOR PLAN & DEMO PLAN
A2.10	LEVEL 1 FLOOR PLAN
A2.20	LEVEL 2 FLOOR PLAN
A2.30	LEVEL 3 FLOOR PLAN
A2.40	LEVEL 4 FLOOR PLAN
A2.70	LEVEL 7 FLOOR PLAN
A2.80	ROOF PLAN
A2.90	TYPICAL UNIT FLOOR PLAN AND RCP
A3.00	EXTERIOR ELEVATION - EAST
A3.01	EXTERIOR ELEVATION - SOUTH
A3.02	EXTERIOR ELEVATION - WEST
A3.03	EXTERIOR ELEVATION - NORTH
A3.04	EXTERIOR ELEVATIONS - LIGHTWELLS
A4.00	WALL SECTIONS
A5.10	INTERIOR ELEVATIONS - UNIT KITCHENS
A5.11	INTERIOR ELEVATIONS - TYP AND ADA UNIT BATHROOMS
A5.20	TYP CORRIDOR ELEVATIONS
A5.21	TYP UNIT INTERIOR ELEVATIONS
A6.70	LEVEL 7 RCP & DEMO RCP
A8.00	EXTERIOR DETAILS WINDOW TYPE A
A8.01	EXTERIOR DETAILS - WINDOW TYPE B
A8.02	WINDOW ELEVATIONS
A9.00	INTERIOR DETAILS
BUILDING ENVELOPE	
BE0.00	ENVELOPE GENERAL NOTES
BE0.01	ENVELOPE COMPLIANCE SUMMARY
BE0.10	FACADE REPAIRS - EAST ELEVATION
BE0.11	FACADE REPAIRS - WEST ELEVATION
BE0.12	FACADE REPAIRS - SOUTH ELEVATION
BE0.13	FACADE REPAIRS - COURT ELEVATIONS
BE1.00 / 1.100A	FACADE REPAIRS - DETAILS
STRUCTURAL	
S1.00	GENERAL STRUCTURAL NOTES
S2.40	LEVEL 4 FLOOR PLAN
S2.70	LEVEL 7 FLOOR PLAN
S2.80	ROOF PLAN
S6.00	STRUCTURAL DETAILS
MECHANICAL	
EC0.01	ENERGY CODE COMPLIANCE
M0.01	GENERAL NOTES
M0.02	MECHANICAL SCHEDULES & CALCULATIONS
M0.03	MECHANICAL SCHEDULES & CALCULATIONS
M1.00	MECHANICAL - SITE PLAN
M2.03	MECHANICAL - LEVEL 3 FLOOR PLAN
M2.07	MECHANICAL - LEVEL 7 FLOOR PLAN
M2.08	MECHANICAL - ATTIC ROOF PLAN
M2.09	MECHANICAL - ROOF PLAN
M3.01	MECHANICAL SECTIONS & TYPICAL UNIT PLANS
M5.01	MECHANICAL DETAILS
MD2.00	MECHANICAL - BASEMENT DEMO PLAN
MD2.03	MECHANICAL - LEVEL 3 DEMO PLAN
MD2.07	MECHANICAL - LEVEL 7 DEMO PLAN
MD2.09	MECHANICAL - ROOF DEMO PLAN
MD3.01	MECHANICAL DEMO SECTIONS AND TYPICAL UNITS PLANS
ELECTRICAL	
E1.00	LEGEND
E2.00	LEVEL B1 PLAN - ELECTRICAL
E2.10	LEVEL 01 PLAN - ELECTRICAL
E2.20	LEVEL 02 PLAN - ELECTRICAL
E2.30	LEVEL 03 PLAN - ELECTRICAL
E2.40	LEVEL 04 PLAN - ELECTRICAL
E2.50	LEVEL 05 PLAN - ELECTRICAL
E2.60	LEVEL 06 PLAN - ELECTRICAL
E2.70	LEVEL 07 PLAN - ELECTRICAL
E2.80	ROOF PLAN - ELECTRICAL
E3.00	RISER DIAGRAM
E4.00	MECHANICAL AND PANEL SCHEDULES
E4.10	PANEL SCHEDULES
PLUMBING	
P0.01	PLUMBING GENERAL NOTES
P0.02	PLUMBING SCHEDULE
P0.03	PLUMBING CALCULATIONS
P2.00	PLUMBING - BASEMENT FLOOR PLAN
P2.01	PLUMBING - LEVEL 1 FLOOR PLAN
P2.02	PLUMBING - LEVEL 2 FLOOR PLAN
P2.03	PLUMBING - LEVEL 3 FLOOR PLAN
P2.04	PLUMBING - LEVEL 4 FLOOR PLAN
P2.05	PLUMBING - LEVEL 5 FLOOR PLAN
P2.06	PLUMBING - LEVEL 6 FLOOR PLAN
P2.07	PLUMBING - LEVEL 7 FLOOR PLAN
P2.08	PLUMBING - ROOF PLAN
P4.00	PLUMBING - HPWH PLANT SCHEMATIC
P4.01	HPWH PLANT DETAILS
P4.02	HPWH PLANT DETAILS
P5.00	PLUMBING - ENLARGED PLANS
P5.01	PLUMBING - STANDARD UNIT PLAN
P6.00	PLUMBING - DOMESTIC WATER RISER DIAGRAM
P6.01	PLUMBING - DOMESTIC WATER RISER DIAGRAM
P6.02	PLUMBING - DOMESTIC WATER RISER DIAGRAM
P6.03	PLUMBING - DOMESTIC WATER RISER DIAGRAM
P7.00	PLUMBING DETAILS
PD2.00	PLUMBING - BASEMENT DEMO PLAN
PD2.01	PLUMBING - LEVEL 1 DEMO PLAN
PD2.02	PLUMBING - LEVEL 2 DEMO PLAN
PD2.03	PLUMBING - LEVEL 3 DEMO PLAN
PD2.04	PLUMBING - LEVEL 4 DEMO PLAN
PD2.05	PLUMBING - LEVEL 5 DEMO PLAN
PD2.06	PLUMBING - LEVEL 6 DEMO PLAN
PD2.07	PLUMBING - LEVEL 7 DEMO PLAN
P05.00	PLUMBING - STANDARD DEMO UNIT PLAN

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

Revised from
7/3/2026 drawing set

Drawing with relevant info
for Pioneer Square
Preservation Board Review

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GENERAL NOTES AND PROJECT INFORMATION

GMP SET

8/28/2026

DATE

DESCRIPTION

NO.

PROJECT NUMBER

PROJECT MANAGER

DRAWN BY

CHECKED BY

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DESCRIPTION

NO.

PROJECT NUMBER

PROJECT MANAGER

DRAWN BY

CHECKED BY

ZONING CODE

NO CHANGE OF USE OR ADDED SQUARE FOOTAGE PROPOSED.

ADDRESS: 509 3RD AVE.
PARCEL ID: 0939000040
LEGAL DESCRIPTION: LOTS 3, 6, AND 7, BLOCK 2, BOREN AND DENNY'S ADDN., EXCEPT THE NE 9 FT. CONDEMNED FOR 3RD AVE. UNDER CO#14345.
SITE AREA: 19,980 SF / .46 ACRES
BUILDING SF: 169,840 SF (GROSS)
ZONE: PSM 100/100-120 (PIONEER SQUARE MIXED 100 RESIDENTIAL 100-120, DOWNTOWN)
OVERLAYS: DOWNTOWN URBAN CENTER, PIONEER SQUARE PRESERVATION DISTRICT, DOWNTOWN FIRE DISTRICT

23.49.170 PERMITTED USES
ALLOWED: ALL USES PERMITTED EXCEPT THOSE LISTED AT 23.66.122. RESIDENTIAL USES PERMITTED.
PROPOSED: EXISTING RESIDENTIAL USE TO REMAIN. THIS WAS CONFIRMED IN 9/22/2025 LETTER FROM SDCI.

23.49.176 HEIGHT LIMIT
ALLOWED: 100' BASELINE FOR RESIDENTIAL USES
PROPOSED: EXISTING TO REMAIN LESS THAN 100'

23.66.140 ROOFTOP FEATURES
ALLOWED: MAY EXTEND 8' ABOVE AVERAGE EXISTING STREET PARAPET, IF SET BACK 15' FROM THE STREET AND 3' FROM ALLEY, AND MAY EXTEND 15' ABOVE THE PARAPET IF SET BACK 30' MINIMUM FROM STREET. 25% MAXIMUM ROOF COVERAGE.
PROPOSED: NEW ROOFTOP EQUIPMENT TO BE LESS THAN 8' TALL ABOVE PARAPET, SET BACK 15' FROM STREET / 3' FROM ALLEY. 9.3% ROOF COVERAGE PROPOSED. REFER TO ROOF PLAN FOR LOCATIONS.

23.49.019 PARKING
REQUIRED: NO PARKING REQUIRED IN DOWNTOWN ZONES.
PROPOSED: NO PARKING PROVIDED.

23.66.110 PIONEER SQUARE CERTIFICATE OF APPROVAL
REQUIRED: CERTIFICATE OF APPROVAL FROM DEPARTMENT OF NEIGHBORHOODS FOR EXTERIOR WORK
PROPOSED: PROJECT IS SEEKING APPROVAL FROM DON/PSPB FOR NEW WINDOWS, MECHANICAL EQUIPMENT, AND MASONRY RESTORATION.

BUILDING CODE

(APPLICABLE SECTIONS AS REFERENCED BY EXISTING BUILDING CODE)

BUILDING CODE REFERENCE
SEATTLE BUILDING CODE 2021

BUILDING TYPE: TYPE III -A (PREVIOUSLY PERMITTED AS TYPE III-1 HOUR)
NUMBER OF STORIES: 7
SPRINKLERED: BUILDING IS FULLY SPRINKLERED

NO CHANGES TO EXISTING USE, NO CHANGES TO EXISTING WALL LOCATIONS, AND NO CHANGES TO EXISTING EXITING PATHS PROPOSED. REFER TO EXISTING BUILDING CODE ANALYSIS.

BUILDING OCCUPANCY AND SQUARE FOOTAGES:
BASEMENT:
BUILDING SERVICES -M/E/P STORAGE, TRASH, RECYCLE 8,440 SF
LOADING DOCK 2,750 SF
B OFFICES 7,380 SF
TOTAL BASEMENT: 18,570 SF

FLOOR 1:
RESTAURANT-EATING AND DRINKING ESTABLISHMENT 2,925 SF
RETAIL SALES AND SERVICE 3,665 SF
B OFFICES 2,465 SF
HUMAN SERVICES (SHELTER) 2,375 SF
ACCESSORY RESIDENTIAL 7,140 SF
TOTAL FLOOR 1: 18,570 SF

FLOOR 2:
HUMAN SERVICES (SHELTER) 18,855 SF
TOTAL FLOOR 2: 18,855 SF

FLOOR 3-7:
R-2 RESIDENTIAL APARTMENTS (PER FLOOR) 14,415 SF
TOTAL FLOOR 3-7: 72,075 SF

BUILDING AGGREGATE TOTAL SQUARE FOOTAGE 128,070 SF

(SEBC) WORK AREA OCCUPANCY:
R-2 APARTMENTS 53,250 SF
42%

403 HIGH-RISE BUILDINGS
THE MORRISON HOTEL IS CLASSIFIED AS A HIGH-RISE BUILDING, IS FULLY SPRINKLERED AND HAS BEEN PREVIOUSLY PERMITTED WITH APPROVED SECTION 403 SYSTEMS. PER PRE-SUBMITTAL NOTES BELOW, EXISTING PERMITTED SECTION 403 SYSTEMS ARE ACCEPTABLE, ALONG WITH NFPA 13 FIRE SPRINKLER SYSTEM INSTALLED IN 2002. SCOPE INCLUDES NEW SPRINKLER HEADS AND FIRE ALARM DEVICES.

1004 OCCUPANT LOAD
PROPOSED: CURRENT OCCUPANT LOAD TO REMAIN.
RESIDENTIAL: PER FLOOR AREA IS 14,400 GSF / 200 GROSS OCCUPANT LOAD FACTOR YIELDS 72 OCCUPANTS PER FLOOR.

1005.3.1 STAIRWAY WIDTHS
REQUIRED: 2 SPRINKLERED PER OCCUPANT = 14.4", DEFAULT TO 44"
PROPOSED: EXISTING EXIT STAIRWAYS TO REMAIN, GREATER THAN 44"

1005.3.2 CORRIDOR and DOOR WIDTHS
REQUIRED: 15 SPRINKLERED PER OCCUPANT = 10.8", DEFAULT TO 44"
PROPOSED: EXISTING CORRIDORS TO REMAIN, GREATER THAN 44"
EXIT DOORS TO BE 32" CLEAR MINIMUM

1006.3.3 NUMBER OF EXITS
REQUIRED: 2 EXITS FROM FLOOR FOR 1-500 OCCUPANTS
PROPOSED: 3 EXISTING EXITS TO REMAIN- COMPLIES

1007.1.1 EXIT CONFIGURATION
REQUIRED: 1/3 DIAGONAL (SPRINKLERED) DIMENSION OF BUILDING
PROPOSED: EXISTING EXITS TO REMAIN- COMPLIES. SEE EGRESS DIAGRAM.

1020.5 DEAD END CORRIDORS
ALLOWED: 50' SPRINKLERED
PROPOSED: 16' MAXIMUM- COMPLIES

906.3 PORTABLE FIRE EXTINGUISHERS
REQUIRED: AT RESIDENTIAL OCCUPANCIES, MAX 11,250 SF PER EXTINGUISHER, 75 FOOT TRAVEL DISTANCE.
PROPOSED: EXISTING FIRE EXTINGUISHERS TO BE REPLACED, THREE PER FLOOR, 75' MAX TRAVEL DISTANCE, AT LOCATIONS NOTED ON PLANS.
□

EXISTING BUILDING CODE

BUILDING CODE REFERENCE:
SEATTLE EXISTING BUILDING CODE 2021

NO CHANGE OF OCCUPANCY PROPOSED
PROJECT IS NOT CLASSIFIED AS A SUBSTANTIAL ALTERATION

CHAPTER 1 SCOPE AND ADMINISTRATION

101.4 COMPLIANCE
ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING WAS PRIOR TO THE ALTERATIONS.

CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS

301.3.2 WORK AREA COMPLIANCE METHOD
PER CHAPTERS 6-12.

PER DEFINITION SECTION 202, WORK AREA IS DEFINED AS PORTIONS OF THE BUILDING CONSISTING OF ALL RECONFIGURED SPACES AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
WORK AREA INCLUDES RECONFIGURED RESIDENTIAL UNITS ON FLOORS 3-7. WORK AREA DOES NOT INCLUDE SPACES THAT ARE NOT BEING RECONFIGURED, INCLUDING CORRIDORS, STAIRWELLS, ELEVATORS OR BOILER AND GENERATOR ROOMS IN BASEMENT.

REFER TO WORK AREA DOCUMENT DRAWING BELOW. WORK AREA IS LESS THAN 50% OF AGGREGATE AREA OF BUILDING. PROJECT IS A LEVEL 2 ALTERATION.

304.1.1 NEW STRUCTURAL ELEMENTS
REQUIRED: NEW STRUCTURAL ELEMENTS TO COMPLY WITH IBC REQUIREMENTS
PROPOSED: NEW STRUCTURAL ELEMENTS ARE LIMITED TO SUPPORTS FOR NEW HVAC EQUIPMENT AND ARE DESIGNED TO IBC REQUIREMENTS.

304.1.3 EXISTING STRUCTURAL ELEMENTS- DEAD LOAD
REQUIRED: EXISTING ELEMENTS TO BE STRENGTHENED IF MORE THAN 5% DEAD LOAD ADDED.
PROPOSED: ADDED DEAD LOAD IS LIMITED TO ROOFTOP HVAC UNITS. EXISTING STRUCTURAL ELEMENTS ARE REINFORCED WHERE NECESSARY.

304.1.3.1 EXISTING STRUCTURAL ELEMENTS- LIVE LOAD
REQUIRED: IF NO LIVE LOAD INCREASE, DESIGN LIVE LOADS PER PRIOR APPROVAL
PROPOSED: NO CHANGES TO EXISTING LIVE LOAD PROPOSED.

304.1.4 EXISTING STRUCTURAL ELEMENTS- LATERAL LOAD
ALLOWED: PER EXCEPTION, 10% INCREASE IN DEMAND CAPACITY RATIO ALLOWED
PROPOSED: MINOR INCREASE TO LATERAL FORCES FROM ADDED ROOFTOP EQUIPMENT- LESS THAN 10%- COMPLIES

304.1.5 WALL ANCHORAGE
REQUIRED: WALL ANCHORS AT ROOF ARE REQUIRED AT URM BUILDINGS, WITH REDUCED SEISMIC FORCES ALLOWED.
PROPOSED: EXISTING WALL ANCHORS AT ROOF TO REMAIN. COMPLIES

304.2 and 304.3 STRUCTURAL PROVISIONS FOR CHANGE OF OCCUPANCY AND ADDITIONS
NOT APPLICABLE- NO CHANGE OF USE OR ADDITION.

304.5 SEISMIC REGULATIONS FOR URM BUILDINGS
NOT APPLICABLE- NOT A SIGNIFICANT INCREASE IN OCCUPANT LOAD
THE BUILDING HAS APPLIED FOR RETROFITTED URM STATUS IN SEATTLE'S DATABASE PER 6/2/26 PRE-APPLICATION MEETING DISCUSSION.

URM UPGRADES PER ITEM 3A OF SEATTLE'S URM STATUS PROCEDURE ARE INCLUDED IN THE PROJECT SCOPE.

306.1 ACCESSIBILITY FOR EXISTING BUILDINGS
REQUIRED: REDUCTION IN BUILDING ACCESSIBILITY NOT ALLOWED
PROPOSED: NO REDUCTION IN ACCESSIBILITY PROPOSED- COMPLIES

306.7.1 ALTERATIONS OF AREAS CONTAINING PRIMARY FUNCTIONS
REQUIRED: ROUTE TO PRIMARY FUNCTION ACCESSIBLE
PROPOSED: ROUTE TO UNITS IS ACCESSIBLE AND WILL REMAIN SO

306.7.2 ACCESSIBLE MEANS OF EGRESS
REQUIRED: ACCESSIBLE MEANS OF EGRESS PER SBC CHAPTER 10 NOT REQUIRED IN EXISTING BUILDINGS
PROPOSED: NO REVISIONS PROPOSED TO EXISTING EGRESS STAIRS AND ELEVATOR

306.7.4 / 306.7.10.1.3 TYPE B UNITS
REQUIRED: TYPE B UNITS PER SBC 1108 ARE REQUIRED IF WORK AREA IS GREATER THAN 50% OF THE AGGREGATE AREA OF THE BUILDING. WORK AREA IS LESS THAN 50% OF THE AGGREGATE AREA OF THE BUILDING, THEREFORE TYPE B UNITS ARE NOT REQUIRED.
PROPOSED: TYPE B UNITS ARE NOT PROPOSED, HOWEVER, UPGRADES WILL BE UNDERTAKEN WHERE FEASIBLE. ENLARGING EXISTING BATHROOMS TO FULLY MEET TYPE B REQUIREMENTS IS TECHNICALLY INFEASIBLE PER 306.7 SINCE BATHROOMS ARE LOCATED BETWEEN DUCT SHAFTS AND CORRIDOR WALLS, NEITHER OF WHICH CAN BE FEASIBLY RELOCATED. HOWEVER, DOORS TO BATHROOMS WILL BE ENLARGED TO MEET ADA WIDTHS, AND BLOCKING WILL BE INSTALLED FOR FUTURE GRAB BARS. KITCHENS WILL MEET TYPE B STANDARDS WHERE FEASIBLE BASED ON SPACE CONFIGURATION.

TYPE A UNITS ARE PROVIDED PER SBC 1108.6.2.2.1 AT 5% OF TOTAL. 190 UNITS X 5% = 9.5. 10 UNITS PROVIDED, 2 PER FLOOR

307/308 SMOKE AND CARBON MONOXIDE (CO) ALARMS
REQUIRED: SMOKE ALARMS AND CO DETECTION REQUIRED IN R OCCUPANCIES
PROPOSED: EXISTING SMOKE AND CO ALARMS TO BE REPLACED WITH NEW DEVICES

311 SUBSTANTIAL ALTERATION REQUIREMENTS
NOT APPLICABLE. PROJECT IS NOT CLASSIFIED AS A SUBSTANTIAL ALTERATION BY SDCI.

312 RE-ROOFING
NOT APPLICABLE. SCOPE DOES NOT INCLUDE RE-ROOF, BUT DOES INCLUDE PATCHING EXISTING ROOF AT NEW MECHANICAL UNIT CURBS.

CHAPTER 7: ALTERATIONS LEVEL 1
PROJECT IS CLASSIFIED AS LEVEL 3 ALTERATIONS, BUT MUST MEET LEVEL 1 CRITERIA

702.1 INTERIOR FINISHES
REQUIRED: NEW FINISHES TO COMPLY WITH SECTION CHAPTER 8 OF SBC
PROPOSED: NEW FINISHES COMPLY WITH SBC CHAPTER 8
PER SBC TABLE 803.13, NEW WALL AND CEILING FINISHES IN SPRINKLERED R-2 BUILDING AT EXITS, CORRIDORS, AND ROOMS TO MEET CLASS C DESIGNATION. EXISTING CORRIDOR FINISHES TO ALSO MEET CLASS C DESIGNATION PER SEBC 802.4 BELOW- COMPLIES.

PER SBC 804.4.2, FLOORING IN CORRIDORS AND STAIRWAYS TO MEET CLASS II RADIANT FLUX.

702.4 WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS
REQUIRED: WINDOWS THAT ARE OPERABLE, WITH REPLACED SASH AND FRAME, SILL HEIGHT LESS THAN 36", LARGER THAN 4" GAP WHEN OPEN, AND GREATER THAN 7" ABOVE GROUND MUST HAVE LIMITERS PER ASTM F2090.
PROPOSED: 4" WINDOW LIMITERS PROPOSED ON ALL REPLACEMENT WINDOWS MEETING ABOVE CRITERIA.

702.5 EMERGENCY ESCAPE AND RESCUE AT REPLACEMENT WINDOWS
NOT APPLICABLE. TWO EXITS PROVIDED PER FLOOR PER SBC1031.2.1

702.7 MATERIALS AND METHODS
NEW WORK MATERIALS AND METHODS SHALL COMPLY WITH:
SEATTLE BUILDING CODE
SEATTLE ENERGY CODE
SEATTLE MECHANICAL CODE
UNIFORM PLUMBING CODE- SEATTLE

703.1 FIRE PROTECTION
REQUIRED: ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
PROPOSED: ALTERATIONS TO MAINTAIN EXISTING FIRE PROTECTION LEVELS

704.1 MEANS OF EGRESS
REQUIRED: ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
PROPOSED: ALTERATIONS TO MAINTAIN EXISTING LEVEL OF PROTECTION FOR THE MEANS OF EGRESS.

CHAPTER 8: ALTERATIONS LEVEL 2
PROJECT IS CLASSIFIED AS LEVEL 3 ALTERATIONS, BUT MUST MEET LEVEL 2 CRITERIA

801.4 COMPLIANCE
REQUIRED: NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH SBC.
PROPOSED: NEW CONSTRUCTION TO COMPLY
EXCEPTIONS: CORRIDOR CEILINGS MAY BE 7', NEW STRUCTURAL MEMBERS MAY BE DESIGNED PER SECTION 302.

802.2.1/802.2.2/802.2.3 EXISTING VERTICAL OPENINGS
REQUIRED: EXISTING VERTICAL OPENINGS CONNECTING 2 OR MORE FLOORS TO BE ENCLOSED WITH MINIMUM 1 HOUR FIRE RATING, INCLUDING SHAFTS IN THE WORK AREA. STAIR ENCLOSURES TO HAVE SMOKE TIGHT CONSTRUCTION FROM HIGHEST LEVEL OF WORK AREA TO ALL FLOORS BELOW.
PROPOSED: EXISTING VENTILATION SHAFTS AND STAIR ENCLOSURES ARE 1 HOUR, TO REMAIN, CONSTRUCTED PER SBC 1997 REQUIREMENTS. EXISTING STAIR ENCLOSURES ARE SMOKE TIGHT WITH STAIR 2 AND 3 SERVED BY PRESSURIZATION FANS- COMPLIES

802.4 INTERIOR FINISHES
REQUIRED: INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR, INCLUDING EXISTING MATERIALS, TO COMPLY WITH SBC CHAPTER 8 REQUIREMENTS.
PROPOSED: NEW AND EXISTING FINISHES COMPLY. SEE SEBC 702.1 ABOVE FOR COMPLIANCE CRITERIA

802.4 GUARDS
NOT APPLICABLE. DECORATIVE CATWALK RAILING AT 7TH FLOOR IS NOT ACCESSIBLE TO BUILDING OCCUPANTS - REPLACEMENT WINDOWS TO HAVE 4" LIMITERS PER 702.4.

803.1 CORRIDOR RATINGS
ALLOWED: CORRIDOR RATINGS MAY BE REDUCED IN SPRINKLERED STORIES.
PROPOSED: NO CORRIDOR RATING REDUCTION PROPOSED

803.2 SPRINKLER SYSTEMS
REQUIRED: SPRINKLERS REQUIRED WHERE EXIT CORRIDORS IN HIGH RISES EXCEED 30 OCCUPANT LOAD, OR IN CASES WHERE NEW CONSTRUCTION WOULD REQUIRE SPRINKLERS
PROPOSED: BUILDING IS FULLY SPRINKLERED- COMPLIES

803.2.6 FIRE SPRINKLER SYSTEM SUPERVISION
REQUIRED: CENTRAL, REMOTE, OR PROPRIETARY SYSTEM IN ACCORDANCE WITH NFPA 72.
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES.

803.3 STANDPIPES
REQUIRED: STANDPIPES REQUIRED IF WORK AREA OVER 50' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES, INCLUDING CLASS 1 COMBINATION STANDPIPES IN STAIRWELLS- COMPLIES.

803.4 FIRE ALARM AND DETECTION
REQUIRED: PER EXCEPTION #1, PREVIOUSLY APPROVED FIRE ALARM SYSTEMS MAY REMAIN
PROPOSED: EXISTING SYSTEM TO REMAIN PER PRE-SUBMITTAL CONFERENCE NOTES, WITH NEW DEVICES INSTALLED.

804 MEANS OF EGRESS
ALLOWED: MEANS OF EGRESS COMPLYING WITH REQUIREMENTS OF BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED COMPLIANT, IF, IN THE OPINION OF THE BUILDING OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.
PROPOSED: EXISTING EXITING SYSTEM TO REMAIN- SEE PLANS FOR EGRESS COMPLIANCE. NUMBER OF EXITS CORRESPONDS TO SBC REQUIREMENTS.

804.4.1.2 FIRE ESCAPES
NOT APPLICABLE. FIRE ESCAPES HAVE BEEN REPLACED BY INTERNAL EXIT STAIRS.

804.5 EGRESS DOORWAYS
REQUIRED: IF OVER 50 OCCUPANTS OR 75 FEET TRAVEL DISTANCE, TWO EGRESS DOORWAYS MUST BE PROVIDED.
PROPOSED: 72 OCCUPANTS PER FLOOR. THREE EXISTING EGRESS DOORWAYS PER FLOOR PROPOSED INTO STAIR #1, #2, AND #3.

804.5 EGRESS DOORWAYS
REQUIRED: IF OVER 50 OCCUPANTS OR 75 FEET TRAVEL DISTANCE, TWO EGRESS DOORWAYS MUST BE PROVIDED.
PROPOSED: 72 OCCUPANTS PER FLOOR. THREE EXISTING EGRESS DOORWAYS PER FLOOR PROPOSED INTO STAIR #1, #2, AND #3.

804.5 EGRESS DOORS
REQUIRED: DOORS SERVING MORE THAN 50 MUST SWING IN DIRECTION OF TRAVEL, STAIR DOORS TO BE SELF CLOSING, PANIC HARDWARE AT A OCCUPANCIES OVER 100.
PROPOSED: STAIR DOORS SWING IN DIRECTION OF TRAVEL. CORRIDOR AREA SEPARATION DOORS SERVE LESS THAN 50 OCCUPANTS WITH SWING NOT IN DIRECTION OF TRAVEL- SEE EGRESS PLAN. NO PANIC HARDWARE PROPOSED- NO A OCCUPANCIES. COMPLIES.

804.6 CORRIDOR DOORS
REQUIRED: 1-3/8" SOLID CORE WOOD DOORS MINIMUM, OR EQUIVALENT, OR 20 MIN. DOORS PER EXCEPTION #5, WITH CLOSERS
PROPOSED: NEW HOLLOW METAL DOORS, 20 MINUTE RATED, 1-3/4", WITH CLOSERS. NO TRANSOMS PROPOSED

804.6.3 OTHER CORRIDOR OPENINGS
REQUIRED: OPENINGS TO BE IN COMPLIANCE WITH SBC 716
PROPOSED: NEW DUCTWORK FROM CORRIDORS INTO UNITS TO COMPLY WITH SBC 716

804.7 DEAD END CORRIDORS
ALLOWED: 50' SPRINKLERED R-2 OCCUPANCY, PER EXCEPTION #1
PROPOSED: 16' MAXIMUM DEAD END CORRIDOR LENGTH

804.8 AND 9 EGRESS LIGHTING AND EXIT SIGNS
ALLOWED: EGRESS LIGHTING AND EXIT SIGNS TO COMPLY WITH SBC
PROPOSED: EXISTING EGRESS LIGHTING AND EXIT ILLUMINATED EXIT SIGNS TO REMAIN.

804.10 HANDRAILS
REQUIRED: AT LEAST ONE HANDRAIL REQUIRED IN STAIRWAYS TO LEVEL OF EGRESS (44" EGRESS WIDTH)
PROPOSED: EXISTING STAIRWELLS WITH AT LEAST ONE HANDRAIL TO REMAIN
804.11 REFUGE AREAS
NOT APPLICABLE

804.12 GUARDS AT STAIRS
GUARDS TO BE REPLACED IF IN DANGER OF COLLAPSE- NOT APPLICABLE

805 STRUCTURAL
REFER TO SEBC SECTION 304

807 MECHANICAL
MECHANICAL SYSTEMS SHALL COMPLY WITH THE SEATTLE MECHANICAL CODE.

ENERGY CODE

ENERGY CODE REFERENCE:
SEATTLE COMMERCIAL ENERGY CODE 2021

CHAPTER 5: EXISTING BUILDINGS
PROJECT IS CLASSIFIED AS AN ALTERATION- TO COMPLY WITH C503, ALTERATIONS

REPLACEMENT VENTILATION EQUIPMENT HAS BEEN SELECTED BASED ON THE REQUIRED VENTILATION AIRFLOW AND ASSOCIATED OUTDOOR-AIR HEATING AND COOLING LOADS. REFER TO THE ENERGY CODE SHEET AND EQUIPMENT & VENTILATION SCHEDULES FOR COMPLIANCE WITH SEC CHAPTER 5 AND SECTION C403.

REPLACEMENT DOMESTIC HOT WATER HEATING EQUIPMENT IS SIZED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE 2021 SEATTLE ENERGY CODE FOR SERVICE WATER HEATING BASED ON THE ESTIMATED DOMESTIC HOT WATER DEMAND. REFER TO THE ENERGY CODE SHEET, PLUMBING DRAWINGS, AND EQUIPMENT SCHEDULES FOR EQUIPMENT CAPACITIES AND COMPLIANCE.

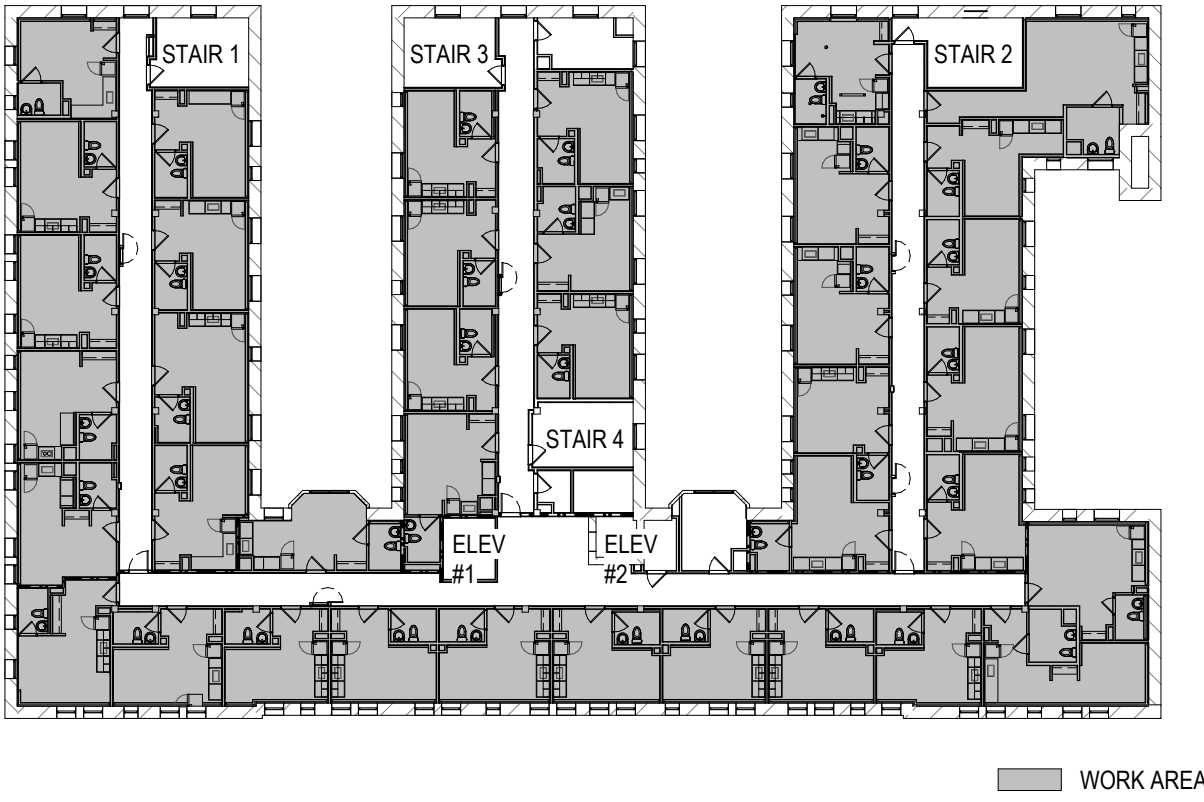
C503.1 ALTERATIONS
REQUIRED: ALTERATIONS SHALL CONFORM TO NEW CONSTRUCTION CODE PROVISIONS, WITHOUT REQUIRING UNALTERED PORTIONS TO COMPLY WITH CODE. ALTERATIONS SHALL BE SUCH THAT THE BUILDING IS NO LESS CONFORMING THAN PRIOR TO THE ALTERATION. ADDITIONAL ENERGY EFFICIENCY CREDIT REQUIREMENTS IN SECTION C406.1, AND RENEWABLE ENERGY REQUIREMENTS IN SECTION C411 DO NOT APPLY (EXCEPT SUBSTANTIAL ALTERATIONS)
PROPOSED: NEW CONSTRUCTION TO COMPLY WITH CURRENT CODE PROVISIONS. ENERGY EFFICIENCY WILL BE IMPROVED. PROJECT IS NOT A SUBSTANTIAL ALTERATION, SO 406.1 AND C411 PROVISIONS DO NOT APPLY.

C503.3 BUILDING ENVELOPE
REQUIRED: NEW ENVELOPE ASSEMBLIES SHALL COMPLY WITH C402.1 THROUGH C402.5. AIR LEAKAGE TESTING NOT REQUIRED.
PROPOSED: REFER TO ENERGY WORKSHEETS FOR PROPOSED U-VALUES.

C503.3.2 VERTICAL FENESTRATION
NOT APPLICABLE- NO ADDITION OF NEW VERTICAL FENESTRATION PROPOSED, ONLY REPLACEMENT OF EXISTING.

C503.3 LIGHTING AND INTERIOR LIGHTING POWER ALLOWANCE
REQUIRED: INTERIOR LIGHTING POWER ALLOWANCE TO BE PER C405.4. NEW LIGHTING SHALL BE PROVIDED WITH CONTROLS PER C405.2 AND SHALL COMPLY WITH C408.4, C506.1, AND C501.6. CONTROLLED RECEPTACLES WHERE ADDED TO BE PER C405.10, C408.4, AND C501.6.
PROPOSED: CONTROLS AND RECEPTACLES TO BE UPDATED. LIGHTING POWER ALLOWANCE WORKSHEET TO BE SUBMITTED WITH ELECTRICAL PERMIT.

C503.9 SUBSTANTIAL ALTERATIONS
NOT APPLICABLE. PROJECT IS NOT A SUBSTANTIAL ALTERATION



RESIDENTIAL WORK AREA @ LEVEL 4 (TYP FLR)

WORK AREA SHADED 10,650 SF
INCLUDES RECONFIGURED UNIT BATHROOM ONLY PER SEBC 202 DEFINITIONS.

CORRIDORS/ COMMON AREAS ARE REFINISHED BUT NOT RECONFIGURED, THEREFORE ARE NOT INCLUDED IN WORK AREA.

10,650 SF x 5 FLOORS = 53,250 SF TOTAL WORK AREA

53,250 TOTAL WORK AREA
128,070 AGGREGATE BUILDING AREA = 42%

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

REVISIONS:

DATE

NO. DESCRIPTION

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

BUILDING CODE

SHEET NUMBER:

A0.01

SCALE: 1" = 30'-0"

June 2, 2026
and
May 27, 2026

SDCI Pre-Submittal Conference Follow-Up - Substantial Alteration Reconsideration

Project: DESC Morrison Hotel Remodel
SDCI Project Number 7100063-CN

Attending:

Ardel Jala SDCI, Building Official
Casandra Courtillet SDCI, Senior Building Plans Examiner
Nathalie Boeholt SDCI, Technical Codes Manager (5/27 only)
Derek Ohlgren SDCI, Sr. Struct. Plans Engineer/ URM Technical Lead (6/2 only)
Hiro Ikeda SDCI, Structural Plans Engineer (5/27 only)

Sondra Nielsen DESC, Director of Facilities and Asset Management
Jared O'Dell DESC, Senior Capital Program Manager
Chris Holt DESC, Construction Coordinator (5/27 only)

Chris Padin, P.E., S.E. Atlas Design Group (6/2 only)
Elliot Smith, P.E. Atlas Design Group
Isaac Larson, P.E. Atlas Design Group
Ryan Larsen, E.I.T. Atlas Design Group (6/2 only)
Edward Candra, E.I.T. Atlas Design Group (6/2 only)

Gladys Ly-Au Young Side x Side Architects, Principal
Myra Lara Side x Side Architects, PM
John Kennedy Side x Side Architects, Principal (and note preparer)

Introduction

These notes are a record of decisions reached at two Webex meetings, one on May 27th, and a follow-up on June 2nd. The meetings are combined into a single record for clarity, with respective dates noted in parentheses.

The purpose of the meetings was to review a request by DESC for SDCI to reconsider its substantial alteration designation for the Morrison Hotel Remodel, which was made on October 7th, 2025, following a pre-submittal conference. The design team for the previous meeting, Sept 11, 2025 was led by SMR Architects. Approved Meeting minutes dated Oct 7, 2025 from that meeting are attached for reference. (AJ/SDCI)

Basis for Request

(5/27)
Sondra Nielsen reviewed project funding and goals. DESC has been able to obtain funding for upgrades to the Morrison that are focused on two goals:

- creating a safer and more effective facility to serve Seattle's most vulnerable citizens and
- to de-carbonize and improve energy and water efficiency.

She noted that funding has been provided only for the residential units and surrounding areas on floors 3-7, not the whole building, which includes a basement, first, and second floors. The building will be fully occupied during construction, providing ongoing critical services like the ORCA (Opioid Recovery and Care Access Center). The project will be broken into 15 smaller phases over 18 months so that only 15 or so residents at a time are affected by having to move out.

The building was structurally upgraded as part of a substantial alteration permitted by SDCI in 2002 that included new footings, new steel brace frames from the basement to Level 3; upper level wood shear walls in the N/S direction and diaphragm strengthening at Level 3 and the roof (AJ/SDCI). Masonry wall anchors and parapet bracing were installed in a previous renovation.

Project scope and rough order of magnitude costs for the project were reviewed.

For additional details in support of reconsideration, please refer to a letter generated by Side x Side architects, dated May 6th, which was submitted to SDCI, along with supporting slides from this meeting, and permitted structural plans from 2002.

Sondra Nielsen noted that the project is receiving tax credit funding that can only pay for the units or the areas surrounding the units themselves and may not be used towards alterations to levels B, 1, 2. She further noted that Level 1 is the Downtown Behavioral Health Clinic and Level 2 was recently renovated to the Opioid Care Unit. (AJ/SDCI)

Substantial Alteration Re-consideration - Confirmation

(6/2)
Ardel Jala confirmed, per her 5/29 correspondence, that after reconsideration of the overall proposed scope, SDCI will not consider the proposed scope a substantial alteration. Factors that weighed in favor of the reversal were the extent of the building where no work is proposed as well as the work completed in the 2002 renovation which was a substantial alteration.

She noted that the decision is specific to the circumstances of this building and should not be considered precedent that can be applied to other buildings. This decision supersedes the previous decision of substantial alteration from Oct 7, 2025. (AJ/SDCI)

Retrofitted URM Status

(6/2)
Ardel Jala requested that DESC apply for retrofitted URM status for the Morrison in Seattle's URM database, prior to permit submittal, and Sondra Nielsen agreed. Ardel noted that the submittal date could be flexible if there are scheduling issues, assuming confirmation that the

process is underway.

Please refer to this link for further URM application information:

<https://www.seattle.gov/documents/Departments/SDCI/Codes/ChangesToCodes/UnreinforcedMasonry/ProceduretoApplyforRetrofittedURMStatus.pdf>

Retrofitted URM Application Details

(6/2)
Details of what SDCI expects to see in the application were discussed as follows:

Given that the Morrison's substantial alteration took place in 2002, Item 3a of the URM Status Procedure would apply (see link above). The 2002 structural drawings note UBC 1997 and FEMA 356 Life Safety as basis for design.

Note that the building will not be removed from the URM database, just reclassified as retrofitted.

With respect to Item 3a, number 3, "attestation that the work appears to be completed per the original construction documents", it was confirmed that significant exploratory demolition is not required to substantiate general conformance with the record documents. However, Derek Ohlgren noted cases where deferred structural work (example- roof diaphragm at next re-roof) was negotiated during permitting but not shown on the drawings, so he requested that this type of scope-related deficiency, if it exists at the Morrison, be confirmed.

Ardel noted that the main focus of the report should be addressing what items were designed to meet code at the time but do not fully meet current code. Reverse engineering of the original design is not the intent of the URM analysis.

Derek encouraged Atlas Design Group to reach out directly for details on which ASCE checklist and/or benchmarking path makes sense for the Morrison URM retrofit application.

END OF NOTES

Side x Side Architects PLLC
(SxS)

John Kennedy

**Construction Pre-Submittal Conference Meeting - Application Questions**

Project: DESC Morrison Remodel
Address: 509 3rd Ave, Seattle WA, 98104
Permit #: 7100063-CN
Zone: PSM 100/100-12
Date: September 11, 2025
Prepared by: Scott Starr, SMR Architects

Digitally signed by Casandra Courtillet
Date: 2025.10.07 13:35:05 -07'00'

Attending:

Name	Company
Casandra Courtillet	Seattle Department of Construction and Inspections (SDCI)
Derek Ohlgren	SDCI - Building Code & Existing Building Code
Marsha Poon	SDCI - Mechanical & Energy Code Reviewer
Mark Chubb	Fire Department
Nathan Rosenbaum	Downtown Emergency Service Center (DESC)
Jared O'Dell	Downtown Emergency Service Center (DESC)
Josh Valera	Downtown Emergency Service Center (DESC)
Dana Fontes	Sider Byers (Mechanical Engineer)
Elliot Smith	Atlas (Structural)
David Reddy	O'Brien 360
Scott Starr	SMR Architects (SMR)

Existing Building Information:

- Address: 509 3rd Avenue, Seattle Washington 98104
- Parcel: 093000-0040
- Use: B-1 Office, R-2 residential, S-3 parking.
- Construction Type: III-A

Background and General Notes

The proposal is the remodel of the top five floors of the existing seven story Morrison Hotel. The top five floors of the building contain 190 residential apartment units, and are R-2 occupancy. The repairs include:

- Replace finishes.
- Repair existing supply and waste plumbing in residential units.
- Replace existing plumbing fixtures.
- Replace exterior windows.
- Add insulation to exterior walls.
- Replace existing emergency generator.
- Replace central domestic hot water heater.
- Replace corridor pressurization fans.
- Repoint exterior brick masonry.

See below for full scope details.

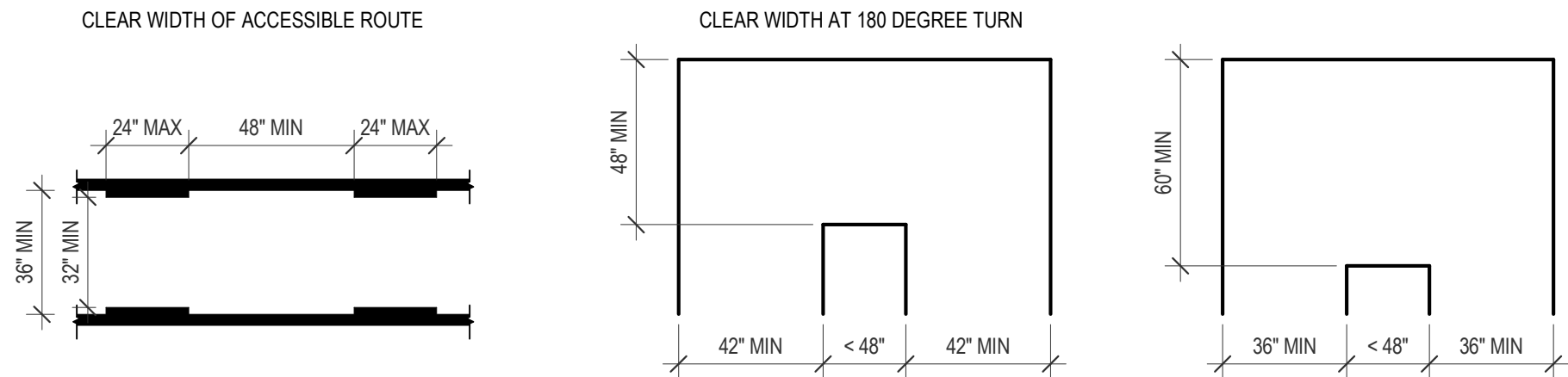
The proposed repairs for the building will not change the Occupancy or Land Use designation for the building. They will not change the number of units, the type of units, or the exiting for the building. Mechanical cooling will not be added to the building.

#	General Question/Notes:	Answer:
1	This is a 0-30% AMI permanent supportive housing project. Confirm that this project will be a Priority 2 application for 100% affordable housing	To be confirmed by Land Use. Provided applicant with contact information.
2	Confirm that this project is located in the Pioneer Square historic district, and exterior changes will be subject to review by the Department of Neighborhoods.	To be confirmed by Department of Neighborhoods. Provided applicant with contact information.
3	Confirm that the project will be reviewed under the 2021 Seattle Existing Building Code.	Confirmed when the project is submitted now, while the 2021 codes are the current code and before the next edition of the Seattle construction codes are adopted.
4	Confirm whether or not the project will qualify as a substantial alteration per Seattle Existing Building Code 311.1. CC: Per SEBC 311.1.1 there are four criteria that could qualify as substantial alteration. This project may meet #2 - remodeling or addition that substantially extends the useful physical life of the building or portion of the building. CC asked for a scope of work outlining what will be changed as part of the project in order to determine whether the project is a substantial alteration or not. See Options R1 & 2 and their Sub Alt determinations, at the end this document	The fire department wouldn't re-visit 403 requirements for this building. Look at chapter 11 of the fire code for requirements that apply to existing high rise buildings. The fire department has extensive experience in this building.
5	Confirm that there will be no separate Land Use, Zoning or SEPA review required.	To be confirmed by Land Use. Provided applicant with contact information.
#	Fire Code Questions:	Answer:
1	There will be no change to emergency systems required for high rise buildings per SBC 403.	The fire department wouldn't re-visit 403 requirements for this building. Look at chapter 11 of the fire code for requirements that apply to existing high rise buildings. The fire department has extensive experience in this building.
2	No change is anticipated to existing automatic sprinkler system per SBC 903.	Sprinkler heads may need to be updated - residential quick response sprinklers. Don't require change until they are 50 years old.
4	No change to existing NFPA 13 sprinkler system.	An NFPA 13 Fire Sprinkler system installed in 2002 does not need to be replaced based on code requirements.
5	Mark Chubb noted the building has a history of excessive unwanted alarms. Replacing smoke detectors will be included in scope.	Interactions between mechanical design and fire alarm design can reduce unwanted alarms. Consider impact of mechanical changes on detection. An issue they are seeing is corridor detection and trash room detection. Avoid common return to the corridors. Get rid of redundant corridor detectors.

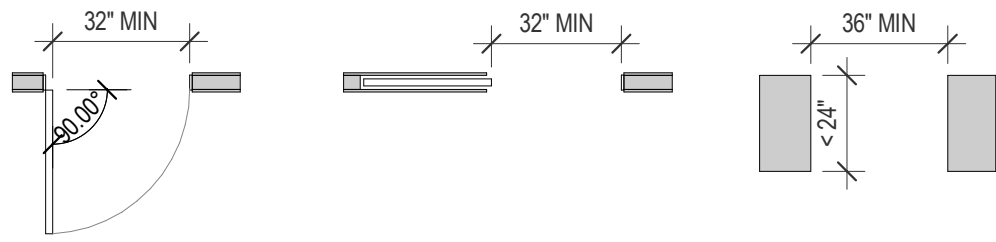
NOTE: SEE 5/27/2026 NOTES ABOVE FOR SUBSTANTIAL ALTERATION DETERMINATION.

6	Electrical Generator.	According to Mark Chubb the generator will require a fuel storage permit separate from the building permit and is applied to through the fire department. Fuel storage tank is chapter 57 of the fire code. Piping for vents is in 52. Fill piping and venting terminate outside. Extra hazard sprinkler protection.
#	Structural Questions:	Answer:
1	The building had a seismic upgrade in 2002. Verify that there is no requirement for a new seismic upgrade for the building based on the work of the project.	If the project is not a substantial alteration there is not a requirement for seismic reinforcing. If the project is a substantial alteration a seismic evaluation report will be required.
2	Will a seismic evaluation report be required per 311.1.3?	Director's rule 15-2021 describes evaluation process. Evaluate post-retrofit status of building. Systematic Tier 3 evaluation. Derek Ohlgren, SDCI: The benchmark provisions in ASCE 41-17 Section 3.3 may also be used for evaluation and establishing compliance of the retrofit.
3	Unreinforced Masonry Building	The building is on the list of unreinforced masonry buildings. Based on a seismic report the building could be removed from the list, which could avoid the need for a retrofit when URM rules become mandatory. Derek Ohlgren, SDCI: URM buildings retrofitted in compliance with SEBC, 304.5.1 are eligible for a change in status in the database. Retrofitted URM buildings will not be removed from the list. Compliance with the URM seismic regulations is currently voluntary, but buildings that meet the criteria now will be considered compliant when the regulations become mandatory.
#	Energy Code Questions:	Answer:
1	Verify that the scope of the project will qualify as a "repair" per C201, and will not count as an "alteration".	Based on the definitions in the Energy code this work would be considered an alteration.
2	The owner will be making envelope improvements including window replacement and added insulation. Will replacement windows have to meet C503.3.2.1?	Window replacements will have to meet this requirement. If the project is a substantial alteration it will be per C503.9 substantial alteration.
3	Per C503.4 existing mechanical systems will not need to be changed.	If not a substantial alteration whatever you alter will have to comply with code.
4	The owner is considering replacing an existing natural gas central hot water boiler. The replacement will be a hot water heat pump system. However, per C503.5.1 Exception 4 a gas system would be allowed.	A gas water heater is allowed. If a gas heater is used we will need to submit a future de-carbonization plan. C503.4.6.2.

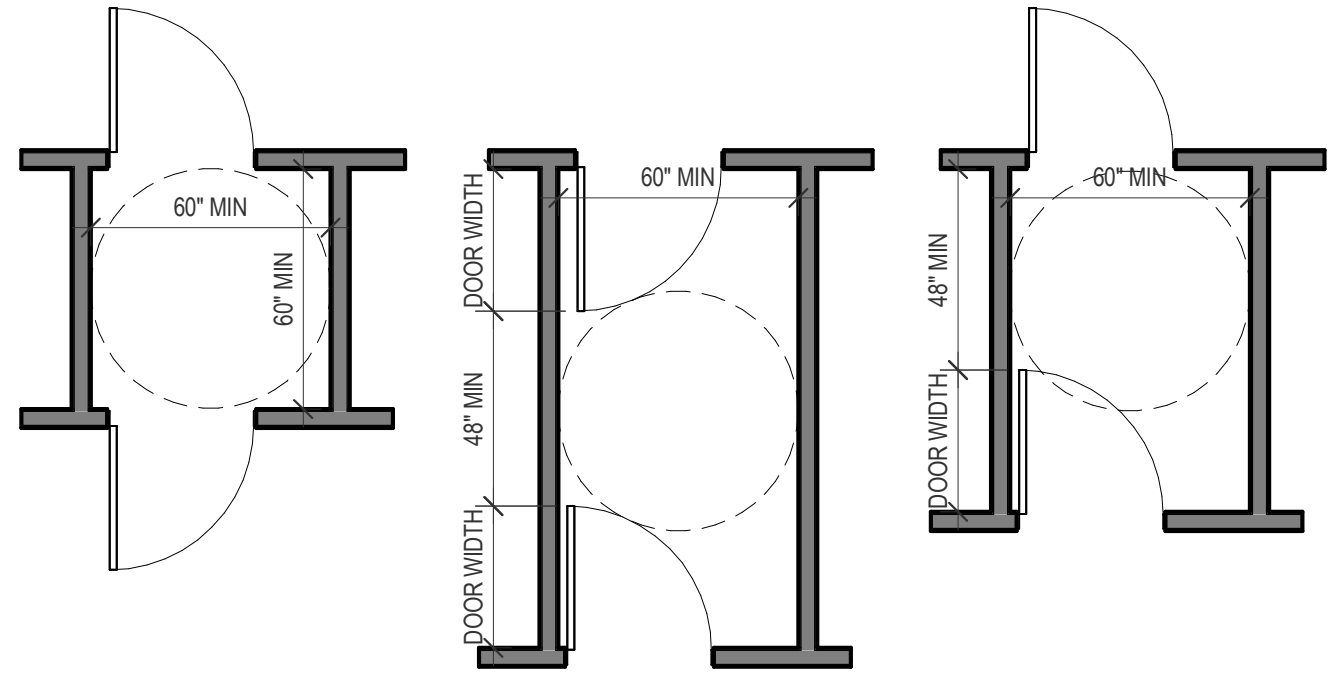
5	Per C503.9.3 Energy Efficiency the owner will likely either comply with 2 or 3. Does this energy efficiency requirement apply to the whole building, or just the portions of the building being altered?	Substantial alteration applies to entire building, including floors that are not part of the project. C503.9 has an exception that requires a letter from the Landmark Board stating that the exterior components cannot be altered because they are historic elements that contribute to the Pioneer Square historic district. The intent of the energy code is to do the most that is possible given the historic nature of the building. If compliance is based on a UA calculation it is permissible to remove the historic components from the calculation.
6	Discussed methods to bring more energy efficient mechanical systems to historic building.	Masha Poon: In historic buildings it is acceptable to submit a code modification request to show a proposal that meets the intent of the code. The request will be evaluated by the SDCI
7	C408 Additional Energy Efficiency Credits	Marsha Poon: If the project qualifies as a substantial alteration it will have to comply with the C408 requirement. In some cases projects can use energy modeling to show energy savings better than the code to comply with C408.
#	Mechanical Code Questions:	Answer:
1	No specific questions.	Like for like replacement shall comply with 2021 SEC section C503 (for example, C503.4.6 and C503.5).



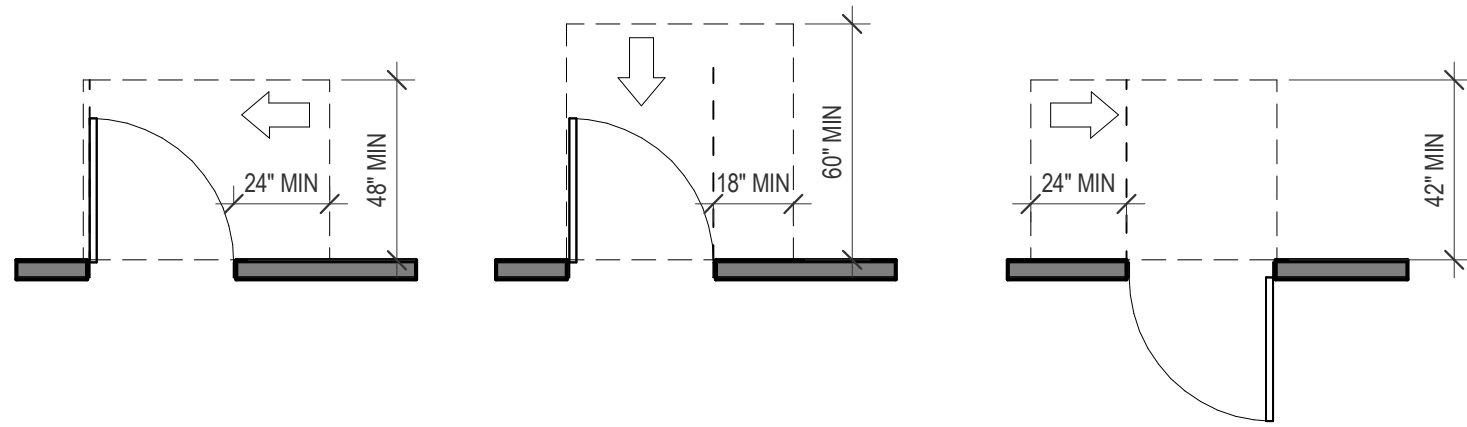
CLEAR WIDTH PER ICC A117.1 SECTION 403
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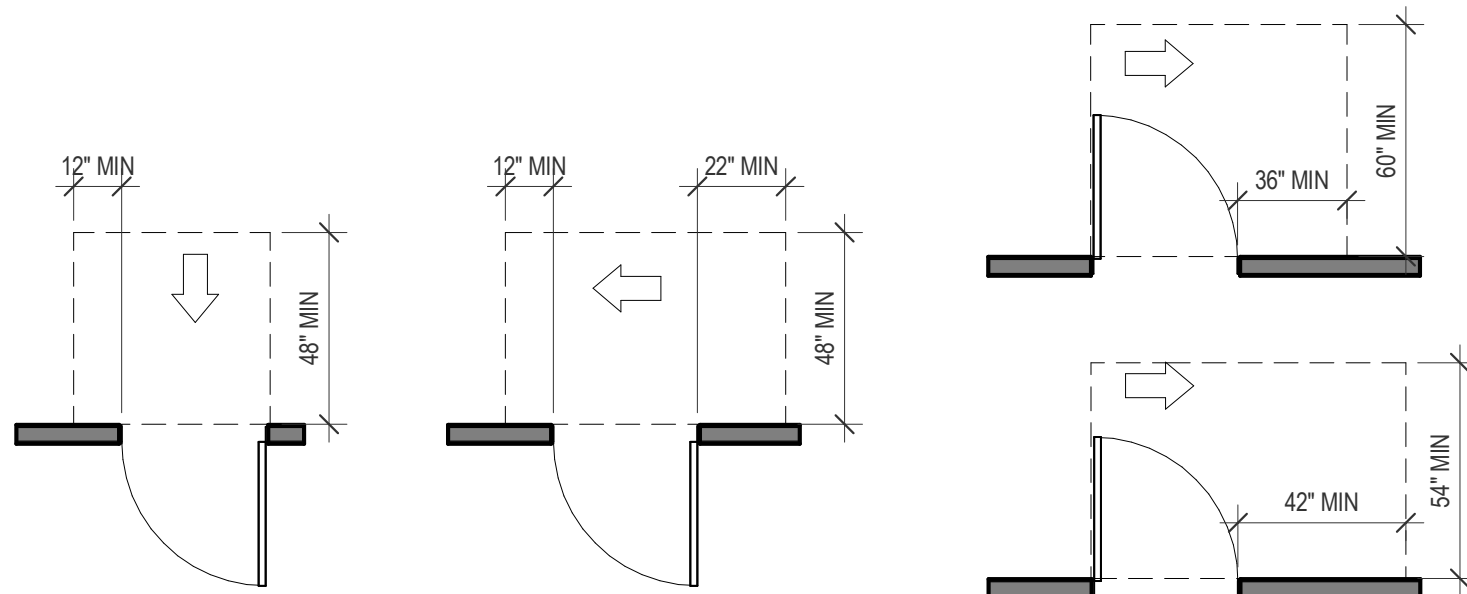
DOOR CLEAR WIDTH PER ICC A117.1 SECTION 404
SCALE: 1/4" = 1'-0"



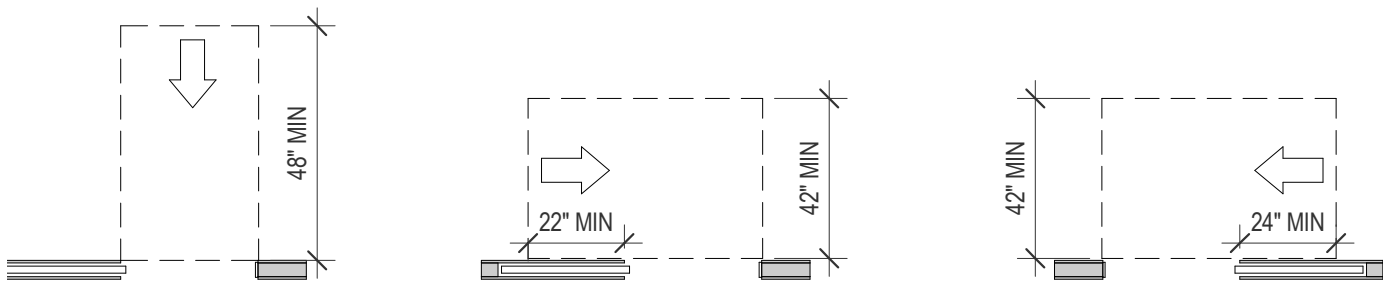
TWO DOORS IN A SERIES



LATCH APPROACH, PULL SIDE FRONT APPROACH, PULL SIDE LATCH APPROACH, PUSH SIDE

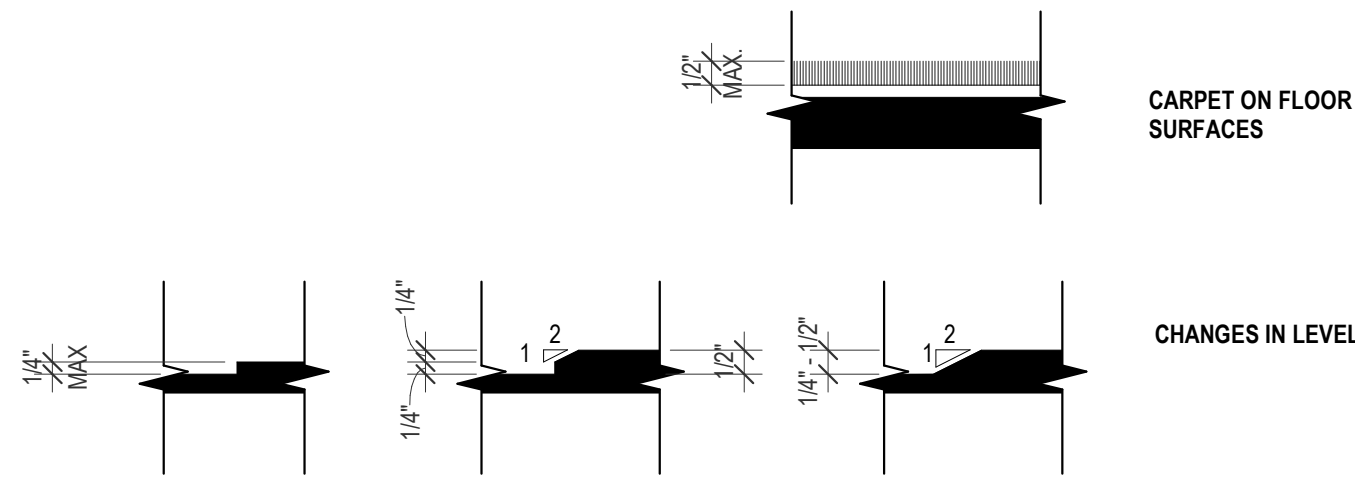


FRONT APPROACH, PUSH SIDE HINGE APPROACH, PUSH SIDE HINGE APPROACH, PULL SIDE

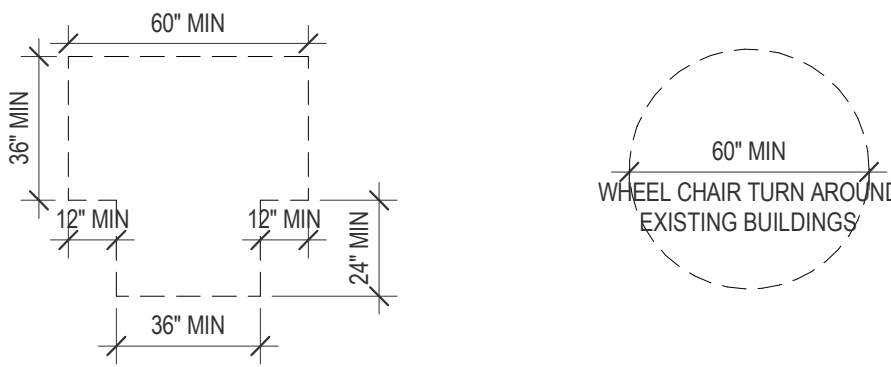


FRONT APPROACH POCKET OR HINGE APPROACH STOP OR LATCH APPROACH

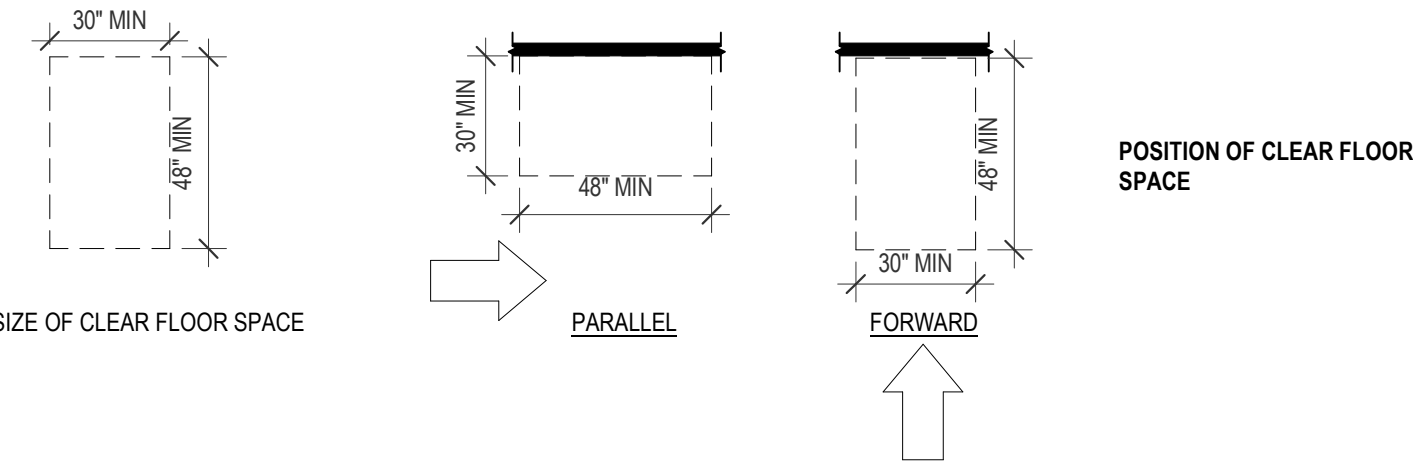
DOOR APPROACHES AND CLEARANCES PER ICC
A117.1 SECTION 404
SCALE: 1/4" = 1'-0"



FLOOR SURFACE PER ICC A117.1 SECTION 302
SCALE: 3/8" = 1'-0"



TURNING SPACE PER ICC A117.1 SECTION 304
SCALE: 1/4" = 1'-0"

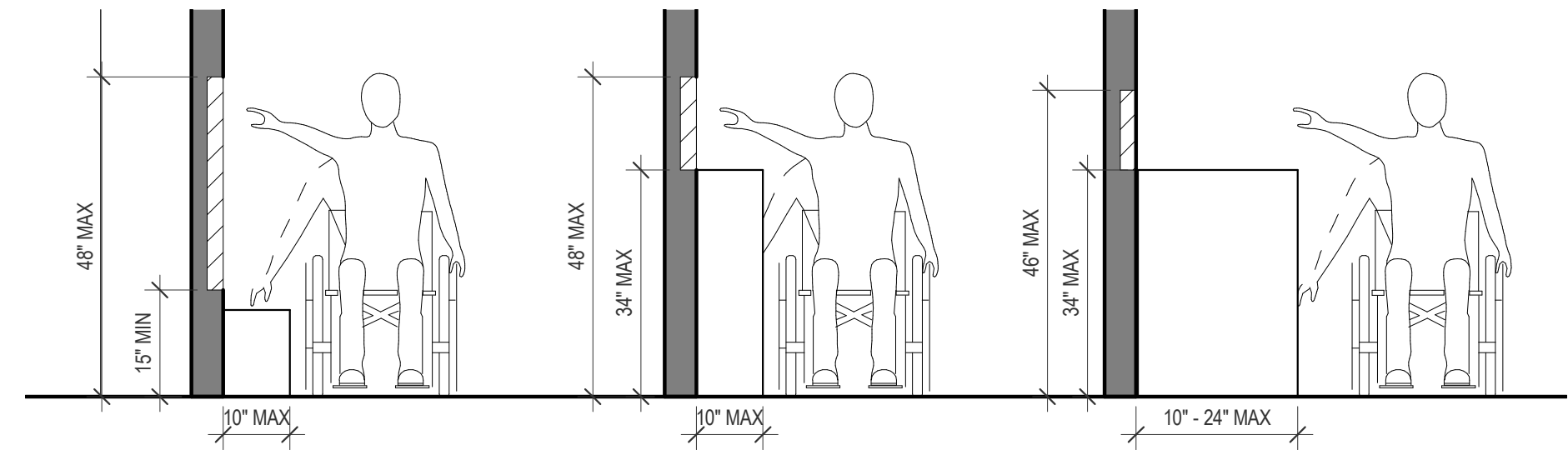
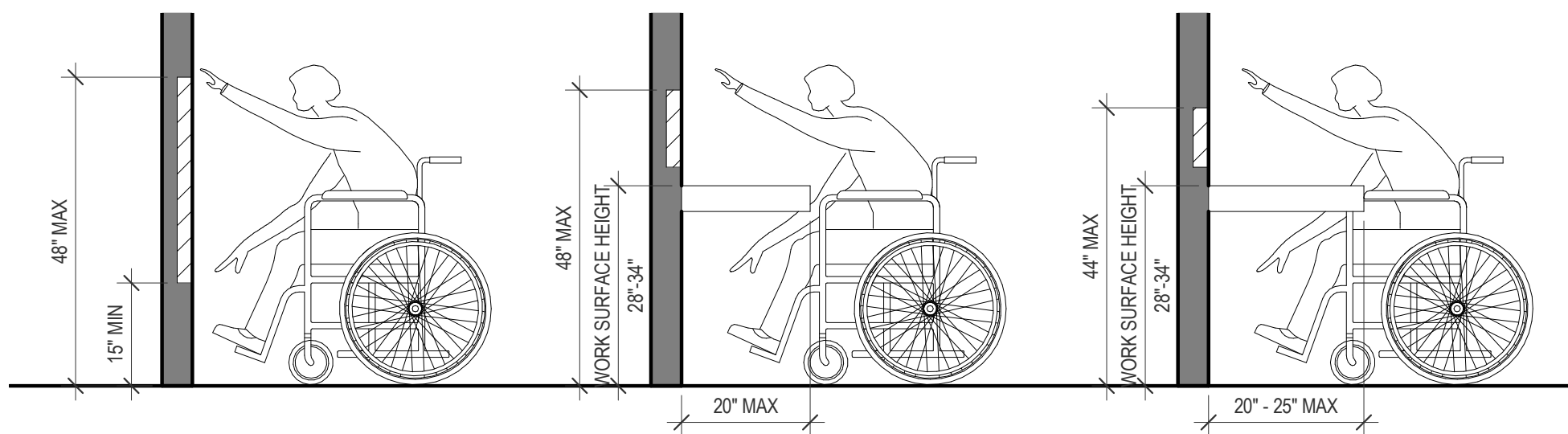


CLEAR FLOOR SPACE PER ICC A117.1 SECTION 305
SCALE: 1/4" = 1'-0"



KNEE AND TOE CLEARANCE PER ICC A117.1
SECTION 306
SCALE: 3/8" = 1'-0"

PROTRUSION PER ICC A117.1 SEC 307
SCALE: 3/8" = 1'-0"



REACH DIAGRAM PER ICC A117.1 SEC 308
SCALE: 1/2" = 1'-0"

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GMP SET

DATE

REVISIONS:
NO. DESCRIPTION

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SHEET NAME:

ADA COMPLIANCE STANDARDS

SHEET NUMBER:

A0.03

SCALE:

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

SHEET NAME:
ADA COMPLIANCE STANDARDSSHEET NUMBER:
A0.04

SCALE:

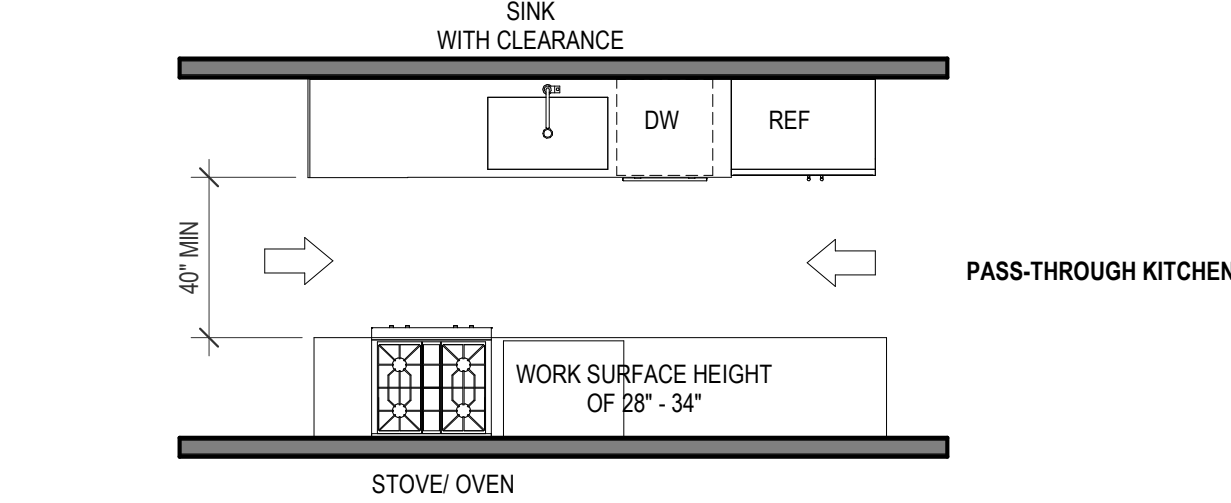
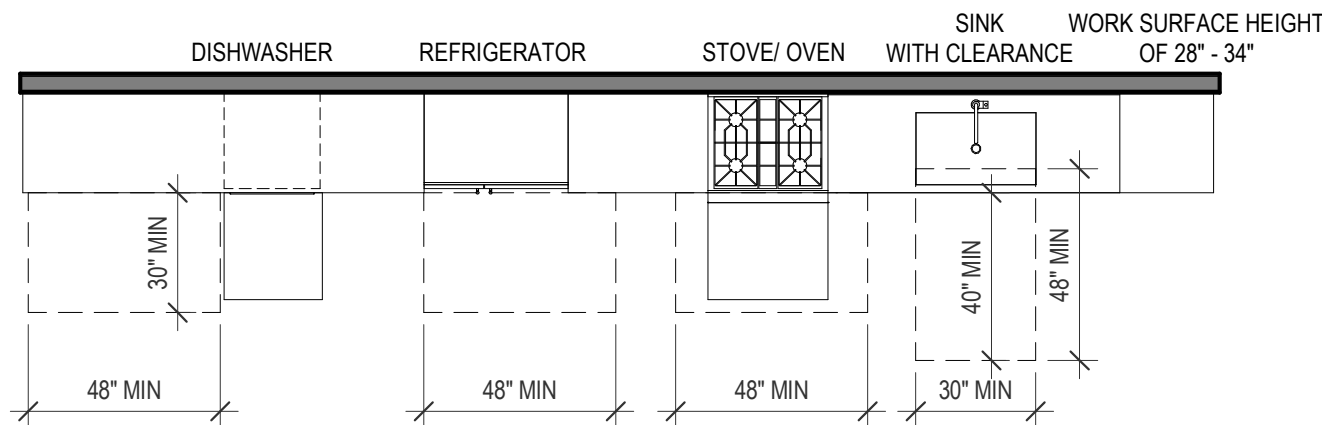
SINK - CLEAR FLOOR SPACE
POSITIONED FOR PARALLEL
APPROACH. FOR TYPE A UNITS, A
FORWARD APPROACH SHALL BE
PROVIDED WITH KNEE AND TOE
CLEARANCE WITH REMOVABLE
CABINETRY

COOKTOP - PROVIDE CLEAR FLOOR
SPACE FOR PARALLEL APPROACH
CENTERED ON APPLIANCE, CONTROLS
SHALL NOT REQUIRE REACHING OVER
BURNERS

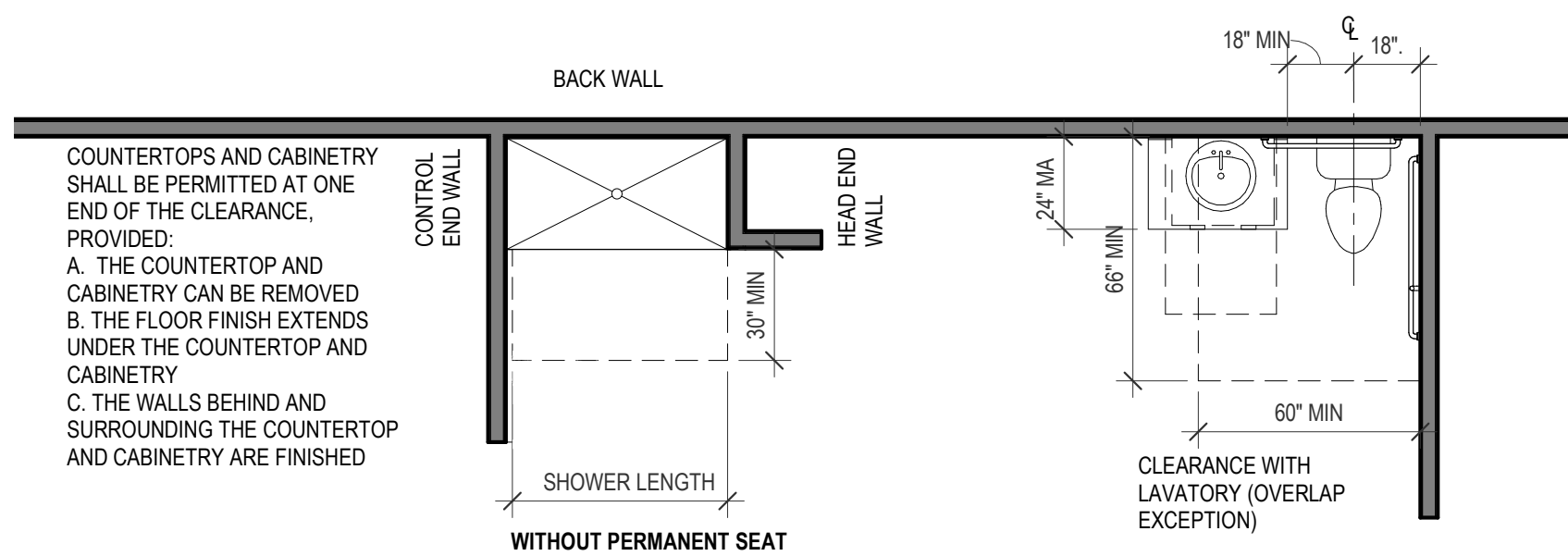
DISH WASHER - PROVIDE CLEAR FLOOR
SPACE ADJACENT TO THE DISHWASHER
DOOR

OVEN - OVEN DOOR WHEN OPEN SHALL
NOT OBSTRUCT CLEAR FLOOR SPACE.
CONTROLS TO BE ON FRONT PANELS,
ON EITHER SIDE OF DOOR

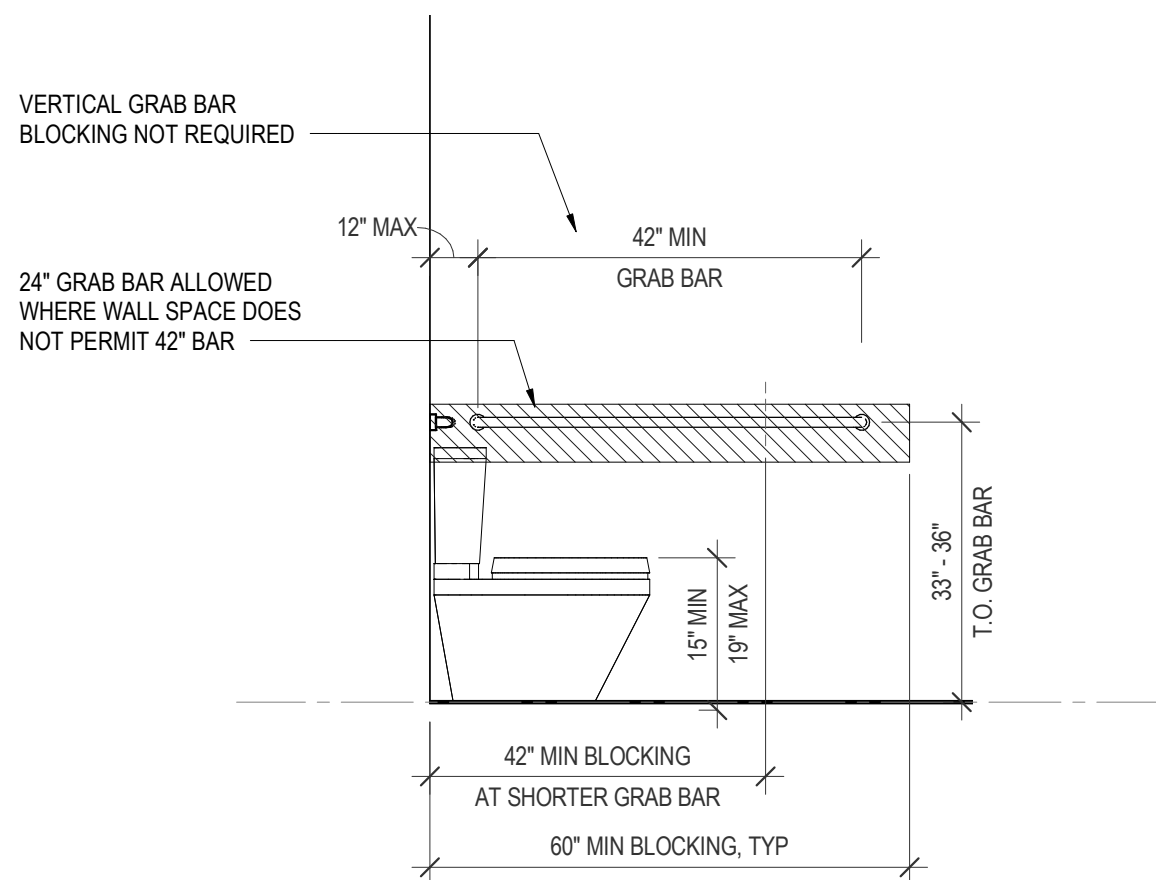
REFRIGERATOR - CLEAR FLOOR SPACE
FOR PARALLEL APPROACH WITH
CENTERLINE OFFSET 24" MAX FROM
CENTERLINE OF THE APPLIANCE. AT
LEAST 50% OF TH FREEZER
COMPARTMENT 54" MAX ABOVE FLOOR

**KITCHEN CLEARANCES PER ICC A117.1 SEC 804**

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

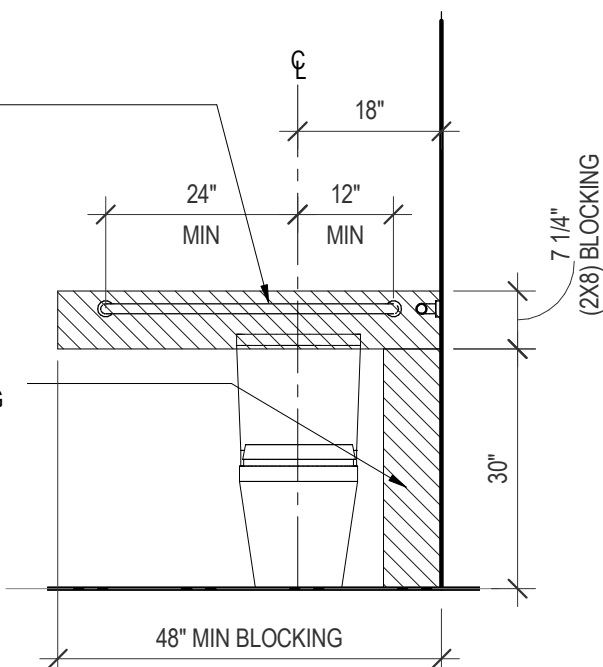
**GRAB BAR BLOCKING NOTES:**

- GRAB BARS NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS INSTALLED FOR FUTURE INSTALLATION OF GRAB BARS
- PROVIDE BACKING CAPABLE OF RESISTING A FORCE OF 250 POUNDS APPLIED VERTICALLY OR HORIZONTALLY AT ANY POINT ON THE GRAB BAR
- GRAB BAR REINFORCEMENT NOT REQUIRED AT FIXTURES NOT REQUIRED TO BE ACCESSIBLE



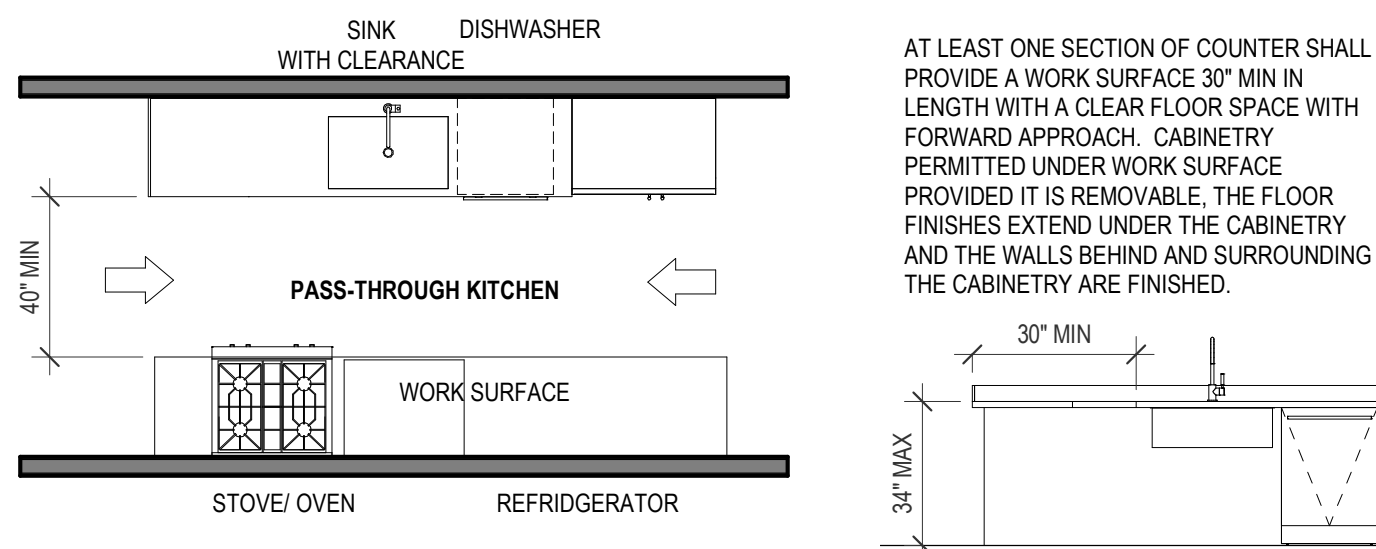
24" GRAB BAR ALLOWED WHERE
WALL SPACE DOES NOT PERMIT
42" BAR

IN TYPE B UNITS, WHERE WALL IS
NOT AVAILABLE FOR SIDE GRAB
BAR, PROVIDE BACKING FOR SWING
UP GRAB BAR AT REAR WALL

**GRAB BAR BLOCKING PER ICC A117.1 SEC 1003 & 1004**

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

CLEARANCE
BETWEEN ALL
OPPOSING BASE
CABINETS, COUNTER
TOPS, APPLIANCES,
OR WALLS WITHIN
KITCHEN WORK
AREAS SHALL BE 40"
MEASURED FROM THE
FRONT FACE OF
RANGE, OR
REFRIGERATOR TO
COUNTERTOP EDGE



AT LEAST ONE SECTION OF COUNTER SHALL
PROVIDE A WORK SURFACE 30" MIN IN
LENGTH WITH A CLEAR FLOOR SPACE WITH
FORWARD APPROACH. CABINETRY
PERMITTED UNDER WORK SURFACE
PROVIDED IT IS REMOVABLE, THE FLOOR
FINISHES EXTEND UNDER THE CABINETRY
AND THE WALLS BEHIND AND SURROUNDING
THE CABINETRY ARE FINISHED.

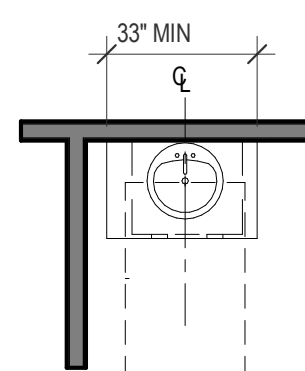
TYPE A UNITS PER ICC A117.1 SEC 1003

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

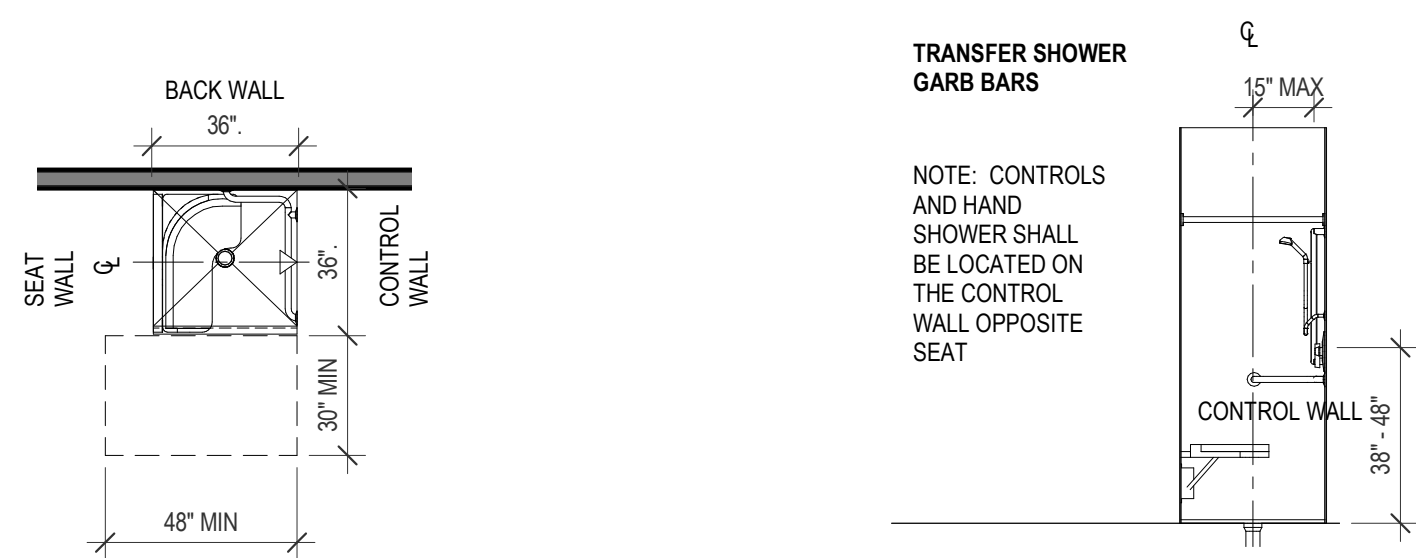
TYPE A AND B UNITS

FRONT APPROACH REQUIRES
KNEE AND TOE CLEARANCE
BUT MAY PROVIDE A CABINET
BELOW IF EASILY
REMOVABLE WITHOUT
ALTERING SINK OR COUNTER
AND WALL AND FLOOR
FINISHES EXTEND BELOW

SINK HEIGHT = MAX 34" FROM
FINISHED FLOOR TO RIM

**BATHTUBS PER ICC A117.1 SEC 607**

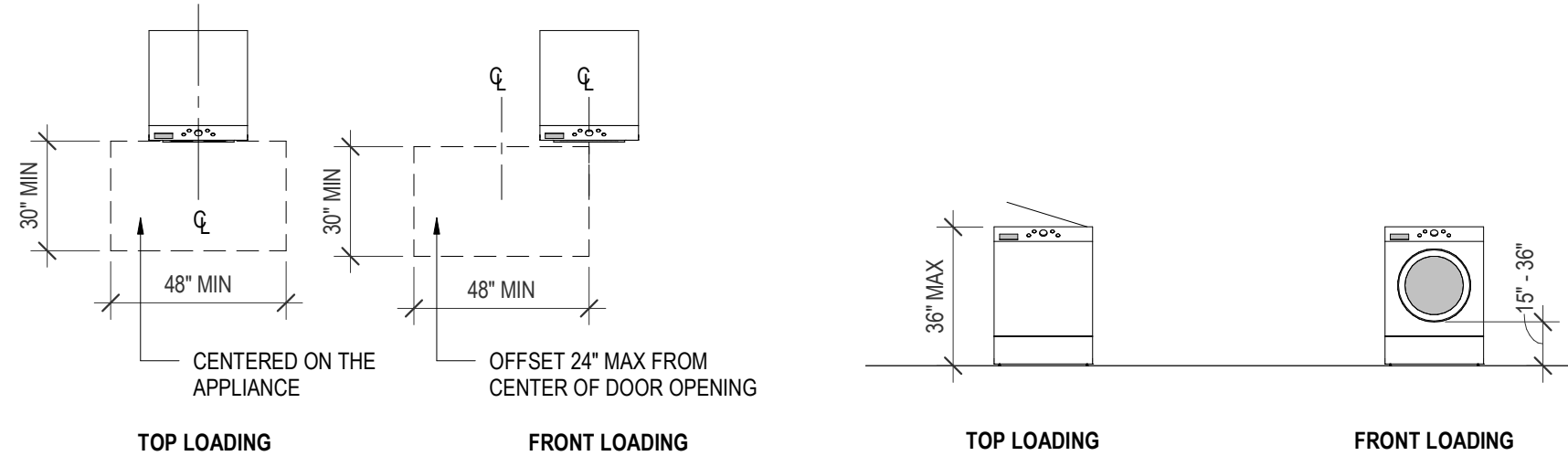
SCALE: 1/4" = 1'-0"

**TRANSFER SHOWER
GRAB BARS**

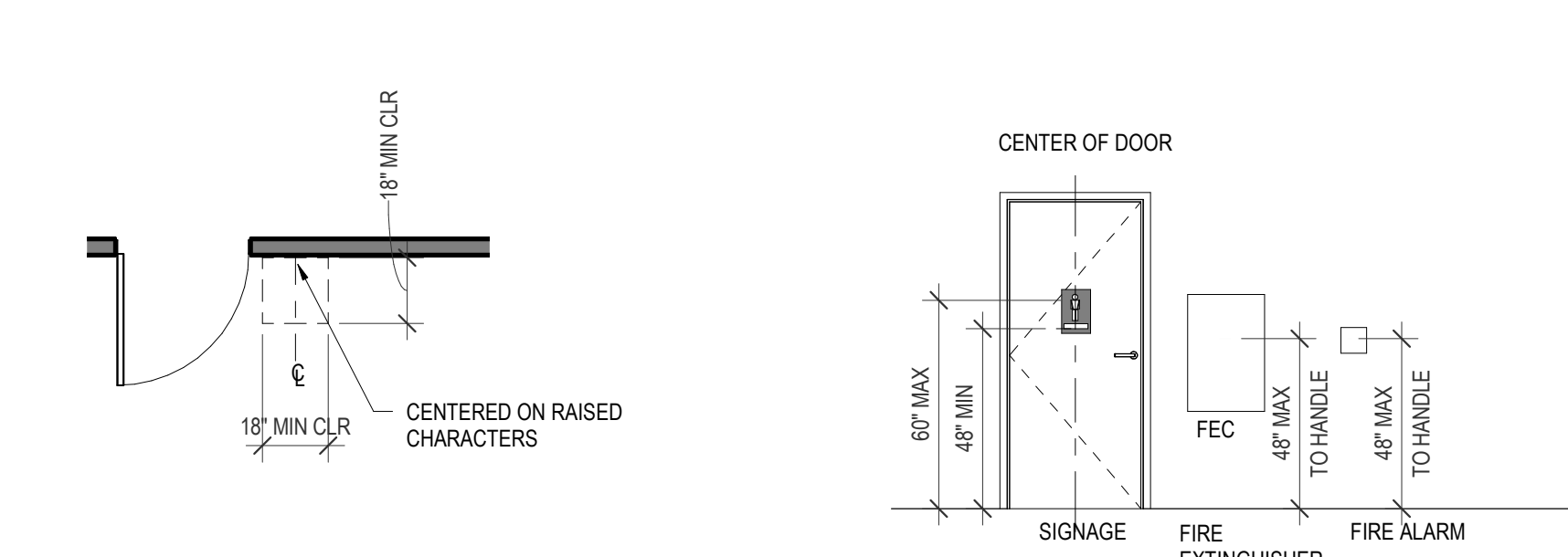
NOTE: CONTROLS
AND HAND
SHOWER SHALL
BE LOCATED ON
THE CONTROL
WALL OPPOSITE
SEAT

SHOWER PER ICC A117.1 SEC 608

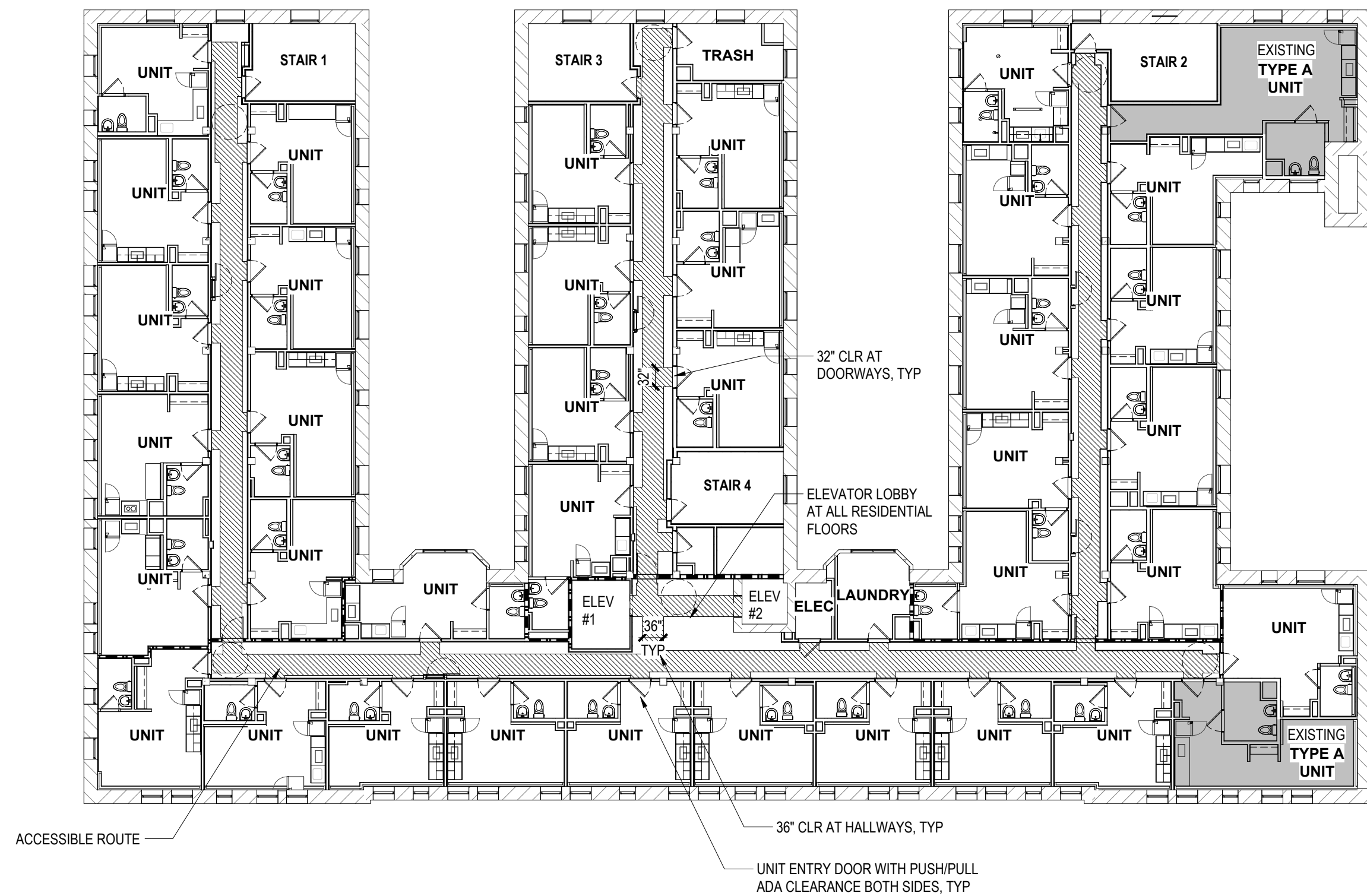
SCALE: 1/4" = 1'-0"

**WASHER AND DRYER PER ICC A117.1 SEC 611**

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

**SIGNS PER ICC A117.1 SEC 703**

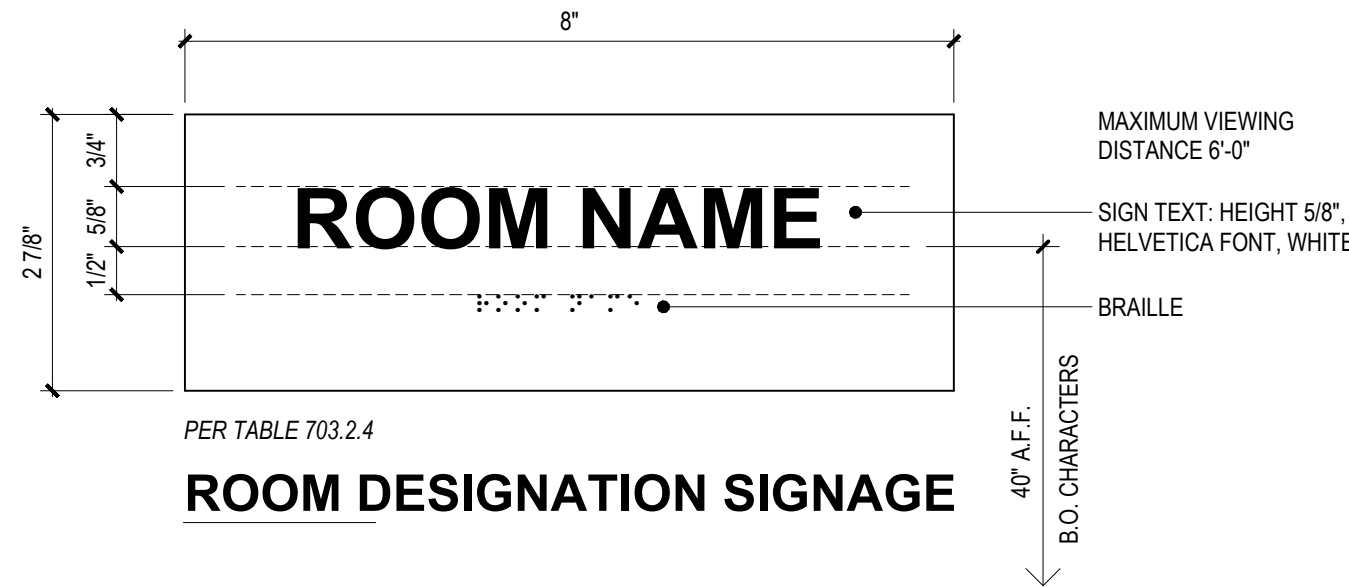
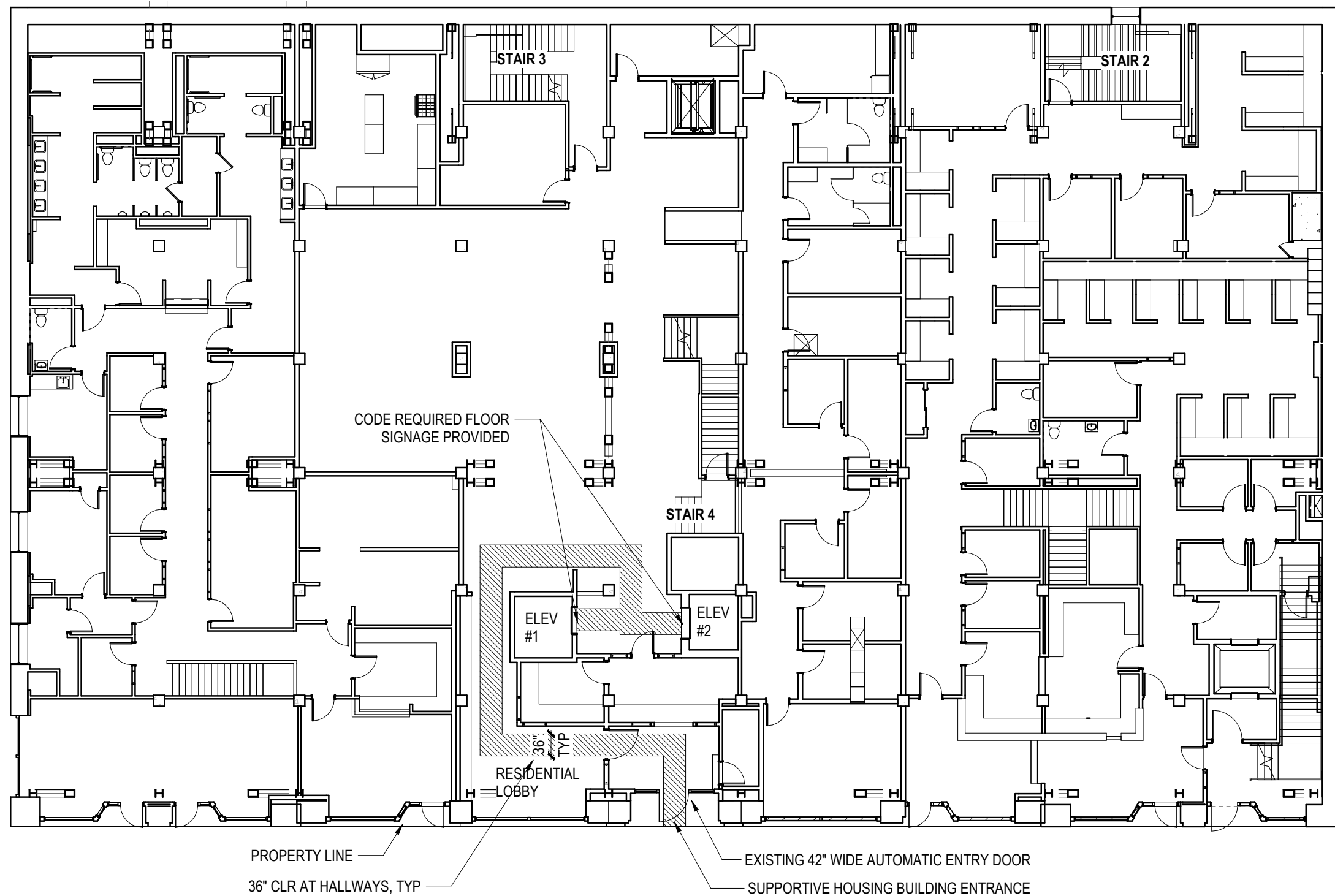
SCALE: 1/4" = 1'-0"

**1 LEVEL 4 (TYP FLOOR) - ACCESSIBLE ROUTE**

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

CODE REFERENCE SEATTLE ICC 117.1A**ACCESSIBLE ROUTE AT RESIDENTIAL FLOORS**

- 36" WIDE FLAT ACCESS PATH TO ACCESS PRIMARY FUNCTION (UNITS, LAUNDRY, TRASH)
- 36" WIDE DOORS (32" CLEAR) MINIMUM THROUGHOUT
- 40" WIDTH PROVIDED AT 90° TURNS PER 403.5.3
- PASSING SPACE PER 403.5.4.1 PROVIDED (5'-0" TYPICAL CORRIDORS)
- PROVIDE NEW UNIT ROOM DESIGNATIONS TACTILE SIGNAGE IN CORRIDOR PER 703.1
- UNIT BATHROOMS DOORS INCREASED TO 36"

**ROOM DESIGNATION SIGNAGE****2 LEVEL 1 - ACCESSIBLE ROUTE**

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

ACCESSIBLE ROUTE AT RESIDENTIAL FLOORS

NOTE: NO PARKING PROVIDED FOR SUPPORTIVE HOUSING UNITS

- TWO 42" WIDE MOTORIZED SWITCH OPERATED ADA DOORS ARE PROVIDED AT ENTRANCE
- 36" FLAT PATH TO ELEVATORS IS PROVIDED
- NORTH ELEVATOR IS SIDE OPERATING DOOR, 4'-6" (54") W. X 4'-6" (54") D
- SOUTH ELEVATOR IS CENTER OPENING DOOR, SHAFTS SIZE 8'-0" X 9'-6", ESTIMATED CAB 7'-5" x 5'-5". BOTH ELEVATORS MEET 407.4.1 ICC 117.1A SEATTLE MIN DIMENSIONS FOR EXISTING BUILDINGS
- AUDIBLE AND VISIBLE SIGNALS NOT REQUIRED PER ICC 117.1A 407.7.2.3/407.2.2.2

OFFICIAL STAMP:

**MORRISON HOTEL REHABILITATION**509 Third Avenue
Seattle, WA 98104

PROJECT:

GMP SET

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8/28/2026

SHEET NAME:

ACCESSIBLE ROUTE

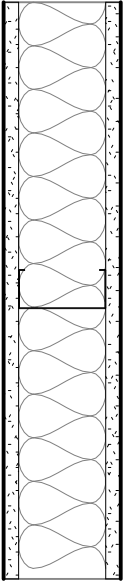
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A0.05

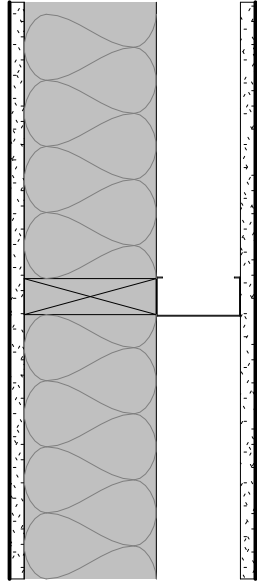
SCALE:

As indicated

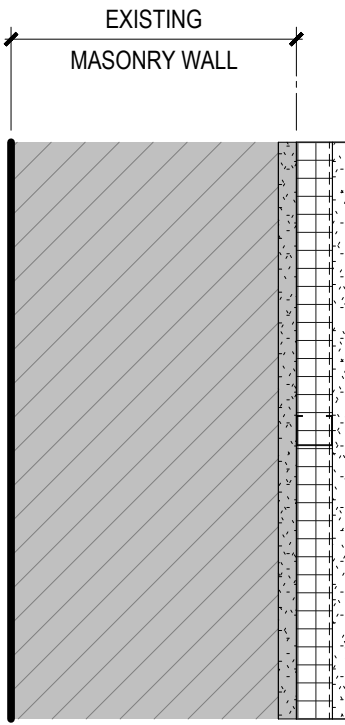
DESCRIPTION: 1 HR INTERIOR WALL	MARK: P4
FIRE RATING: 1 HOUR TEST SOURCE: GA FILE NO. WP 1072	
SOUND RATING: STC 45 TO 49 TEST SOURCE: NRCC 816-NV, 2-3-81	ENERGY RATING: TEST SOURCE:
ASSEMBLY BUILD UP: - 5/8" TYPE X GWB - 3 5/8" METAL STUD @ 24" O.C. + 3 1/2" MINERAL WOOL ACOUSTICAL BATT INSULATION - 5/8" TYPE X GWB	



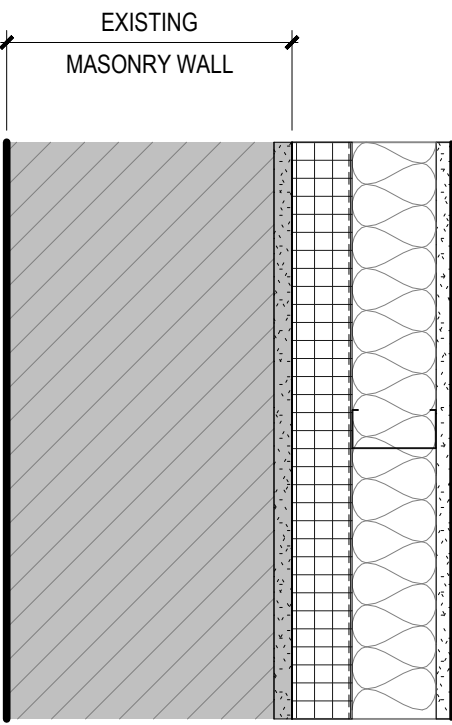
DESCRIPTION: TYP PLUMBING WALL	MARK: P3
FIRE RATING: TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
- FINISH PER SCHEDULE - 5/8" TYPE X COATED GLASS MAT WATER-RESISTANT BACKER BOARD (BATHROOM SIDE) - EXISTING PLUMBING WALL FRAMING TO REMAIN + EXISTING THERMAL BATT INSULATION - 3 1/2" METAL STUD FRAMING <div>ALIGN WITH EXISTING WOOD STUD FRAMING</div> <div>ACOUSTIC BATT INSULATION @ DEMISING WALLS (UNIT SIDE)</div> <div>5/8" TYPE X MOISTURE & MOLD-RESISTANT GWB (UNIT SIDE)</div> <div>FINISH PER SCHEDULE</div>	
NOTE AT EXISTING SHEAR WALL LOCATIONS, NEW PLYWOOD NOT NEEDED WHERE PLYWOOD EXISTS. CONTRACTOR TO FIELD VERIFY.	
* PLYWOOD INCLUDED TO PROTECT PLUMBING PIPES FROM VANDALISM	



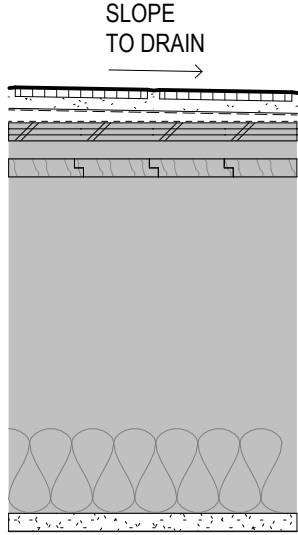
DESCRIPTION: FURRING WALL AT EXTERIOR WALL	MARK: P2
FIRE RATING: TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
ASSEMBLY BUILD UP: - EXISTING BRICK WALL +/- EXIST. 3/4" PLASTER TO REMAIN - 1 1/2" METAL FURRING @ 24" O.C. + R6.3 MINERAL WOOL INSULATION BOARD W/ VAPOR RETARDER - 5/8" TYPE X MOISTURE AND MOLD-RESISTANT GWB - FINISH PER SCHEDULE	
NOTE: REMEDIATION CONDITION SHOWN AT MOISTURE-DAMAGED LOCATIONS. EXISTING FURRING, INSULATION, AND GWB TO REMAIN AT WALLS NOT REQUIRING REMEDIATION.	



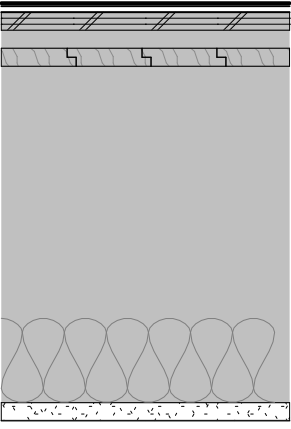
DESCRIPTION: FURRING WALL AT EXTERIOR WALL	MARK: P1
FIRE RATING: TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
ASSEMBLY BUILD UP: - EXISTING BRICK WALL +/- EXIST. 3/4" PLASTER TO REMAIN - 2 1/2" R10.5 MINERAL WOOL INSULATION BOARD W/ VAPOR RETARDER - 3 1/2" METAL FURRING @ 24" O.C. + R13 THERMAL BATT INSULATION - 5/8" TYPE X MOISTURE AND MOLD-RESISTANT GWB - FINISH PER SCHEDULE	



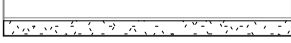
DESCRIPTION: TYP UNIT BATHROOM FLOORING	MARK: F2
FIRE RATING: 1 HOUR (EXISTING TO REMAIN) TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
ASSEMBLY BUILD UP: - CERAMIC TILES PER FINISH SCHEDULE - CEMENTITIOUS MODIFIED THIN-SET MORTAR - WATERPROOFING MEMBRANE - SLOPED CEMENT LEVELING COMPOUND - 1/4" PLYWOOD UNDERLAY - EXISTING 3/4" OSB SHEATHING/WOOD FLOOR TO REMAIN - EXISTING 3/4" SLEEPERS TO REMAIN (CONFIRM 16" O.C. MAX SPACING) - EXISTING FLOOR DECKING & FLOOR FRAMING TO REMAIN - 3-12" ACOUSTICAL BATT INSULATION - 5/8" TYPE X MOISTURE/MOLD RESISTANT GWB	



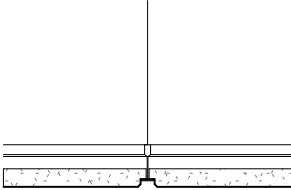
DESCRIPTION: TYP UNIT FLOORING	MARK: F1
FIRE RATING: 1 HOUR (EXISTING TO REMAIN) TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
ASSEMBLY BUILD UP: - RESILIENT FLOOR PER FINISH SCHEDULE - 1/4" PLYWOOD UNDERLAY - EXISTING 3/4" OSB SHEATHING/WOOD FLOOR TO REMAIN - EXISTING 3/4" SLEEPERS TO REMAIN - EXISTING FLOOR DECKING & FLOOR FRAMING TO REMAIN - 3-12" ACOUSTICAL BATT INSULATION - 5/8" TYPE X MOISTURE/MOLD RESISTANT GWB WHERE NOTED ON PLANS, OTHERWISE EXISTING TO REMAIN	
ADD ALTERNATE #4: ADD ACOUSTIC UNDERLAYMENT UNDER RESILIENT FLOOR.	



DESCRIPTION: TYP GWB CEILING	MARK: C1
FIRE RATING: TEST SOURCE:	
SOUND RATING:	ENERGY RATING:
TEST SOURCE:	TEST SOURCE:
ASSEMBLY BUILD UP: - EXISTING OR NEW JOIST FRAMING - 5/8" TYPE X GWB (SEE FINISH SCHEDULE FOR TYPE)	



DESCRIPTION: TYP ACT CEILING	MARK: C2
FIRE RATING: TEST SOURCE:	
SOUND RATING: NRC 0.75 MIN TEST SOURCE:	ENERGY RATING: TEST SOURCE:
- 9/16" SUSPENDED T-BAR GRID SYSTEM - 24" X 48" X 3/4" ACOUSTICAL CEILING TILE	
NOTE REFER TO FINISH SCHEDULE FOR CEILING TILE INFO.	



Side x Side Architects

510 Maynard Ave S

Seattle, WA 98104

Official Stamp

REGISTERED ARCHITECT

GLADYS LY-AU YOUNG

STATE OF WASHINGTON

PROJECT:

MORRISON HOTEL REHABILITATION

509 Third Avenue

Seattle, WA 98104

PROJECT NUMBER:

28002

DATE:

12/01/20

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

ASSEMBLIES - WALLS, FLOORS

A0.10

1 1/2" = 1'-0"

8/28/2026

PROJECT:

MORRISON HOTEL REHABILITATION

509 Third Avenue

Seattle, WA 98104

PROJECT NUMBER:

28002

DATE:

12/01/20

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

REVISIONS:

NO. DESCRIPTION

2 GMP SET

DATE:

8/28/2026

GMP SET

8/28/2026

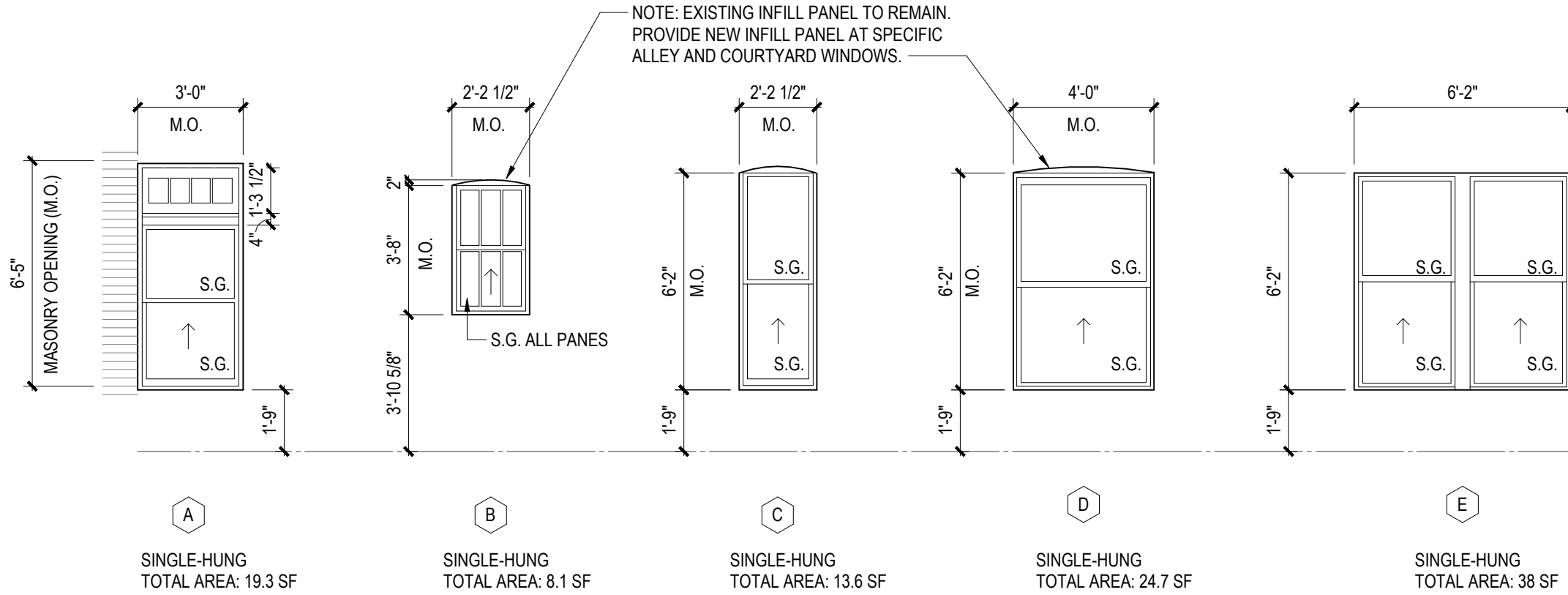
WINDOW NOTES

1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOW UNITS
2. FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT AND LEAKAGE RATING
3. ALL OPERABLE WINDOWS TO BE EQUIPPED WITH 4" LIMITER, U.N.O.

EXTERIOR WINDOW INFORMATION

MANUFACTURER: PELLA
PELLA RESERVE TRADITIONAL ALUMINUM CLAD WOOD WINDOW

- GLASS TYPE: 1" CLEAR INSULATED DOUBLE GLAZING
- LOW-E COATING
- U-0.25/SHGC-0.28 OR LOWER
- LIMITED OPENING HARDWARE (TO A MAX OF 4")
- SIMULATED DIVIDED LITES PER WINDOW DETAILS
- FRAME COLOR: PELLA "HARTFORD GREEN"



WINDOW TYPES

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

OFFICIAL STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

REVISIONS:

NO. DESCRIPTION DATE

PROJECT NUMBER: 2802

DATE: 12/01/20

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SHEET NAME:

WINDOW SCHEDULES

SHEET NUMBER:

A0.20

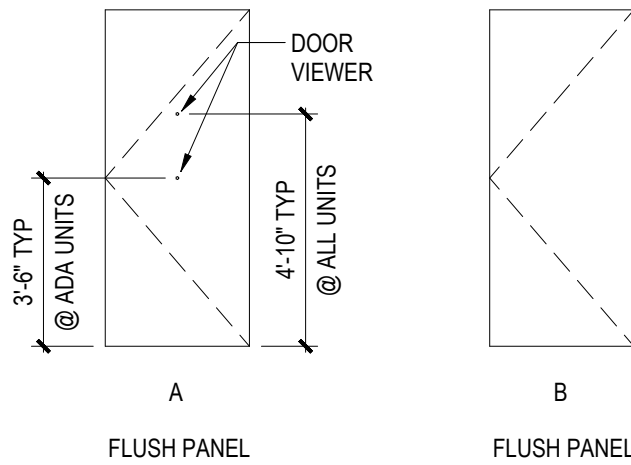
SCALE: As indicated

DOOR SCHEDULE (INTERIOR)								
REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	PANEL		FIRE RATING (MINUTES)	
					WIDTH	HEIGHT		
300.1	HALL	300-S	SWING	B	2'-4"	7'-0"	1 3/4"	20
300.2	HALL	300-E	SWING	B	2'-4"	7'-0"	1 3/4"	20
300.3	HALL	300-M	SWING	B	2'-4"	7'-0"	1 3/4"	20
300.4	HALL	300-N	SWING	B	2'-4"	6'-8"	1 3/4"	20
300.5	HALL	300-N	SWING	B	2'-4"	7'-0"	1 3/4"	20
300M.1	STAIR 3		SWING	B	3'-0"	7'-0"	1 3/4"	45
300M.2	HALL	300-M	SWING	B	3'-0"	7'-0"	1 3/4"	20
300M.3	STAIR 4		SWING	B	3'-0"	7'-0"	1 3/4"	45
300N.1	STAIR 2		SWING	B	3'-0"	7'-0"	1 3/4"	45
300N.2	HALL	300-N	SWING	B	3'-0"	7'-0"	1 3/4"	90
300S.1	STAIR 1		SWING	B	3'-0"	7'-0"	1 3/4"	45
300S.2	HALL	300-S	SWING	B	3'-0"	7'-0"	1 3/4"	90
301.1	UNIT	301	SWING	A	3'-0"	7'-0"	1 3/4"	20
301.2	UNIT	301	SWING	B	3'-0"	7'-0"	1 3/4"	
302.1	UNIT	302	SWING	A	3'-0"	7'-0"	1 3/4"	20
302.2	UNIT	302	SWING	B	3'-0"	7'-0"	1 3/4"	
303.1	UNIT	303	SWING	A	3'-0"	7'-0"	1 3/4"	20
303.2	UNIT	303	SWING	B	3'-0"	7'-0"	1 3/4"	
304.1	UNIT	304	SWING	A	3'-0"	7'-0"	1 3/4"	20
304.2	UNIT	304	SWING	B	3'-0"	7'-0"	1 3/4"	
305.1	UNIT	305	SWING	A	3'-0"	7'-0"	1 3/4"	20
305.2	UNIT	305	SWING	B	2'-8"	7'-0"	1 3/4"	
306.1	UNIT	306	SWING	A	3'-0"	7'-0"	1 3/4"	20
306.2	UNIT	306	SWING	B	3'-0"	7'-0"	1 3/4"	
307.1	UNIT	307	SWING	A	3'-0"	7'-0"	1 3/4"	20
307.2	UNIT	307	SWING	B	3'-0"	7'-0"	1 3/4"	
308.1	UNIT	308	SWING	A	3'-0"	7'-0"	1 3/4"	20
308.2	UNIT	308	SWING	B	3'-0"	7'-0"	1 3/4"	
309.1	UNIT	309	SWING	A	3'-0"	7'-0"	1 3/4"	20
309.2	UNIT	309	SWING	B	3'-0"	7'-0"	1 3/4"	
310.1	UNIT	310	SWING	A	3'-0"	7'-0"	1 3/4"	
310.2	UNIT	310	SWING	B	3'-0"	7'-0"	1 3/4"	
311.1	UNIT	311	SWING	A	3'-0"	7'-0"	1 3/4"	20
311.2	UNIT	311	SWING	B	2'-4"	7'-0"	1 3/4"	
312.1	UNIT	312	SWING	A	3'-0"	7'-0"	1 3/4"	20
312.2	UNIT	312	SWING	B	3'-0"	7'-0"	1 3/4"	
313.1	UNIT	313	SWING	A	3'-0"	7'-0"	1 3/4"	20
313.2	UNIT	313	SWING	B	3'-0"	7'-0"	1 3/4"	
314.1	UNIT	314	SWING	A	3'-0"	7'-0"	1 3/4"	20
314.2	UNIT	314	SWING	B	3'-0"	7'-0"	1 3/4"	
315.1	TYPE A UNIT	315	SWING	A	3'-0"	7'-0"	1 3/4"	
315.2	TYPE A UNIT	315	SWING	B	3'-0"	7'-0"	1 3/4"	
316.1	UNIT	316	SWING	A	3'-0"	7'-0"	1 3/4"	20
316.2	UNIT	316	SWING	B	3'-0"	7'-0"	1 3/4"	
317.1	UNIT	317	SWING	A	3'-0"	7'-0"	1 3/4"	20
317.2	UNIT	317	SWING	B	3'-0"	7'-0"	1 3/4"	
318.1	UNIT	318	SWING	A	3'-0"	7'-0"	1 3/4"	20
318.2	UNIT	318	SWING	B	3'-0"	7'-0"	1 3/4"	
319.1	UNIT	319	SWING	A	3'-0"	7'-0"	1 3/4"	20
319.2	UNIT	319	SWING	B	3'-0"	7'-0"	1 3/4"	
320.1	UNIT	320	SWING	A	3'-0"	7'-0"	1 3/4"	20
320.2	UNIT	320	SWING	B	3'-0"	7'-0"	1 3/4"	
321.1	TYPE A UNIT	321	SWING	A	3'-0"	7'-0"	1 3/4"	20
321.2	TYPE A UNIT	321	SWING	B	3'-0"	7'-0"	1 3/4"	
322.1	UNIT	322	SWING	A	3'-0"	7'-0"	1 3/4"	20
322.2	UNIT	322	SWING	B	3'-0"	7'-0"	1 3/4"	
323.1	UNIT	323	SWING	A	3'-0"	7'-0"	1 3/4"	20
323.2	UNIT	323	SWING	B	3'-0"	7'-0"	1 3/4"	
324.1	UNIT	324	SWING	A	3'-0"	7'-0"	1 3/4"	20
324.2	UNIT	324	SWING	B	3'-0"	7'-0"	1 3/4"	
325.1	UNIT	325	SWING	A	3'-0"	7'-0"	1 3/4"	20
325.2	UNIT	325	SWING	B	3'-0"	7'-0"	1 3/4"	
326.1	UNIT	326	SWING	A	3'-0"	7'-0"	1 3/4"	20
326.2	UNIT	326	SWING	B	3'-0"	7'-0"	1 3/4"	
327.1	UNIT	327	SWING	A	3'-0"	7'-0"	1 3/4"	20
327.2	UNIT	327	SWING	B	3'-0"	7'-0"	1 3/4"	
328.1	UNIT	328	SWING	A	3'-0"	7'-0"	1 3/4"	20
328.2	UNIT	328	SWING	B	3'-0"	7'-0"	1 3/4"	
329.1	UNIT	329	SWING	A	3'-0"	7'-0"	1 3/4"	20
329.2	UNIT	329	SWING	B	3'-0"	7'-0"	1 3/4"	
330.1	UNIT	330	SWING	A	3'-0"	7'-0"	1 3/4"	20
330.2	UNIT	330	SWING	B	3'-0"	7'-0"	1 3/4"	
331.1	UNIT	331	SWING	A	3'-0"	7'-0"	1 3/4"	20
331.2	UNIT	331	SWING	B	3'-0"	7'-0"	1 3/4"	
332.1	UNIT	332	SWING	A	3'-0"	7'-0"	1 3/4"	20
332.2	UNIT	332	SWING	B	3'-0"	7'-0"	1 3/4"	
333.1	UNIT	333	SWING	A	3'-0"	7'-0"	1 3/4"	20
333.2	UNIT	333	SWING	B	3'-0"	7'-0"	1 3/4"	
334.1	UNIT	334	SWING	A	3'-0"	7'-0"	1 3/4"	20
334.2	UNIT	334	SWING	B	3'-0"	7'-0"	1 3/4"	
335.1	UNIT	335	SWING	A	3'-0"	7'-0"	1 3/4"	20
335.2	UNIT	335	SWING	B	3'-0"	7'-0"	1 3/4"	
336.1	UNIT	336	SWING	A	3'-0"	7'-0"	1 3/4"	20
336.2	UNIT	336	SWING	B	3'-0"	7'-0"	1 3/4"	
337.1	UNIT	337	SWING	A	3'-0"	7'-0"	1 3/4"	20
337.2	UNIT	337	SWING	B	3'-0"	7'-0"	1 3/4"	
338.1	UNIT	338	SWING	A	3'-0"	7'-0"	1 3/4"	20
338.2	UNIT	338	SWING	B	3'-0"	7'-0"	1 3/4"	
339.1	TRASH	339	SWING	B	3'-0"	7'-0"	1 3/4"	20
340.1	SERVICE	340	SWING	B	3'-0"	7'-0"	1 3/4"	20
341.1	HALL	300-E	SWING	B	3'-0"	7'-0"	1 3/4"	20
342.1	LAUNDRY	342	SWING	B	3'-0"	7'-0"	1 3/4"	20

DOOR SCHEDULE (INTERIOR)								
REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	PANEL			FIRE RATING (MINUTES)
					WIDTH	HEIGHT	THICKNESS	
400.1	HALL	400-S	SWING	B	2'-4"	7'-0"	1 3/4"	20
400.2	HALL	400-E	SWING	B	2'-4"	7'-0"	1 3/4"	20
400.3	HALL	400-M	SWING	B	2'-4"	7'-0"	1 3/4"	20
400.4	HALL	400-N	SWING	B	2'-4"	6'-8"	1 3/4"	20
400.5	HALL	400-N	SWING	B	2'-4"	7'-0"	1 3/4"	20
400M.1	STAIR 3		SWING	B	3'-0"	7'-0"	1 3/4"	45
400M.2	HALL	400-M	SWING	B	3'-0"	7'-0"	1 3/4"	90
400M.3	STAIR 4		SWING	B	3'-0"	7'-0"	1 3/4"	45
400N.1	STAIR 2		SWING	B	3'-0"	7'-0"	1 3/4"	45
400N.2	HALL	400-N	SWING	B	3'-0"	7'-0"	1 3/4"	90
400S.1	STAIR 1		SWING	B	3'-0"	7'-0"	1 3/4"	45
400S.2	HALL	400-S	SWING	B	3'-0"	7'-0"	1 3/4"	90
401.1	UNIT	401	SWING	A	3'-0"	7'-0"	1 3/4"	20
401.2	UNIT	401	SWING	B	3'-0"	7'-0"	1 3/4"	20
402.1	UNIT	402	SWING	A	3'-0"	7'-0"	1 3/4"	20
402.2	UNIT	402	SWING	B	3'-0"	7'-0"	1 3/4"	20
403.1	UNIT	403	SWING	A	3'-0"	7'-0"	1 3/4"	20
403.2	UNIT	403	SWING	B	3'-0"	7'-0"	1 3/4"	20
404.1	UNIT	404	SWING	A	3'-0"	7'-0"	1 3/4"	20
404.2	UNIT	404	SWING	B	3'-0"	7'-0"	1 3/4"	20
405.1	UNIT	405	SWING	A	3'-0"	7'-0"	1 3/4"	20
405.2	UNIT	405	SWING	B	2'-8"	7'-0"	1 3/4"	20
406.1	UNIT	406	SWING	A	3'-0"	7'-0"	1 3/4"	20
406.2	UNIT	406	SWING	B	2'-8"	7'-0"	1 3/4"	20
407.1	UNIT	407	SWING	A	3'-0"	7'-0"	1 3/4"	20
407.2	UNIT	407	SWING	B	3'-0"	7'-0"	1 3/4"	20
408.1	UNIT	408	SWING	A	3'-0"	7'-0"	1 3/4"	20
408.2	UNIT	408	SWING	B	3'-0"	7'-0"	1 3/4"	20
409.1	UNIT	409	SWING	A	3'-0"	7'-0"	1 3/4"	20
409.2	UNIT	409	SWING	B	3'-0"	7'-0"	1 3/4"	20
410.1	UNIT	410	SWING	A	3'-0"	7'-0"	1 3/4"	20
410.2	UNIT	410	SWING	B	3'-0"	7'-0"	1 3/4"	20
411.1	UNIT	411	SWING	A	3'-0"	7'-0"	1 3/4"	20
411.2	UNIT	411	SWING	B	3'-0"	7'-0"	1 3/4"	20
412.1	UNIT	412	SWING	A	3'-0"	7'-0"	1 3/4"	20
412.2	UNIT	412	SWING	B	3'-0"	7'-0"	1 3/4"	20
413.1	UNIT	413	SWING	A	3'-0"	7'-0"	1 3/4"	20
413.2	UNIT	413	SWING	B	3'-0"	7'-0"	1 3/4"	20
414.1	UNIT	414	SWING	A	3'-0"	7'-0"	1 3/4"	20
414.2	UNIT	414	SWING	B	3'-0"	7'-0"	1 3/4"	20
415.1	TYPE A UNIT	415	SWING	A	3'-0"	7'-0"	1 3/4"	20
415.2	TYPE A UNIT	415	SWING	B	3'-0"	7'-0"	1 3/4"	20
416.1	UNIT	416	SWING	A	3'-0"	7'-0"	1 3/4"	20
416.2	UNIT	416	SWING	B	2'-6"	7'-0"	1 3/4"	20
417.1	UNIT	417	SWING	A	3'-0"	7'-0"	1 3/4"	20
417.2	UNIT	417	SWING	B	3'-0"	7'-0"	1 3/4"	20
418.1	UNIT	418	SWING	A	3'-0"	7'-0"	1 3/4"	20
418.2	UNIT	418	SWING	B	3'-0"	7'-0"	1 3/4"	20
419.1	UNIT	419	SWING	A	3'-0"	7'-0"	1 3/4"	20
419.2	UNIT	419	SWING	B	3'-0"	7'-0"	1 3/4"	20
420.1	UNIT	420	SWING	A	3'-0"	7'-0"	1 3/4"	20
420.2	UNIT	420	SWING	B	3'-0"	7'-0"	1 3/4"	20
421.1	TYPE A UNIT	421	SWING	A	3'-0"	7'-0"	1 3/4"	20
421.2	TYPE A UNIT	421	SWING	B	3'-0"	7'-0"	1 3/4"	20
422.1	UNIT	422	SWING	A	3'-0"	7'-0"	1 3/4"	20
422.2	UNIT	422	SWING	B	3'-0"	7'-0"	1 3/4"	20
423.1	UNIT	423	SWING	A	3'-0"	7'-0"	1 3/4"	20
423.2	UNIT	423	SWING	B	3'-0"	7'-0"	1 3/4"	20
424.1	UNIT	424	SWING	A	3'-0"	7'-0"	1 3/4"	20
424.2	UNIT	424	SWING	B	3'-0"	7'-0"	1 3/4"	20
425.1	UNIT	425	SWING	A	3'-0"	7'-0"	1 3/4"	20
425.2	UNIT	425	SWING	B	3'-0"	7'-0"	1 3/4"	20
426.1	UNIT	426	SWING	A	3'-0"	7'-0"	1 3/4"	20
426.2	UNIT	426	SWING	B	3'-0"	7'-0"	1 3/4"	20
427.1	UNIT	427	SWING	A	3'-0"	7'-0"	1 3/4"	20
427.2	UNIT	427	SWING	B	3'-0"	7'-0"	1 3/4"	20
428.1	UNIT	428	SWING	A	3'-0"	7'-0"	1 3/4"	20
428.2	UNIT	428	SWING	B	3'-0"	7'-0"	1 3/4"	20
429.1	UNIT	429	SWING	A	3'-0"	7'-0"	1 3/4"	20
429.2	UNIT	429	SWING	B	3'-0"	7'-0"	1 3/4"	20
430.1	UNIT	430	SWING	A	3'-0"	7'-0"	1 3/4"	20
430.2	UNIT	430	SWING	B	3'-0"	7'-0"	1 3/4"	20
431.1	UNIT	431	SWING	A	3'-0"	7'-0"	1 3/4"	20
431.2	UNIT	431	SWING	B	3'-0"	7'-0"	1 3/4"	20
432.1	UNIT	432	SWING	A	3'-0"	7'-0"	1 3/4"	20
432.2	UNIT	432	SWING	B	3'-0"	7'-0"	1 3/4"	20
433.1	UNIT	433	SWING	A	3'-0"	7'-0"	1 3/4"	20
433.2	UNIT	433	SWING	B	3'-0"	7'-0"	1 3/4"	20
434.1	UNIT	434	SWING	A	3'-0"	7'-0"	1 3/4"	20
434.2	UNIT	434	SWING	B	3'-0"	7'-0"	1 3/4"	20
435.1	UNIT	435	SWING	A	3'-0"	7'-0"	1 3/4"	20
435.2	UNIT	435	SWING	B	3'-0"	7'-0"	1 3/4"	20
436.1	UNIT	436	SWING	A	3'-0"	7'-0"	1 3/4"	20
436.2	UNIT	436	SWING	B	3'-0"	7'-0"	1 3/4"	20
437.1	UNIT	437	SWING	A	3'-0"	7'-0"	1 3/4"	20
437.2	UNIT	437	SWING	B	3'-0"	7'-0"	1 3/4"	20
438.1	UNIT	438	SWING	A	3'-0"	7'-0"	1 3/4"	20
438.2	UNIT	438	SWING	B	3'-0"	7'-0"	1 3/4"	20
439.1	TRASH	439	SWING	B	3'-0"	7'-0"	1 3/4"	20
440.1	SERVICE	440	SWING	B	3'-0"	7'-0"	1 3/4"	20
441.1	HALL	400-E	SWING	B	3'-0"	7'-0"	1 3/4"	20
442.1	LAUNDRY	442	SWING	B	3'-0"	7'-0"	1 3/4"	20

DOOR SCHEDULE (INTERIOR)								
REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	PANEL			FIRE RATING (MINUTES)
					WIDTH	HEIGHT	THICKNESS	
500.1	HALL	500-S	SWING	B	2'-4"	7'-0"	1 3/4"	20
500.2	HALL	500-E	SWING	B	2'-4"	7'-0"	1 3/4"	20
500.3	HALL	500-M	SWING	B	2'-4"	7'-0"	1 3/4"	20
500.4	HALL	500-N	SWING	B	2'-4"	6'-8"	1 3/4"	20
500.5	HALL	500-N	SWING	B	2'-4"	7'-0"	1 3/4"	20
500M.1	STAIR 3		SWING	B	3'-0"	7'-0"	1 3/4"	45
500M.2	HALL	500-M	SWING	B	3'-0"	7'-0"	1 3/4"	90
500M.3	STAIR 4		SWING	B	3'-0"	7'-0"	1 3/4"	45
500N.1	STAIR 2		SWING	B	3'-0"	7'-0"	1 3/4"	45
500N.2	HALL	500-N	SWING	B	3'-0"	7'-0"	1 3/4"	90
500S.1	STAIR 1		SWING	B	3'-0"	7'-0"	1 3/4"	45
500S.2	HALL	500-S	SWING	B	3'-0"	7'-0"	1 3/4"	90
501.1	UNIT	501	SWING	A	3'-0"	7'-0"	1 3/4"	20
501.2	UNIT	501	SWING	B	3'-0"	7'-0"	1 3/4"	
502.1	UNIT	502	SWING	A	3'-0"	7'-0"	1 3/4"	20
502.2	UNIT	502	SWING	B	3'-0"	7'-0"	1 3/4"	
503.1	UNIT	503	SWING	A	3'-0"	7'-0"	1 3/4"	20
503.2	UNIT	503	SWING	B	3'-0"	7'-0"	1 3/4"	
504.1	UNIT	504	SWING	A	3'-0"	7'-0"	1 3/4"	20
504.2	UNIT	504	SWING	B	3'-0"	7'-0"	1 3/4"	
505.1	UNIT	505	SWING	A	3'-0"	7'-0"	1 3/4"	20
505.2	UNIT	505	SWING	B	2'-8"	7'-0"	1 3/4"	
506.1	UNIT	506	SWING	A	3'-0"	7'-0"	1 3/4"	20
506.2	UNIT	506	SWING	B	3'-0"	7'-0"	1 3/4"	
507.1	UNIT	507	SWING	A	3'-0"	7'-0"	1 3/4"	20
507.2	UNIT	507	SWING	B	3'-0"	7'-0"	1 3/4"	
508.1	UNIT	508	SWING	A	3'-0"	7'-0"	1 3/4"	20
508.2	UNIT	508	SWING	B	3'-0"	7'-0"	1 3/4"	
509.1	UNIT	509	SWING	A	3'-0"	7'-0"	1 3/4"	20
509.2	UNIT	509	SWING	B	3'-0"	7'-0"	1 3/4"	
510.1	UNIT	510	SWING	A	3'-0"	7'-0"	1 3/4"	
510.2	UNIT	510	SWING	B	3'-0"	7'-0"	1 3/4"	
511.1	UNIT	511	SWING	A	3'-0"	7'-0"	1 3/4"	20
511.2	UNIT	511	SWING	B	3'-0"	7'-0"	1 3/4"	
512.1	UNIT	512	SWING	A	3'-0"	7'-0"	1 3/4"	20
512.2	UNIT	512	SWING	B	3'-0"	7'-0"	1 3/4"	
513.1	UNIT	513	SWING	A	3'-0"	7'-0"	1 3/4"	20
513.2	UNIT	513	SWING	B	3'-0"	7'-0"	1 3/4"	
514.1	UNIT	514	SWING	A	3'-0"	7'-0"	1 3/4"	20
514.2	UNIT	514	SWING	B	3'-0"	7'-0"	1 3/4"	
515.1	TYPE A UNIT	515	SWING	A	3'-0"	7'-0"	1 3/4"	
515.2	TYPE A UNIT	515	SWING	B	3'-0"	7'-0"	1 3/4"	
516.1	UNIT	516	SWING	A	3'-0"	7'-0"	1 3/4"	20
516.2	UNIT	516	SWING	B	2'-6"	7'-0"	1 3/4"	
517.1	UNIT	517	SWING	A	3'-0"	7'-0"	1 3/4"	20
517.2	UNIT	517	SWING	B	3'-0"	7'-0"	1 3/4"	
518.1	UNIT	518	SWING	A	3'-0"	7'-0"	1 3/4"	20
518.2	UNIT	518	SWING	B	3'-0"	7'-0"	1 3/4"	
519.1	UNIT	519	SWING	A	3'-0"	7'-0"	1 3/4"	20
519.2	UNIT	519	SWING	B	3'-0"	7'-0"	1 3/4"	
520.1	UNIT	520	SWING	A	3'-0"	7'-0"	1 3/4"	20
520.2	UNIT	520	SWING	B	3'-0"	7'-0"	1 3/4"	
521.1	TYPE A UNIT	521	SWING	A	3'-0"	7'-0"	1 3/4"	20
521.2	TYPE A UNIT	521	SWING	B	3'-0"	7'-0"	1 3/4"	
522.1	UNIT	522	SWING	A	3'-0"	7'-0"	1 3/4"	
522.2	UNIT	522	SWING	B	3'-0"	7'-0"	1 3/4"	
523.1	UNIT	523	SWING	A	3'-0"	7'-0"	1 3/4"	20
523.2	UNIT	523	SWING	B	3'-0"	7'-0"	1 3/4"	
524.1	UNIT	524	SWING	A	3'-0"	7'-0"	1 3/4"	20
524.2	UNIT	524	SWING	B	3'-0"	7'-0"	1 3/4"	
525.1	UNIT	525	SWING	A	3'-0"	7'-0"	1 3/4"	20
525.2	UNIT	525	SWING	B	3'-0"	7'-0"	1 3/4"	
526.1	UNIT	526	SWING	A	3'-0"	7'-0"	1 3/4"	20
526.2	UNIT	526	SWING	B	3'-0"	7'-0"	1 3/4"	
527.1	UNIT	527	SWING	A	3'-0"	7'-0"	1 3/4"	20
527.2	UNIT	527	SWING	B	3'-0"	7'-0"	1 3/4"	
528.1	UNIT	528	SWING	A	3'-0"	7'-0"	1 3/4"	20
528.2	UNIT	528	SWING	B	3'-0"	7'-0"	1 3/4"	
529.1	UNIT	529	SWING	A	3'-0"	7'-0"	1 3/4"	20
529.2	UNIT	529	SWING	B	3'-0"	7'-0"	1 3/4"	
530.1	UNIT	530	SWING	A	3'-0"	7'-0"	1 3/4"	20
530.2	UNIT	530	SWING	B	3'-0"	7'-0"	1 3/4"	
531.1	UNIT	531	SWING	A	3'-0"	7'-0"	1 3/4"	20
531.2	UNIT	531	SWING	B	3'-0"	7'-0"	1 3/4"	
532.1	UNIT	532	SWING	A	3'-0"	7'-0"	1 3/4"	20
532.2	UNIT	532	SWING	B	3'-0"	7'-0"	1 3/4"	
533.1	UNIT	533	SWING	A	3'-0"	7'-0"	1 3/4"	20
533.2	UNIT	533	SWING	B	3'-0"	7'-0"	1 3/4"	
534.1	UNIT	534	SWING	A	3'-0"	7'-0"	1 3/4"	20
534.2	UNIT	534	SWING	B	3'-0"	7'-0"	1 3/4"	
535.1	UNIT	535	SWING	A	3'-0"	7'-0"	1 3/4"	20
535.2	UNIT	535	SWING	B	3'-0"	7'-0"	1 3/4"	
536.1	UNIT	536	SWING	A	3'-0"	7'-0"	1 3/4"	20
536.2	UNIT	536	SWING	B	3'-0"	7'-0"	1 3/4"	
537.1	UNIT	537	SWING	A	3'-0"	7'-0"	1 3/4"	20
537.2	UNIT	537	SWING	B	3'-0"	7'-0"	1 3/4"	
538.1	UNIT	538	SWING	A	3'-0"	7'-0"	1 3/4"	20
538.2	UNIT	538	SWING	B	3'-0"	7'-0"	1 3/4"	
539.1	TRASH	539	SWING	B	3'-0"	7'-0"	1 3/4"	20
540.1	SERVICE	540	SWING	B	3'-0"	7'-0"	1 3/4"	20
541.1	HALL	500-E	SWING	B	3'-0"	7'-0"	1 3/4"	20
542.1	LAUNDRY	542	SWING	B	3'-0"	7'-0"	1 3/4"	20

DOOR TYPES



DOOR NOTES

1. ALL DOOR FRAME AND PANELS TO BE HOLLOW METAL AND PAINTED PER FINISH SCHEDULE
2. ALL UNIT BATHROOM DOORS TO HAVE 3/4" UNDERCUT.

DOOR HARDWARE NOTES

1. UNIT ENTRY DOORS:
SCHLAGE L9000 MORTISE LOCKS
SMOKE GASKET
ALUMINUM THRESHOLD TO MATCH EXISTING
2. UNIT BATHROOM DOORS:
SCHLAGE F SERIES
3/4" UNDERCUT
1/2" TRANSITION THRESHOLD TO TILE FLOOR
3. CORRIDOR COMMON/STAIR DOORS:
SCHLAGE F SERIES
SMOKE GASKET
ALUMINUM THRESHOLD TO MATCH EXISTING

OFFICIAL STAMP:



CT:

MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

NO	DESCRIPTION
REVISIONS:	

GMP SET

SHEET NAME:

DOOR SCHEDULE

SHEET NUMBER:

DATE: _____

DATE: _____
PROJECT MANAGER: _____

1/4" = 1'-0"	CHECKED BY:
--------------	-------------

Do Not II

3

DESCRIPTION

DATE _____

2015

GMP SET

DOOR SCHEDULE (INTERIOR)								
REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	PANEL			FIRE RATING (MINUTES)
					WIDTH	HEIGHT	THICKNESS	
700.1	HALL	700-S	SWING	B	2'-4"	7'-0"	1 3/4"	20
700.2	HALL	700-E	SWING	B	2'-4"	7'-0"	1 3/4"	20
700.3	HALL	700-M	SWING	B	2'-4"	7'-0"	1 3/4"	20
700.4	HALL	700-N	SWING	B	2'-4"	7'-0"	1 3/4"	20
700.5	HALL	700-N	SWING	B	2'-4"	7'-0"	1 3/4"	20
700M.1	STAIR 3		SWING	B	3'-0"	7'-0"	1 3/4"	45
700M.2	HALL	700-M	SWING	B	3'-0"	7'-0"	1 3/4"	90
700M.3	STAIR 4		SWING	B	3'-0"	7'-0"	1 3/4"	45
700N.1	STAIR 2		SWING	B	3'-0"	7'-0"	1 3/4"	45
700N.2	HALL	700-N	SWING	B	3'-0"	7'-0"	1 3/4"	90
700S.1	STAIR 1		SWING	B	3'-0"	7'-0"	1 3/4"	45
700S.2	HALL	700-S	SWING	B	3'-0"	7'-0"	1 3/4"	90
701.1	UNIT	701	SWING	A	3'-0"	7'-0"	1 3/4"	20
701.2	UNIT	701	SWING	B	3'-0"	7'-0"	1 3/4"	
702.1	UNIT	702	SWING	A	3'-0"	7'-0"	1 3/4"	20
702.2	UNIT	702	SWING	B	3'-0"	7'-0"	1 3/4"	
703.1	UNIT	703	SWING	A	3'-0"	7'-0"	1 3/4"	20
703.2	UNIT	703	SWING	B	3'-0"	7'-0"	1 3/4"	
704.1	UNIT	704	SWING	A	3'-0"	7'-0"	1 3/4"	20
704.2	UNIT	704	SWING	B	3'-0"	7'-0"	1 3/4"	
705.1	UNIT	705	SWING	A	3'-0"	7'-0"	1 3/4"	20
705.2	UNIT	705	SWING	B	2'-8"	7'-0"	1 3/4"	
706.1	UNIT	706	SWING	A	3'-0"	7'-0"	1 3/4"	20
706.2	UNIT	706	SWING	B	3'-0"	7'-0"	1 3/4"	
707.1	UNIT	707	SWING	A	3'-0"	7'-0"	1 3/4"	20
707.2	UNIT	707	SWING	B	3'-0"	7'-0"	1 3/4"	
708.1	UNIT	708	SWING	A	3'-0"	7'-0"	1 3/4"	20
708.2	UNIT	708	SWING	B	3'-0"	7'-0"	1 3/4"	
709.1	UNIT	709	SWING	A	3'-0"	7'-0"	1 3/4"	20
709.2	UNIT	709	SWING	B	3'-0"	7'-0"	1 3/4"	
710.1	UNIT	710	SWING	A	3'-0"	7'-0"	1 3/4"	20
710.2	UNIT	710	SWING	B	3'-0"	7'-0"	1 3/4"	
711.1	UNIT	711	SWING	A	3'-0"	7'-0"	1 3/4"	20
711.2	UNIT	711	SWING	B	3'-0"	7'-0"	1 3/4"	
712.1	UNIT	712	SWING	A	3'-0"	7'-0"	1 3/4"	20
712.2	UNIT	712	SWING	B	3'-0"	7'-0"	1 3/4"	
713.1	UNIT	713	SWING	A	3'-0"	7'-0"	1 3/4"	20
713.2	UNIT	713	SWING	B	3'-0"	7'-0"	1 3/4"	
714.1	UNIT	714	SWING	A	3'-0"	7'-0"	1 3/4"	
714.2	UNIT	714	SWING	B	3'-0"	7'-0"	1 3/4"	
715.1	TYPE A UNIT	715	SWING	A	3'-0"	7'-0"	1 3/4"	20
715.2	TYPE A UNIT	715	SWING	B	3'-0"	7'-0"	1 3/4"	
716.1	UNIT	716	SWING	A	3'-0"	7'-0"	1 3/4"	20
716.2	UNIT	716	SWING	B	2'-6"	7'-0"	1 3/4"	
717.1	UNIT	717	SWING	A	3'-0"	7'-0"	1 3/4"	20
717.2	UNIT	717	SWING	B	3'-0"	7'-0"	1 3/4"	
718.1	UNIT	718	SWING	A	3'-0"	7'-0"	1 3/4"	20
718.2	UNIT	718	SWING	B	3'-0"	7'-0"	1 3/4"	
719.1	UNIT	719	SWING	A	3'-0"	7'-0"	1 3/4"	20
719.2	UNIT	719	SWING	B	3'-0"	7'-0"	1 3/4"	
720.1	UNIT	720	SWING	A	3'-0"	7'-0"	1 3/4"	20
720.2	UNIT	720	SWING	B	3'-0"	7'-0"	1 3/4"	
721.1	TYPE A UNIT	721	SWING	A	3'-0"	7'-0"	1 3/4"	20
721.2	TYPE A UNIT	721	SWING	B	3'-0"	7'-0"	1 3/4"	
722.1	UNIT	722	SWING	A	3'-0"	7'-0"	1 3/4"	20
722.2	UNIT	722	SWING	B	3'-0"	7'-0"	1 3/4"	
723.1	UNIT	723	SWING	A	3'-0"	7'-0"	1 3/4"	20
723.2	UNIT	723	SWING	B	3'-0"	7'-0"	1 3/4"	
724.1	UNIT	724	SWING	A	3'-0"	7'-0"	1 3/4"	20
724.2	UNIT	724	SWING	B	3'-0"	7'-0"	1 3/4"	
725.1	UNIT	725	SWING	A	3'-0"	7'-0"	1 3/4"	20
725.2	UNIT	725	SWING	B	3'-0"	7'-0"	1 3/4"	
726.1	UNIT	726	SWING	A	3'-0"	7'-0"	1 3/4"	20
726.2	UNIT	726	SWING	B	3'-0"	7'-0"	1 3/4"	
727.1	UNIT	727	SWING	A	3'-0"	7'-0"	1 3/4"	20
727.2	UNIT	727	SWING	B	3'-0"	7'-0"	1 3/4"	
728.1	UNIT	728	SWING	A	3'-0"	7'-0"	1 3/4"	20
728.2	UNIT	728	SWING	B	3'-0"	7'-0"	1 3/4"	
729.1	UNIT	729	SWING	A	3'-0"	7'-0"	1 3/4"	20
729.2	UNIT	729	SWING	B	3'-0"	7'-0"	1 3/4"	
730.1	UNIT	730	SWING	A	3'-0"	7'-0"	1 3/4"	20
730.2	UNIT	730	SWING	B	3'-0"	7'-0"	1 3/4"	
731.1	UNIT	731	SWING	A	3'-0"	7'-0"	1 3/4"	20
731.2	UNIT	731	SWING	B	3'-0"	7'-0"	1 3/4"	
732.1	UNIT	732	SWING	A	3'-0"	7'-0"	1 3/4"	20
732.2	UNIT	732	SWING	B	3'-0"	7'-0"	1 3/4"	
733.1	UNIT	733	SWING	A	3'-0"	7'-0"	1 3/4"	20
733.2	UNIT	733	SWING	B	3'-0"	7'-0"	1 3/4"	
734.1	UNIT	734	SWING	A	3'-0"	7'-0"	1 3/4"	20
734.2	UNIT	734	SWING	B	3'-0"	7'-0"	1 3/4"	
735.1	UNIT	735	SWING	A	3'-0"	7'-0"	1 3/4"	20
735.2	UNIT	735	SWING	B	3'-0"	7'-0"	1 3/4"	
736.1	UNIT	736	SWING	A	3'-0"	7'-0"	1 3/4"	20
736.2	UNIT	736	SWING	B	3'-0"	7'-0"	1 3/4"	
737.1	UNIT	737	SWING	A	3'-0"	7'-0"	1 3/4"	20
737.2	UNIT	737	SWING	B	3'-0"	7'-0"	1 3/4"	
738.1	UNIT	738	SWING	A	3'-0"	7'-0"	1 3/4"	20
738.2	UNIT	738	SWING	B	3'-0"	7'-0"	1 3/4"	
739.1	TRASH	739	SWING	B	3'-0"	7'-0"	1 3/4"	20
740.1	SERVICE	740	SWING	B	3'-0"	7'-0"	1 3/4"	20
741.1	HALL	700-E	SWING	B	3'-0"	7'-0"	1 3/4"	20
742.1	LAUNDRY	742	SWING	B	3'-0"	7'-0"	1 3/4"	20

1. ALL DOOR FRAME AND PANELS TO BE HOLLOW METAL AND PAINTED PER FINISH SCHEDULE
2. ALL UNIT BATHROOM DOORS TO HAVE 3/4" TOTAL UNDERCUT.

1. UNIT ENTRY DOORS:
SCHLAGE L9000 MORTISE LOCKS
SMOKE GASKET
ALUMINUM THRESHOLD TO MATCH EXISTING

3/4" TOTAL UNDERCUT
1/2" TRANSITION THRESHOLD TO TILE FLOOR

SMOKE GASKET
ALUMINUM THRESHOLD TO MATCH EXISTING

8106 REGISTERED ARCHITECT
Gladys Ly-Au Young
 GLADYS LY-AU YOUNG
 STATE OF WASHINGTON

SHEET NAME:

DOOR SCHEDULE

SHEET NUMBER:

A0.31

SCALE:

1/4"

OFFICIAL STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE
8/28/2026

REVISIONS:
NO. DESCRIPTION
2 GMP SET

SHEET NAME:

FINISH SCHEDULE

SHEET NUMBER:
28002
12/01/20

PROJECT NUMBER:
12/01/20

DATE:
12/01/20

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SCALE:

A0.40

FINISH SCHEDULE LEGEND

GENERAL NOTES:

1) REFER TO SPECIFICATIONS.

2) REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION

FLOORS

KEY	TYPE	PRODUCT/COLOR/FINISH
MCT-1	MARMOLEUM FLOOR - UNITS	FORBO MARMOLEUM COMPOSITION TILE
MCT-2	MARMOLEUM FLOOR - CORRIDORS, COMMON AREAS	FORBO MARMOLEUM COMPOSITION TILE (STANDARD COLORS, PATTERN TBD)
RB-1	RUBBER WALL BASE - UNITS	4" ROPPE PINNACLE RUBBER BASE
RB-2	RUBBER WALL BASE - CORRIDORS, COMMON AREAS	6" ROPPE PINNACLE RUBBER BASE
TL-1	TILE FLOOR	DAL TILE KEYSTONES, 2X2 STRAIGHT JOINT, COLOR TBD

WALLS

KEY	TYPE	COLOR/FINISH
CP-1	COMPACT LAMINATE - UNIT WALLS	WILSONART COMPACT LAMINATE, 1/4", DOUBLE-FACED, 60 MATTE, COLOR TBD
CP-2	COMPACT LAMINATE - BATHROOM WALLS	WILSONART COMPACT LAMINATE, 1/4", DOUBLE-FACED, 60 MATTE, COLOR TBD
CP-3	COMPACT LAMINATE - CORRIDOR WALL PROTECTION	WILSONART COMPACT LAMINATE, 1/8", SANDED ONE-SIDE, 60 MATTE, COLOR TBD
HPL	HIGH PRESSURE LAMINATE ACCENT WALL PANELS @ ELEVATOR	WILSONART HIGH PRESSURE LAMINATE ON 3/4" MDF, CUSTOM PRINTED IMAGE
FRP	FIBER REINFORCED TRIM	FRY REGLET OR APPROVED EQUAL
FRP	FIBER REINFORCED PANEL	NUDO/FIBERLITE FRP WALL PANELS
GWB	GYPSUM WALL BOARD	5/8" TYPE X GYPSUM WALL BOARD
MRGWB	MOLD RESISTANT GYPSUM WALLBOARD	5/8" CERTAINTEED M2TECH DRYWALL
PT-1	INTERIOR PAINT - UNITS	SHERWIN WILLIAMS PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC, EGGSHELL, COLOR TBD
PT-2	INTERIOR PAINT - CORRIDOR, COMMON AREAS	SHERWIN WILLIAMS PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC, EGGSHELL, COLOR TBD
PT-3	INTERIOR PAINT - ACCENT COLOR	SHERWIN WILLIAMS PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC, EGGSHELL, COLOR TBD
PT-4	INTERIOR PAINT - CEILINGS	SHERWIN WILLIAMS PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC, FLAT, COLOR TBD
PT-5	INTERIOR PAINT - METAL SUBSTRATE	SHERWIN WILLIAMS PRO INDUSTRIAL DTM SEMI-GLOSS, COLOR TBD
PT-6	SEMI-GLOSS WINDOW SASH PAINT	SHERWIN WILLIAMS PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC, SEMI-GLOSS, COLOR TBD

CEILING

KEY	TYPE	COLOR/FINISH
ACT-1	ACOUSTIC CEILING PANELS	CERTAINTEED SYMPHONY M, NARROW REVEAL CORNER BEVEL, STANDARD PREFINISHED WHITE COLOR
GWB	GYPSUM WALL BOARD	(SEE ABOVE SECTION)
MRGWB	MOLD RESISTANT GYPSUM WALLBOARD	(SEE ABOVE SECTION)

CASEWORK

KEY	TYPE	COLOR/FINISH
CNT-1	COUNTER	MSI QUARTZ, 1.5 CM, COLOR ICED WHITE
CW-1	CASEWORK	HEAVY DUTY SHAKER RECESSED VENEER PANEL DOORS, PLYWOOD BOX AT ALL CABINETS, 5/8" PLYWOOD

LEVEL 03 FINISH SCHEDULE

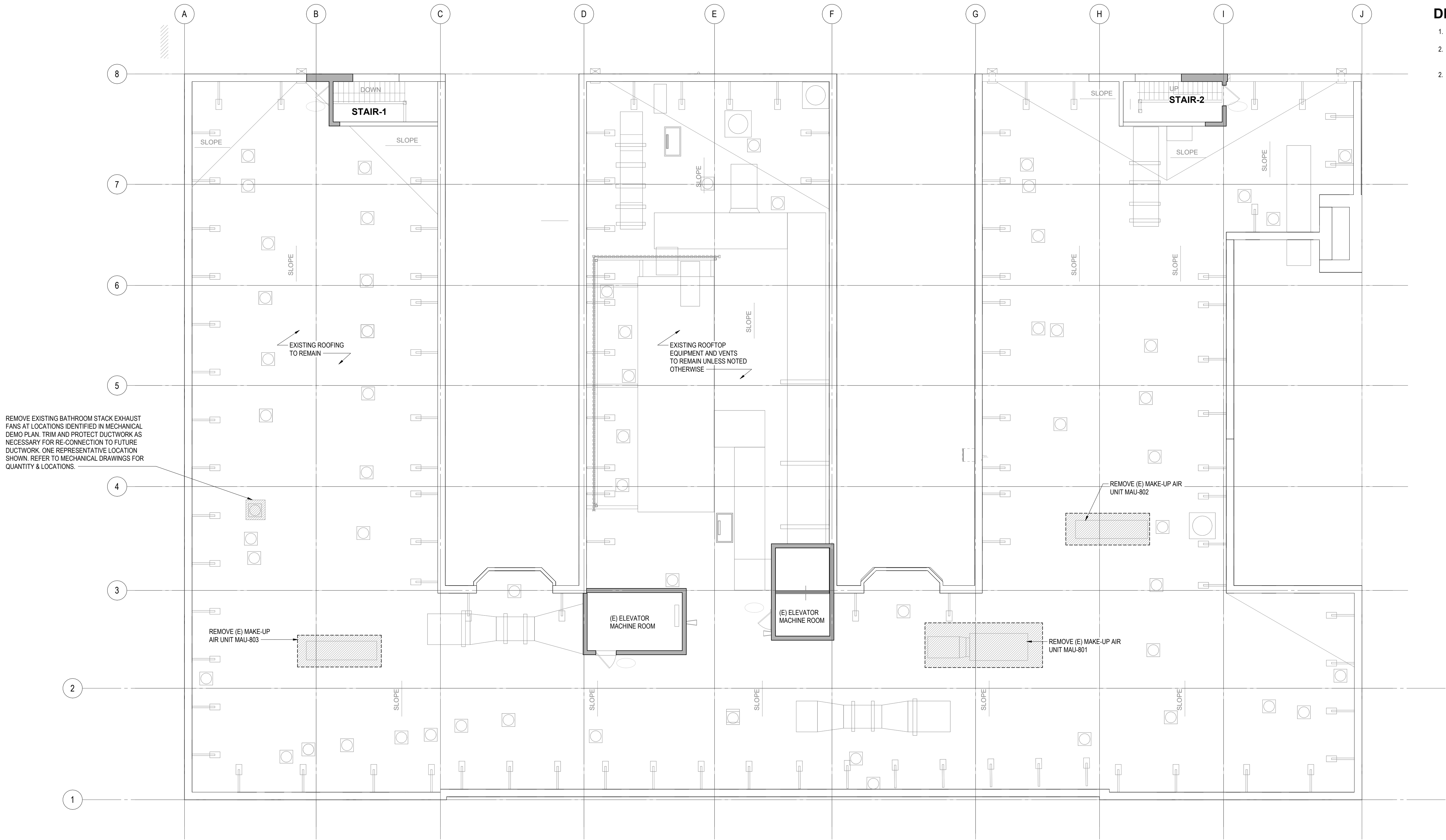
LEVELS 04 THROUGH 07 TO MATCH LEVEL 03

NO.	NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH	BASE	REMARKS
300-E	HALL (EAST)	(E)GWB PT-2, CP-3 @ HPL	ACT-1	MCT-2	RB-2	CP-3 WALL PROTECTION TO 4'-0" AFF. * FULL HEIGHT HPL @ ELEVATOR LOBBIES PER INTERIOR ELEVATIONS
300-M	HALL (MIDDLE)	(E)GWB PT-2, CP-3	ACT-1	MCT-2	RB-2	CP-3 WALL PROTECTION TO 4'-0" AFF
300-N	HALL (NORTH)	(E)GWB PT-2, CP-3	ACT-1	MCT-2	RB-2	CP-3 WALL PROTECTION TO 4'-0" AFF
300-S	HALL (SOUTH)	(E)GWB PT-2, CP-3	ACT-1	MCT-2	RB-2	CP-3 WALL PROTECTION TO 4'-0" AFF
339	TRASH (AND JANITORIAL)	FRP TO 8' AFF, (E)GWB ABOVE, PT-2	(E)GWB, PT-2	MCT-2	RB-2	
340	SERVICE	(E)GWB	(E)GWB	EXISTING	EXISTING	
341	ELECTRICAL	(E)GWB	(E)GWB	EXISTING	EXISTING	
342	LAUNDRY	FRP TO 8' AFF, (E)GWB ABOVE, PT-2	(E)GWB, PT-2	MCT-2	RB-2	
UNITS						
301-338	RESIDENTIAL UNITS	CP-1 TO 8' AFF, GWB*	GWB, PT-1	MCT-1	RB-1	*INSTALL CP OVER MRGWB UP TO 4', GWB FROM 4' TO CEILING, SEE DETAIL
*	RESIDENTIAL UNITS - KITCHEN	CP-1 TO 8' AFF, GWB*	GWB, PT-1	MCT-1	RB-1	*INSTALL CP OVER MRGWB UP TO 4', GWB FROM 4' TO CEILING, SEE DETAIL
*	RESIDENTIAL UNITS - BATHROOM	CP-2	MRGWB, PT-1	TL-1	NO BASE	SEE DETAIL/WALL ASSEMBLY FOR FINISH AND SUBSTRATE DETAILS

NOTES:

SEE ENLARGED UNIT PLANS FOR EXTENTS OF GWB REMOVAL AND REPLACEMENT.

SEE INTERIOR ELEVATIONS FOR LOCATIONS OF FINISHES.



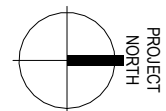
DEMOLITION PLAN NOTES

1. REFER TO MEP CONSULTANTS' DRAWINGS FOR ADDITIONAL DEMOLITION WORKS NOT SHOWN IN ARCHITECTURAL PLANS.
2. REMOVE (E) CURB AND (E) ROOFING AS REQUIRED FOR INSTALLING NEW MECHANICAL EQUIPMENT PER STRUCTURAL SEE MECHANICAL FOR EQUIPMENT SIZES AND LAYOUT.
3. PATCH AND REPAIR (E) ROOFING MEMBRANE AT NEW MEP PENETRATIONS.

REMOVE EXISTING BATHROOM STACK EXHAUST FANS AT LOCATIONS IDENTIFIED IN MECHANICAL DEMO PLAN. TRIM AND PROTECT DUCTWORK AS NECESSARY FOR RE-CONNECTION TO FUTURE DUCTWORK. ONE REPRESENTATIVE LOCATION SHOWN. REFER TO MECHANICAL DRAWINGS FOR QUANTITY & LOCATIONS.

1 ROOF DEMO PLAN

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



EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

REVISIONS:
NO. DESCRIPTION

GMP SET

8/28/2026

DATE

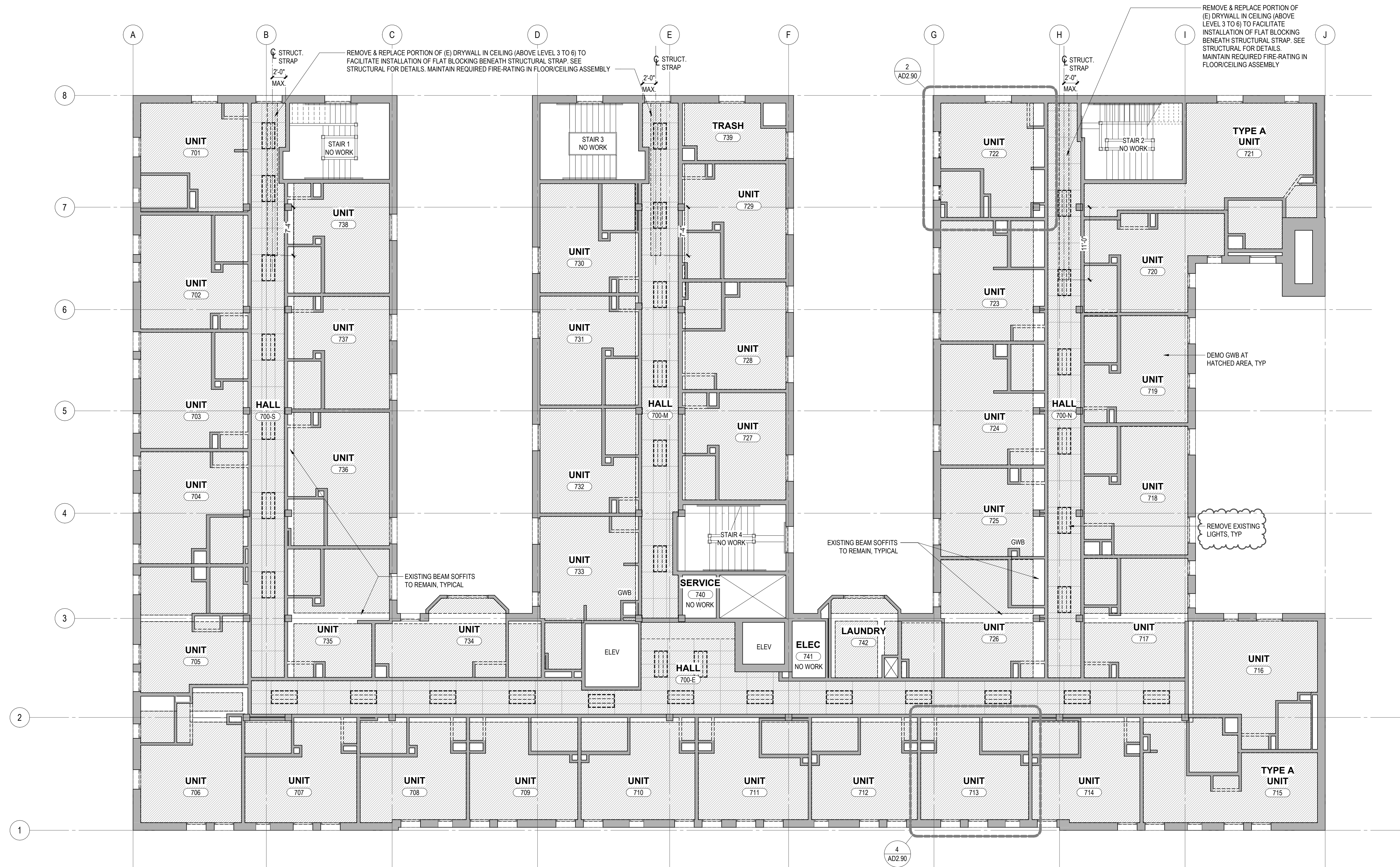
PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

28002

SHEET NAME: ROOF DEMO PLAN

AD2.80

SCALE: As indicated



1 RCP - LEVEL 07 (LEVELS 3-6 SIM)
SCALE: 1/8" = 1'-0"

EXISTING / DEMO LEGEND

 EXISTING CONSTRUCTION TO REMAIN

 EXISTING CONSTRUCTION TO BE DEMOLISHED

FLOOR PLAN LEGEND

EXISTING STRUCTURES TO REMAIN

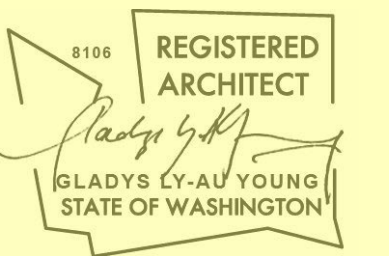
NEW (N) CONSTRUCTION

NOT IN SCOPE

SXS

Side x Side Architects
10 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



MORRISON HOTEL REHABILITATION
500 Third Avenue

309 Third Avenue
Seattle, WA 98104

GMP SET

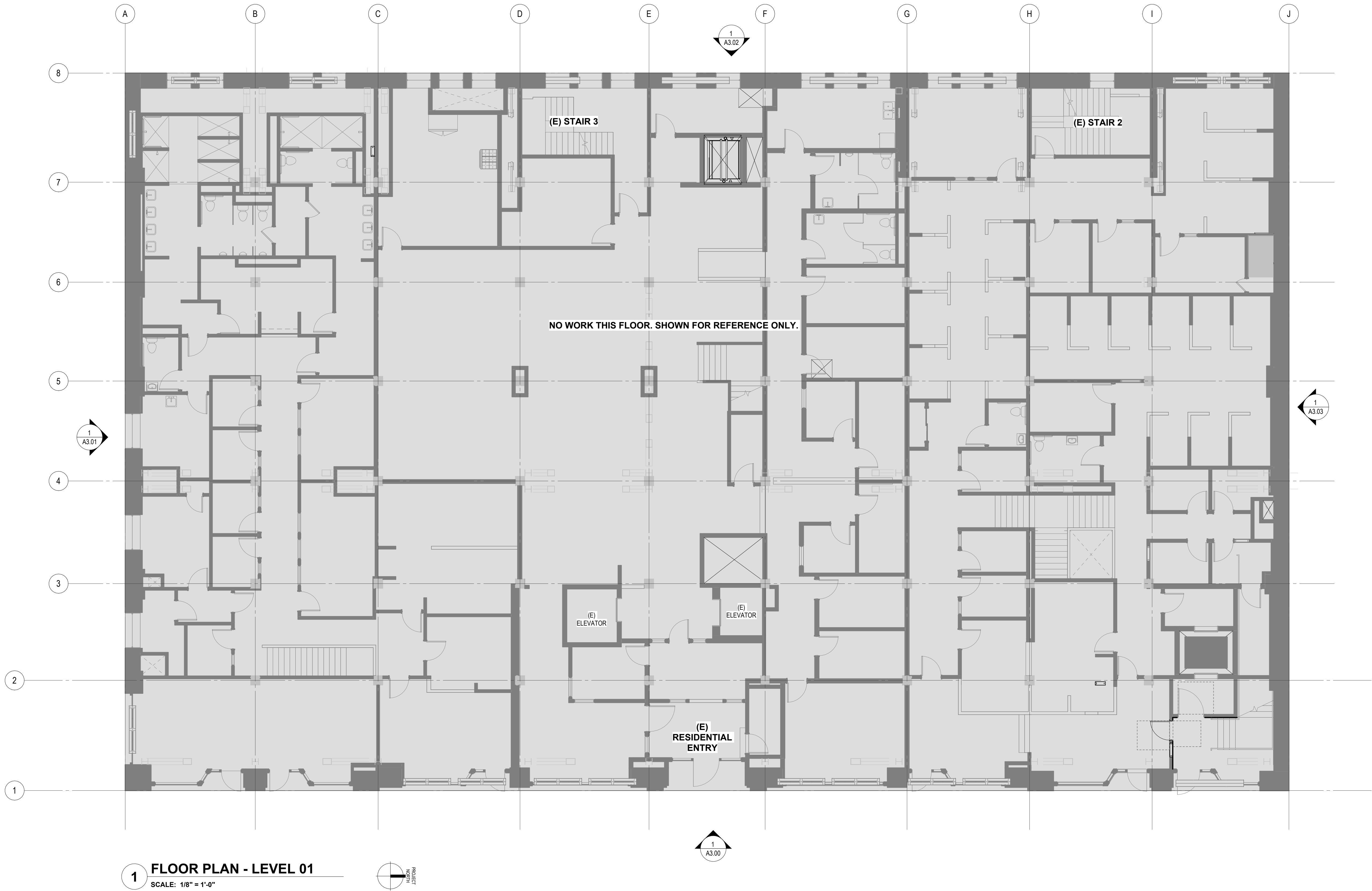
8/28/2026

BASEMENT FLOOR PLAN & DEMO PLAN

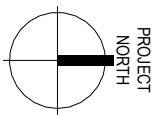
PROJECT NUMBER:	26002
DATE:	05/22/26
PROJECT MANAGER:	

As indicated

SHEET NUMBER: **A2.00**



1 FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"



NOTE: THIS FLOOR LEVEL SHOWN FOR REFERENCE ONLY

FLOOR PLAN LEGEND

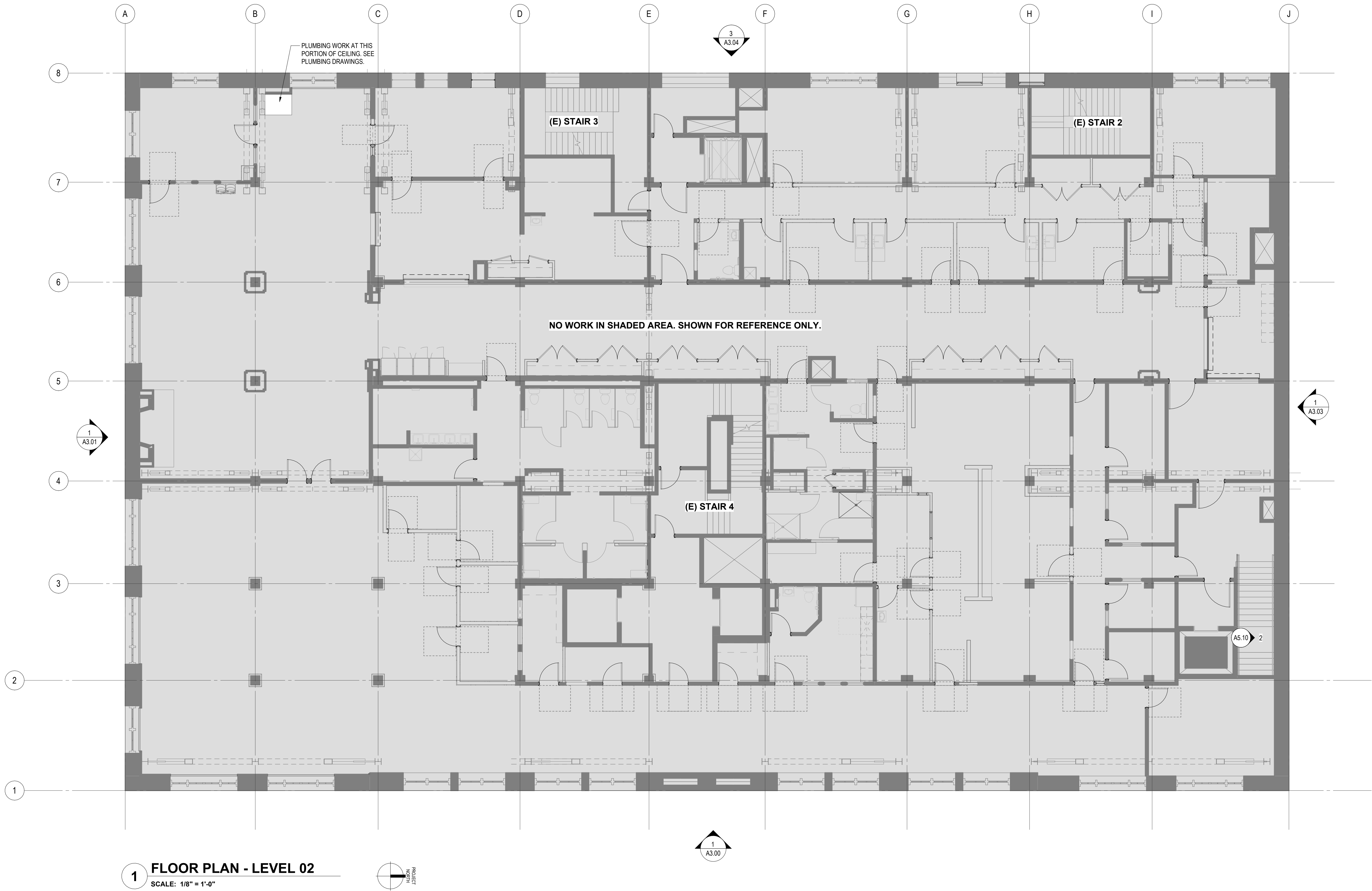
- EXISTING STRUCTURES TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

SXS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	REVISIONS:	GMP SET	
	NO.	DESCRIPTION	DATE
SHEET NAME: LEVEL 1 FLOOR PLAN SHEET NUMBER: A2.10 SCALE: As indicated	PROJECT NUMBER: 28002	DATE	
	DATE:	PROJECT MANAGER:	
	PROJECT MANAGER:	DRAWN BY:	
	DRAWN BY:	CHECKED BY:	



1 FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

**NOTE: WORK AT THIS LEVEL IS LIMITED TO PLUMBING RISERS
AND FLOOR DRAIN REVISIONS TO SERVE UNITS ABOVE.**

FLOOR PLAN LEGEND

- EXISTING STRUCTURES TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

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Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	REVISIONS: NO. DESCRIPTION	DATE	GMP SET	8/28/2026
	PROJECT NUMBER: 28002 Do Not Use	DATE:	PROJECT MANAGER:	CHECKED BY:

SHEET NAME:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A2.20

SCALE:
As indicated



1 FLOOR PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"

AREA SEPARATION WALL LEGEND

EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN

FLOOR PLAN LEGEND

EXISTING STRUCTURES TO REMAIN
NEW (N) CONSTRUCTION
NOT IN SCOPE

FLOOR PLAN NOTES

1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
3. EXISTING 2-HOUR AREA SEPARATION WALLS TO REMAIN.
4. REFER TO STRUCTURAL AND MEP CONSULTANTS' DRAWINGS FOR ADDITIONAL WORK NOT SHOWN IN ARCHITECTURAL PLANS.
5. CONTRACTOR TO FIRE CAULK ALL EXISTING AND NEW PENETRATIONS THROUGH RATED ASSEMBLIES TO COMPLY WITH CODE REQUIREMENTS

EGRESS NOTES

1. TOTAL OCCUPANT LOAD PER FLOOR IS 14,400 GSF/ 200 GROSS = 72 OCCUPANTS
2. SEE A6.30 FOR EXIT SIGNS
3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED

XX → OCCUPANT LOAD FOR EXITING

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

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MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET
DATE: 8/28/2026
9/10/2026

PROJECT NUMBER:	28002
DATE:	
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	

SHEET NAME:
LEVEL 3 FLOOR PLAN
SHEET NUMBER:
A2.30
SCALE:
As indicated



1 FLOOR PLAN - LEVEL 04 (LEVEL 5 AND 6 SIMILAR)
SCALE: 1/8" = 1'-0"

- ### FLOOR PLAN NOTES
1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
 2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
 3. EXISTING 2-HOUR AREA SEPARATION WALLS TO REMAIN.
 4. REFER TO STRUCTURAL AND MEP CONSULTANTS' DRAWINGS FOR ADDITIONAL WORK NOT SHOWN IN ARCHITECTURAL PLANS.
 5. CONTRACTOR TO FIRE CAULK ALL EXISTING AND NEW PENETRATIONS THROUGH RATED ASSEMBLIES TO COMPLY WITH CODE REQUIREMENTS
- ### EGRESS NOTES
1. TOTAL OCCUPANT LOAD PER FLOOR IS 14,400 GSF/ 200 GROSS = 72 OCCUPANTS
 2. SEE A6.30 FOR EXIT SIGNS
 3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED
- XX → OCCUPANT LOAD FOR EXITING

AREA SEPARATION WALL LEGEND

	EXISTING 2-HOUR AREA SEPARATION WALL TO REMAIN
--	--

FLOOR PLAN LEGEND

	EXISTING STRUCTURES TO REMAIN
	NEW (N) CONSTRUCTION
	NOT IN SCOPE

SXS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

REGISTERED ARCHITECT

GLADYS CY-AU YOUNG

STATE OF WASHINGTON

PROJECT:

MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
1	Do Not Use	8/28/2026

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SHEET NAME:

LEVEL 4 FLOOR PLAN

SHEET NUMBER:

A2.40

SCALE:

As indicated

BUILDING PERMIT SET

9/10/2026

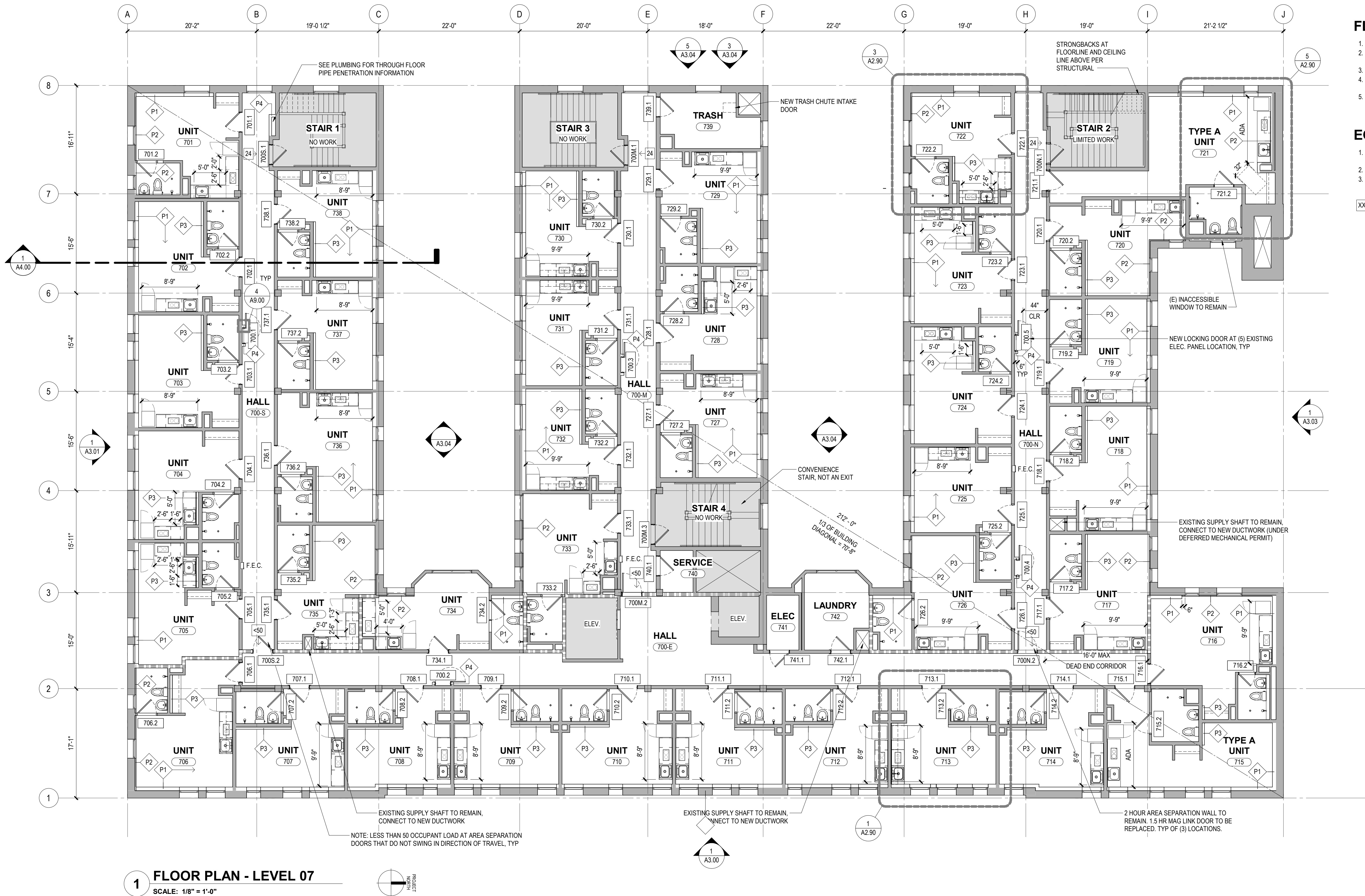
FLOOR PLAN NOTES

1. REPLACE ALL WINDOWS PER WINDOW SCHEDULE/DETAILS
2. EXISTING FIRE EXTINGUISHER CABINET LOCATIONS TO REMAIN, WITH NEW CABINETS AND EXTINGUISHERS. SEE FEC LOCATIONS ON PLAN.
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2. SEE A6.30 FOR EXIT SIGNS
3. 2 EXITS REQUIRED AT EACH FLOOR AND 3 PROVIDED

XX → OCCUPANT LOAD FOR EXITING



1 FLOOR PLAN - LEVEL 07
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

	EXISTING STRUCTURES TO REMAIN
	NEW (N) CONSTRUCTION
	NOT IN SCOPE

OFFICIAL STAMP:



PROJECT: **MORRISON HOTEL REHABILITATION**
509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET
9/10/2026

DATE: 8/17/2026

PERMIT CORRECTIONS CYCLE 1: 8/28/2026

GMP SET

REVISIONS:

NO. DESCRIPTION

1 GMP SET

2802

05/22/26

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SHEET NAME:

LEVEL 7 FLOOR PLAN

SHEET NUMBER:

A2.70

SCALE: As indicated

1. REFER TO STRUCTURAL AND MEP CONSULTANTS' DRAWINGS FOR ADDITIONAL WORK NOT SHOWN IN ARCHITECTURAL PLANS.
2. REPAIR ROOFING MEMBRANE WHERE MECHANICAL EQUIPMENT IS REPLACED. PROVIDE NEW CURB AS REQUIRED.



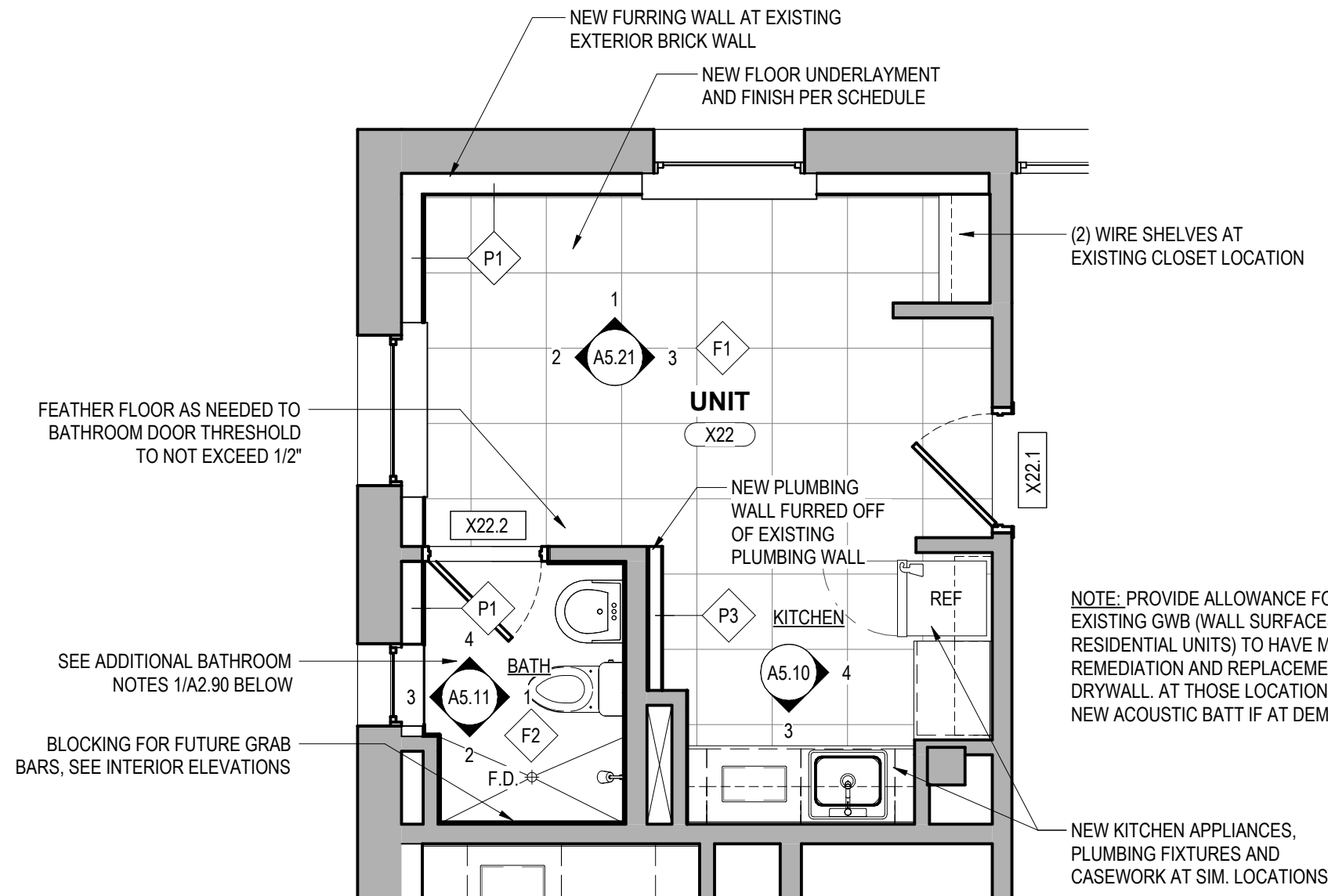
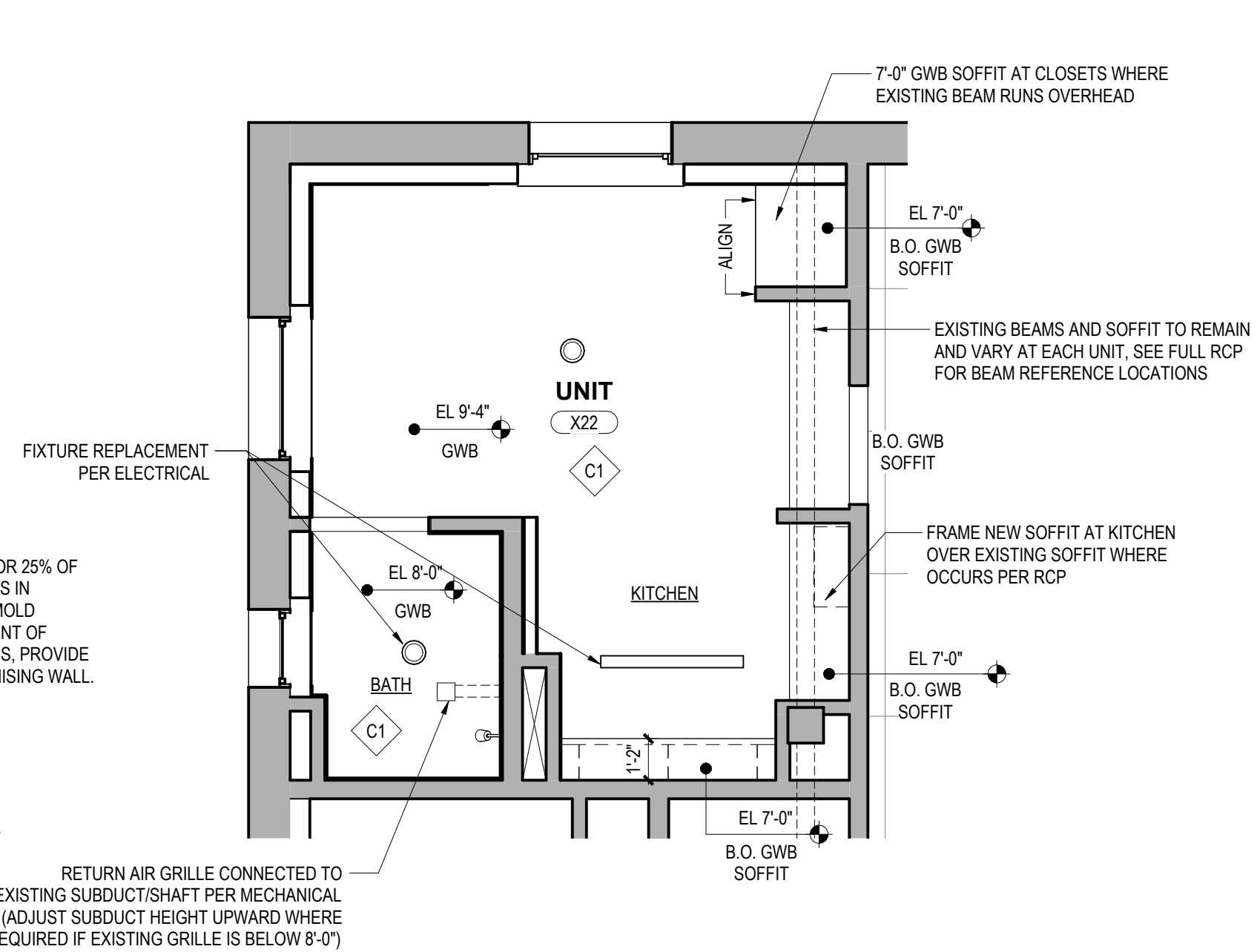
 EXISTING EQUIPMENT TO REMAIN (SHOWN HATCHED FOR ZONING ROOF AREA EQUATION)
 NEW ROOFTOP EQUIPMENT

UNIT PLAN NOTES

- THIS PLAN SHOWS ELEMENTS COMMON TO ALL UNITS. REFER TO FLOOR PLAN FOR ACTUAL UNIT LAYOUT
- REFER TO FLOOR PLAN FOR DOOR TAGS
- REFER TO ELEVATIONS FOR WINDOW SCHEDULE AND DETAILS
- WHERE NEW GWB IN UNIT, MOISTURE AND MOLD-RESISTANT DRYWALL UP TO 4'-0" AFF. AT UNIT BATHROOMS, WATER-RESISTANT DRYWALL, FULL HEIGHT. AT KITCHEN, MOISTURE AND MOLD-RESISTANT DRYWALL BEHIND COUNTER. REMAINDER TO BE 5/8" GWB.
- REFER TO MEPF CONSULTANT'S DRAWINGS FOR ADDITIONAL DEMO WORKS
- PROVIDE ALLOWANCE FOR 25% OF EXISTING GWB (WALL SURFACES IN RESIDENTIAL UNITS) TO HAVE MOLD REMEDIATION AND REPLACEMENT OF DRYWALL. AT THOSE LOCATIONS, PROVIDE NEW ACOUSTIC BATT IF AT DEMISING WALL.
- CONTRACTOR TO FIRE CAULK ALL EXISTING AND NEW PENETRATIONS THROUGH RATED ASSEMBLIES TO COMPLY WITH CODE REQUIREMENTS

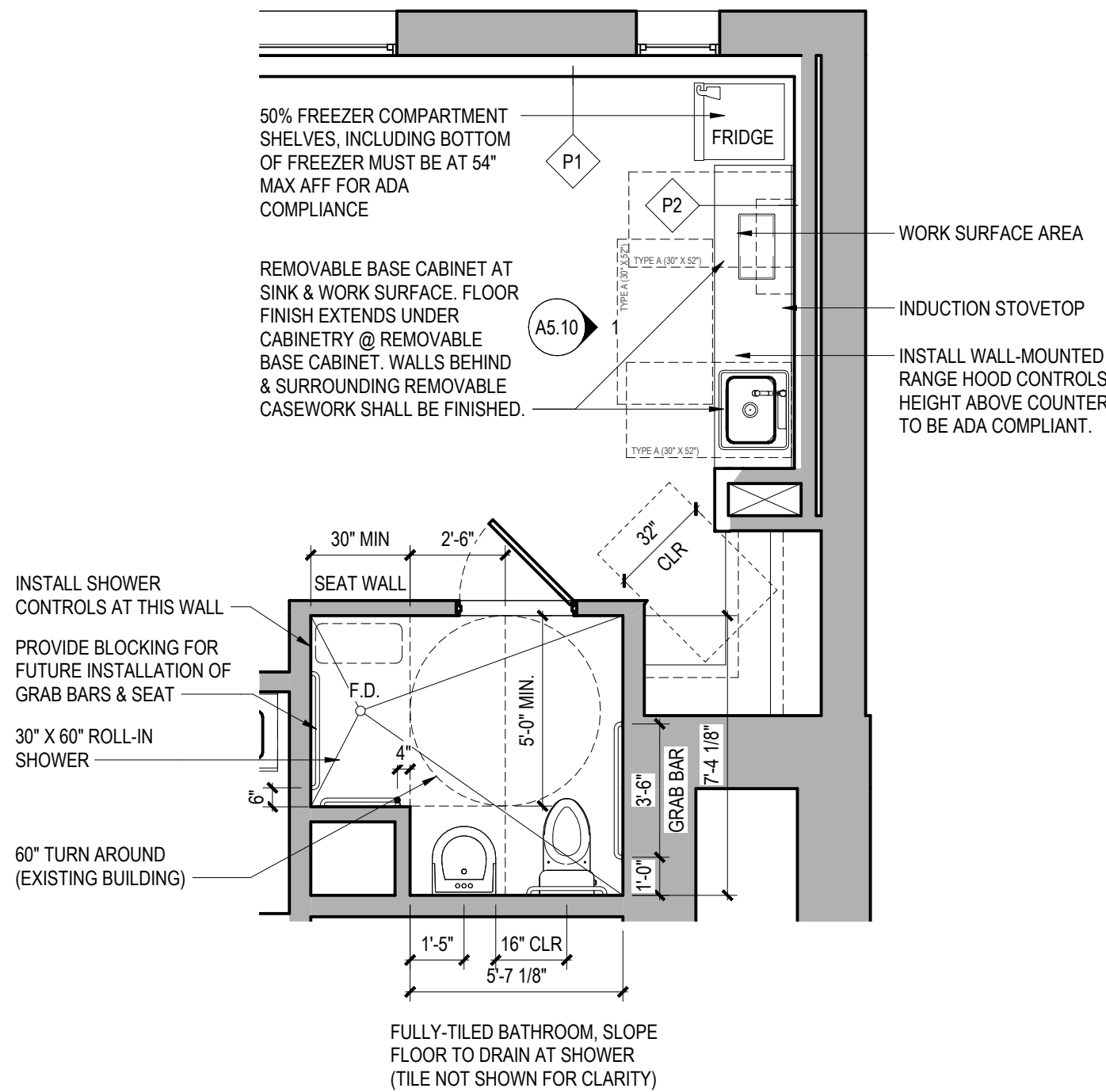
UNIT RCP NOTES

- THIS PLAN SHOWS ELEMENTS COMMON TO ALL UNITS. REFER TO RCP FOR ACTUAL UNIT LAYOUTS
- REPLACE EXISTING WITH NEW LIGHT FIXTURES AT SAME LOCATION



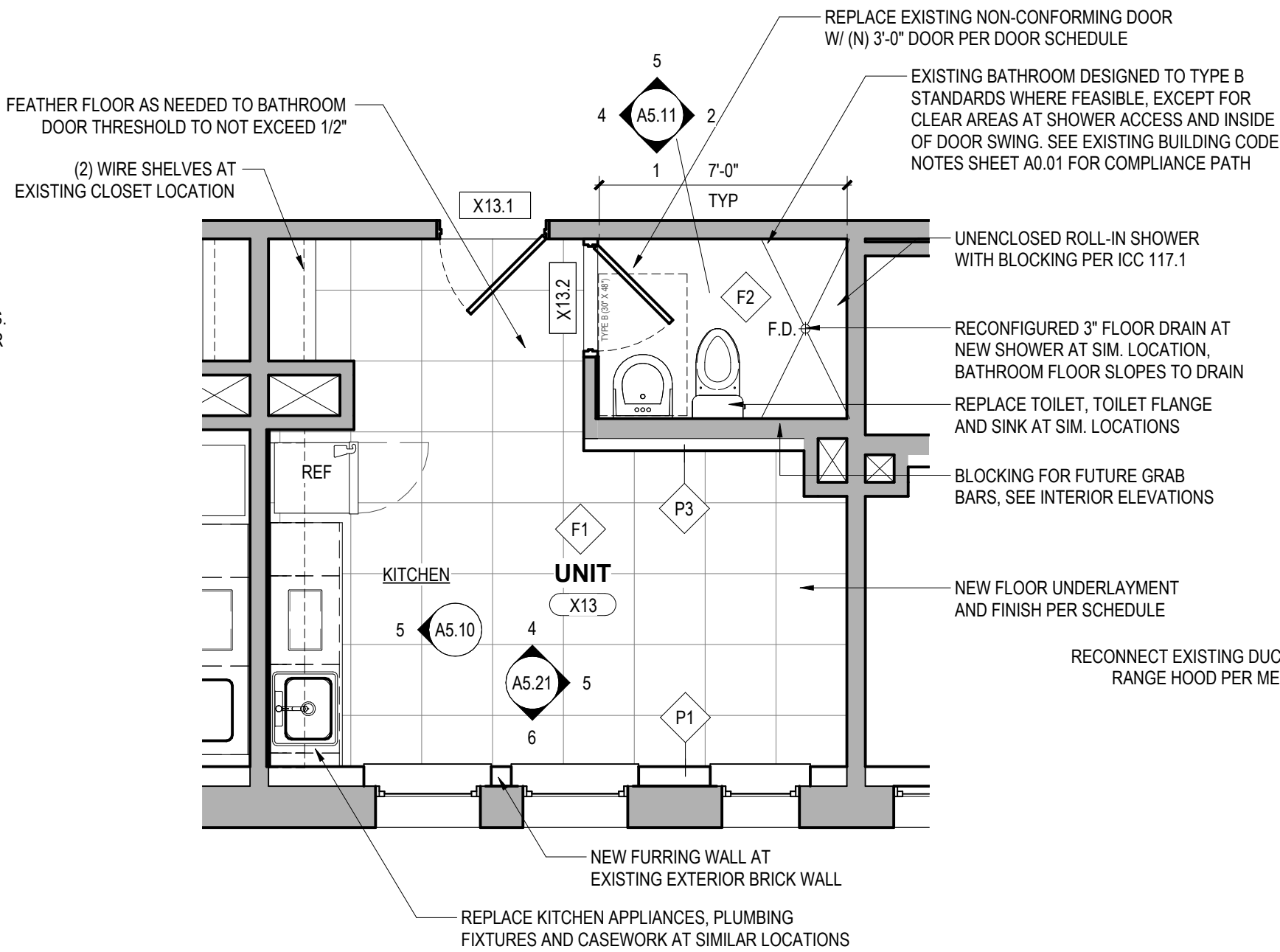
3 TYP L-KITCHEN UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 TYP L-KITCHEN UNIT RCP
SCALE: 1/4" = 1'-0"

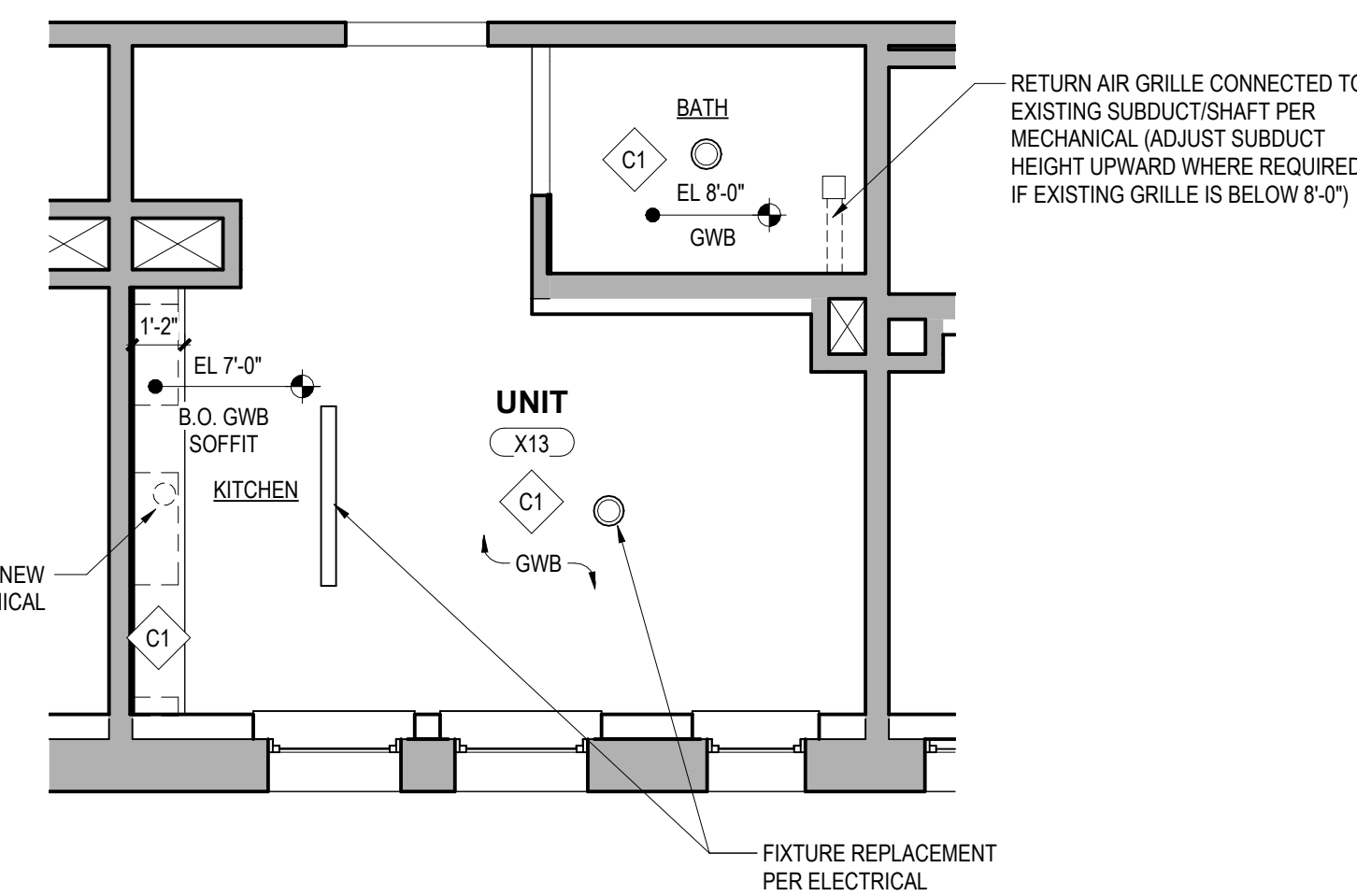


5 TYPE A UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: TYPE A UNITS PROVIDED AT 5% OF TOTAL UNITS PER SBC 11.08.6.2.2.1.
190 UNITS X 5% = 9.5 UNITS REQUIRED.
10 PROVIDED (2 PER FLOOR)



1 TYP STRAIGHT KITCHEN UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 TYP STRAIGHT KITCHEN UNIT RCP
SCALE: 1/4" = 1'-0"

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GMP SET

DATE

8/28/2026

REVISIONS:

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

TYPICAL UNIT FLOOR PLAN AND RCP

SHEET NAME:

SHEET NUMBER:

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

A2.90

**1 EAST ELEVATION**
SCALE: 1/8" = 1'-0"**ELEVATION NOTES**

- REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
- REFER TO BUILDING ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.
- 23.66.140.C: ROOFTOP EQUIPMENT HEIGHT MEASUREMENTS: MEASUREMENT FOR HEIGHT OF ROOFTOP FEATURES CAN BE TAKEN FROM AVERAGE HEIGHT OF STREET PARAPET (RATHER THAN ROOF SURFACE).
- 23.66.140.C4 AND C5: ROOFTOP EQUIPMENT HEIGHT LIMITS: ALLOWED MECHANICAL EQUIPMENT MAY EXTEND ABOVE THE ROOF (PARAPET) AS FOLLOWS:
 - 8' TALL WHEN SET BACK 15' MINIMUM FROM THE STREET AND 3' FROM THE ALLEY.
 - 12' TALL WHEN SET BACK 30' MIN. FROM THE STREET (ASSUME SAME FOR ALLEY)

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION509 Third Avenue
Seattle, WA 98104REVISIONS:
NO. DESCRIPTION

GMP SET

DATE

8/28/2026

SHEET NAME:

EXTERIOR ELEVATION - EAST

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:**A3.00**
SCALE: 1/8" = 1'-0"



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

ELEVATION NOTES

- REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
- REFER TO BUILDING ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.
- 23.66.140.C: ROOFTOP EQUIPMENT HEIGHT MEASUREMENTS: MEASUREMENT FOR HEIGHT OF ROOFTOP FEATURES CAN BE TAKEN FROM AVERAGE HEIGHT OF STREET PARAPET (RATHER THAN ROOF SURFACE).
- 23.66.140.C4 AND C5: ROOFTOP EQUIPMENT HEIGHT LIMITS: ALLOWED MECHANICAL EQUIPMENT MAY EXTEND ABOVE THE ROOF (PARAPET) AS FOLLOWS:
 - 8' TALL WHEN SET BACK 15' MINIMUM FROM THE STREET AND 3' FROM THE ALLEY.
 - 12' TALL WHEN SET BACK 30' MIN. FROM THE STREET (ASSUME SAME FOR ALLEY)

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



PROJECT: **MORRISON HOTEL REHABILITATION**
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

NO. DESCRIPTION

SHEET NAME: **EXTERIOR ELEVATION - SOUTH**

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

A3.01
SCALE: 1/8" = 1'-0"

OFFICIAL STAMP:



PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET

9/10/2026

DATE

REVISIONS:
NO. DESCRIPTION

2802
Do Not Use

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

1/8" = 1'-0"

SHEET NAME: EXTERIOR ELEVATION - WEST

SHEET NUMBER: A3.02

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

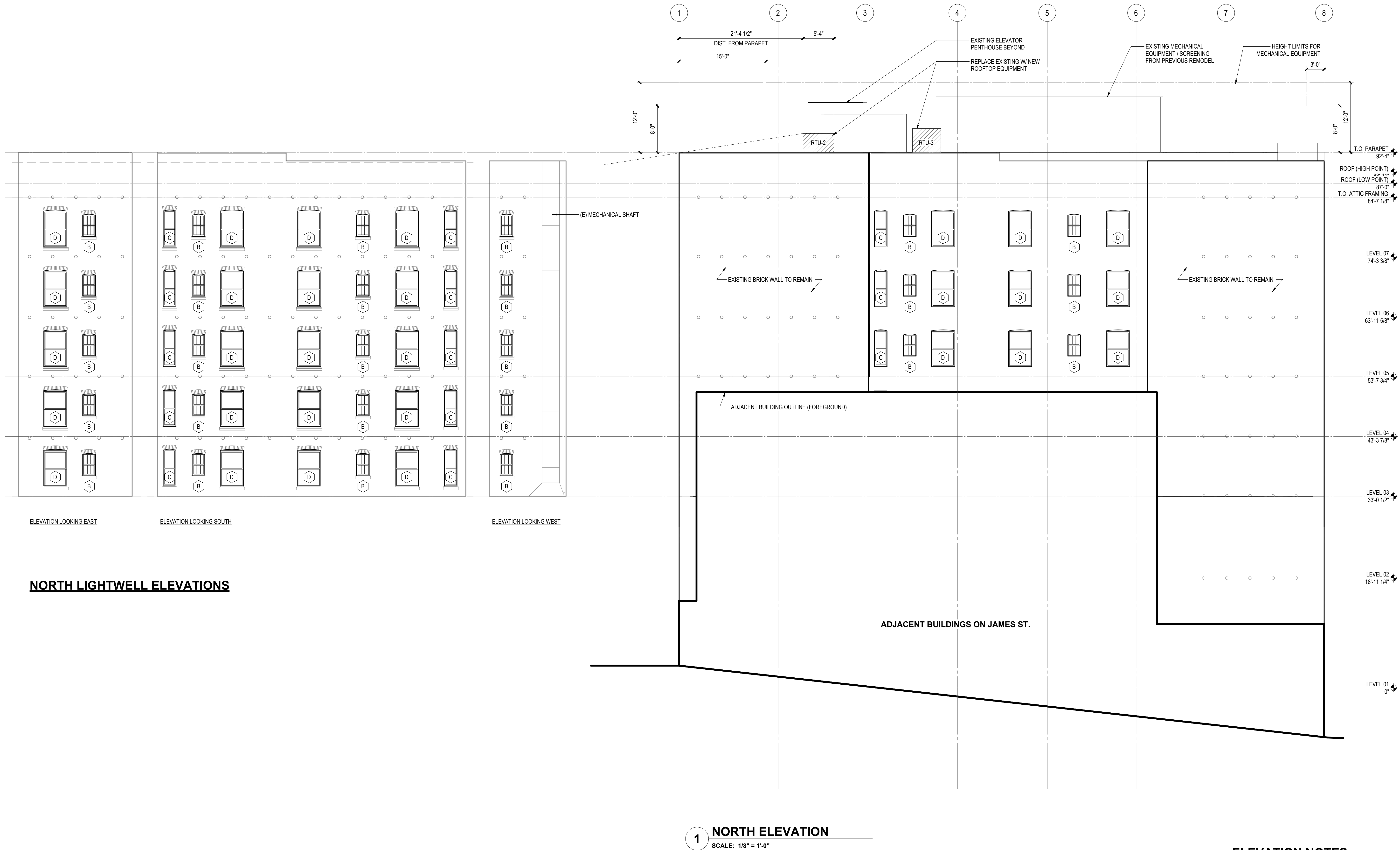


ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO BUILDING ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION
3. 23.66.140.C: ROOFTOP EQUIPMENT HEIGHT MEASUREMENTS: MEASUREMENT FOR HEIGHT OF ROOFTOP FEATURES CAN BE TAKEN FROM AVERAGE HEIGHT OF STREET PARAPET (RATHER THAN ROOF SURFACE).
4. 23.66.140.C4 AND C5: ROOFTOP EQUIPMENT HEIGHT LIMITS: ALLOWED: MECHANICAL EQUIPMENT MAY EXTEND ABOVE THE ROOF (PARAPET) AS FOLLOWS:
 - 8' TALL WHEN SET BACK 15' MINIMUM FROM THE STREET AND 3' FROM THE ALLEY.
 - 12' TALL WHEN SET BACK 30' MIN. FROM THE STREET (ASSUME SAME FOR ALLEY)

1 WEST ELEVATION

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



ELEVATION LOOKING EAST

ELEVATION LOOKING SOUTH

ELEVATION LOOKING WEST

NORTH LIGHTWELL ELEVATIONS**1 NORTH ELEVATION**

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

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO BUILDING ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.
3. 23.66.140.C: ROOFTOP EQUIPMENT HEIGHT MEASUREMENTS: MEASUREMENT FOR HEIGHT OF ROOFTOP FEATURES CAN BE TAKEN FROM AVERAGE HEIGHT OF STREET PARAPET (RATHER THAN ROOF SURFACE).
4. 23.66.140.C4 AND C5: ROOFTOP EQUIPMENT HEIGHT LIMITS: ALLOWED MECHANICAL EQUIPMENT MAY EXTEND ABOVE THE ROOF (PARAPET) AS FOLLOWS:
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 - 12' TALL WHEN SET BACK 30' MIN. FROM THE STREET (ASSUME SAME FOR ALLEY)

OFFICIAL STAMP:

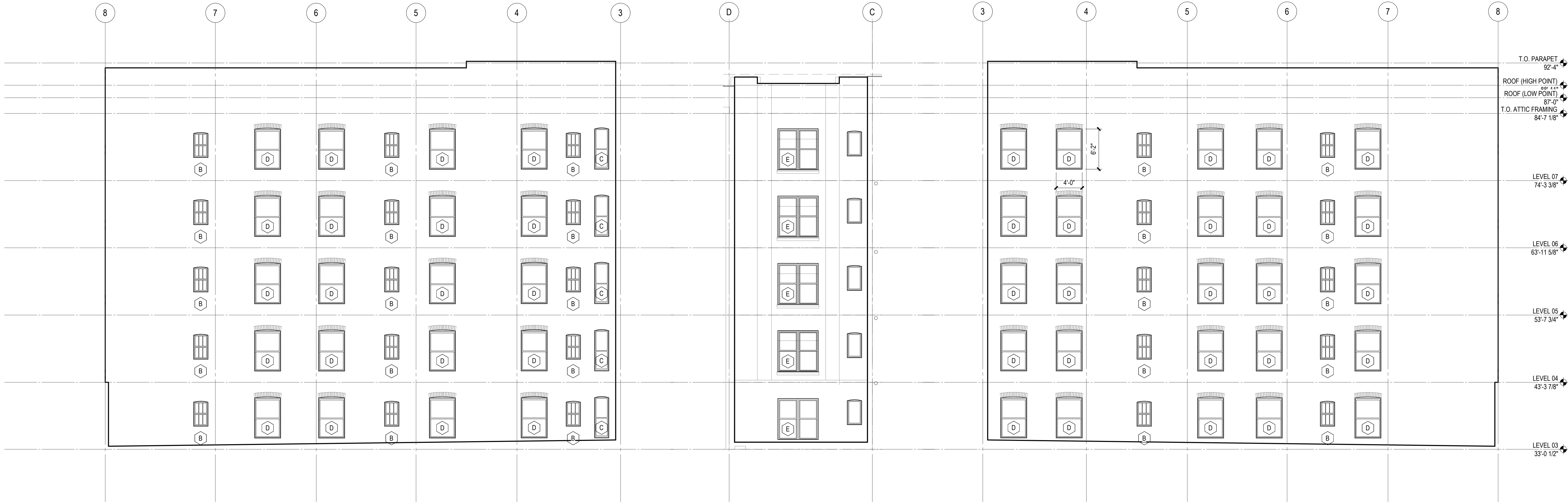
**PROJECT:**
MORRISON HOTEL REHABILITATION509 Third Avenue
Seattle, WA 98104REVISIONS:
NO. DESCRIPTION

DATE

GMP SET

8/28/2026

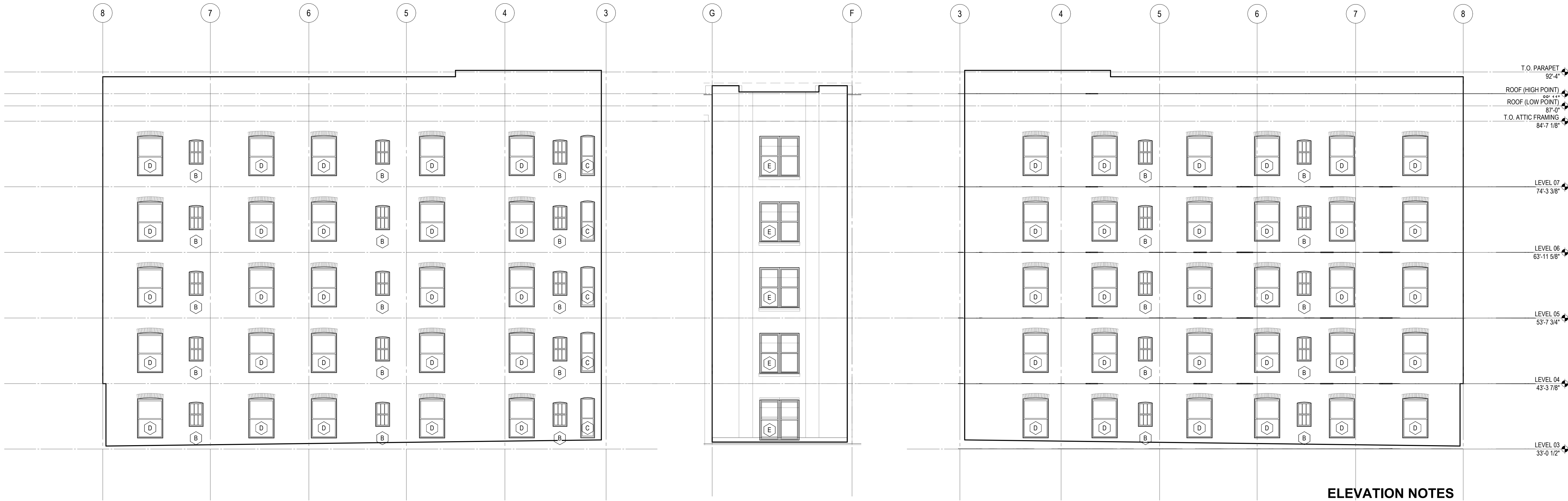
SHEET NAME:
EXTERIOR ELEVATION - NORTH**SHEET NUMBER:**
A3.03**SCALE:**
1/8" = 1'-0"



1 EXT. ELEVATIONS - SOUTH LIGHTWELL - LOOKING NORTH
SCALE: 1/8" = 1'-0"

3 SOUTH LIGHTWELL - LOOKING WEST
SCALE: 1/8" = 1'-0"

2 EXT. ELEVATIONS - SOUTH LIGHTWELL - LOOKING SOUTH
SCALE: 1/8" = 1'-0"



6 NORTH LIGHTWELL - LOOKING NORTH
SCALE: 1/8" = 1'-0"

5 NORTH LIGHTWELL - LOOKING WEST
SCALE: 1/8" = 1'-0"

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

ELEVATION NOTES

1. REPLACE WINDOWS ON FLOORS 3 TO 7 PER WINDOW DETAILS
2. REFER TO BUILDING ENVELOPE SHEETS FOR EXTENTS OF MASONRY REPAIR / RESTORATION.
3. 23.66.140.C. ROOFTOP EQUIPMENT HEIGHT MEASUREMENTS: MEASUREMENT FOR HEIGHT OF ROOFTOP FEATURES CAN BE TAKEN FROM AVERAGE HEIGHT OF STREET PARAPET (RATHER THAN ROOF SURFACE).
4. 23.66.140.C4 AND C5: ROOFTOP EQUIPMENT HEIGHT LIMITS: ALLOWED: MECHANICAL EQUIPMENT MAY EXTEND ABOVE THE ROOF (PARAPET) AS FOLLOWS:
 - 8' TALL WHEN SET BACK 15' MINIMUM FROM THE STREET AND 3' FROM THE ALLEY.
 - 12' TALL WHEN SET BACK 30' MIN. FROM THE STREET (ASSUME SAME FOR ALLEY)

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:

REGISTERED ARCHITECT
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:
NO. DESCRIPTION
DATE

2602
07/02/26

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

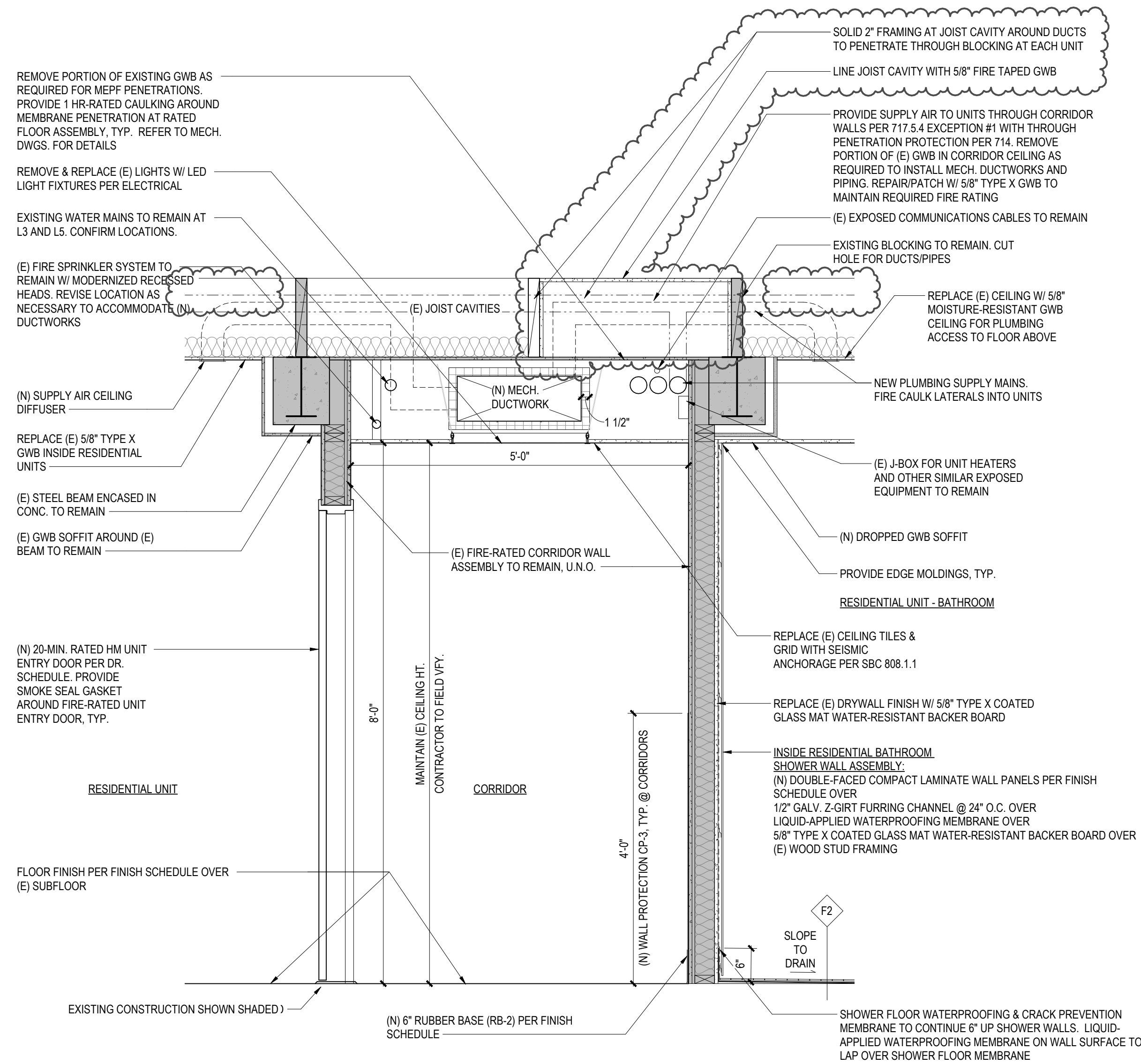
2602
07/02/26

SHEET NAME:
EXTERIOR ELEVATIONS - LIGHTWELLS

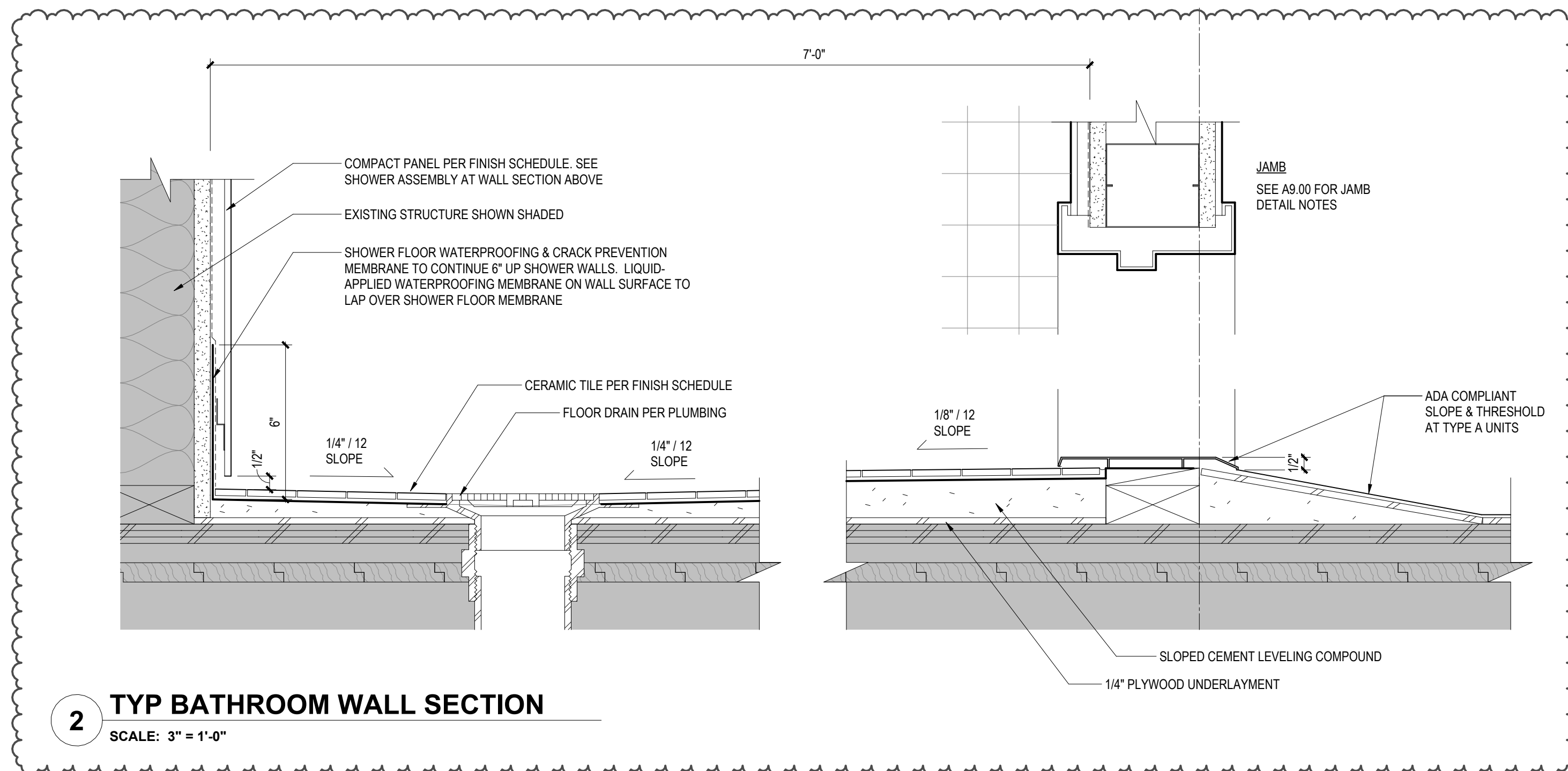
A3.04

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

GMP SET
8/28/2026

**TYP CORRIDOR SECTION (NON-SHEAR WALL & SHOWER LOCATIONS)**

SCALE: 3/4" = 1'-0"

**TYP BATHROOM WALL SECTION**

SCALE: 3" = 1'-0"

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

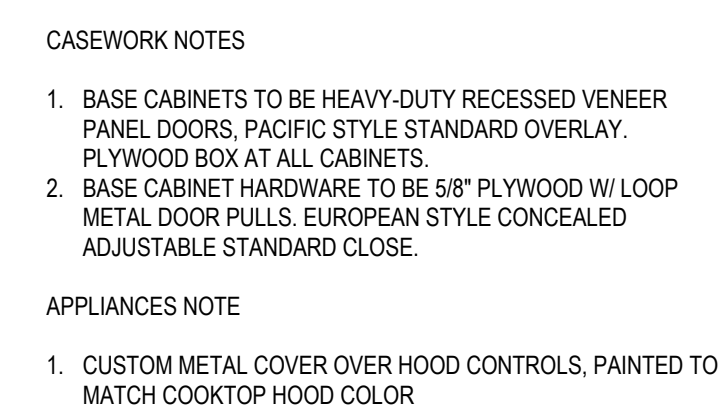
8/28/2026

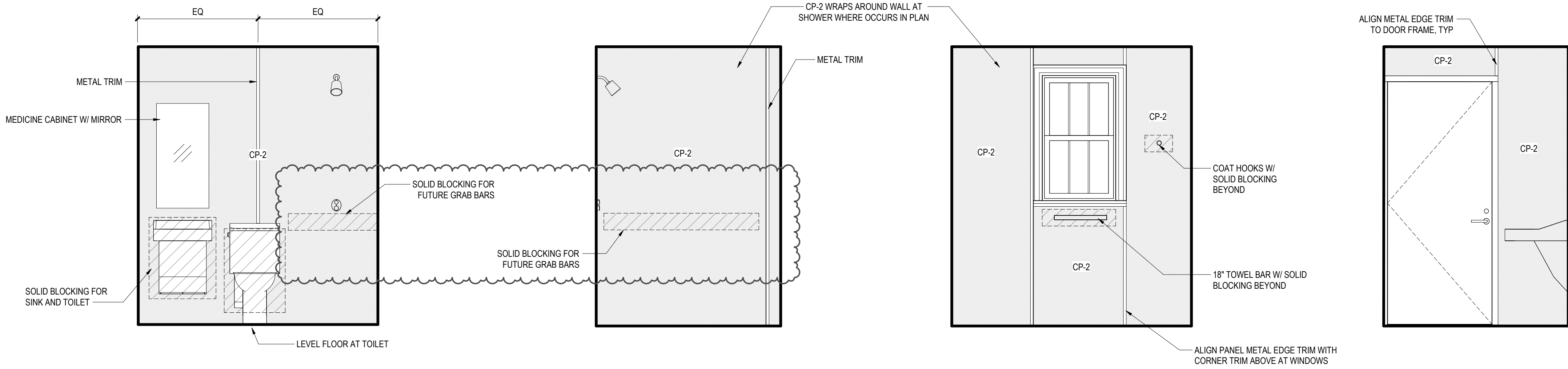
REVISIONS:	NO.	DESCRIPTION	DATE
1	PERMIT CORRECTIONS CYCLE 1	8/17/2026	8/28/2026
2	GMP SET		

SHEET NAME:
WALL SECTIONS

SHEET NUMBER:

A4.00SCALE:
As indicated



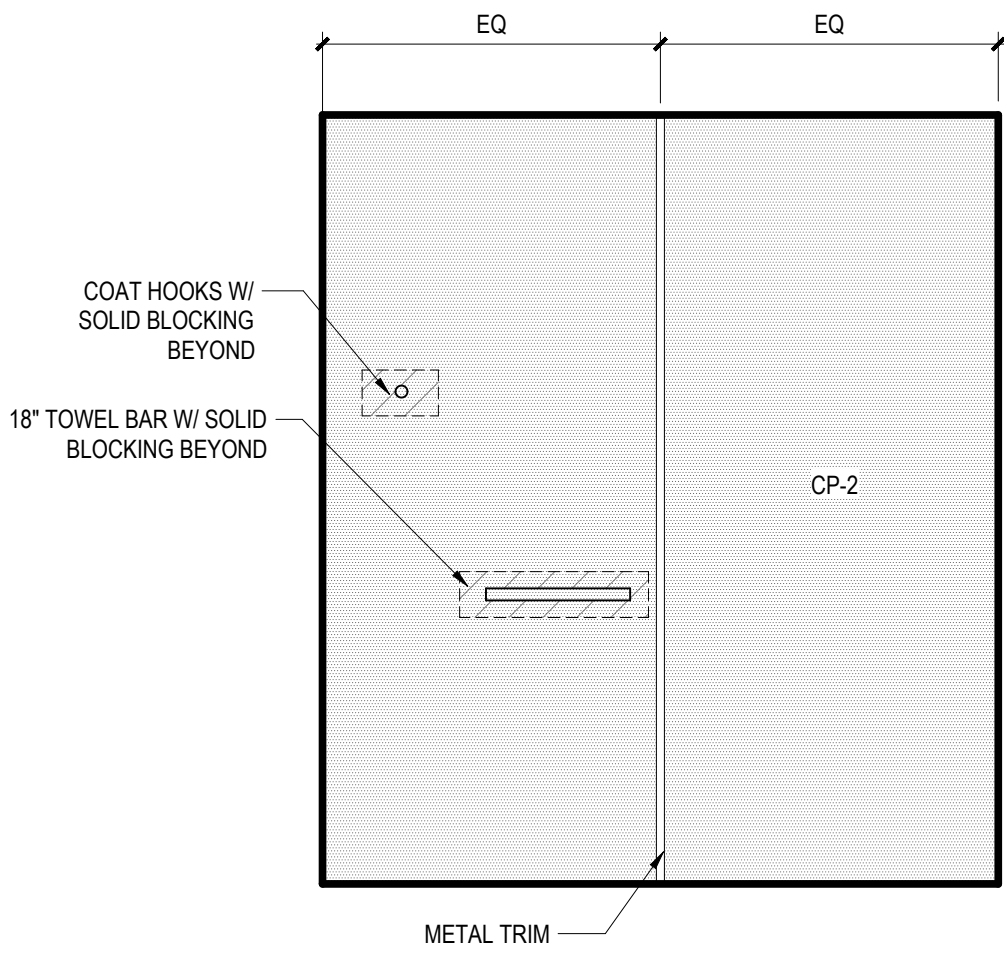


1 TYP UNIT BATH @ PLUMBING WALL
SCALE: 1/2" = 1'-0"

2 TYP UNIT BATH @ SHOWER
SCALE: 1/2" = 1'-0"

3 TYP UNIT BATH @ EXT. WALL
SCALE: 1/2" = 1'-0"

4 TYP UNIT BATH @ DOOR
SCALE: 1/2" = 1'-0"



5 TYP UNIT BATH @ INT. WALL
SCALE: 1/2" = 1'-0"

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

Official Stamp:

0108

REGISTERED ARCHITECT

Glady's Ly-Au Young

GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

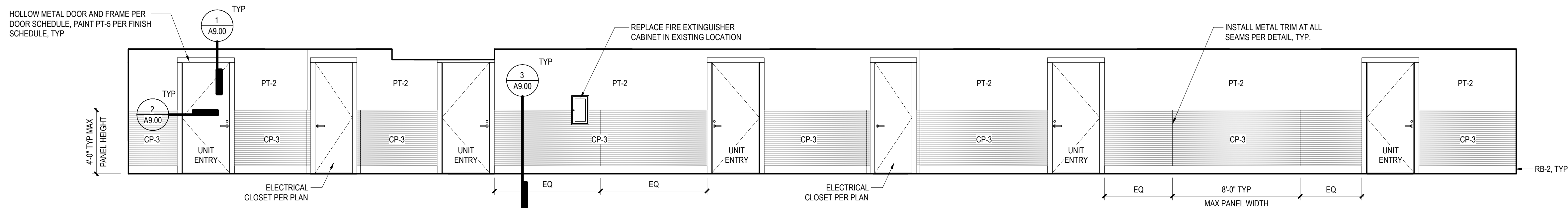
REVISIONS:
PROJECT NUMBER: 2802
DATE: Do Not Use
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

NO. DESCRIPTION
2 GMP SET

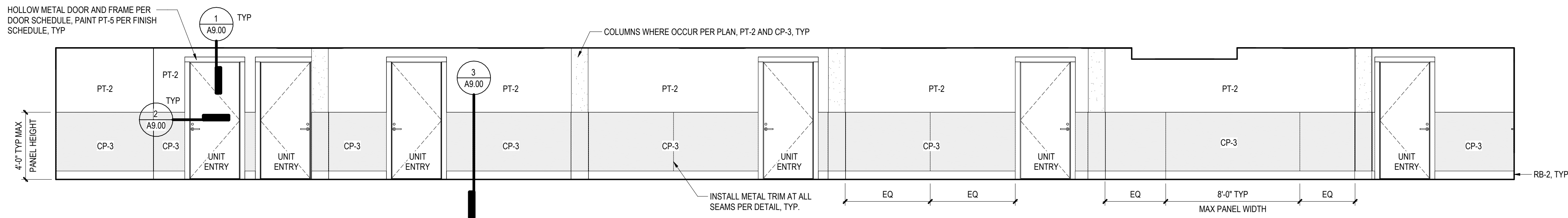
DATE
8/28/2026

GMP SET
8/28/2026

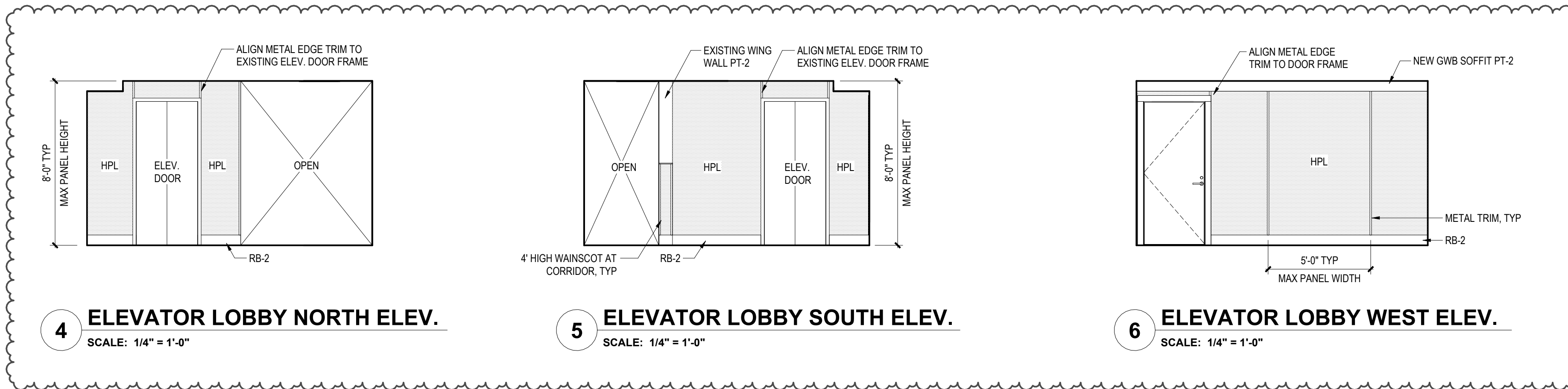
INTERIOR ELEVATIONS - TYP AND ADA UNIT
BATHROOMS
SHEET NUMBER:
A5.11
SCALE: 1/2" = 1'-0"



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



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



4 ELEVATOR LOBBY NORTH ELEV.
SCALE: 1/4" = 1'-0"

5 ELEVATOR LOBBY SOUTH ELEV.
SCALE: 1/4" = 1'-0"

6 ELEVATOR LOBBY WEST ELEV.
SCALE: 1/4" = 1'-0"

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

8/28/2026

REVISIONS:

NO.

DESCRIPTION

GMP SET

2

SHEET NAME:
TYP CORRIDOR ELEVATIONS

PROJECT NUMBER:

28002

DATE:

Do Not Use

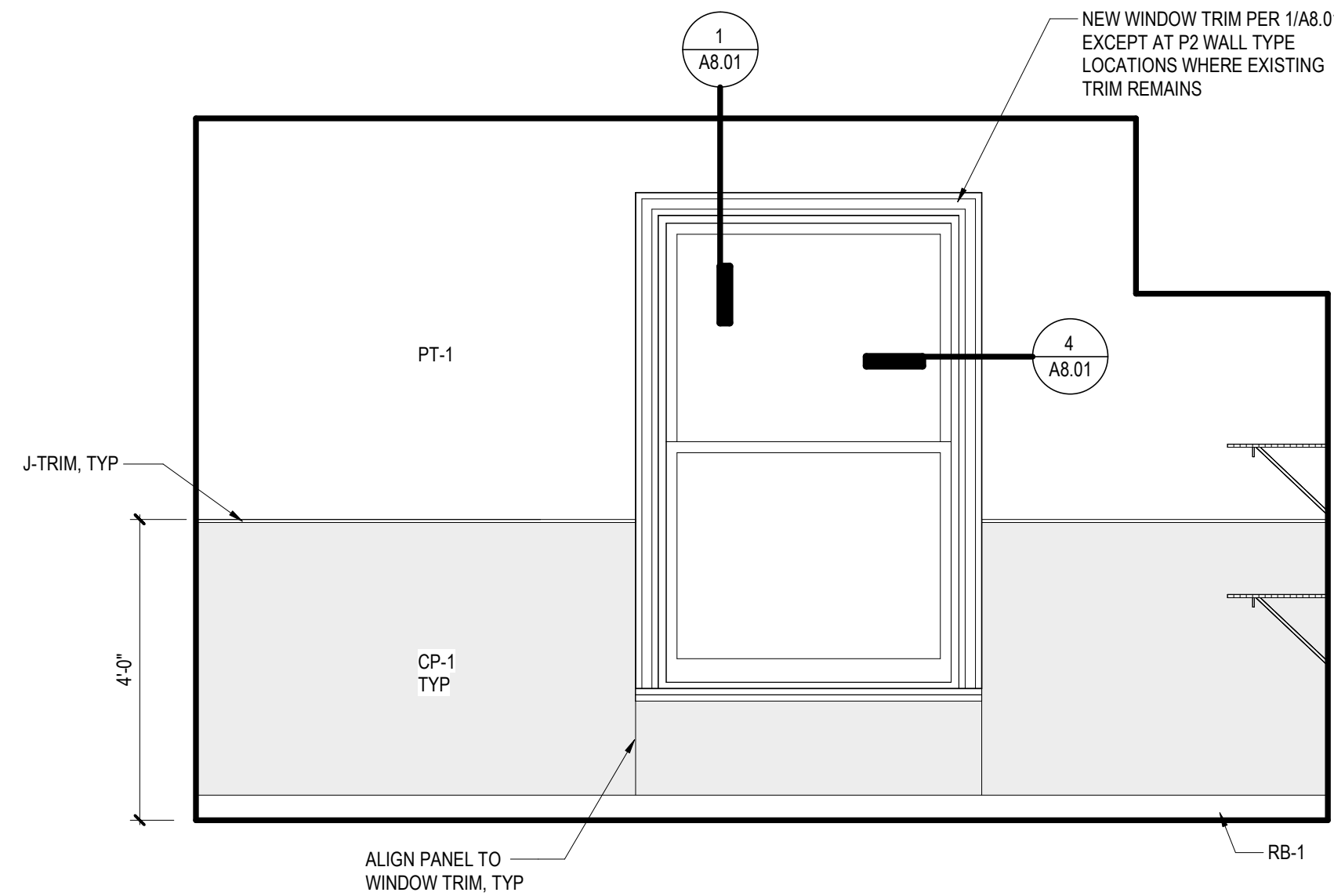
PROJECT MANAGER:

DRAWN BY:

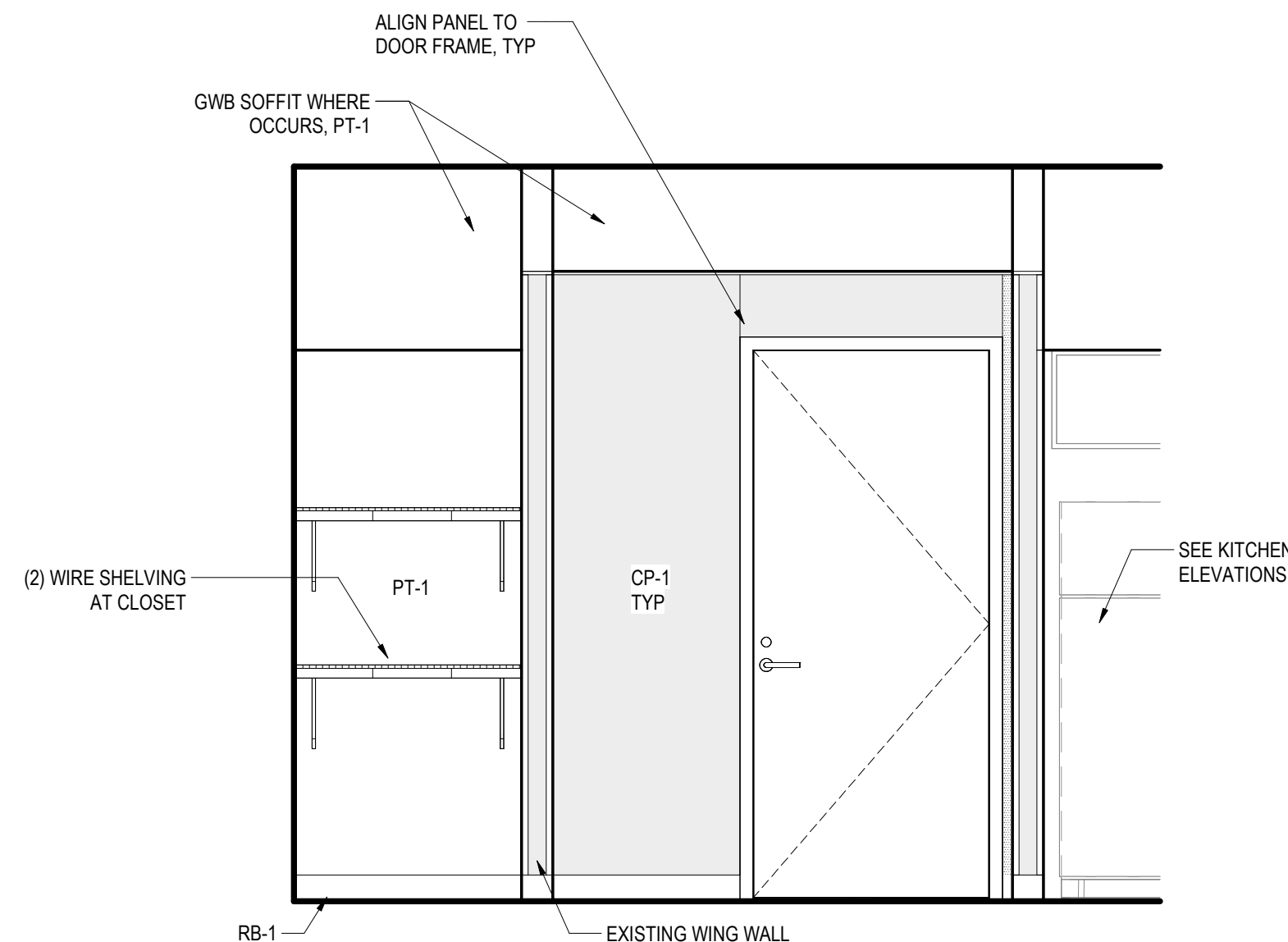
CHECKED BY:

1/4" = 1'-0"

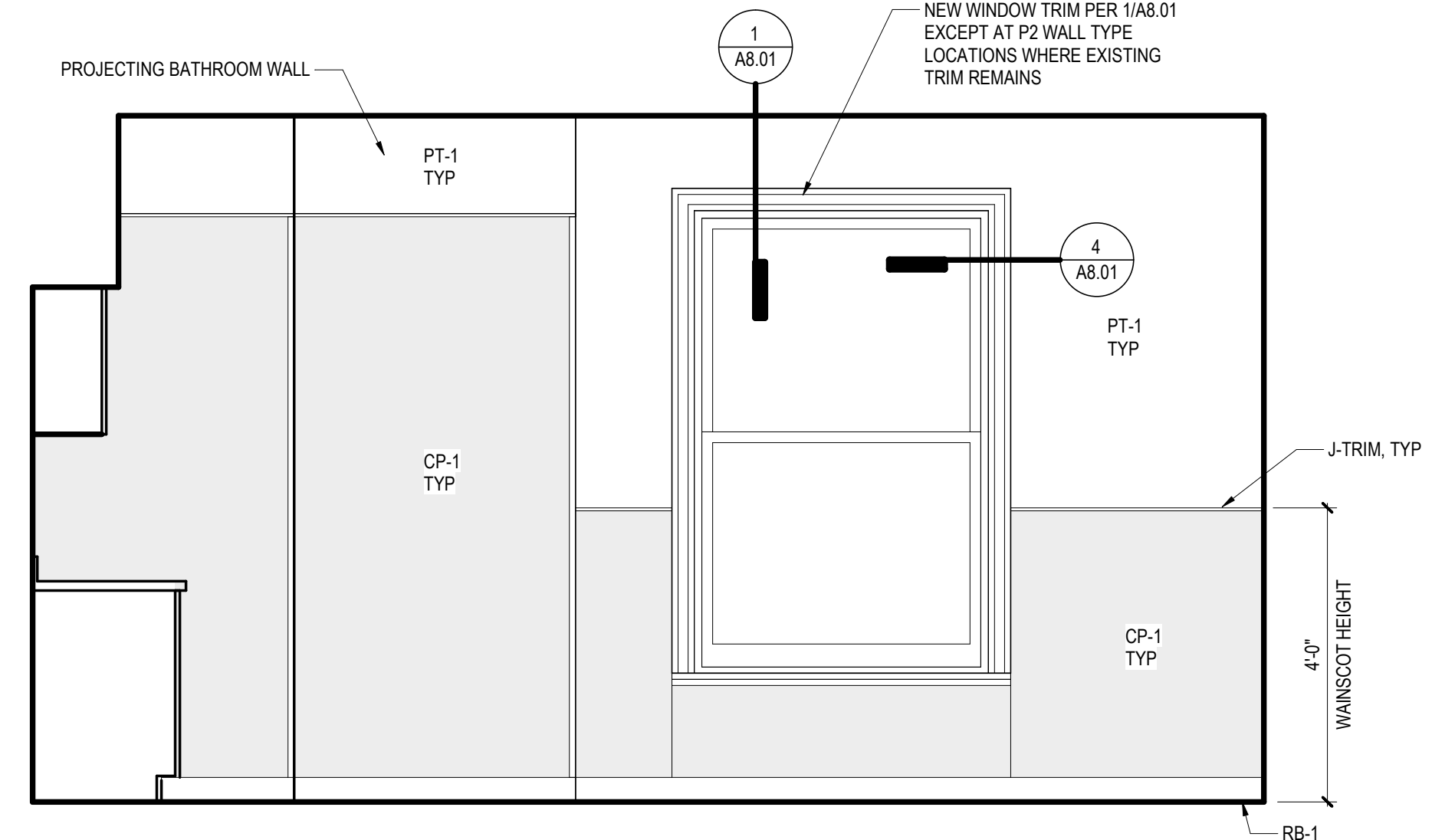
A5.20



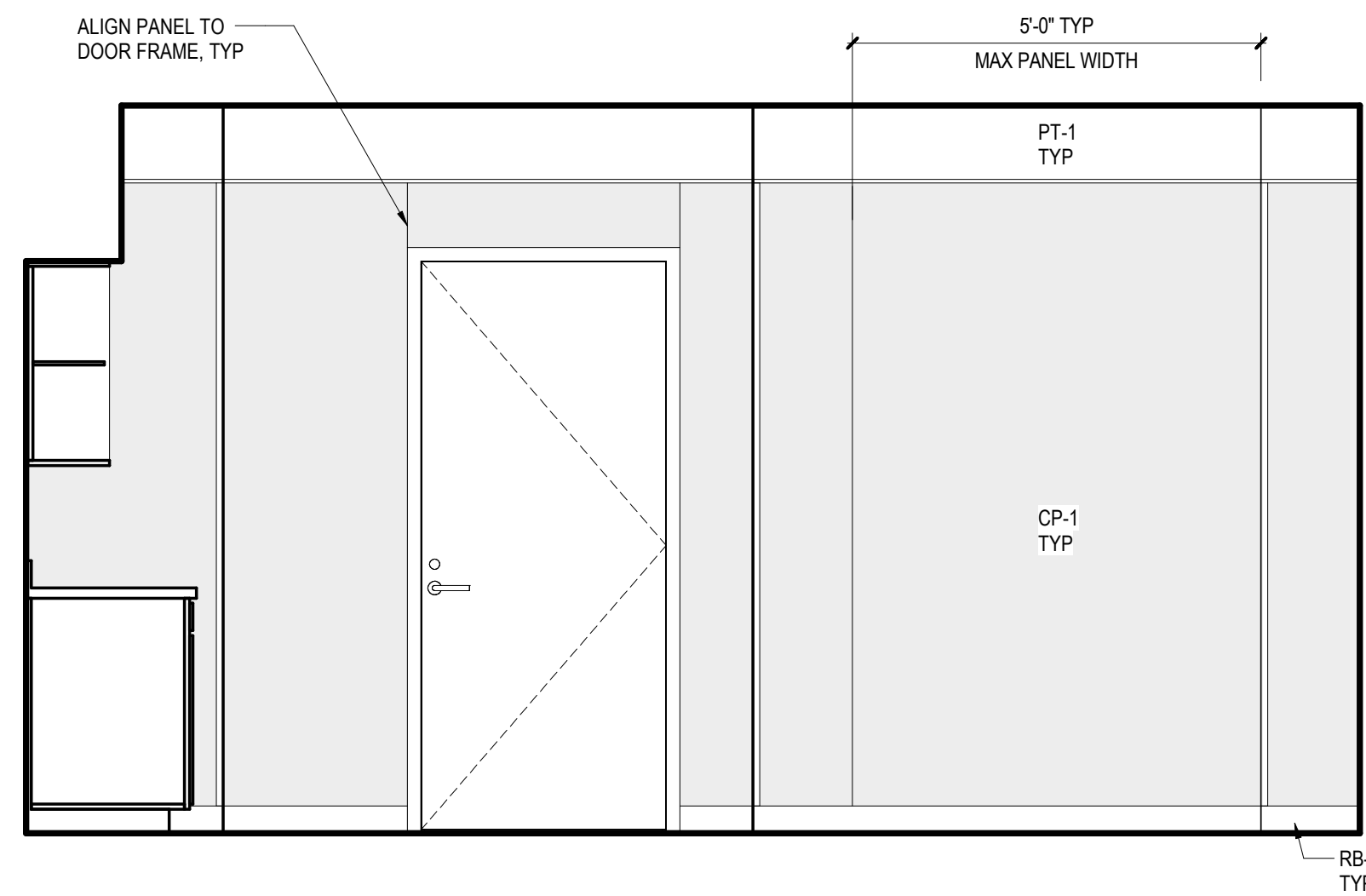
1 TYP UNIT ELEVATION @ WINDOW THRU CLOSET
SCALE: 1/2" = 1'-0"



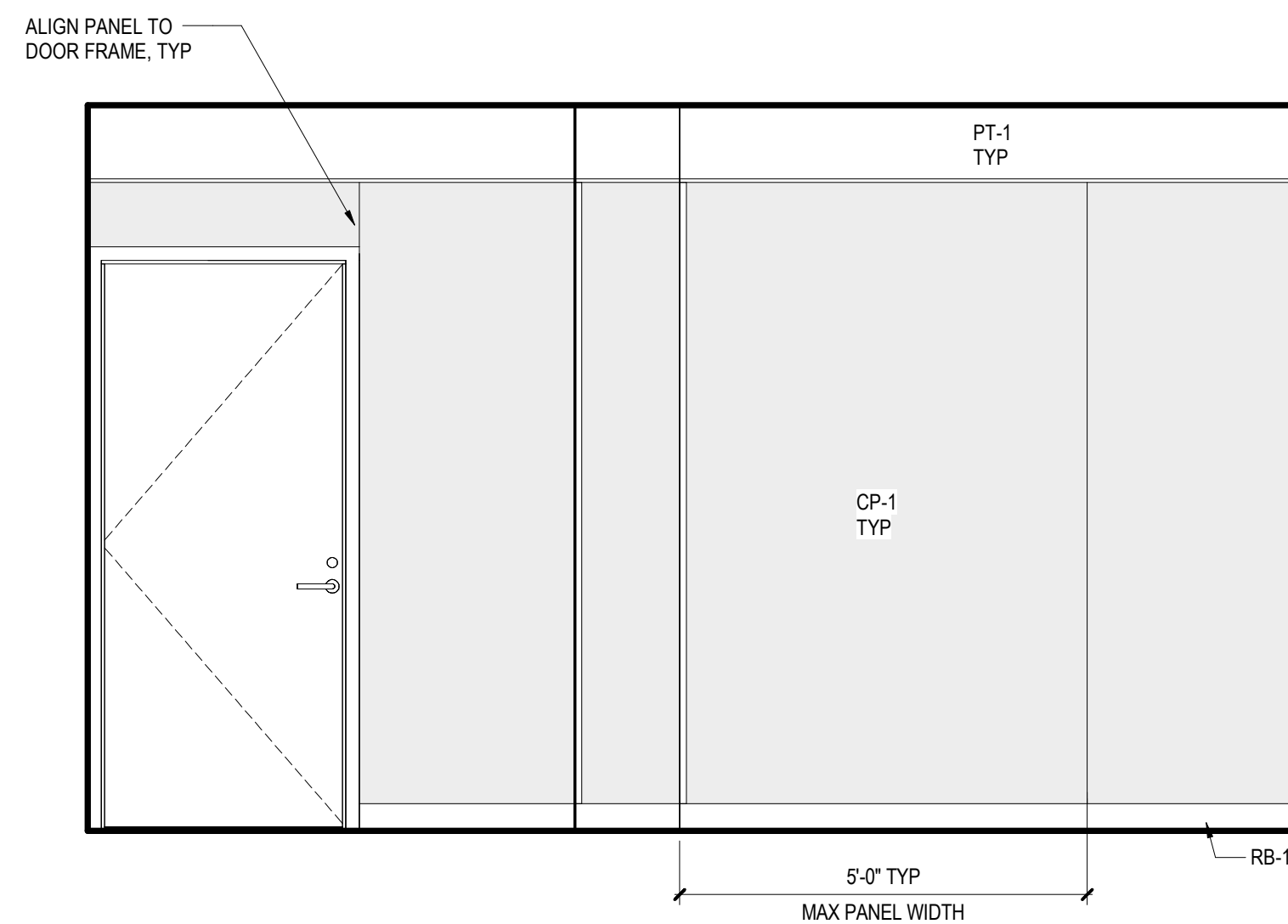
3 TYP UNIT ELEVATION @ ENTRY AND CLOSET
SCALE: 1/2" = 1'-0"



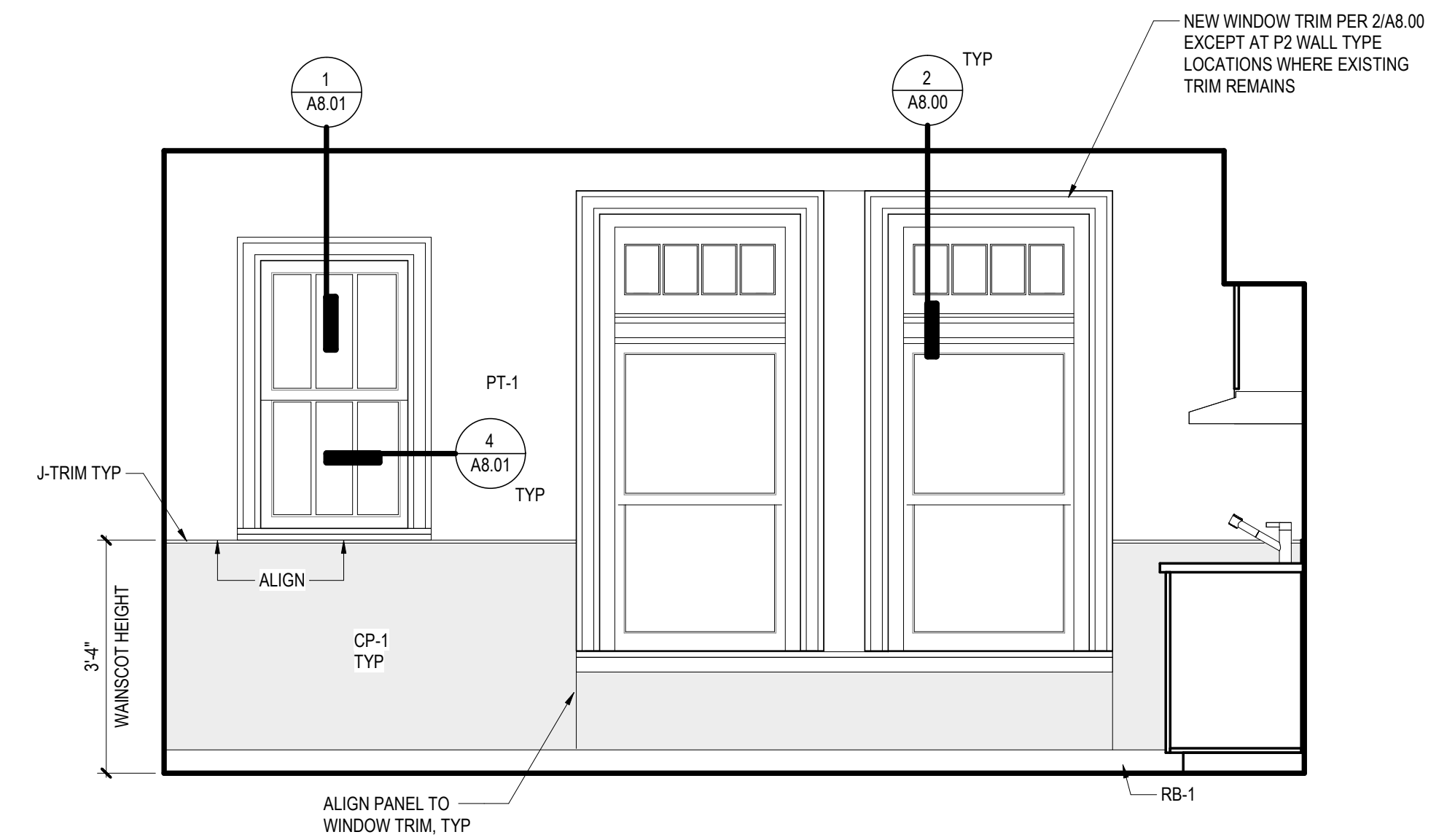
2 TYP UNIT ELEVATION @ WINDOW AND PLUMBING WALL
SCALE: 1/2" = 1'-0"



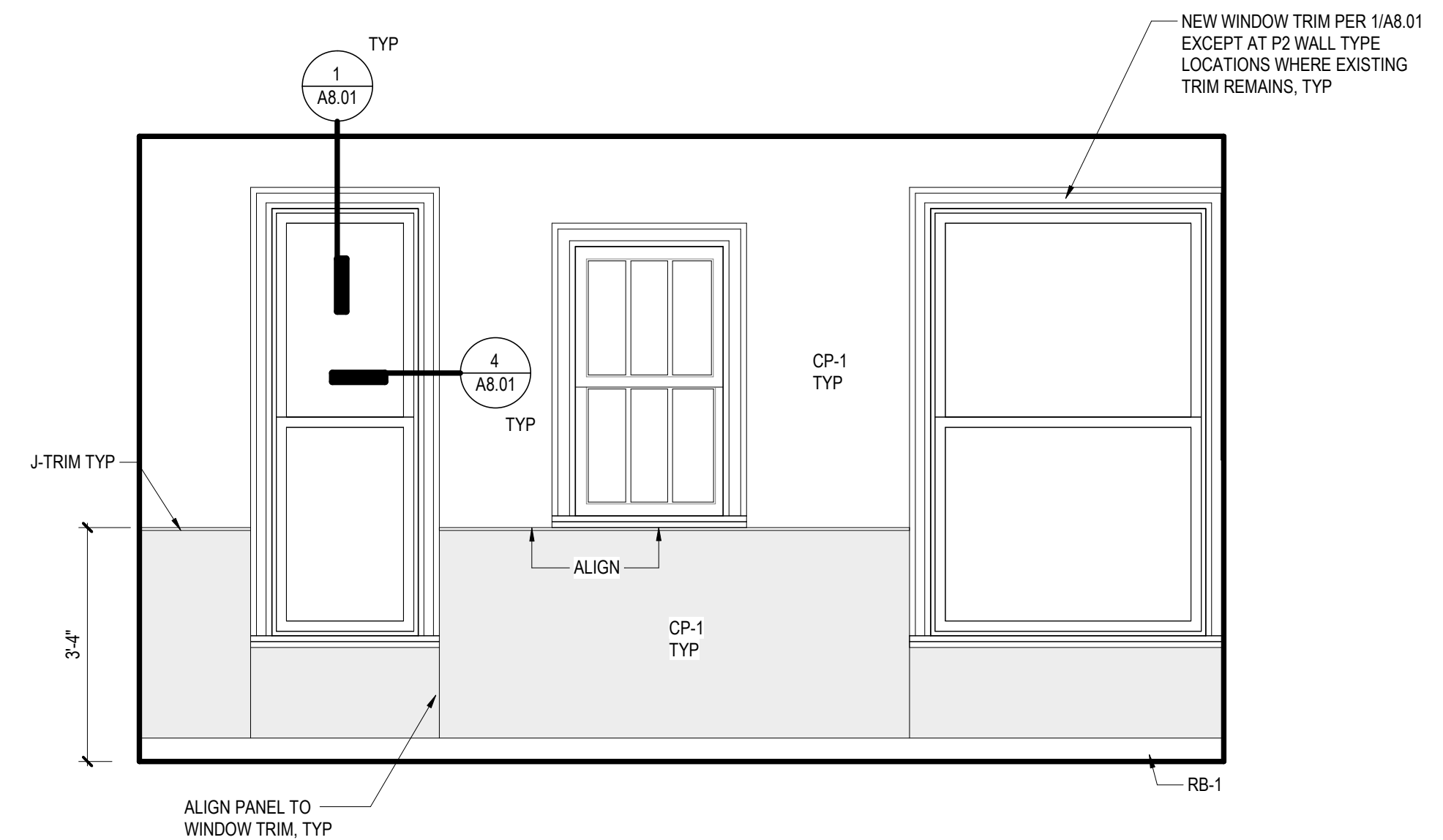
4 TYP UNIT ELEVATION @ ENTRY AND PLUMBING WALL
SCALE: 1/2" = 1'-0"



5 TYP UNIT ELEVATION @ BATHROOM DOOR
SCALE: 1/2" = 1'-0"



6 TYP UNIT ELEVATION @ WINDOW WALL
SCALE: 1/2" = 1'-0"



7 (3) WINDOW ELEVATION @ TYP COURTYARD UNIT
SCALE: 1/2" = 1'-0"

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Seattle, WA 98104

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PROJECT: **MORRISON HOTEL REHABILITATION**
509 Third Avenue
Seattle, WA 98104

SHEET NAME: **TYP UNIT INTERIOR ELEVATIONS**

BUILDING PERMIT SET

DATE

REVISIONS:
NO. DESCRIPTION

PROJECT NUMBER: 2802
DATE: Do Not Use
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

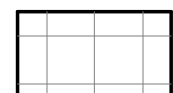
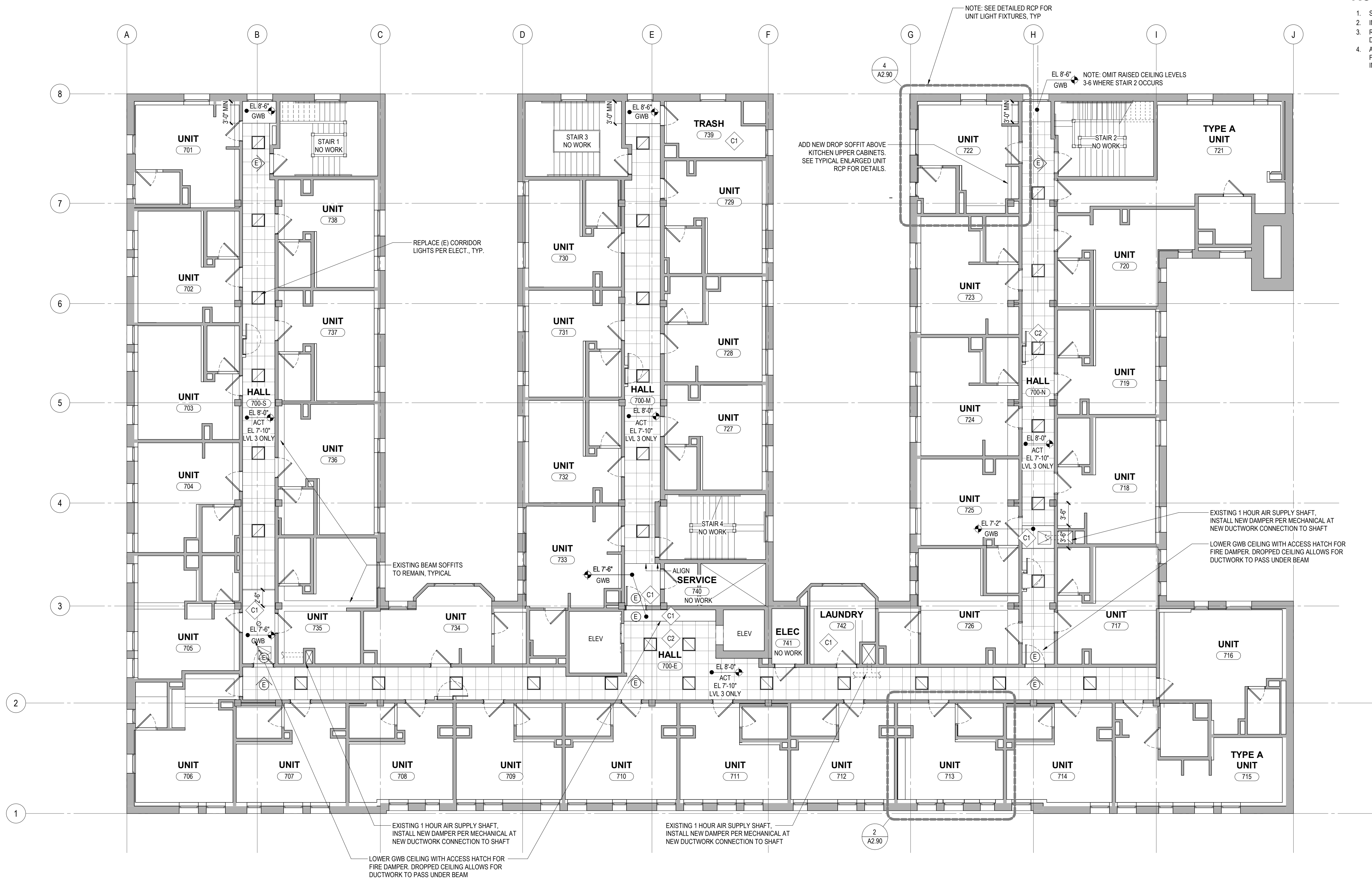
1/2" = 1'-0"

A5.21

RCP NOTES

- SEE ENLARGED TYPICAL UNIT DEMO PLAN AND RCPs FOR UNIT SCOPE
- INSTALL FRAMING AND GWB SOFFITS AT ALL (E) BEAM LOCATIONS.
- REMOVE (E) GWB AT MEPF PENETRATIONS ABOVE ACT CEILING PER DETAIL 1/A4.00.
- AT CORRIDORS, DEMOLISH EXISTING CEILING TILE AND GRID, LIGHTING FIXTURES. REFER TO MEP DRAWINGS FOR ADDITIONAL DEMO INFORMATION.

KEY

ILLUMINATED EXIT SIGN,
EXISTING TO REMAINNEW SUSPENDED ACOUSTICAL TILE
CEILING TO REPLACE EXISTINGGWB CEILING, NEW AT UNITS AND
WHERE SHOWN AT CORRIDORS

1 RCP - LEVEL 07 (LEVELS 3-6 SIM)

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

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET

9/10/2026

DATE

8/28/2026

REVISIONS:

NO. DESCRIPTION

GMP SET

3

SHEET NAME:
TYP REFLECTED CEILING PLANPROJECT NUMBER:
2802DATE:
Do Not Use

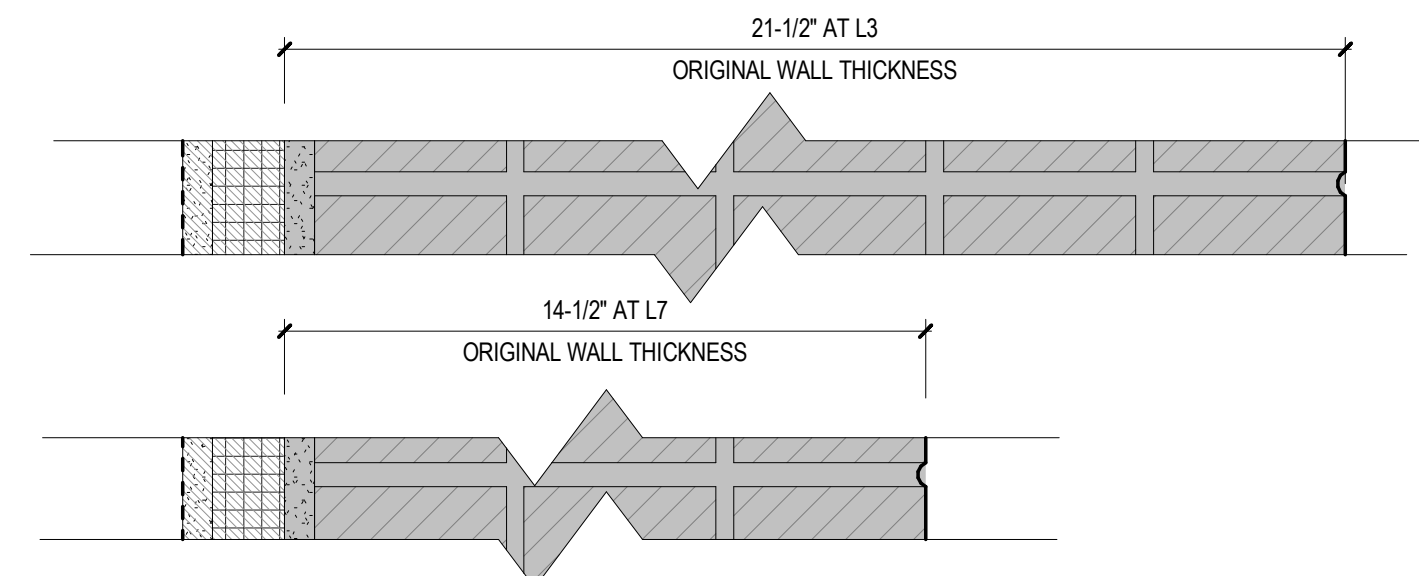
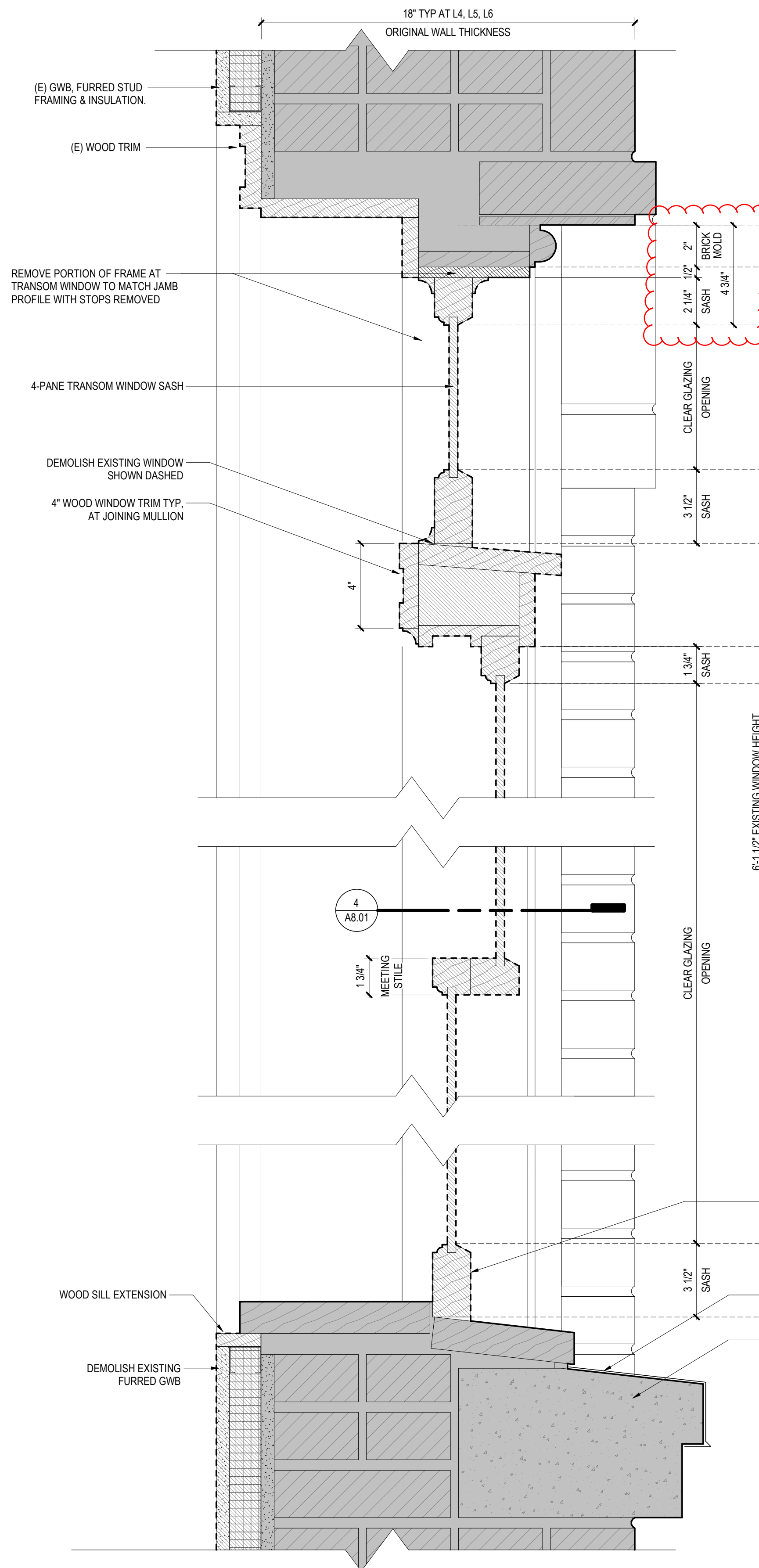
PROJECT MANAGER:

DRAWN BY:

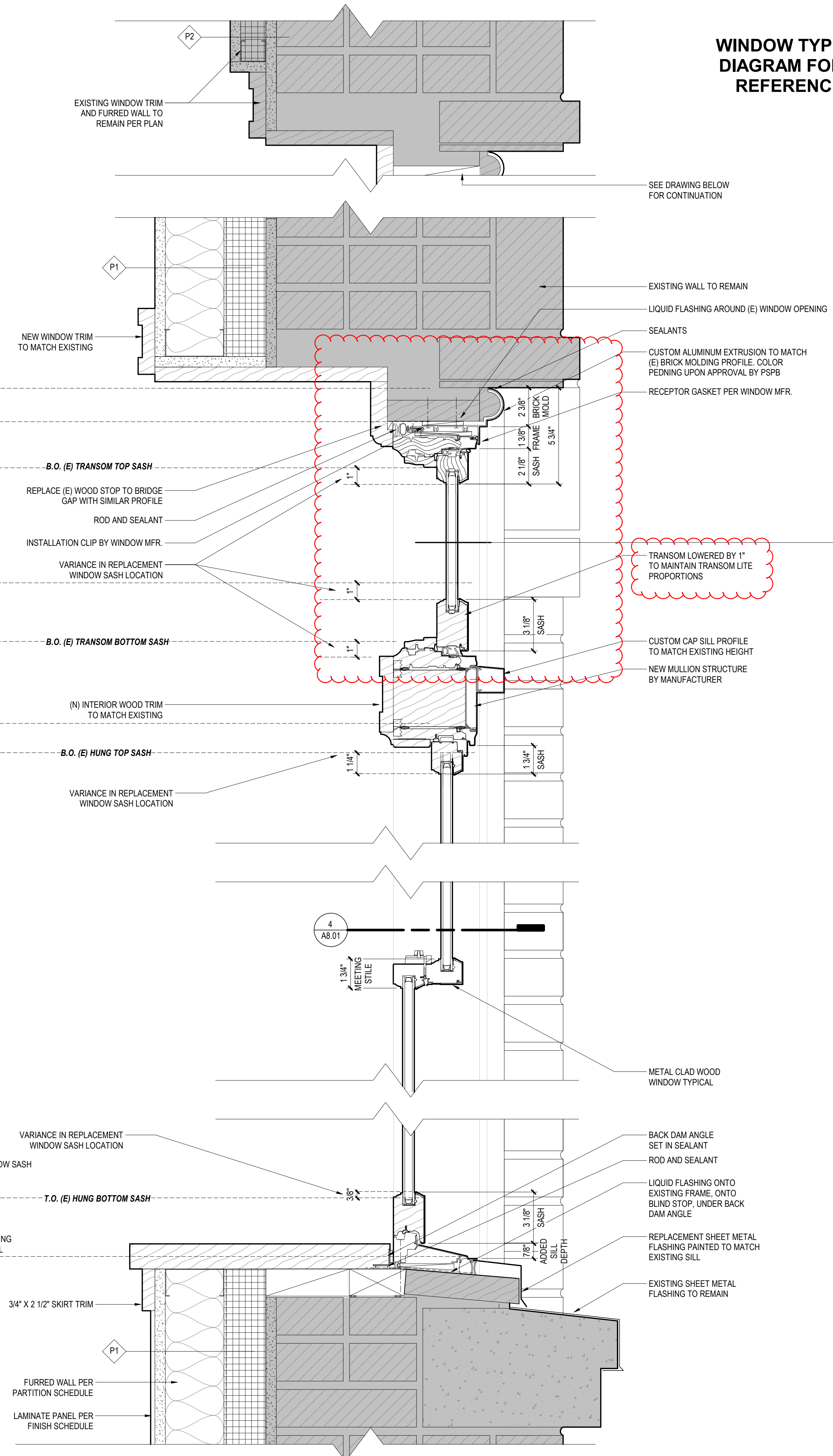
CHECKED BY:

1/8" = 1'-0"

A6.70

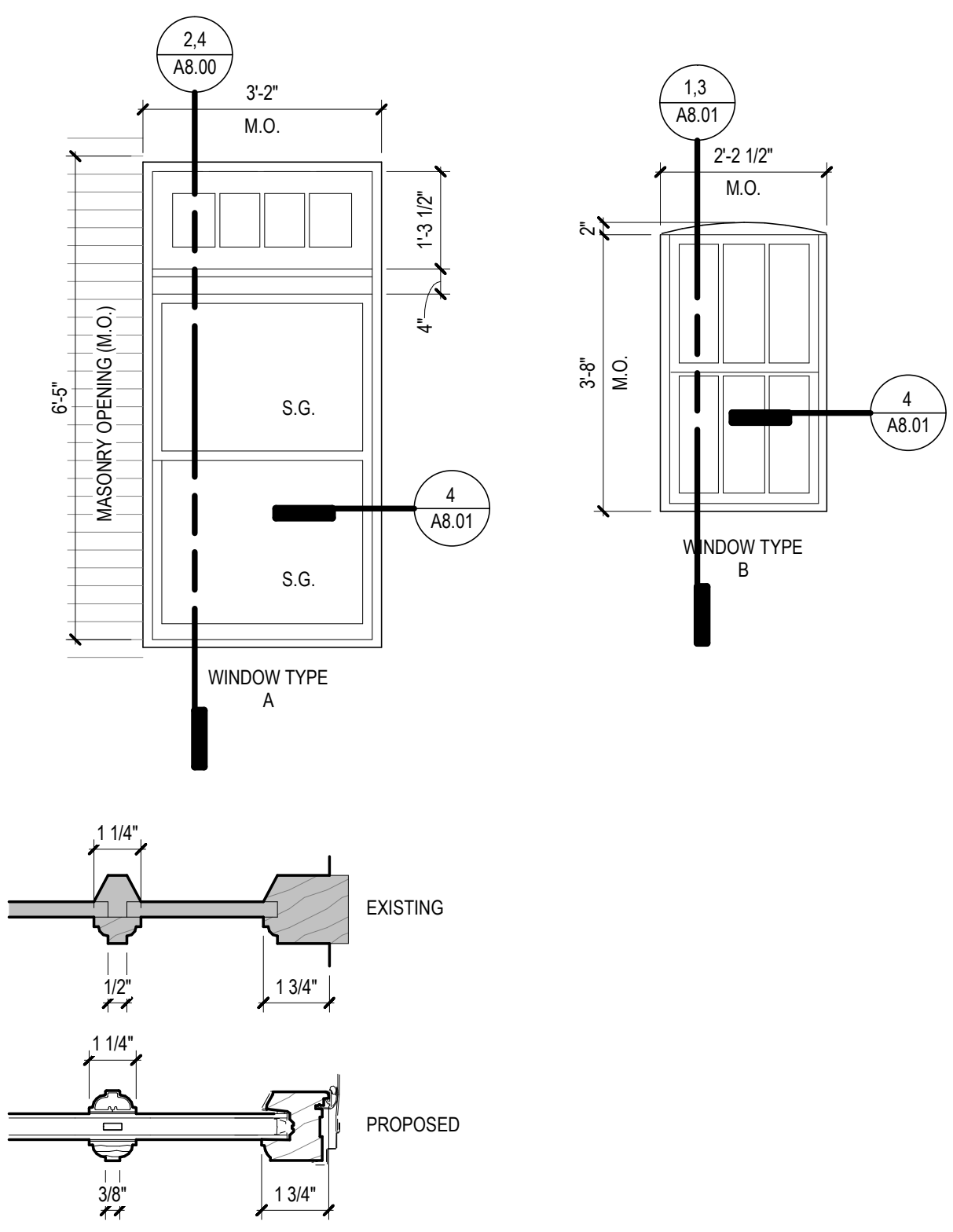


4 EXISTING WINDOW A HEAD AND SILL
SCALE: 3" = 1'-0"



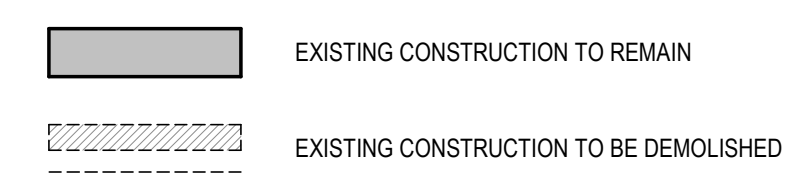
2 PROPOSED WINDOW A HEAD AND SILL (WINDOW B SIM.)
SCALE: 3" = 1'-0"

**WINDOW TYPE
DIAGRAM FOR
REFERENCE**



SIMULATED DIVIDED LITE

EXISTING / DEMO LEGEND



SXS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:
REGISTERED ARCHITECT
Gladys Ly-Au Young
GLADYS LY-AU YOUNG
STATE OF WASHINGTON

PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	REVISIONS:	DATE	BUILDING PERMIT SET 9/10/2026
	NO. DESCRIPTION	DATE	
	1 PERMIT CORRECTIONS CYCLE 1	8/17/2026	
	2 CORRECTIONS FOR PSPB	9/2/2026	
PROJECT NUMBER: 2802	DATE: 7/3/2026	PROJECT MANAGER: DRAWN BY:	CHECKED BY: As indicated

WINDOW DETAILS

A8.00

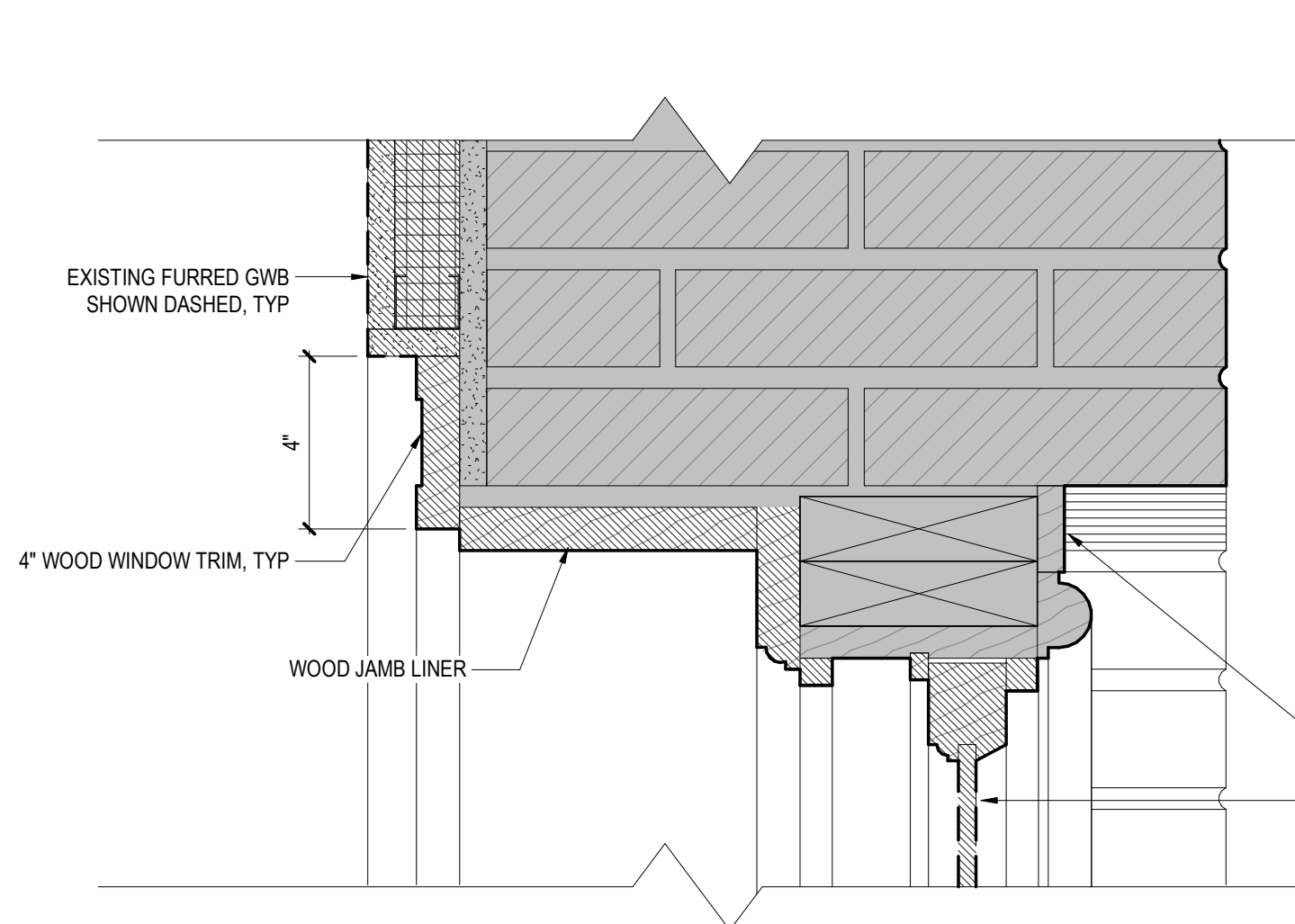
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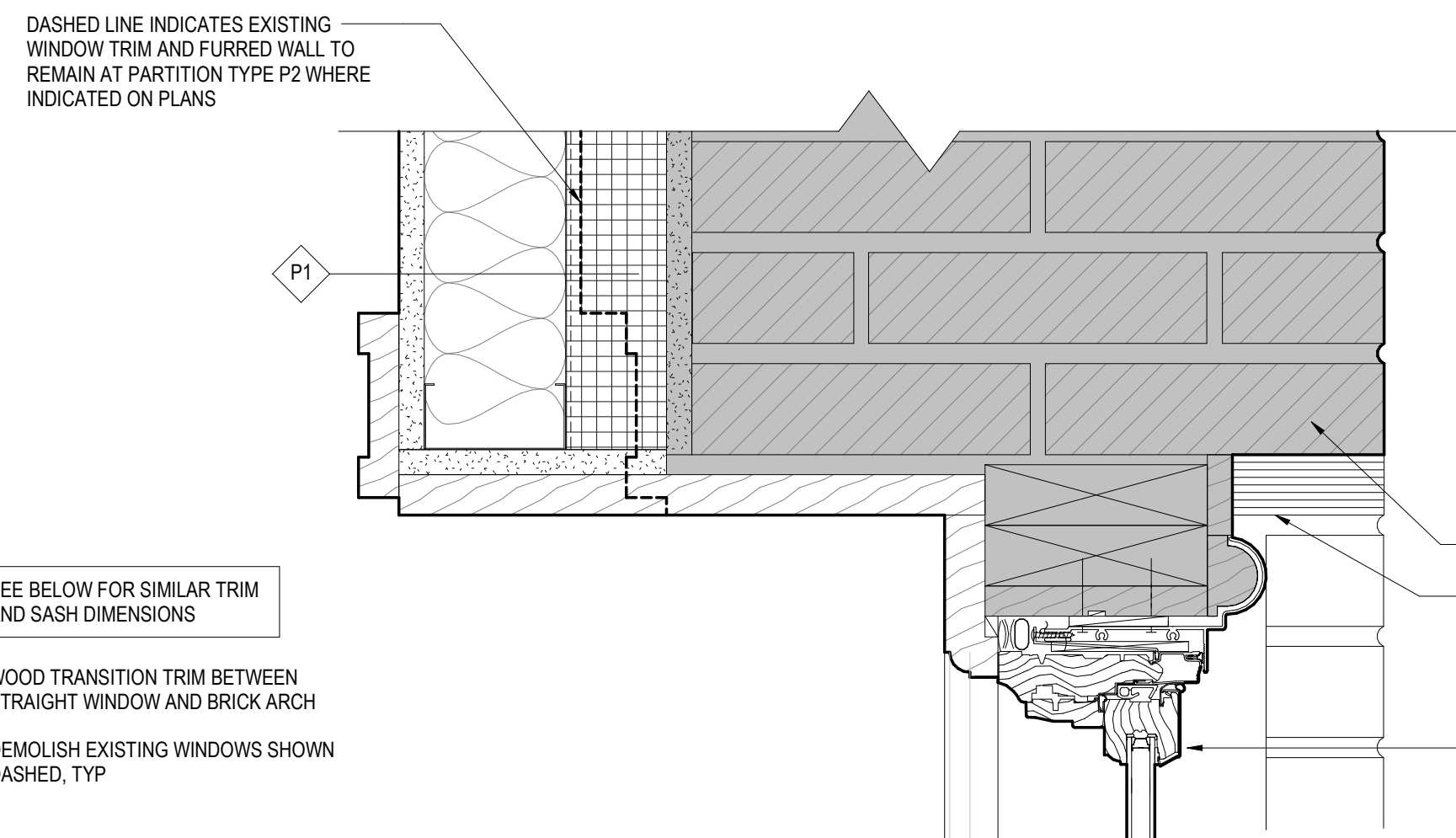
PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

BUILDING PERMIT SET		DATE	
REVISIONS:	NO.	DESCRIPTION	DATE
1	2602	UPDATE FOR PSPBNS CYC E 1	7/31/2026
2	2602	CORRECTIONS FOR PSPB	9/2/2026
3	2602	CORRECTIONS FOR PSPB	10/7/2026
4	2602	FHTOPSPB	10/12/2026

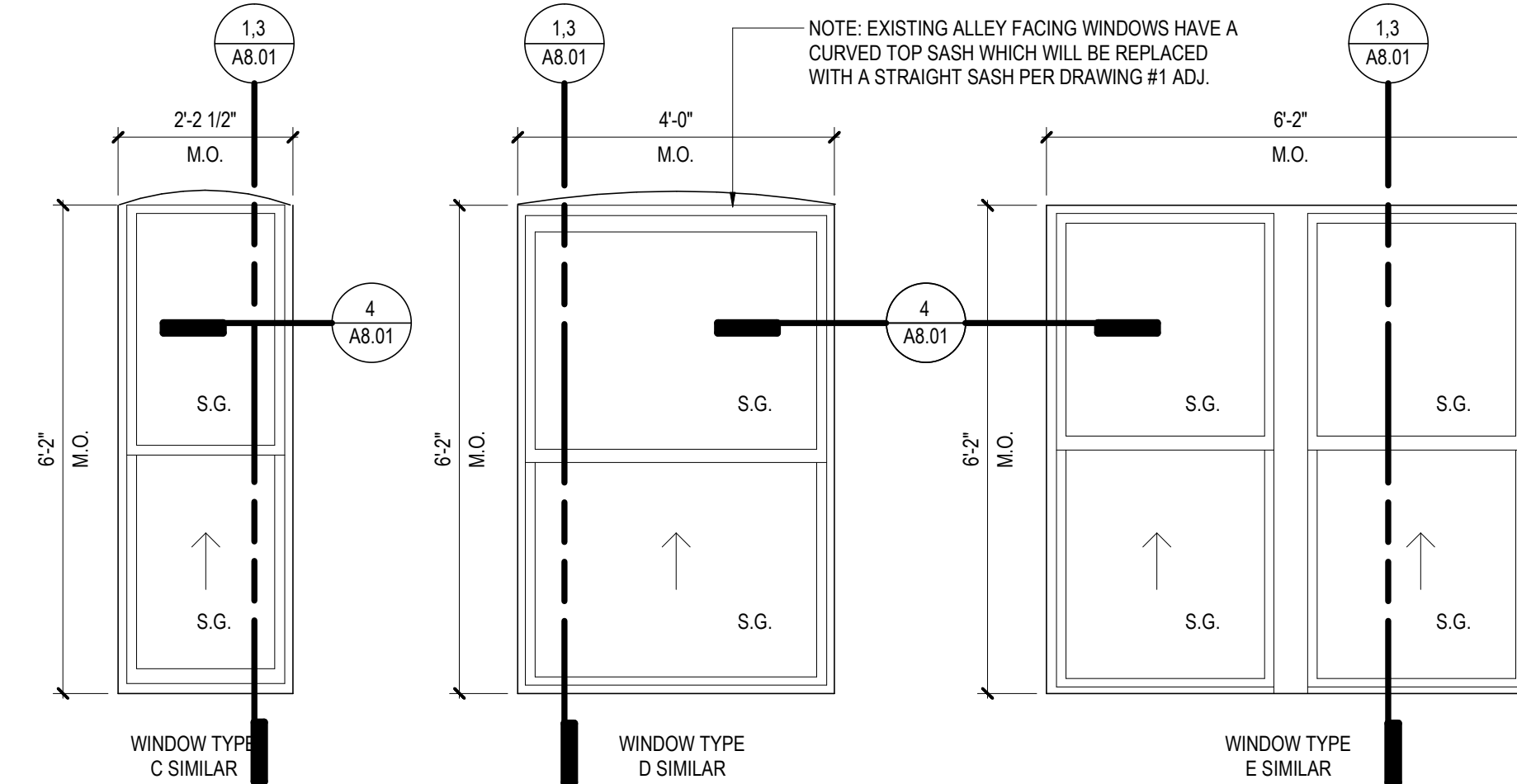
SHEET NAME: WINDOW DETAILS
SHEET NUMBER: A8.01
SCALE: As indicated



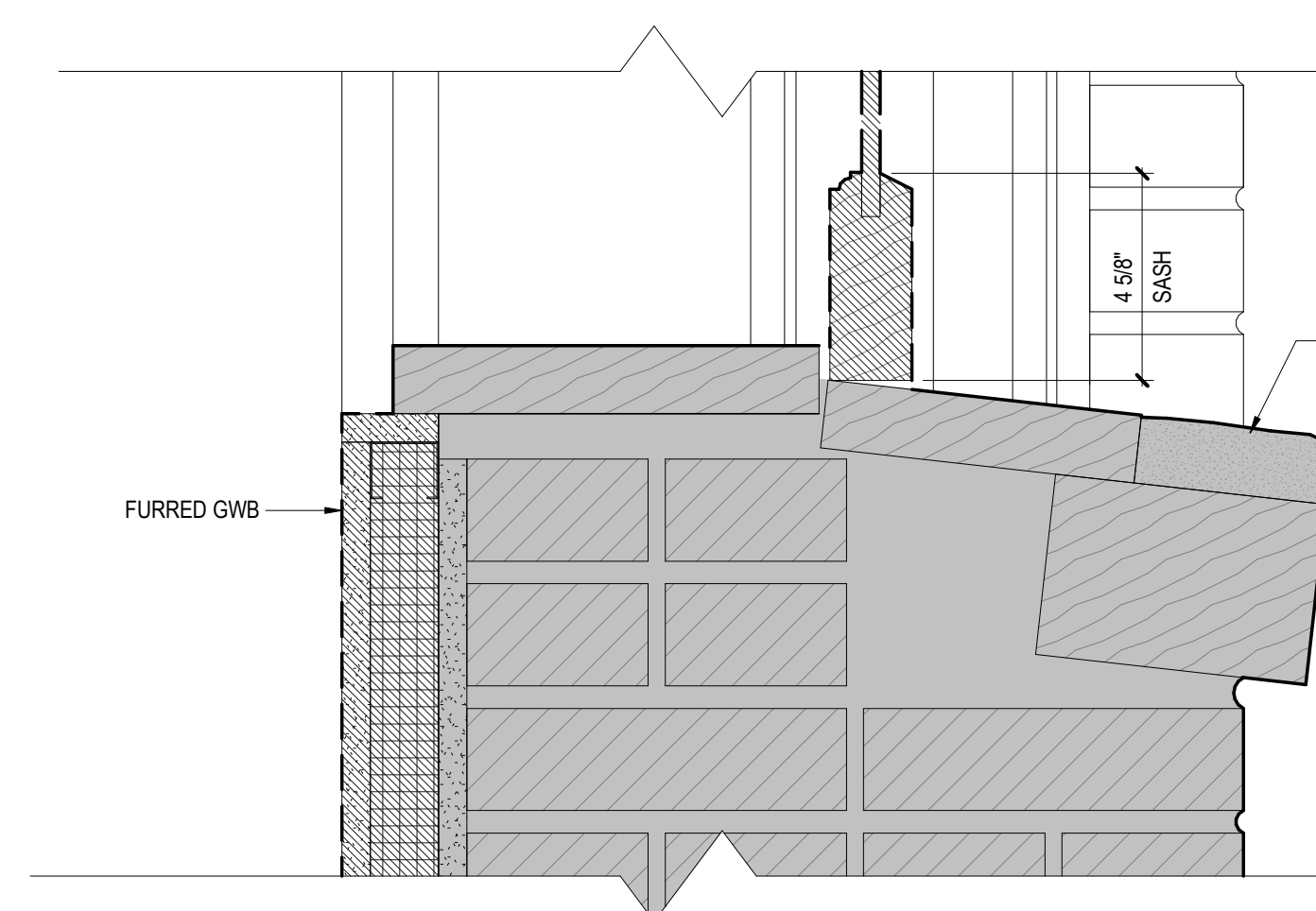
**HEAD
(AT ARCHED WINDOW)**



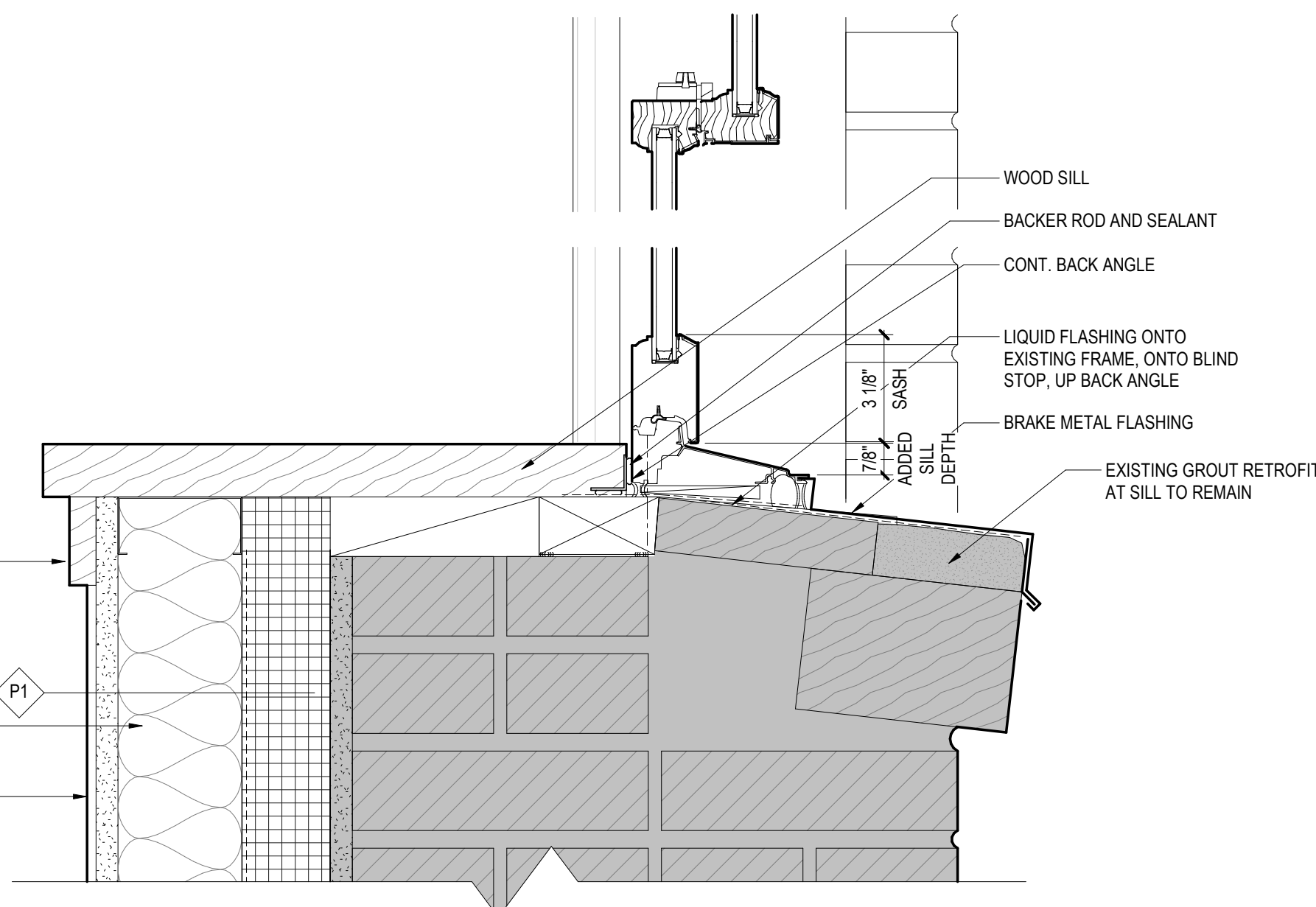
HEAD



WINDOW TYPE DIAGRAM FOR REFERENCE



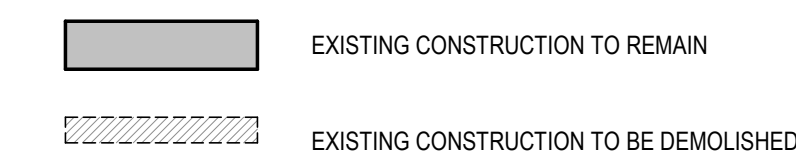
SILL



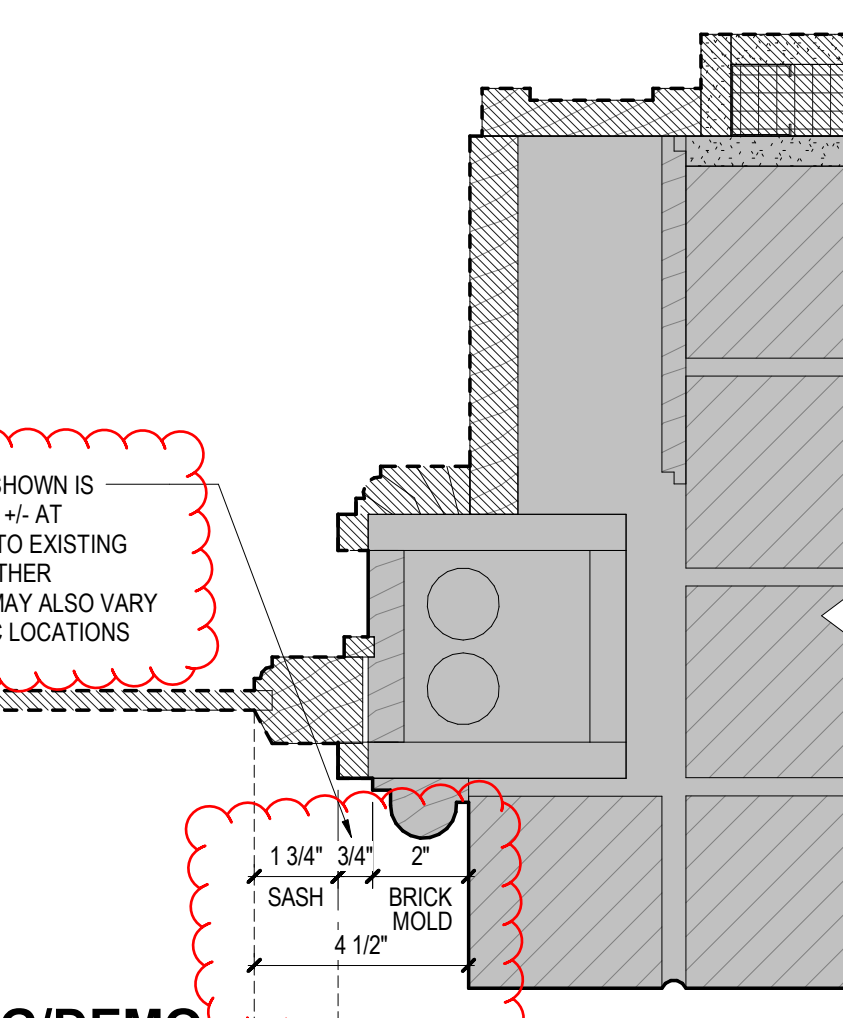
SILL

REFER TO SHEET A8.00 FOR TYP DIMENSIONAL NOTES.

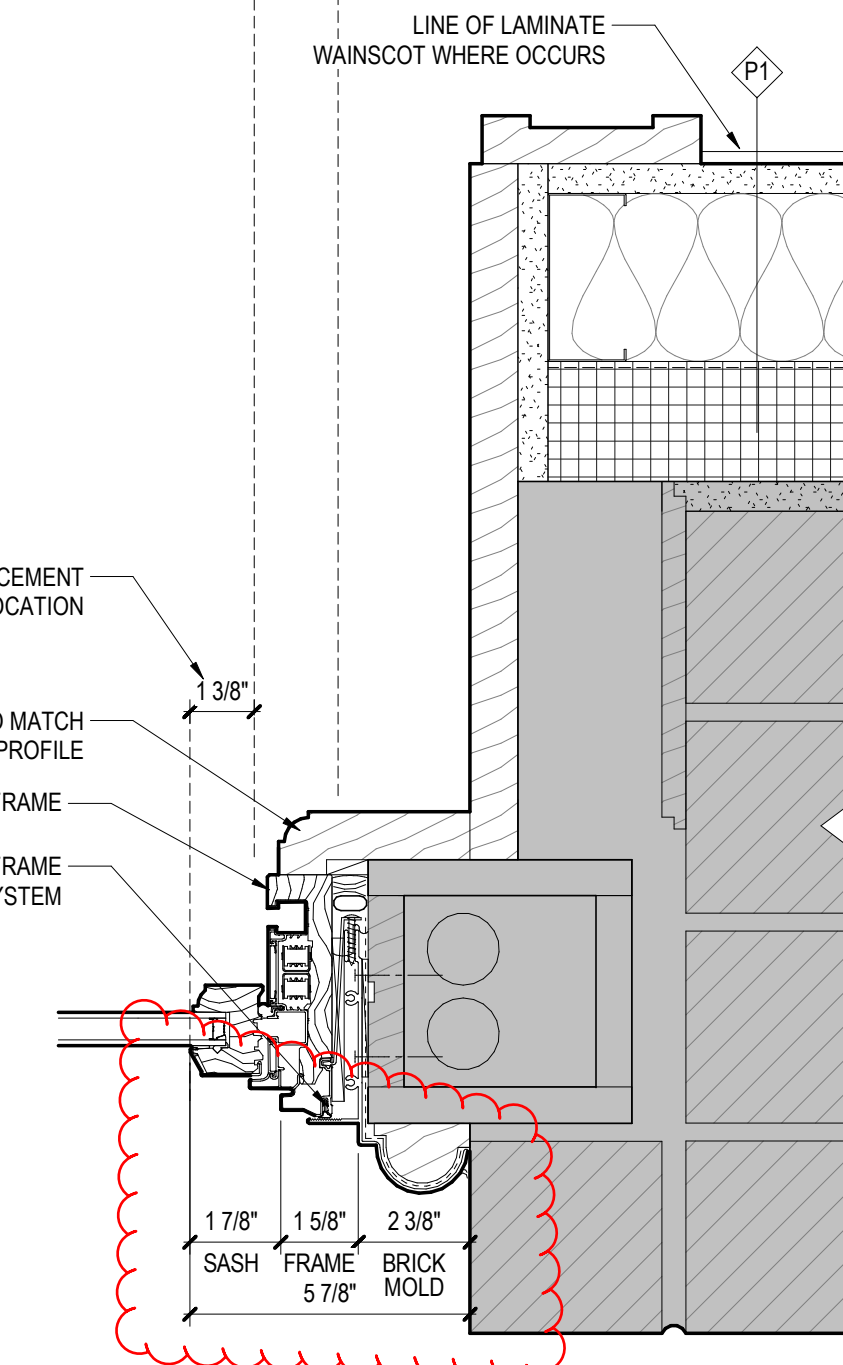
EXISTING / DEMO LEGEND



NOTE: FRAME DIMENSION SHOWN IS TYPICAL, BUT CAN VARY 1/4\"/>



**EXISTING/DEMO
(P1)**



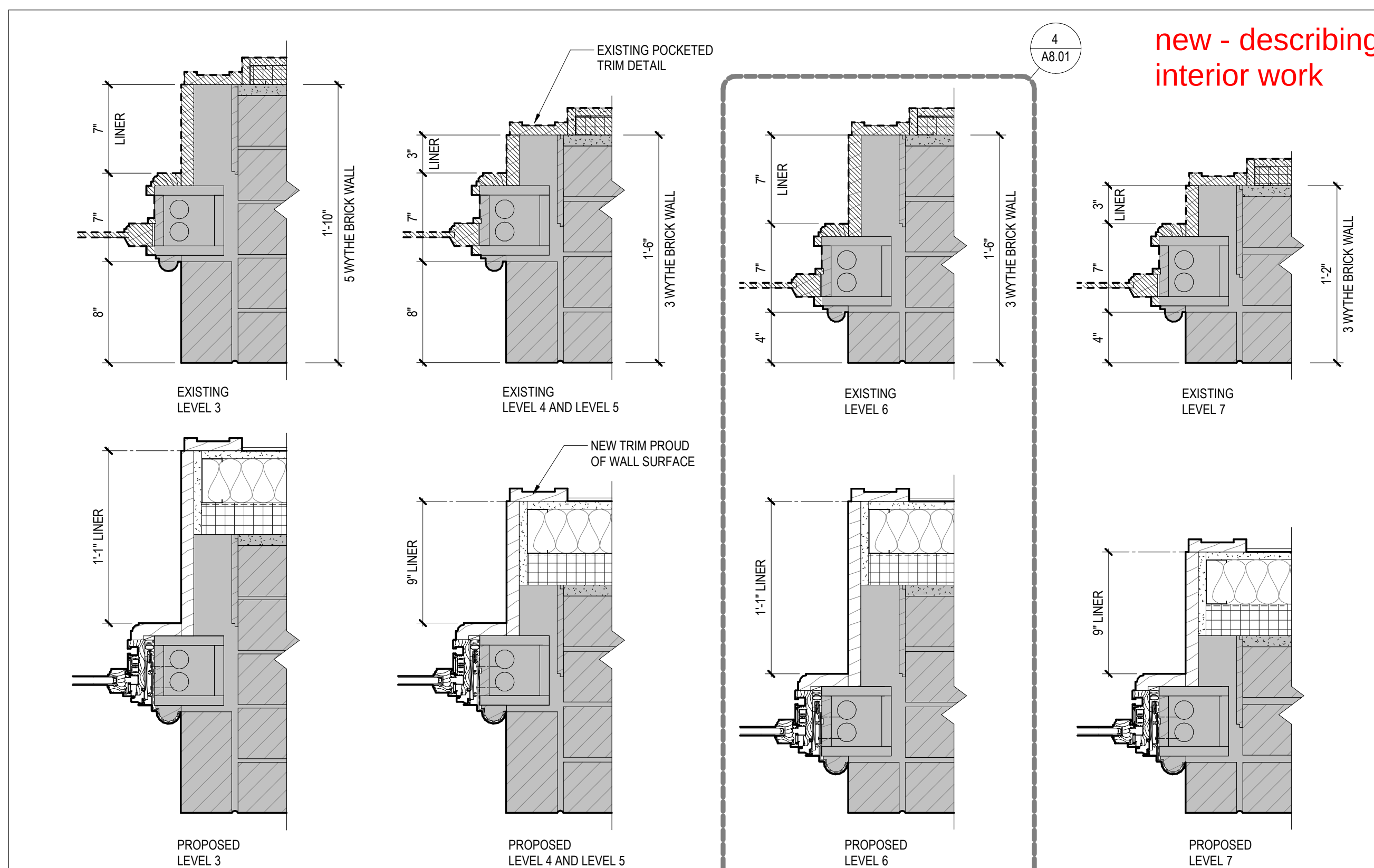
**PROPOSED
(P1)**

4 PROPOSED TYPICAL WINDOW JAMB (LVL 6)
SCALE: 3\"/>

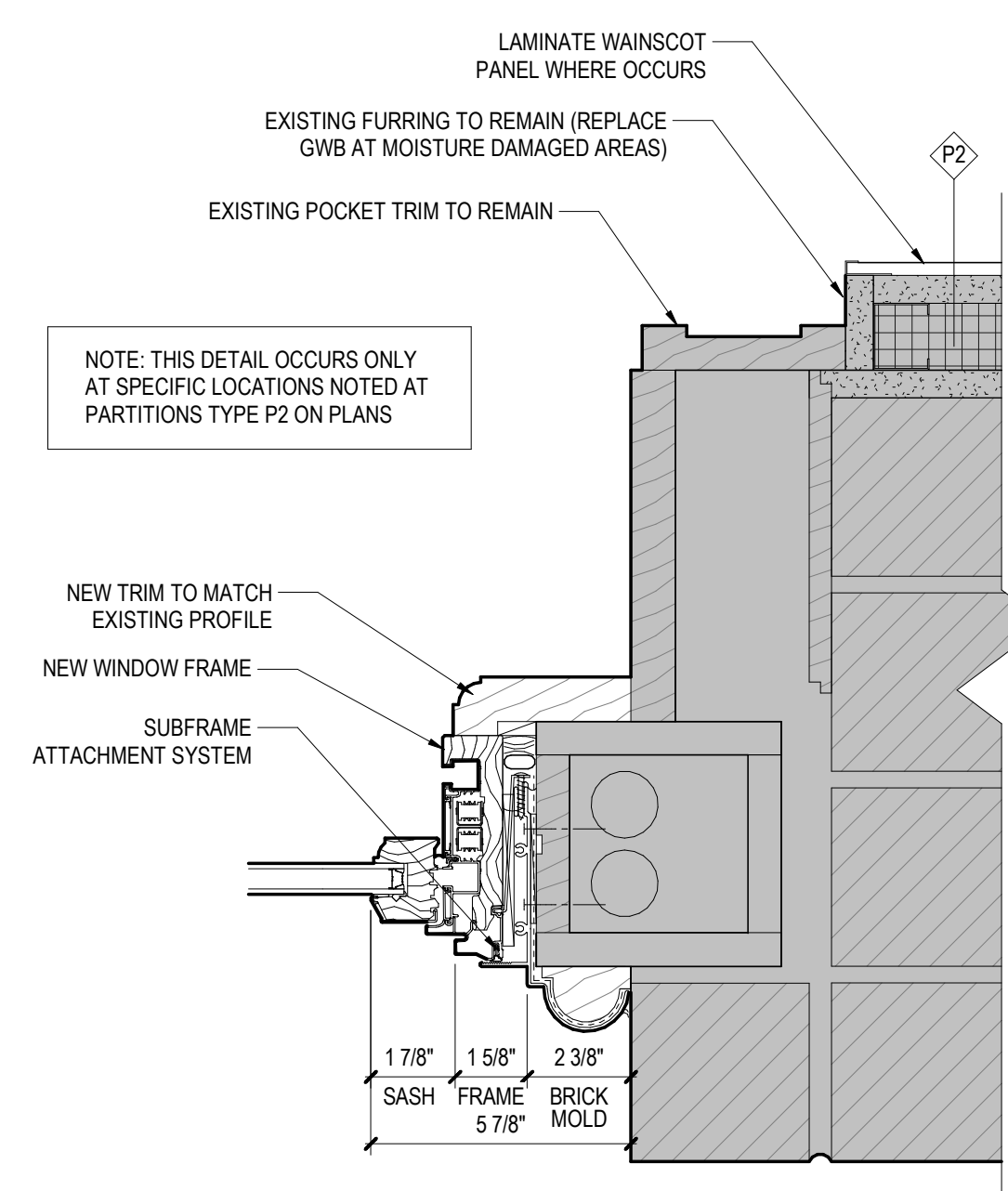
3 EXISTING SECONDARY FACADE WINDOW HEAD AND SILL
SCALE: 3\"/>

1 PROPOSED SECONDARY FACADE WINDOW HEAD AND SILL
SCALE: 3\"/>

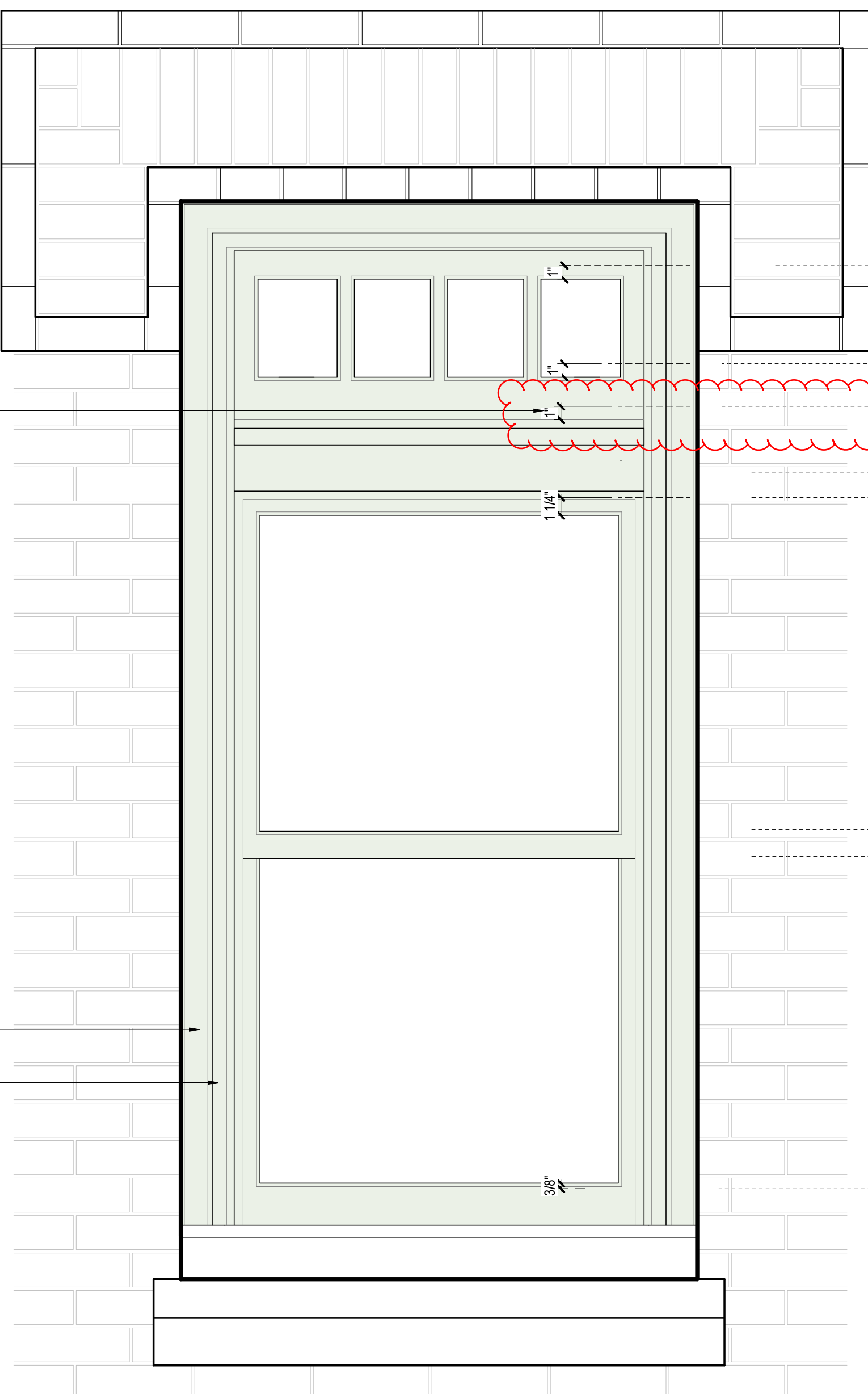
new - describing interior work



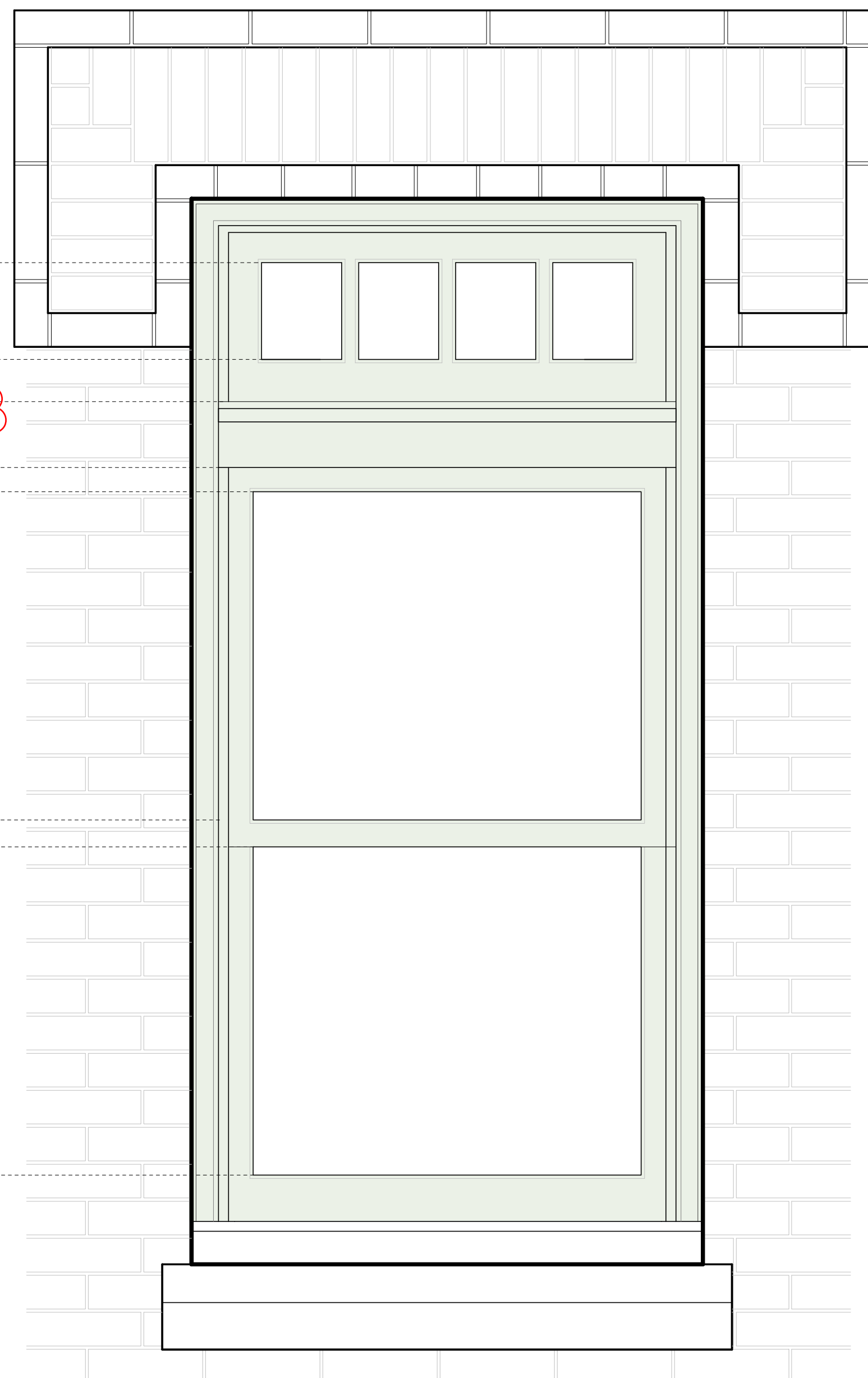
BRICK WALL THICKNESS AND WINDOW SETBACK VARIES BY FLOOR. L6 USED FOR DETAILS.



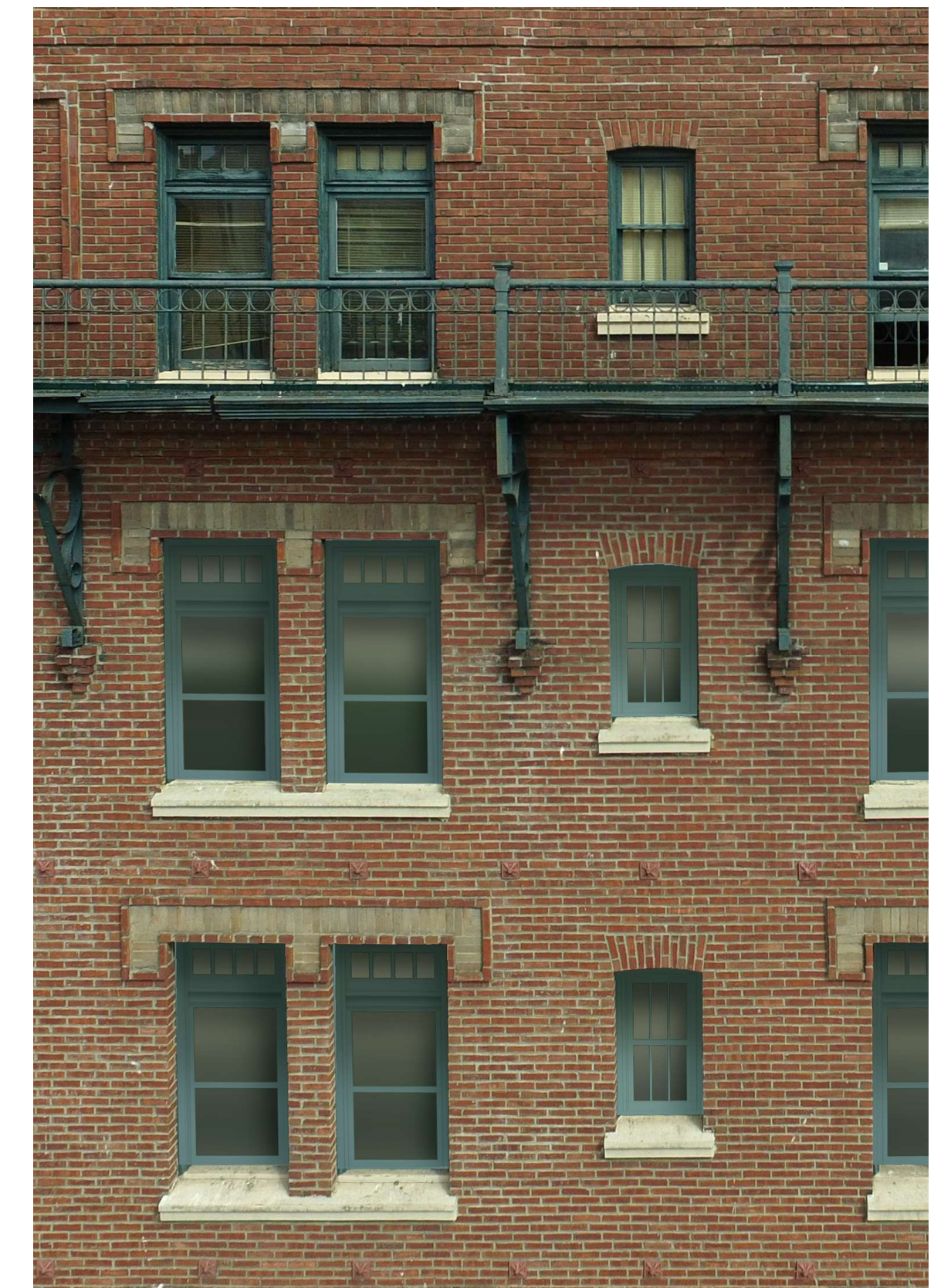
**JAMB AT EXISTING
FURRING TO REMAIN (P2)**



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



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

REPLACEMENT
WINDOWS FOR
COMPARISON (2D)

RENDERING FOR REFERENCE ONLY



PHOTOGRAPH OF EXISTING STREET-FACING WINDOWS

SCALE: $1\frac{1}{2}'' = 1'.0''$

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

8/28/2026

REVISIONS:

NO.

DESCRIPTION

2802

Do Not Use

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

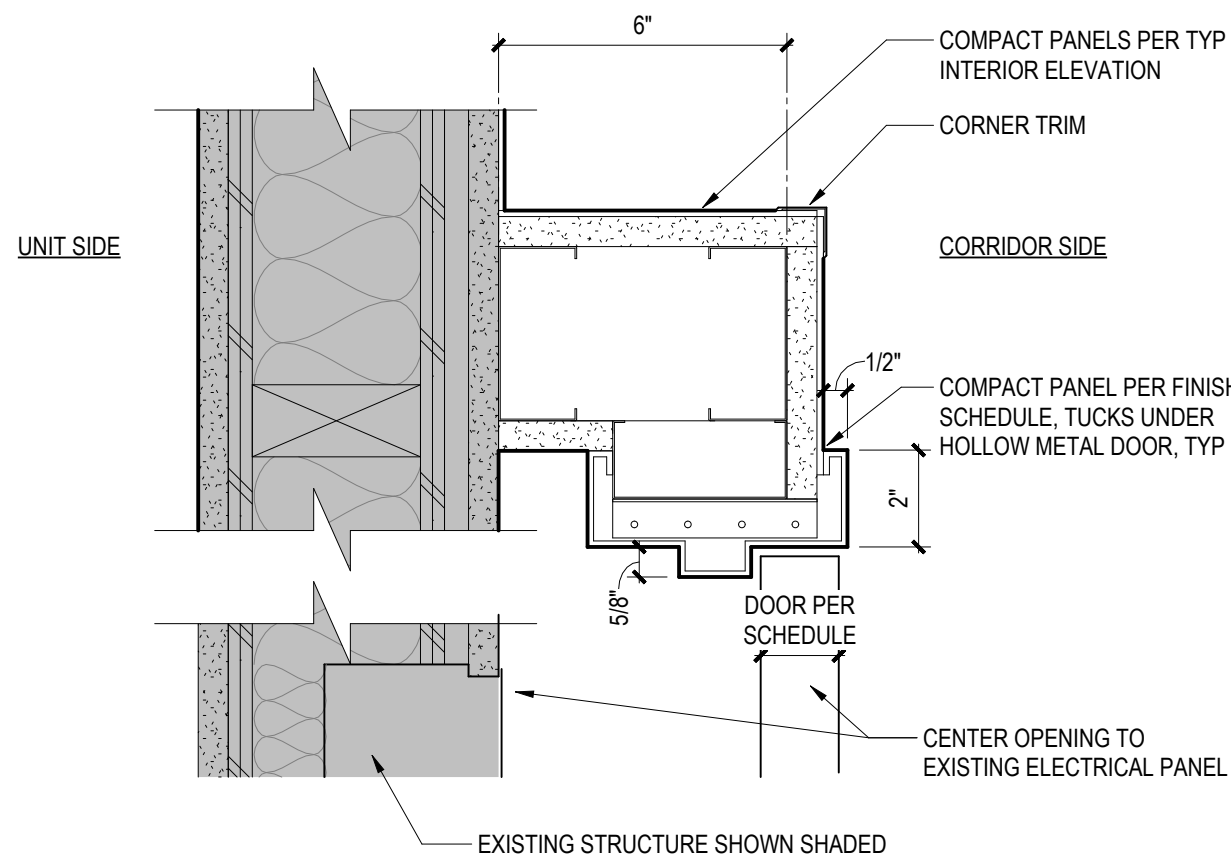
DRAWN BY:

CHECKED BY:

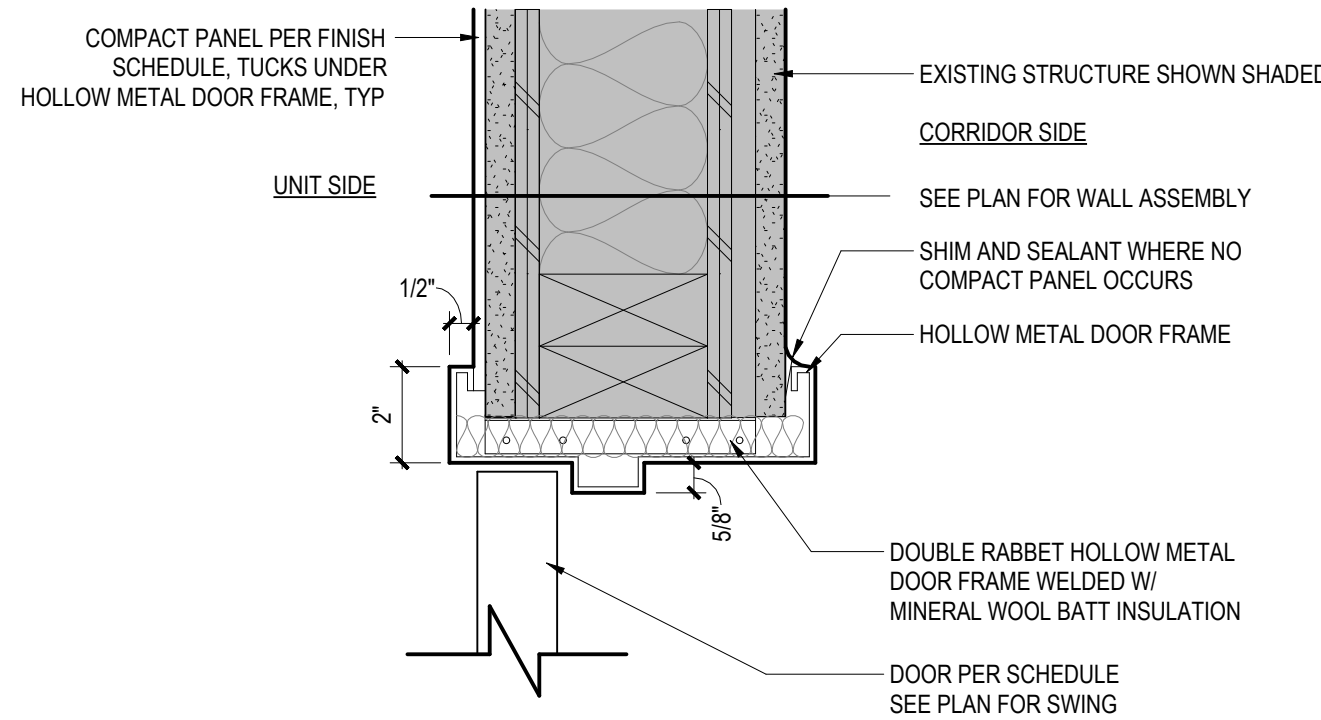
3" = 1'-0"

SHEET NAME:
INTERIOR DETAILS

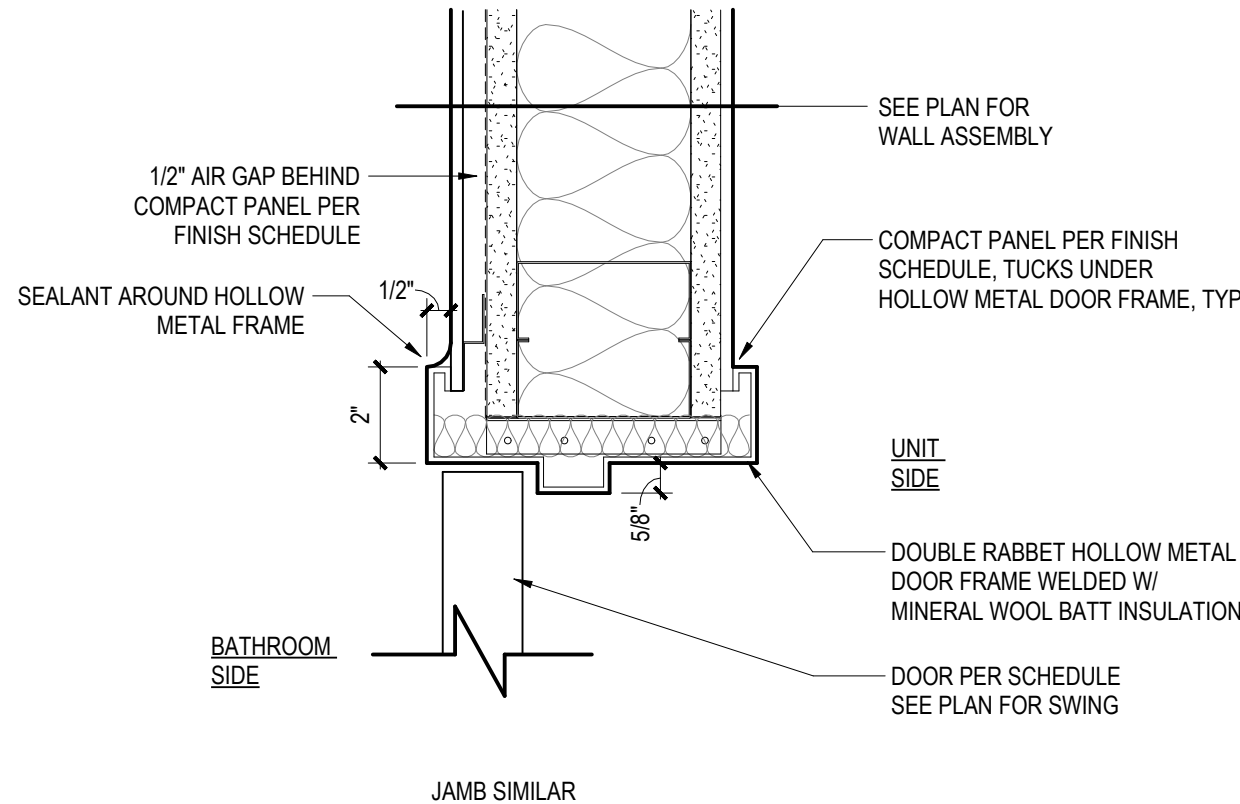
SHEET NUMBER:
A9.00



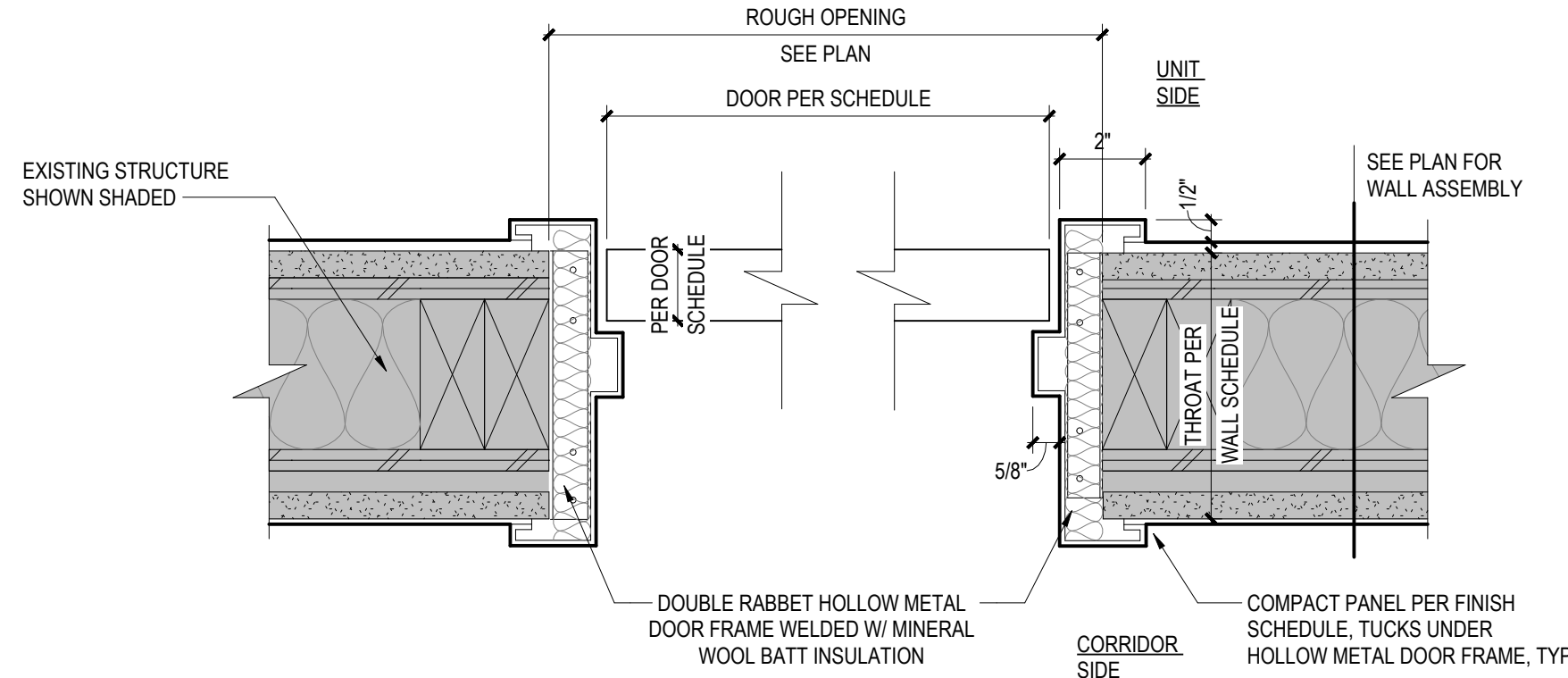
4 **HM DOOR JAMB @ ELEC. PANEL**
SCALE: 3" = 1'-0"



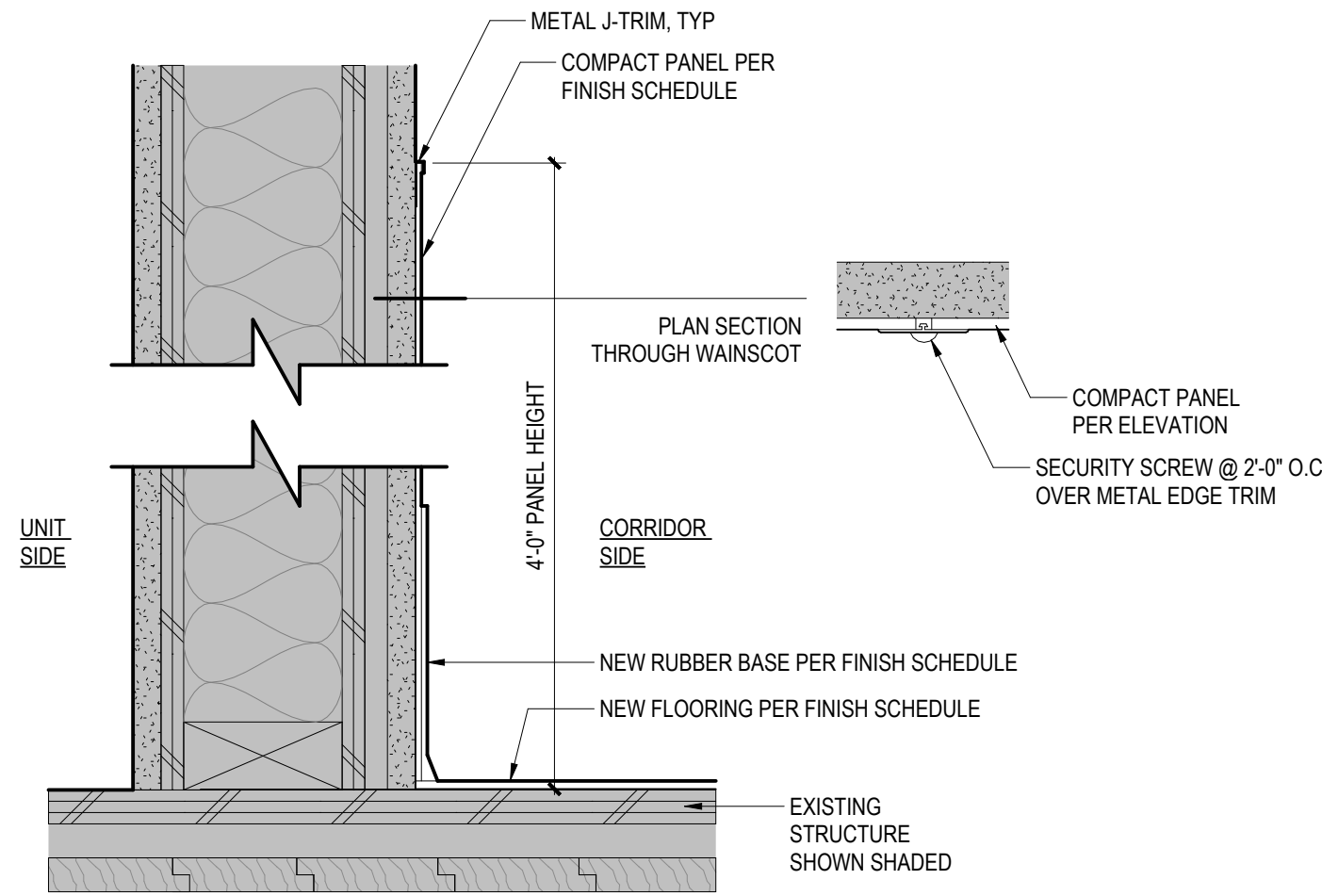
1 **HM DOOR HEADER @ UNIT ENTRY**
SCALE: 3" = 1'-0"



5 **HM DOOR HEADER @ UNIT BATHROOM**
SCALE: 3" = 1'-0"



2 **HM DOOR JAMB @ UNIT ENTRY**
SCALE: 3" = 1'-0"



3 **COMPACT PANEL WAINSCOT @ CORRIDOR**
SCALE: 3" = 1'-0"

BUILDING ENVELOPE GENERAL NOTES, DESIGN CRITERIA & LEGEND

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO DESCRIBE REQUIREMENTS OF THE BUILDING ENCLOSURE ASSEMBLY WITH RESPECT TO AIR CONTROL, VAPOR CONTROL, AND WATER MANAGEMENT. REFER TO ARCHITECTURAL DRAWINGS FOR CLADDING TYPES, FLASHING PROFILES, FINISHES, WALL ASSEMBLIES AND THERMAL RESISTANCE VALUES REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR CONCRETE, FRAMING AND STEEL.
2. WORK IS TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODES AS STIPULATED ON THE ARCHITECTURAL DRAWINGS PER THE AUTHORITIES HAVING JURISDICTION. NOTIFY BUILDING ENCLOSURE CONSULTANT IMMEDIATELY IF A CONFLICT IS FOUND BETWEEN ENCLOSURE DRAWINGS AND CODE. GENERALLY THE MORE STRINGENT CODE REQUIREMENT APPLIES.
3. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL NOTIFY THE BUILDING ENCLOSURE CONSULTANT (THROUGH ARCHITECT) OF DISCREPANCIES BETWEEN THE BUILDING ENCLOSURE DRAWINGS AND CONTRACT DOCUMENTS, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION OR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL OR ELECTRICAL DRAWINGS.
4. DO NOT SCALE FROM DRAWINGS. FOR CONFIRMATION OF DIMENSIONS, REFER TO ARCHITECTURAL DRAWINGS.
5. THE DRAWINGS ARE TO BE INTERPRETED IN CONJUNCTION AND IN A COMPLIMENTARY MANNER WITH SPECIFICATIONS.
6. DO NOT SUBSTITUTE BUILDING ENCLOSURE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM THE BUILDING ENCLOSURE CONSULTANT AND THE ARCHITECT.
7. REFER TO THE MATERIAL DATA SHEETS AND MANUFACTURERS INSTRUCTIONS WITH RESPECT TO COMPATIBILITY BETWEEN MATERIALS.
8. GLOBAL DESIGN INTENT: WHERE APPLICABLE, A GLOBAL DESIGN INTENT HAS BEEN IDENTIFIED IN DIFFERENT SECTIONS ON THIS GENERAL NOTES PAGE. CARE HAS BEEN TAKEN TO SHOW THIS GLOBAL DESIGN INTENT THROUGHOUT THE DETAILS. IN CONDITIONS WHERE THE CONDITION IS NOT SHOWN OR THE DETAIL AND DESIGN INTENT MAY CONFLICT, THE GLOBAL DESIGN INTENT APPLIES. ALL INSTALLATION SHALL BE COORDINATED AMONG THE DRAWINGS, THE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS.

PRECONSTRUCTION MEETINGS

1. THE FOLLOWING LIST PROVIDES RECOMMENDED PRE-CONSTRUCTION MEETINGS OR COMMUNICATIONS WITH THE VARIOUS TRADES TO REVIEW THE DESIGN INTENT AND MATERIAL SPECIFICATIONS PRIOR TO PROCEEDING WITH WORK.
- 1.1. FENESTRATION
- 1.2. EXTERIOR WALL ASSEMBLY

FIELD TESTING REQUIREMENTS

1. THE FOLLOWING PROVIDES A LIST OF FIELD TESTING OF BUILDING ENCLOSURE COMPONENTS, SYSTEMS AND ASSEMBLIES THAT ARE IDENTIFIED IN THE PROJECT DOCUMENTS. NOTE THIS LIST IS NOT EXHAUSTIVE.
2. SEALANT FIELD ADHESION TESTING. REFER TO SPECIFICATION SECTION 07 92 13 3.08 FIELD QUALITY CONTROL FOR ADDITIONAL INFORMATION
- 2.1. CONTRACTOR TO COORDINATE & PERFORM FIELD ADHESION TESTING PER ASTM C1521
- 2.2. PERFORM FIVE (5) TESTS FOR THE FIRST 1000 FT AND ONE TEST PER 1000 FT THEREAFTER, OR A MINIMUM OF ONE TEST PER FLOOR PER ELEVATION
3. WATER PENETRATION RESISTANCE TESTING. REFER TO SPECIFICATION SECTION 08 5213 ALUMINUM-CLAD WOOD WINDOWS FOR ADDITIONAL INFORMATION
- 3.1. OWNER TO CONTRACT WITH A THIRD PARTY TO PERFORM FIELD WATER PENETRATION RESISTANCE TESTING PER ASTM E1105
- 3.2. MINIMUM 2% OF WINDOWS & DOORS TO BE TESTED UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT.
- 3.3. WINDOWS & DOORS TO BE TESTED WILL BE SELECTED BY OWNER & ARCHITECT. CONTRACTOR TO ASSIST WITH TESTING AS DIRECTED BY OWNER & ARCHITECT.
- 3.4. WINDOWS & DOORS CAN BE TESTED WITH OR WITHOUT CLADDING INSTALLED (UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT). FLASHINGS SHOULD BE INSTALLED AND SEALANTS CURED PRIOR TO TESTING. CONTRACTOR SHOULD PREPARE TEST LOCATION SO WATER CANNOT GET AROUND THE TERMINATION OF THE WRB.

FENESTRATION

FENESTRATION GLOBAL DESIGN INTENT

1. REFER TO SPECIFICATIONS 08 5213 ALUMINUM-CLAD WOOD WINDOWS.
2. SCOPE: AS INDICATED IN ARCHITECTURAL DRAWINGS.
3. FENESTRATION SYSTEMS SHALL INCORPORATE A RAINSCREEN DESIGN APPROACH INTERNALLY AND AT THEIR INTERFACE WITH ADJACENT COMPONENTS. THIS INCLUDES A CONTINUOUS EXTERIOR WATER SHEDDING SURFACE, A CONCEALED, VENTILATED, AND FLASHED DRAINAGE CAVITY, AND A CONTINUOUS INTERIOR BOUNDARY OF AIR AND WATER TIGHTNESS. NO WATER SHALL BE PERMITTED TO THE INTERIOR OF THE DEFINED BOUNDARY OF AIR AND WATER TIGHTNESS AT THE SPECIFIED TEST PRESSURES.
4. WATER AND AIR BARRIER SYSTEM SHALL SEAL TO THE FENESTRATION BOUNDARY OF AIR/WATER TIGHTNESS. THE FENESTRATION WATER SHEDDING SURFACE SHALL SEAL TO CLADDING OR FLASHING COMPONENTS.
5. FASTEN WINDOWS TO BUILDING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FASTENING SHALL NOT OCCUR THROUGH HORIZONTAL WATERPROOFING AT SILL OF FENESTRATION.
6. FOR CURTAIN WALL, IF A SILICONE TRANSITION STRIP IS USED AT ANY ONE INTERFACE OF THE CW, IT MUST BE USED AT THE FULL CW PERIMETER FOR CONTINUITY OF AIR/WATER BARRIER. IF A SEALANT IS USED AT CW INTERFACE FOR THE AIR/WATER BARRIER, IT MUST BE USED AT THE FULL PERIMETER OF THE CW.
7. PER SBC 1709, PUNCHED WINDOWS AND DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO THE NORTH AMERICAN FENESTRATION STANDARDS (NAFS) AAMA/WDMA/CSA101/IS2/A440 UNLESS EXEMPTED BY CODE.
8. THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.

8.1. TYPICAL WINDOW INSTALLATION

EXTERIOR JOINT SEALANTS

1. REFER TO SPECIFICATION SECTION 07 92 13 EXTERIOR JOINT SEALANTS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
2. JOINT SEALANTS TO BE INSTALLED WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED.
3. MOCK-UP TESTING RECOMMENDED FOR ALL SUBSTRATE CONDITIONS, TO VERIFY THAT ADHESION IS OBTAINED AND TO DETERMINE NECESSARY PRIMERS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
4. SEALANT IS TO BE INSTALLED CONTINUOUSLY AT INTERIOR PERIMETERS OF WINDOWS AND DOORS FROM FRAME TO AIR BARRIER ELEMENT FOR CONTINUITY OF AIR BARRIER AS DEPICTED ON THE ENCLOSURE DRAWINGS.
5. THE FOLLOWING SEALANT SCHEDULE PROVIDES RECOMMENDED SEALANT TYPES BASED ON DIFFERENT SUBSTRATE CONDITIONS, UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. FINAL SEALANT SELECTIONS AND PRIMERS TO BE DETERMINED IN CONJUNCTION WITH THE MANUFACTURER DURING MOCK-UP TESTING.

RECOMMENDED SEALANTS		
SUBSTRATE 1	SUBSTRATE 2	SEALANT
CAST-IN-PLACE CONCRETE	CAST-IN-PLATE CONCRETE	DOWSIL 790
CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	DOWSIL 790, 756 SMS, 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	DOWSIL 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
LAPS IN METAL FLASHING	---	DOWSIL 795
WRB (AB) INTERIOR AIR BARRIER SEALANT	---	DOWSIL 758
WRB (AB)	WRB (AB)	DOWSIL 758, OSI SEALANTS PRO QUAD, AS RECOMMENDED BY WRB MFR
HOT RUBBERIZED ASPHALT	TYVEK, PVC DOOR SILLS	DOWSIL 758
PAINTED SIDING, PRIMED METAL, WINDOW OR DOOR	PAINTED SIDING, PRIMED METAL, WINDOW OR DOOR	SIKAFLEX HY 150 BY SIKA OR CPS BY DOWSIL

MASONRY VENEER

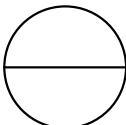
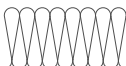
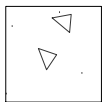
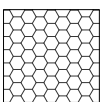
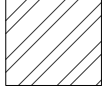
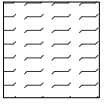
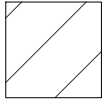
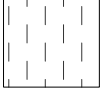
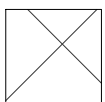
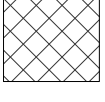
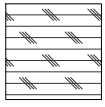
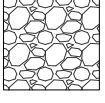
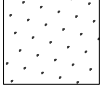
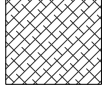
1. PROVIDE 1" DRAINAGE CAVITY BETWEEN BACK OF MASONRY VENEER AND INSULATION OR WRB UNLESS NOTED OTHERWISE.
2. PROVIDE STAINLESS STEEL THRU-WALL FLASHING WITH FULLY-SOLDERED STAINLESS STEEL END DAMS AT LOOSE LINTELS AND SHELF ANGLES.
3. INSTALL MORTAR NET AND HEAD JOINT WEEPS AT LINTELS, SHELF ANGLES, AND BASE OF MASONRY.

SHEET METAL FLASHING

1. SHEET METAL FLASHINGS SHOWN IN BE DETAILS ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATION SECTION 07 62 00 "SHEET METAL FLASHING AND TRIM" FOR PROFILES, MATERIAL, GAUGE, FINISH, AND SLOPE.

ABBREVIATIONS/ACRONYMS

AB	AIR BARRIER	SPF	SPRAY POLYURETHANE FOAM
APP	ATACTIC POLYPROPYLENE	SPEC	SPECIFICATION(S)
ARCH	ARCHITECT(URAL)	SS	STAINLESS STEEL
BE	BUILDING ENCLOSURE	STRUCT	STRUCTURAL
BG	BELOW-GRADE	TEMP	TEMPORARY
BUR	BUILT-UP ROOFING	TPO	THERMOPLASTIC POLYOLEFIN
CONC	CONCRETE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	VB	VAPOR BARRIER
DEMO	DEMOLITION	VR	VAPOR RETARDER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	W/	WITH
EPS	EXPANDED POLYSTYRENE	WP	WATERPROOFING
FC	FIBER CEMENT	WRB	WATER-RESISTIVE BARRIER
FF	FOIL-FACED	XPS	EXTRUDED POLYSTYRENE
FOC	FACE OF CONCRETE		
FOS	FACE OF STEEL		
FRT	FIRE RETARDANT TREATED		
FT	FOOT/FEET		
GA	GAUGE		
HR	HOT-APPLIED RUBBERIZED ASPHALT		
HT	HIGH-TEMPERATURE		
IN	INCH(ES)		
LBS	POUNDS		
MAX	MAXIMUM		
MB	MODIFIED BITUMEN		
MIN	MINIMUM		
NTS	NOT TO SCALE		
O/	OVER		
OC	ON CENTER		
POLYISO	POLYISOCYANURATE		
PSF	POUNDS PER SQUARE FOOT		
PSI	POUNDS PER SQUARE INCH		
PT	PRESERVATIVE-TREATED		
PVC	POLYVINYL CHLORIDE		
RO	ROUGH OPENING		
SA	SELF-ADHERED		
SAM	SELF-ADHERED MEMBRANE		
SBS	STYRENE BUTADIENE STYRENE		

SYMBOLS			
	WATER RESISTIVE BARRIER/AIR BARRIER		BENTONITE WATERSTOP
	SELF-ADHERED MEMBRANE		GASKET SEALANT
	THERMOPLASTIC POLYOLEFIN ROOFING		SEALANT & BACKER ROD
	SBS MODIFIED BITUMEN ROOFING		DRAINAGE MAT
	HOT-APPLIED RUBBERIZED ASPHALT WP		INSECT SCREEN
	TRAFFIC COATING		DETAIL REFERENCE
	ELASTOMERIC COATING		ARCHITECTURAL ASSEMBLY
	BENTONITE WATERPROOFING		BLANKET INSULATION
	BELOW-GRADE VAPOR RETARDER		
HATCHES			
	CONCRETE		CLOSED-CELL SPRAY POLYURETHANE FOAM
	STEEL		STONE FIBER BOARD INSULATION
	MASONRY VENEER		FOAM BOARD INSULATION
	CMU		MORTAR NET
	PLYWOOD		DRAIN ROCK
	GYPSUM WALL BOARD / SHEATHING		PRESSURE TREATED WOOD
	FIBER CEMENT SIDING		

PROJECT INFORMATION:

PROJECT NAME: MORRISON HOTEL REHABILITATION
PROJECT ADDRESS: 509 THIRD AVENUE SEATTLE, WA 98104

CONTACT INFORMATION:

PRINCIPAL
BRAD CARMICHAEL, PE, BEMP, CPHC
BRADC@TEAM4EA.COM

BUILDING SCIENCE CONSULTANT
MILLIE JACOBS, MBS^c, CPHC
MILLIEJ@TEAM4EA.COM

SHEET INDEX:

SHEET TITLE

BE0.00	ENVELOPE GENERAL NOTES
BE0.01	ENVELOPE COMPLIANCE SUMMARY
BE0.10	FACADE REPAIRS - EAST ELEVATION
BE0.11	FACADE REPAIRS - WEST ELEVATION
BE0.12	FACADE REPAIRS - SOUTH ELEVATION
BE0.13	FACADE REPAIRS - COURT ELEVATIONS
BE1.00	FACADE REPAIRS - DETAILS
BE2.00	FACADE & ROOF REPAIRS - DETAILS



OFFICIAL STAMP:

PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET		DATE	NO.	DESCRIPTION	DATE	REVISION 1 TO PSPB SUBMITTAL	8/28/2026
REVISIONS:	NO.						
PROJECT NUMBER:	SE28132	DATE:		PROJECT MANAGER:	MJ		
DRAWN BY:		CHECKED BY:	BC				

SHEET NAME: ENVELOPE GENERAL NOTES
SHEET NUMBER: BE0.00
SCALE:

4EA

building science

12721 30th Ave. NE, 2nd Floor
Seattle, WA 98125
206.728.2358 | team@4ea.com

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PROJECT NUMBER:
SE28132

DATE:
8/28/2026

PROJECT MANAGER:
MU

DRAWN BY:
BC

CHECKED BY:

GMP SET
REVISION 1 TO PSPB
SUBMITTAL

8/28/2026

SHEET NAME:
ENVELOPE COMPLIANCE SUMMARY

SHEET NUMBER:
BE0.01

SCALE:

ENVELOPE COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1Administered by: ©2026 NEEA, All rights reserved

Project & Applicant Information	Project Title	Morrison Hotel Rehabilitation - 2021 WSEC		For Building Department Use:	Date: Jul 02, 2026
	Project Address	509 Third Ave Seattle, WA 98104			
	Applicant Name	Brad Carmichael			
	Applicant Phone	206-728-2358			
	Applicant Email	bradc@team4ea.com			
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com					

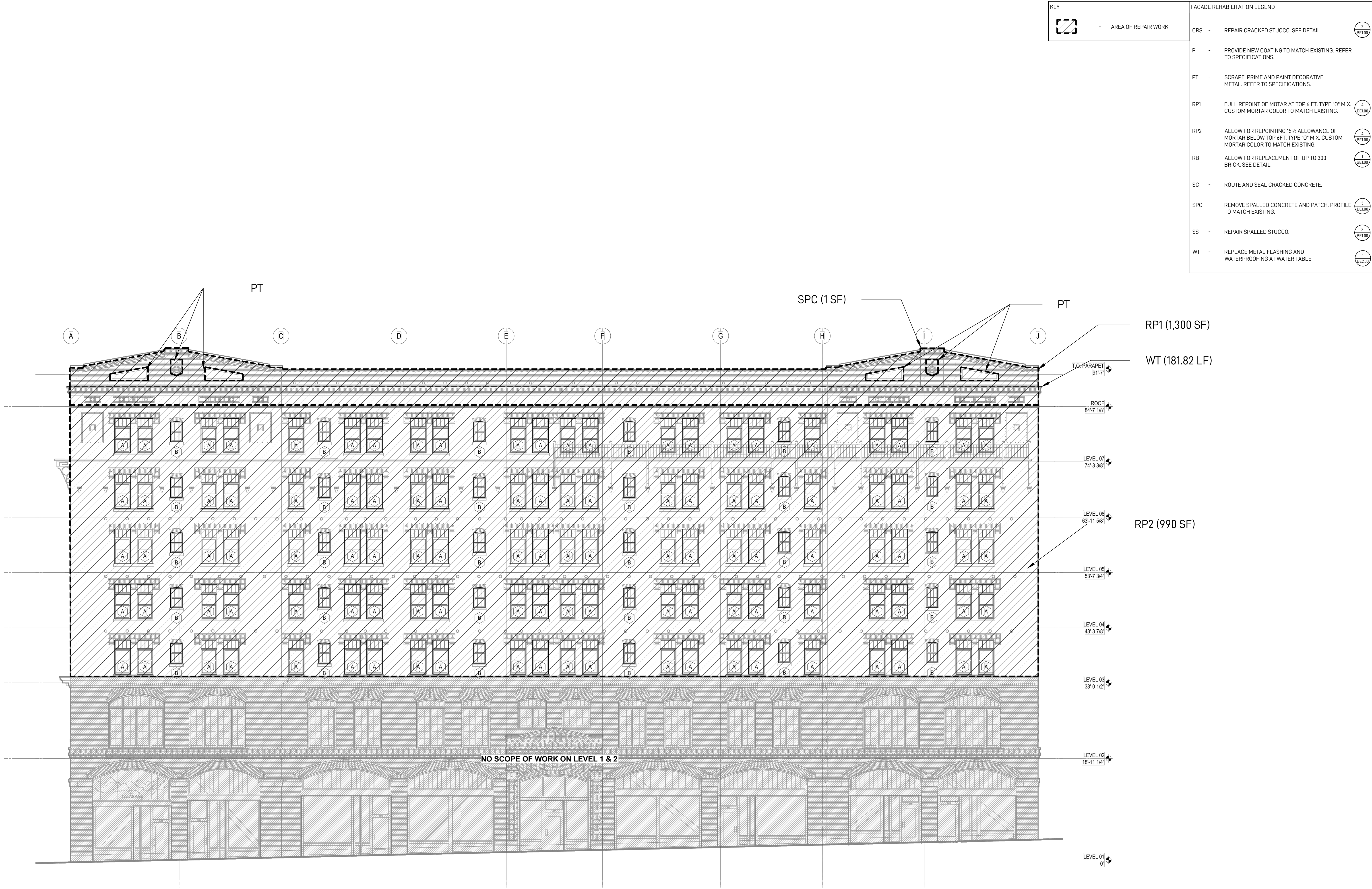
General Occupancy	All Group R - R2, R3 & R4 over 3 stories and all R1	General Building Use Type(s)	Lodging/Residential, Other	Building Cond. Floor Area	70,000
Project Scope	Alteration Historic Building	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	70,000
				Floors Above Grade	7
				Compliance Method	General Prescriptive
Envelope Project Description	Interior remodel, masonry repairs, window rehabilitation.				

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	Historic Building	Fully Conditioned	Prescriptive	10.55% / 0%	No Calculation Adjustments allowed	No alternates selected	COMPLIES

Additional Energy Efficiency (AEC) Measures Included	No envelope or miscellaneous additional energy efficiency measures included in project	Load Management (LDM) Measures Included	No envelope load management measure credits included in project
Air Barrier Testing	Air barrier testing not included	Air Barrier Comments	No Change in Space Conditioning

Project Title	Morrison Hotel Rehabilitation - 2021 WSEC			Date	Jul 02, 2026
Scope & Space Conditioning	HISTORIC BUILDING - FULLY CONDITIONED			Compliance Verification	COMPLIES
Window-to-wall Ratio	10.55%	Skylight-to-roof-ratio	0%	Vertical Fenestration Alternate	No alternates selected

Opaque Envelope Assemblies								
				Insulation R-Values				
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Mass (concrete masonry) - Group R	A500	W1	Exterior & above grade	R-13	R-6 (< 0.04%)	Yes	U-0.078	53,691
	Is CMU wall eligible for wall insulation exception?: No			Energy Code Edition: 2021 WSEC				
	Space type enclosed by CMU walls: (Select One)			Does assembly include insulated interior wall furring?: Yes				
	Wall Furring Material: Steel-frame			Framing Depth: 2x4				
	Other Framing Depth:			Framing Spacing (OC): 16				
	U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:				
	New, upgraded or unaltered existing?: Unaltered existing assembly							
Fenestration & Opaque Door Assemblies								
				Insulation R-Values				
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Operable - All other types	A700	HW-1	Exterior		PF < 0.2	SHGC-0.30	U-0.28	9,479
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description: Manufacturer				
	New, upgraded or unaltered existing?: Upgraded existing assembly							



KEY		FACADE REHABILITATION LEGEND	
	AREA OF REPAIR WORK	CRS - REPAIR CRACKED STUCCO. SEE DETAIL.	
		P - PROVIDE NEW COATINGS TO MATCH EXISTING. REFER TO SPECIFICATIONS.	
		PT - SCRAPE, PRIME AND PAINT DECORATIVE METAL. REFER TO SPECIFICATIONS.	
		RP1 - FULL REPOINT OF MOTAR AT TOP 6 FT. TYPE "O" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.	
		RP2 - ALLOW FOR REPOINTING 15% ALLOWANCE OF MORTAR BELOW TOP 6FT. TYPE "O" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.	
		RB - ALLOW FOR REPLACEMENT OF UP TO 300 BRICK. SEE DETAIL.	
		SC - ROUTE AND SEAL CRACKED CONCRETE.	
		SPC - REMOVE SPALLED CONCRETE AND PATCH. PROFILE TO MATCH EXISTING.	
		SS - REPAIR SPALLED STUCCO.	
		WT - REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE	

12721 30th Ave. NE, 2nd Floor
Seattle, WA 98125
206.728.2358 | team@4ea.com

OFFICIAL STAMP:

PROJECT

MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
1	GMP SET	
2	REVISION 1 TO PSPB	
3	SUBMITTAL	8/28/2026

SHEET NAME:

FACADE REPAIRS - EAST ELEVATION

PROJECT NUMBER:

SE25132

DATE:

PROJECT MANAGER:

DRAWN BY:

MJ

CHECKED BY:

BC

SCALE:

1

EAST ELEVATION

BE0.10

NOT TO SCALE



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OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PROJECT NUMBER:
SE25132

DATE:
08/28/2026

PROJECT MANAGER:
MJ

DRAWN BY:
BC

CHECKED BY:

REVISIONS:
NO. DESCRIPTION

DATE

GMP SET
REVISION 1 TO PSPB
SUBMITTAL
8/28/2026

SHEET NAME:
FACADE REPAIRS - WEST ELEVATION

SHEET NUMBER:
BE0.11

SCALE:

KEY		FACADE REHABILITATION LEGEND		
	- AREA OF REPAIR WORK			
	CRS	-	REPAIR CRACKED STUCCO. SEE DETAIL.	
	P	-	PROVIDE NEW COATING TO MATCH EXISTING. REFER TO SPECIFICATIONS.	
	PT	-	SCRAPE, PRIME AND PAINT DECORATIVE METAL. REFER TO SPECIFICATIONS.	
	RP1	-	FULL REPOINT OF MOTAR AT TOP 6 FT. TYPE "O" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.	
	RP2	-	ALLOW FOR REPOINTING 15% ALLOWANCE OF MORTAR BELOW TOP 6FT. TYPE "O" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.	
	RB	-	ALLOW FOR REPLACEMENT OF UP TO 300 BRICK. SEE DETAIL.	
	SC	-	ROUTE AND SEAL CRACKED CONCRETE.	
SPC	-	REMOVE SPALLED CONCRETE AND PATCH. PROFILE TO MATCH EXISTING.		
SS	-	REPAIR SPALLED STUCCO.		
WT	-	REPLACE METAL FLASHING AND WATERPROOFING AT WATER TABLE		

OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET
REVISION 1 TO PSPB
SUBMITTAL
8/28/2026

DATE

REVISIONS:
NO. DESCRIPTION

SHEET NAME:
FACADE REPAIRS - SOUTH ELEVATION

PROJECT NUMBER: SE25132
DATE: _____
PROJECT MANAGER: _____
DRAWN BY: MJ
CHECKED BY: BC

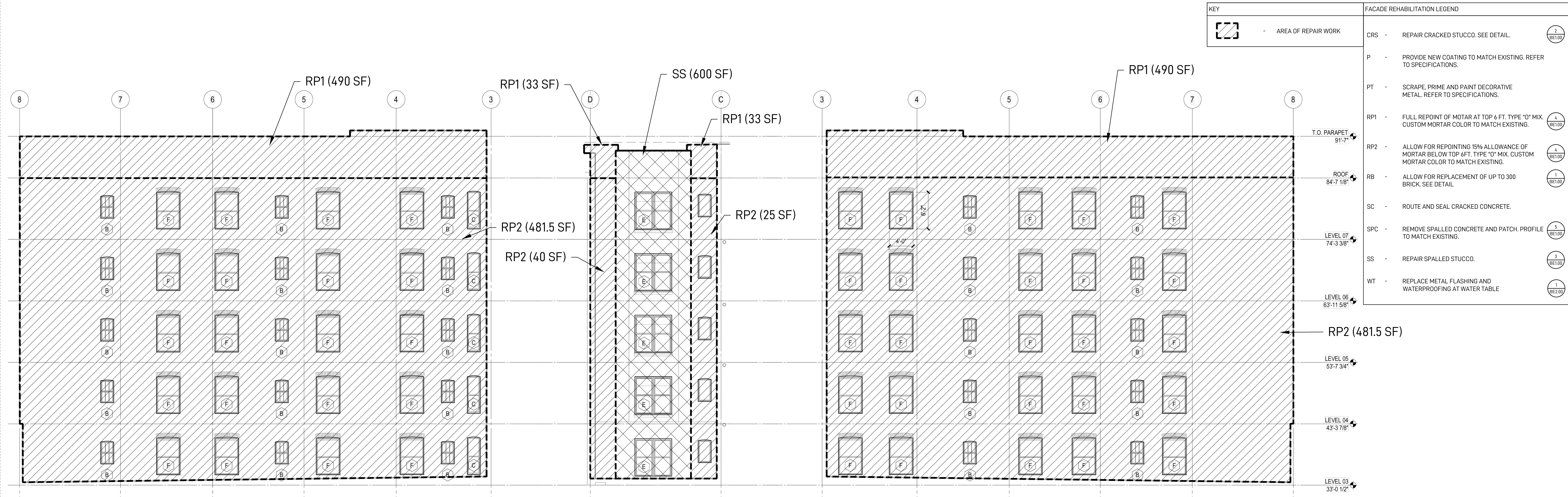
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SHEET NAME:

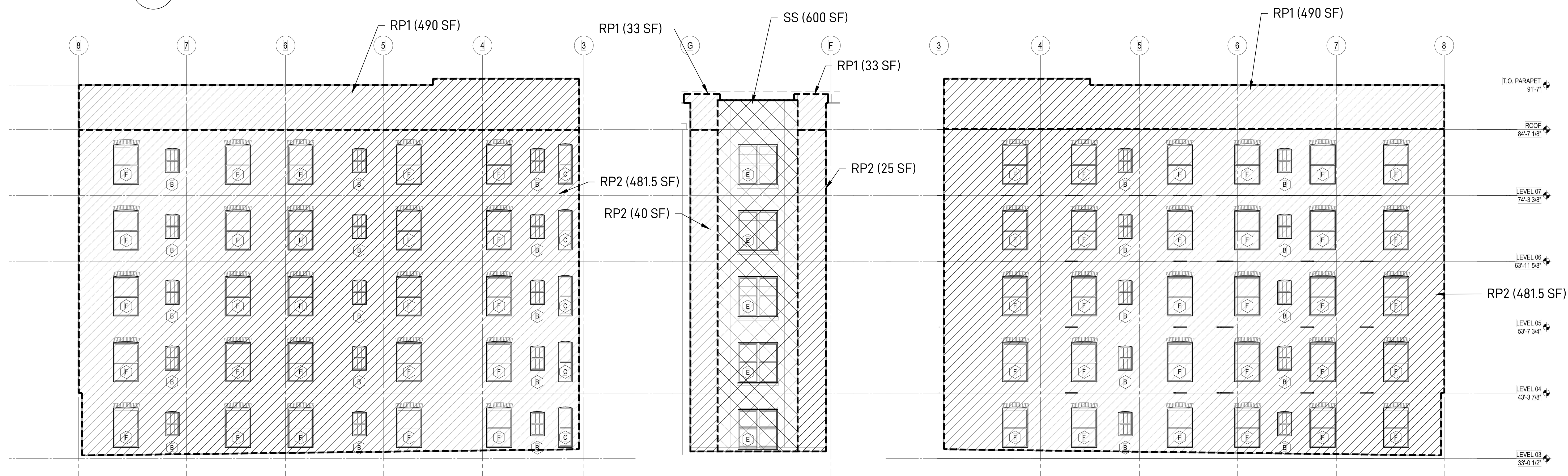
SHEET NUMBER:



1 SOUTH ELEVATION
BE0.12 NOT TO SCALE



2 SOUTH COURT ELEVATIONS
BE0.13 NOT TO SCALE



1 NORTH COURT ELEVATIONS
BE0.13 NOT TO SCALE

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Seattle, WA 98104

PROJECT NUMBER:
SE25132

DATE:
8/28/2026

PROJECT MANAGER:
MJ

CHECKED BY:
BC

GMP SET
REVISION 1 TO PSPB
SUBMITTAL

DATE:

NO. DESCRIPTION

FACADE REPAIRS - COURT ELEVATIONS
BE0.13

SHEET NAME:
FACADE REPAIRS - COURT ELEVATIONS
SHEET NUMBER:
BE0.13
SCALE:

4EA

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NO.	DESCRIPTION	DATE
SE25132		

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SUBMITTAL

8/28/2026

SHEET NAME:

FACADE REPAIRS - DETAILS

SHEET NUMBER:

BE1.00

SCALE:

PROJECT NUMBER:

SE25132

DATE:

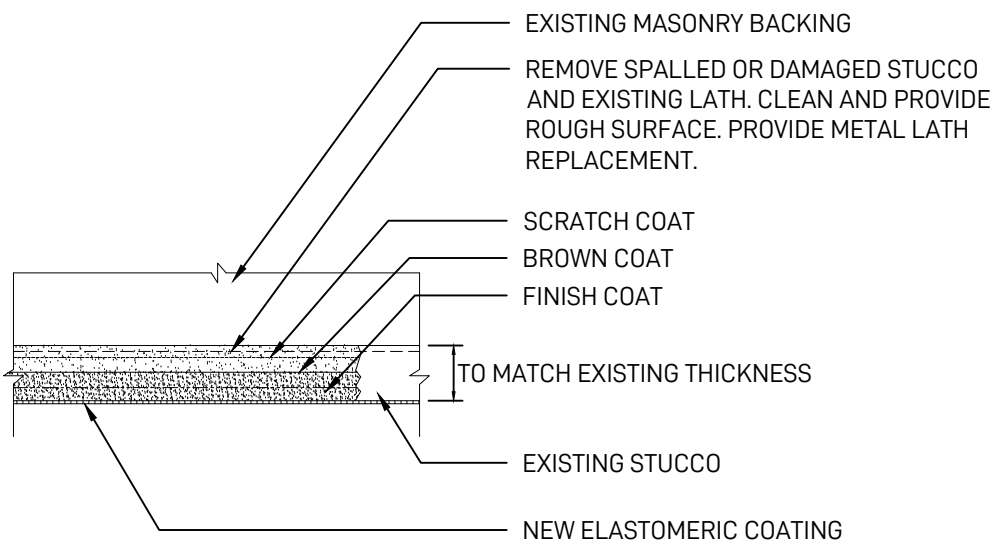
PROJECT MANAGER:

DRAWN BY:

MJ

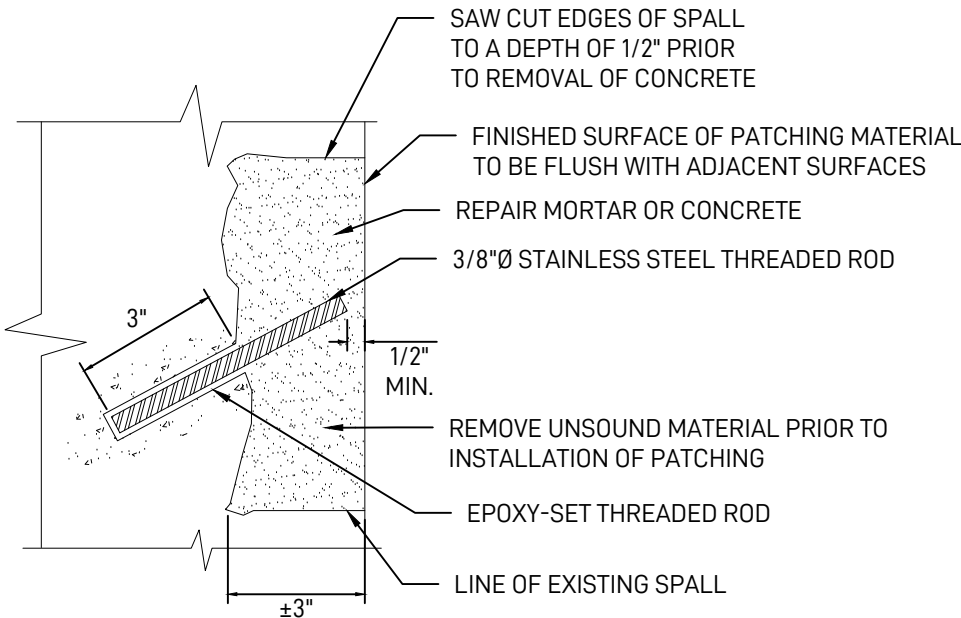
CHECKED BY:

BC

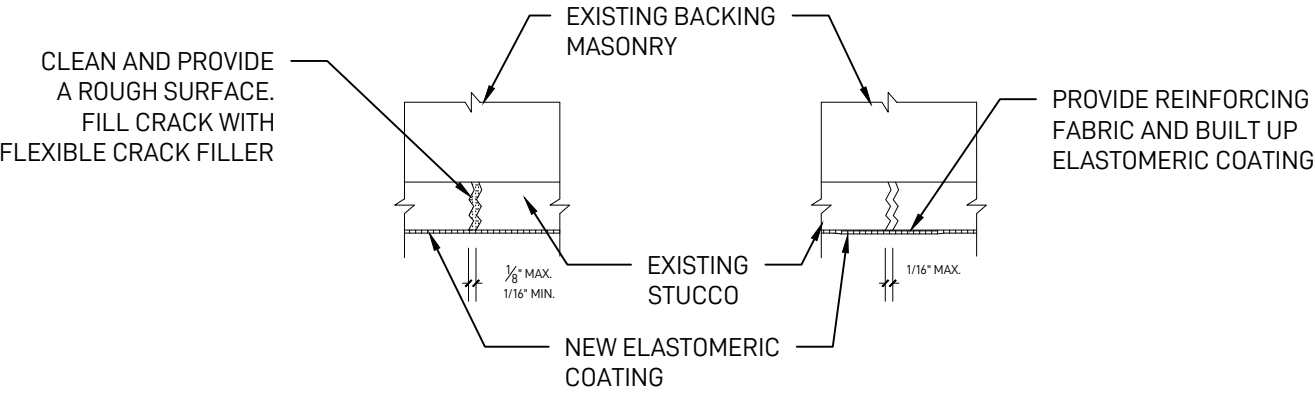


NOTE:
*CONTRACTOR TO VERIFY AREA, DIMENSIONS AND LOCATION BEFORE ANY WORK.

3 TYPICAL DETAIL AT STUCCO REPAIR
SCALE: 8" = 1'-0"

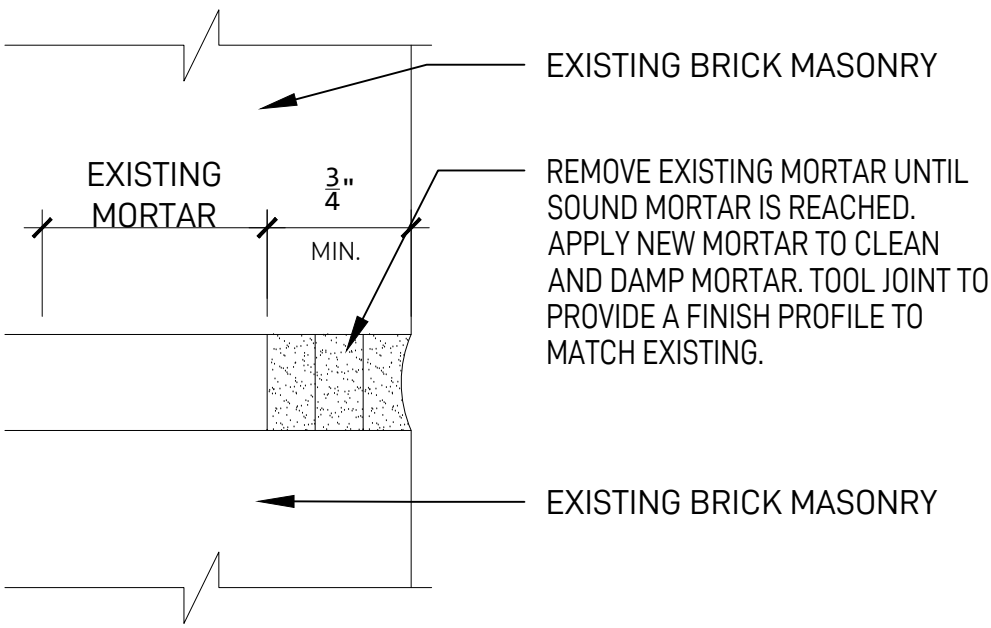


5 VERTICAL CONCRETE PATCH
SCALE: 8" = 1'-0"

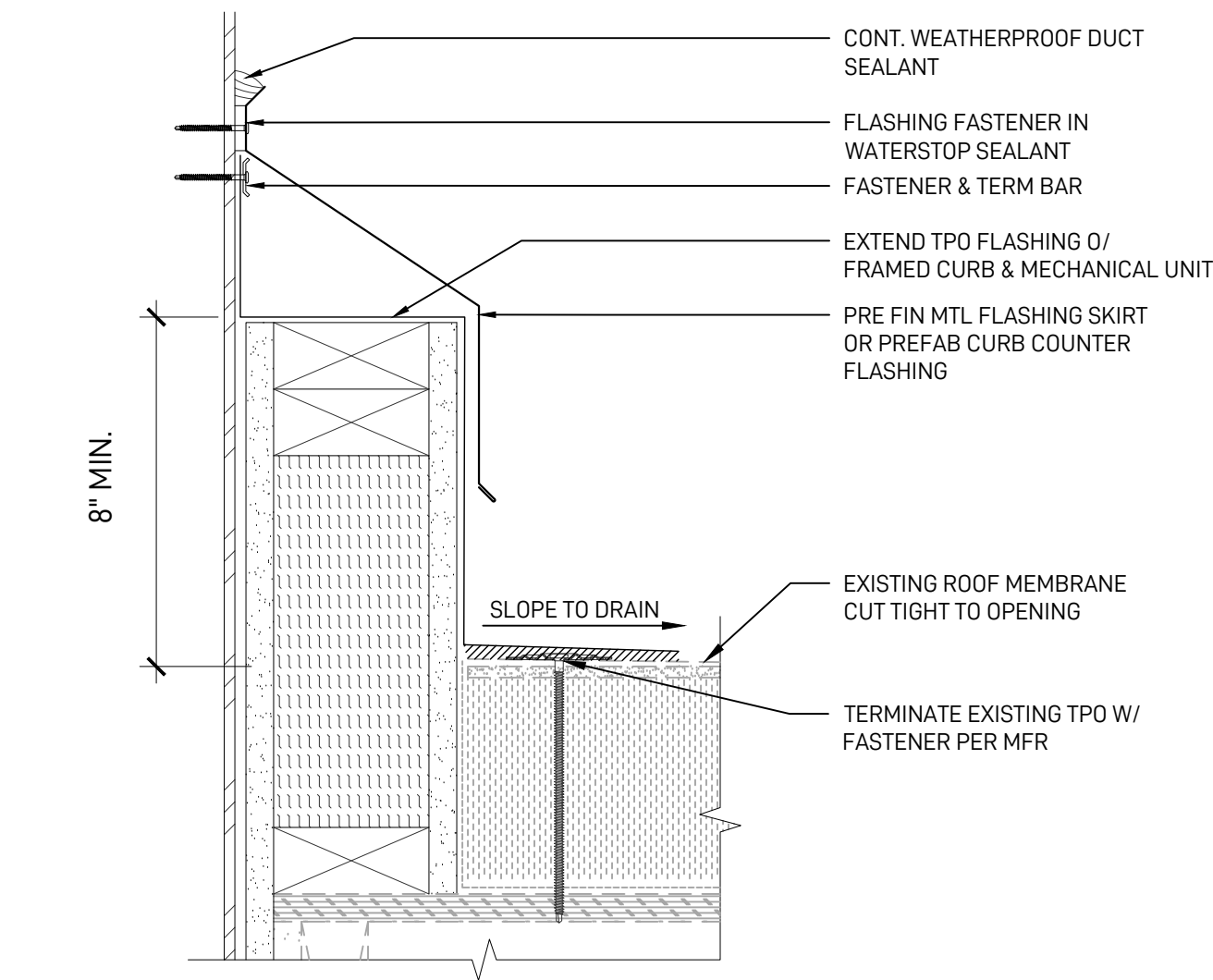


NOTE:
*CONTRACTOR TO VERIFY AREA, DIMENSIONS AND LOCATION BEFORE ANY WORK.

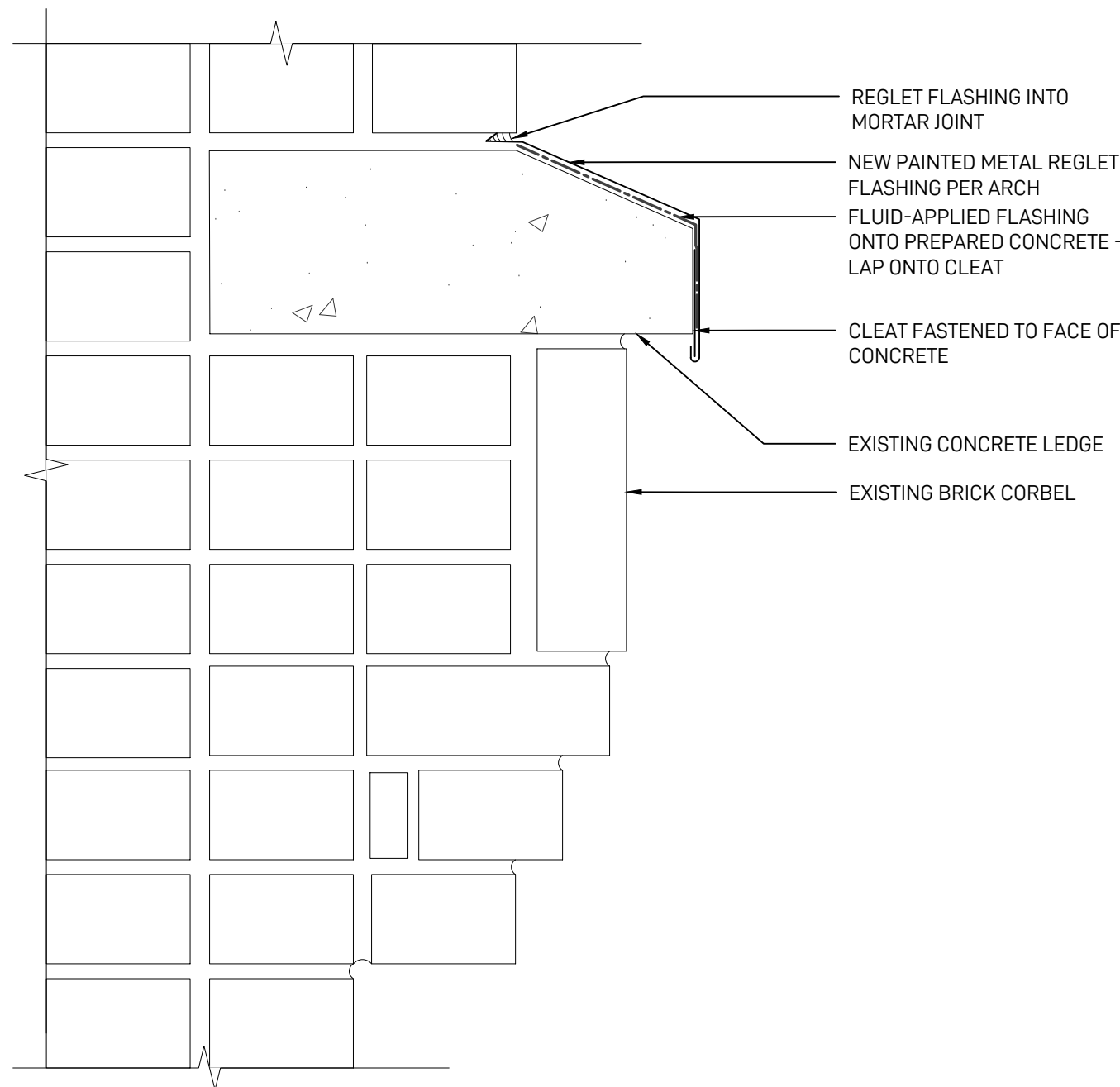
2 TYPICAL STUCCO CRACK REPAIR
SCALE: 8" = 1'-0"



4 TYPICAL MASONRY REPOINTING DETAIL
SCALE: 1" = 1'-0"



2 NEW MECHANICAL CURB TIE-IN
SCALE: 3/4\"/>



1 WATERTABLE REPAIR
SCALE: 3/4\"/>

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SE25132			8/28/2026
DATE:			
PROJECT MANAGER:		MJ	
DRAWN BY:		BC	
CHECKED BY:			

SHEET NAME:
FACADE & ROOF REPAIRS - DETAILS

SHEET NUMBER:
BE1.00A
SCALE:

GENERAL NOTES

1. THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES. THESE NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OTHERWISE OR SPECIFIED. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
2. ALL MATERIALS, DESIGN, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING (SBC) AND EXISTING BUILDING CODE (SEBC), 2021 EDITION.
3. ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. ANY ALTERNATE DETAILS PROPOSED BY THE CONTRACTOR SHALL BE PROVIDED WITH CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
4. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR OTHER SIMILAR CONDITIONS.
5. COMPARISON OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS, AND ELEVATIONS SHALL BE MADE BY THE GENERAL CONTRACTOR BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER FOR REVISED DIRECTION.
6. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE STRUCTURAL DRAWINGS. IF DIMENSIONS ARE OMITTED OR ARE NOT CLEAR, CONTACT THE ARCHITECT AND ENGINEER FOR CLARIFICATION.
7. EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS REPRESENTS THE PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE STRUCTURAL ENGINEER OF RECORD.
8. SAFETY MEASURES ON THE JOBSITE ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. RESPONSIBILITIES EXTEND TO SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. REQUIREMENTS SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND ALL COMPONENTS UNTIL FINAL CONNECTIONS AND CONDITIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
10. ALL STRUCTURAL SYSTEMS COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PROVIDED BY THE SUPPLIER.
11. PROJECT HAS NOT BEEN DESIGNATED AS A SUBSTANTIAL ALTERATION BY SEATTLE DEPARMENT OF CONSTRUCTION AND INSPECTIONS, AND STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 7-16 TO SUPPORT NEW ROOFTOP MECHANICAL UNITS.
12. CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

DESIGN CRITERIA

13. DEAD LOADS: CONSIST ROOF SELF-WEIGHT AND MECHANICAL EQUIPMENT. WEIGHTS AND LOCATION SHALL BE OBTAINED FROM THE ROOF PLAN SHEET, S2.80.

SEISMIC DESIGN LOADS:

S_s = 1.41g
S_i = 0.49g
S_{DS} = 0.94g
S_{DI} = 0.59g
SITE CLASS = D
RISK CATEGORY = II
COMPONENT IMPORTANCE FACTOR, I_e = 1.0
SEISMIC DESIGN CATEGORY = D

MECHANICAL COMPONENTS = AIR-SIDE HVAC MECHANICAL COMPONENTS
COMPONENT RESPONSE MODIFICATION FACTOR, R_e = 6.0
COMPONENT AMPLIFICATION FACTOR, a_e = 2.5
OVERSTRENGTH FACTOR, Ω₀ = 2.0

MECHANICAL COMPONENTS = WET-SIDE HVAC MECHANICAL COMPONENTS
COMPONENT RESPONSE MODIFICATION FACTOR, R_e = 2.5
COMPONENT AMPLIFICATION FACTOR, a_e = 1.25
OVERSTRENGTH FACTOR, Ω₀ = 2.0

WIND DESIGN LOADS:

BASIC WIND SPEED (3 SEC. GUST) = 98 MPH
RISK CATEGORY = II
EXPOSURE TYPE = B
INTERNAL PRESSURE COEFFICIENT = ± 0.18
TOPOGRAPHIC FACTOR, K_{zt} = 1.0

SNOW LOADS:

MINIMUM DESIGN SNOW LOAD = 25 PSF

SPECIAL INSPECTIONS

14. SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS: THEIR SUPPORTS AND ATTACHMENTS, SHALL SATISFY THE REQUIREMENTS OF ASCE 7-16, CHAPTER 13 AS SUMMARIZED BELOW:

DESCRIPTION	SEISMIC DESIGN REQUIREMENTS	SPECIAL INSPECTIONS
ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS NOT LISTED	ASCE 7-16, SECTION 13.6	NOT REQUIRED

15. CONTRACTOR STATEMENT OF RESPONSIBILITY: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENT OF WORK IN ACCORDANCE WITH SBC SECTION 1704.4. CONTRACTOR SHALL ACKNOWLEDGE THE SPECIAL REQUIREMENTS CONTAINED IN THE SCHEDULE OF SPECIAL INSPECTIONS.

WOOD CONSTRUCTION

16. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

STUDS AND JOISTS:	(2x AND 3x MEMBERS)	DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, F _c = 1350 PSI, F _b = 900 PSI, F _v = 180 PSI, E = 1600 KSI
	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F _c = 1500 PSI, F _b = 1000 PSI, F _v = 180 PSI, E = 1700 KSI
BEAMS AND STRINGERS: (INCLUDING 6x AND LARGER MEMBERS)		DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F _b = 1350 PSI, F _v = 170 PSI, E = 1600 KSI
POSTS:	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F _c = 1500 PSI, E = 1700 KSI
	(6x & LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F _c = 1000 PSI, E = 1600 KSI
PLATES, LEDGERS & MISCELLANEOUS LIGHT FRAMING:		DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, F _b = 900 PSI, E = 1600 KSI F _c = 1350 PSI, F _t = 575 PSI

NOTE: FINGER JOINTED STUDS MAY BE SUBSTITUTED ONLY IF THEY MEET PRESCRIBED BENDING STRESS & TENSION STRESS CRITERIA.

STEEL CONSTRUCTION

17. ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.

18. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SCOPE OF WORK FOR BOTH STRUCTURAL STEEL AND METAL WORK SUBCONTRACTORS. THE COMBINED SCOPE OF WORK FOR ALL SUBCONTRACTORS SHALL INCLUDE ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL WORK SHOWN IN THE CONTRACT DOCUMENTS.

19. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS BELOW UNLESS NOTED OTHERWISE:

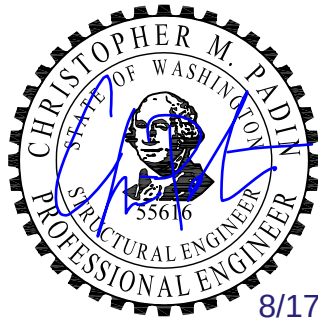
DESCRIPTION	ASTM DESIGNATION
STEEL ANGLES, RODS, PLATES, AND CHANNELS	A36 (F _y =36 KSI)

20. WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS SHALL BE USED AS DEFINED BY A.W.S.



ATLAS DESIGN GROUP
INC

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SEATTLE, WA 98104
PH: 253.548.7193



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509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

8/17/2026

NO. DESCRIPTION

#1 PERMIT CORRECTIONS CYCLE #1

PROJECT NUMBER:

S28-018

Do Not Use

PROJECT MANAGER:

CMP

DRAWN BY:

RTL

CHECKED BY:

N/A

GENERAL STRUCTURAL NOTES

SHEET NUMBER:

S1.00

SCALE:



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GMP SET

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REVISIONS:

NO.

DESCRIPTION

DATE

8/17/2026

PROJECT NUMBER:

S22-018

DATE:

Do Not Use

PROJECT MANAGER:

CMP

DRAWN BY:

RTL

CHECKED BY:

CMP

SHEET NAME:

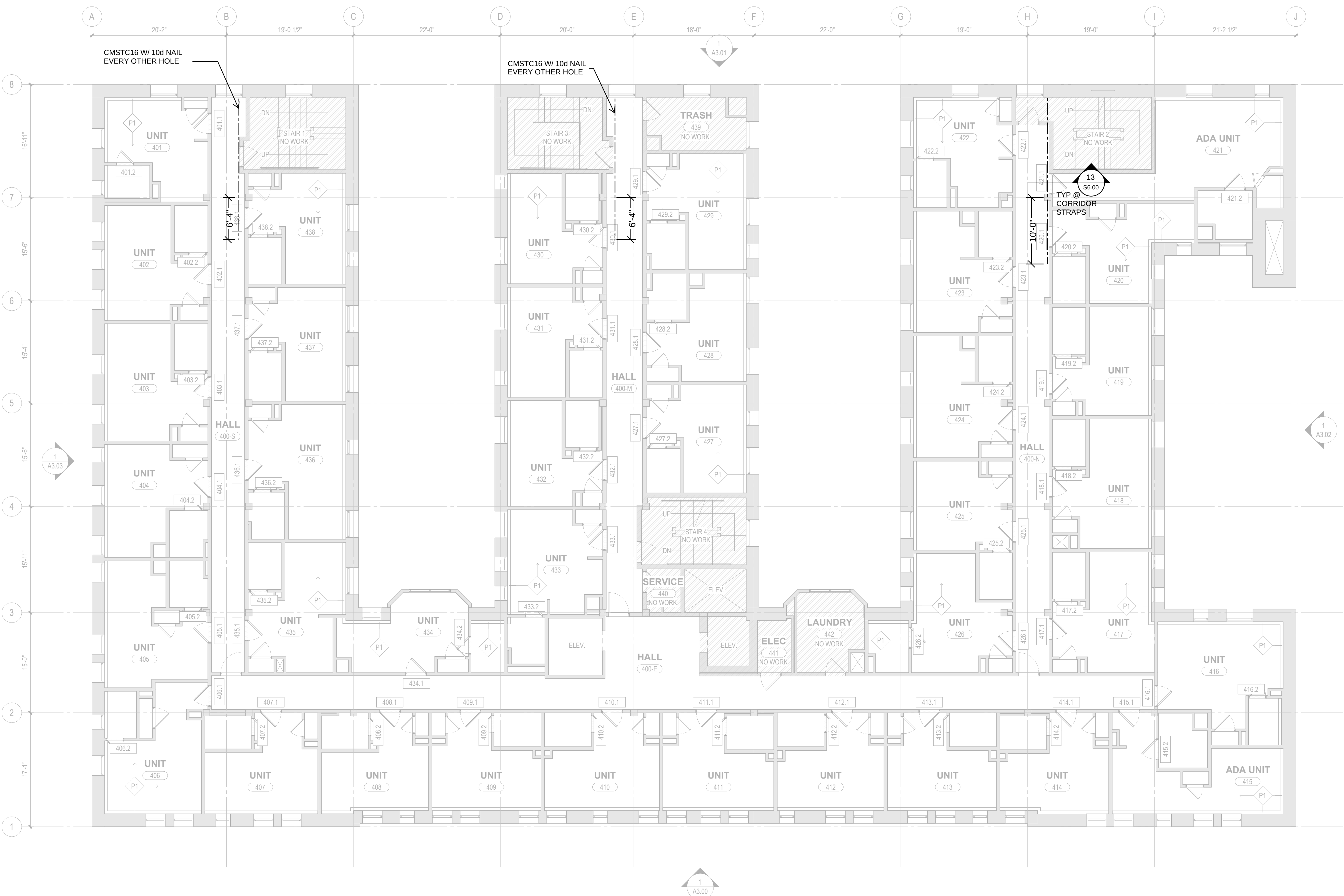
LEVEL 4 FLOOR PLAN

SHEET NUMBER:

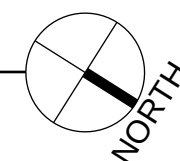
S2.40

SCALE:

1/8" = 1'-0"



1 STRUCTURAL LEVEL 4-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"





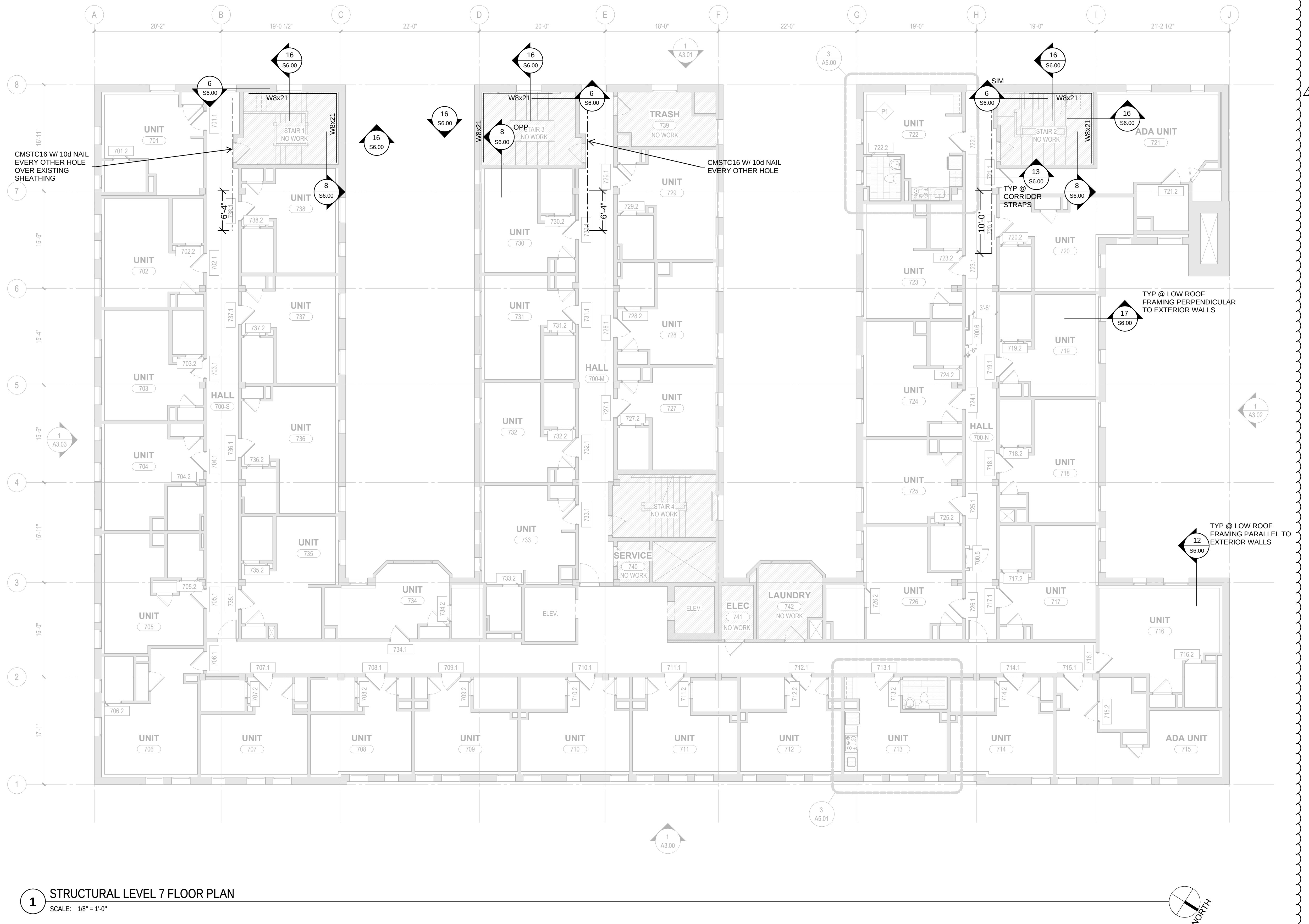
PROJECT: **MORRISON HOTEL REHABILITATION**
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Seattle, WA 98104

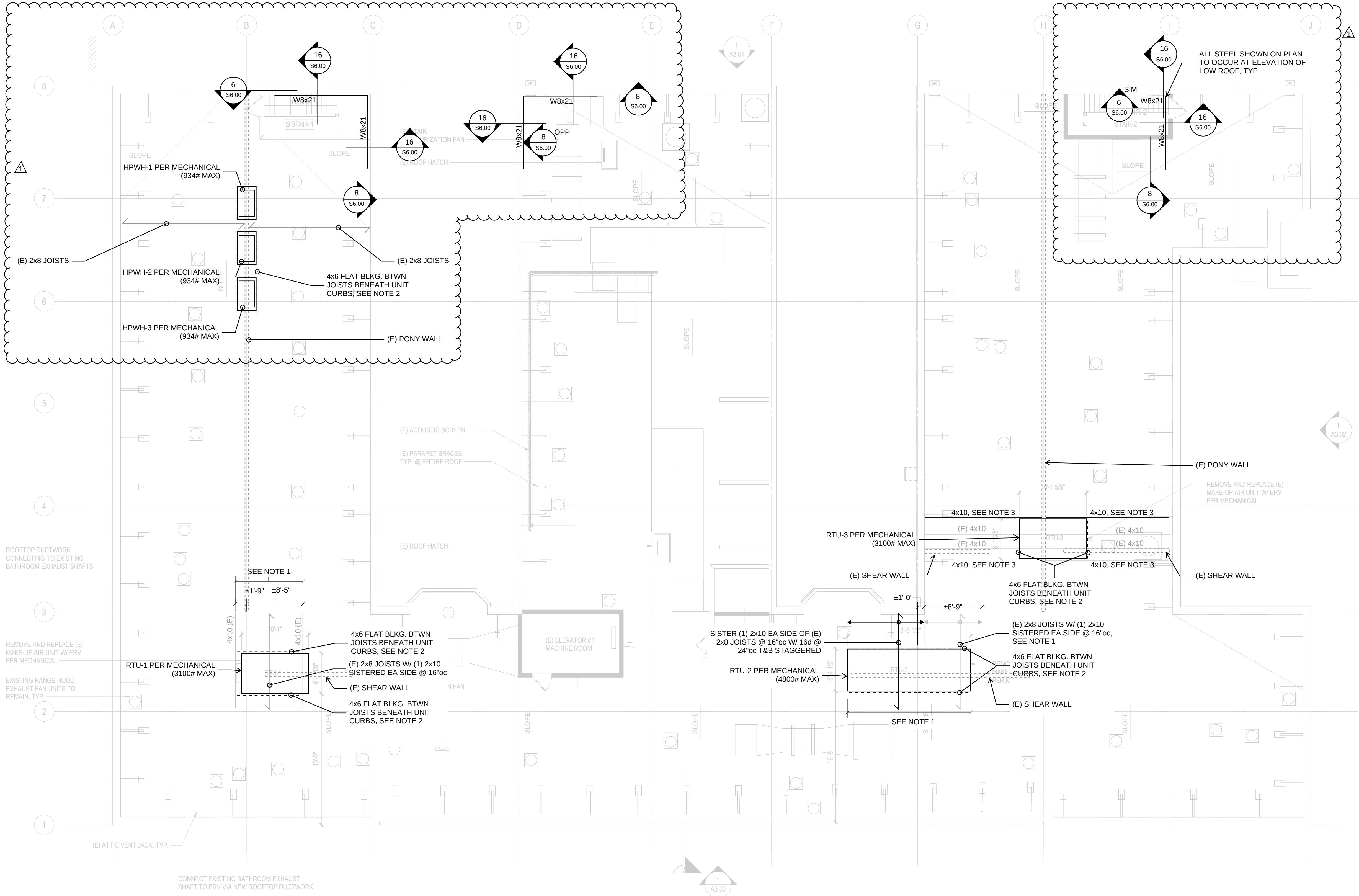
SHEET NAME:

LEVEL 7 FLOOR PLAN

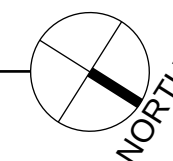
SHEET NUMBER:
S2.70

PROJECT NUMBER	S26-018	REVISIONS:		
DATE:	Do Not Use	NO. DESCRIPTION	DATE	
PROJECT MANAGER:	CMP	#1 PERMIT CORRECTIONS CYCLE #1	8/17/2016	
DRAWN BY:	RTL			
CHECKED BY:	CMP			
				GMP SET
				8/28/2016





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



ROOF FRAMING PLAN NOTES

1. ALL FRAMING NOTED ON PLAN BENEATH THE ROOFTOP UNIT SHALL BE VERIFIED IN FIELD TO MATCH ASSUMED SECTIONS AND LOCATIONS SHOWN ON PLAN. ADDITIONALLY, THE NEW ROOFTOP UNIT SHALL BE CURB SUPPORTED ALONG ITS LENGTH AND BEAR ONLY ON EXISTING FRAMING SHOWN ON PLAN. IF THE UNIT CURB BEARS ON EXISTING FRAMING THAT DOES NOT HAVE THE SISTERED 2x10'S AS NOTED ON PLAN, 2x10'S ARE TO BE SISTERED ON EACH SIDE OF THE EXISTING JOIST W/ 16d @ 24"oc TOP AND BOTTOM, STAGGERED.
2. BLOCKING SHALL OCCUR ALONG FULL LENGTH OF ROOFTOP UNIT BENEATH CURB. EXISTING 4x6 FLAT BLOCKING MAY BE USED IN LIEU OF NEW SPECIFIED BLOCKING IF CURBS BEAR ALONG EXISTING BLOCKING LINE.
3. STRUCTURAL MEMBERS NOTED ON PLAN SHALL BE CENTERED BENEATH THE ROOFTOP UNIT CURB. EXISTING 4x10 MEMBERS MAY BE USED IN LIEU OF PROVIDING STRUCTURAL MEMBERS NOTED ON PLAN WHERE ROOFTOP UNIT CURBS BEAR ON EXISTING MEMBERS.
4. ALL ROOFTOP UNITS AND HIGH-PRESSURE WATER HEATERS SHALL BE LOCATED PER MECHANICAL.
5. ALL ROOFTOP UNITS SHALL BEAR ON CURBS PER 2/56.00 AND 3/56.00. ATTACHMENT OF THE UNIT TO THE CURBS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER OF RECORD.

LEGEND

- SPAN DIRECTION OF FRAMING MEMBERS
- BLOCKING PER PLAN
- EXISTING WALL BELOW
- ROOFTOP UNIT

ABBREVIATIONS

- | | |
|------------|------------------|
| BLKG. BTWN | BLOCKING BETWEEN |
| (E) | EXISTING |
| EA | EACH |
| oc | ON CENTER |
| RTU | ROOFTOP UNIT |
| T&B | TOP AND BOTTOM |
| TYP | TYPICAL |

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8/17/26

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509 Third Avenue
Seattle, WA 98104

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S28-018	Do Not Use	8/17/2026

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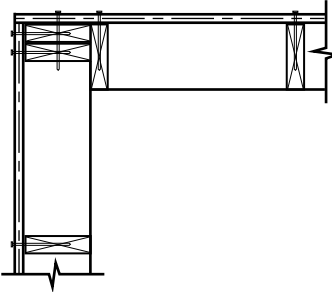
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ROOF PLAN

SHEET NUMBER:
S2.80

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

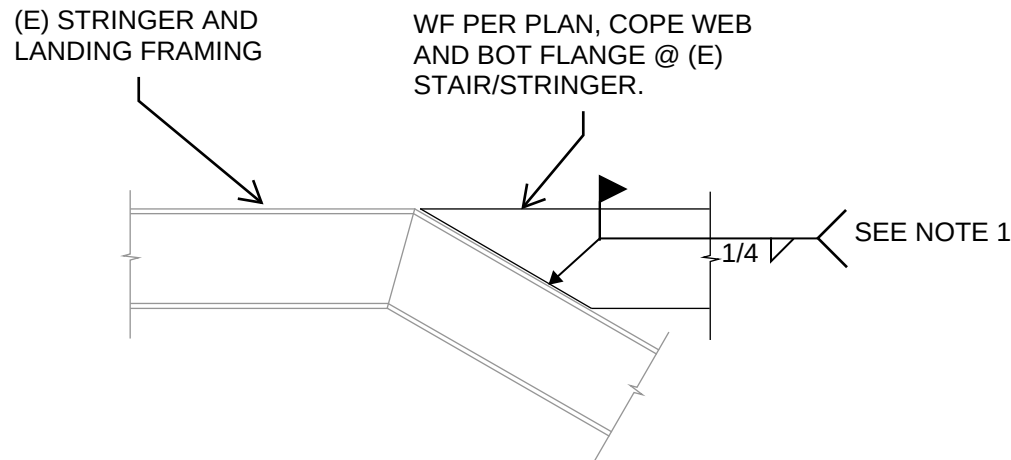
PROJECT NUMBER:	DATE:	PROJECT MANAGER:	DRAWN BY:	CHECKED BY:
S28-018	Do Not Use	CMP	RTL	CMP

SEE 2/S6.00 AND 3/S6.00 FOR
ADDITIONAL INFORMATION
RELATED TO THE UNIT CURB



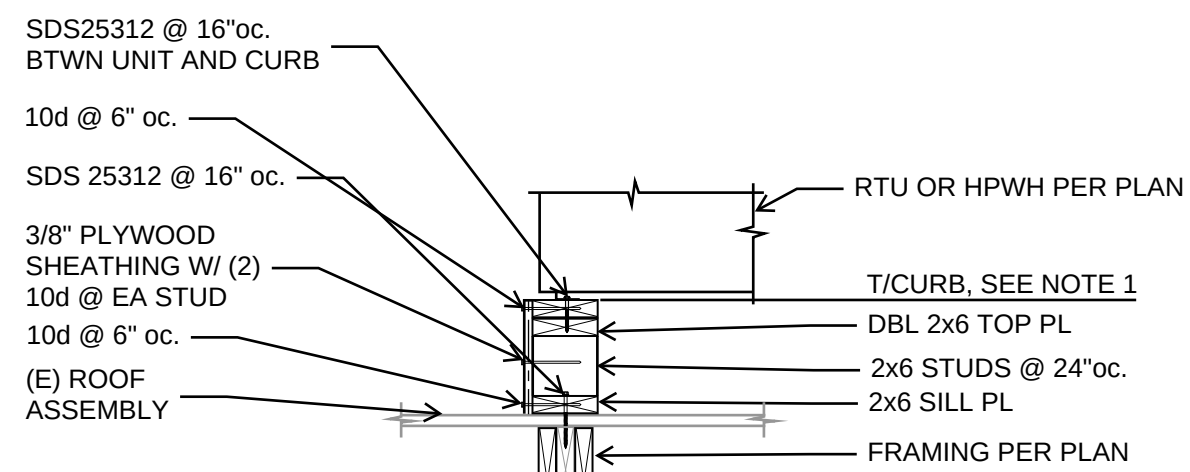
1 UNIT CURB AT CORNER
3/4" = 1'-0"

AT SIM, SEE NOTE 2.



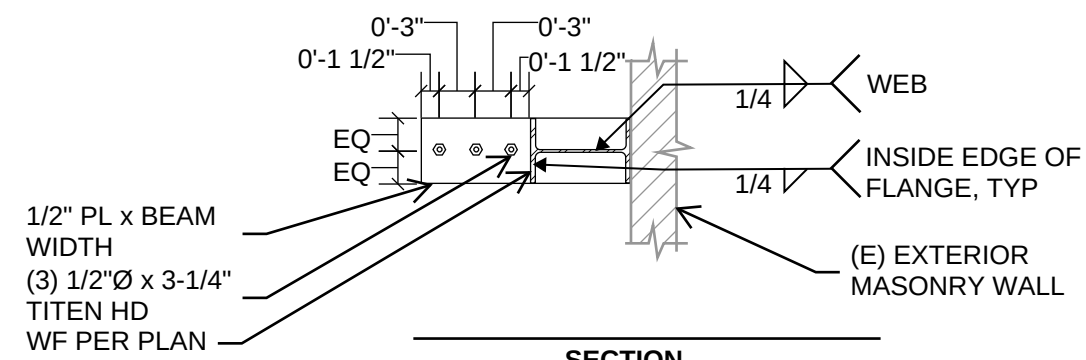
NOTES:
1. REMOVE (E) PRIMER FROM (E) STRINGER AS NEEDED TO ACCOMMODATE WELD. DO NOT WELD OVER PRIMER.
2. AT SIM, WIDE FLANGE TO WELD TO UNDERSIDE OF STRINGER.

6 STRONGBACK TO LANDING STRINGER
3/4" = 1'-0"



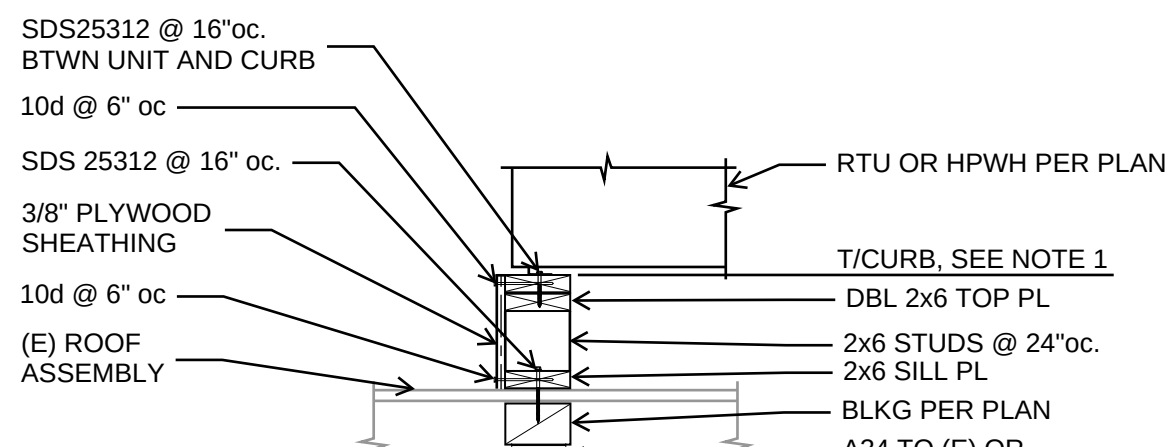
NOTES:
1. TOP OF CURB SHALL BE 1'-6" MAX ABOVE TOP OF EXISTING ROOF ASSEMBLY.

2 UNIT CURB ABOVE FRAMING
3/4" = 1'-0"



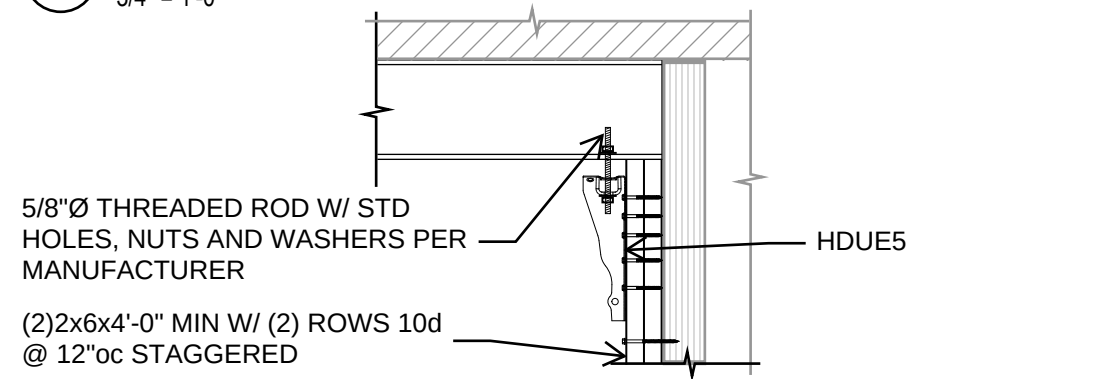
NOTES:
1. IF EXISTING BEAM IS WOOD, REFER TO 8/S6.00.

7 STRONGBACK TO LOW ROOF
3/4" = 1'-0"



NOTES:
1. TOP OF CURB SHALL BE 1'-6" MAX ABOVE TOP OF EXISTING ROOF ASSEMBLY.

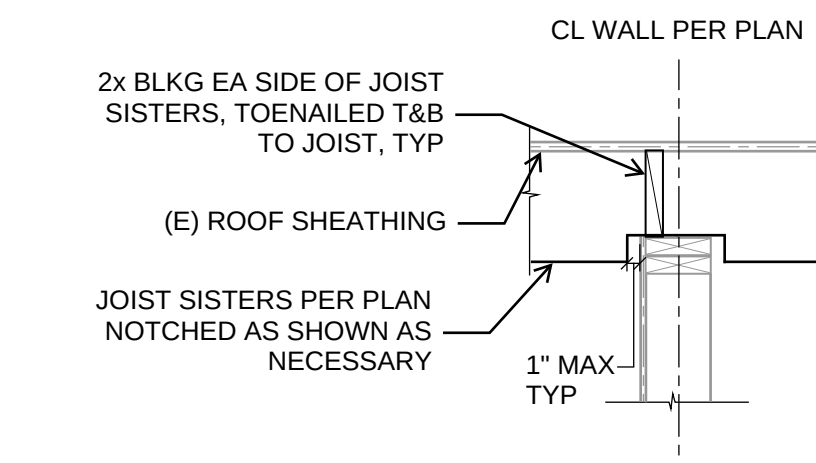
3 UNIT CURB ABOVE BLOCKING - EXISTING FRAMING PERPENDICULAR
3/4" = 1'-0"



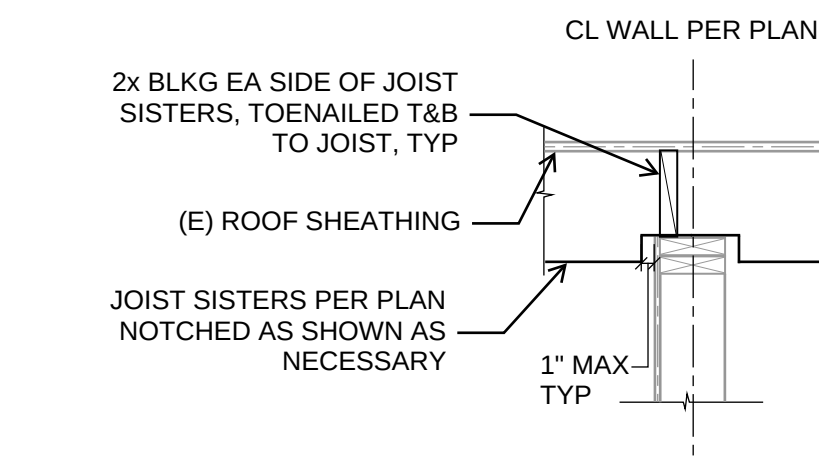
(2)2x6x4'-0" MIN W/ (2) ROWS 10d @ 12" oc STAGGERED
WF PER PLAN (WEB HIDDEN FOR CLARITY, SEE 16/S6.00 FOR BEAM ORIENTATION)
HDUES
MIN (10)SDS25412 @ 4" oc, MIN 8" oc, MAX, 3" MIN END DISTANCE

8 STRONGBACK TO LEVEL 7 FLOOR OR LOW ROOF
3/4" = 1'-0"

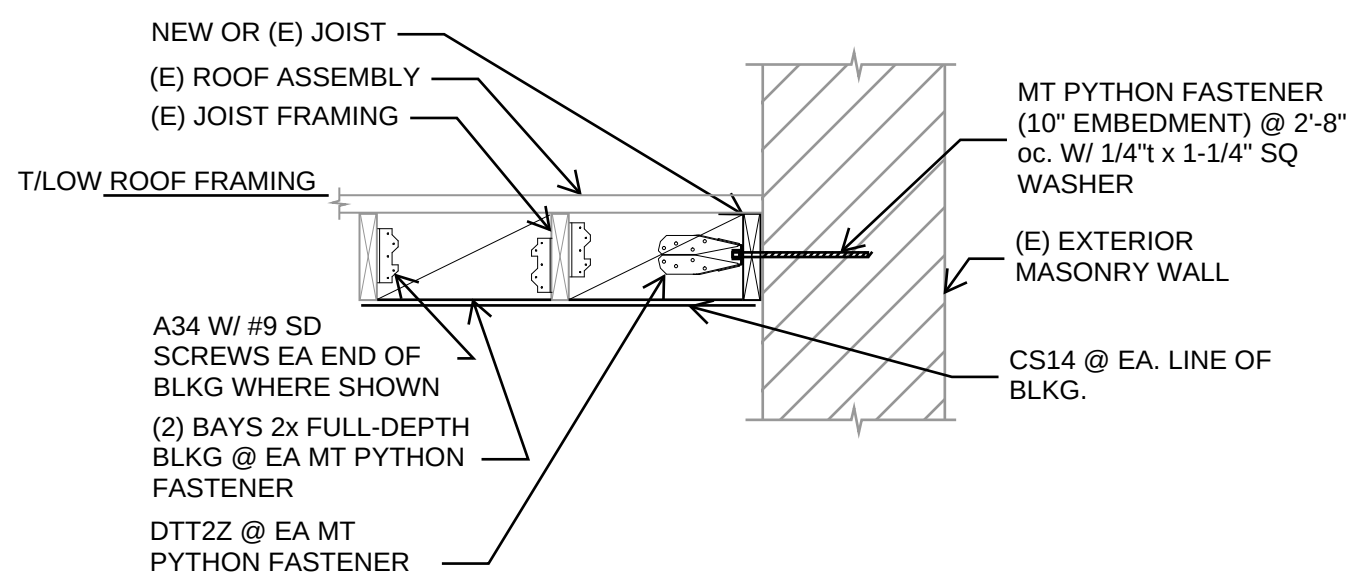
A



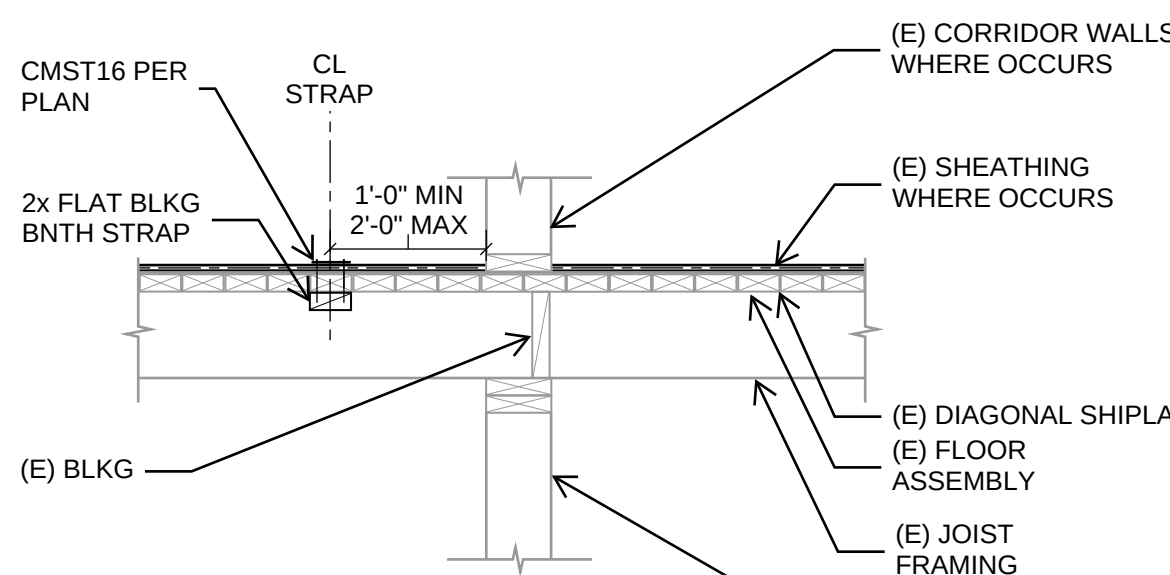
9 UNIT CURB ABOVE BLOCKING - EXISTING FRAMING PARALLEL
3/4" = 1'-0"



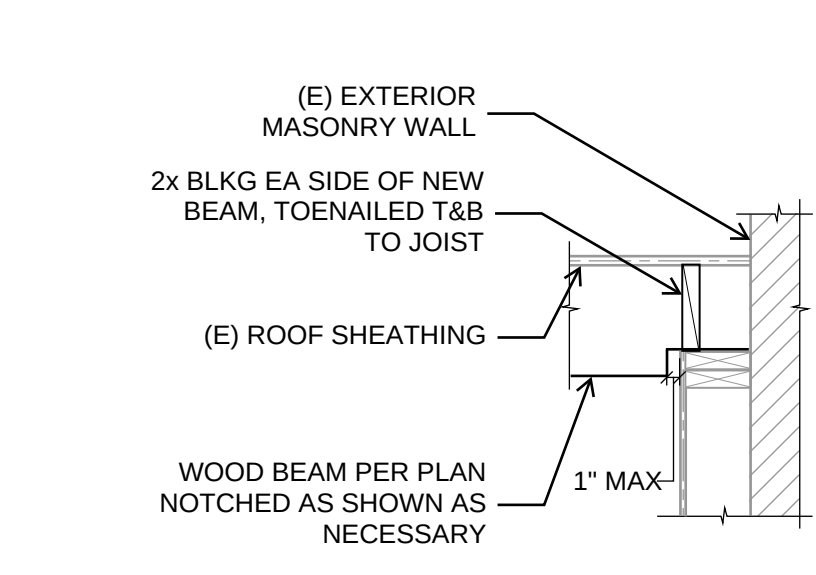
10 NEW BEAM OVER EXISTING WALL
3/4" = 1'-0"



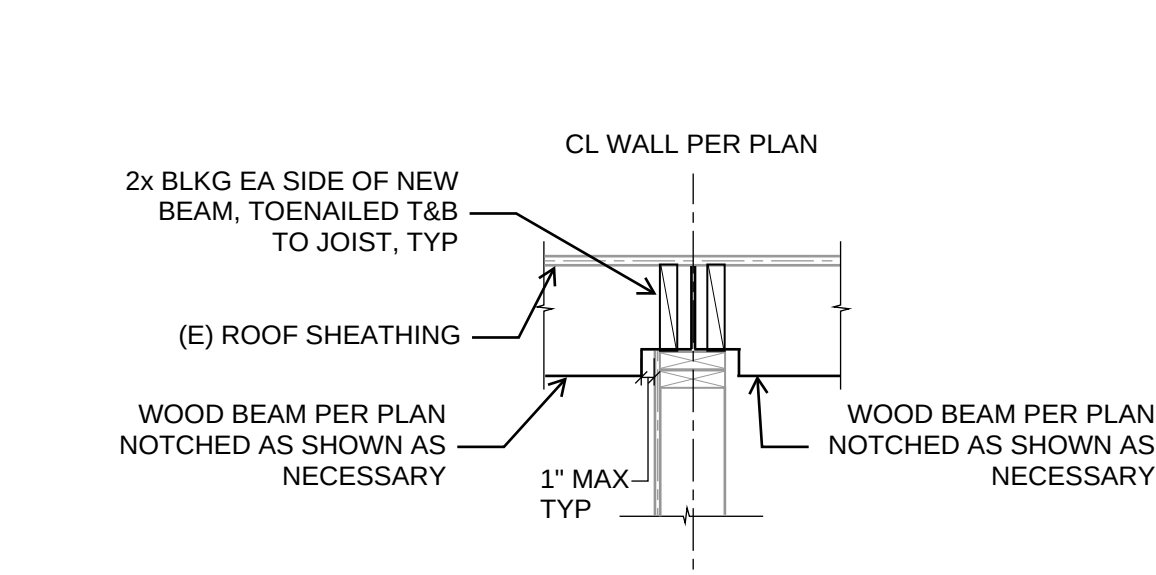
12 LOW ROOF ANCHORAGE TO MASONRY WALL - JOISTS PARALLEL
3/4" = 1'-0"



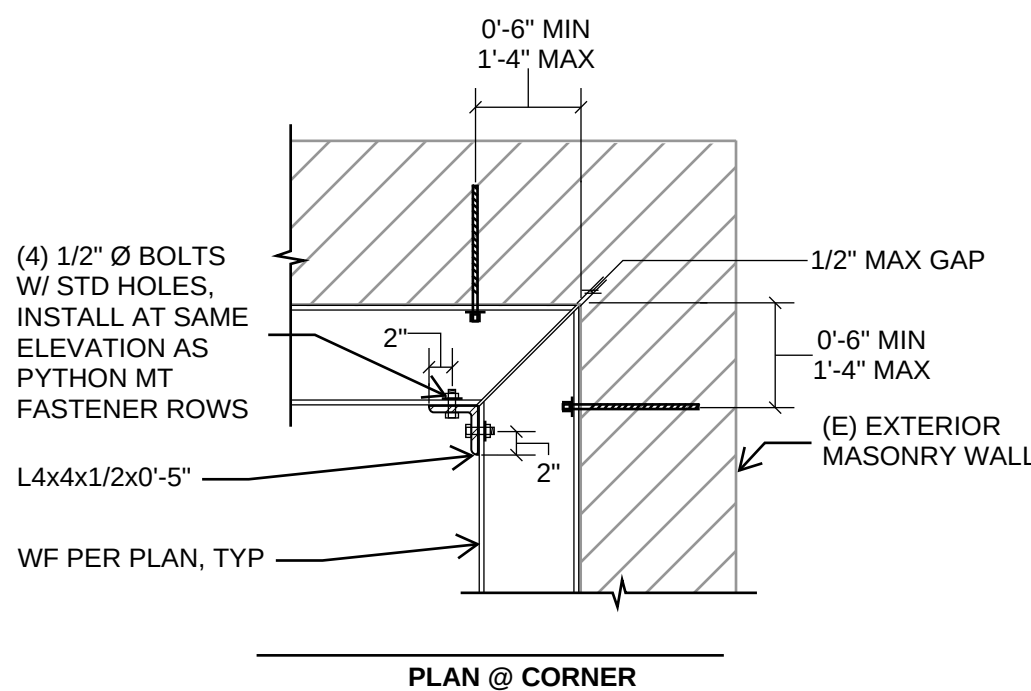
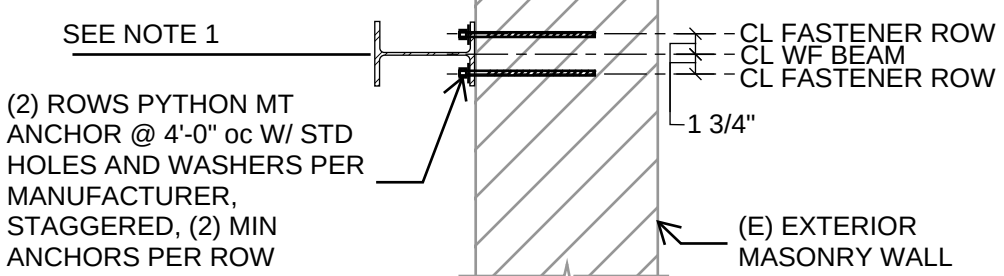
13 NEW STRAPPING IN CORRIDOR
3/4" = 1'-0"



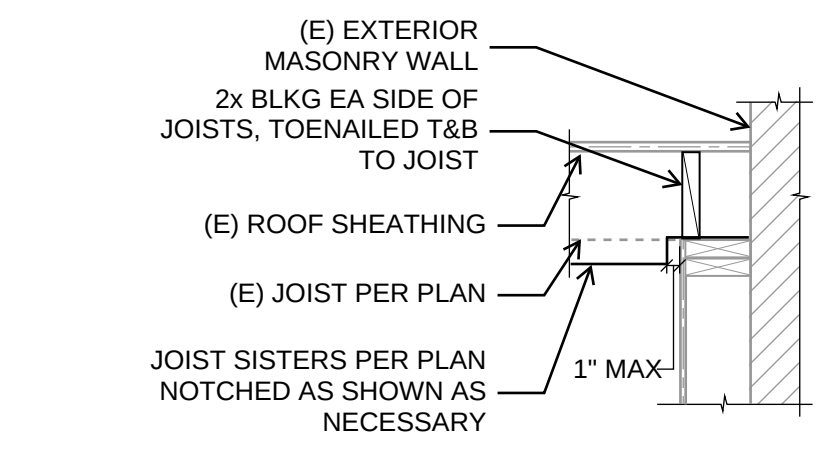
14 NEW BEAM AT EXTERIOR WALL
3/4" = 1'-0"



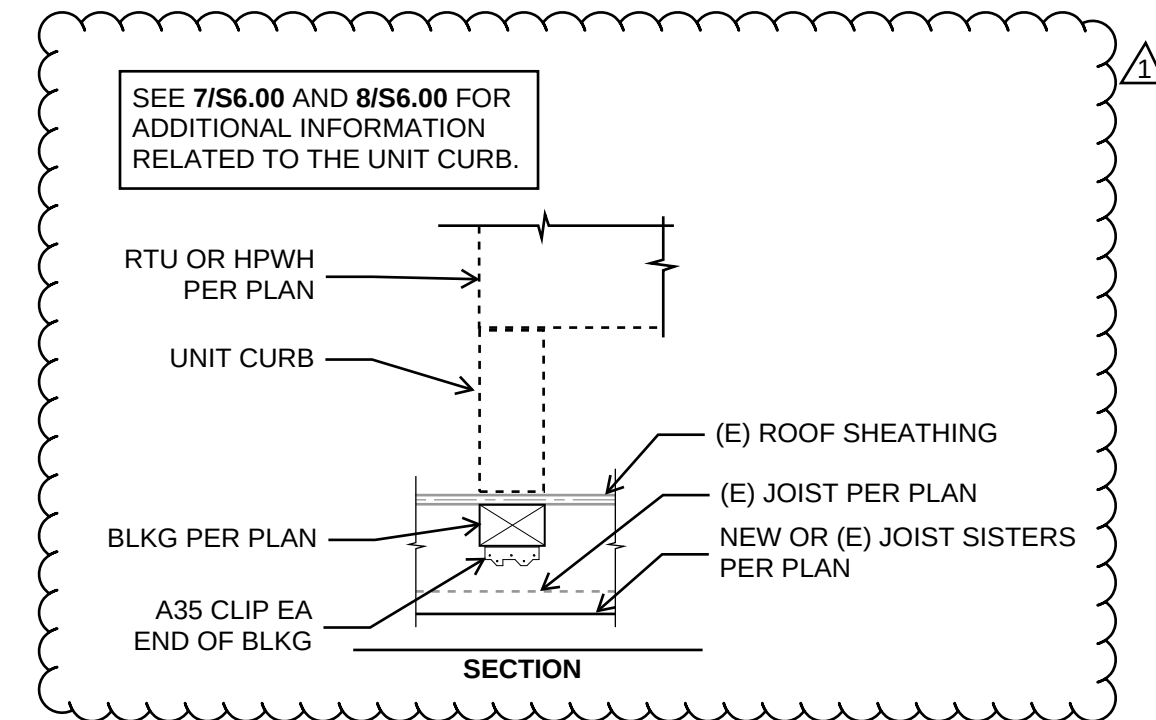
15 NEW BEAM OVER EXISTING WALL
3/4" = 1'-0"



17 LOW ROOF ANCHORAGE TO MASONRY WALL - JOISTS PERPENDICULAR
3/4" = 1'-0"



19 SISTERED JOISTS AT EXTERIOR WALL
3/4" = 1'-0"



20 BLOCKING TO JOIST
3/4" = 1'-0"



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OFFICIAL STAMP:

PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PROJECT NUMBER:	REVISION	DATE	DESCRIPTION	DATE	GMP SET
DATE:	NO. 018	8/17/26	Do Not Use	8/17/26	
PROJECT MANAGER:	DATE	8/17/26	PERMIT CORRECTIONS CYCLE #1		
DRAWN BY:	CMP	RTL	CMP		
CHECKED BY:					

STRUCTURAL DETAILS

S6.00

SCALE:

2021 SEATTLE ENERGY CODE NARRATIVE

COMPLIANCE PATH OVERVIEW:

THIS PROJECT HAS BEEN DETERMINED BY THE CODE OFFICIAL NOT TO CONSTITUTE A "SUBSTANTIAL ALTERATION" AS DEFINED IN CHAPTER 3 OF THE SEATTLE EXISTING BUILDING CODE. AS A RESULT, THE PROJECT IS NOT SUBJECT TO SEC SECTION C503.9 (SUBSTANTIAL ALTERATIONS OR REPAIRS), AND THEREFORE DOES NOT TRIGGER WHOLE-BUILDING ENERGY COMPLIANCE.

THIS PROJECT FOLLOWS THE STANDARD COMPONENT-BASED ALTERATION COMPLIANCE PATH UNDER SEC SECTION C503. EACH ALTERED BUILDING SYSTEM OR ASSEMBLY IS REQUIRED TO INDEPENDENTLY COMPLY WITH THE APPLICABLE PROVISIONS OF SEC CHAPTER 4 WITHOUT REQUIRING UNALTERED PORTIONS OF THE BUILDING TO BE BROUGHT INTO COMPLIANCE (SEC C503.1).

MECHANICAL & SERVICE HOT WATER SYSTEMS SCOPE OF WORK SUMMARY:

- REFER TO THE BASIS OF DESIGN NARRATIVE ON DRAWING M0.01 FOR A SUMMARY OF PROPOSED SCOPE OF WORK FOR MECHANICAL SYSTEMS.
- DOMESTIC HOT WATER IN THE EXISTING BUILDING IS PROVIDED BY NATURAL GAS BOILERS. THIS PROJECT WILL INCLUDE REMOVAL OF THE GAS BOILERS, WHICH WILL BE REPLACED BY A CENTRAL COMMERCIAL HEAT PUMP WATER HEATING (CHPHW) SYSTEM. THE NEW HEAT PUMP WATER HEATERS SHALL BE HIGH EFFICIENCY C02 HEAT PUMPS.

REPLACEMENT MECHANICAL SYSTEMS:

- RESIDENTIAL UNIT SPACE HEATING: RESIDENTIAL UNIT ELECTRIC HEATERS SHALL BE REPLACE IN KIND WITH NO INCREASE IN HEATING CAPACITY. AS RECOGNIZED BY THE STATE OF WASHINGTON AS A 501(c)(3) NON-PROFIT ROGANIZATION AND THE BUILDING PROVIDES PERMANENT SUPPORTIVE HOUSING, PER SEC SECTION C503.4.6 - EXCEPTION 1, THE MORRISON BUILDING SHALL BE EXEMPT.
- VENTILATION: NEW ROOFTOP CENTRAL VENTILATION UNITS SHALL BE DOAS UNITS WITH HEAT RECOVERY AND HEAT PUMP HEATING:
 - IN ACCORDANCE WITH SECTION C503.4.2 (ADDITION OF COOLING CAPACITY), THESE DOAS SYSTEMS WILL COMPLY WITH THE REQUIREMENTS OF SECTION C403.3.5.
 - PER SECTION C403.3.5.5 (SUPPLEMENTAL HEATING AND COOLING) - EXCEPTION 1, DOAS UNITS SERVING GROUP R-2 OCCUPANCY SPACES NOT SERVED BY ZONAL HEAT PUMPS, AIR CONDITIONERS, OR OTHER ZONAL MECHANICAL COOLING SYSTEMS ARE PERMITTED TO BE PROVIDED WITH A SUPPLEMENTAL COOLING SYSTEM.
 - REFER TO MECHANICAL SCHEDULES FOR UNIT PERFORMANCE AND HEAT RECOVERY EFFICIENCY INFORMATION.

REPLACEMENT SERVICE WATER HEATING SYSTEMS:

THE NEW CENTRAL SERVICE WATER HEATING CENTRAL PLANT SHALL COMPLY WITH SECTION C503.5.1 (ADDITION OR REPLACEMENT OF SERVICE WATER HEATING EQUIPMENT). NEW SERVICE WATER HEATING APPLIANCES SHALL BE C02 HIGH EFFICIENCY HEAT PUMPS. REFER TO PLUMBING SCHEDULES FOR HEAT PUMP WATER HEATER UNIT PERFORMANCE AND EFFICIENCY INFORMATION.

COMMISSIONING:

IN ACCORDANCE WITH SEC SECTIONS C501.6 AND C408, ALL NEW AND REPLACEMENT BUILDING MECHANICAL AND SERVICE WATER HEATING SYSTEMS SHALL BE COMMISSIONED BY A CERTIFIED COMMISSIONING PROFESSIONAL.

- A COMISSIONING PLAN SHALL BE DEVELOPED BY THE CxP AND SUBMITTED TO SDCI PRIOR TO THE FIRST MECHANICAL INSPECTION.
- A COMMISSIONING REPORT SHALL BE COMPLETED BY THE CxP AND DELIVERED TO THE BUILDING OWNER UPON COMPLETION OF WORK.
- THE MECHANICAL AND WATER HEATING PORTIONS OF THE COMMISSIONING REPORT SHALL BE SUBMITTED TO SDCI PRIOR TO COMPLETION AND APPROVAL OF MECHANICAL PERMIT FINAL INSPECTION.

ENVELOPE:

REFER TO ARCHITECTURAL AND/OR ENVELOPE CONSULTANT DOCUMENTS FOR INFORMATION REGARDING ANY ENVELOPE ALTERATIONS OR IMPROVEMENTS.

HVAC DUCTWORK INSULATION

DUCT SYSTEM	DUCT LOCATION AND USE	MINIMUM INSTALLED DUCT INSULATION R-VALUE ^{a,b}	NOTES
OUTDOOR AIR	INSIDE CONDITIONED SPACE AND UPSTREAM OF AUTOMATIC SHUTOFF DAMPER	R-16	SEE SECTION C403.10.1.1 FOR ADDITIONAL REQUIREMENTS, > 2900 CFM
RELIEF / EXHAUST AIR	INSIDE CONDITIONED SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER	R-16	
ALL SYSTEMS AND EXISTING SHAFTS	UNCONDITIONED SPACE WHERE DUCT AIR IS WITHIN 15 F OF SURROUNDING UNCONDITIONED SPACE	R-3.3	
ALL SYSTEMS AND EXISTING SHAFTS	CONCEALED INDOOR	R-8	
ALL SYSTEMS	EXPOSED OUTDOOR	R-8	PROVIDE WEATHER RESISTANT, PAINTED, INTERIOR LINED DUCTWORK

- a. INSULATION R-VALUES, MEASURED IN h·ft²·°F/btu, ARE FOR THE INSULATION AS INSTALLED AND DO NOT INCLUDE FILM RESISTANCE. THE REQUIRED MINIMUM THICKNESSES DO NOT CONSIDER WATER VAPOR TRANSMISSION AND POSSIBLE SURFACE CONDENSATION. INSULATION RESISTANCE MEASURED ON A HORIZONTAL PLANE IN ACCORDANCE WITH ASTM C518 AT A MEAN TEMPERATURE OF 75°F AT THE INSTALLED THICKNESS.
- b. SEE INTERNATIONAL MECHANICAL CODE SECTIONS 603.12 AND 604 FOR FURTHER DETAILS ON DUCT INSULATION REQUIREMENTS.
- c. APPLICABLE TO CLIMATE ZONE 4C ONLY

2021 SEC TABLE C404.6
REQUIRED PIPE INSULATION THICKNESS FOR
SERVICE WATER HEATING

LOCATION	WATER TEMP	NOMINAL PIPE OR TUBE SIZE (inches)					CONDUCTIVITY Btu·in/(h·ft ² ·°F)°b	MEAN RATING TEMPERATURE, °F
		<1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	≥ 8		
CIRCULATION LOOP PIPING NOT IN-PARTITION	105 - 140°F	2.0	2.0	2.5	2.5	2.5	0.21 - 0.28	100
	141-200°F	2.5	2.5	3.0	3.0	3.0	0.25 - 0.29	125
ALL OTHER PIPING NOT IN-PARTITION	105 - 140°F	1.0	1.0	1.5	1.5	1.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	2.0	2.0	2.0	0.25 - 0.29	125
IN-PARTITION ^a & CIRCULATION LOOP PIPING	105 - 140°F	1.0	1.0	2.5	2.5	2.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	3.0	3.0	3.0	0.25 - 0.29	125
IN-PARTITION ^a & ALL OTHER PIPING	105 - 140°F	1.0	1.0	1.5	1.5	1.5	0.21 - 0.28	100
	141-200°F	1.5	1.5	2.0	2.0	2.0	0.25 - 0.29	125

- a. IN A PARTITION WITHIN A CONDITIONED SPACE.
- b. FOR INSULATION OUTSIDE THE STATED CONDUCTIVITY RANGE, CONFORM TO REQUIREMENTS OF TABLE C403.10.1.

APPLICABLE CODES

2021 SEATTLE ENERGY CODE
2021 SEATTLE MECHANICAL CODE
2021 SEATTLE PLUMBING CODE
2021 SEATTLE BUILDING CODE
2021 SEATTLE FIRE CODE

NEEA ADVANCED WATER HEATING SPECIFICATION V8.1

MECHANICAL SYSTEMS
COMMISSIONING NOTES

- IN ACCORDANCE WITH THE 2021 SEATTLE ENERGY CODE (SEC) SECTION C408 BUILDING COMMISSIONING SHALL BE COMPLETED FOR MECHANICAL SYSTEMS* (C403), SERVICE WATER HEATING SYSTEMS (C404), CONTROLLED RECEPTACLES AND LIGHTING SYSTEMS (C405), ENERGY METERING (C408), AND REFRIGERATION (C410).
 - *EXCEPTION (C408.2) MECHANICAL SYSTEMS ARE EXEMPT FROM COMMISSIONING PROCESS WHERE THE BUILDING'S TOTAL MECHANICAL EQUIPMENT CAPACITY IS LESS THAN 240,000 BTU/H COOLING CAPACITY AND LESS THAN 300,000 BTU/H HEATING CAPACITY.
 - CONTRACTORS ARE REQUIRED TO PERFORM PRE-FUNCTIONAL PERFORMANCE TESTING OF ALL EQUIPMENT PRIOR TO FUNCTIONAL PERFORMANCE TESTING BY THE COMMISSIONING AGENT (C408.2.3). CONTRACTORS SHALL PROVIDE THE NECESSARY ASSISTANCE TO THE COMMISSIONING AGENT TO PERFORM COMMISSIONING DUTIES. CONTRACTORS SHALL BE RESPONSIBLE FOR TAKING CORRECTIVE ACTION IF ANY DEFICIENCIES ARE FOUND DURING COMMISSIONING.
- THE BUILDING COMMISSIONING PROCESS DELIVERABLES ARE AS FOLLOWS:
 - COMMISSIONING PLAN (C408.1.2) SHALL BE DEVELOPED BY THE PROJECT'S CERTIFIED COMMISSIONING PROFESSIONAL AND INCLUDED WITH THE CONSTRUCTION DOCUMENTS TESTING AND BALANCING (C408.2.2) ALL HVAC SYSTEMS SHALL BE BALANCED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND SPECIFICATIONS PRIOR TO COMMISSIONING.
 - FINAL COMMISSIONING REPORT (C408.1.3) A FINAL COMMISSIONING REPORT SHALL BE COMPLETED AND CERTIFIED BY THE CERTIFIED COMMISSIONING PROFESSIONAL AND DELIVERED TO THE BUILDING OWNER OR OWNER'S AUTHORIZED AGENT.
- BUILDING DOCUMENTATION AND CLOSE OUT SUBMITTAL REQUIREMENTS (C103.8) OWNER TRAINING BY CONTRACTORS FOR EACH PIECE OF EQUIPMENT OR SYSTEM SHALL INCLUDE:
 - SYSTEM/EQUIPMENT OVERVIEW (WHAT IT IS, WHAT IT DOES, AND WHICH OTHER SYSTEMS OR EQUIPMENT DOES IT INTERFACE WITH).
 - REVIEW OF AVAILABLE O&M MATERIALS. REVIEW OF THE RECORD DRAWINGS ON THE SUBJECT SYSTEM/EQUIPMENT.
 - HANDS-ON DEMONSTRATION OF ALL NORMAL MAINTENANCE PROCEDURES, NORMAL OPERATING MODES, AND ALL EMERGENCY SHUTDOWN AND START-UP PROCEDURES.

ENERGY CODE NOTES

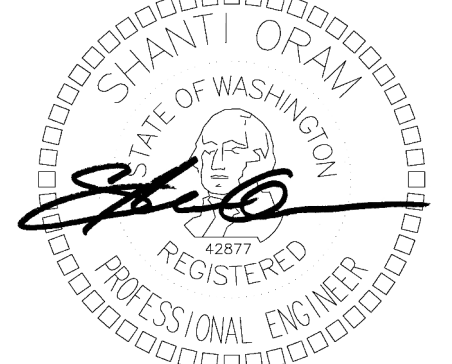
- SEE MECHANICAL AND PLUMBING SCHEDULES FOR EQUIPMENT TYPE, CAPACITY AND EFFICIENCY.
- PROVIDE THERMOSTAT CONTROLS CAPABLE OF A FIVE (5) DEGREE DEADBAND BETWEEN HEATING AND COOLING.
- PROVIDE AUTOMATIC SETBACK CONTROLS WITH NIGHT SETBACK AND SEVEN (7) DIFFERENT DAY TYPES.
- PROVIDE DAMPERS FOR OUTSIDE AIR INTAKES AND EXHAUST FANS WHICH CLOSE AUTOMATICALLY WHEN THE SYSTEM IS OFF, EXCEPT FOR THOSE SYSTEMS WHICH OPERATE CONTINUOUSLY WITH LESS THAN 20 CFM/SF LEAKAGE FOR BAROMETRIC DAMPERS, AND LESS THAN 10 CFM/SF LEAKAGE FOR MOTORIZED DAMPERS.
- PROVIDE MICROPROCESSOR-BASED THERMOSTAT FOR HEAT PUMP CONTROLS.
- PROVIDE A MEANS OF BALANCING EVERY AIR SUPPLY OUTLET AND AIR OR WATER TERMINAL DEVICE.
- SIMULTANEOUS HEATING AND COOLING IN A ZONE IS NOT PERMITTED.
- SEAL TRANSVERSE SEAMS OF ALL DUCTWORK.
- SEALING TO CONTROL BUILDING ENVELOPE AIR LEAKAGE AND AIR TIGHTNESS TESTING IS REQUIRED PER 2021 SEC SECTIONS C402.5.1 THROUGH C402.5.8.
- DUCTWORK AND PLENUMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH 2021 SEC SECTION C403.10.1.
- ALL PIPING SHALL BE THERMALLY INSULATED TO MEET SPECIFICATIONS SET IN PIPE INSULATION TABLE ON SHEET P0.01 PLUMBING SCHEDULE AND GENERAL NOTES.
- ALL ELECTRIC MOTORS GREATER THAN 1.0 HP SHALL MEET THE REQUIREMENTS OF 2021 SEC SECTION C405.8.
- WATER HEATING EQUIPMENT AND STORAGE TANKS SHALL MEET THE MINIMUM REQUIREMENTS OF TABLE C404.2 OF THE 2021 SEC.

Sxs

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

ECOTOPE

OFFICIAL
STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

REVISIONS:
DATE
DESCRIPTION

DATE

PERMIT CORRECTIONS
CYCLE 1

UPDATES FOR GMP

1

2

ENERGY CODE COMPLIANCE

SHEET
NUMBER

EC0.01

SCALE:
As indicated

GENERAL NOTES

GENERAL:

- THESE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, OR ROUTING DETAIL THAT MAY BE REQUIRED. TO AVOID CONFLICTS WITH STRUCTURE, OTHER TRADES, OR EXISTING CONDITIONS, THE HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES, FIELD VERIFY ALL DIMENSIONS AND CLEARANCES, AND RESOLVE CONFLICTS PRIOR TO COMMENCING WORK OR FABRICATION.
- THE HVAC CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID/CONSTRUCTION TO VERIFY EXISTING CONDITIONS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH AFFECTED WORK.
- THESE DRAWINGS ARE THE PART OF THE CONTRACTOR'S RESPONSIBILITY. THEY DO NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PROCEDURES DURING CONSTRUCTION.
- WHERE CONFLICTS EXIST BETWEEN THESE NOTES, THE DRAWINGS, AND THE PROJECT SPECIFICATIONS (IF ISSUED), THE MORE STRINGENT REQUIREMENT SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF EXPOSED DUCTWORK, GRILLES, DIFFUSERS, AND LOUVERS WHERE VISIBLE IN FINISHED SPACES. WHERE A CONFLICT EXISTS BETWEEN MECHANICAL AND ARCHITECTURAL DOCUMENTS ON VISIBLE ELEMENT LOCATIONS, ARCHITECTURAL DRAWINGS GOVERN.

CODES & STANDARDS:

- ALL MATERIALS, METHODS, AND INSTALLATION SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITIONS OF THE SEATTLE BUILDING CODE (SBC), SEATTLE MECHANICAL CODE (SMC) — BASED ON THE INTERNATIONAL MECHANICAL CODE (IMC) WITH WASHINGTON STATE AND SEATTLE AMENDMENTS — WASHINGTON STATE ENERGY CODE (WSEC), SEATTLE FIRE CODE (SFC), AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.
- DUCT CONSTRUCTION, SUPPORT, AND HANGING SHALL COMPLY WITH THE ADOPTED IMC AND CURRENT SMACNA HVAC DUCT CONSTRUCTION STANDARDS — METAL AND FLEXIBLE.
- VENTILATION RATES SHALL COMPLY WITH IMC CHAPTER 4 AND/OR ASHRAE 62.2, AS APPLICABLE TO THE DWELLING UNIT AND COMMON AREA SPACES SERVED. PER THE ADOPTED WSEC/SMC REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL VENTILATION.
- WHERE THIS PROJECT INVOLVES ALTERATION OF AN EXISTING BUILDING, WORK SHALL ALSO COMPLY WITH THE APPLICABLE EXISTING BUILDING PROVISIONS OF THE SBC/IMC AS ADOPTED, INCLUDING ANY REQUIREMENTS TRIGGERED BY THE EXTENT OF ALTERATION.

DUCTWORK & INSULATION:

- ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE SEALED WITH DUCT MASTIC OR OTHER SEALANT MEETING UL 181A/181B, AS APPLICABLE. PER SMACNA AND IMCWSEC SEALING CLASS REQUIREMENTS FOR THE PRESSURE CLASSIFICATION SHOWN.
- DUCT AND PLENUM LEAKAGE SHALL MEET THE TESTING AND MAXIMUM LEAKAGE REQUIREMENTS OF THE ENERGY CODE.
- CONTRACTOR SHALL PROVIDE LEAKAGE TEST DOCUMENTATION TO THE OWNER/ENGINEER AND JURISDICTION AS REQUIRED. DUCTS SHALL BE INSULATED PER THE LEVELS/LOCATIONS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. MEETING OR EXCEEDING THE MINIMUM R-VALUES OF THE ENERGY CODE. ALL EXTERIOR, UNCONDITIONED-SPACE, AND OTHERWISE-NOTED DUCT RUNS SHALL BE INSULATED REGARDLESS OF WHETHER CALLED OUT AT EVERY LOCATION ON PLAN.
- ALL DUCT DIMENSIONS SHOWN ARE CLEAR/FREE INTERNAL AIRWAY DIMENSIONS. DUCT/SLEEVE SIZES SHALL BE ADJUSTED ACCORDINGLY BY THE CONTRACTOR TO MAINTAIN THE SCHEDULED FREE AREA.
- FLEXIBLE DUCT SHALL BE USED ONLY WHERE SPECIFICALLY SHOWN, SHALL NOT EXCEED 6 FEET IN DEVELOPED LENGTH UNLESS OTHERWISE NOTED OR VIA ENGINEER APPROVAL. SHALL BE FULLY EXTENDED WITH NO KINKS OR SHARP BENDS, AND SHALL BE SUPPORTED PER SMACNA AND IMCWSEC REQUIREMENTS. FLEXIBLE DUCT SHALL NOT BE USED TO PENETRATE FIRE-RATED ASSEMBLIES OR IN LIEU OF RIGID DUCT AT FIRE/SMOKE DAMPER LOCATIONS.
- CLOTHES DRYER EXHAUST DUCTS SHALL BE RIGID METAL, SIZED AND ROUTED PER THE ADOPTED IMC, WITH MAXIMUM DEVELOPED LENGTH (INCLUDING FITTING/ELBOW EQUIVALENTS) NOT EXCEEDING CODE LIMITS OR THE DRYER MANUFACTURER'S LISTED LENGTH, WHICHEVER IS MORE RESTRICTIVE. NO DAMPERS OF ANY KIND SHALL BE INSTALLED IN DRYER EXHAUST DUCTWORK. PROVIDE A PERMANENT LABEL AT EACH DRYER LOCATION STATING THE EQUIVALENT LENGTH OF THE EXHAUST SYSTEM, PER CODE.

FIRE & LIFE SAFETY:

- DUCT AND PIPING PENETRATIONS OF FIRE-RATED WALLS, FLOORS, OR FLOOR-CEILING ASSEMBLIES SHALL BE SLEEVED AND SEALED WITH A LISTED THROUGH-PENETRATION FIRESTOP SYSTEM MATCHED TO THE ASSEMBLY RATING, PENETRATING ITEM, AND ANNULAR SPACE, SO AS TO MAINTAIN THE FIRE-RESISTANCE RATING AND INTEGRITY OF THE ASSEMBLY. SUBMIT FIRESTOP SYSTEM DOCUMENTATION FOR REVIEW UPON REQUEST.
- FIRE DAMPERS, SMOKE DAMPERS, AND COMBINATION FIRE/SMOKE DAMPERS SHALL BE PROVIDED AT ALL RATED ASSEMBLY PENETRATIONS WHERE REQUIRED BY THE ADOPTED IMC/IMC, AND SHALL BE INSTALLED WITH ACCESSIBLE, LABELED ACCESS PANELS FOR INSPECTION, TESTING, AND SERVICING PER CODE. FIRE/SMOKE DAMPERS SHALL NOT BE INSTALLED IN CLOTHES DRYER EXHAUST DUCTS.
- WHERE EXISTING FIRE- OR SMOKE-RATED ASSEMBLIES ARE PENETRATED, DISTURBED, OR MODIFIED BY DEMOLITION OR NEW WORK, THE CONTRACTOR SHALL RESTORE THE ORIGINAL RATING USING LISTED/APPROVED ASSEMBLIES AND METHODS.
- PROVIDE SEISMIC RESTRAINT FOR ALL HVAC EQUIPMENT, DUCTWORK, AND PIPING PER THE ADOPTED SBC/BC AND APPLICABLE SMACNA SEISMIC RESTRAINT GUIDELINES, BASED ON THE PROJECT'S SEISMIC DESIGN CATEGORY.

EQUIPMENT & ACCESS:

- HVAC EQUIPMENT, VALVES, DAMPERS, AND CONTROLS SHALL BE LOCATED IN READILY ACCESSIBLE LOCATIONS FOR SERVICE AND MAINTENANCE. COORDINATED BY CONTRACTOR WITH ARCHITECTURAL REFLECTED CEILING PLANS AND FINISHES. REQUIRED ACCESS PANELS SHALL BE FURNISHED BY THE HVAC CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR AT LOCATIONS COORDINATED WITH ALL TRADES.
- ALL NEW HVAC EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL BEAR APPLICABLE LISTING/LABELING (UL, AHRI, ETC.) FOR ITS INTENDED USE.
- CONDENSATE DRAINAGE FROM COOLING/HEAT PUMP EQUIPMENT SHALL BE PROVIDED PER THE MECHANICAL CODE, INCLUDING AUXILIARY/SECONDARY DRAIN OR SHUTOFF PROTECTION WHERE REQUIRED. ROUTED TO AN APPROVED POINT OF DISPOSAL.
- EXTERIOR INTAKE, EXHAUST, AND VENT TERMINATIONS SHALL MAINTAIN CLEARANCES FROM PROPERTY LINES, OPENINGS, OTHER TERMINATIONS, AND GRADE PER THE MECHANICAL CODE AND EQUIPMENT LISTINGS.

TESTING, BALANCING & CLOSEOUT:

- ALL NEW AND MODIFIED AIR SYSTEMS, AND EXISTING ROOFTOP EXHAUST FANS, SHALL BE TESTED, ADJUSTED, AND BALANCED (TAB) BY A QUALIFIED TAB CONTRACTOR/TECHNICIAN TO MEET DESIGN AIRFLOWS SHOWN ON THE DRAWINGS. SUBMIT TAB REPORT TO OWNER/ENGINEER PRIOR TO PROJECT CLOSEOUT.
- UPON COMPLETION, CONTRACTOR SHALL PROVIDE RECORD (AS-BUILT) DOCUMENTATION OF ANY DEVIATIONS FROM THESE DRAWINGS, INCLUDING ACTUAL DUCT ROUTING, EQUIPMENT LOCATIONS, AND FIRESTOP SYSTEM LOCATIONS/TYPES.

SMOKE CONTROL COORDINATION

DWELLING UNIT VENTILATION:

- ROOFTOP CENTRAL ERV'S DELIVER VENTILATION AIR (SUPPLY AND EXHAUST) VIA 2 HOUR SHAFTS TO RESIDENTIAL OCCUPANCIES
- BRANCH RUNS FROM EACH FLOOR SHAFT PENETRATION SERVE DWELLING UNITS.
- EACH SHAFT PENETRATION IS EQUIPPED WITH A FIRE SMOKE DAMPER AND DUCT SMOKE DETECTOR.
 - SOO: DUCT MOUNTED SMOKE DETECTOR TO POWER CLOSED ANY FLOOR LEVEL FSD'S UPON DETECTION OF SMOKE IN THE DUCTWORK. THE PRIMARY ERV SHALL TURN OFF IN THE EVENT OF A SINGLE FLOOR SMOKE EVENT, WHILE A SUPERVISORY SIGNAL IS SENT TO THE FIRE CONTROL PANEL.

CORRIDOR VENTILATION:

- ROOFTOP CENTRAL ERV'S DELIVER VENTILATION AIR (SUPPLY AND EXHAUST) VIA 2 HOUR SHAFTS TO CORRIDOR OCCUPANCIES
- EACH FLOOR'S CORRIDOR VENTILATION SHAFT PENETRATIONS ARE EQUIPPED WITH FSD'S TO PROTECT THE SHAFT PENETRATION. ALL CORRIDOR SUPPLY AND EXHAUST AIR FSD'S TO BE CONTROLLED VIA CORRIDOR SPOT SMOKE DETECTOR WITHIN 5' OF FSD.
 - SOO: CORRIDOR SUPPLY AND EXHAUST FSDS SHALL CLOSE UPON DETECTION OF SMOKE IN THE ADJACENT CORRIDOR SPOT SMOKE DETECTOR LOCATION. THE PRIMARY ERV SHALL CONTINUE OPERATING IN THE EVENT OF A SINGLE FLOOR SMOKE EVENT, WHILE A SUPERVISORY SIGNAL IS SENT TO THE FIRE CONTROL PANEL.

TRASH EXHAUST: RESIDENTIAL FLOORS

- ROOFTOP TRASH EXHAUST FAN TO EXHAUST ALL RESIDENTIAL FLOOR TRASH ROOMS UTILIZING SUB-DUCTS FOR ALL FLOOR EXHAUST PICKUPS.
 - REMOVE EXISTING SMOKE DETECTORS IN THE SMOKE DETECTORS.
 - A DUCT MOUNTED SMOKE DETECTOR SHALL BE INSTALLED IN FRONT OF THE TRASH EXHAUST FAN.
 - SOO: DUCT MOUNTED SMOKE DETECTOR TO POWER OFF THE ROOFTOP TRASH EXHAUST FAN UPON DETECTION OF SMOKE IN THE DUCTWORK.
- TRASH EXHAUST: TENANT TRASH ROOM
- TRASH EXHAUST FAN TO EXHAUST TENANT GARAGE LEVEL FLOOR TRASH ROOM
 - SOO: FD CLOSERS AND POWERS OFF FAN AND SENDS SUPERVISORY SIGNAL TO FC PANEL.

MECHANICAL PHASING & SEQUENCING NOTES

GENERAL:

- THIS IS AN EXISTING BUILDING WITH OCCUPIED RESIDENTIAL FLOORS 3 THROUGH 7. PHASE THE WORK TO MAINTAIN SAFE OCCUPANCY, REQUIRED VENTILATION, BATHROOM AND KITCHEN EXHAUST, SPACE HEATING, DOMESTIC HOT WATER, FIRE-RESISTANCE-RATED CONSTRUCTION, FIRE ALARM FUNCTIONS, AND REQUIRED EMERGENCY OR STANDBY-POWERED SYSTEMS THROUGHOUT CONSTRUCTION. COORDINATE ALL SHUTDOWNS WITH THE OWNER. PROVIDE ADVANCE NOTICE AS REQUIRED.
- THESE NOTES IDENTIFY THE INSTALLATION ORDER AND DEPENDENCIES INHERENT TO THE MECHANICAL DESIGN. THEY ARE PROVIDED SO THE GENERAL CONTRACTOR CAN INCORPORATE THE MECHANICAL SCOPE INTO ITS OVERALL PHASING PLAN. CONSTRUCTION PHASING, WORK-ZONE DEFINITION, OUTAGE SCHEDULING, TENANT COORDINATION, TEMPORARY PROVISIONS, AND ALL MEANS AND METHODS ARE THE PART OF THE CONTRACTOR'S RESPONSIBILITY.
- NO EXISTING SYSTEM SHALL BE DEMOLISHED OR PERMANENTLY DISCONNECTED UNTIL THE REPLACEMENT SYSTEM SERVING THE SAME AREA IS INSTALLED, POWERED, CONTROLLED, TESTED, AND CAPABLE OF OPERATION, OR AN OWNER-APPROVED TEMPORARY SYSTEM IS OPERATING.
- ALWAYS MAINTAIN REQUIRED EGRESS PATHS AND FIRE-RESISTANCE-RATED WALLS, FLOORS, SHAFTS, AND CORRIDORS. PROTECT OPENINGS DURING CONSTRUCTION AND COMPLETE APPROVED FIRESTOPPING AT THE END OF EACH WORK SHIFT. DO NOT CONCEAL FIRE/SMOKE DAMPERS, DUCT SMOKE DETECTORS, CONTROLS, OR OTHER COMPONENTS REQUIRING ACCESS.
- PROVIDE DUST CONTROL, TEMPORARY SEALS, OCCUPIED-AREA PROTECTION, AND WEATHER PROTECTION. PROTECT EXISTING DUCT SYSTEMS FROM CONSTRUCTION DEBRIS. CLEAN NEW AND MODIFIED DUCTWORK BEFORE INSTALLATION.
- USE LEVEL 3, OR ANOTHER OWNER-APPROVED AREA, AS THE INITIAL INSTALLATION AREA TO VERIFY EXISTING-CONDITION ASSUMPTIONS, DUCT ROUTING AND CEILING SPACE, APARTMENT ACCESS DURATION, DEVICE LOCATIONS, FIRESTOPPING AND ACCESS-PANEL REQUIREMENTS, NOISE AND VIBRATION PERFORMANCE, AND TAB. INCORPORATE LESSONS LEARNED BEFORE PROCEEDING ON LEVELS 4 THROUGH 7.
- PERMANENT ELECTRICAL FEEDERS, DISCONNECTS, CONTROL POWER, AND REQUIRED STANDBY/EMERGENCY-POWER CONNECTIONS SHALL BE COMPLETE BEFORE THE ASSOCIATED EQUIPMENT IS PLACED IN SERVICE.
- CONTROLS NETWORK AND POINT WIRING FOR A GIVEN SYSTEM SHALL BE COMPLETE AND VERIFIED BEFORE THAT SYSTEM SWITCHOVER.
- ELECTRICAL CAPACITY AND SEQUENCE: RTU HEAT PUMPS, HEAT-PUMP WATER HEATING, AND REPLACEMENT ELECTRIC HEATERS ADD LOAD IN PHASES. COORDINATE WITH THE ELECTRICAL CONTRACTOR SO FEEDER, PANEL, AND SERVICE WORK PRECEDES EACH SWITCHOVER AND SO EXISTING EQUIPMENT REMAINS ENERGIZED UNTIL ITS REPLACEMENT IS AVAILABLE. STANDBY/EMERGENCY-POWER CONNECTIONS SHALL BE IN PLACE AND TESTED BEFORE THE ASSOCIATED EXHAUST OR LIFE SAFETY EQUIPMENT IS PLACED IN SERVICE.
- CONDENSATE AND DRAINAGE: COORDINATE RTU AND HEAT-PUMP WATER-HEATING CONDENSATE ROUTING WITH PLUMBING AND ROOFING WORK. CONDENSATE ROUTES SHALL BE COMPLETE AND FUNCTIONAL BEFORE EQUIPMENT OPERATION, INCLUDING DURING TEMPORARY OR PREFUNCTIONAL OPERATION.
- SEALITY CLASS: ELECTRICAL PLUMBING, FIRE ALARM, AND FINISH TRADES SHALL BE SEQUENCED SO NO MECHANICAL SWITCHOVER WAITS ON ANOTHER TRADE'S INCOMPLETE WORK. IDENTIFY EACH SUCH DEPENDENCY AS A SCHEDULE HOLD POINT IN THE PHASING PLAN. COMPLETE ROOF STRUCTURAL SUPPORTS, CURBS, ELECTRICAL AND CONTROLS INFRASTRUCTURE, AND ROOFING COORDINATION BEFORE EQUIPMENT DELIVERY.
- APARTMENT WORK SHALL PROCEED IN SMALL COORDINATED GROUPS. WITHIN EACH RELEASED APARTMENT: PROTECT FINISHES AND ISOLATE THE AREA. VERIFY EXISTING DUCT, HEATER, ELECTRICAL, AND CONTROL CONDITIONS. COMPLETE DEMOLITION, INSTALL NEW VENTILATION SUPPLY, BATHROOM EXHAUST, KITCHEN EXHAUST, HEATER, AND CONTROL COMPONENTS; SEAL DUCT JOINTS AND PENETRATIONS; RESTORE RATED ASSEMBLIES AND FINISHES. TEST AFFECTED SYSTEMS. CLEAN AND RETURN TO SERVICE.
- DO NOT LEAVE AN OCCUPIED APARTMENT WITHOUT REQUIRED BATHROOM EXHAUST, KITCHEN EXHAUST, VENTILATION, OR SPACE HEATING AT THE END OF THE APPROVED WORK PERIOD. WHERE SAME SHIFT RESTORATION IS NOT FEASIBLE, PROVIDE AN APPROVED TEMPORARY SYSTEM OR REMOVE THE APARTMENT FROM OCCUPANCY.

VENTILATION SUPPLY/BATHROOM EXHAUST RTU-1, RTU-2, RTU-3:

- EACH ROOFTOP UNIT SERVES BOTH OUTDOOR-AIR SUPPLY AND BATHROOM EXHAUST FOR ITS ZONE. SUPPLY AND EXHAUST SWITCHOVERS FOR A GIVEN UNIT ARE A SINGLE COORDINATED EVENT.
- BEFORE ANY SWITCHOVER, PERFORM FUNCTIONAL TESTING OF THE APPLICABLE UNIT: SUPPLY AND EXHAUST DAMPERS, ENERGY-RECOVERY COMMON AND FILTERS, FREEZE PROTECTION, CONDENSATE MANAGEMENT, SAFETIES, AND ALARMS, BMS COMMUNICATION, FIRE ALARM AND SMOKE-CONTROL INTERFACES, AND NORMAL AND STANDBY/EMERGENCY-POWER OPERATION.
- SWITCH ONE ROOFTOP UNIT AND ITS SERVICE ZONE AT A TIME. DO NOT DISABLE ALL BUILDING SUPPLY-AIR SYSTEMS SIMULTANEOUSLY.
- BEFORE EACH SWITCHOVER: COMPLETE THE ZONE RISER AND BRANCH DUCTWORK; CONFIRM ALL DAMPERS AND TERMINALS ARE INSTALLED AND ACCESSIBLE; CLEAN DUCTWORK AND INSTALL CLEAN FILTERS; CONFIRM PERMANENT POWER AND CONTROLS; CONFIRM FIRE ALARM AND FIRE/SMOKE-DAMPER INTERFACES ARE READY.
- BATHROOM EXHAUST SHAFTS SHALL REMAIN UNDER NEGATIVE PRESSURE WITH UPWARD FLOW THROUGHOUT INTERIOR WORK. DISCONNECTED BRANCHES SHALL BE CAPPED AND SEALED.
- THE DESIGN ASSUMES AVAILABLE CEILING AND SHAFT SPACE BASED ON LIMITED FIELD SURVEY. INSTALL ONE FLOOR OR AREA — LEVEL 3 OR AS AGREED — IN ADVANCE OF THE BALANCE OF THE WORK TO VERIFY ROUTING, AVAILABLE CEILING SPACE EQUIPMENT & AIR TERMINAL LOCATIONS, AND ACOUSTIC PERFORMANCE BEFORE REPEATING ON LEVELS 4 THROUGH 7. REPORT DEVIATIONS TO THE ENGINEER BEFORE PROCEEDING.
- DO NOT PROCEED TO THE NEXT SHAFT UNTIL THE ACTIVE SHAFT HAS DEMONSTRATED SAFE, CONTINUOUS OPERATION.

EXHAUST SYSTEMS (KITCHEN, TRASH, LAUNDRY):

- MAINTAIN EACH COMMON KITCHEN EXHAUST SYSTEM IN OPERATION UNTIL ITS INDIVIDUAL SWITCHOVER.
- AFTER ALL ASSOCIATED BRANCHES ARE COMPLETE, ADJUST FAN SPEED AND SYSTEM AIRFLOW TO THE ENGINEER-APPROVED FINAL SETPOINT. CONFIRM ACCEPTABLE OPERATION AT REPRESENTATIVE HOODS ON EACH CONNECTED FLOOR AND VERIFY NO OBJECTIONABLE NOISE, EXCESSIVE DEPRESSURIZATION, OR CROSS-UNIT ODOR TRANSFER.
- EF-806 REPLACEMENT REQUIRES CURB, ELECTRICAL, STANDBY/EMERGENCY POWER, CONTROLS, AND BMS POINTS IN PLACE BEFORE REMOVAL OF THE EXISTING FAN.
- REPLACE EF-806 DURING AN APPROVED OFF-HOURS PERIOD. PROVIDE TEMPORARY EXHAUST IF THE TRASH ROOM OR CHUTE CANNOT REMAIN SAFELY OUT OF SERVICE FOR THE DURATION OF THE REPLACEMENT.
- REMOVE EXISTING SMOKE DETECTORS IN TRASH ROOMS. INSTALL DUCT SMOKE DETECTORS PER SMOKE CONTROL NOTES.
- TEST CONTINUOUS OPERATION, AIRFLOW, FAN STATUS, FAILURE ALARM, AND OPERATION ON THE REQUIRED POWER SOURCE BEFORE RETURNING THE SYSTEM TO NORMAL SERVICE.
- THE LAUNDRY MAKEUP-AIR DAMPER AND ITS INTERLOCK SHALL BE INSTALLED AND TESTED BEFORE AFFECTED DRYERS RETURN TO SERVICE. EXISTING DRYER DUCTS SHALL BE CLEANED BEFORE RECONNECTION TO NEW WORK.
- COORDINATE DRYER EXHAUST DEMO WORK WITH LAUNDRY-ROOM CLOSURES.
- CLEAN EXISTING DRYER DUCTS BEFORE RECONNECTING NEW WORK. VERIFY JOINT ORIENTATION, CLEARANCES, TERMINATION CONDITION, AND ACCESSIBILITY FOR FUTURE CLEANING.
- CONFIRM DRYER EXHAUST AIRFLOW AND PROPER MAKEUP-AIR OPERATION UNDER ALL INTENDED COMBINATIONS OF DRYER USE.

ELECTRIC SPACE HEATING:

- HEATER REPLACEMENT PROCEEDS SPACE BY SPACE. EXISTING HEATING SHALL REMAIN IN SERVICE UNTIL THE REPLACEMENT HEATER, CIRCUIT, THERMOSTAT, AND BMS INTERFACE ARE COMPLETE.
- HEATER PHASING SHALL BE COORDINATED WITH ROOFTOP UNIT COMMISSIONING AND WITH SEASONAL CONDITIONS. AN APARTMENT SHALL NOT RECEIVE OUTDOOR AIR FROM A SYSTEM NOT YET DELIVERING DESIGN SUPPLY-AIR TEMPERATURE WHILE ITS HEATERS ARE DEENERGIZED.

FIRE ALARM AND FIRE/SMOKE DAMPER COORDINATION:

- COMPLETE AND OBTAIN APPROVAL OF THE FINAL FAN SHUTDOWN AND DAMPER CONTROL MATRIX BEFORE ANY VENTILATION SYSTEM SWITCHOVER.
- COORDINATE ROOFTOP UNITS, EXHAUST FANS, DUCT SMOKE DETECTORS, FIRE/SMOKE AND COMBINATION FIRE-SMOKE DAMPERS, FIRE ALARM RELAYS, AND BMS MONITORING.
- COMPLETE FIRE/SMOKE-DAMPER INSTALLATION, ACCESS PANELS, DUCT SMOKE DETECTORS, AND FIRESTOPPING AND OBTAIN REQUIRED INSPECTIONS BEFORE CLOSING CEILINGS OR SHAFTS.
- TEST EACH SYSTEM INDIVIDUALLY AND AS PART OF THE INTEGRATED FIRE ALARM SEQUENCE, CONFIRMING APPROVED RESPONSE OF SUPPLY FANS, ROOFTOP UNITS, KITCHEN AND TRASH EXHAUST WHERE INTERFACED, OUTDOOR AIR/EXHAUST AIR/ISOLATION DAMPERS, FIRE AND SMOKE DAMPERS, ALARM AND SUPERVISORY AND FAILURE POINTS, AND SYSTEMS OPERATING ON STANDBY/EMERGENCY POWER.

MECHANICAL BASIS OF DESIGN

THIS PROJECT INCLUDES ALTERATIONS TO THE HVAC SYSTEMS SERVING RESIDENTIAL LEVELS 3 THRU 7. THIS PROJECT IS NOT CLASSIFIED AS A SUBSTANTIAL ALTERATION (REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION). A SUMMARY OF EXISTING CONDITIONS IN THESE AREAS AND THE PROPOSED ALTERATIONS ARE INCLUDED BELOW:

EXISTING CONDITIONS:

- SPACE HEATING:
 - HEATING IN RESIDENTIAL UNITS IS CURRENTLY PROVIDED BY ELECTRIC RESISTANCE HEATERS. THIS HEATING SOURCE WILL BE MAINTAINED FOR RESIDENTIAL UNITS.
 - HEATING IN CORRIDORS & BACK OF HOUSE AREAS ON THESE LEVELS ARE NOT PROVIDED DIRECTLY TO THE SPACE; SPACES ARE HEATED INDIRECTLY VIA TEMPERED MAKEUP AIR (SEE VENTILATION SECTION BELOW).
- VENTILATION:
 - VENTILATION AIR FOR ALL RESIDENTIAL UNITS AND CORRIDORS & BACK OF HOUSE AREAS IS CURRENTLY PROVIDED BY (3) CENTRAL ROOFTOP-MOUNTED MAKEUP AIR UNITS WITH GAS-FIRED HEATING AND NO HEAT RECOVERY. VENTILATION AIR IS SUPPLIED DIRECTLY INTO CORRIDORS; THERE IS NO VENTILATION AIR SUPPLIED DIRECTLY INTO RESIDENTIAL UNITS.
 - WHOLE-HOUSE EXHAUST IS CURRENTLY PROVIDED BY ROOFTOP-MOUNTED BATHROOM FANS THAT EXHAUST APARTMENTS VIA VERTICAL DUCT RISERS AND EXHAUST BRANCHES INTO EACH BATHROOM. EACH EXHAUST BRANCH IS CONNECTED TO THE VERTICAL STACK VIA SUB-DUCT.
 - KITCHEN EXHAUST IS PROVIDED BY A COMBINATION OF ROOFTOP-MOUNTED EXHAUST FANS THAT EXHAUST APARTMENTS VIA VERTICAL DUCT RISERS AND EXHAUST BRANCHES CONNECTING EACH KITCHEN VENT HOOD TO THE RISER, AND KITCHEN VENT HOOD FANS THAT OPERATE WHEN THE ELECTRIC STOVE IS TURNED ON. THERE IS NO MAKEUP AIR SUPPLIED FOR KITCHEN EXHAUST AS THE ORIGINAL PERMITTED DESIGN CALLED FOR MAKEUP AIR VIA OPERABLE WINDOWS AND/OR INFILTRATION. KITCHEN EXHAUST SYSTEMS WILL BE MAINTAINED FOR RESIDENTIAL UNITS.

PROPOSED ALTERATIONS:

- SPACE HEATING:
 - ANY ELECTRIC HEATERS THAT REQUIRE REPLACEMENT DUE TO CONDITION WILL BE REPLACED PER HEAT LOAD CALCULATIONS ON SHEET M0.02.
 - HEATING IN CORRIDORS & BACK OF HOUSE AREAS SHALL BE PROVIDED INDIRECTLY VIA TEMPERED MAKEUP AIR (SEE VENTILATION SECTION BELOW).
- VENTILATION:
 - VENTILATION AIR FOR ALL RESIDENTIAL UNITS AND CORRIDORS & BACK OF HOUSE AREAS WILL BE PROVIDED BY (3) CENTRAL ROOFTOP-MOUNTED DOAS UNITS WITH HEAT RECOVERY AND HEAT PUMPS TO TEMPER THE OUTDOOR AIR. VENTILATION AIR WILL BE PROVIDED TO CORRIDORS & BACK OF HOUSE AREAS, AND DIRECTLY INTO ALL RESIDENTIAL UNITS VIA NEW SUPPLY DUCTWORK ON EACH FLOOR.
 - EXISTING BATHROOM EXHAUST FANS AT THE ROOF WILL BE DEMOLISHED, EXCEPT REEF-3, AND EXISTING EXHAUST DUCT RISERS SHALL BE DUCTED TO RETURN ALL BATHROOM EXHAUST AIR BACK TO THE NEW DOAS UNITS FOR HEAT RECOVERY.
 - KITCHEN EXHAUST SYSTEMS WILL NOT BE CHANGED. MECHANICAL DESIGN ASSUMES EXISTING VARI-GREEN ROOFTOP FANS HAVE ADEQUATE CAPACITY TO MAINTAIN CODE REQUIRED EXHAUST CFM. FANS SHALL BE CONTROLLED BY PRESSURE AND BALANCED TO MAINTAIN NEGATIVE PRESSURE AT TOP OF THE SHAFT. WHERE NECESSARY, KITCHEN HOODS WILL BE REPLACED IN KIND PER SHEET M0.02 LOCAL EXHAUST RATE TABLE, 2021 SMC, AND ESDS REQUIREMENTS.
 - EXISTING CORRIDOR VENTILATION SHAFTS CURRENTLY SUPPLY ALL CORRIDOR LEVELS WITH 100% OUTSIDE AIR. EXISTING CORRIDOR FSD'S WILL BE REMOVED EXCEPT RTU-2, RTU-1 & RTU-3 CORRIDOR FSD'S WILL BE REMOVED AND SEALED.
 - NEW SHAFT PENETRATIONS WILL BE ADDED AT EVERY FLOOR. ABOVE THE DROPPED CEILING AS SHOWN, NEW FSD'S AND DUCT SMOKE DETECTORS WILL BE ADDED AT EACH OF THESE SHAFT PENETRATIONS. CORRIDOR FSD'S WILL INCLUDE SPOT SMOKE DETECTORS WITHIN 5' OF THE FSD AT CORRIDOR VENTILATION SUPPLY AIR LOCATIONS.
 - EXISTING ATTIC VENTS IN CONFLICT WITH NEW EQUIPMENT SHALL BE REMOVED OR RELOCATED.
 - EXISTING TRASH EXHAUST FAN TO BE REPLACED. SMOKE DETECTORS TO BE REMOVED FROM TRASH ROOMS. DUCT SMOKE DETECTOR TO BE ADDED PER SMOKE CONTROL SEQUENCE.
- CONTROLS:
 - NEW DOAS UNITS SHALL BE MONITORED AND CONTROLLED BY EXISTING BMS VIA FACTORY CONTROLLER.
 - ALL ELECTRIC HEATERS SHALL BE MONITORED AND CONTROLLED BY BMS REMOTELY VIA RELAY AND SPACE T STAT.
 - KITCHEN HOODS SHALL BE MONITORED VIA CURRENT TRANSDUCER PLACED ON HOOD / STOVE TIMER CONNECTED TO EXISTING BMS. ADDITIONAL PRESSURE SENSOR AT THE TOP OF EXHAUST SHAFTS TO MONITOR AND ENSURE TOP OF SHAFT IS NEGATIVELY PRESSURIZED RELATIVE TO OUTSIDE.
 - DRYERS SHALL HAVE DRY CONTACT AND BE WIRED TO OPERATE MAKEUP AIR DAMPER VIA RELAY.
 - NEW HPWH SYSTEM SHALL BE MONITORED AND CONTROLLED BY EXISTING BMS VIA FACTORY CONTROLLER.

MECHANICAL ABBREVIATIONS

(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECT
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE
CLG	COOLING
CTE	CONNECT TO EXISTING
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DN	DIAMETER
DIA	DOWN
ELEV	ELEVATION
EWT	ENTERING WATER TEMPERATURE
FC	FAN COIL
FCO	FLOOR CLEANOUT
FLR	FLOOR
FP	FIRE PROTECTION
GC	GENERAL CONTRACTOR
GEO	GEOTHERMAL
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALLBOARD
HTG	HEATING
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
INV	INVERT
LAV	LAVATORY
MECH	MECHANICAL
NFA	NET FREE AREA
OHP	OUTDOOR HEATPUMP
POC	POINT OF CONNECTION
PLUM	PLUMBING
PSI	POUNDS PER SQUARE INCH
REF	REFER/REFERENCE
RF	RELIEF FAN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
TYP	TYPICAL
UV	UNIT VENTILATORS
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WHF	WHOLE HOUSE FAN

VICINITY MAP



APPLICABLE CODES

2021 SEATTLE ENERGY CODE
2021 SEATTLE MECHANICAL CODE
2021 SEATTLE PLUMBING CODE
2021 SEATTLE BUILDING CODE
2021 SEATTLE FIRE CODE

NEEA ADVANCED WATER HEATING SPECIFICATION V.8.1

MECH - SHEET LIST

Sheet Number	Sheet Name
M0.01	GENERAL NOTES
M0.02	MECHANICAL SCHEDULES & CALCULATIONS
M0.03	MECHANICAL SCHEDULES & CALCULATIONS
M1.00	MECHANICAL - SITE PLAN
M2.03	MECHANICAL - LEVEL 3 FLOOR PLAN
M2.07	MECHANICAL - LEVEL 7 FLOOR PLAN
M2.08	MECHANICAL - ATTIC FLOOR PLAN
M2.09	MECHANICAL - ROOF PLAN
M3.01	MECHANICAL SECTIONS & TYPICAL UNIT PLANS
M5.01	MECHANICAL DETAILS
M02.00	MECHANICAL - BASEMENT DEMO PLAN
M02.03	MECHANICAL - LEVEL 3 DEMO PLAN
M02.07	MECHANICAL - LEVEL 7 DEMO PLAN
M02.09	MECHANICAL - ROOF DEMO PLAN
M03.01	MECHANICAL DEMO SECTIONS AND TYPICAL UNITS PLANS

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	SECTION/ELEVATION VIEW
	DETAIL VIEW
	EQUIPMENT TAG
	SHEET NOTE TAG
	REVISION TAG
	DIFFUSER/GRILLE TAG
	RECTANGULAR FREE AREA DUCT DIMENSIONS (8" WIDTH x 10" DEPTH)
	ROUND DUCT FREE AREA DIMENSIONS (6" DIAMETER)
	FLEX DUCT
	AIR DIRECTION
	SUPPLY DUCT IN/OUT OF PAGE
	EXHAUST/RETURN DUCT IN/OUT OF PAGE
	THERMOSTAT
	ERV BOOST CONTROLLER
	CO2 SENSOR
	ENVELOPE PENETRATION
	PUMP
	SUPPLY/EXHAUST FAN
	PRESSURE GAUGE
	TEMPERATURE GAUGE
	TURNING VANES
	REMOTE BALANCING DAMPER
	BACKDRAFT DAMPER
	MANUAL VOLUME DAMPER

SxS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

ECOTOPE

OFFICIAL
STAMP:

STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

PROJECT:

MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

SHEET
NUMBER:

M0.01

REVISIONS:

25-033
08/14/2026

DATE:

8/17/2026

PERMIT CORRECTIONS

1

UPDATES FOR GMP

2

PROJECT NUMBER:

25-033

PROJECT MANAGER:

8/17/2026

DRAWN BY:

8/28/2026

CHECKED BY:

8/28/2026

As indicated

ROOFTOP UNITS (DOAS)																						
TAG	MANUFACTURER	MODEL	LOCATION	SERVICE	REFRIGERANT	SUPPLY AIRFLOW (CFM)	EXHAUST AIRFLOW (CFM)	SUMMER ENTHALPY RECOVERY RATIO	WINTER ENTHALPY RECOVERY RATIO	TOTAL ESP (IN WG)	HEAT PUMP COOLING PERFORMANCE		HEAT PUMP HEATING PERFORMANCE			FILTER (OA/RA)	ELECTRICAL DATA			WEIGHT (LBS)	SOUND PRESSURE LEVEL (DBA)	NOTES
											CAPACITY (MBH)	ISMRE2	CAPACITY (MBH)	COP	EMERGENCY CAPACITY (KW)		MCA (AMPS)	MOP (AMPS)	VOLTS / PHASE			
RTU-1	GREENHECK	RVE-40-41D-5B-1-B3	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	2375	1800	68%	60%	3.5	69.6	8.1	43.1	3.75	15.0	MERV 13 / MERV 8	33.5	40	460VAC / 3 Ph	3550	71.5	SEE NOTES
RTU-2	GREENHECK	RVE-85-58D-20A-1-B3	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	6675	3800	54%	46%	4.5	250.0	6.8	154.0	4.1	45.0	MERV 13 / MERV 8	96.6	100	460VAC / 3 Ph	5963	71.5	SEE NOTES
RTU-3	GREENHECK	RVE-40-41D-5B-1-B3	MAIN ROOF	VENTILATION - LEVELS 3 THRU 7	R454-B	2500	2000	70%	61%	3.5	70.1	8.1	43.4	3.75	15.0	MERV 13 / MERV 8	34.7	40	460VAC / 3 Ph	3550	71.5	SEE NOTES
NOTES: 1) EMERGENCY ELECTRIC RESISTANCE HEATING SHALL BE CONTROLLED BY UNIT CONTROLS TO ONLY OPERATE WHEN PRIMARY HEATING IS NOT AVAILABLE (I.E. DEFROST OR COMPRESSOR FAILURE) IN ACCORDANCE WITH SEC SECTION C403.1.4 2) PROVIDE FACTORY VIBRATION ISOLATION ROOF CURB FOR UNIT MOUNTING AND SUPPLY / RETURN DUCT CONNECTIONS AT ROOF. MODEL GKD. INCLUDE DUCT ADAPTERS AS REQUIRED 3) PROVIDE CONDENSATE DRAIN AND TRAP ROUTED TO APPROVED DRAINAGE LOCATION ON ROOF 4) PROVIDE UNIT CONTROLLER FOR INTEGRATION WITH EXISTING BUILDING MANAGEMENT SYSTEM (BMS); CONTRACTOR SHALL CONFIRM REQUIRED PROTOCOL TO INTEGRATE WITH EXISTING BMS OR NEW BMS IF CONTROL SYSTEM IS UPGRADED OR REPLACED 5) PROVIDE (2) DUCT SMOKE DETECTORS IN DOAS UNIT RETURN AIR DUCTWORK. INSTALL IN ACCORDANCE WITH NFPA 72. UPON ACTIVATION, RTU FANS SHALL SHUT DOWN 6) HEAT PUMP COMPRESSOR SHALL BE INVERTER-DRIVEN 7) PROVIDE MICROPROCESSOR CONTROLS CAPABLE OF LOCAL UNIT CONTROL INCLUDING WHEEL, ECONOMIZER MODE, VFDs, HEAT PUMP, BACKUP HEAT, ETC. 8) PROVIDE QA SENSOR; SUPPLY AIR TEMPERATURE SHALL RESET BASED ON OUTDOOR AIR SCHEDULE; COORDINATE SETPOINT WITH ENGINEER AND FACILITY MANAGER 9) SCOR RATING: 5-1A 10) PROVIDE 5000 HOUR FACTORY COASTAL COATING PER ASTM B117, GREENHECK HI PRO POLY OR EQUAL																						

VENTILATION SCHEDULE															
ROOM NAME	ROOM NUMBER	FLOOR AREA (SF)	QTY TYP ROOMS	OCCUPANCY CLASSIFICATION	PEOPLE OUTDOOR AIRFLOW RATE, Rp (CFM/PERP)	AREA OUTDOOR AIRFLOW RATE, Ra (CFM/SF)	OCCUPANT DENSITY (PSF/1000 SF)	DEFAULT POPULATION	DESIGN POPULATION	DCV REQUIRED?	OUTDOOR AIRFLOW RATE, Vbz (CFM)	DISTRIBUTION EFFECTIVENESS, Ez	DESIGN OUTDOOR AIR SUPPLY, Vbz (CFM)	DESIGN EXHAUST AIRFLOW (CFM)	NOTES
CORRIDOR SOUTH	300S	430	1	Common corridors		0.06					30	1.0	30		
CORRIDOR MIDDLE	300M	1254	1	Common corridors		0.06					80	1.0	80		
CORRIDOR NORTH	300N	433	1	Common corridors		0.06					30	1.0	30		
LAUNDRY	342	111	1	Laundry rooms, central	5	0.12	10	1	3	NO	30	1.0	30		1
TRASH	339	118	1	Janitor Closet, Trash Room, Recycling Room		0.06					30	1.0	30	120	
CORRIDOR SOUTH	400S	430	1	Common corridors		0.06					30	1.0	30		
CORRIDOR MIDDLE	400M	1254	1	Common corridors		0.06					80	1.0	80		
CORRIDOR NORTH	400N	433	1	Common corridors		0.06					30	1.0	30		
LAUNDRY	442	111	1	Laundry rooms, central	5	0.12	10	1	3	NO	30	1.0	30		
TRASH	439	118	1	Janitor Closet, Trash Room, Recycling Room		0.06					30	1.0	30	120	
CORRIDOR SOUTH	500S	430	1	Common corridors		0.06					30	1.0	30		
CORRIDOR MIDDLE	500M	1254	1	Common corridors		0.06					80	1.0	80		
CORRIDOR NORTH	500N	433	1	Common corridors		0.06					30	1.0	30		
LAUNDRY	542	111	1	Laundry rooms, central	5	0.12	10	1	3	NO	30	1.0	30		
TRASH	539	118	1	Janitor Closet, Trash Room, Recycling Room		0.06					30	1.0	30	120	
CORRIDOR SOUTH	600S	430	1	Common corridors		0.06					30	1.0	30		
CORRIDOR MIDDLE	600M	1254	1	Common corridors		0.06					80	1.0	80		
CORRIDOR NORTH	600N	433	1	Common corridors		0.06					30	1.0	30		
LAUNDRY	642	111	1	Laundry rooms, central	5	0.12	10	1	3	NO	30	1.0	30		
TRASH	639	118	1	Janitor Closet, Trash Room, Recycling Room		0.06					30	1.0	30	120	
CORRIDOR SOUTH	700S	430	1	Common corridors		0.06					30	1.0	30		
CORRIDOR MIDDLE	700M	1254	1	Common corridors		0.06					80	1.0	80		
CORRIDOR NORTH	700N	433	1	Common corridors		0.06					30	1.0	30		
LAUNDRY	742	111	1	Laundry rooms, central	5	0.12	10	1	3	NO	30	1.0	30		
TRASH	739	118	1	Janitor Closet, Trash Room, Recycling Room		0.06					30	1.0	30	120	
TOTALS:		11680						6	15		850	1.0	850	600	
GENERAL NOTES: A. B. NOTES: 1. MAINTAIN EXISTING AIRFLOW RATE															

LOCAL EXHAUST RATES		
AREA TO BE EXHAUSTED	MINIMUM REQUIRED EXHAUST RATE	DESIGN EXHAUST RATE CAPACITY
KITCHENS	160 CFM INTERMITTENT	160 CFM INTERMITTENT
BATHROOMS, TOILET ROOMS	20 CFM CONTINUOUS	50 CFM CONTINUOUS

RESIDENTIAL UNIT VENTILATION AIR REQUIREMENTS (CFM)	
FLOOR AREA (SQ FT)	STUDIO & 1 BEDROOM
<500	38
501-1000	57
1001-1500	75
1501-2000	94

NOTES:
1) BALANCED, NOT DISTRIBUTED SYSTEM PER 2021 SMC 403.4.3

MECH - FANS											
TAG	MANUFACTURER	MODEL	LOCATION	SERVICE	FAN DATA						
					FLOW (CFM)	ESP (IN WG)	OPERATING POWER (WATTS)	MOTOR SIZE (HP)	VOLTS/PHASE	WEIGHT (LBS)	NOTES
EF-806 (NEW)	GREENHECK	G-140-VG	ROOF	TRASH EXHAUST	2230	1.00	604	1	208 / 1	63	1,2,3
NOTES: 1) RUN 24/7. PROVIDED WITH VARIGREEN EC MOTOR FOR BALANCING. PLACE ON EMERGENCY POWER PER SEATTLE BUILDING CODE SECTION 909.11. 2) TO REPLACE EXISTING EF-806 FAN ON EXISTING 22"x22" CURB. 3) PROVIDE BAGNET CONTROLLER FOR INTEGRATION WITH EXISTING BUILDING MANAGEMENT SYSTEM (BMS) 4) REMOVE EXISTING SMOKE DETECTORS FROM TRASH ROOMS, REPLACE WITH DUCT SMOKE DETECTOR AT ROOF DUCT. SUBDUCTS TO REMAIN											

MECH - ELECTRIC HEATERS						
TAG	MANUFACTURER	MODEL	CAPACITY (W)	WEIGHT (LBS)	VOLTS/PHASE	NOTES
EH-RES1	KING	KVC2004	420	7	208 / 1	SEE NOTES
EH-RES2	KING	KVC2006	560	9	208 / 1	SEE NOTES
EH-RES3	KING	KVC2007	700	11	208 / 1	SEE NOTES
EH-RES4	KING	KVC2009	840	13	208 / 1	SEE NOTES
EH-RES5	KING	KVC2018	1400	21	208 / 1	SEE NOTES
EH-RES6	KING	KVC2018	1800	21	208 / 1	SEE NOTES
NOTES: 1) GC TO COORDINATE DIVISION OF RESPONSIBILITY FOR FURNISHING AND INSTALLING ELECTRIC HEATERS BETWEEN MECHANICAL, ELECTRICAL, AND CONTROLS CONTRACTORS. PROVIDE COMPLETE AND OPERATIONAL INSTALLATION 2) CONNECT NEW ELECTRIC HEATER TO DDC CONTROLLER AND BMS. PROVIDE ALL REQUIRED CONTROL WIRING, RELAYS, CONTACTORS, INTERFACE DEVICES, AND ACCESSORIES FOR A COMPLETE AND OPERATIONAL SYSTEM. PROVIDE REMOTE OPERATION, CONTROL SEQUENCE AND BMS FUNCTIONALITY. COORDINATE HEATER CONTROL REQUIREMENTS WITH EXISTING SYSTEM AND BMS PRIOR TO INSTALLATION 3) NOTE: CONTRACTOR SHALL FIELD COORDINATE REQUIRED HEATER TYPE FOR EACH INSTALLATION TYP. ALL UNITS SEE UNIT HEAT LOAD CALCULATION TABLE ON SHEET M0.02						

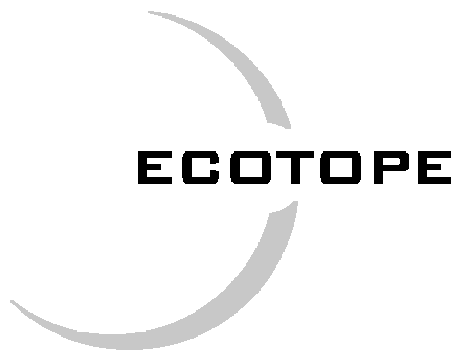
MECH - FIRE/SMOKE DAMPERS					
TAG	MANUFACTURER	MODEL	TYPE	MISC	NOTES
FD-1	RUSKIN	FD35	1.5 HR	FUSE LINK	
FSD	RUSKIN	FSD60	1.5 HR	ELECTRIC FUSE LINK	1, 2
NOTES: 1) ALL NEW FSDs SHALL INCLUDE EXTERNAL ACTUATOR TO BE ACCESSED VIA HALLWAY 2) CONTRACTOR SHALL FIELD COORDINATE REQUIRED DAMPER TYPE FOR EACH INSTALLATION					

MECH - AIR TERMINALS				
TAG	MANUFACTURER	MODEL	TYPE	NOTES
E1	TITUS	OMNI	12X12 SQUARE PLAQUE	SEE NOTES
S1	TITUS	OMNI	12X12 SQUARE PLAQUE	SEE NOTES
S2	TITUS	300RL	STEEL DOUBLE DEFLECTION SUPPLY	SEE NOTES

NOTES:
1) PROVIDE ALUMINUM DIFFUSERS IN RESTROOMS AND HIGH HUMIDITY SPACES, PROVIDE STEEL DIFFUSERS OTHERWISE
2) PROVIDE PLASTER FRAME IN SAME MATERIAL AS DIFFUSER



PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	REVISIONS: 25-033 08/14/2026		DATE 8/17/2026		GMP SET	
	DESCRIPTION 1		PERMIT CORRECTIONS CYCLE 1		8/28/2026	
SHEET NUMBER: M0.02	PROJECT NUMBER: DATE:		PROJECT MANAGER: DRAWN BY:		CHECKED BY:	
	1/8" = 1'-0"					



OFFICIAL
STAMP:



PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS: DATE DESCRIPTION
1 8/17/2026 PERMIT CORRECTIONS
2 8/28/2026 UPDATES FOR GMP

GMP SET
8/28/2026

DESC

Sxs
Heating Load Calculations
Updated: 8/11/2026

Input Value

Level - Desc.	Heated Floor Area (sf)	N Perimeter (ft)	E Perimeter (ft)	S Perimeter (ft)	W Perimeter (ft)	Total Perimeter (ft)	Height (ft)	N Wall (sf)	E Wall (sf)	S Wall (sf)	W Wall (sf)	Gross Wall Area (sf)	N Glass (sf)	E Glass (sf)	S Glass (sf)	W Glass (sf)	Total glazing (sf)	UA Glazing	Total Doors (sf)	UA Doors	Total Net Wall Area (sf)	UA Wall	Skylights (sf)	UA Skylights	Roof (sf)	UA Roof	SOG (ft)	UA SOG	Floor over Unheated (sf)	UA Floor	Envelope UA	Volume (ft³)	Infiltration UA	Total UA	100% DHL (BTU/hr)	100% DHL (W)	150% DHL (BTU/hr)	150% DHL (W)	Heating Equipment Size (W)		
X01 - UNIT	225	15	0	0	15	30	9	135	0	0	135	270	22	0	0	32	54	13	0	0	216	16.88	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	30.29	2,025	9	39	1,773	519	2,660	779	800
X02 - UNIT	258	0	0	17	17	34	9	0	0	153	153	0	0	0	60	60	15	0	0	93	7.25	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	22.25	2,322	10	33	1,472	431	2,207	647	900	
X06 - UNIT	266	0	0	14	18	32	9	0	0	126	162	288	0	0	40	28	68	17	0	0	220	17.16	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	34.16	2,394	11	45	2,022	592	3,033	889	900
X09 - UNIT	232	0	0	16	0	16	9	0	0	147	0	147	0	0	60	0	60	15	0	0	87	6.76	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	21.76	2,088	9	31	1,402	411	2,103	616	850
X15 - UNIT	310	0	9	25	0	34	9	0	81	225	0	306	0	0	68	0	68	17	0	0	238	18.56	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	35.56	2,790	13	48	2,165	634	3,248	952	1,050
X16 - UNIT	288	18	18	0	0	36	9	162	162	0	0	324	27	0	0	0	27	7	0	0	297	23.17	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	29.92	2,592	12	42	1,871	548	2,807	822	950
X20 - UNIT	313	0	15	16	0	31	9	0	135	144	0	279	0	8	27	0	35	9	0	0	244	19.03	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	27.78	2,817	13	40	1,821	533	2,731	800	1,050
X21 - UNIT	329	34	16	0	11	61	9	306	144	0	99	549	27	0	0	0	27	7	0	0	522	40.72	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	47.47	2,961	13	61	2,736	802	4,103	1,202	1,150
X26 - UNIT	308	7	0	0	11	18	9	63	0	0	99	162	0	0	0	16	4	0	0	146	11.39	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	15.39	2,772	12	28	1,254	367	1,881	551	950	
X33 - UNIT	213	0	0	0	16	16	9	0	0	0	144	144	0	0	0	35	35	9	0	0	109	8.50	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	17.25	1,917	9	26	1,165	341	1,747	512	750
X34 - UNIT	234	24	0	0	0	24	9	216	0	0	0	216	60	0	0	0	60	15	0	0	156	12.17	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	27.17	2,106	9	37	1,649	483	2,474	725	850
X35 - UNIT	264	0	11	0	0	11	9	0	99	0	0	99	0	19	0	0	19	5	0	0	80	6.24	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	10.99	2,376	11	22	976	286	1,464	429	800
701 - UNIT	225	15	0	0	15	30	9	135	0	0	135	270	22	0	0	32	54	13	0	0	216	16.88	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	102.29	2,025	9	111	5,013	1,469	7,780	2,280	1,750
702 - UNIT	258	0	0	0	17	17	9	0	0	0	153	153	0	0	0	60	60	15	0	0	93	7.25	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	104.81	2,322	10	115	5,187	1,520	7,780	2,280	1,950
706 - UNIT	266	0	14	18	0	32	9	0	0	126	162	288	0	0	40	28	68	17	0	0	220	17.16	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	119.28	2,394	11	130	5,852	1,715	8,779	2,572	2,050
709 - UNIT	232	0	0	16	0	16	9	0	0	147	0	147	0	0	60	0	60	15	0	0	87	6.76	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	96.00	2,088	9	105	4,743	1,390	7,114	2,085	1,800
715 - UNIT	310	0	9	25	0	34	9	0	81	225	0	306	0	0	68	0	68	17	0	0	238	18.56	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	134.76	2,790	13	147	6,629	1,942	9,944	2,914	2,350
716 - UNIT	288	18	18	0	0	36	9	162	162	0	0	324	27	0	0	0	27	7	0	0	297	23.17	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	122.08	2,592	12	134	6,018	1,763	9,027	2,645	2,050
720 - UNIT	313	0	15	16	0	31	9	0	135	144	0	279	0	8	27	0	35	9	0	0	244	19.03	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	127.94	2,817	13	141	6,328	1,854	9,492	2,781	2,050
721 - UNIT	329	34	16	0	11	61	9	306	144	0	99	549	27	0	0	0	27	7	0	0	522	40.72	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	105.28	2,961	13	166	7,473	2,190	11,210	3,284	2,500
726 - UNIT	308	7	0	0	11	18	9	63	0	0	99	162	0	0	0	16	4	0	0	146	11.39	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	113.95	2,772	12	126	5,689	1,667	8,533	2,500	2,050	
733 - UNIT	213	0	0	0	16	16	9	0	0	0	144	144	0	0	0	35	35	9	0	0	109	8.50	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	85.41	1,917	9	94	4,232	1,240	6,348	1,860	1,800
734 - UNIT	234	24	0	0	0	24	9	216	0	0	0	216	60	0	0	0	60	15	0	0	156	12.17	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	102.05	2,106	9	112	5,019	1,470	7,528	2,206	2,050
735 - UNIT	264	0	11	0	0	11	9	0	99	0	0	99	0	19	0	0	19	5	0	0	80	6.24	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	95.47	2,376	11	106	4,777	1,400	7,166	2,100	2,050
	6480	196	138	143	176	653						5873	271	54	390	342	1057	264	0	0	4816	376	0	0	3240	1037	0	0	0	0	1677	58320	262	1939	87265	25568	130897	38353	20902		
												Glazing % GWA	15.4%	4.3%	30.4%	21.6%	18.0%																								

Glazing % GWA 15.4% 4.3% 30.4% 21.6% 18.0%

Proposed Envelope U-Factors	
Window (non-metal)	0.25
Storefront Window (fixed)	0.25
Window SHGC	0.40
Skylight	0.50
Skylight SHGC	0.35
Doors	0.37
Wall	0.078
Floor over Unheated	0.031
Slab on Grade	0.540
Roof	0.320

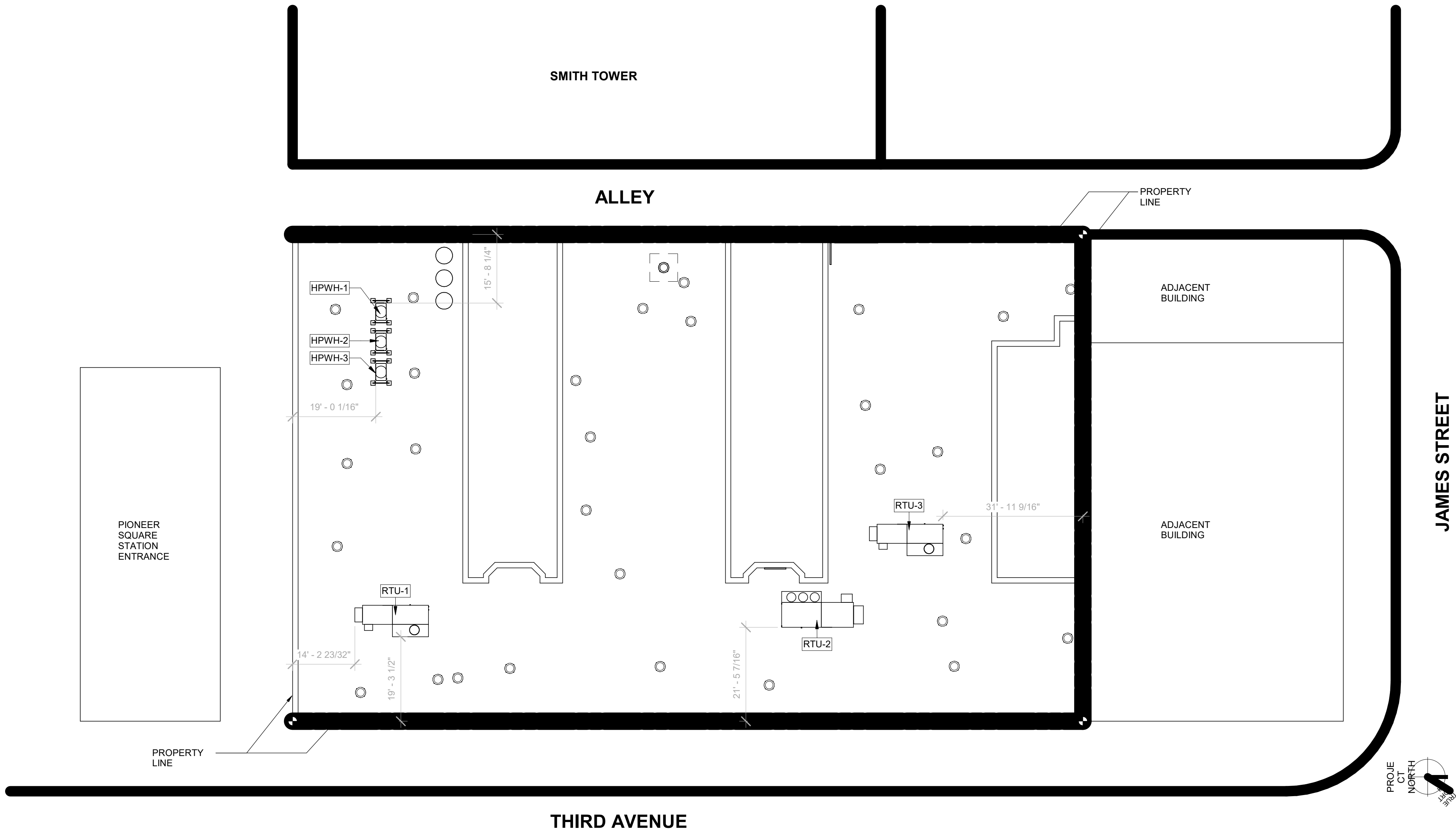
Infiltration	
ACH	0.25
p.Cp	0.018
T _{in}	72
T _{out}	27
Δ T	45

SHEET
NUMBER:

MECHANICAL SCHEDULES & CALCULATIONS

SCALE:

M0.03



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

SXS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

ECOTOPE

OFFICIAL
STAMP:

PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	PROJECT NUMBER:	26-033	REVISIONS:	GMP SET	
	DATE:	08/14/2026	DESCRIPTION:	DATE	
	PROJECT MANAGER:		PERMIT CORRECTIONS	8/17/2026	
	DRAWN BY:		CYCLE 1		8/28/2026

MECHANICAL - SITE PLAN

SHEET
NUMBER:
M1.00

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



**TYPICAL DEMO PLAN:
LEVELS 4 THRU 7**



	SHEET NOTES
1	REMOVE EXISTING BATHROOM STACK EXHAUST FAN. TRIM AND PROTECT DUCTWORK AS NECESSARY FOR RE-CONNECTION TO FUTURE DUCTWORK.
2	EXISTING KITCHEN EXHAUST FAN TO REMAIN.
3	EXISTING AIR HANDLER TO REMAIN. AC-1 SERVES NON-RESIDENTIAL LEVELS OF THE BUILDING.
4	REMOVE EXISTING AIR HANDLER, ROOF CURB, GAS PIPING, AND OTHER APPURTENANCES. PROTECT AND REPAIR ROOF AREA FOR FUTURE ROOF CURB AND NEW DOAS UNIT. PROTECT EXISTING DUCT RISER AND ROOF PENETRATION FOR RE-CONNECTION TO NEW DOAS UNIT SUPPLY AIR.

MECHANICAL - ROCK

MECHANICAL - ROCK

GENERAL NOTES

1. OUTSIDE AIR INTAKE DUCTWORK AND PLENUMS, AND ERV RETURN/EXHAUST AIR DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH REQUIREMENTS OF THE 2021 SEC AND ECO.01 HVAC DUCT INSULATION SCHEDULE.
2. ALL DUCTWORK IN UNCONDITIONED SPACES SHALL BE INSULATED PER ECO.01 HVAC DUCT INSULATION SCHEDULE.
3. DUCTWORK BETWEEN EXTERIOR WALLS/PLENUMS AND MOTORIZED SHUTOFF DAMPERS SHALL BE INSULATED TO R-21 IF FLOWRATE IS ABOVE 2,800CFM
4. COORDINATE FINAL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL ROOF AND ELEVATIONS
5. MECHANICAL CONTRACTOR SHALL COORDINATE PROVISION OF ALL REQUIRED ACCESS PANELS FOR EQUIPMENT LOCATED ABOVE CEILINGS, INCLUDING BUT NOT LIMITED TO HEAT PUMPS, BALANCING DEVICES, MOTORIZED DAMPERS, FIRE DAMPERS, ERVs, AND FANS. ENSURE THAT ALL MANUFACTURER RECOMMENDED CLEARANCES FOR EQUIPMENT ARE PROVIDED
6. THERMOSTATS SHALL BE LOCATED AWAY FROM ANY POTENTIAL SOURCES FOR FALSE READINGS SUCH AS OPERABLE WINDOWS, DIRECT SUNLIGHT, ETC
7. AIR TERMINAL LOCATIONS AS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF AIR TERMINALS WITH CEILINGS, STRUCTURAL ELEMENTS, LIGHTS, PIPING, EQUIPMENT, ETC
8. PROVIDE BALANCING VOLUME DAMPERS ON ALL SUPPLY & EXHAUST BRANCH DUCTS TO PROVIDE MEANS OF BALANCING FOR ALL TERMINAL DEVICES. IF LOCATED IN INACCESSIBLE CEILING, PROVIDE YOUNG REGULATOR TYPE FAN CONTROL DAMPER. VOLUME DAMPERS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE TERMINAL SERVICE
9. ANY FLEXIBLE DUCTWORK RUNS SHALL NOT EXCEED 6" IN LENGTH AND SHALL BE INSTALLED WITH NO KINKS OR SHARP BENDS/TURNS
10. INCLUDE TURNING VANES ON ALL RECTANGULAR DUCT ELBOWS
11. INSTALL 1" SOUNDING ON ALL FAN COIL RETURNS
12. INSTALL FIRESTOPSMOKE DETECTORS WITHIN 5' OF NEW FIRESMOKE DAMPERS PER SCHEDULE ON SHEET M.02. NEW FSDS SHALL BE EQUIPPED WITH EXTERNAL ACTUATORS. ALL CORRIDOR SUPPLY AND EXHAUST AIR FSD'S TO BE SHALL BE CONTROLLED VIA CORRIDOR SPOT SMOKE DETECTORS WITHIN 5' OF FSD, THE RTU FANS SHALL AUTOMATICALLY SHUT OFF UPON ACTIVATION OF THE CORRIDOR SMOKE DETECTORS. SEE SMC 606.2.4. PROVIDE ACCESS TO FSD AND DUCT SMOKE DETECTOR.
13. ALL NEW ELECTRIC HEATERS THERMOSTATS ARE TO BE TIED TO EXISTING BMS CONTROLLERS. SEE SCHEDULE ON SHEET M.02.

SHEET NOTES

- 1 PROVIDE NEW KITCHEN EXHAUST DUCTWORK FOR NEW KITCHEN HOOD: SIZE IN ACCORDANCE WITH HOOD MANUFACTURER REQUIREMENTS. RE-CONNECT TO EXISTING BRANCH CONNECTION AT EXHAUST RISER.
- 2 PROVIDE NEW EXHAUST GRILLE FOR BATHROOM. CONNECT TO EXISTING BRANCH DUCT. PROVIDE NEW DUCT COLLAR CONNECTION TO EXISTING DUCT. PROVIDE DAMPER FOR BALANCING.
- 3 PROVIDE DRYER VENT FOR NEW DRYER: SIZE IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS. DRYER SHALL TERMINATE AT EXISTING WALL OPENING. CONTRACTOR SHALL COORDINATE WALL OPENING AND TERMINATION AS REQUIRED TO ACCOMMODATE NEW VENTS.
- 4 6"x4" SUPPLY AIR DUCT TO PROVIDE 50 CFM VENTILATION AIR INTO ALL LIVING SPACE. PER SEATTLE BUILDING CODE, SECTION 717.5.4, EXCEPTION 1, THE DOAS SYSTEM DUCTS SHALL BE PERMITTED TO PENETRATE THE CORRIDOR/DWELLING UNIT WALLS AS THE BUILDING MEETS THE FOLLOWING CRITERIA: THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM & ALL DUCT PENETRATIONS SHALL BE PROTECTED AS REQUIRED AS NOTED AS THROUGH-PENETRATIONS IN ACCORDANCE WITH SECTION 714.4.1.2. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479.
- 5 RESIDENTIAL UNIT SPACE HEATING SHALL BE PROVIDED BY ELECTRICAL HEATER. REPLACE REMOVED HEATERS AS NEEDED. SEE SHEET M0.02 FOR RADIANT LOAD CALCULATIONS. REFER TO ELECTRICAL AND ARCHITECTURAL DOCUMENTS.
- 6 INSPECT MOTORIZED MAKEUP AIR DAMPER AND PROVIDE NEW DAMPER IF REQUIRED. DAMPER SHALL OPERATE TO PROVIDE MAKEUP AIR WHEN DRYER(S) ARE RUNNING.

OFFICIAL
TAMP:

MORRISON HOTEL REHABILITATION
509 Third Avenue

UNIT 1

8/28/2026

DATE 8/17/20

1

CORRECTIONS

DESCRIF	PER
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1

08/14/2022

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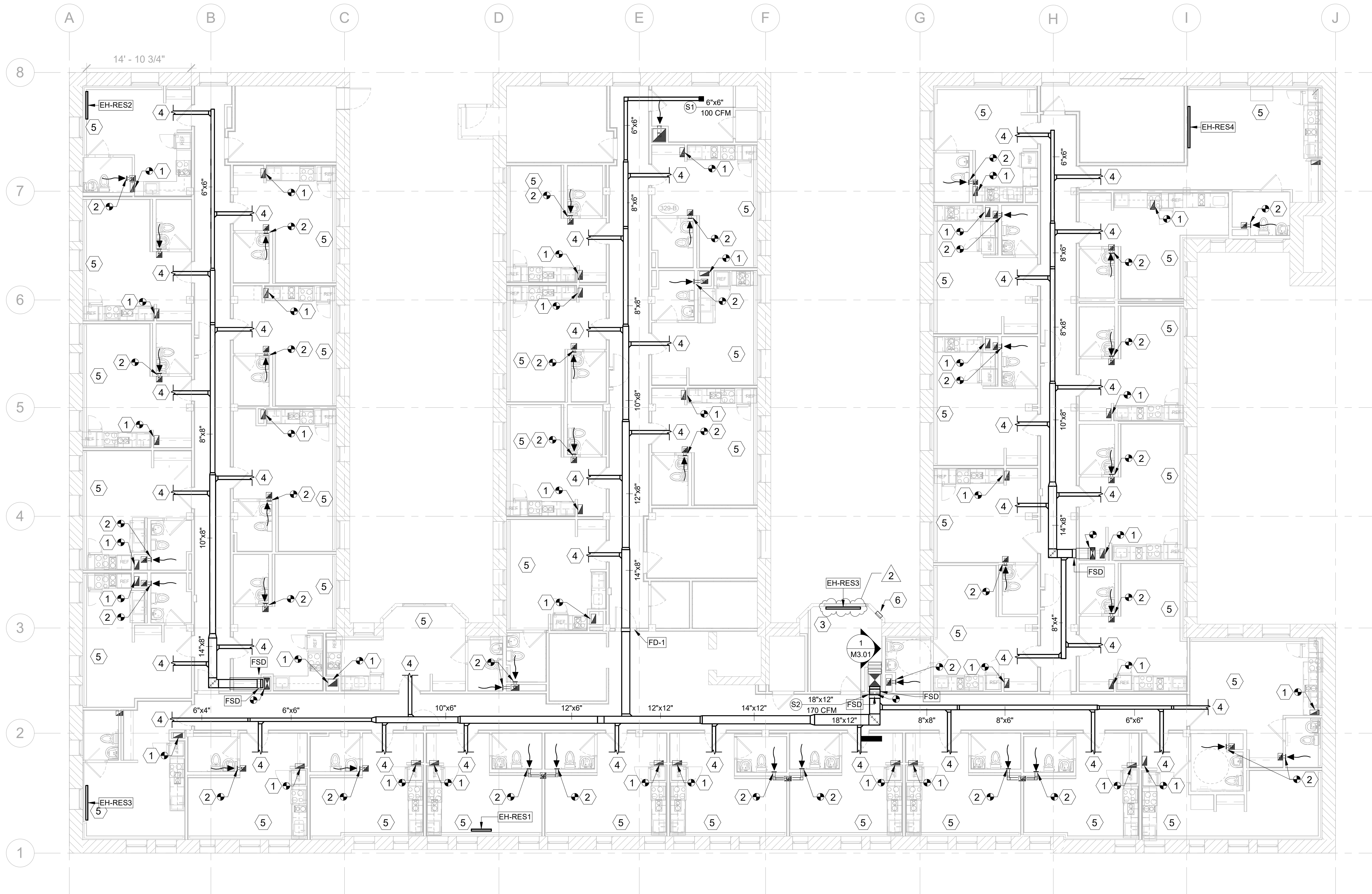
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DATE:

CHECKED

1/8" =

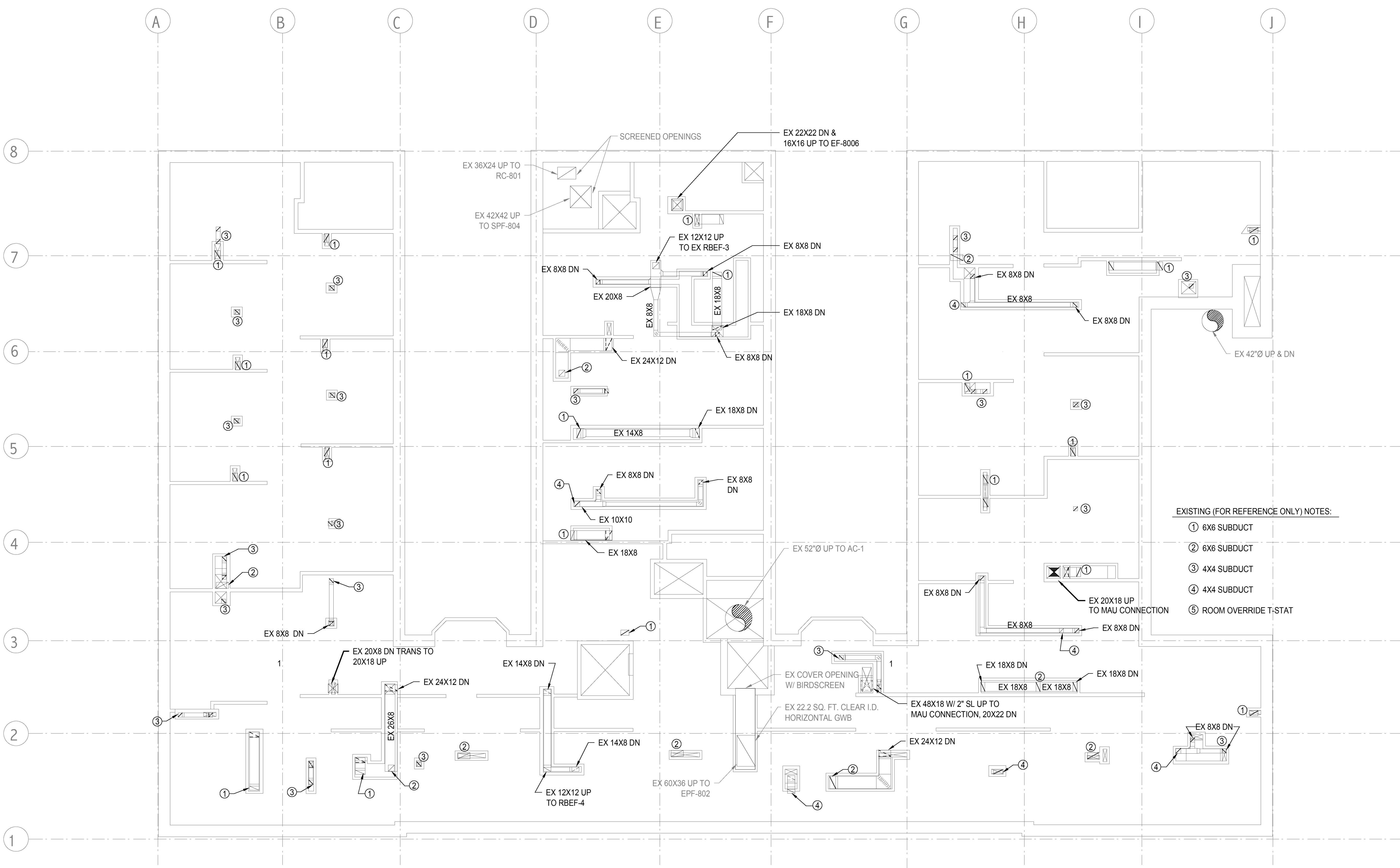
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MECHANICAL - LEVEL 03

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

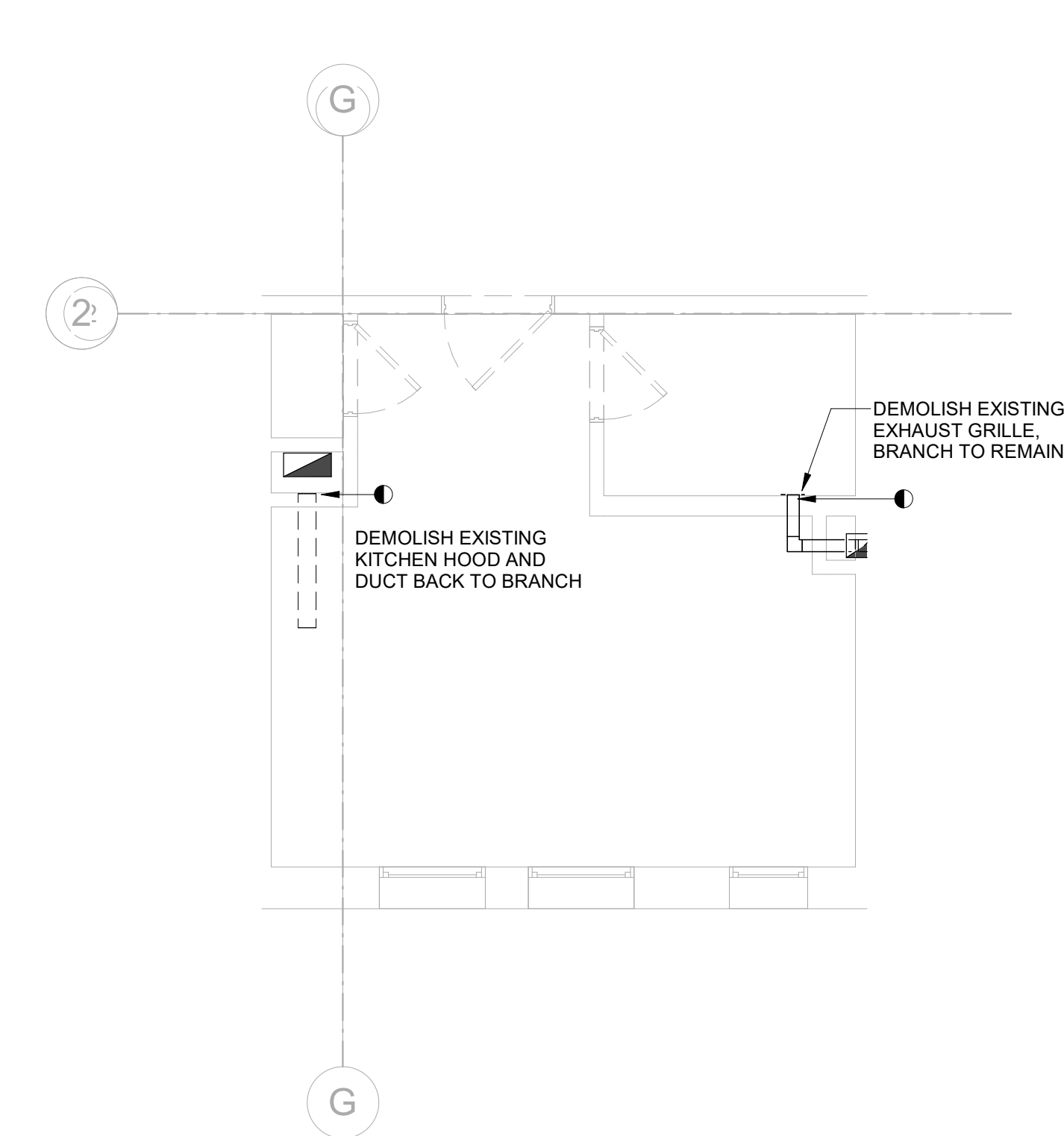
TYPICAL FLOORPLAN



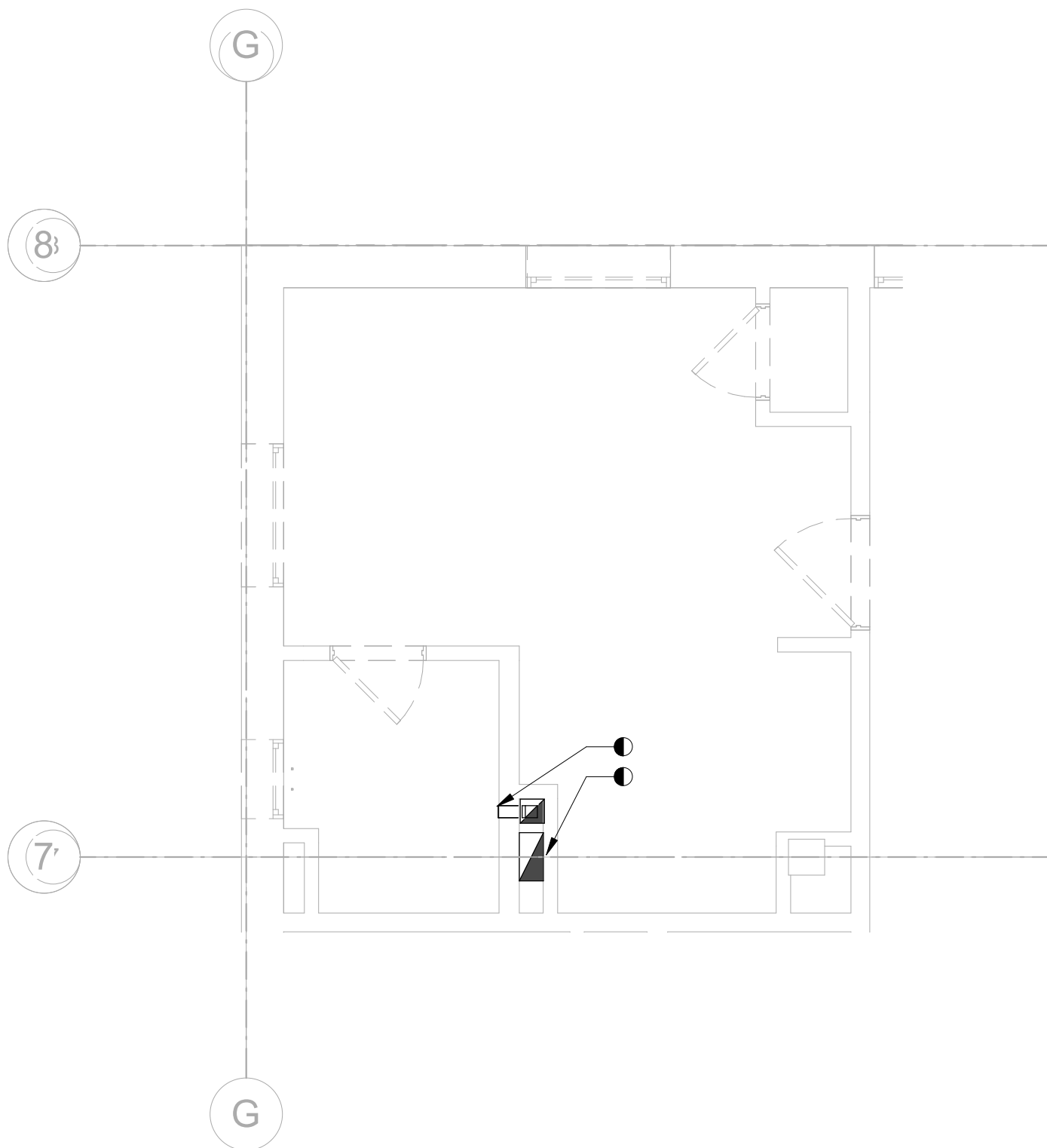
**ATTIC FLOORPLAN:
FOR REFERENCE ONLY
NO MECHANICAL SCOPE**



SHEET NAME:	PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104			
	PROJECT NUMBER:	25-033	REVISIONS:	GMP SET
	DATE:	08/14/2026	DESCRIPTION	
	PROJECT MANAGER:		PERMIT CORRECTIONS	
MECHANICAL DEMO SECTIONS AND TYPICAL UNITS PLANS		DATE		8/17/2026
MD3.01		1		CYCLE 1
DRAWN BY:		8/28/2026		
CHECKED BY:				
SCALE:		1/4" = 1'-0"		



① TYP STRAIGHT-KITCHEN UNIT MECHANICAL DEMO PLAN
1/4" = 1'-0"



② TYP L-KITCHEN UNIT MECHANICAL DEMO PLAN
1/4" = 1'-0"

- A. REFER TO ARCHITECTURAL PLANS FOR UNIT LOCATION AND COUNT.
- B. ALL DUCTWORK ROUTING, AIR TERMINAL LOCATIONS, AND EQUIPMENT LOCATIONS ARE APPROXIMATE. CONTRACTORS SHALL FINALIZE DUCT ROUTING AND CONNECTIONS TO EXISTING DUCTWORK. COORDINATE SOFFITTING WITH ARCHITECT AS NEEDED. COORDINATE ALL HVAC ELEMENTS WITH STRUCTURE, LIGHTING, PIPING, ETC.
- C. PROVIDE REMOTE BALANCING VOLUME DAMPERS (YOUNG REGULATOR TYPE) ON ALL SUPPLY & EXHAUST BRANCH DUCTS TO PROVIDE MEANS OF BALANCING FOR ALL TERMINAL DEVICES. VOLUME DAMPERS SHALL BE LOCATED AS FAR AS POSSIBLE FROM AIR TERMINAL SERVED.
- D. CONTRACTOR SHALL PROVIDE 6" HOOD VENT FOR EACH KITCHEN EXHAUST.
- E. ELECTRIC HEATERS TO BE PROVIDED IN EACH DWELLING UNIT. REFERENCE HEAT LOAD CALCULATIONS ON SHEET M0.02 FOR SIZING.
- F. DOMESTIC KITCHEN HOODS TO BE A MINIMUM OF 100 CFM. REFERENCE ARCH PLANS FOR DETAILS.
- G. ROUTE DUCTS ABOVE JOIST-BAY PER DETAIL 9/M5.01. NO FIRE DAMPERS REQUIRED PER 2021 SEATTLE BUILDING CODE SECTION 714.5.2 EXCEPTION 1. DISCREGATE AREA SHALL BE MAINTAINED THROUGH THE FIRE MEMBRANE SHALL NOT EXCEED 100 SQ. IN. IN ANY 100 SF OF CEILING AREA.

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

OFFICIAL
STAMP:

PROJECT: MORRISON HOTEL REHABILITATION

GMP SET

812812026

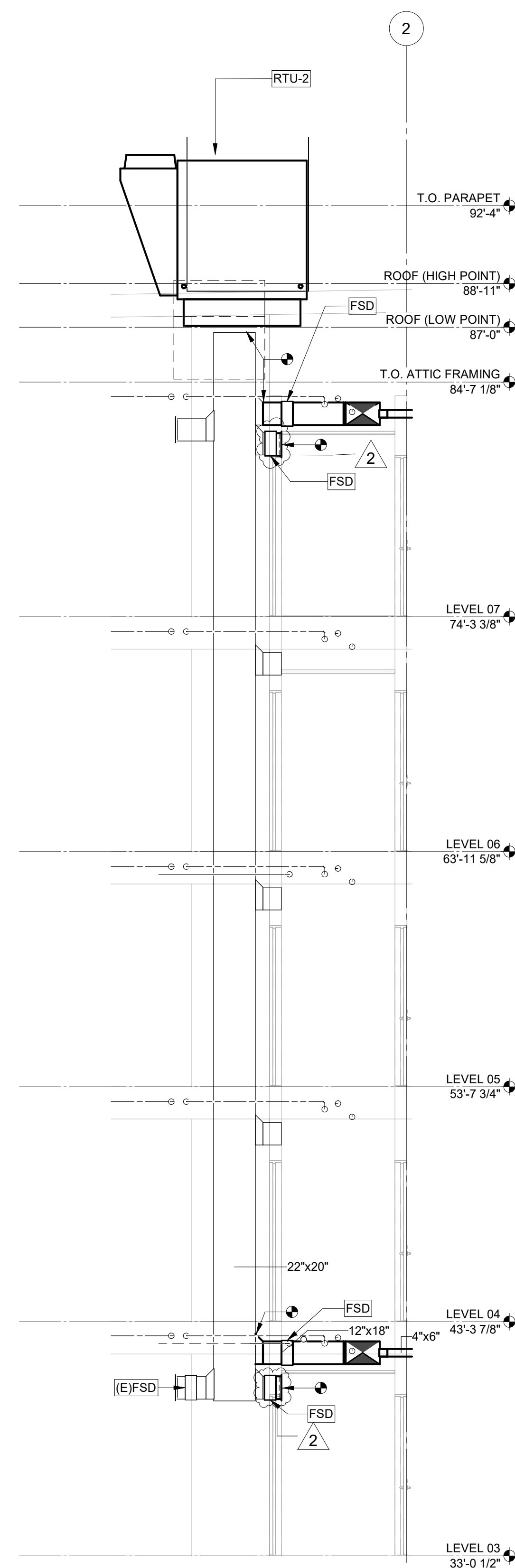
SHEET
NAME:

MECHANICAL SECTIONS & TYPICAL UNIT

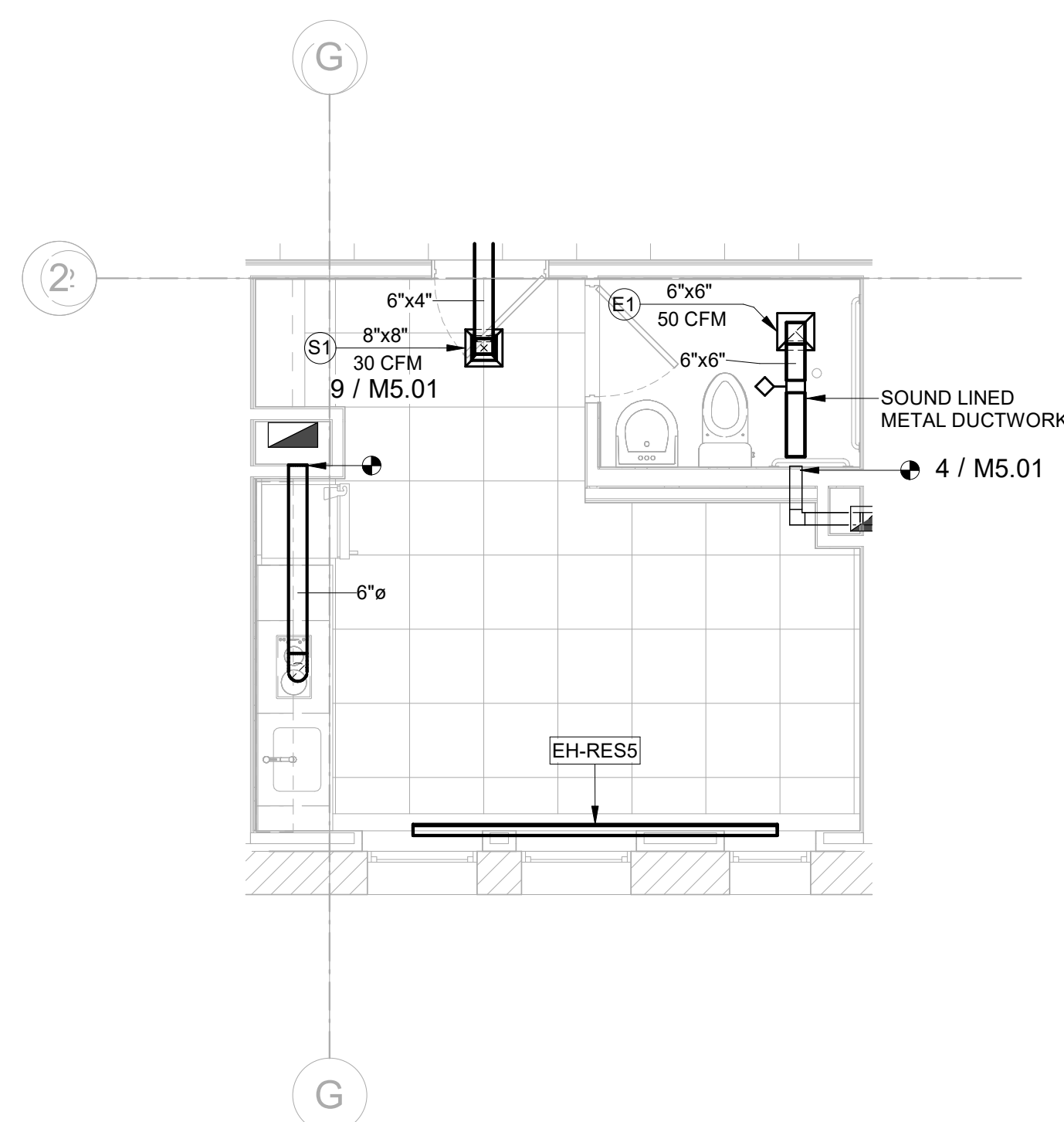
PROJECT NUMBER:	26-033
DATE:	08/14/2026
PROJECT MANAGER:	
DRAWN BY:	

SHEET
NUMBER: **M3-01**

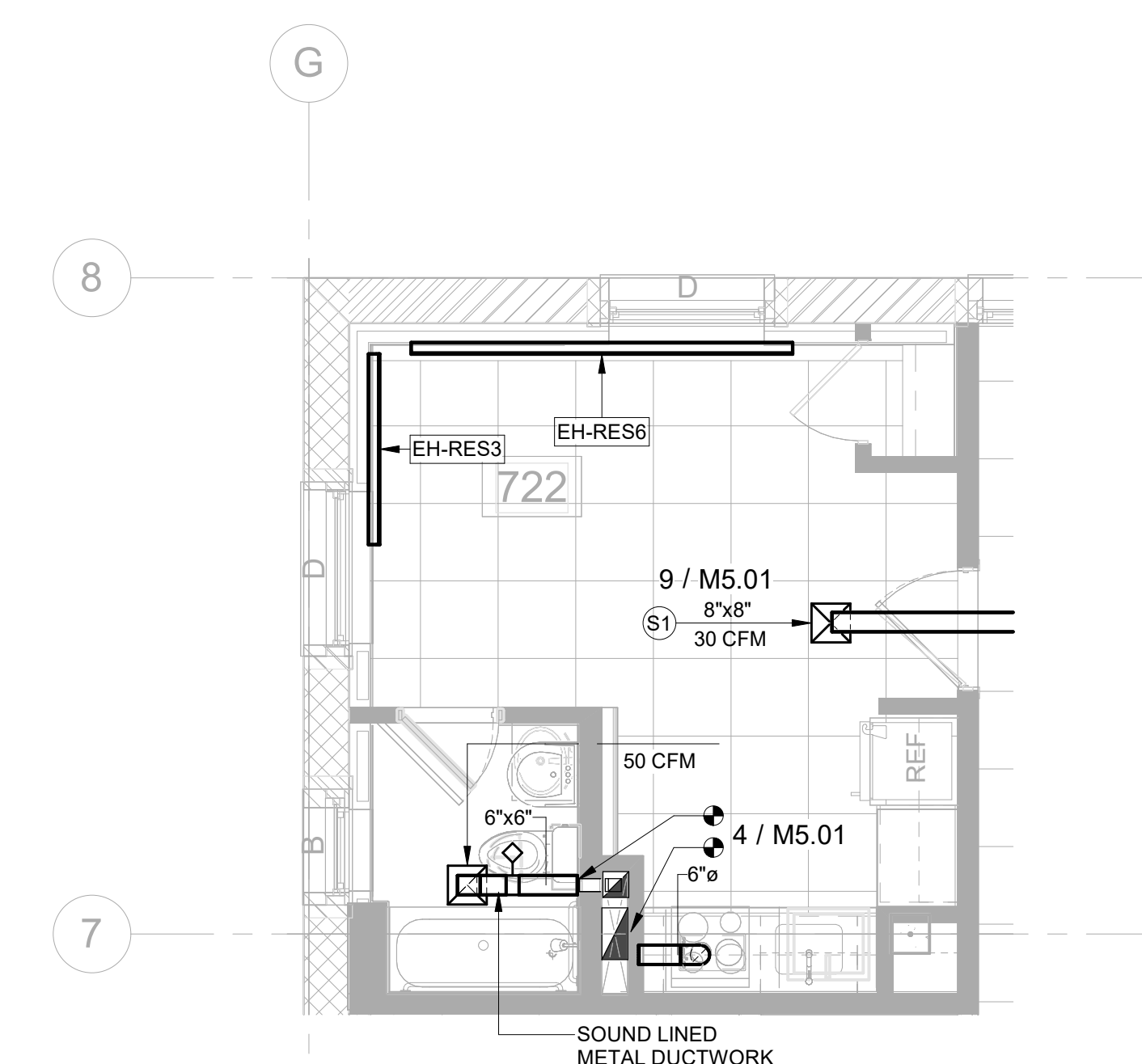
As indicated	DRAWN BY:
	CHECKED BY:



① SUPPLY AIR RISER, DOAS, AND FSD SECTION
1/4" = 1'-0"



③ TYP STRAIGHT-KITCHEN UNIT MECHANICAL PLAN
1/4" = 1'-0"



② TYP L-KITCHEN UNIT MECHANICAL PLAN
1/4" = 1'-0"



OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:
NO. DESCRIPTION DATE
GMP SET
8/28/2026

SHEET NAME:

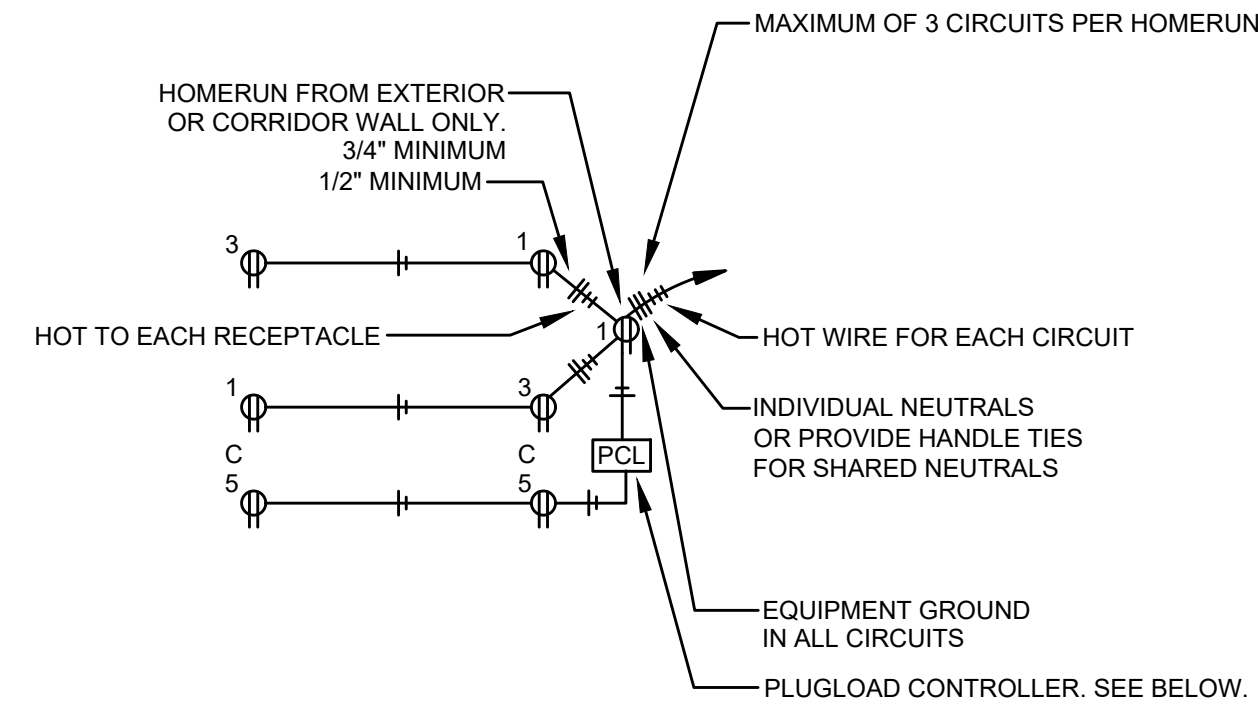
LEGEND

SHEET NUMBER:

E1.00

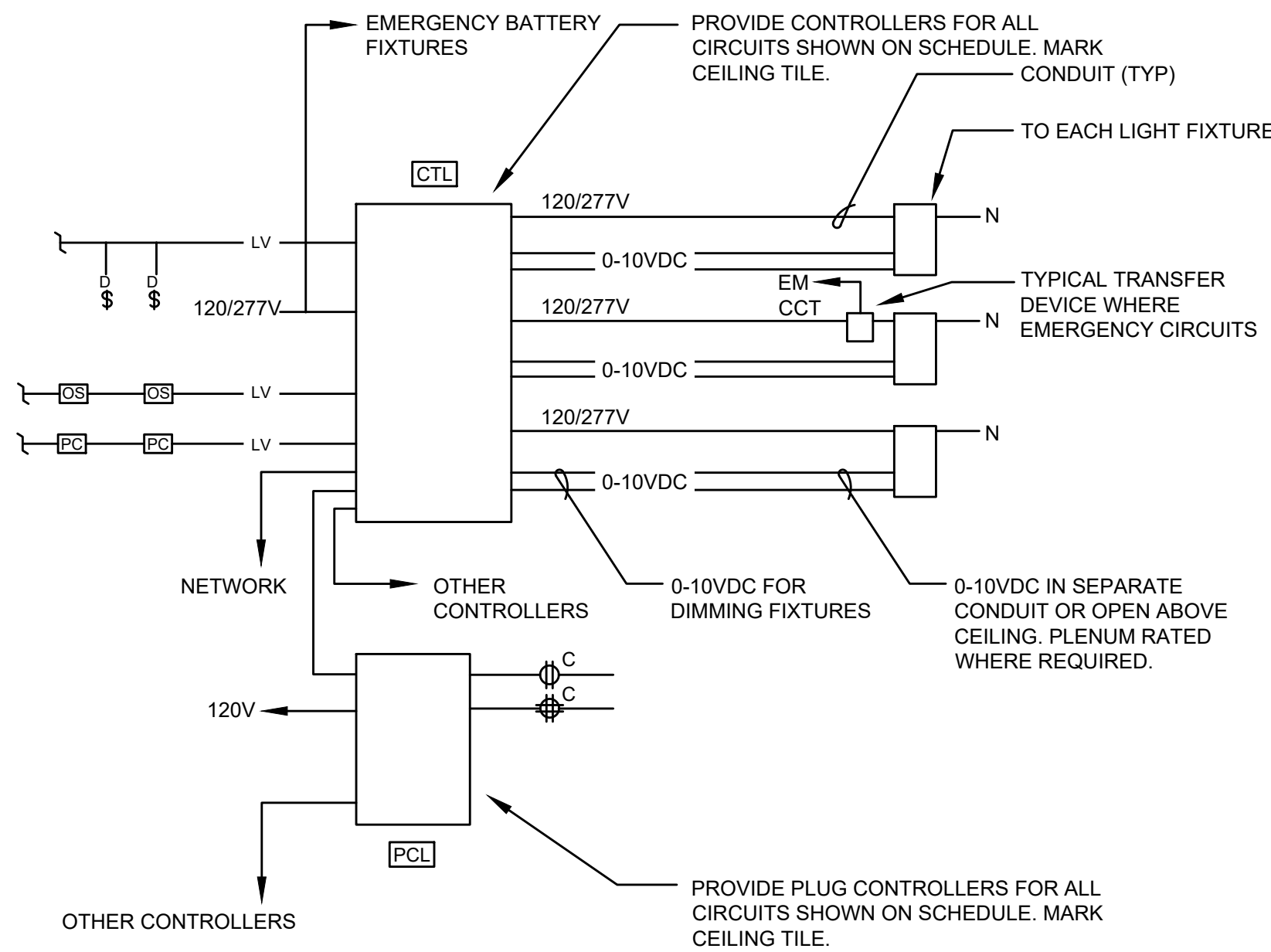
SCALE:

1/8" = 1'-0"



TYPICAL RECEPTACLE CIRCUITING DETAIL

SCALE: NONE



TYPICAL LIGHTING CONTROL DETAIL

SCALE: NONE

LEGEND

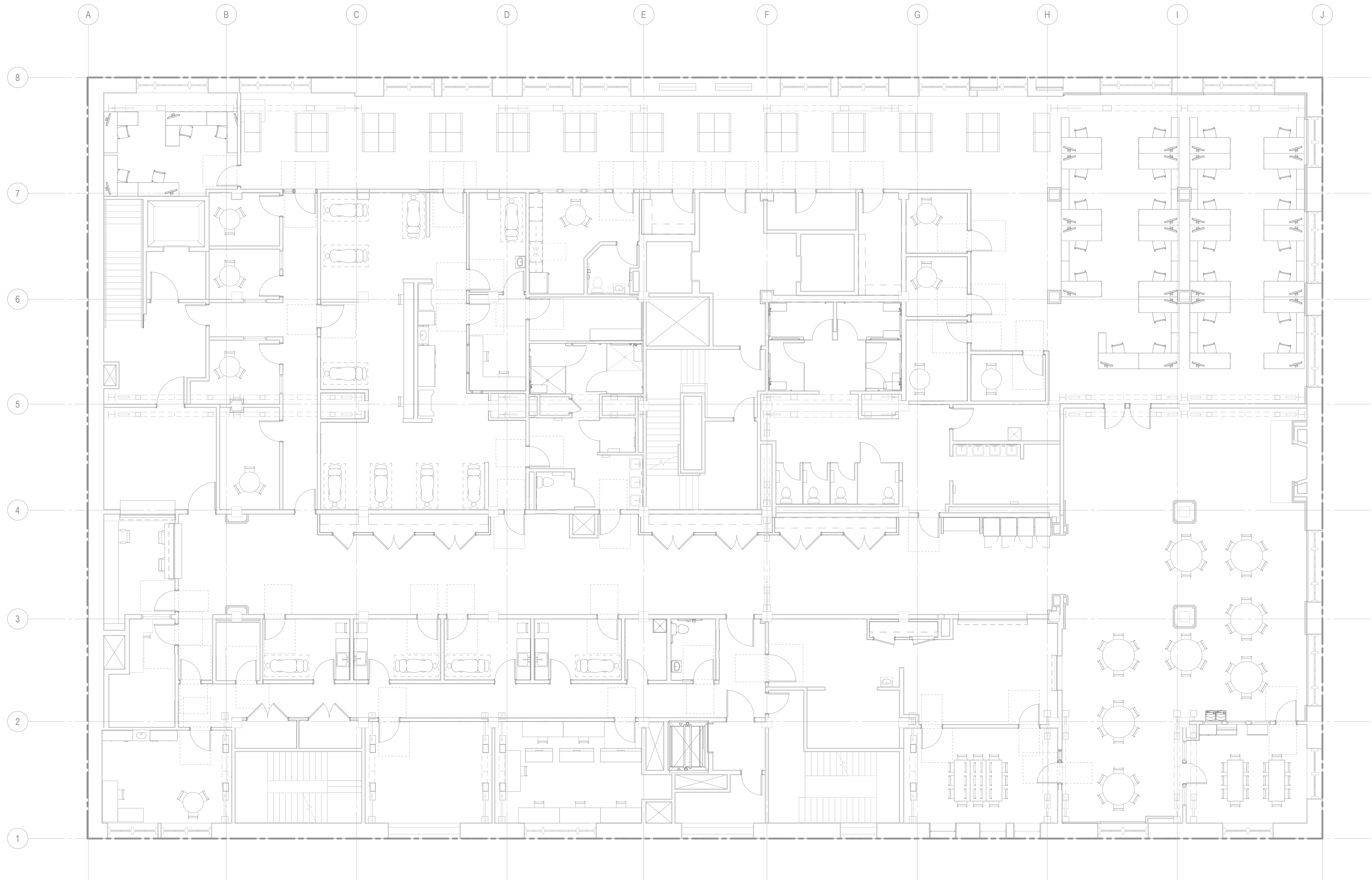
- CONDUIT ROUTED UNDERGROUND
- HOME RUN TO DESTINATION INDICATED. 3/4" MINIMUM UNLESS NOTED OTHERWISE
- RECESSED LIGHT FIXTURE
- SURFACE OR PENDANT MOUNTED LIGHT FIXTURE
- SURFACE OR PENDANT LIGHT FIXTURE
- FIXTURE WITH INTEGRAL EMERGENCY BATTERY BACKUP
- EXIT SIGN LIGHT FIXTURE TYPE X, EXCEPT AS NOTED
- COMBINED EMERGENCY LIGHTING UNIT AND EXIT SIGN
- EMERGENCY LIGHTING UNIT
- WALL SWITCH, 1-POLE
- DIGITAL WALL SWITCH
- WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR
- OCCUPANCY SENSOR
- PHOTO CELL
- PLUG LOAD CONTROLLER
- LIGHTING CONTROLLER
- LIGHTING FIXTURE TYPE DESIGNATOR, SEE LIGHT FIXTURE SCHEDULE
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE GFI TYPE
- POKE THROUGH CONTROLLED DUPLEX RECEPTACLE WITH TOP AND BOTTOM RECEPTACLE CONTROLLED PER WASHINGTON STATE ENERGY CODE REQUIREMENTS
- CONTROLLED DUPLEX SPLIT RECEPTACLE WITH TOP RECEPTACLE CONTROLLED AND BOTTOM UNCONTROLLED PER WASHINGTON STATE ENERGY CODE REQUIREMENTS
- CONTROLLED DUPLEX RECEPTACLE WITH TOP AND BOTTOM RECEPTACLE CONTROLLED PER WASHINGTON STATE ENERGY CODE REQUIREMENTS
- DOUBLE DUPLEX RECEPTACLE ONE DUPLEX CONTROLLED, OTHER DUPLEX UNCONTROLLED PER WASHINGTON STATE ENERGY CODE REQUIREMENTS. MOUNT RECEPTACLES TOGETHER IN ON E QUAD BOX, MOUNT +18"
- DOUBLE DUPLEX RECEPTACLE ABOVE COUNTER
- JUNCTION BOX
- POKE THROUGH WITH DEVICES AS SHOWN
- FIRE ALARM PULL STATION
- FIRE ALARM HORN/STROBE
- SMOKE DETECTOR
- FIRE ALARM STROBE
- SINGLE PORT DATA OUTLET
- 2-PORT DATA OUTLET
- 3-PORT DATA OUTLET
- 4-PORT DATA OUTLET
- SINGLE PORT DATA OUTLET FOR WIRELESS ACCESS POINT
- SINGLE PORT DATA OUTLET FOR VIDEO SURVEILLANCE CAMERA
- AV OUTLET AT TOUCHSCREEN
- AV OUTLET
- VIDEO SURVEILLANCE CAMERA FOIO
- KEY FOB CARD READER FOIO
- REQUEST TO EXIT FOIO
- DOOR SWITCH FOIO
- ELECTRIC LOCK PROVIDE LOW VOLTAGE POWER FROM ACCESS CONTROL SYSTEM
- CIRCUIT BREAKER
- SWITCH
- FUSED SWITCH
- FUSE
- TRANSFORMER
- GROUNDING PER CODES
- BUS TAP
- 208V PANEL
- 480V PANEL
- TRANSFORMER
- FURNISHED BY OWNER INSTALLED BY CONTRACTOR
- FURNISHED BY OWNER INSTALLED BY OWNER
- GROUND FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF
- DETAIL INDICATOR WITH SHEET WHERE DRAWN INDICATED
- AVAILABLE FAULT CURRENT AS INDICATED
- FLAG NOTE
- EXIST DEVICE/FIXTURE AS INDICATED
- EXIST DEVICE/FIXTURE AS INDICATED TO BE REMOVED

SHEET NOTES:

1. PLAN PROVIDED FOR REFERENCE. NO ELECTRICAL WORK AT THIS LEVEL.



1 LEVEL 01 - ELECTRICAL
SCALE: 1/8" = 1'-0"



1 LEVEL 02 - ELECTRICAL
SCALE: 1/8" = 1'-0"

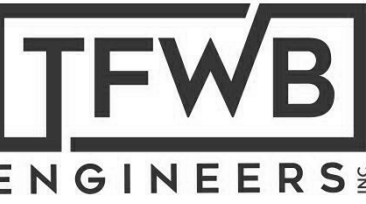


SHEET NOTES:

1. PLAN PROVIDED FOR REFERENCE. NO ELECTRICAL WORK AT THIS LEVEL.

SXS

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Seattle, WA 98104



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1200 Westlake Ave. N., #509
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p: 206-285-7228 | info@tf-wb.com



OFFICIAL STAMP:

PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:	DATE	GMP SET
NO. DESCRIPTION		
1 GMP Set	8/28/26	8/28/2026

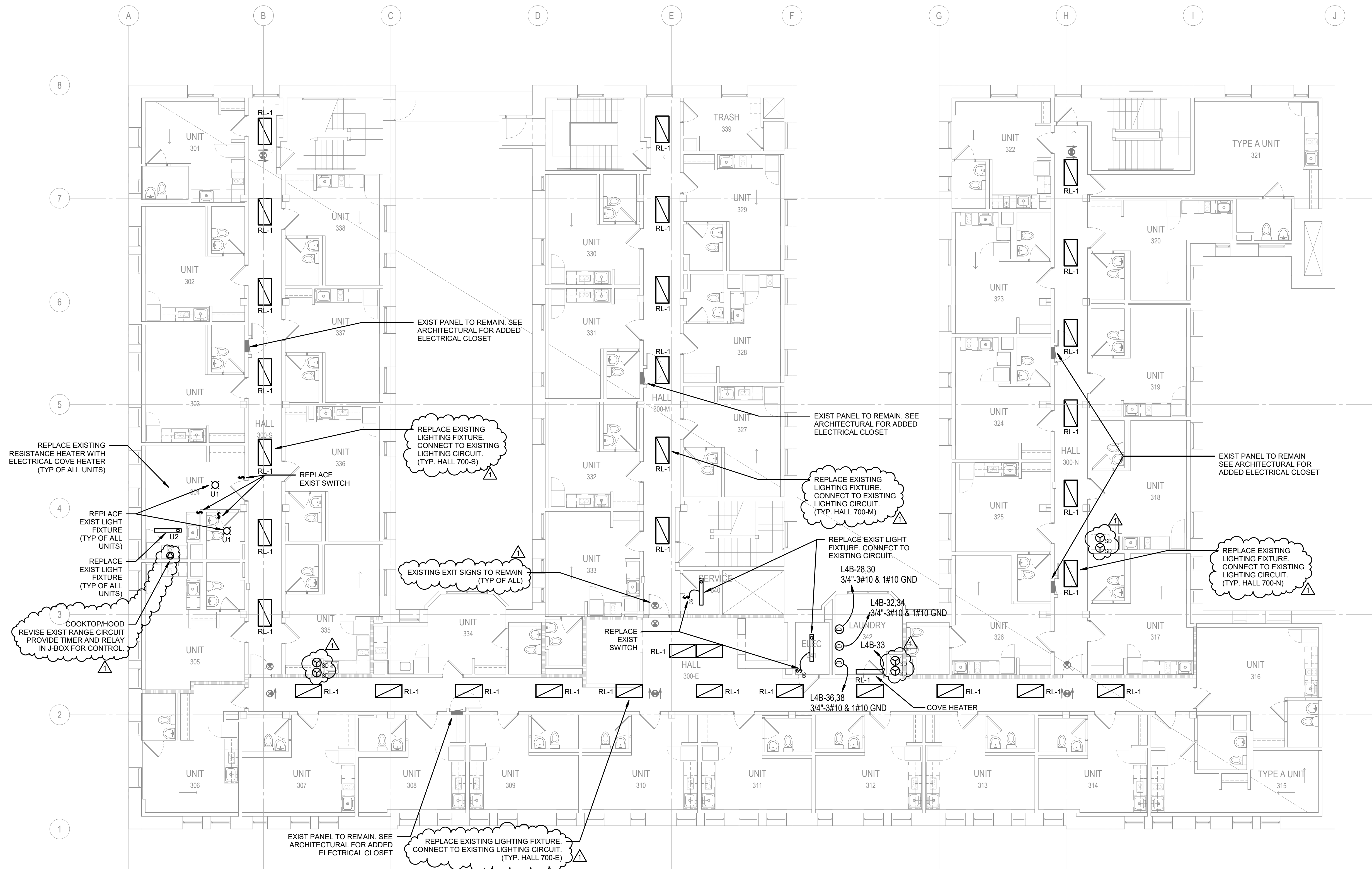
SHEET NAME:
LEVEL 02 PLAN - ELECTRICAL

PROJECT NUMBER:	22018
DATE:	08/28/26
PROJECT MANAGER:	
DRAWN BY:	
CHECKED BY:	

SCALE:
E2.20

SHEET NOTES:

1. CONNECT COVE HEATERS IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED RESISTANCE HEATERS
2. CONNECT LIGHT FIXTURES IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED LIGHT FIXTURES.
3. ALL WORK SHOWN FOR TYPICAL RESIDENTIAL UNIT SHALL OCCUR IN ALL RESIDENTIAL UNITS.



1 LEVEL 03 - ELECTRICAL

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



1. CONNECT COVE HEATERS IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED RESISTANCE HEATERS
2. CONNECT LIGHT FIXTURES IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED LIGHT FIXTURES.
3. ALL WORK SHOWN FOR TYPICAL RESIDENTIAL UNIT SHALL OCCUR IN ALL RESIDENTIAL UNITS.

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Seattle, WA 98104

LEVEL 04 PLAN - ELECTRICAL

GMP SET

DATE 8/28/26

NO.	DESCRIPTION
	GMP Set

28/26

30

[illegible][illegible]

1

MANAGER

DATE: _____

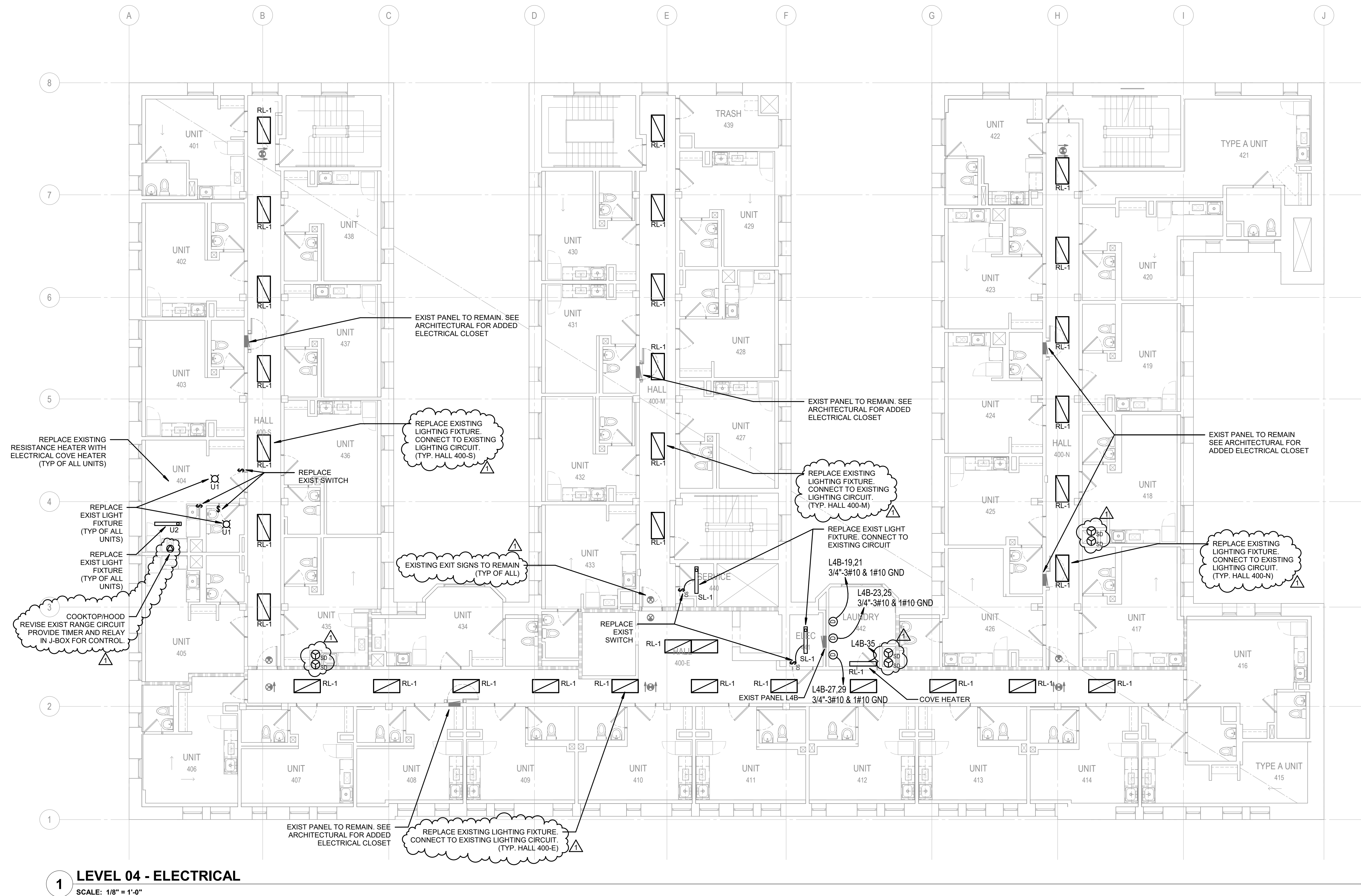
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2

10

9

11



1. CONNECT COVE HEATERS IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED RESISTANCE HEATERS
2. CONNECT LIGHT FIXTURES IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED LIGHT FIXTURES.
3. ALL WORK SHOWN FOR TYPICAL RESIDENTIAL UNIT SHALL OCCUR IN ALL RESIDENTIAL UNITS.

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Seattle, WA 98104

LEVEL 05 PLAN - ELECTRICAL

GMP SET

DATE 8/28/26

NO.	DESCRIPTION	GMP Set

DATE:	08/28/26
PROJECT MANAGER:	

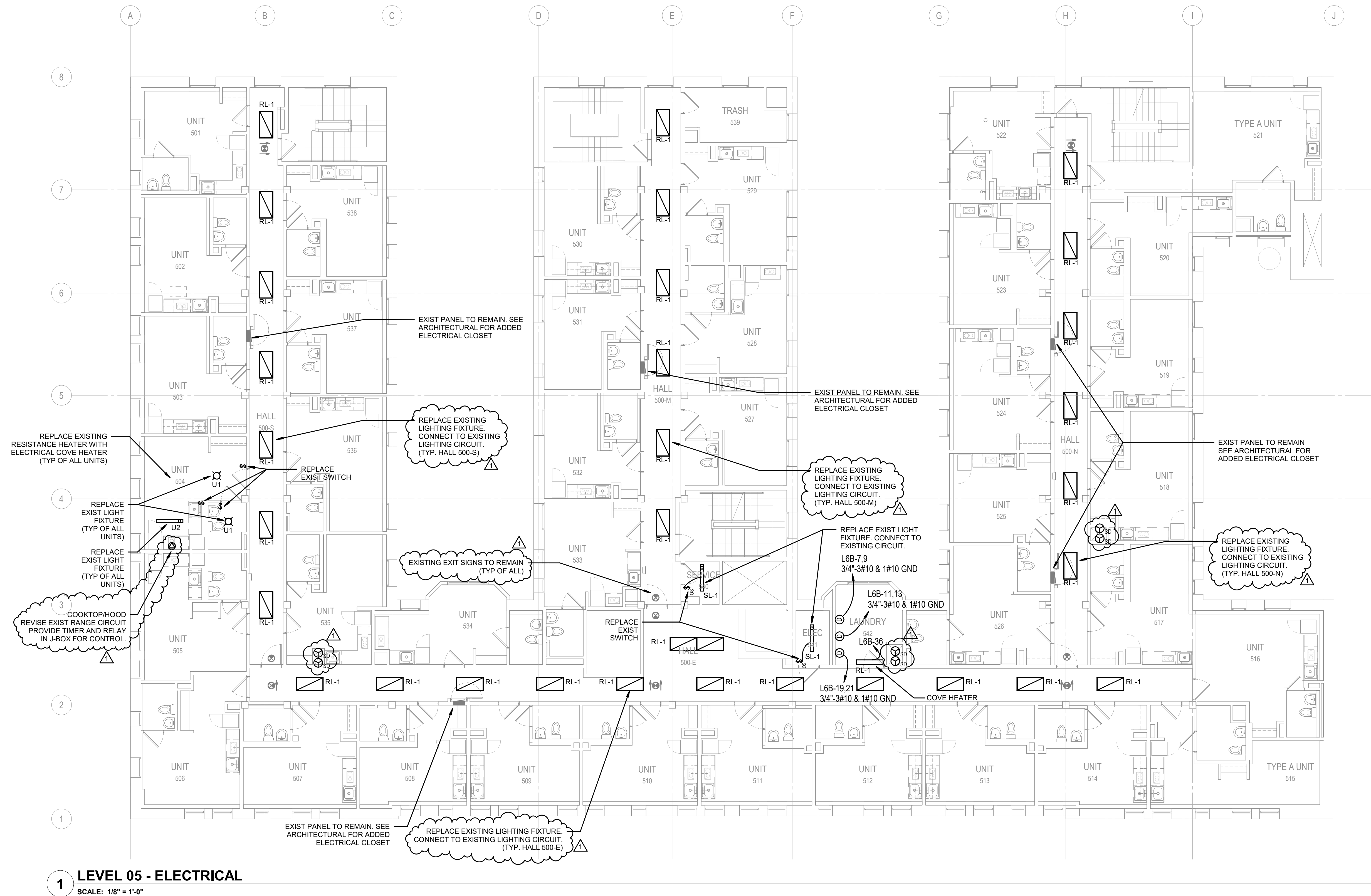
E2.50

8/28/2026

CHECKED BY:

 $1/8" = 1'-0"$

SCALE:



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Seattle, WA 98104



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SPECIAL STAMP:

REVISIONS: NO. DESCRIPTION GMP Set		DATE 8/28/26	GMP SET
			8/28/2026

LEVEL 06 PLAN - ELECTRICAL

E2.60

SHEET NUMBER:

PROJECT NUMBER:

DATE:

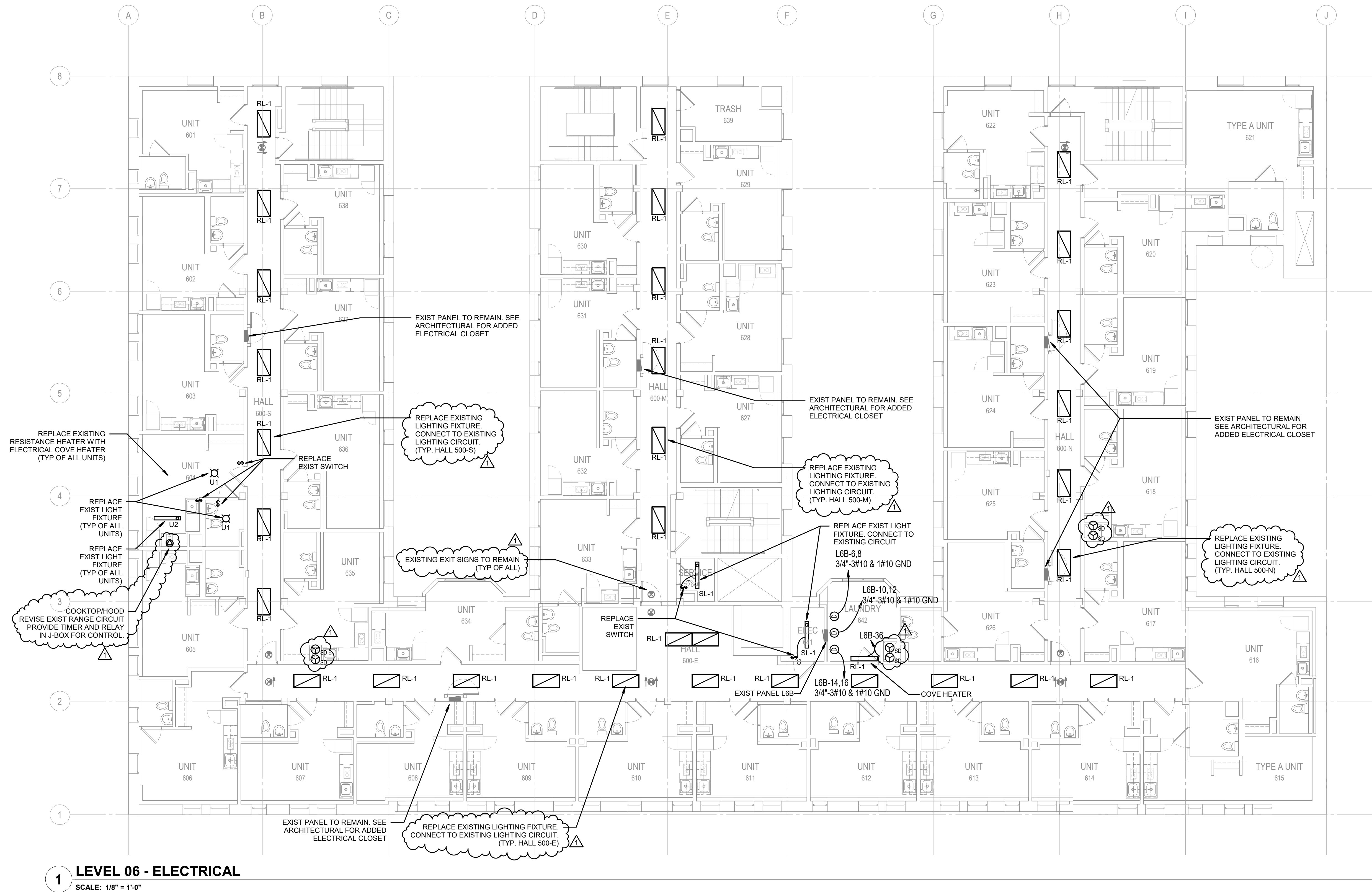
PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

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

1. CONNECT COVE HEATERS IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED RESISTANCE HEATERS
2. CONNECT LIGHT FIXTURES IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED LIGHT FIXTURES.
3. ALL WORK SHOWN FOR TYPICAL RESIDENTIAL UNIT SHALL OCCUR IN ALL RESIDENTIAL UNITS.



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Seattle, WA 98104



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OFFICIAL STAMP:

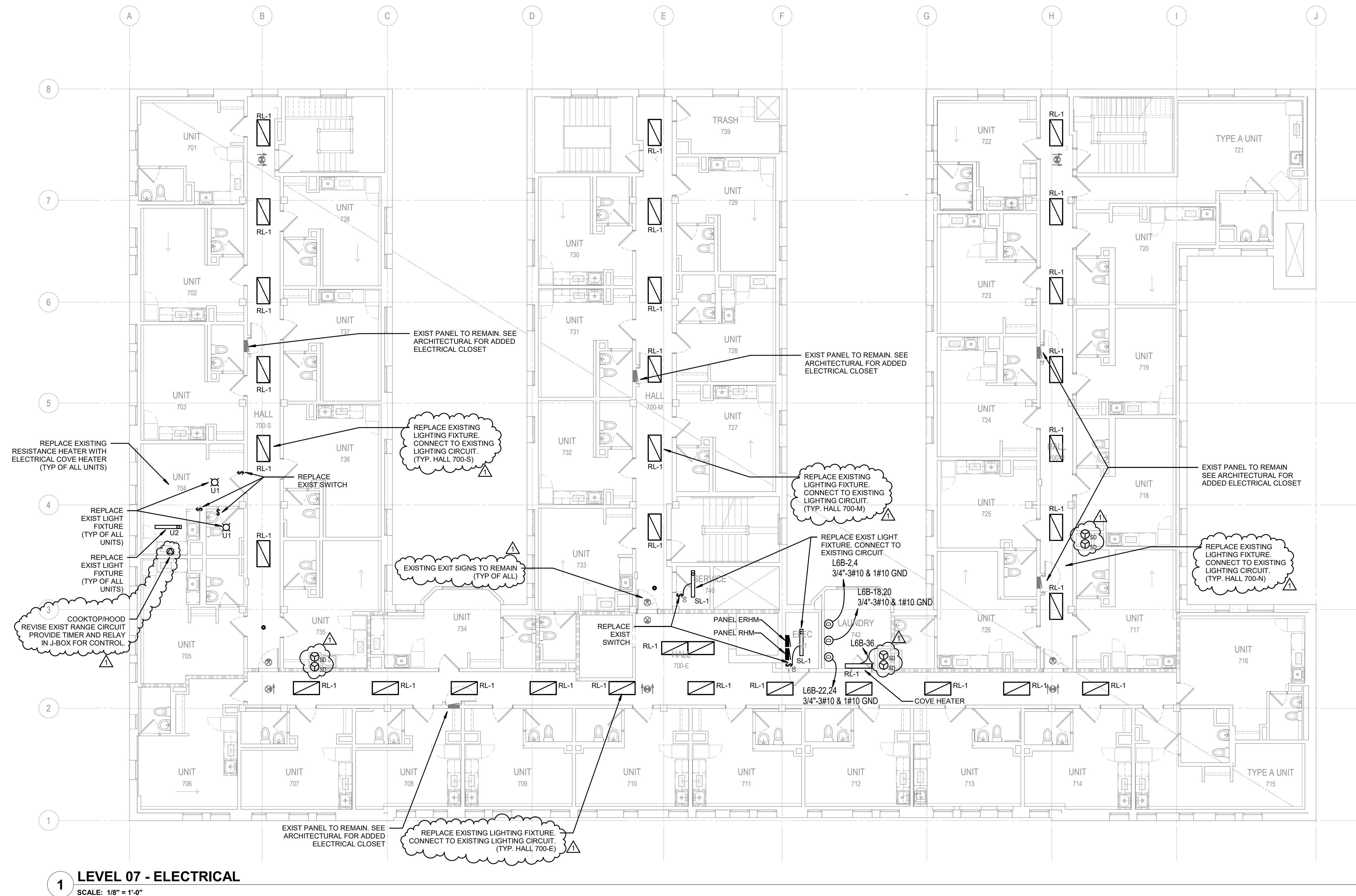
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

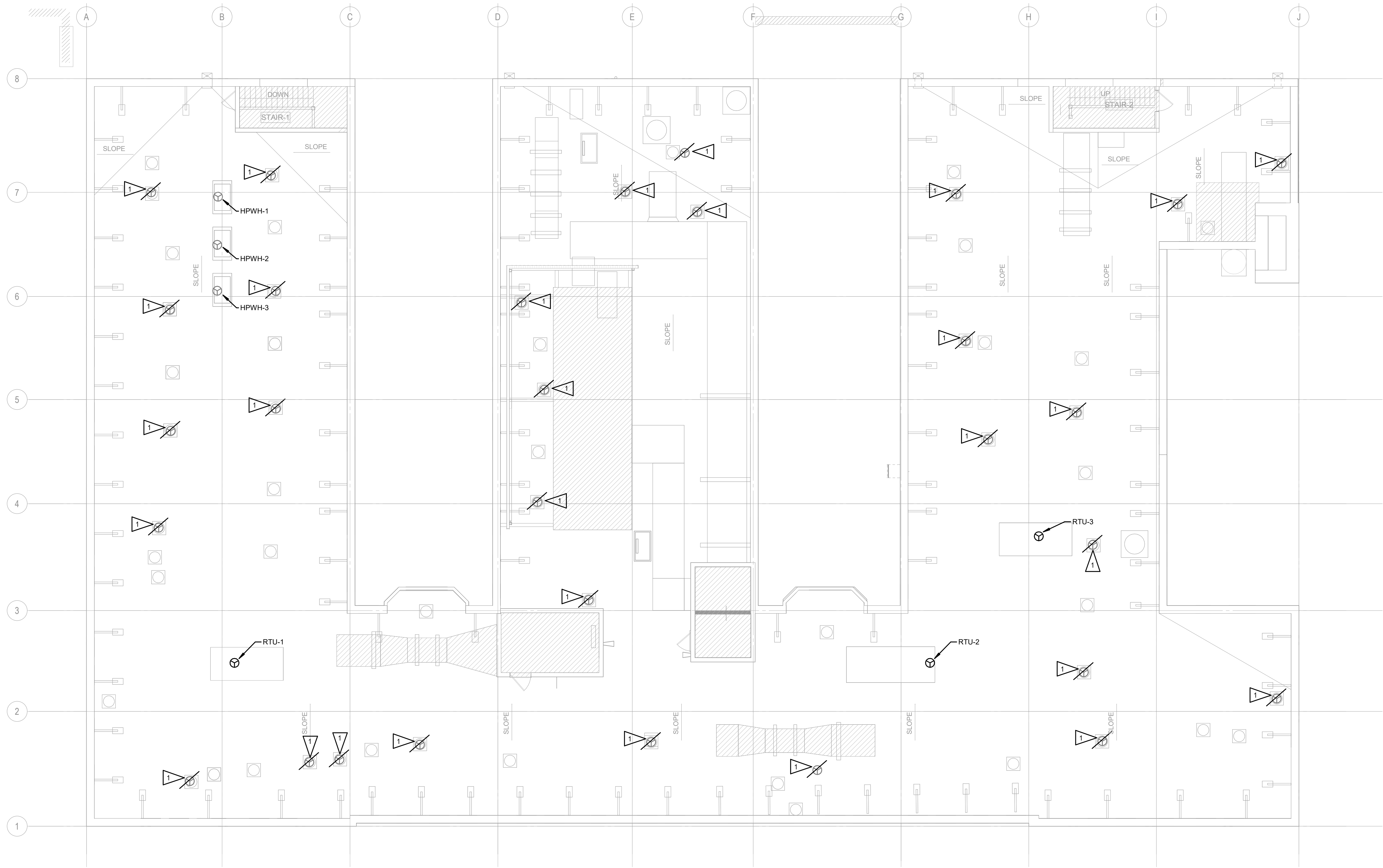
LEVEL 07 PLAN - ELECTRICAL

PROJECT NUMBER:	22016	REVISIONS:	NO. DESCRIPTION	DATE	GMP SET
DATE:	08/20/26				
PROJECT MANAGER:		1	GMP Set	8/20/26	
DRAWN BY:					
CHECKED BY:					8/20/2026

E2.70

1. CONNECT COVE HEATERS IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED RESISTANCE HEATERS
2. CONNECT LIGHT FIXTURES IN RESIDENTIAL UNITS TO EXISTING CIRCUITS FOR REMOVED LIGHT FIXTURES.
3. ALL WORK SHOWN FOR TYPICAL RESIDENTIAL UNIT SHALL OCCUR IN ALL RESIDENTIAL UNITS.





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



FLAG NOTES:

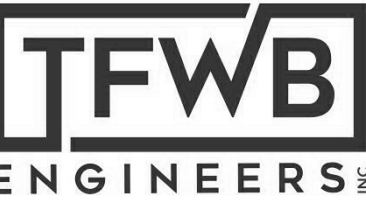
1. EXIST EXHAUST FAN TO BE DEMOLISHED. DISCONNECT TO FACILITATE REMOVAL OF FAN. REMOVE ASSOCIATED DISCONNECT AND CIRCUIT. CIRCUIT SHALL BE REMOVED BACK TO THE SOURCE.

SHEET NOTES:

1. PROVIDE UNISTRUT FRAMES AS REQUIRED TO MOUNT ROOFTOP DISCONNECTS AND RECEPTACLES.
2. ENCLOSURES FOR ROOFTOP DISCONNECTS SHALL BE NEMA 3R.

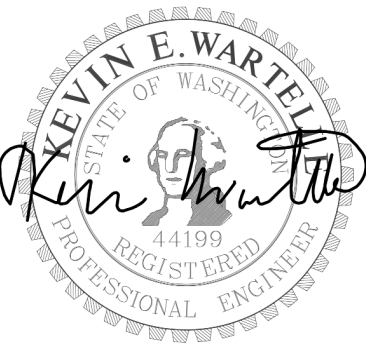
SXS

Side x Side Architects
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Seattle, WA 98104



Travis Fitzmaurice Wartelle
Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tf-wb.com



OFFICIAL STAMP:

PROJECT: **MORRISON HOTEL REHABILITATION**
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

NO. DESCRIPTION

2018

08/28/26

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:

CHECKED BY:

1/8" = 1'-0"

SHEET NAME: **ROOF PLAN - ELECTRICAL**

SHEET NUMBER: **E2.80**



Travis Fitzmaurice Wartelle
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MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SEI

8/28/2026

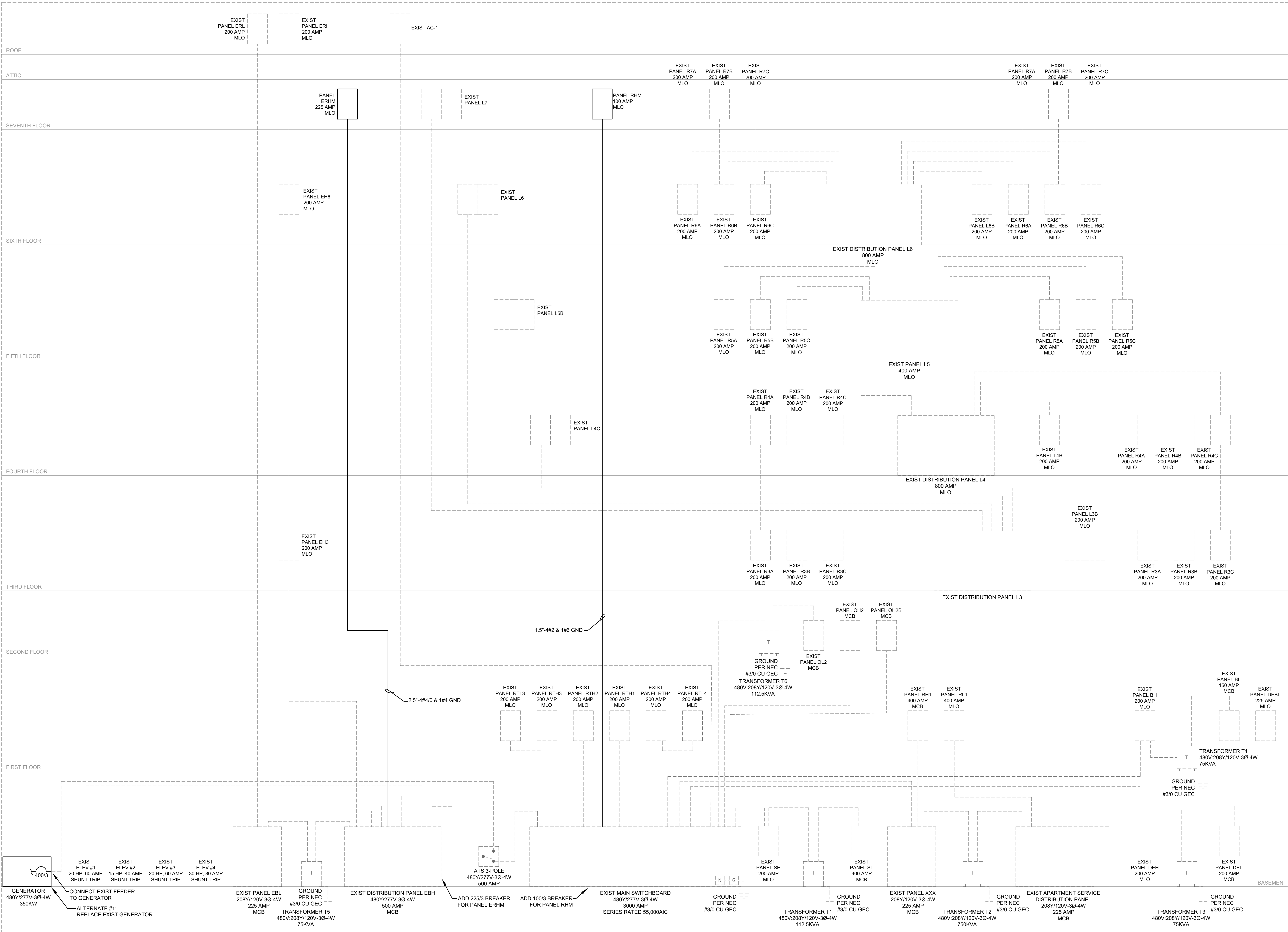
MORI

RISE R DIAGRAM

E3.

SCALE:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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OFFICIAL STAMP:

PROJECT:

MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

REVISIONS:

NO.	DESCRIPTION	DATE
2602		08/28/26

GMP SET

8/28/2026

SHEET NAME:

MECHANICAL EQUIPMENT
CONNECTION AND LIGHTING
FIXTURES SCHEDULES

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

E4.00

SCALE:

1/8" = 1'-0"

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

UNIT	LOCATION	VOLTAGE/ PHASE	HP	KVA/KW	FLA	MCA	MOCp	DISCONNECT/ STARTER COMPONENT	CONDUIT AND WIRE SIZE	PANEL	CIRCUIT #	EMERGENCY POWER	NOTES
ROOFTOP UNITS DOAS													
RTU-1	ROOF	480/3				33.5	40	WP FUSED DISCONNECT	1"-4#8&1#10 GND	ERHM	1,3,5	YES	TWO DUCT DETECTORS
RTU-2	ROOF	480/3				96.6	100	WP FUSED DISCONNECT	1.5"-4#3&1#8 GND	ERHM	2,4,6	YES	TWO DUCT DETECTORS
RTU-3	ROOF	480/3				34.7	40	WP FUSED DISCONNECT	1"-4#8&1#10 GND	ERHM	7,9,11	YES	TWO DUCT DETECTORS
ROOFTOP UNITS DOAS													
EF-806	ROOF	208/1	1	604 WATTS				WP FUSED DISCONNECT	1/2"-3#12&1#12 GND			NO	REPLACE EXIST FAN
ELECTRIC HEATERS													
EH-RES1	RESIDENTIAL UNITS	120/1		420 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES2	RESIDENTIAL UNITS	120/1		560 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES3	RESIDENTIAL UNITS	120/1		700 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES4	RESIDENTIAL UNITS	120/1		840 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES5	RESIDENTIAL UNITS	120/1		1400 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES6	RESIDENTIAL UNITS	208/1		1750 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
EH-RES7	RESIDENTIAL UNITS	208/1		2250 WATTS				SWITCH	1/2"-2#12&1#12 GND			NO	USE EXIST HEATER CIRCUIT
HEAT PUMP WATER HEATER													
HPWH-1	ROOF	480/3			14.6			WP FUSED DISCONNECT	1/2"-4#12&1#12 GND	RHM	1,3,5	NO	
HPWH-2	ROOF	480/3			14.6			WP FUSED DISCONNECT	1/2"-4#12&1#12 GND	RHM	2,4,6	NO	
HPWH-3	ROOF	480/3			14.6			WP FUSED DISCONNECT	1/2"-4#12&1#12 GND	RHM	7,9,11	NO	
PUMPS													
PMP-1	MECHANICAL LEVEL B1	120/1						MANUAL MOTOR STARTER	1/2"-2#12&1#12 GND	SL	15	NO	
PMP-2	MECHANICAL LEVEL B1	120/1						MANUAL MOTOR STARTER	1/2"-2#12&1#12 GND	SL	17	NO	
PMP-HX1	MECHANICAL LEVEL B1	120/1						MANUAL MOTOR STARTER	1/2"-2#12&1#12 GND	SL	19	NO	
PMP-HX2	MECHANICAL LEVEL B1	120/1		60 WATTS				MANUAL MOTOR STARTER	1/2"-2#12&1#12 GND	SL	21	NO	
PMP-HX3	MECHANICAL LEVEL B1	120/1		60 WATTS				MANUAL MOTOR STARTER	1/2"-2#12&1#12 GND	SL	23	NO	
PLUMBING TEMP MAINT TANK													
TMT-1		480/3		54 KW	65			DISCONNECT	1.5"-4#3&1#8 GND	SH	38,40,42	NO	

LIGHTING FIXTURE SCHEDULE

TYPE	LAMPS	MANUFACTURER	DESCRIPTION
RL-1	LED 39W 3500K	LITHONIA CPX	RECESSED 2'X4' FLAT PANEL.
SL-1	LED 30W 3000K	LITHONIA ZL1D	4' LONG SURFACE MOUNT STRIP LIGHT WITH ACRYLIC LENS.
U1	LED 20W 3000K	JUNO JSF	SURFACE MOUNTED, LOW PROFILE, 13" DIAMETER FIXTURE WITH ACRYIC LENS.
U2	LED 36W 3500K	LITHONIA CPX	SURFACE MOUNTED 1'X4' FLAT PANEL.

ALL COLORS, FINISHES, ETC. ARE BY ARCHITECT FROM MANUFACTURER'S STANDARD
COLOR OPTIONS.

OFFICIAL STAMP:

PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GMP SET

8/29/2026

DATE

REVISIONS:
NO. DESCRIPTION

2602
08/26/26

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

PANEL SCHEDULES

E4.10

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

PANEL LOCATION MOUNTING A/C FED FROM ERHM ELEC 741 SURFACE 14,000 DIST PANEL EBH VOLTS 480 /277 AMPS 225 MAIN LUGS ONLY GROUND BUS 3 PHASE, 4 WIRE, WYE

CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA	CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA
1	40/3	RTU-1	24.93	2	90/3	RTU-2	68.97
3				4			
5				6			
7	45/3	RTU-3	36.56	8		SPACE ONLY	
9				10		SPACE ONLY	
11				12		SPACE ONLY	
13		SPACE ONLY		14		SPACE ONLY	
15		SPACE ONLY		16		SPACE ONLY	
17		SPACE ONLY		18		SPACE ONLY	
19		SPACE ONLY		20		SPACE ONLY	
21		SPACE ONLY		22		SPACE ONLY	
23		SPACE ONLY		24		SPACE ONLY	
25		SPACE ONLY		26		SPACE ONLY	
27		SPACE ONLY		28		SPACE ONLY	
29		SPACE ONLY		30		SPACE ONLY	
31		SPACE ONLY		32		SPACE ONLY	
33		SPACE ONLY		34		SPACE ONLY	
35		SPACE ONLY		36		SPACE ONLY	
37		SPACE ONLY		38		SPACE ONLY	
39		SPACE ONLY		40		SPACE ONLY	
41		SPACE ONLY		42		SPACE ONLY	
CONNECTED LOAD			DEMAND FACTOR		DEMAND LOAD		AMPS
KVA					KVA		
LIGHTS			0.00	125%	0.00		0.00
RECEPTACLES			0.00	100%	0.00		0.00
HEATING			0.00	100%	0.00		0.00
LARGEST MOTOR			68.97	125%	86.21		103.70
OTHER MOTORS			61.49	100%	61.49		73.96
MISCELLANEOUS			0.00	100%	0.00		0.00
KITCH. APPLIANCES			0.00	65%	0.00		0.00
			130.46		147.70		177.66

PANEL LOCATION MOUNTING A/C FED FROM RHM ELEC 741 SURFACE 14,000 MAIN SWBD VOLTS 480 /277 AMPS 100 MAIN LUGS ONLY GROUND BUS 3 PHASE, 4 WIRE, WYE

CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA	CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA
1	20/3	HPWH-1	12.13	2	20/3	HPWH-3	12.13
3				4			
5				6			
7	20/3	HPWH-2	12.13	8		SPACE ONLY	
9				10		SPACE ONLY	
11				12		SPACE ONLY	
13		SPACE ONLY		14		SPACE ONLY	
15		SPACE ONLY		16		SPACE ONLY	
17		SPACE ONLY		18		SPACE ONLY	
19		SPACE ONLY		20		SPACE ONLY	
21		SPACE ONLY		22		SPACE ONLY	
23		SPACE ONLY		24		SPACE ONLY	
25		SPACE ONLY		26		SPACE ONLY	
27		SPACE ONLY		28		SPACE ONLY	
29		SPACE ONLY		30		SPACE ONLY	
31		SPACE ONLY		32		SPACE ONLY	
33		SPACE ONLY		34		SPACE ONLY	
35		SPACE ONLY		36		SPACE ONLY	
37		SPACE ONLY		38		SPACE ONLY	
39		SPACE ONLY		40		SPACE ONLY	
41		SPACE ONLY		42		SPACE ONLY	
CONNECTED LOAD			DEMAND FACTOR		DEMAND LOAD		AMPS
KVA					KVA		
LIGHTS			0.00	125%	0.00		0.00
RECEPTACLES			0.00	100%	0.00		0.00
HEATING			0.00	100%	0.00		0.00
LARGEST MOTOR			12.13	125%	15.16		18.24
OTHER MOTORS			24.26	100%	24.26		29.18
MISCELLANEOUS			0.00	100%	0.00		0.00
KITCH. APPLIANCES			0.00	65%	0.00		0.00
			36.39		39.42		47.42

EXIST PANEL L48 LOCATION MOUNTING A/C FED FROM EXIST ELEC 441 SURFACE 10,000 DIST PANEL L4 VOLTS 208 /120 AMPS 200 MAIN LUGS ONLY GROUND BUS 3 PHASE, 4 WIRE, WYE

CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA	CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA
1	20/1	EXIST RECEPTS	0.72	2	20/1	EXIST CIRC PUMP	0.26
3	20/1	EXIST RECEPTS	0.72	4	20/1	EXIST CIRC PUMP	0.26
5	20/1	EXIST RECEPTS	0.72	6	20/1	EXIST CIRC PUMP	0.26
7	20/1	EXIST FSD'S	0.20	8	20/1	EXIST CIRC PUMP	0.26
9	20/1	SPARE	0.00	10	20/1	EXIST CIRC PUMP	0.26
11	20/1	EXIST LAUNDRY FAN	0.20	12	20/1	EXIST CIRC PUMP	0.26
13	20/1	EXIST WASHER 4TH FLOOR	1.00	14	20/1	EXIST CIRC PUMP	0.26
15	20/1	EXIST WASHER 4TH FLOOR	1.00	16	20/1	EXIST CIRC PUMP	0.26
17	20/1	EXIST WASHER 4TH FLOOR	1.00	18	20/1	EXIST FSD'S	0.20
19	30/2	DRYER	4.99	20	20/1	EXIST WASHER 3RD FLOOR	1.00
21				22	20/1	EXIST WASHER 3RD FLOOR	1.00
23	30/2	DRYER	4.99	24	20/1	EXIST WASHER 3RD FLOOR	1.00
25				26	20/1	EXIST LAUNDRY FAN	0.20
27	30/2	DRYER	4.99	28	30/2	DRYER	4.99
29				30			
31	20/1	EXIST RECEPTS	0.36	32	30/2	DRYER	4.99
33	20/1	COVE HEATER	0.42	34			
35	20/1	COVE HEATER	0.42	36	30/2	DRYER	4.99
37	20/1	EXIST EXHAUST FAN	0.10	38			
39	20/1	EXIST EXHAUST FAN	0.10	40	20/1	SPARE	0.00
41	20/1	EXIST EXHAUST FAN	0.10	42	20/1	SPARE	0.00
CONNECTED LOAD			DEMAND FACTOR		DEMAND LOAD		AMPS
KVA					KVA		
LIGHTS			0.00	125%	0.00		0.00
RECEPTACLES			2.52	100%	2.52		6.99
HEATING			0.84	100%	0.84		2.33
LARGEST MOTOR			0.00	125%	0.00		0.00
OTHER MOTORS			2.78	100%	2.78		7.72
MISCELLANEOUS			36.34	100%	36.34		100.87
KITCH. APPLIANCES			0.00	100%	0.00		0.00
			42.48		42.48		117.91

EXIST PANEL L6B LOCATION MOUNTING A/C FED FROM EXIST ELEC 641 SURFACE 10,000 DIST PANEL L6 VOLTS 208 /120 AMPS 200 MAIN LUGS ONLY GROUND BUS 3 PHASE, 4 WIRE, WYE

CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA	CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA
1	20/1	EXIST WASHER 5TH FLOOR	1.00	2	30/2	DRYER	4.99
3	20/1	EXIST WASHER 5TH FLOOR	1.00	4			
5	20/1	EXIST WASHER 5TH FLOOR	1.00	6	30/2	DRYER	4.99
7	30/2	DRYER	4.99	8			
9				10	30/2	DRYER	4.99
11	30/2	DRYER	4.99	12			
13				14	30/2	DRYER	4.99
15	20/1	EXIST FAN	0.10	16			
17	20/1	EXIST WASHER 7TH FLOOR	1.00	18	30/2	DRYER	4.99
19	30/2	DRYER	4.99	20			
21				22	30/2	DRYER	4.99
23	20/1	EXIST RECEPTS	0.36	24			
25	20/1	EXIST WASHER 6TH FLOOR	1.00	26	20/1	EXIST RECEPTS	0.36
27	20/1	EXIST WASHER 6TH FLOOR	1.00	28	20/1	EXIST RECEPTS	0.36
29	20/1	EXIST WASHER 7TH FLOOR	1.00	30	20/1	EXIST FAN	0.10
31	20/1	EXIST WASHER 7TH FLOOR	1.00	32	20/1	EXIST RECEPTS	0.72
33	20/1	EXIST FAN	0.10	34	20/1	EXIST RECEPTS	0.72
35	20/1	EXIST WASHER 6TH FLOOR	1.00	36	20/1	COVE HEATERS	1.26
37	20/1	EXIST ROOF RECEPTS	0.72	38	20/1	EXIST FSD'S	0.20
39	20/1	EXIST ROOF RECEPTS	0.72	40	20/1	EXIST FSD'T	0.20
41	20/1	EXIST ROOF RECEPTS	0.72	42	20/1	EXIST FSD'U	0.20
CONNECTED LOAD			DEMAND FACTOR		DEMAND LOAD		AMPS
KVA					KVA		
LIGHTS			0.00	125%	0.00		0.00
RECEPTACLES			4.68	100%	4.68		12.99
HEATING			1.26	100%	1.26		3.50
LARGEST MOTOR			0.00	125%	0.00		0.00
OTHER MOTORS			0.30	100%	0.30		0.83
MISCELLANEOUS			54.51	100%	54.51		151.30
KITCH. APPLIANCES			0.00	100%	0.00		0.00
			60.75		60.75		168.63

EXIST PANEL SH LOCATION MOUNTING A/C FED FROM B1 LAUNDRY SURFACE 14,000 MAIN SWBD VOLTS 480 /277 AMPS 200 MAIN LUGS ONLY GROUND BUS 3 PHASE, 4 WIRE, WYE

CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA	CCT NO.	CCT BRKR	DESCRIPTION	LOAD KVA
1	20/1	EXIST LIGHTS	0.60	2	20/1	EXIST LIGHTS	0.50
3	20/1		0.00	4	20/1		0.00
5	20/1		0.00	6	20/1		0.00
7	20/1		0.00	8	20/1		0.00
9	20/1		0.00	10	20/1		0.00
11	20/1		0.00	12	20/1		0.00
13	20/1		0.00	14	20/1		0.00
15	20/1		0.00	16	20/1		0.00
17	20/1		0.00	18	20/1		0.00
19	20/1		0.00	20	20/1		0.00
21	20/1		0.00	22	20/1		0.00
23	20/1		0.00	24	20/1		0.00
25	20/1		0.00	26	20/1		0.00
27	20/1		0.00	28	20/1		0.00
29	20/1		0.00	30	20/1		0.00
31	20/1	0.00	32	20/1	0.00		
33	20/1	0.00	34	20/1	0.00		
35	20/1	0.00	36	20/1	0.00		
37	175/3	EXIST PANEL SL	10.50	38	90/3	TMT-I	54.00
39				40			0.00
41				42			0.00
CONNECTED LOAD				DEMAND FACTOR			
KVA				DEMAND LOAD			AMPS
LIGHTS			1.10	125%			1.38
RECEPTACLES			0.72	100%			0.72
HEATING			54.00	100%			54.00
LARGEST MOTOR			0.00	125%			0.00
OTHER MOTORS			0.78	100%			0.78
MISCELLANEOUS			9.00	100%			9.00
KITGH. APPLIANCES			0.00	100%			0.00

PLUMBING GENERAL NOTES	
1.	THE FOLLOWING NOTES APPLY TO ALL PLUMBING DRAWINGS. ADDITIONAL PLUMBING NOTES MAY BE INDICATED ON EACH PLUMBING DRAWING. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2.	INSTALL ALL WASTE LINE CLEANOUTS IN ACCORDANCE WITH CHAPTER SEVEN OF THE UNIFORM PLUMBING CODE.
3.	ALL SANITARY SEWER PIPING BELOW SLAB SHALL BE INSTALLED AT A MINIMUM OF 1/4" PER FT SLOPE UNLESS APPROVAL IS PROVIDED BY THE "ADMINISTRATIVE AUTHORITY" IN WRITING FOR A SHALLOWER SLOPE. IN NO CASES SHALL SEWER PIPING BE INSTALLED AT LESS THAN 1/8" PER FT SLOPE. IN NO CASES WILL PIPING SMALLER THAN 4" BE INSTALLED AT SLOPES SHALLOWER THAN 1/4" PER FOOT. PIPING INSTALLED AT 1/8"/FT SHALL BE RESIZED PER CHAPTER 7 OF THE UNIFORM PLUMBING CODE AND SUPPORTING CALCULATION SUBMITTED TO ENGINEER FOR REVIEW.
4.	PROVIDE STOPS PRIOR TO ALL PLUMBING EQUIPMENT. THIS SHALL ALSO INCLUDE PROVIDING INTEGRAL STOPS ON ALL SHOWER AND TUB/SHOWER VALVES (WHETHER SPECIFIED OR NOT). PROVIDE WASTE TRAPS AT ALL DIRECT CONNECTED EQUIPMENT IN ACCORDANCE WITH CODE AND THE SPECIFICATIONS.
5.	INSULATE P-TRAPS EXPOSED IN UNHEATED SPACES.
6.	SEE ARCHITECTURAL DRAWINGS FOR ROOM ELEVATIONS AND PLUMBING FIXTURE HEIGHTS, AS WELL AS ROUGH-IN DIMENSIONS AND OTHER DETAILS. ALSO SEE ARCHITECTURAL DRAWINGS FOR FINISH REQUIREMENTS OF ALL PLUMBING FIXTURES INCLUDING REQUIREMENTS FOR FLUSH LEVER LOCATION AT ADA COMPLIANT TOILETS AND VALVE LOCATIONS OF ADA SHOWERS. REPORT ALL DISCREPANCIES TO ENGINEER PRIOR TO ANY WORK.
7.	PLUMBING DRAWINGS SHOW APPROXIMATE LOCATIONS OF PLUMBING FIXTURES. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS. COORDINATE FLOOR DRAINS FOR MECHANICAL SPACES WITH MECHANICAL EQUIPMENT BEING SERVED.
8.	REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR GENERAL CONSTRUCTION INCLUDING CONCRETE EQUIPMENT PADS, FLASHING DETAILS, ETC.
9.	REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL ELECTRICAL CHARACTERISTICS OF PLUMBING EQUIPMENT (VOLTAGES, ETC). ELECTRICAL CHARACTERISTICS OF LISTED EQUIPMENT SHALL BE VERIFIED BY CONTRACTOR DURING SUBMITTAL PROCESS. ANY ELECTRICAL CHARACTERISTICS THAT DEVIATE FROM THOSE LISTED SHALL BE IDENTIFIED BY THE CONTRACTOR, SUBMITTED TO THE ENGINEER FOR APPROVAL AND COORDINATED WITH DIVISION 26 ELECTRICAL PRIOR TO INSTALLATION OF EQUIPMENT AS REQUIRED TO PROPERLY SERVE EQUIPMENT.
10.	PROVIDE PLUMBING ANCHORAGE AND EXPANSION EVERY 100' PIPE LENGTH PER CODE.
11.	ACCESS PANELS ARE REQUIRED AT ALL CONCEALED VALVES AND EQUIPMENT. COORDINATE LOCATION AND SIZE WITH ARCHITECT.
12.	STUB OUT TO SITE SERVICES 5' OUTSIDE BUILDING FOUNDATION. PIPE SIZE, FIXTURE UNITS, AREA DRAINED, INVERT ELEVATION, SIZES, AND SQUARE FOOTAGES AS INDICATED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
13.	INSULATE PIPING PER WSEC C404.6 AND PER DIVISION 22 SPECIFICATIONS (WHICHEVER IS GREATER).
14.	GENERALLY DUCTWORK PLANNED TO BE TIGHT TO STRUCTURE WITH PIPING BELOW DUCTWORK AND BETWEEN LIGHT FIXTURES. ADJUST AS NECESSARY. PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" IF RUNNING PARALLEL AND ABOVE CABLE TRAYS, ALLOW 18" TO THE SIDE OF CABLE TRAYS.
15.	COORDINATE LOCATIONS OF PLUMBING EQUIPMENT TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND SERVICE ACCESS DUE TO EQUIPMENT MAINTENANCE.
16.	REFER TO PIPING DIAGRAMS AND DETAILS FOR REQUIRED FITTINGS, VALVES, ETC. FLOOR PLANS AND SECTIONS INDICATE EQUIPMENT LOCATIONS AND GENERAL PIPE ROUTING ONLY.
17.	DO NOT CORE DRILL OR DRILL THROUGH BEAMS, COLUMNS, AND SHEAR WALLS, UNLESS INDICATED ON STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
18.	PIPES INDICATED WITHOUT DIMENSIONS SHALL BE SIZED PER PRECEDING UPSTREAM PIPE SECTIONS. WHERE PIPE SIZES ARE NOT SHOWN ON DRAWINGS, SIZE PIPING PER THE UNIFORM PLUMBING CODE.
19.	DRAWINGS ARE SCHEMATIC IN SOME AREAS AND MAY NOT SHOW PIPING OFFSETS WHICH MAY BE REQUIRED.
20.	ALL WATER PIPING IN UNHEATED SPACES SHALL BE HEAT TRACED AND INSULATED.
21.	PRIOR TO SUBMITTING ALL PLUMBING FIXTURES THE CONTRACTOR SHALL VERIFY COMPATIBILITY OF THE SPECIFIED FIXTURE WITH THE SIZES OF FINISH CABINETS AS IDENTIFIED IN GENERAL CONTRACTOR'S SHOP DRAWINGS. ANY DISCREPANCIES BETWEEN THE SIZE OF THE FIXTURES SPECIFIED AND THE FINISH CABINETRY SIZES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE SUBMITTAL.
22.	PLUMBING VENTS SHALL TERMINATE MINIMUM 10' FROM FRESH AIR INTAKES PER CODE.
23.	LABEL ALL PIPING SYSTEMS PER THE IMC AND UPC.
24.	SUPPORT AND BRACE PIPING SYSTEMS IN ACCORDANCE WITH UPC SECTION 314 AND AS REQUIRED IN THE SPECIFICATIONS.
25.	TEST HYDRONIC PIPING PER IMC 1208.
26.	ALL MATERIALS IN CONTACT WITH PIPING SYSTEMS SHALL BE COMPATIBLE FOR USE WITH AND FOR CONTACT WITH THE PIPING MATERIAL CONTRACTORS AND TRADES SHALL VERIFY COMPATIBILITY OF THEIR PRODUCTS WITH THE PIPING SYSTEMS. THIS INCLUDES, BUT IS NOT LIMITED TO, FIRE STOPPING SEALANTS, FIRE STOPPING COLLARS, VIBRATION ISOLATION ELEMENTS, THERMAL INSULATION, EXPANSION JOINTS AND ANY MATERIAL IN CONTACT WITH PIPES.
27.	ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
28.	PIPE BURIAL METHODS FOR BELOW GRADE PIPING SHALL COMPLY WITH MFR INSTALLATION INSTRUCTIONS, ASTM D 2321 AND ASTM F1688. FAILURE TO FOLLOW THESE REQUIREMENTS CAN LEAD TO PIPE FAILURE.
29.	ALL ITEMS IN CONTACT WITH POTABLE WATER SHALL COMPLY WITH THE NATIONAL "REDUCTION OF LEAD IN DRINKING WATER ACT" S.3874.
30.	INSULATE ANY INTERIOR STORM DRAINS THAT ROUTE THROUGH CONDITIONED SPACES.
31.	PROVIDE SWING JOINTS TO RAINWATER LEADER DOWNCOMERS AS THEY PENETRATE ROOFS OVER CONDITIONED SPACES.
32.	

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SECTION/ELEVATION VIEW
	DETAIL VIEW
	PLUMBING EQUIPMENT TAG
	PLUMBING FIXTURE TAG
	PLUMBING ACCESSORIE TAG
	SHEET NOTE TAG
	REVISION TAG
	ENVELOPE PENETRATION
PLAN - SECTION - SCHEMATIC	
	CHECK VALVE
	BALL VALVE
	GATE VALVE
	MOTOR CONTROL VALVE
	PRESSURE REGULATING VALVE
	PRESURE RELEIF VALVE
	BACK FLOW PREVENTER
	MANUAL BALANCING VALVE
	UNION
	GAS PRESSURE REGULATOR
	WATER METER
	PRESSURE GAUGE
	TEMPERATURE GAUGE
	PUMP
	EXPANSION TANK
LINE TYPES	
	COLD WATER PIPING
	HOT WATER PIPING
	HOT WATER CIRCULATION PIPING
	EXISTING WASTE PIPING
	WASTE PIPING
	VENT PIPING
	STORM
	CONDENSATE PIPING
	GAS PIPING
	FIRE PROTECTION PIPING

PLUMBING ABBREVIATIONS	
ABBREVIATION	NAME
(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECT
BV	BALANCING VALVE
BW	BLACK WASTE WATER
CTE	CONNECT TO EXISTING
CV	CHECK VALVE
CW	COLD WATER
CWR	COLD WATER RETURN
CWRI	COLD WATER RISER
CWS	COLD WATER SUPPLY
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DF	DRINKING FOUNTAIN
DFU	DRAIN FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
DWV	DRAIN WASTE VENT
ELEV	ELEVATION
ESV	EARTHQUAKE SHUT-OFF VALVE
F	FIRE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FLR	FLOOR
FP	FIRE PROTECTION
FS	FLOOR SWITCH
FSK	FLOOR SINK
FV	FLUSH VALVE
FW	FIRE WATER
GC	GENERAL CONTRACTOR
GCO	GRADE CLEAN OUT
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HD	HUB DRAIN
HPG	HIGH PRESSURE GAS
HW	HOT WATER
HWR	HEATING WATER RETURN
HWRI	HOT WATER RISER
HWS	HEATING WATER SUPPLY
IE	INVERT ELEVATION
IW	INDIRECT WASTE
JSK	JANITOR SINK
LAV	LAVATORY
LPG	LIQUEFIED PETROLEUM GAS
MPG	MEDIUM PRESSURE GAS
MW	MIXED WASTE WATER
NP	NON-POTABLE
OHP	OUTDOOR HEAT PUMP
PC	PRESSURE GAUGE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
RCW	RECLAIMED/NON-POTABLE COLD WATER
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RR	RESTROOM
S	STORM
SH	SHOWER
SK	SINK
SS	SOIL STACK
SSV	SERVICE SHUT-OFF VALVE
SW	SANITARY WASTE
TP	TRAP PRIMER
TYP	TYPICAL
UR	URINAL
V	VENT
VS	VENT STACK
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WM	WASHING MACHINE
WS	WASTE STACK
WSFU	WATER SUPPLY FIXTRUE UNITS

LAVATORY MIXING VALVES	
PER THE 2021 UPC 407.3 WATER DELIVERED TO PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3 THE WATER HEATER CONTROL IS NOT CONSIDERED A CONTROL MEETING THIS PROVISION.	
PUBLIC-USE LAVATORIES SHALL BE DEFINED AS A HAND SINK ADJACENT TO WATER CLOSETS OR URINALS IN NON-LOCKING BATHROOMS INTENDED FOR AN OCCUPANCY OF MORE THAN ONE PERSON AT A TIME.	
PLUMBING CONTRACTOR TO PROVIDE MIXING VALVES FOR PUBLIC LAVATORIES PER FIXTURE SCHEDULE.	

PIPING MATERIALS - SANITARY DRAINAGE	
CONDENSATE PIPING SHALL BE TYPE "L" COPPER WITH WROT COPPER FITTINGS OR SCH 40 PVC.	
SANITARY DRAINAGE PIPING SHALL BE "NO-HUB" CAST IRON PIPING.	
VENT PIPING SHALL BE CAST IRON WHEN INSTALLED IN RATED PLENUMS.	
IN ALL AREAS OTHER THAN FIRE RATED PLENUMS, VENT PIPING SHALL BE PLASTIC.	
CAST IRON PIPING TO BE USED IN ACOUSTICALLY SENSITIVE AREAS.	

PIPING MATERIALS - WATER	
ALL DOMESTIC WATER PIPING VERTICAL RISERS AND HORIZONTAL MAINS TO BE COPPER TUBING WITH COPPER FITTINGS. ALL PIPING WITHIN THE HOT WATER PLANT ALSO TO BE COPPER.	
ALL DOMESTIC WATER PIPING WITHIN RESIDENTIAL UNITS TO BE PEX TUBING WITH PEX FITTINGS.	
PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SIZES CALLED OUT ON PLANS. MAXIMUM WATER VELOCITIES WITHIN PIPING SHALL BE AS FOLLOWS:	
COPPER TUBE AND FITTING SYSTEMS - 8 FT/SEC ON COLD WATER PIPING, 5FT/SEC ON HOT WATER PIPING, 3 FT/SEC ON HOT WATER RECIRC PIPING.	
PEX TUBE AND FITTING SYSTEMS - 10 FT/SEC ON COLD WATER PIPING, 8 FT/SEC ON HOT WATER PIPING, 2 FT/SEC ON HOT WATER RECIRC PIPING.	
MAX ALLOWABLE PRESSURE DROP FROM FRICTION FOR ENTIRE PIPING AND FITTING SYSTEM IS 30 PSI.	
PROVIDE DIELECTRIC UNIONS WHERE GALVANICALLY DISSIMILAR METALS JOIN.	
PIPE MATERIALS INTENDED TO CONVEY DRINKING WATER SHALL COMPLY WITH NSF 61 PER UPC/SPC 604.1	

ROOF DRAINAGE CALCS	
ROOF DRAINAGE CALCULATIONS ARE PER THE 2021 UPC TABLE 1101.8 AND 1101.12 FOR HORIZONTAL AND VERTICAL RAINWATER PIPING.	
RAINFALL DATA WAS PROVIDED BY 2018 UPC APPENDIX D, TABLE D101.1 = 1 INCH PER HOUR	
SECONDARY ROOF DRAINAGE SYSTEM SHALL BE PROVIDED. THE SECONDARY ROOF DRAINAGE SYSTEM MAY CONNECT TO THE PRIMARY SYSTEM INTO ANY VERTICAL SECTION DOWNSTREAM OF ANY HORIZONTAL OFFSET OF THE PRIMARY SYSTEM. THE COMBINED SECONDARY AND PRIMARY ROOF DRAINAGE SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH THE 2018 UPC SECTION 1101.12.2.2.2 FOR DOUBLE THE RAINFALL RATE FOR THE LOCAL AREA.	
ALL STORM WATER PIPING TO RUN AT 1/8" PER FOOT SLOPE.	

PLUMBING BASIS OF DESIGN	
THE RESIDENTIAL PORTION OF THE BUILDING, LEVELS 3 THROUGH 7, SHALL HAVE NEW WATER PIPING AND NEW PLUMBING FIXTURES. WASTE PIPING WITHIN UNITS SHALL BE INSPECTED AS WALLS ARE OPEN AND REPLACED WHERE NECESSARY.	
A CENTRAL HEAT PUMP WATER HEATING PLANT SHALL REPLACE THE EXISTING BOILER SYSTEM FOR THE ENTIRE BUILDING.	
WORK SHALL BE DONE IN PHASES. PHASE 1: NEW WATER MAINS SHALL BE INSTALLED VERTICALLY FROM THE BASEMENT MECHANICAL ROOM UP THROUGH THE BUILDING, ALONG WITH HORIZONTAL MAINS L3-L7 IN THE CORRIDORS, AND BRANCH PIPING WITH SUBMETERS AND SHUTOFF VALVES AT EACH UNIT. A TEMPORARY ON-DEMAND WATER HEATER BANK SHALL BE INSTALLED ALONG THE WALL JUST OUTSIDE THE BASEMENT MECH ROOM. BUILDING HOT WATER FEED TO BE MOVED TO THIS TEMPORARY WATER HEATING BANK.	
PHASE 2: DEMOLISH THE EXISTING WATER HEATING PLANT.	
PHASE 3: INSTALL NEW HPWH PLANT IN BASEMENT MECHANICAL ROOM.	
PHASE 4: DEMO WORK WITHIN EACH UNIT FLOOR BY FLOOR, WING BY WING. INSTALL NEW FIXTURES AND PIPING WHERE APPROPRIATE. FEEDING NEW FIXTURES FROM THE NEW PIPING AND WATER HEATING SYSTEM.	
PHASE 5: CONNECT LEVEL 2 AND 3 HW AND HWC PIPES TO NEW HPWH SYSTEM, AND ABANDON OLD BUILDING HOT WATER SUPPLY PIPING.	

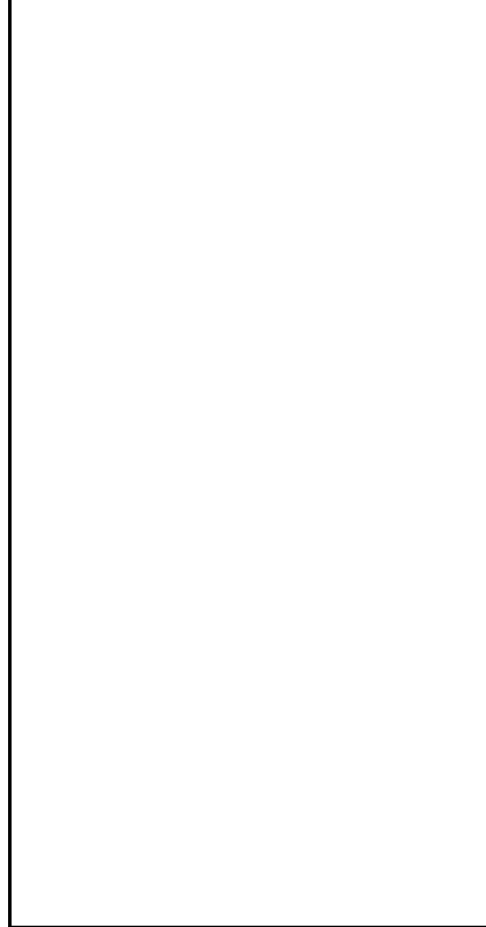
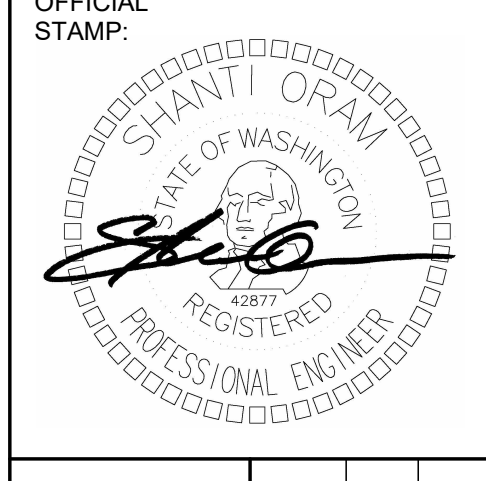
VICINITY MAP	

PLUMBING - SHEET LIST	
Sheet Number	Sheet Name
P0.01	PLUMBING GENERAL NOTES
P0.02	PLUMBING SCHEDULE
P0.03	PLUMBING CALCULATIONS
P2.00	PLUMBING - BASEMENT FLOOR PLAN
P2.01	PLUMBING - LEVEL 1 FLOOR PLAN
P2.02	PLUMBING - LEVEL 2 FLOOR PLAN
P2.03	PLUMBING - LEVEL 3 FLOOR PLAN
P2.04	PLUMBING - LEVEL 4 FLOOR PLAN
P2.05	PLUMBING - LEVEL 5 FLOOR PLAN
P2.06	PLUMBING - LEVEL 6 FLOOR PLAN
P2.07	PLUMBING - LEVEL 7 FLOOR PLAN
P2.08	PLUMBING - ROOF PLAN
P4.00	PLUMBING - HPWH PLANT SCHEMATIC
P4.01	HPWH PLANT DETAILS
P4.02	HPWH PLANT DETAILS
P5.00	PLUMBING - ENLARGED UNITS
P5.01	PLUMBING - STANDARD UNIT PLAN
P6.03	PLUMBING - DOMESTIC WATER RISER DIAGRAM
PD2.00	PLUMBING - BASEMENT DEMO PLAN
PD2.01	PLUMBING - LEVEL 1 DEMO PLAN
PD2.02	PLUMBING - LEVEL 2 DEMO PLAN
PD2.03	PLUMBING - LEVEL 3 DEMO PLAN
PD2.04	PLUMBING - LEVEL 4 DEMO PLAN
PD2.05	PLUMBING - LEVEL 5 DEMO PLAN
PD2.06	PLUMBING - LEVEL 6 DEMO PLAN
PD2.07	PLUMBING - LEVEL 7 DEMO PLAN
PD5.00	PLUMBING - STANDARD DEMO UNIT PLAN

APPLICABLE CODES	
2021 SEATTLE PLUMBING CODE 2021 SEATTLE BUILDING CODE 2021 SEATTLE ENERGY CODE 2021 SEATTLE FIRE CODE	
NEEA ADVANCED WATER HEATING SPECIFICATION V8.1	

2021 SEC TABLE C404.6 REQUIRED PIPEINSULATION THICKNESS FOR SERVICE WATER HEATING								
LOCATION	WATER TEMP	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (inches)				
		CONDUCTIVITY Btu-in/(h-ft ² -°F)-b	MEAN RATING TEMPERATURE, °F	<1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	≥ 8
CIRCULATION LOOP PIPING NOT IN-PARTITION	105 - 140°F	0.21 - 0.28	100	2.0	2.0	2.5	2.5	2.5
	141 - 200°F	0.25 - 0.29	125	2.5	2.5	3.0	3.0	3.0
ALL OTHER PIPING NOT IN-PARTITION	105 - 140°F	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
	141 - 200°F	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
IN-PARTITION CIRCULATION LOOP PIPING	105 - 140°F	0.21 - 0.28	100	1.0	1.0	2.5	2.5	2.5
	141 - 200°F	0.25 - 0.29	125	1.5	1.5	3.0	3.0	3.0
IN-PARTITION ALL OTHER PIPING	105 - 140°F	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
	141 - 200°F	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0

A. IN-PARTITIN = IN A PARTITION WITHIN A CONDITIONED SPACE.
B. FOR INSULATION OUTSIDE THE STATED CONDUCTIVITY RANGE, CONFIRM TO REQUIREMENTS OF TABLE C403.10.1



PROJECT:		PROJECT:		PROJECT:	
MORRISON HOTEL REHABILITATION		MORRISON HOTEL REHABILITATION		MORRISON HOTEL REHABILITATION	
509 Third Avenue		509 Third Avenue		509 Third Avenue	
Seattle, WA 98104		Seattle, WA 98104		Seattle, WA 98104	
REVISIONS:		REVISIONS:		REVISIONS:	
DATE		DATE		DATE	
8/17/2026		8/17/2026		8/17/2026	
PERMIT CORRECTIONS		PERMIT CORRECTIONS		PERMIT CORRECTIONS	
CYCLE 1		CYCLE 1		CYCLE 1	
PROJECT NUMBER:		PROJECT NUMBER:		PROJECT NUMBER:	
DATE:		DATE:		DATE:	
08/14/2026		08/14/2026		08/14/2026	
PROJECT MANAGER:		PROJECT MANAGER:		PROJECT MANAGER:	
DRAWN BY:		DRAWN BY:		DRAWN BY:	
CHECKED BY:		CHECKED BY:		CHECKED BY:	
As indicated		As indicated		As indicated	

SHEET NAME:		PLUMBING GENERAL NOTES	
SHEET NUMBER:		PROJECT NO:	
P0.01		DATE:	
		PROJECT M:	
		DRAWN BY:	
		CHECKED BY:	
SCALE:	As indicated		



PLUMBING - FIXTURES

TAG	DESCRIPTION	MANUFACTURER	MODEL	FLOW (GPM/GPF)	PIPE CONNECTION				NOTES
					CW (IN)	HW (IN)	WASTE (IN)	VENT (IN)	
L-1	LAVATORY	WHITEHALL MANUFACTURING	WHD-BSN	1.00	1/2"	1/2"	2"	1 1/2"	LIGATURE RESISTANT, FAUCET WH3375-SO
SH-1	SHOWER	DELTA	T13020	1.00	1/2"	1/2"	2"	1 1/2"	SHOWER VALVE AND HEAD, WATER SENSE. WITH HAND HELD SHOWER HEAD MOEN 52710EP15 1.5 GPM FLOW
SK-1	SINK	DAYTON	DD12522	1.50	1/2"	1/2"	2"	1 1/2"	FAUCET: DELTA COLLINS 140-WE-DST. PROVIDE AERATOR FOR 1.5 GPM
WB-1	WASHER BOX	SIOUX CHIEF	OXBOX	0.00	1/2"	1/2"	2"	1 1/2"	WITH HAMMER ARRESTORS
WC-1	WATER CLOSET	WHITEHALL MANUFACTURING	WH2145	1.28	1/2"	0"	3"	2"	LIGATURE RESISTANT TANK TOILET

PLUMBING - ACCESSORIES

TAG	MANUFACTURER	MODEL	DESCRIPTION	SERVICE	VOLUME (GAL)	CW (IN)	HW (IN)	NOTES
BT-1	AO SMITH	DEL-10	BUFFER TANK	HEAT EXCHANGER LOOP	10.0	3/4"	0"	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, DOES NOT NEED POWER OR CONTRONLS
BT-2	AO SMITH	DEL-10	BUFFER TANK	HEAT EXCHANGER LOOP	10.0	3/4"	0"	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, DOES NOT NEED POWER OR CONTRONLS
BT-3	AO SMITH	DEL-10	BUFFER TANK	HEAT EXCHANGER LOOP	10.0	3/4"	0"	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, DOES NOT NEED POWER OR CONTRONLS
EXP-HX1	AMTROL	ST-5C-DD	EXPANSION TANK	DHW SIDE LOOP	0.0	3/4"	0"	
EXP-HX2	AMTROL	ST-5C-DD	EXPANSION TANK	DHW SIDE LOOP	0.0	3/4"	0"	
EXP-HX3	AMTROL	ST-5C-DD	EXPANSION TANK	DHW SIDE LOOP	0.0	3/4"	0"	
PF-HX1	AXIOM	DMF 300	POT FEEDER	HEAT EXCHANGER LOOP	19.0	0"	0"	
PF-HX2	AXIOM	DMF 300	POT FEEDER	HEAT EXCHANGER LOOP	19.0	0"	0"	
PF-HX3	AXIOM	DMF 300	POT FEEDER	HEAT EXCHANGER LOOP	19.0	0"	0"	
TMV-1	CALEFFI	LEGIOMIX 6000	TEMPERATURE MIXING VALVE	DOMESTIC HOT WATER	0.0	0"	0"	MIXING VALVE FOR NEW HOT WATER PLANT
TMV-2	CALEFFI	LEGIOMIX 6000	TEMPERATURE MIXING VALVE	DOMESTIC HOT WATER	0.0	0"	0"	MIXING VALVE FOR TEMPORARY HOT WATER PLANT
TP-1	SIOUX CHIEF	TRAP EASE	GRAVITY TRAP PRIMER	WASTE	0.0	0"	0"	LAV TAIL PIECE GRAVITY TRAP PRIMER

PLUMBING - PLUMBING PUMPS

TAG	MANUFACTURER	MODEL	SERVICE	PERFORMANCE DATA		PHYSICAL DATA		ELECTRICAL DATA		NOTES
				FLOW (GPM)	HEAD (FT)	PIPE CONNECTION (IN)	WEIGHT (LBS)	MOTOR SIZE (HP)	VOLTS/PHASE	
PMP-1	BELL AND GOSSETT	ECO CIRC 20-18	HOT WATER RETURN	10	15	1 1/2"	31	FRACTIONAL HP	120VAC/1PH	RECIRCULATION PUMP FOR NEW HOT WATER PLANT
PMP-2	BELL AND GOSSETT	ECO CIRC 20-18	HOT WATER RETURN	10	15	1 1/2"	31	FRACTIONAL HP	120VAC/1PH	RECIRCULATION PUMP FOR TEMPORARY HOT WATER PLANT
PMP-HX1	GRUNDFOS	MAGNA 3	DHW SIDE LOOP	8	12	1 1/2"	31	(60)	120VAC/1PH	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, MUST BE NSF 61 LISTED
PMP-HX2	GRUNDFOS	MAGNA 3	DHW SIDE LOOP	8	12	1 1/2"	31	(60)	120VAC/1PH	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, MUST BE NSF 61 LISTED
PMP-HX3	GRUNDFOS	MAGNA 3	DHW SIDE LOOP	8	12	1 1/2"	31	(60)	120VAC/1PH	PROVIDED BY METUS AS PART OF THE HPWH PACKAGE, MUST BE NSF 61 LISTED

PLUMBING - TEMPERATURE MAINTENANCE TANK

PLUMBING - TEMPERATURE MAINTENANCE TANK														
TAG	MANUFACTURER	MODEL	LOCATION	SERVICE	PHYSICAL DATA						ELECTRICAL DATA			NOTES
					VOLUME (GAL)	DIMENSIONS		FULL WEIGHT (LBS)	PIPE CONNECTIONS		POWER (KW)	FLA (A)	VOLTS/PHASE	
						DIAMETER (IN)	HEIGHT (IN)		CW (IN)	HW (IN)				
TMT-1	A.O. SMITH	DVE-120	BASEMENT	HOT WATER PLANT TEMPERATURE MAINTENANCE TANK	119.0	2' - 5 1/2"	5' - 2 1/2"	2294	2"	2"	54	65	480V/3 Ph	1

NOTES:
1 SEC SECTION C404.2.1.4: TOTAL SUPPLEMENTAL ELECTRIC RESISTANCE WATER HEATING EQUIPMENT SHALL NOT HAVE AN OUTPUT CAPACITY GREATER THAN THE PRIMARY WATER HEATING EQUIPMENT AT 40 DEG. F. ENTERING AIR TEMPERATURE. SUPPLEMENTAL ELECTRIC RESISTANCE HEATING IS PERMITTED FOR THE FOLLOWING USES:
ITEM 1: TEMPERATURE MAINTENANCE OF HEATED-WATER CIRCULATION SYSTEMS, PHYSICALLY SEPARATE FROM PRIMARY SERVICE WATER HEATING SYSTEM. TEMPERATURE MAINTENANCE HEATING CAPACITY SHALL BE NO GREATER THAN THE PRIMARY WATER HEATING CAPACITY AT 40 DEG. F.
TOTAL ELECTRICAL SUPPLEMENTAL CAPACITY IS 54KW. THIS IS LESS THAN THE PRIMARY HEAT PUMP CAPACITY OF 120KW (409.2 MBH) AT 40F. ELECTRIC WATER HEATERS COMPLY WITH 2021 SEC SECTION C404.2.1.4 (ITEM 1).

PLUMBING - HEAT PUMP WATER HEATER

TAG	MANUFACTURER	MODEL	LOCATION	SERVICE	PERFORMANCE DATA		FLOW (GPM)	ELECTRICAL DATA		PHYSICAL DATA		SOUND PRESSURE (dBA)	NOTES
					COP	NOMINAL HEATING CAPACITY (MBH)		POWER INPUT (A)	VOLTS/PHASE	PIPE CONNECTION DIAMETER (IN)	DRY WEIGHT (LBS)		
HPWH-1	DAIKIN	QAHV-N136Y-HPB-BS	ROOF	DHW	3.83	136.4		14.6	460V/3Ph	3/4"	934	56	1
HPWH-2	DAIKIN	QAHV-N136Y-HPB-BS	ROOF	DHW	3.83	136.4		14.6	460V/3Ph	3/4"	934	56	1
HPWH-3	DAIKIN	QAHV-N136Y-HPB-BS	ROOF	DHW	3.83	136.4		14.6	460V/3Ph	3/4"	934	56	1

NOTES:
1. HEAT CAPACITY REMAINS AT 136,000 BTU/HR @ 24 DEGREE F PROVIDING 100% OF PEAK DEMAND LOAD PER 2021 SEC 402.1.1.

PLUMBING - STORAGE TANKS

TAG	MANUFACTURER	DESCRIPTION	MODEL	LOCATION	VOLUME (GAL)	DIAMETER (IN)	HEIGHT (IN)	WET WEIGHT (LBS)	CW (IN)	HW (IN)	NOTES
ST-1	NILES	HOT WATER STORAGE TANK	JS-42-072	BASEMENT	385	3' - 10"	6' - 8"	4124	2"	1"	
ST-2	NILES	HOT WATER STORAGE TANK	JS-42-072	BASEMENT	385	3' - 10"	6' - 8"	4124	2"	1"	
ST-3	NILES	HOT WATER STORAGE TANK	JS-42-072	BASEMENT	385	3' - 10"	6' - 8"	4124	2"	1"	

NOTES:
1. A SEPARATE BOILER PERMIT IS REQUIRED BY THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. TO BE A DEFERRED SUBMITTAL BY INSTALLING CONTRACTORS.

PLUMBING - HEAT EXCHANGER

TAG	LOCATION	SERVICE	MANUFACTURER	MODEL	WORKING FLUID	OUTDOOR UNIT	PIPE DIAM. COLD (IN)	PIPE DIAM. HOT (IN)	NOTES
HX-1	BASEMENT MECH ROOM	DOMESTIC HOT WATER	SWEEP	B84HX49/2P	WATER	HPWH-1	1"	1"	PROVIDED BY METUS AS PART OF HPWH PACKAGE
HX-2	BASEMENT MECH ROOM	DOMESTIC HOT WATER	SWEEP	B84HX49/2P	WATER	HPWH-2	1"	1"	PROVIDED BY METUS AS PART OF HPWH PACKAGE
HX-3	BASEMENT MECH ROOM	DOMESTIC HOT WATER	SWEEP	B84HX49/2P	WATER	HPWH-3	1"	1"	PROVIDED BY METUS AS PART OF HPWH PACKAGE

PLUMBING - GAS WATER HEATER

TAG	MANUFACTURER	MODEL	DIMENSIONS (INCH)		WET WEIGHT (LBS)	PIPE CONNECTIONS (INCH)		HEAT CAPACITY (BTU/H)	EFFICIENCY	NOTES
			WIDTH (IN)	HEIGHT (IN)		CW (IN)	HW (IN)			
ODWH-1	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-2	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-3	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-4	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-5	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-6	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-7	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-8	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-9	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION
ODWH-10	NAVIENT	NPE-240S2	1' - 8"	3' - 0"	73	3/4"	3/4"	199990	0.96	TEMPORATY HOT WATER SYSTEM FOR EXISTING HOT WATER DISTRIBUTION SYSTEM DURING CONTRUCTION

OFFICIAL
STAMP:



PROJECT: MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

PROJECT NUMBER:

DATE:

DESCRIPTION:

PERMIT CORRECTIONS

CYCLE 1

UPDATES FOR GMP

26-033

08/14/2026

1

2

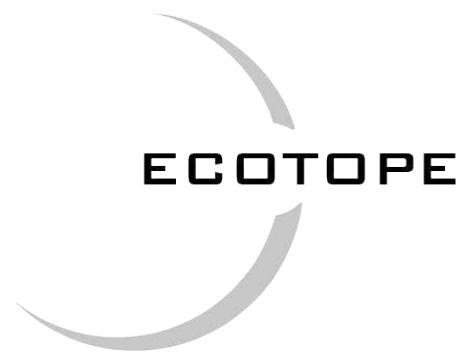
8/28/2026

PLUMBING SCHEDULE

SHEET NUMBER:

P0.02

SCALE:



PROJECT:

MORRISON HOTEL REHABILITATION

509 Third Avenue
Seattle, WA 98104

REVISIONS:

26-003
08/14/2026

DATE:

08/14/2026

DESCRIPTION:

1

PERMIT CORRECTIONS:

8/17/2026

CYCLE:

1

GMP SET:

8/28/2026

PROJECT NUMBER:

26-003

DATE:

08/14/2026

PROJECT MANAGER:

1

DRAWN BY:

CHECKED BY:

As indicated

PLUMBING CALCULATIONS

SHEET NUMBER:

P0.03

SCALE:

DOMESTIC WATER SYSTEM LOADING - DEMO VS. NEW

DEMOLISHED FIXTURES:	AMOUNT:	WSFU PER:	TOTAL WSFU:	NEW RESIDENTIAL FIXTURES:	AMOUNT:		
LAVATORY	190	1	190	LAVATORY	190		
WATER CLOSET	190	3	570	WATER CLOSET	190		
SINK	190	1.5	285	SINK	190		
BATHTUB	190	4	760	SHOWER	190		
WASHER BOX	15	3	45				
UTILITY SINK	5	1.5	7.5				
						TOTAL NEW GPM PER APPENDIX M	19.8 GPM
		TOTAL DEMO'D WSFUS:	1,857.5 FUS	AMENITY FIXTURES:	AMOUNT:	WSFU PER:	TOTAL WSFU:
		DEMO'D GPM PER HUNTER'S CURVE	310 GPM				
				WASHER BOXES	15	3	45
				UTILITY SINK	5	1.5	7.5
						TOTAL WSFU:	52.5
						TOTAL GPM FOR AMENITY FIXTURES:	29 GPM
						TOTAL GPM FOR NEW DESIGN	48.8 GPM

WASTE SYSTEM LOADING

DEMOLISHED FIXTURES:	AMOUNT:	DFU PER:	TOTAL DFUs	NEW FIXTURES:	AMOUNT:	DFU PER:	TOTAL DFUS:
LAVATORY	185	1	185	LAVATORY	185	1	185
WATER CLOSET	185	3	555	WATER CLOSET	185	3	555
SINK	185	2	370	SINK	185	2	370
BATHTUB	185	2	370	SHOWER	185	2	370
		TOTAL DEMO'D DFUS:	1,480			TOTAL NEW DFUS:	1,480

Water Demand Calculator (WDC v2.2)

PROJECT NAME : Morrison
Click for Drop-down Menu → Multi-Family Building

Total Number of Apartments in the Building→ 190
Total Apartments in this Calculation→ 190

Thursday, August 13, 2026
10:12 AM

FIXTURE GROUPS	FIXTURE	ENTER TOTAL NUMBER OF FIXTURES	PROBABILITY OF USE (%)	ENTER FIXTURE FLOW RATE (GPM)	MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM)
Bathroom Fixtures	1 Bathtub (no Shower)	0	0.32	5.5	5.5
	2 Bidet	0	0.52	2.0	2.0
	3 Combination Bath/Shower	0	1.16	5.5	5.5
	4 Faucet, Lavatory	190	1.00	1.0	1.5
	5 Shower, per head (no Bathtub)	190	0.76	1.5	2.0
Kitchen Fixtures	6 Water Closet, 1.28 GPF Gravity Tank	190	0.52	3.0	3.0
	7 Dishwasher	0	0.30	1.3	1.3
Laundry Room Fixtures	8 Faucet, Kitchen Sink	190	1.00	1.5	2.2
	9 Clothes Washer	0	1.08	3.5	3.5
Bar/Prep Fixtures	10 Faucet, Laundry	0	1.00	2.0	2.0
	11 Faucet, Bar Sink	0	1.00	1.5	1.5
Other Fixtures	12 Fixture 1	0	0.00	0.0	6.0
	13 Fixture 2	0	0.00	0.0	6.0
	14 Fixture 3	0	0.00	0.0	6.0

COMPUTED RESULTS FOR PEAK PERIOD CONDITIONS

Total No. of Fixtures in Calculation
N = 760

99th Percentile Demand Flow
Q = 19.8 GPM

Hunter Number
H(n,p) = 6.2

Stagnation Probability
Pr[Zero Demand] = 0%

Method of Computation
Wistort's Method

- ② WDC 2.2 - RESIDENTIAL COLD WATER SIZING
1/16" = 1'-0"

Water Demand Calculator (WDC v2.2)

PROJECT NAME : Morrison
Click for Drop-down Menu → Multi-Family Building

Total Number of Apartments in the Building→ 190
Total Apartments in this Calculation→ 190

Thursday, August 13, 2026
8:59 AM

FIXTURE GROUPS	FIXTURE	ENTER TOTAL NUMBER OF FIXTURES	PROBABILITY OF USE (%)	ENTER FIXTURE FLOW RATE (GPM)	MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM)
Bathroom Fixtures	1 Bathtub (no Shower)	0	0.32	5.5	5.5
	2 Bidet	0	0.52	2.0	2.0
	3 Combination Bath/Shower	0	1.16	5.5	5.5
	4 Faucet, Lavatory	190	1.00	1.0	1.5
	5 Shower, per head (no Bathtub)	190	0.76	1.5	2.0
Kitchen Fixtures	6 Water Closet, 1.28 GPF Gravity Tank	0	0.52	3.0	3.0
	7 Dishwasher	0	0.30	1.3	1.3
Laundry Room Fixtures	8 Faucet, Kitchen Sink	190	1.00	1.5	2.2
	9 Clothes Washer	0	1.08	3.5	3.5
Bar/Prep Fixtures	10 Faucet, Laundry	0	1.00	2.0	2.0
	11 Faucet, Bar Sink	0	1.00	1.5	1.5
Other Fixtures	12 Fixture 1	0	0.00	0.0	6.0
	13 Fixture 2	0	0.00	0.0	6.0
	14 Fixture 3	0	0.00	0.0	6.0

COMPUTED RESULTS FOR PEAK PERIOD CONDITIONS

Total No. of Fixtures in Calculation
N = 570

99th Percentile Demand Flow
Q = 14.0 GPM

Hunter Number
H(n,p) = 5.2

Stagnation Probability
Pr[Zero Demand] = 1%

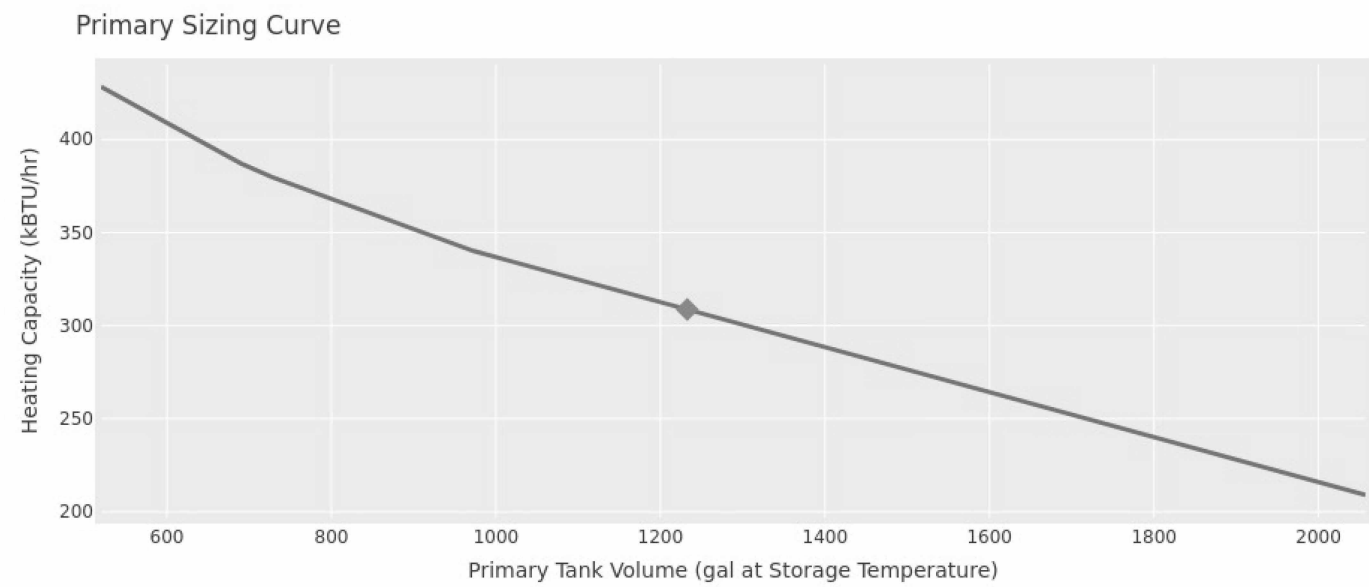
Method of Computation
Wistort's Method

- ③ WDC 2.2 - RESIDENTIAL HOT WATER SIZING
1/16" = 1'-0"



Primary Sizing Curve

This graph represents the trade off between storage volume and heating capacity. The Ecosizer method result is the green curve in the graph. The system sized from your inputs is the blue. Pick any point above the green curve to determine your system sizing.



System Size

The selected minimum heating capacity shown below is the minimum needed average output capacity of the selected equipment at the design cold air temperature in your climate zone. Note that you must also account for manufacturer specific defrost penalty.

Tank Volume
1232.53 Gallons

Heating Capacity
308.7 kBtu/hr
Engineer should ensure heating capacity is properly spread between staged heat pumps to avoid short cycling.

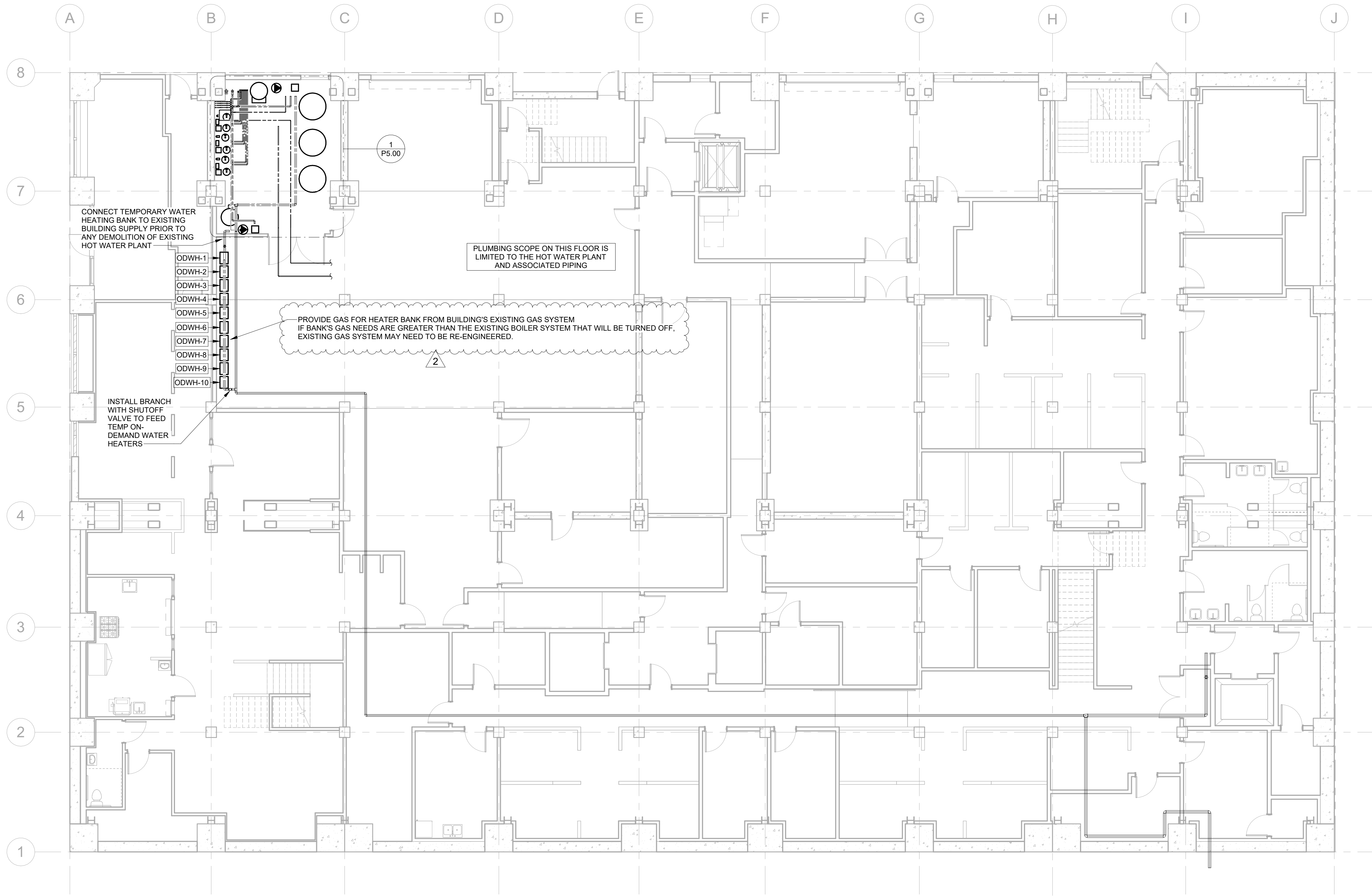
Swing Tank Volume
80 Gallons

Swing Resistance Element
12.3 kW · 42.1 kBtu/hr

CA Title 24 Swing Tank Volume
80 Gallons

1 HOT WATER PLANT SIZING

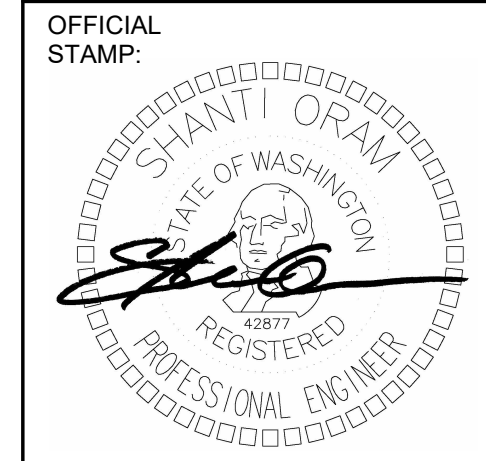
SCALE: 1/8" = 1'-0"



1 PLUMBING - LEVEL B1
SCALE: 1/8" = 1'-0"

SXS

Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104



PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104			
REVISIONS:	DESCRIPTION	DATE	GMP SET
1	PERMIT CORRECTIONS	8/17/2026	
2	UPDATES FOR GMP	8/28/2026	

SHEET NAME: PLUMBING - BASEMENT FLOOR PLAN		PROJECT NUMBER: 26-033	DATE: 08/14/2026
PROJECT MANAGER:		DRAWN BY:	CHECKED BY:
P2.00		1/8" = 1'-0"	

OFFICIAL
TAMP:

MORRISON HOTEL REHABILITATION
509 Third Avenue

GMP SEI

070710710

NAME: _____

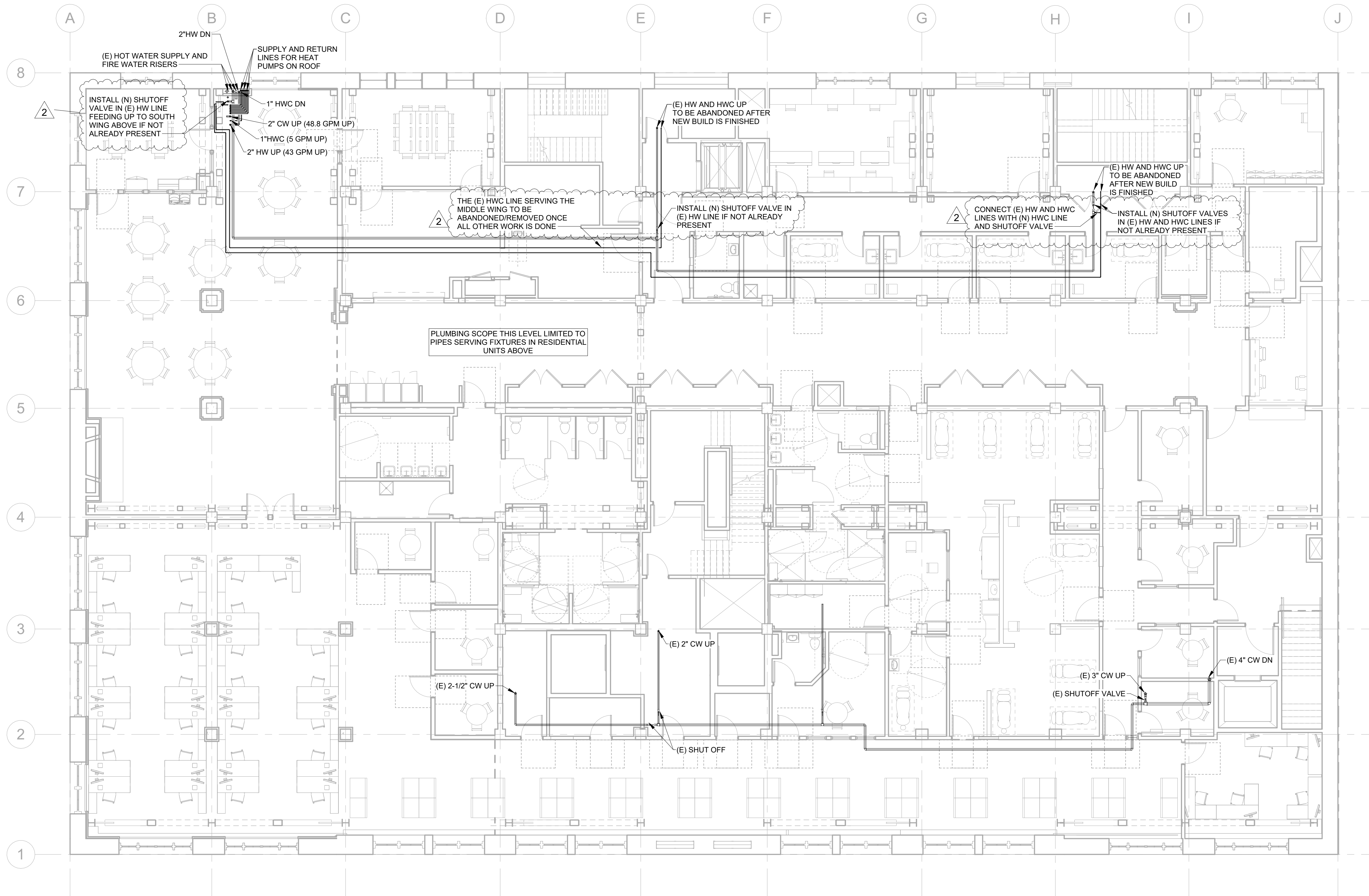
PLUMBING - LEVEL 2 FLOOR PLAN

DATE: _____
PROJECT MANAGER: _____

NUMBER: **P2.02**

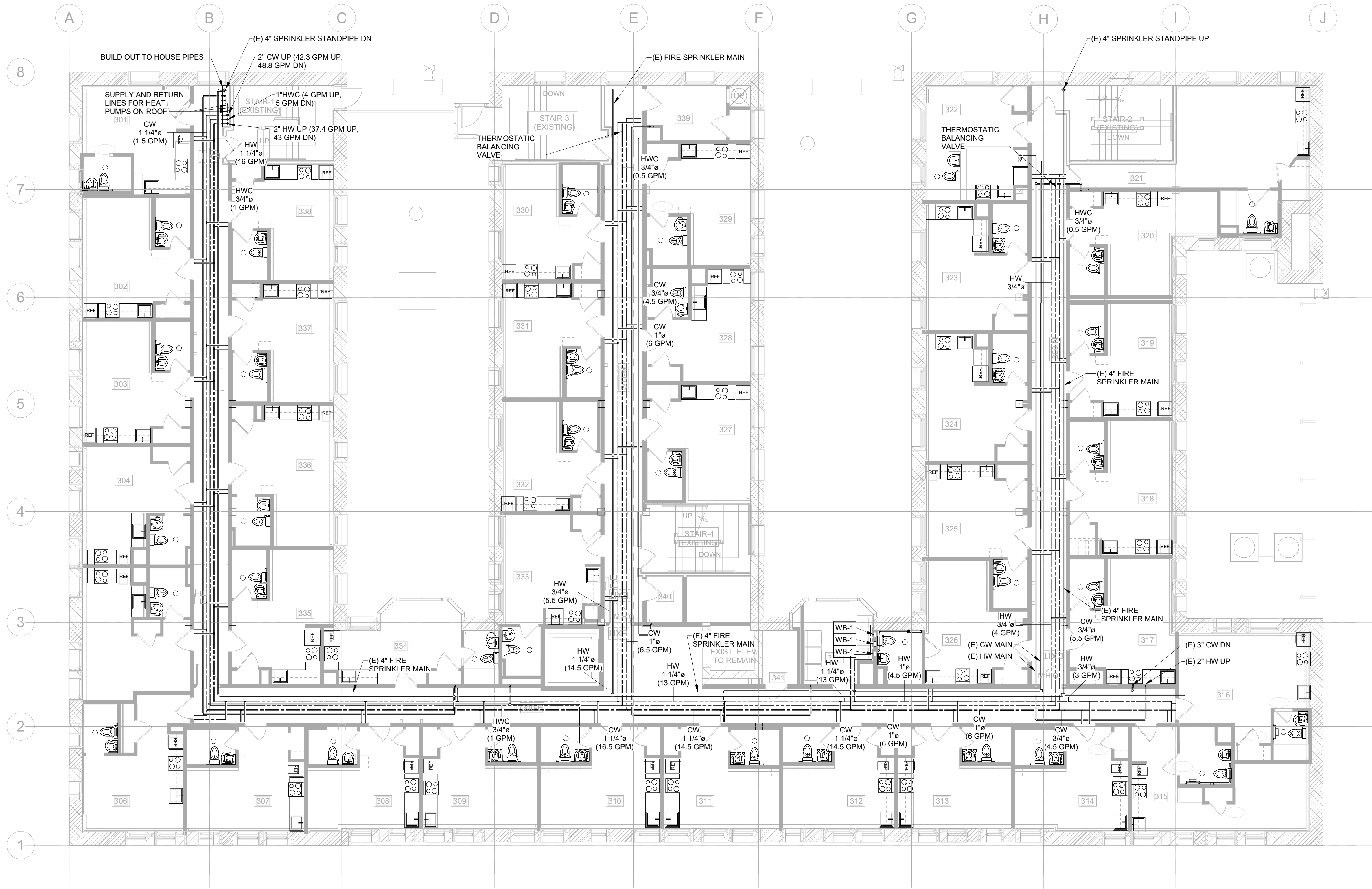
SCALE:

1/8" = 1'-0"



PLUMBING - LEVEL 02

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



- GENERAL NOTES
1.

INSTALL HORIZONTAL WATER SUPPLY MAINS IN CORRIDOR AHEAD OF UNIT DEMOLITIONS. PREPPING UNIT SUPPLY BRANCHES FOR CONNECTION ONCE UNITS ARE REBUILT.
2.

ON WATER SUPPLY BRANCHES FOR ALL RESIDENTIAL UNITS INSTALL 7.5\"/>
3.

COORDINATE EXACT LOCATION OF BRANCHES WITH STRUCTURE, MECHANICAL, AND EXISTING PIPING.

SXS

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510 Maynard Ave S
Seattle, WA 98104

ECOTOPE

OFFICIAL STAMP:

SHANTI ORAM

STATE OF WASHINGTON

REGISTERED PROFESSIONAL ENGINEER

PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PROJECT NUMBER: 26-033
DATE: 08/14/2026

PROJECT MANAGER:

DRAWN BY:

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REVISIONS:

DESCRIPTION

DATE

2

UPDATES FOR GMP

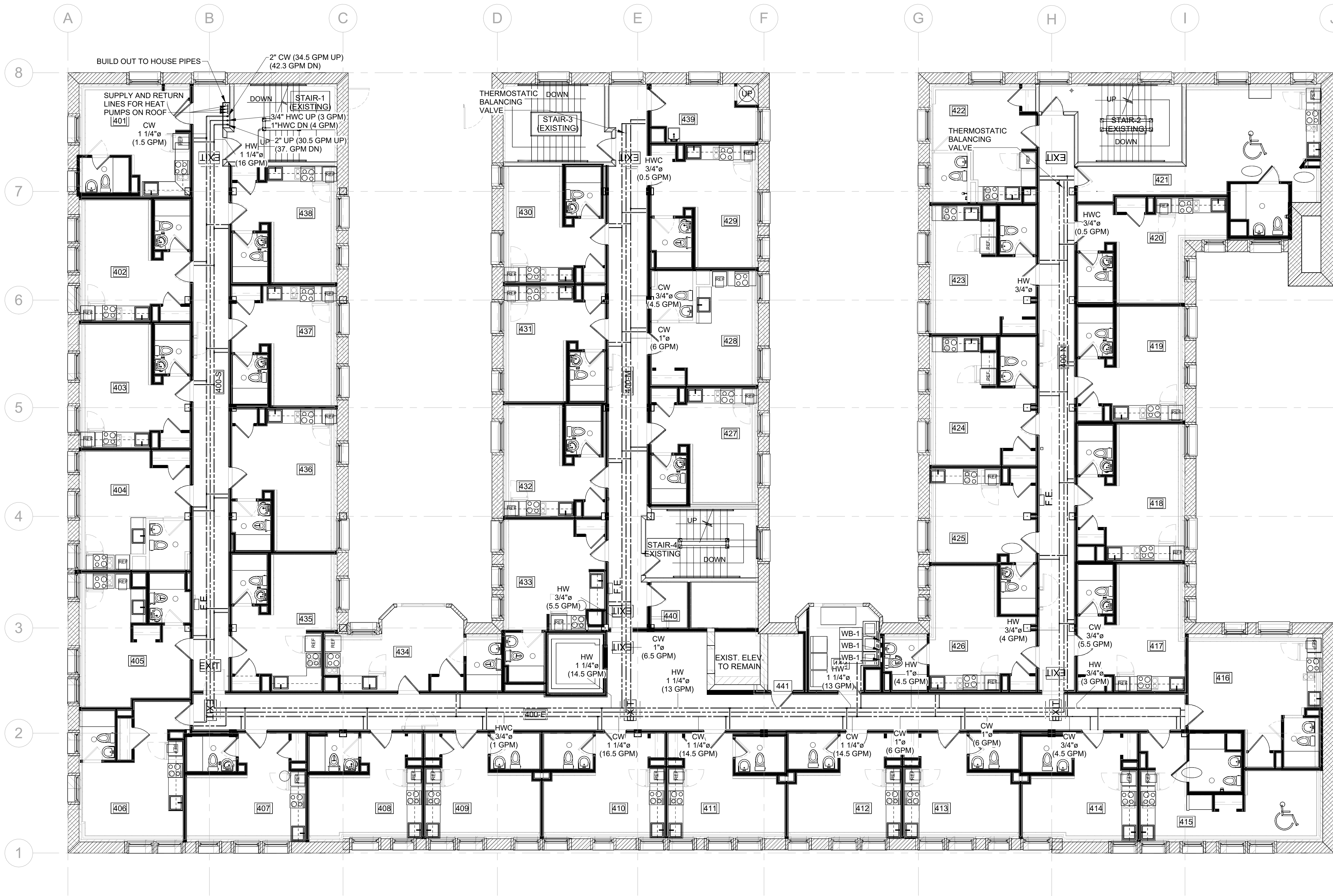
8/28/2026

GMP SET

8/28/2026

SHEET NUMBER: P2.03

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



- ### GENERAL NOTES
1. INSTALL HORIZONTAL WATER SUPPLY MAINS IN CORRIDOR AHEAD OF UNIT DEMOLITIONS. PREPPING UNIT SUPPLY BRANCHES FOR CONNECTION ONCE UNITS ARE REBUILT.
 2. ON WATER SUPPLY BRANCHES FOR ALL RESIDENTIAL UNITS INSTALL 7.5' SPACER TUBES AND 2" COUPLERS FOR POSSIBLE FUTURE SHUT OFF VALVES AND SUBMETERS IN CEILING OF CORRIDOR. FROM THERE SUPPLY FIXTURES VIA PEX RUNS.
 3. COORDINATE EXACT LOCATION OF BRANCHES WITH STRUCTURE, MECHANICAL, AND EXISTING PIPING.

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PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PROJECT NUMBER: 26-033
DATE: 08/14/2026

REVISIONS:
DESCRIPTION
DATE
8/28/2026

PROJECT MANAGER:
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CHECKED BY:

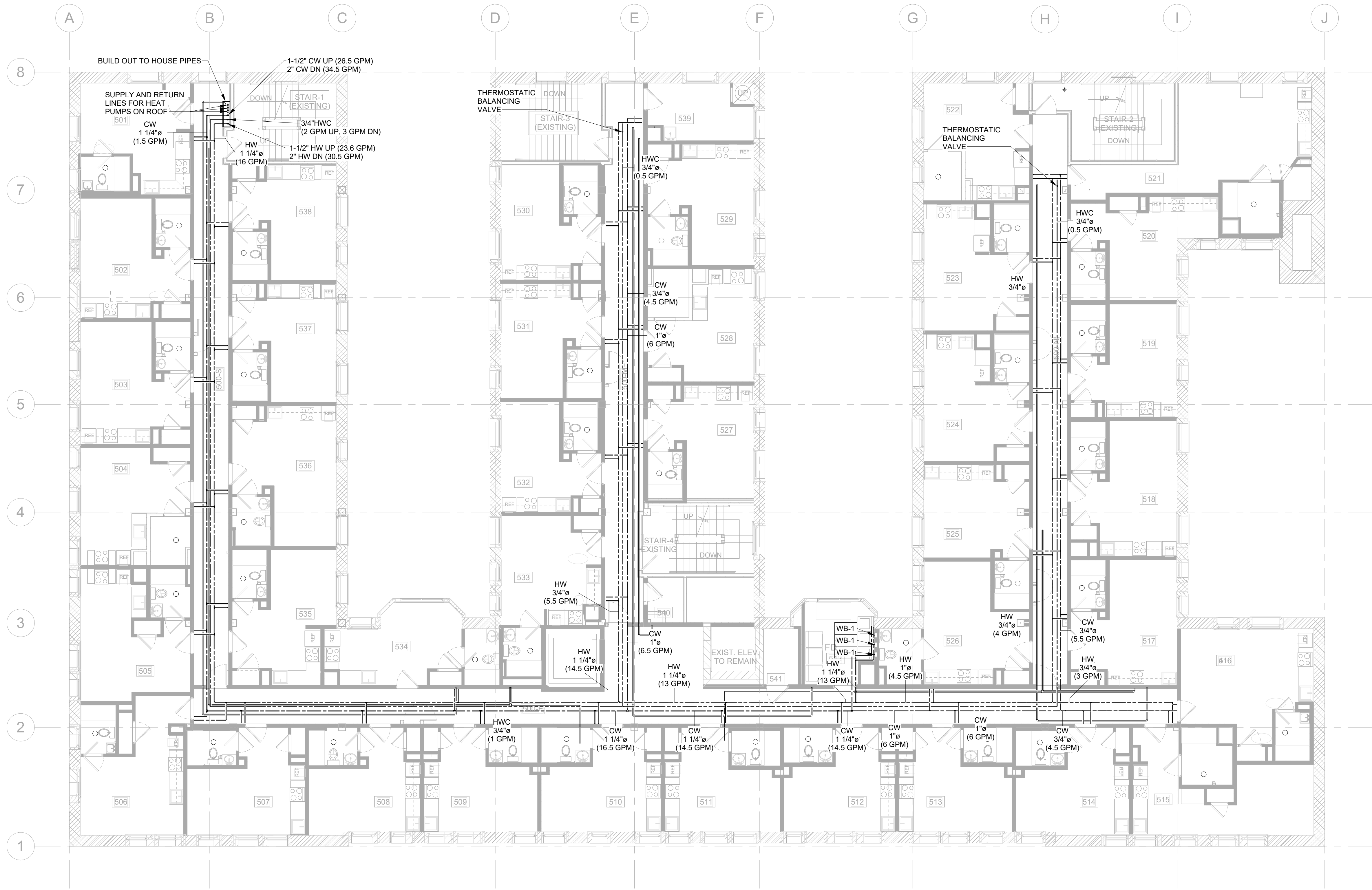
GMP SET
8/28/2026

PLUMBING - LEVEL 4 FLOOR PLAN

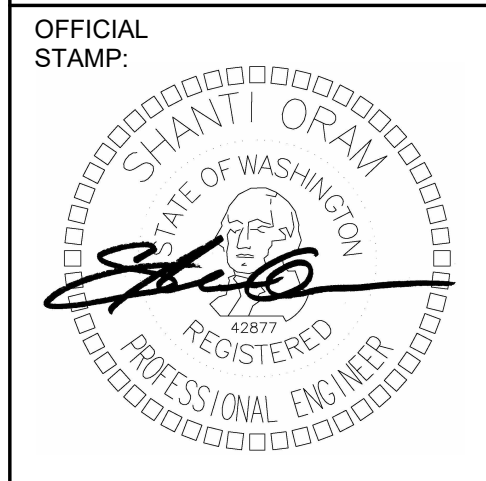
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SCALE: 1/8" = 1'-0"

1 PLUMBING - LEVEL 04
SCALE: 1/8" = 1'-0"



- ### GENERAL NOTES
1. INSTALL HORIZONTAL WATER SUPPLY MAINS IN CORRIDOR AHEAD OF UNIT DEMOLITIONS. PREPPING UNIT SUPPLY BRANCHES FOR CONNECTION ONCE UNITS ARE REBUILT.
 2. ON WATER SUPPLY BRANCHES FOR ALL RESIDENTIAL UNITS INSTALL 7.5' SPACER TUBES AND 2' COUPLERS FOR POSSIBLE FUTURE SHUT OFF VALVES AND SUBMETERS IN CEILING OF CORRIDOR. FROM THERE SUPPLY FIXTURES VIA PEX RUNS.
 3. COORDINATE EXACT LOCATION OF BRANCHES WITH STRUCTURE, MECHANICAL, AND EXISTING PIPING.



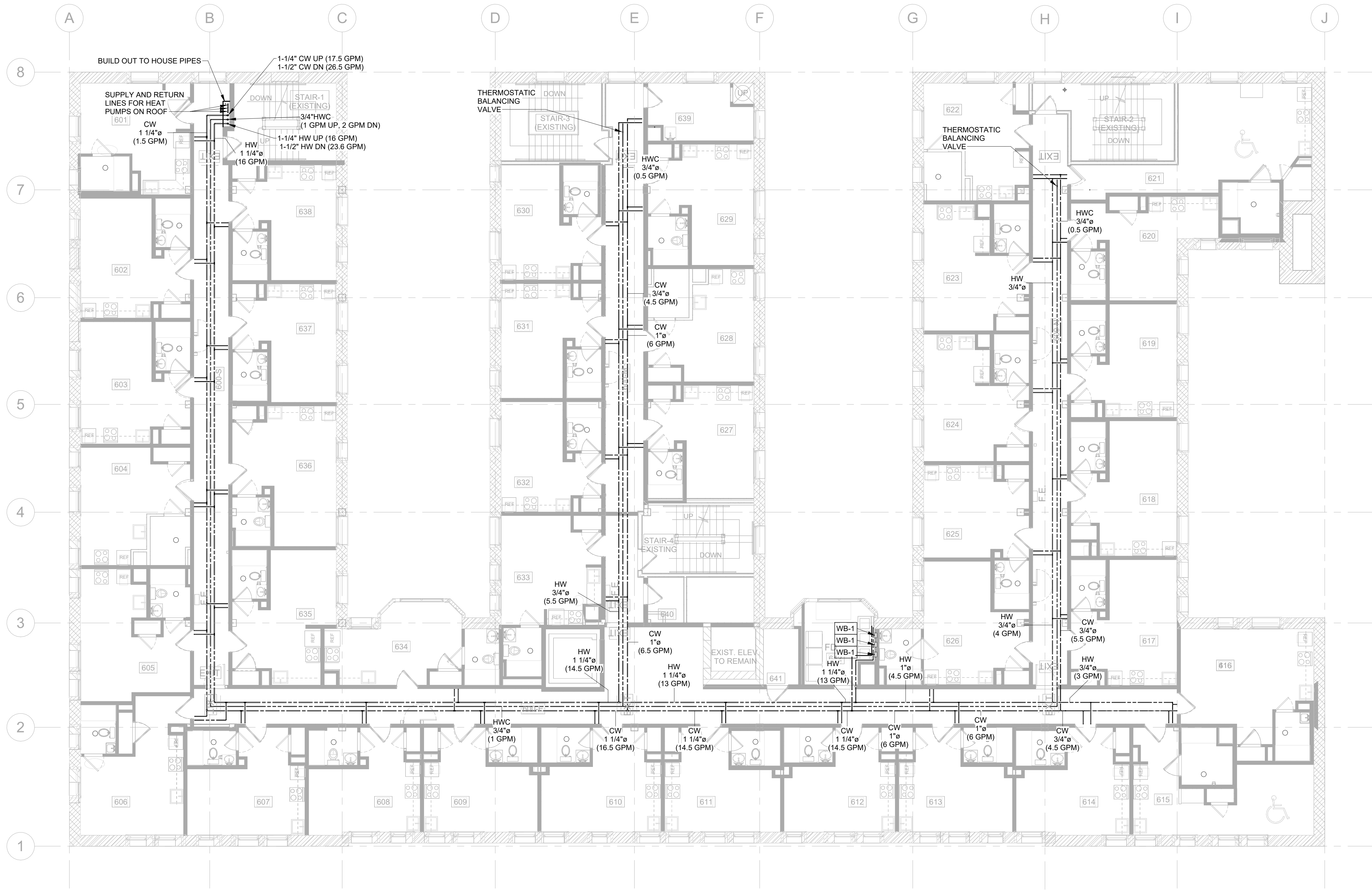
SHEET NAME:	PLUMBING - LEVEL 5 FLOOR PLAN	PROJECT:				MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104
		PROJECT NUMBER: 26-033				
		DATE: 08/14/2026				
		PROJECT MANAGER:				
SHEET NUMBER: P2.05		DRAWN BY:				GMP SET
		CHECKED BY:				
		1/8" = 1'-0"				
SCALE:		2 UPDATES FOR GMP				8/28/2026

1 PLUMBING - LEVEL 05
SCALE: 1/8" = 1'-0"

PLUMBING - LEVEL 5 FLOOR PLAN

P2.05

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



- ### GENERAL NOTES
1. INSTALL HORIZONTAL WATER SUPPLY MAINS IN CORRIDOR AHEAD OF UNIT DEMOLITIONS. PREPPING UNIT SUPPLY BRANCHES FOR CONNECTION ONCE UNITS ARE REBUILT.
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 3. COORDINATE EXACT LOCATION OF BRANCHES WITH STRUCTURE, MECHANICAL, AND EXISTING PIPING.

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509 Third Avenue
Seattle, WA 98104

REVISIONS:

PROJECT NUMBER:	DATE:	DESCRIPTION
26-033	08/14/2026	2 UPDATES FOR GMP

DATE:

8/28/2026

PROJECT MANAGER:

8/28/2026

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8/28/2026

26-033

08/14/2026

2 UPDATES FOR GMP

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8/28/2026

CHECKED BY:

8/28/2026

PROJECT:

MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

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MORRISON HOTEL REHABILITATION
509 Third Avenue
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REVISIONS:

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26-033	08/14/2026	2 UPDATES FOR GMP

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DRAWN BY:

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26-033

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8/28/2026

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MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

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26-033	08/14/2026	2 UPDATES FOR GMP

DATE:

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PROJECT MANAGER:

8/28/2026

DRAWN BY:

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CHECKED BY:

8/28/2026

26-033

08/14/2026

2 UPDATES FOR GMP

DATE:

8/28/2026

PROJECT MANAGER:

8/28/2026

DRAWN BY:

8/28/2026

CHECKED BY:

8/28/2026

1 PLUMBING - LEVEL 06
SCALE: 1/8" = 1'-0"

PLUMBING - LEVEL 6 FLOOR PLAN

PROJECT NUMBER:

26-033

DATE:

08/14/2026

PROJECT MANAGER:

8/28/2026

DRAWN BY:

8/28/2026

CHECKED BY:

8/28/2026

26-033

08/14/2026

2 UPDATES FOR GMP

DATE:

8/28/2026

PROJECT MANAGER:

8/28/2026

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PROJECT:

MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

PROJECT NUMBER:	DATE:	DESCRIPTION
26-033	08/14/2026	2 UPDATES FOR GMP

DATE:

8/28/2026

PROJECT MANAGER:

8/28/2026

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08/14/2026

2 UPDATES FOR GMP

DATE:

8/28/2026

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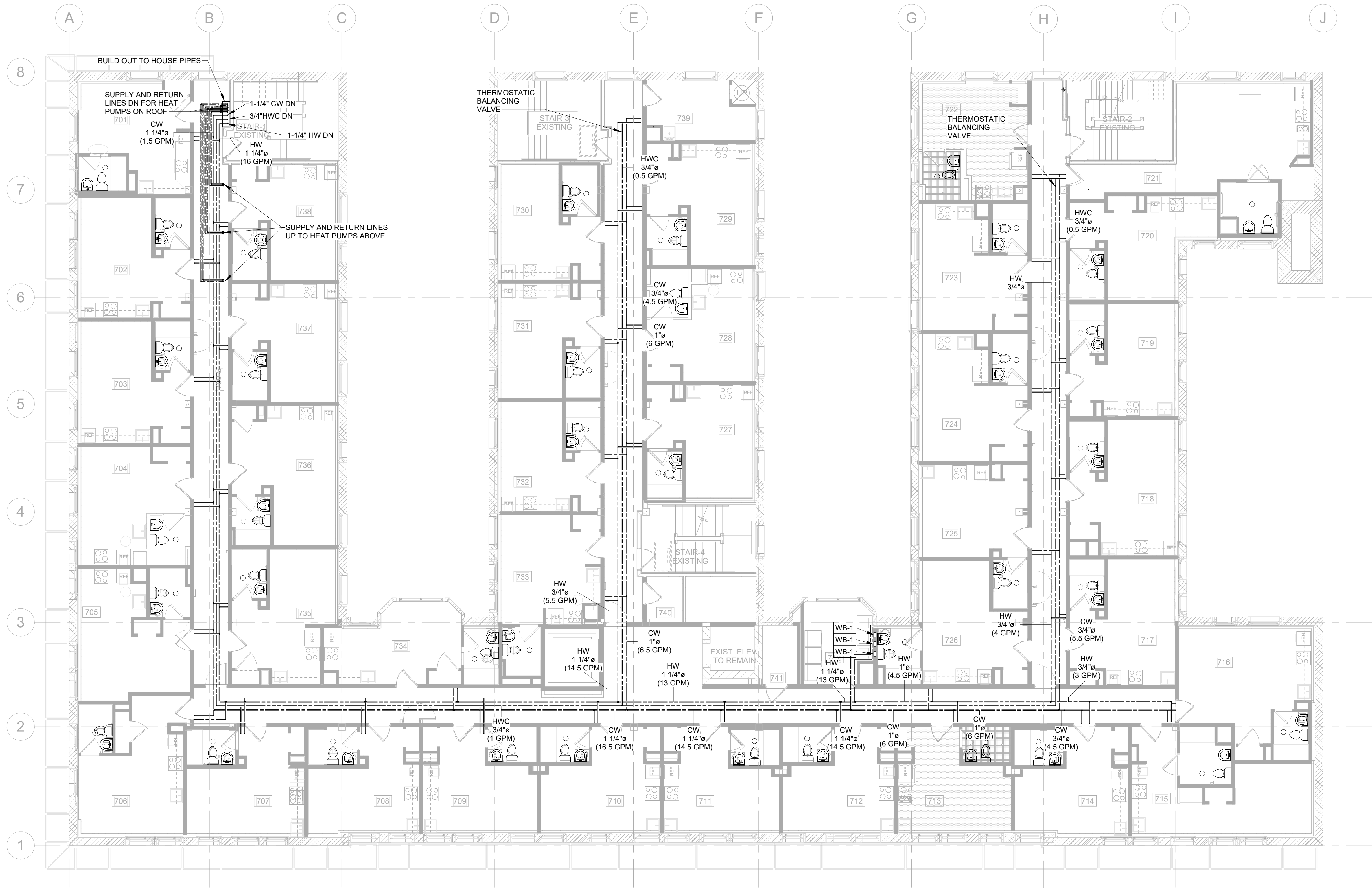
8/28/2026

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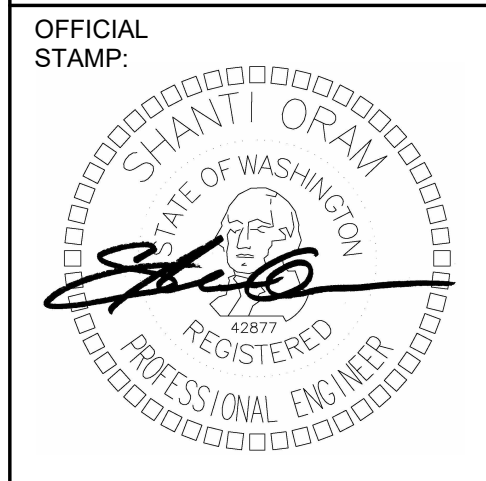
8/28/2026

CHECKED BY:

8/28/2026



- ### GENERAL NOTES
1. INSTALL HORIZONTAL WATER SUPPLY MAINS IN CORRIDOR AHEAD OF UNIT DEMOLITIONS. PREPPING UNIT SUPPLY BRANCHES FOR CONNECTION ONCE UNITS ARE REBUILT.
 2. ON WATER SUPPLY BRANCHES FOR ALL RESIDENTIAL UNITS INSTALL 7.5' SPACER TUBES AND 2" COUPLERS FOR POSSIBLE FUTURE SHUT OFF VALVES AND SUBMETERS IN CEILING OF CORRIDOR. FROM THERE SUPPLY FIXTURES VIA PEX RUNS.
 3. COORDINATE EXACT LOCATION OF BRANCHES WITH STRUCTURE, MECHANICAL, AND EXISTING PIPING.



PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104		GMP SET		8/28/2026
REVISIONS:		DATE		
26-033		08/14/2026		
PROJECT NUMBER:		DESCRIPTION		
DATE:		UPDATES FOR GMP		
PROJECT MANAGER:		DRAWN BY:		
CHECKED BY:		SCALE: 1/8" = 1'-0"		

1 PLUMBING - LEVEL 07
SCALE: 1/8" = 1'-0"

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TAMP:

MORRISON HOTEL REHABILITATION
509 Third Avenue

GMP SET

8/28/2026

DATE 8/17/2023

8/28/2023

DESCRIPTION	PERMIT CORRECTIONS

PERMIT CORRECTIONS
CYCLE 1
UPDATES FOR GMP

2026	1
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	2
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180

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PLACED

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NUMBER:

2



1 PLUMBING - ROOF

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

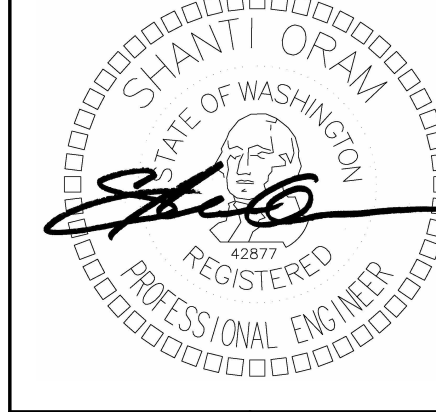
SCALE: 1/8" = 1'-0"

NAME: _____

PLUMBING - ROOF PLAN

SCALE: P2.08

1/8" = 1'-0"

OFFICIAL
STAMP:PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

REVISIONS:
DATE DESCRIPTION
8/17/20261 PERMIT CORRECTIONS
CYCLE 1

2 UPDATES FOR GMP

SHEET
NAME:
PLUMBING - HPWH PLANT SCHEMATICPROJECT NUMBER:
26-033DATE:
08/14/2026PROJECT MANAGER:
DRAWN BY:

CHECKED BY:

P4.00

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

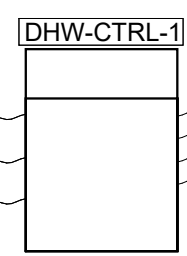
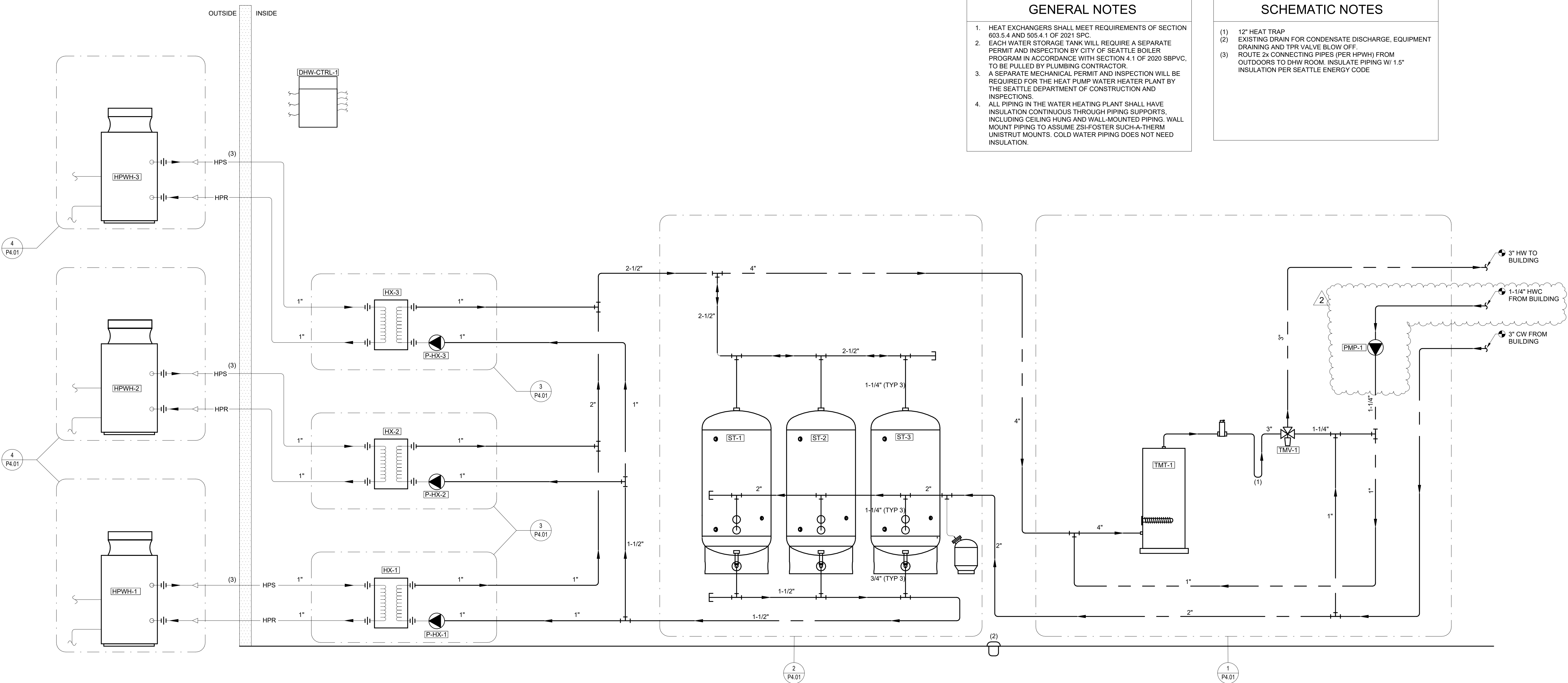
GENERAL NOTES

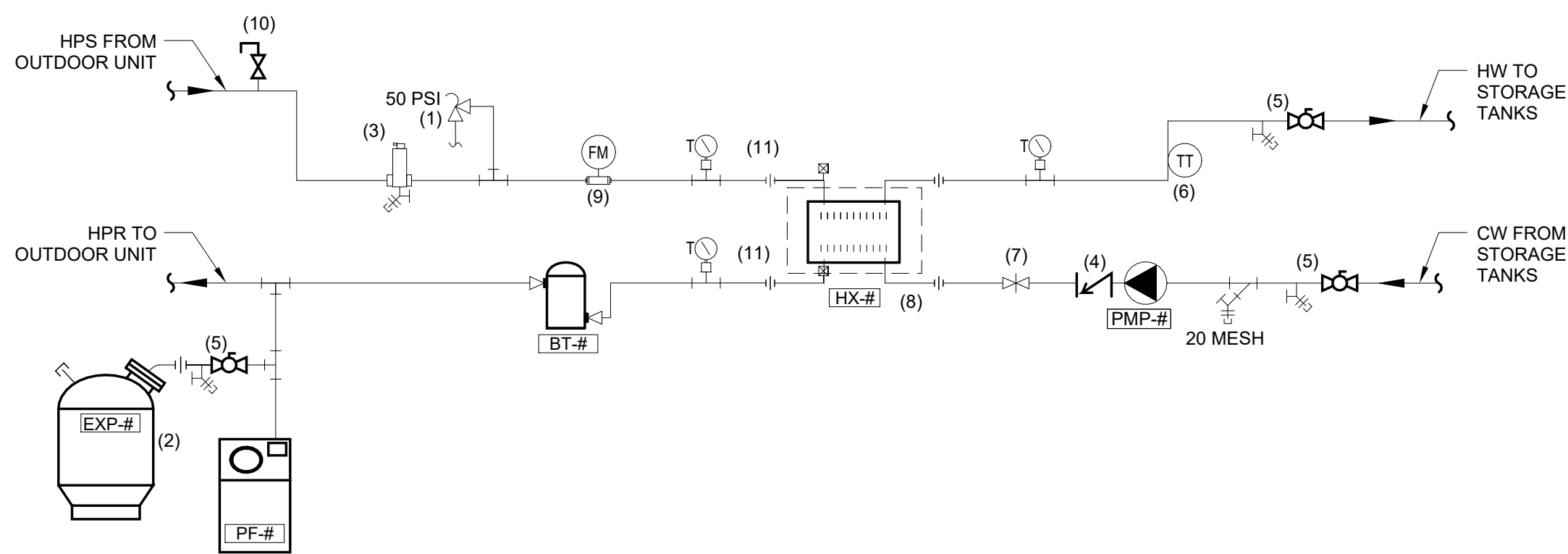
- HEAT EXCHANGERS SHALL MEET REQUIREMENTS OF SECTION 603.5.4 AND 506.4.1 OF 2021 SPC.
- EACH WATER STORAGE TANK WILL REQUIRE A SEPARATE PERMIT AND INSPECTION BY CITY OF SEATTLE BOILER PROGRAM IN ACCORDANCE WITH SECTION 4.1 OF 2020 SBPVC, TO BE PULLED BY PLUMBING CONTRACTOR.
- A SEPARATE MECHANICAL PERMIT AND INSPECTION WILL BE REQUIRED FOR THE HEAT PUMP WATER HEATER PLANT BY THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS.
- ALL PIPING IN THE WATER HEATING PLANT SHALL HAVE INSULATION CONTINUOUS THROUGH PIPING SUPPORTS, INCLUDING CEILING HUNG AND WALL-MOUNTED PIPING. WALL MOUNT PIPING TO ASSUME ZSI-FOSTER SUCH-A-THERM UNISTRUT MOUNTS. COLD WATER PIPING DOES NOT NEED INSULATION.

SCHEMATIC NOTES

- 12" HEAT TRAP
- EXISTING DRAIN FOR CONDENSATE DISCHARGE, EQUIPMENT DRAINING AND TPR VALVE BLOW OFF.
- ROUTE 2x CONNECTING PIPES (PER HPWH) FROM OUTDOORS TO DHW ROOM. INSULATE PIPING W/ 1.5" INSULATION PER SEATTLE ENERGY CODE

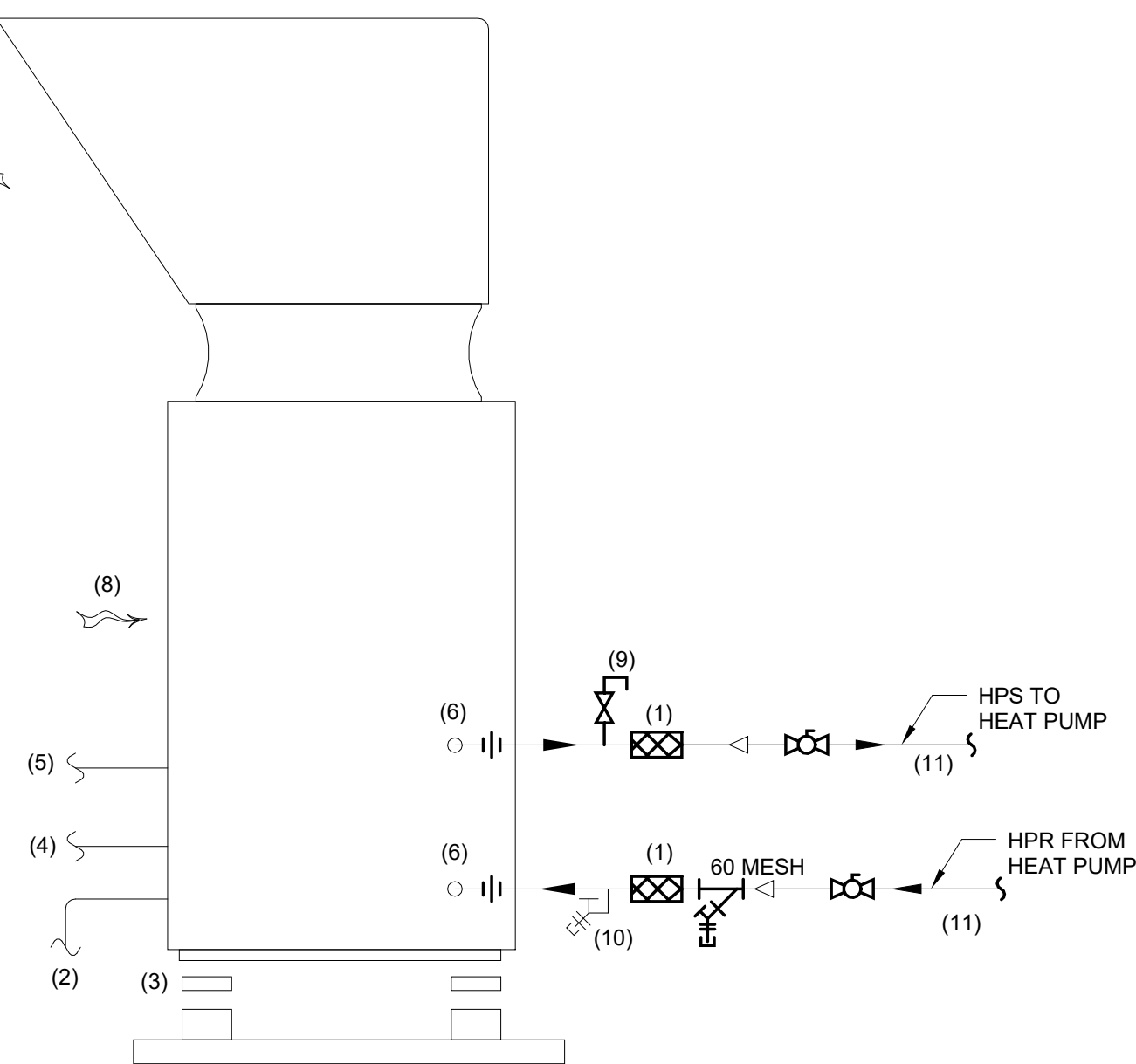
OUTSIDE INSIDE





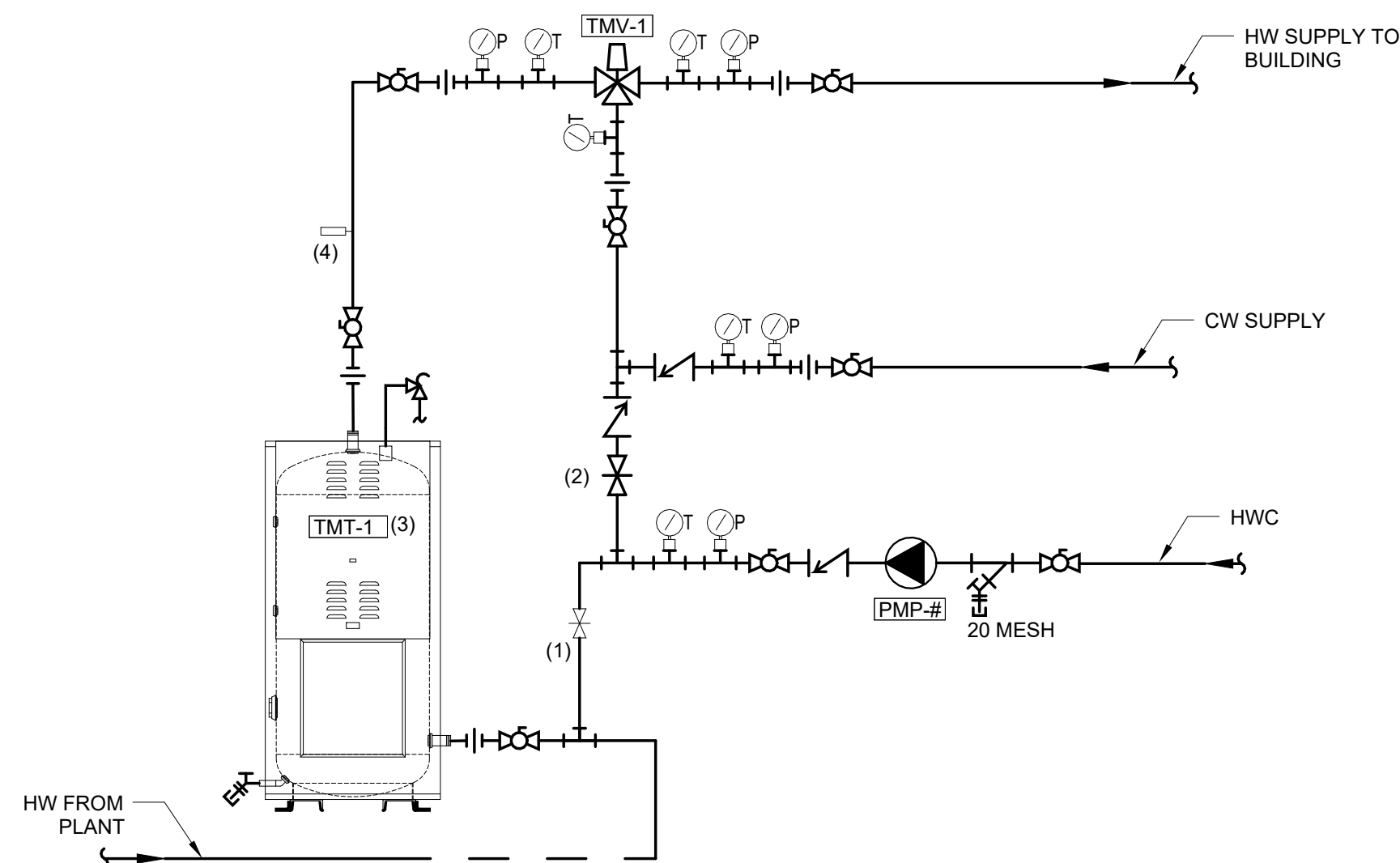
- NOTES:
1. PRESSURE/TEMPERATURE RELIEF VALVE. ROUTE OUTLET TO NEAREST DRAIN.
 2. EXPANSION TANK AIR PRESSURE SHOULD BE ADJUSTED TO THE COLD FILL / SYSTEM FEEDER SET POINT PRIOR TO FILLING SYSTEM.
 3. MICROBUBBLE AIR AND DIRT SEPARATOR WITH BOTTOM FLUSH VALVE LOCATED NEAR HIGH POINT. PROVIDE MINIMUM 6" CLEAR ABOVE FOR MAINTENANCE.
 4. INLINE SPRING CHECK VALVE. MAY BE INTEGRAL TO PUMP.
 5. ISOLATION AND FLUSH VALVE FOR ISOLATING, DRAINING, AND CLEANING OF SYSTEM.
 6. TEMPERATURE SENSOR PROVIDED BY METUS AND WIRED TO SECONDARY LOOP PUMP FOR CONTROL. IF SENSOR IS WETTED, LOCATED TEMPERATURE SENSOR IN TEE AT EXISTING ELBOW.
 7. 3/4" QUICKSETTER BALANCING VALVE (CALEFFI 132552A OR SIMILAR) WITH INTEGRATED FLOW METER CERTIFIED FOR USE IN POTABLE WATER SYSTEMS. SET ACCORDING TO MANUFACTURER GUIDANCE. PLUMBER TO INSPECT UNIT PRIOR TO INSTALLATION - REMOVE SCREEN FILTER FROM VALVE, IF PRESENT.
 8. INSTALL HEAT EXCHANGER IN COUNTERFLOW CONFIGURATION WITH PIPING CONNECTIONS AT BOTTOM. PROVIDE STRUCTURAL SUPPORT FOR HEAT EXCHANGER PER MANUFACTURER INSTALLATION INSTRUCTIONS. DO NOT SUPPORT WITH PIPING. PROVIDE 1" INSULATION AROUND HEAT EXCHANGER AND THERMAL ISOLATION WASHERS BETWEEN HEAT EXCHANGER AND STRUCTURAL SUPPORT (ARMA THERM FRR THERMAL BREAK MATERIAL/WASHER OR SIMILAR PRODUCT).
 9. FLOW METER WIRED TO SECONDARY LOOP PUMP FOR CONTROL. FLOW METER MUST BE LOCATED IN HORIZONTAL OR UPWARD FLOW AND WHERE REQUIRED STRAIGHT INLET/OUTLET PIPE LENGTHS CAN BE OBTAINED. FLOW METER CAN BE LOCATED ON INLET OR OUTLET OF QAHV.
 10. AUTOMATIC AIR BLEED LOCATED AT SYSTEM HIGH POINT. LEAVE OPEN DURING SYSTEM FILL AND AIR PURGE.
 11. TEMPERATURE AND PRESSURE MEASUREMENT PORT.

3 SIDE LOOP DETAIL



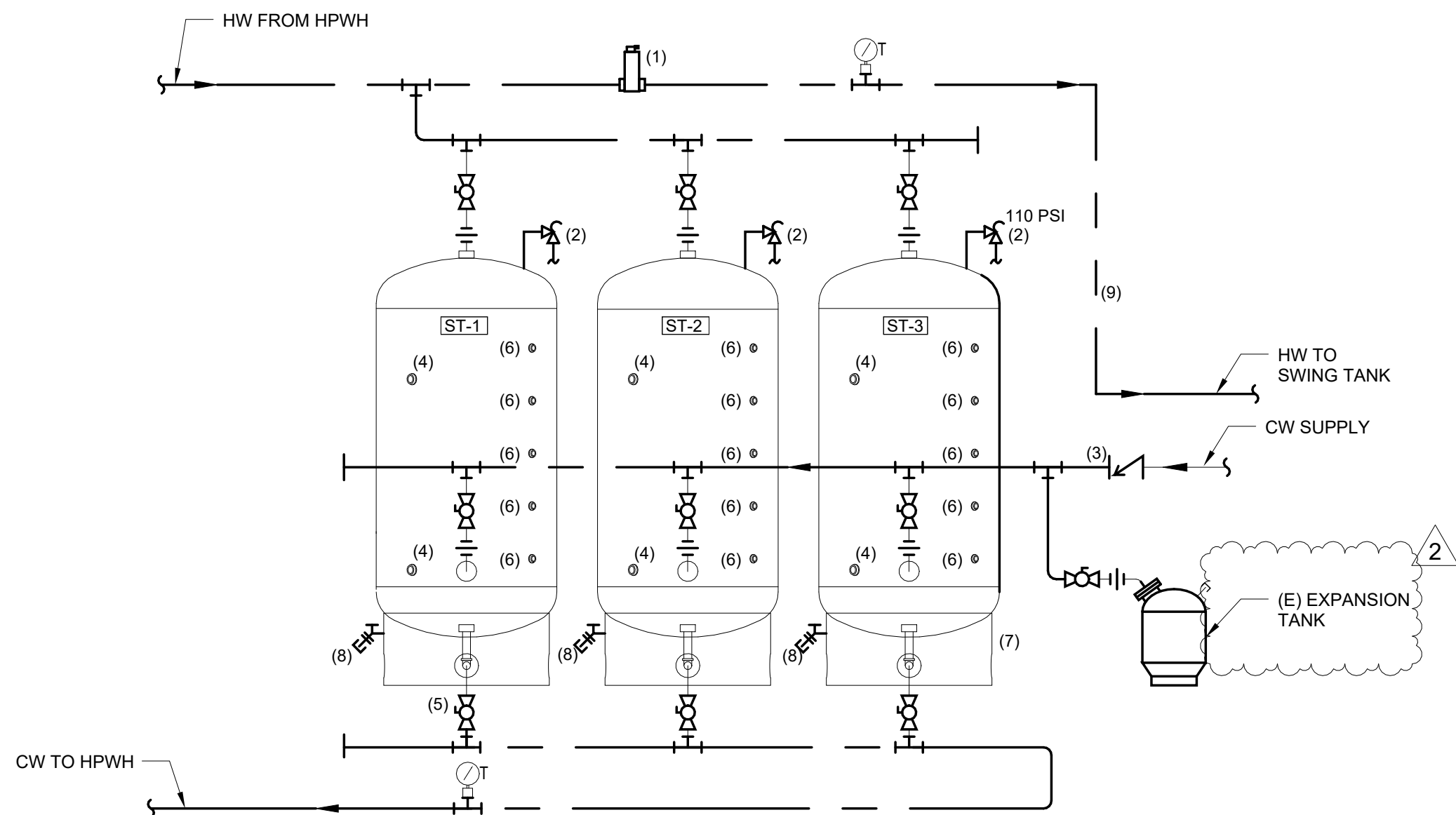
- NOTES:
1. PROVIDE FLEXIBLE CONNECTION WITH MINIMUM 250°F TEMPERATURE AND 125 PSI PRESSURE RATINGS.
 2. ROUTE UNIT CONDENSATE OUTLET TO NEAREST DRAIN. PROVIDE HEAT TRACE OR HEATING PAD ON CONDENSATE PAN. PROVE INSULATION AND HEAT TRACE ON CONDENSATE LINE. HEAT TRACE ENABLE SETPOINT SHALL BE SET TO 35°F.
 3. MOUNT UNIT WITH VIBRATION ISOLATION PER MANUFACTURER'S OR ACOUSTICAL'S REQUIREMENTS. EQUIPMENT SUPPORTS AND SEISMIC REQUIREMENTS TO BE SUBMITTED AS DEFERRED SUBMITTAL AND DESIGNED BY LICENSED ENGINEER.
 4. ELECTRICAL POWER CONNECTION.
 5. CONTROL WIRING. INCLUDES MODBUS CONNECTION AND DIRECT CONNECTION TO TANK THERMISTORS AT A MINIMUM.
 6. BSP TO NPT PIPE ADAPTER (BY MANUFACTURER, SHIPPED WITH UNIT).
 7. EXHAUST AIR STREAM. PROVIDE MANUFACTURER SNOWHAIL HOOD FOR PURPOSES OF AIRFLOW DEFLECTION INTO THE GARAGE. EOR APPROVED FABRICATED ELBOW ALSO ACCEPTABLE.
 8. SOURCE AIR STREAM. INSTALL PER MANUFACTURER CLEARANCES ON BACK AND SIDE TO ALLOW FOR PROPER AIRFLOW.
 9. MANUAL AIR VENT.
 10. LOW POINT DRAIN.
 11. FREEZE PROTECT HPS & HPR PIPING INSTALLED OUTDOORS.

4 QAHV OUTDOOR CONNECTION



- NOTES:
1. SET BALANCING VALVE TO 25% FLOW.
 2. SET BALANCING VALVE TO 75% FLOW.
 3. PROVIDE SESIMIC RESTRAINT FOR EWH AS DEFERRED SUBMITTAL.
 4. PROVIDE SECONDARY SAFETY DEVICE ON WATER HEATER OUTLET WITH AN ADJUSTABLE TEMPERATURE LIMIT FOR SAFETY LIMIT TESTING (SET TO 180°F). EMERGENCY SHUTDOWN SWITCH NOT REQUIRED PER 4.18.5 OF THE 2024 SBPVC. PRESSURE AND TEMPERATURE RELIEF VALVES INCLUDED PER SECTION 4.18.4. LOW-WATER CUTOFF OR FLOW SENSING DEVICES NOT REQUIRED PER EXCEPTION 2 TO SECTION 4.18.6, THE ELECTRIC WATER HEATERS ARE ASME "HLW": CERTIFIED AND CONNECTED TO PRESSURIZED WATER SUPPLY

1 SWING TANK AND CIRC



- NOTES:
- (1) ADD AUTOMATIC AIR VENT WITH SERVICING CHECK VALVE AT ALL LOCAL HIGH POINTS IN THE PIPING.
 - (2) ROUTE TEMPERATURE/PRESSURE RELIEF VALVE TO NEAREST DRAIN.
 - (3) PLACE CHECK VALVES IN HORIZONTAL SECTION OF PIPE WITH MINIMUM 5-DIAMETERS OF STRAIGHT INLET PIPE. TYP ALL.
 - (4) CONNECTION FOR SACRIFICIAL ANODE. PROVIDE CLEARANCE TO PULL ANODE OR USE 1" NPT ON OPPOSITE SIDE OF TANK. CONTRACTOR SHALL PROVIDE AND INSTALL ANODES.
 - (5) PROVIDE UNION AND ISOLATION VALVE AT TANK CONNECTION FOR TANK REMOVAL. TYPICAL ALL TANK CONNECTIONS (3 PER TANK)
 - (6) THERMOWELLS SHALL BE COMPATIBLE FOR 157MM 15K THERMISTOR THAT COME AS PART OF THE QAHV PACKAGE SYSTEM. THERMISTORS REQUIRE NPT TO BPT CONNECTION AND SHALL BE WIRED BACK TO QAHVs
 - (7) EQUIPMENT SUPPORTS AND SEISMIC REQUIREMENTS TO BE SUBMITTED AS DEFERRED SUBMITTAL AND DESIGNED BY LICENSED ENGINEER.
 - (8) LOW POINT DRAIN.
 - (9) PROVIDE HEAT TRAP PIPING. DROP PIPE MINIMUM OF 12" BELOW ELEVATION OF TANK CONNECTION.

2 PARALLEL PIPED STORAGE

SXS

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Seattle, WA 98104

ECOTOPE

OFFICIAL
STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

8/17/2026

DESCRIPTION

PERMIT CORRECTIONS

REVISIONS:

1

PROJECT NUMBER:

26-033

DATE:

08/13/26

PROJECT MANAGER:

1

DRAWN BY:

2

CHECKED BY:

1/0"

HPWH PLANT DETAILS

SHEET
NUMBER:
P4.01

SCALE:

OFFICIAL
STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

REVISIONS:

DATE

DESCRIPTION

PERMIT CORRECTIONS

CYCLE 1

GMP SET

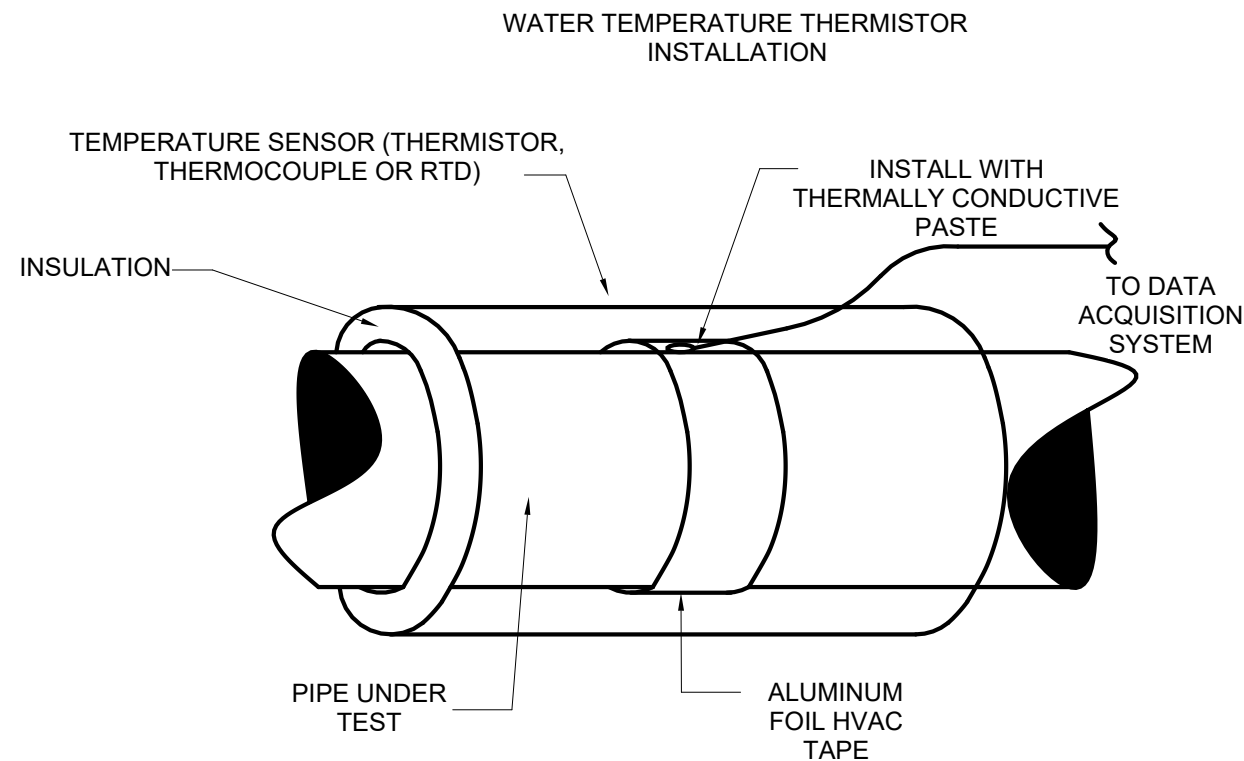
8/28/2026

HPWH PLANT DETAILS

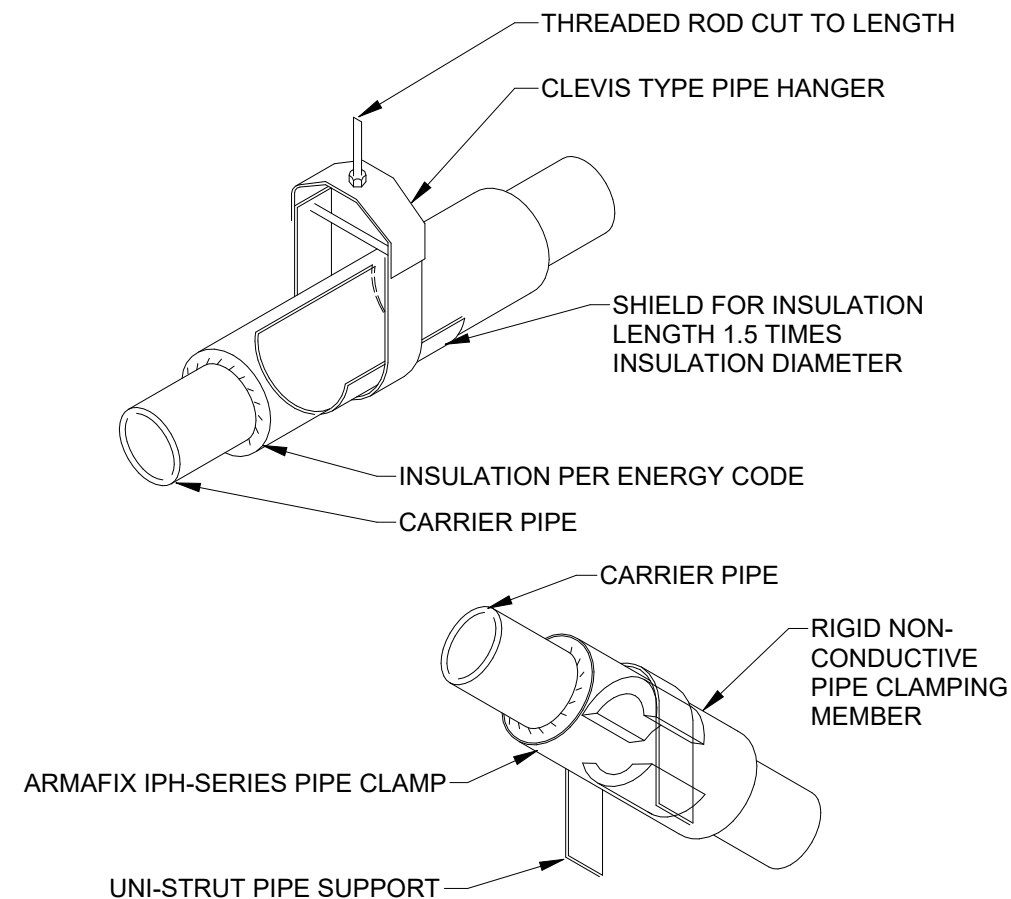
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P4.02

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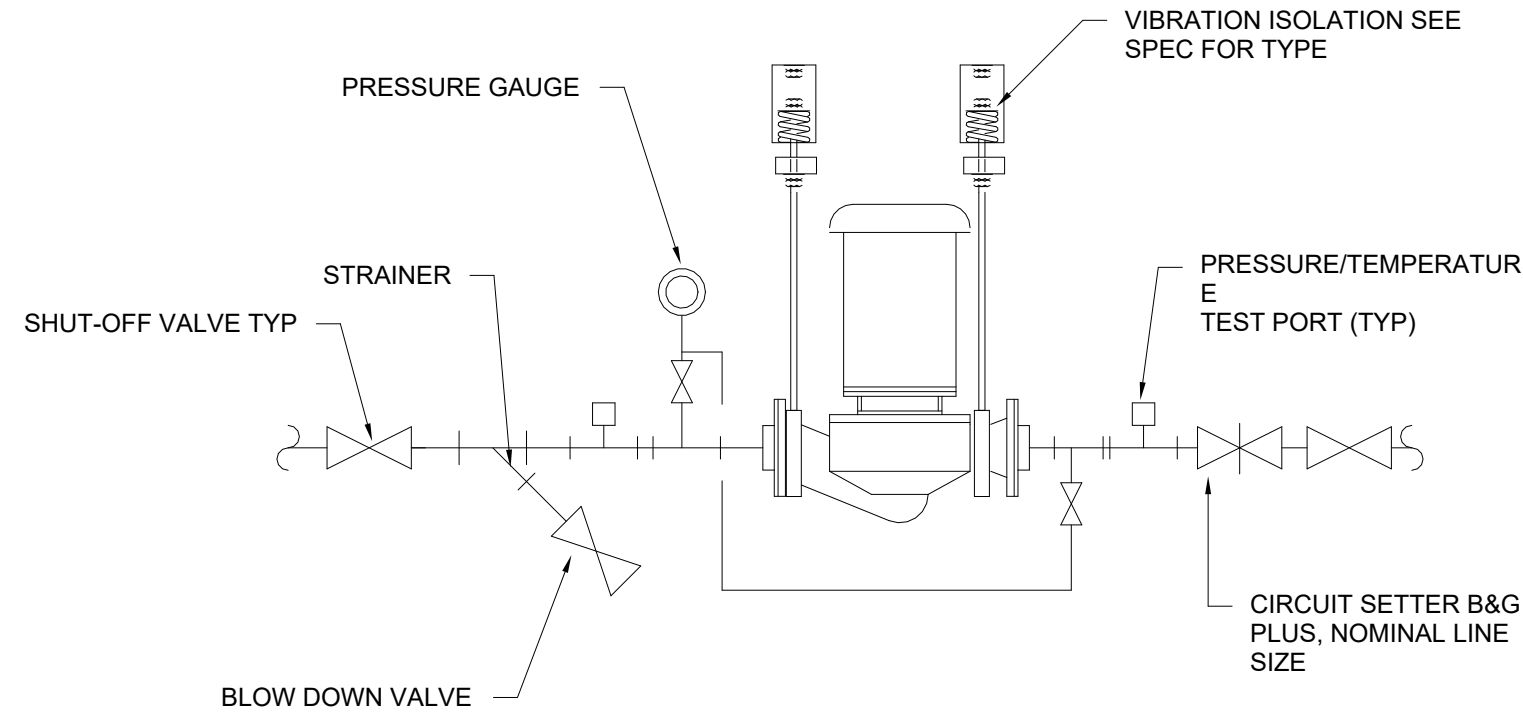
As indicated



3 SURFACE MOUNTED THERMISTOR

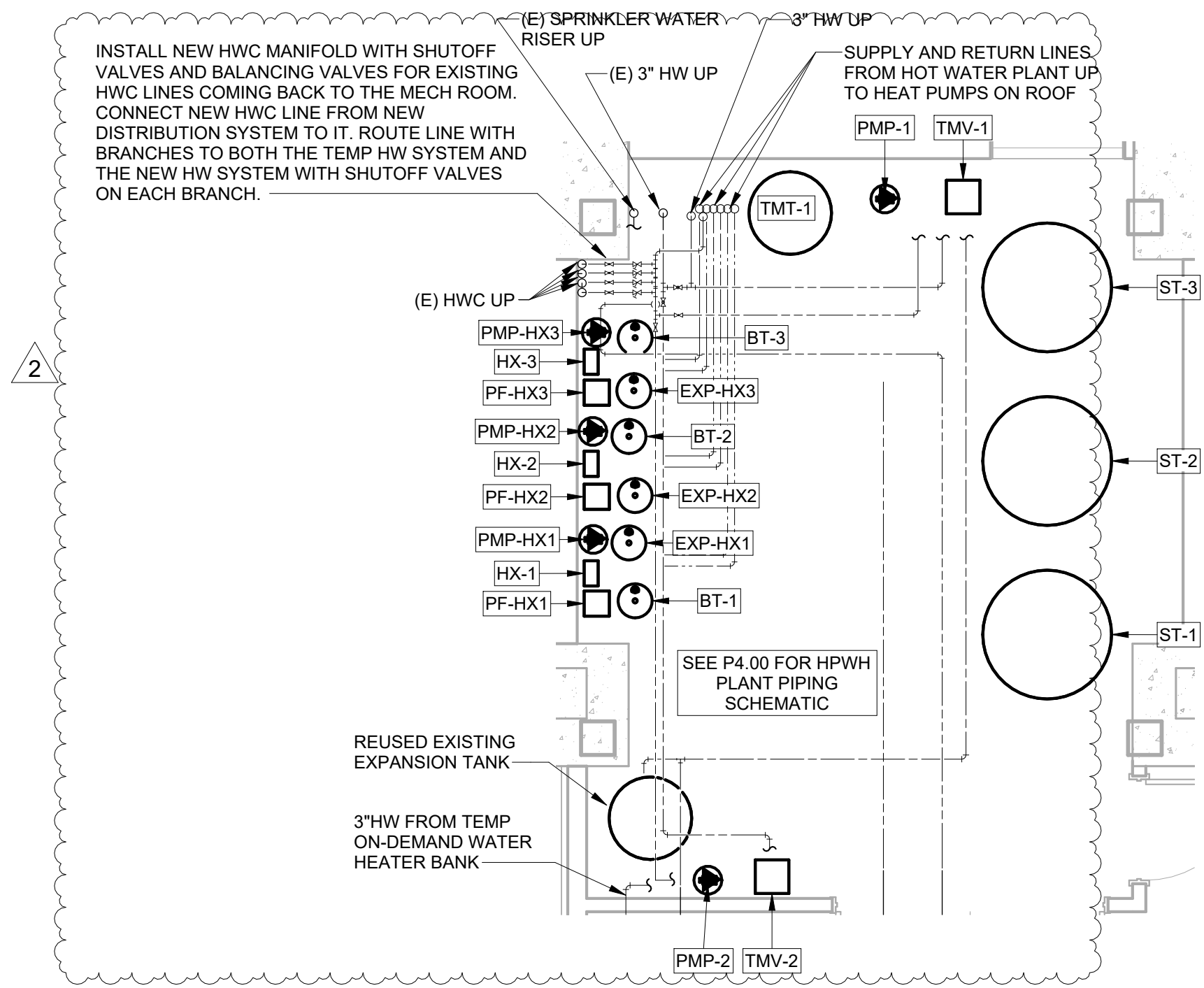


1 PIPE HANGERS - CLEVIS AND UNISTRUT TYPE



NOTE: MOUNT PUMP MOTOR HORIZONTAL, OR BELOW PUMP FOR HOT WATER APPLICATIONS

2 INLINE PUMP PIPING TRIM DETAIL



1 PLUMBING - ENLARGED MECHANICAL ROOM PLAN
SCALE: 1/4" = 1'-0"

OFFICIAL
STAMP:



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MORRISON HOTEL REHABILITATION
509 Third Avenue
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GMP SET

8/28/2026

DATE

8/28/2026

DESCRIPTION

2 UPDATES FOR GMP

SHEET
NAME:
PLUMBING - ENLARGED PLANS

PROJECT NUMBER:

26-033

DATE:

08/14/26

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

SHEET
NUMBER:
P5.00

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

OFFICIAL
STAMP:



PROJECT:
MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

GMP SET

8/28/2026

DATE

REVISIONS:
DESCRIPTION

SHEET
NAME:
PLUMBING - STANDARD UNIT PLAN

PROJECT NUMBER:
26-033

DATE:
08/13/26

PROJECT MANAGER:

DRAWN BY:

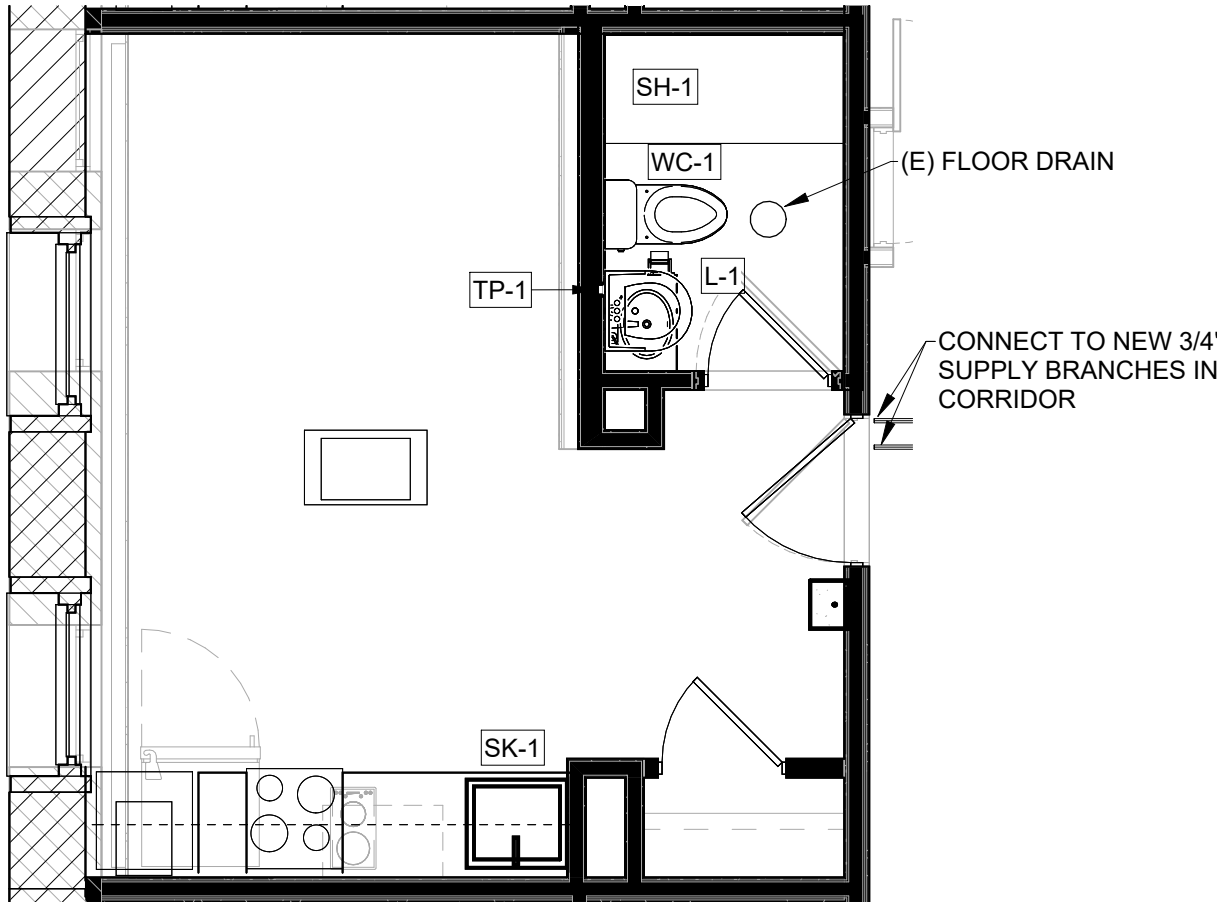
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SHEET
NUMBER:
P5.01

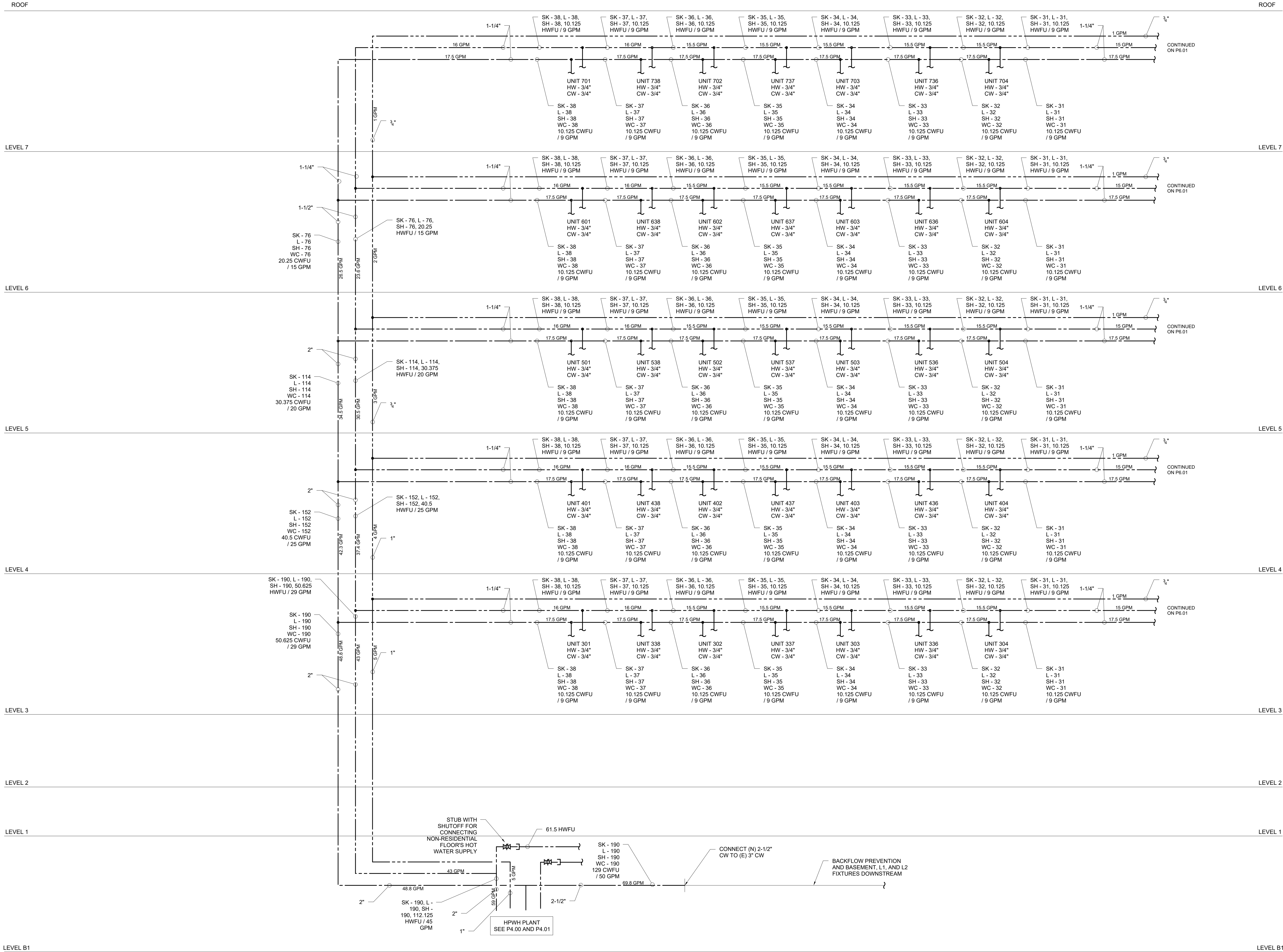
SCALE:
As indicated

GENERAL NOTES

- REPLACE ANY IN-UNIT BRANCH WASTE/VENT PIPING THAT WAS DEMOLISHED.
- RUN NEW PEX WATER SUPPLY PIPING FROM NEW SUPPLY STUBS IN CORRIDOR.
- INSTALL NEW SINK, LAV, WATER CLOSET, SHOWER, AND TRAP PRIMER.
- RE-SEAT FLOOR DRAIN IF NECESSARY.



① PLUMBING - STANDARD UNIT PLAN
1/4" = 1'-0"



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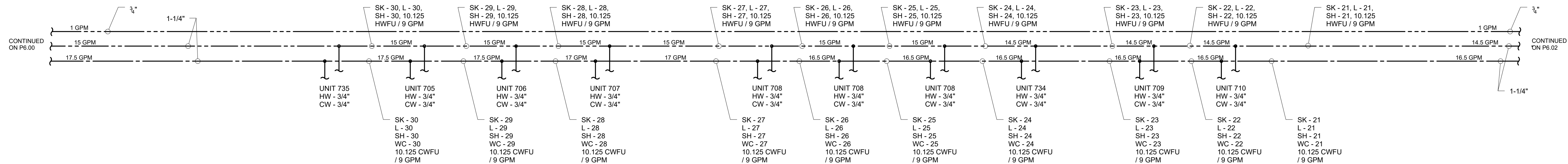
PROJECT: MORRISON HOTEL REHABILITATION
509 Third Avenue
Seattle, WA 98104

PLUMBING - DOMESTIC WATER RISER DIAGRAM
P6.00

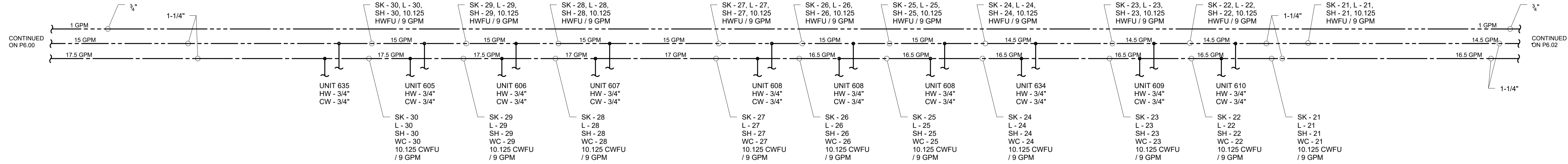
SHEET NUMBER: 26-033
DATE: 08/14/2026
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

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

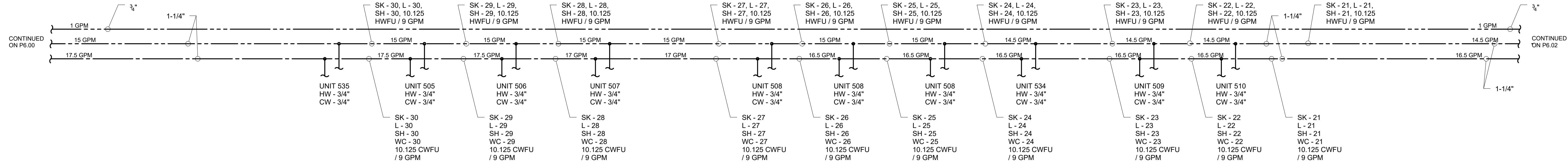
ROOF



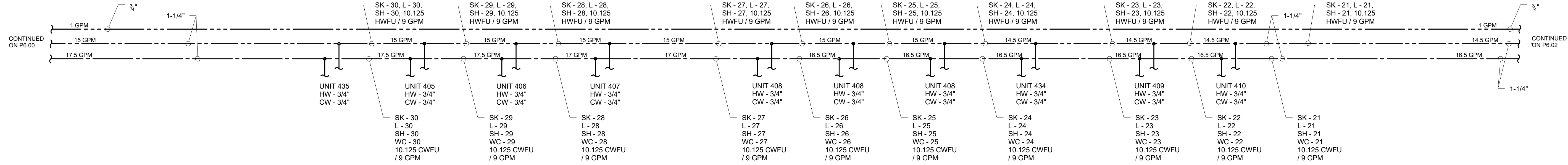
LEVEL 7



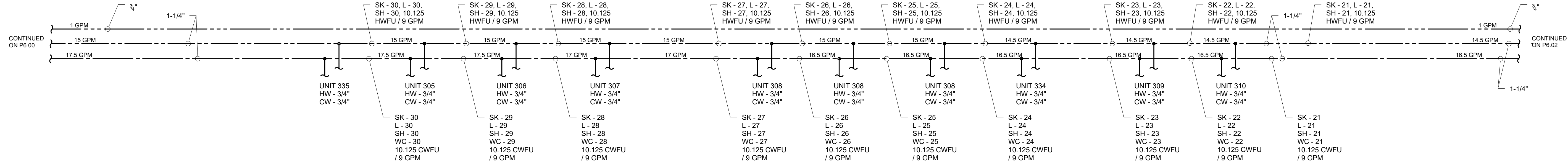
LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3

LEVEL 2

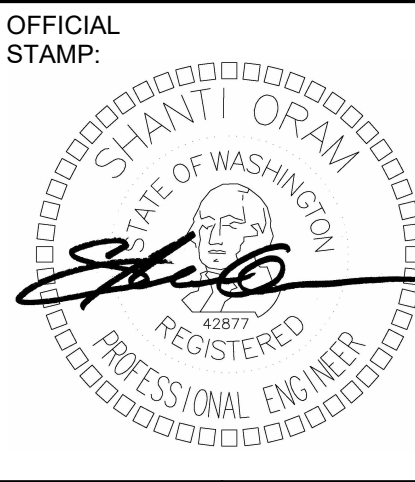
LEVEL 1

LEVEL B1

ROOF

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PROJECT: MORRISON HOTEL REHABILITATION
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Seattle, WA 98104

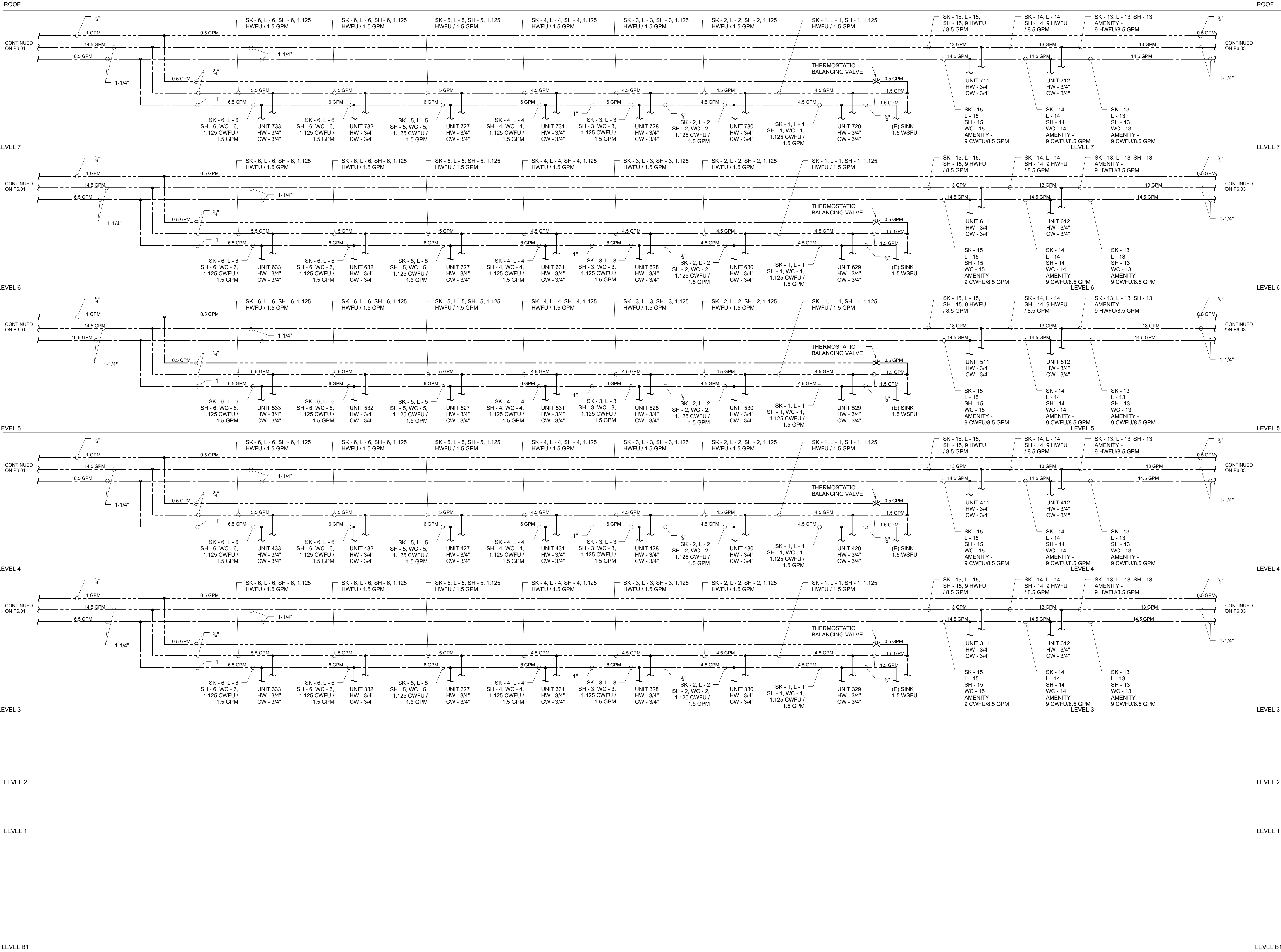
REVISIONS:	DATE	DESCRIPTION
26-033	08/14/2026	

GMP SET
8/28/2026

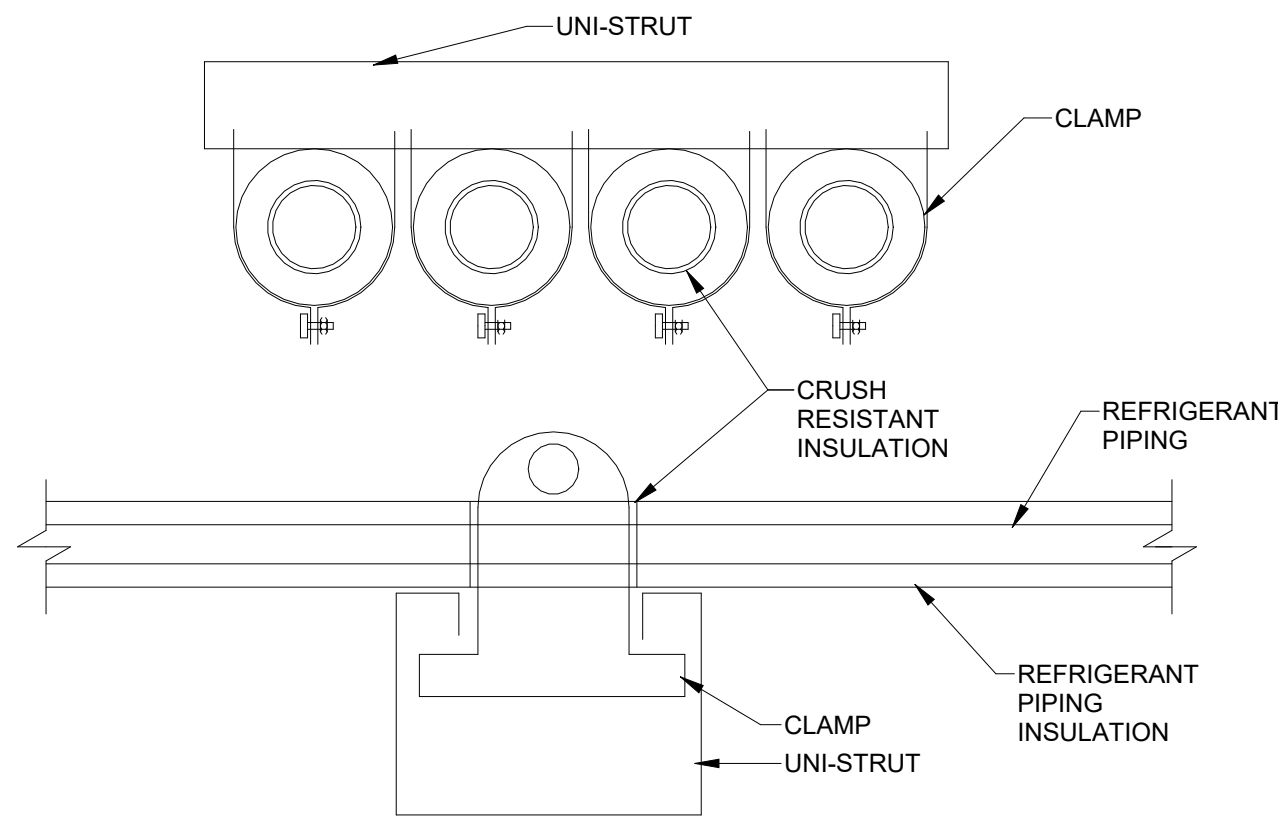
PLUMBING - DOMESTIC WATER RISER DIAGRAM

PROJECT NUMBER:	PROJECT MANAGER:	DRAWN BY:	CHECKED BY:
26-033	08/14/2026		

SHEET NUMBER: **P6.01**
SCALE: 1/8" = 1'-0"

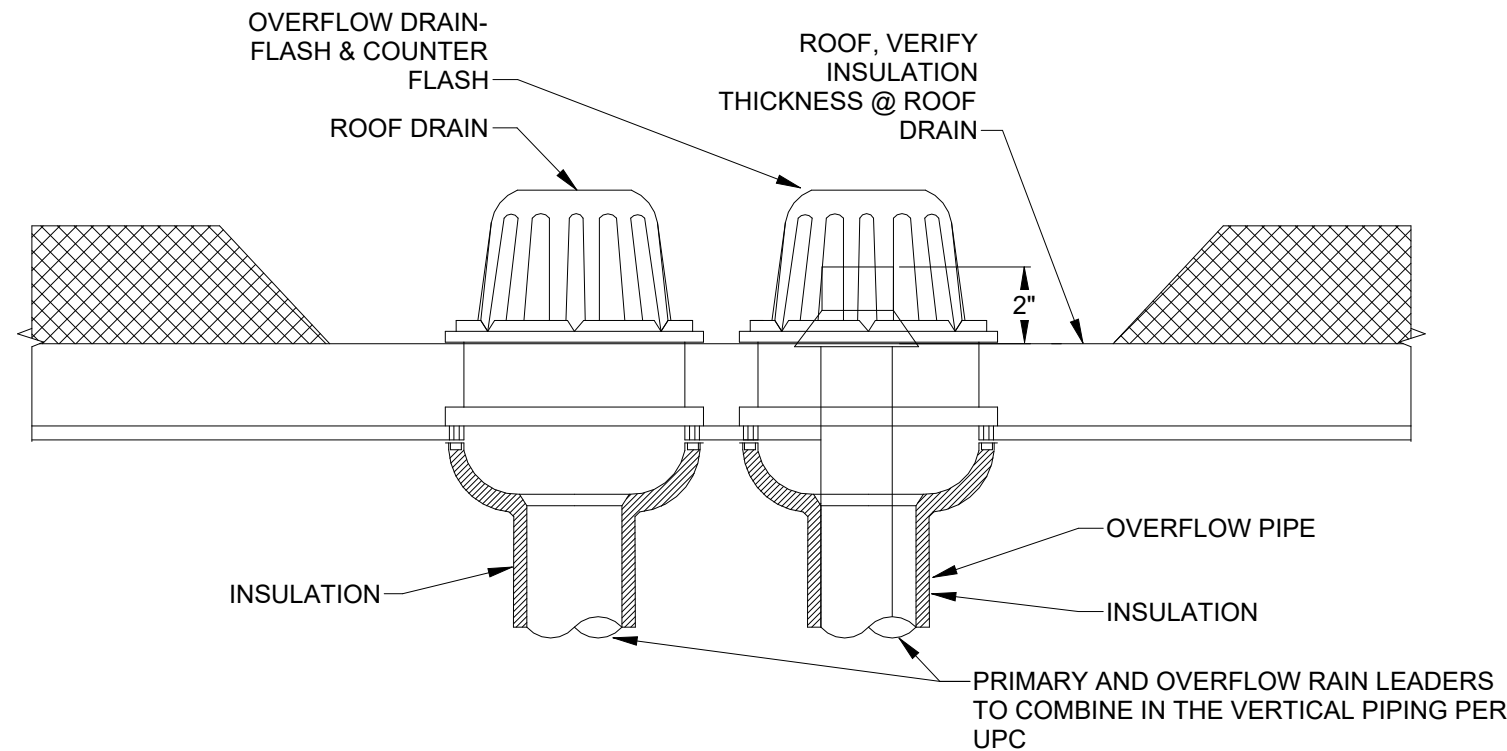


PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	PROJECT NUMBER:		26-033
	DATE:	DESCRIPTION	DATE
	PROJECT MANAGER:		
	DRAWN BY:		
	CHECKED BY:		
SHEET NAME:			1/8" = 1'-0"
PLUMBING - DOMESTIC WATER RISER DIAGRAM			
SHEET NUMBER: P6.02			
SCALE:			8/28/2026

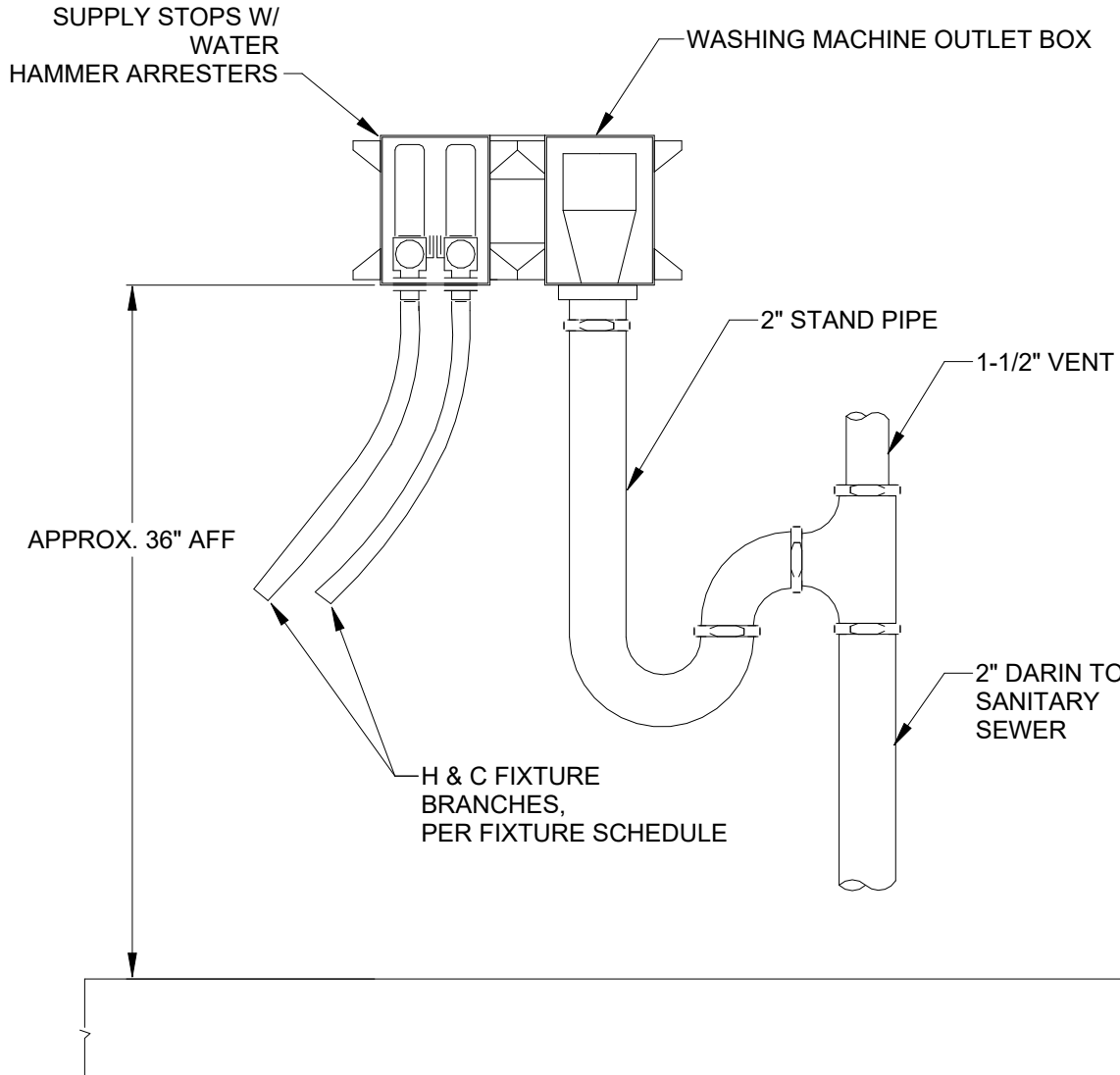


- NOTES:
1. USE ZSI CUSH-A-THERM INSULATED PIPING CLAMP OR EQUIVALENT
 2. EQUIPMENT MOUNTING AND CONNECTION TO BE DESIGNED AND STAMPED BY LICENSED WASHINGTON STATE ENGINEER AS A DEFERRED SUBMITTAL. INSTALL SEISMIC RESTRAINTS IF REQUIRED

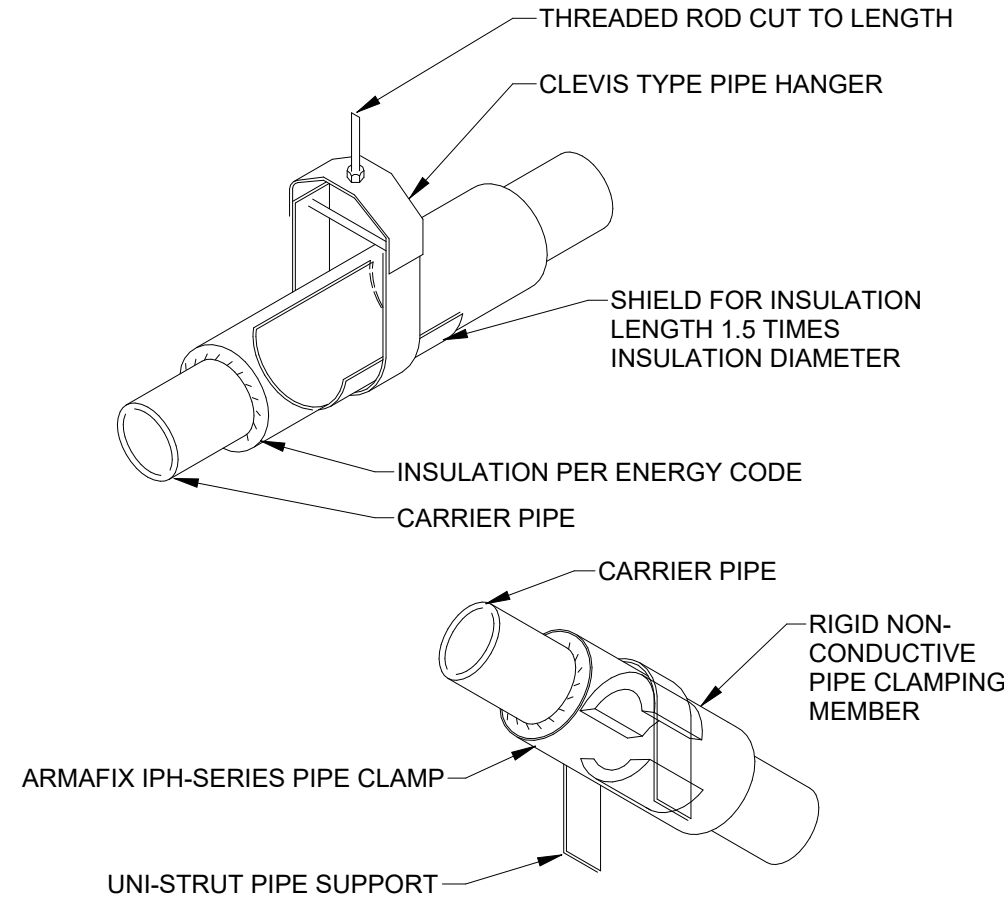
4 PLUMBING DOMESTIC WATER INSULATION (UNISTRUT)



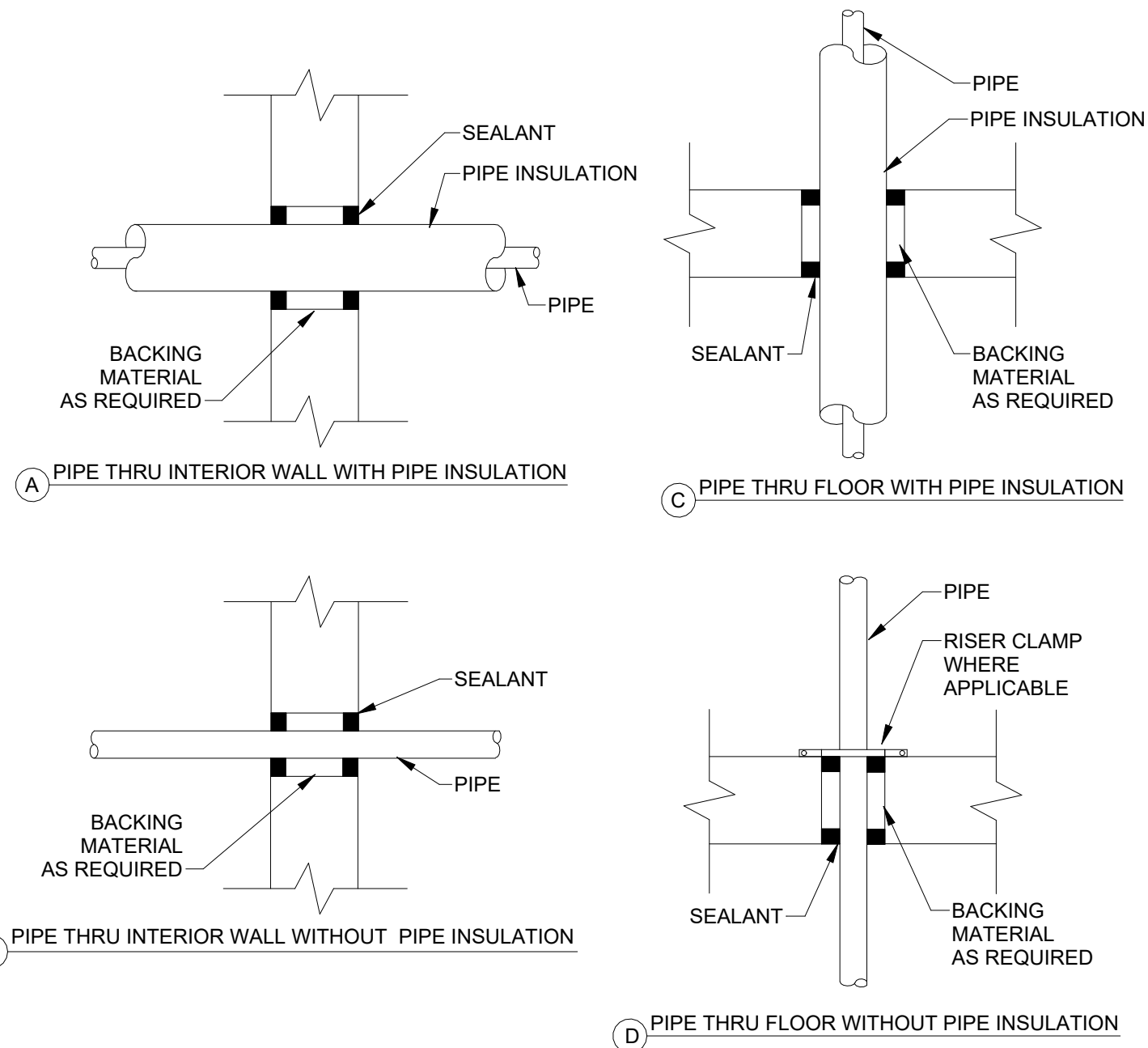
5 ROOF DRAIN WITH OVERFLOW



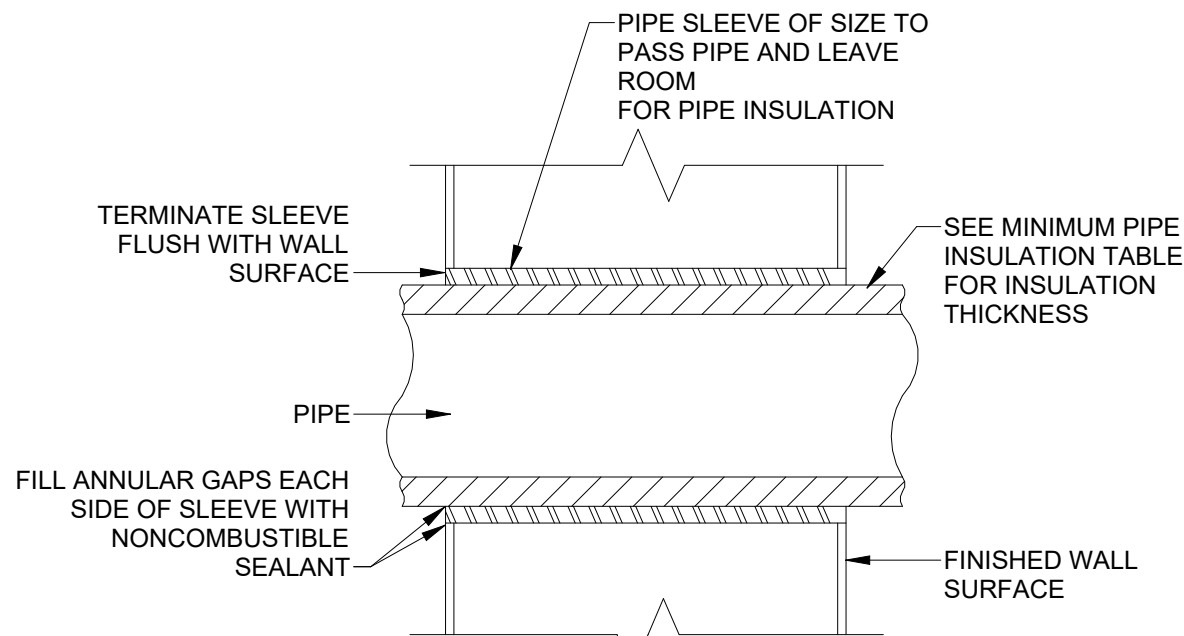
6 WASHING MACHINE OUTLET BOX INSTALLATION DETAIL



1 PIPE HANGER - CLEVIS AND UNISTRUT TYPE



2 PIPE THRU INTERIOR WALL AND FLOOR WITH-W/OUT INSULATION (NON-RATED)



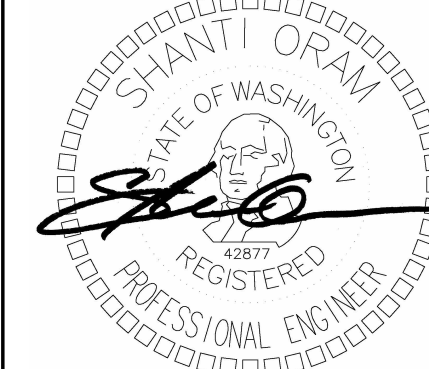
3 PIPE THRU INTERIOR WALL WITH INSULATION (NON-RATED)

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MORRISON HOTEL REHABILITATION
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8/28/2026

DATE

REVISIONS:
DESCRIPTION

PROJECT NUMBER:

DATE:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

PLUMBING DETAILS

SHEET
NUMBER:
P7.00

SCALE:

12" = 1'-0"



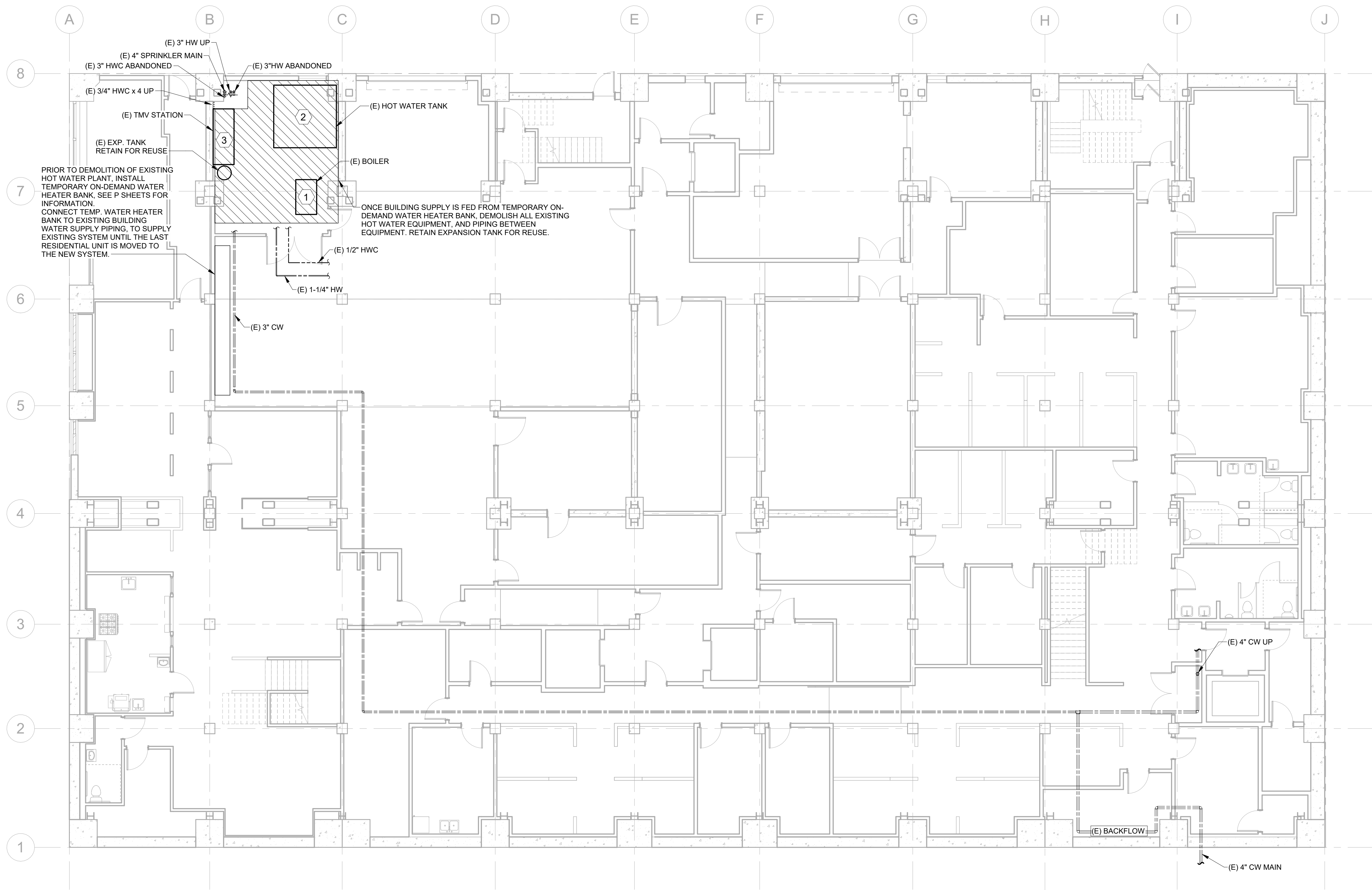
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REVISIONS:		GMP SET
DESCRIPTION	DATE	
PERMIT CORRECTIONS CYCLE 1	8/17/2026	8/28/2026

SHEET NUMBER:	PD2.00
PROJECT NUMBER:	
DATE:	
PROJECT MANAGER:	
DRAWN BY:	
SCALE:	1/8" = 1'-0"
CHECKED BY:	

1000

SHEET NOTES	
1	REMOVE EXISTING BOILERS AND ASSOCIATED BOILER ELEMENTS INCLUDING FLUVENTS AND FANS SERVING THE BOILERS, BOILER PUMPS, BOILER CONDENSATE DRAIN PIPING AND NEUTRALIZERS, AND RELATED BOILER ACCESSORIES, EQUIPMENT CONTROLS, AND ELECTRICAL COMPONENTS
2	REMOVE EXISTING STORAGE TANK AND ASSOCIATED SUPPORTS AND OTHER APPURTENANCES, TRIM CONNECTED PIPING AS REQUIRED AND PROTECT FOR RE-USE OR CAP AND LABEL AS ABANDONED WHERE NECESSARY
3	REMOVE EXISTING MIXING VALVE STATION, DEMOLISH AND TRIM PIPING AS REQUIRED, PROTECT DHW MAIN FOR FUTURE RE-CONNECTION TO EXISTING DHW SYSTEM



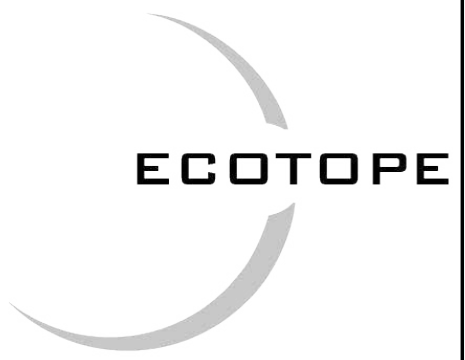
1 PLUMBING - LEVEL B1 DEMO
SCALE: 1/8" = 1'-0"



1 PLUMBING - LEVEL 01 DEMO
SCALE: 1/8" = 1'-0"

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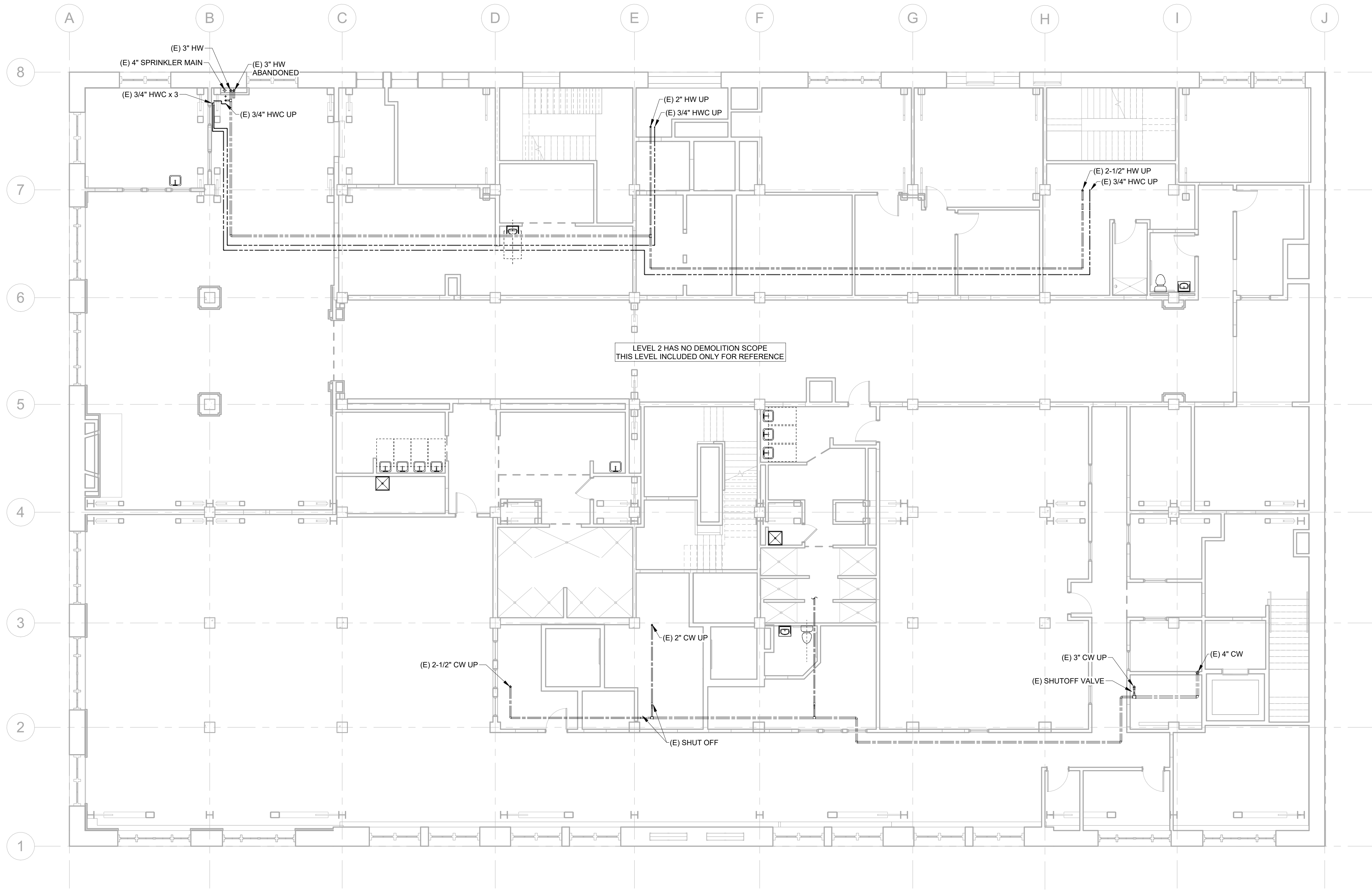
REVISIONS:	DATE	GMP SET
DESCRIPTION		8/28/2026

SHEET NAME: **PLUMBING - LEVEL 1 DEMO PLAN**

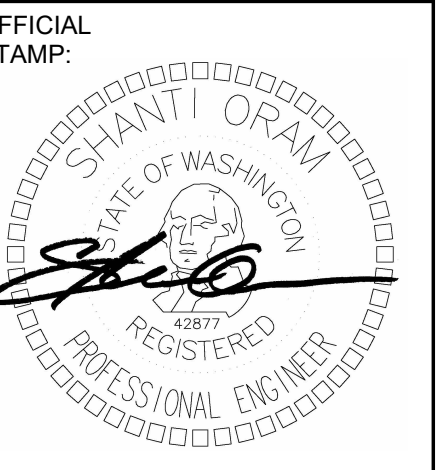
PROJECT NUMBER:	DATE:	PROJECT MANAGER:	CHECKED BY:
26-033	08/14/2026		

PD2.01

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

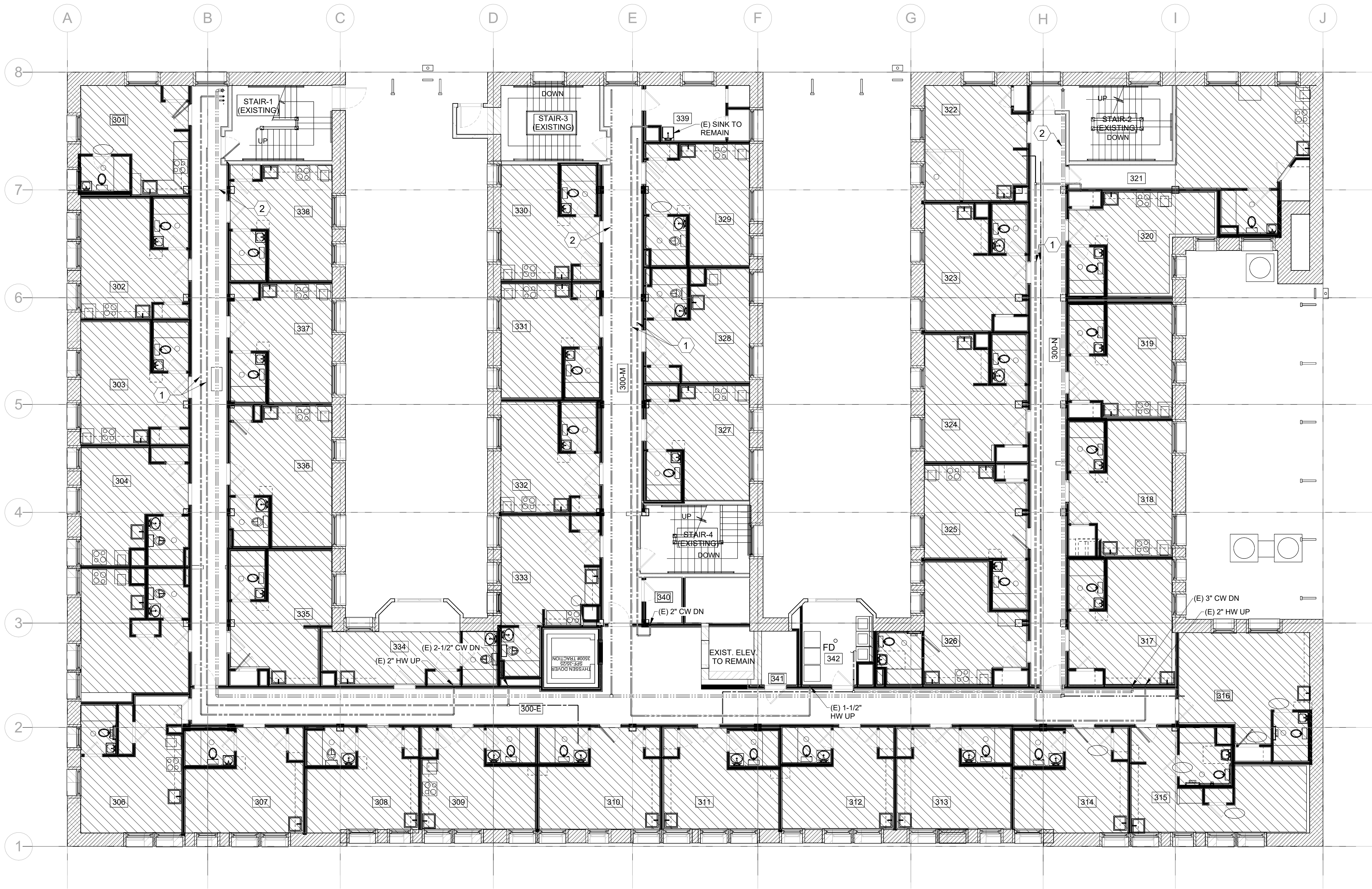


1 PLUMBING - LEVEL 02 DEMO
 SCALE: 1/8" = 1'-0"



PROJECT: MORRISON HOTEL REHABILITATION 509 Third Avenue Seattle, WA 98104	
REVISIONS:	DATE
DESCRIPTION	
GMP SET	
8/28/2026	

SHEET NAME: PLUMBING - LEVEL 2 DEMO PLAN	
SHEET NUMBER: PD2.02	PROJECT NUMBER: 26-033
DATE: 08/14/2026	DATE: 08/14/2026
PROJECT MANAGER:	PROJECT MANAGER:
DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:
SCALE: 1/8" = 1'-0"	



1 PLUMBING - LEVEL 03 DEMO
SCALE: 1/8" = 1'-0"

DEMO PLUMBING NOTES

- PLUMBING DEMOLITION IS TO BE FOCUSED WITHIN RESIDENTIAL UNITS.
 - WITHIN EACH UNIT ALL FIXTURES AND FLOOR DRAIN TRAP PRIMER ARE TO BE DEMOLISHED.
 - BRANCH WATER PIPING TO BE DEMOLISHED BACK TO RISERS SUPPLYING OTHER FLOORS.
 - BRANCH WASTE PIPING TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - BATHROOM FLOOR DRAINS ARE TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - WATER UNIT SUPPLY RISERS ARE TO REMAIN IN USE, TO BE ABANDONED LATER. WASTE/VENT RISERS ARE ALSO TO REMAIN IN USE.
- IN LAUNDRY ROOM, BRANCH WATER PIPING AND WASHER CONNECTION BOXES TO BE DEMOLISHED.

SHEET NOTES

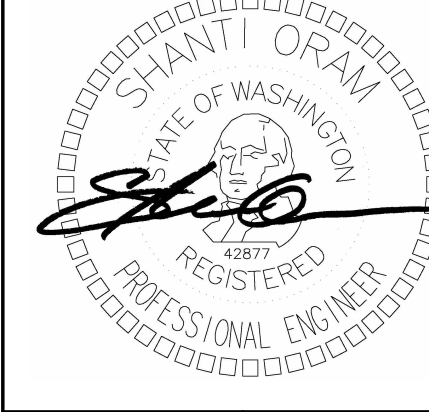
- EXISTING WATER SUPPLY MAINS TO REMAIN, TO BE ABANDONED LATER.
- EXISTING FIRE SPRINKLER PIPING TO REMAIN.

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PROJECT:
MORRISON HOTEL REHABILITATION

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GMP SET

DATE

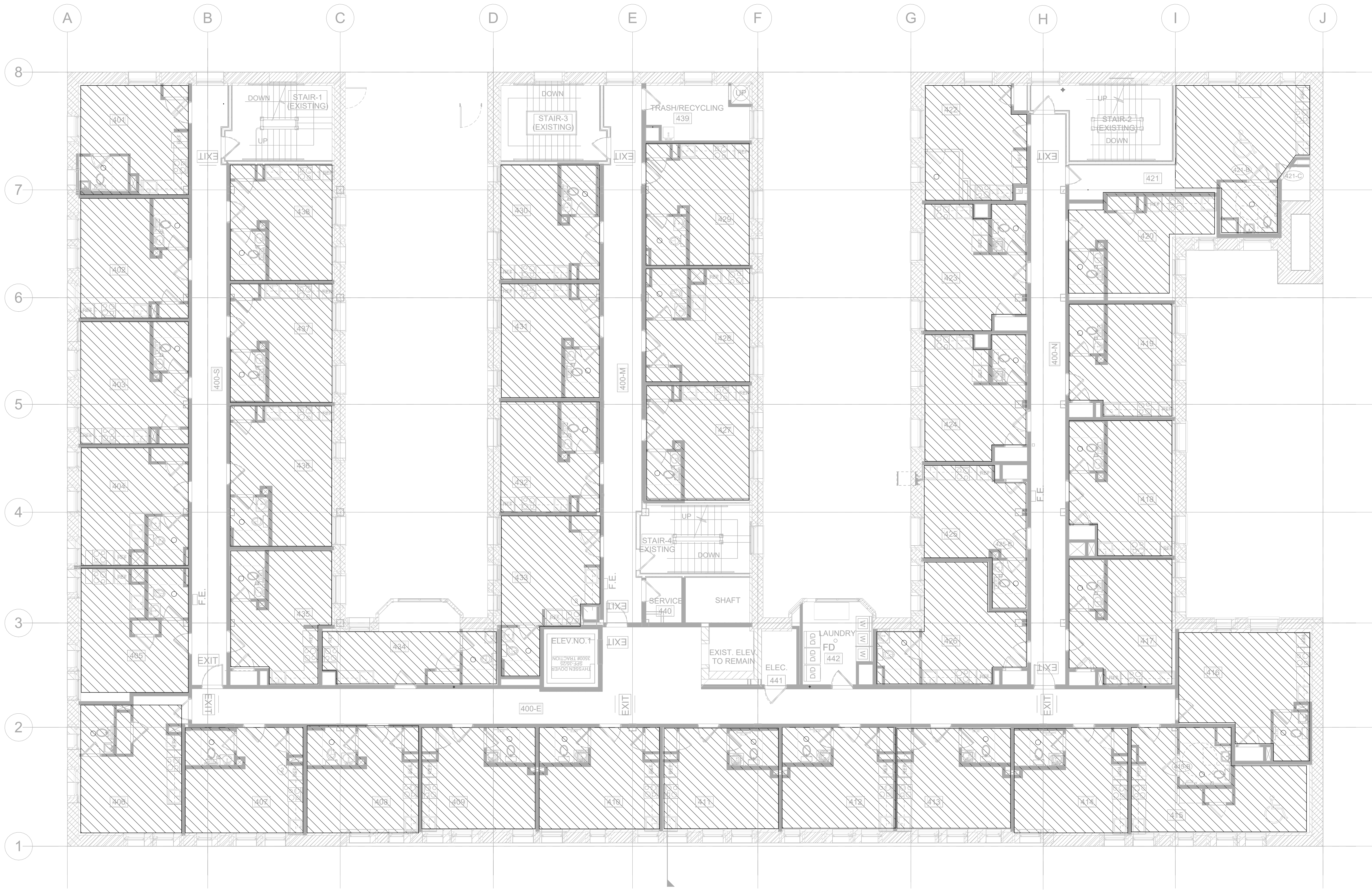
REVISIONS:
DESCRIPTION

26-033
08/14/2026

PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

PLUMBING - LEVEL 3 DEMO PLAN

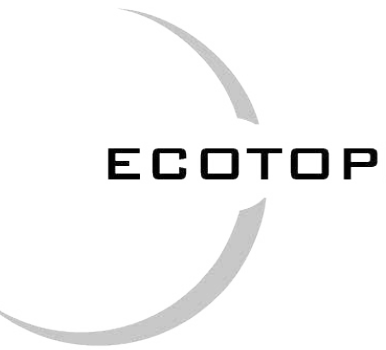
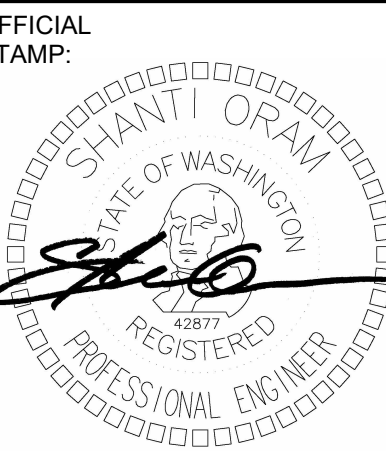
PD2.03
SCALE: 1/8" = 1'-0"



- ### DEMO PLUMBING NOTES
- PLUMBING DEMOLITION IS TO BE FOCUSED WITHIN RESIDENTIAL UNITS.
 - WITHIN EACH UNIT ALL FIXTURES AND FLOOR DRAIN TRAP PRIMER ARE TO BE DEMOLISHED.
 - BRANCH WATER PIPING TO BE DEMOLISHED BACK TO RISERS SUPPLYING OTHER FLOORS.
 - BRANCH WASTE PIPING TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - BATHROOM FLOOR DRAINS ARE TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - WATER UNIT SUPPLY RISERS ARE TO REMAIN IN USE, TO BE ABANDONED LATER. WASTE/VENT RISERS ARE ALSO TO REMAIN IN USE.
 - IN LAUNDRY ROOM, BRANCH WATER PIPING AND WASHER CONNECTION BOXES TO BE DEMOLISHED.

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509 Third Avenue
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REVISIONS:
DATE DESCRIPTION
26-033 08/14/2026

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8/28/2026

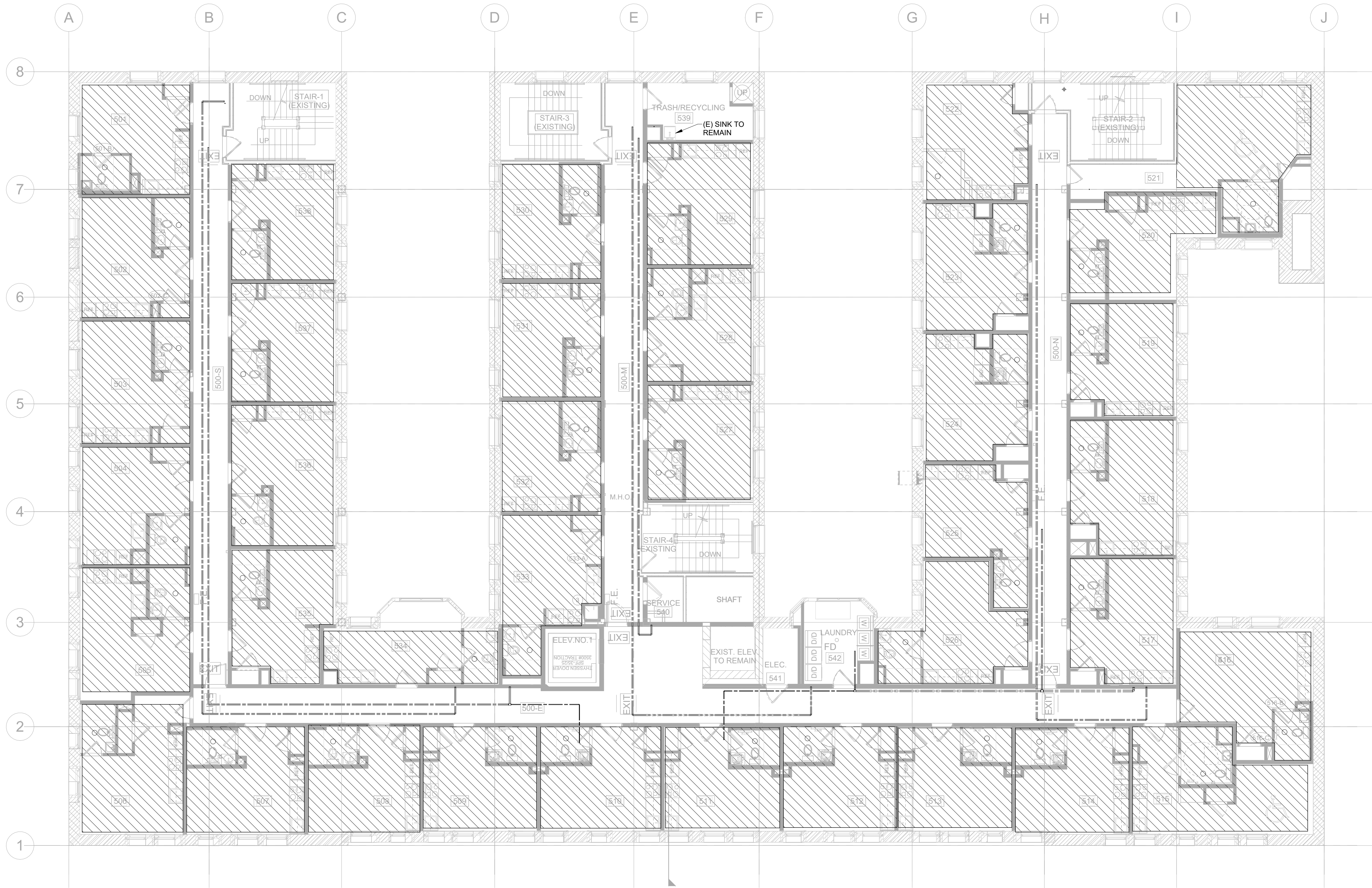
SHEET NAME: **PLUMBING - LEVEL 4 DEMO PLAN**

SHEET NUMBER: **PD2.04**

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

PROJECT NUMBER: 26-033
DATE: 08/14/2026
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

1 PLUMBING - LEVEL 04 DEMO
SCALE: 1/8" = 1'-0"



DEMO PLUMBING NOTES

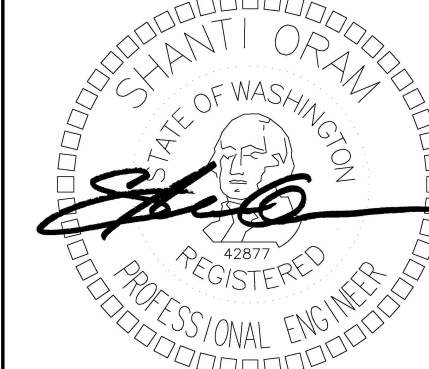
- PLUMBING DEMOLITION IS TO BE FOCUSED WITHIN RESIDENTIAL UNITS.
 - WITHIN EACH UNIT ALL FIXTURES AND FLOOR DRAIN TRAP PRIMER ARE TO BE DEMOLISHED.
 - BRANCH WATER PIPING TO BE DEMOLISHED BACK TO RISERS SUPPLYING OTHER FLOORS.
 - BRANCH WASTE PIPING TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - BATHROOM FLOOR DRAINS ARE TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - WATER UNIT SUPPLY RISERS ARE TO REMAIN IN USE, TO BE ABANDONED LATER. WASTE/VENT RISERS ARE ALSO TO REMAIN IN USE.
- IN LAUNDRY ROOM, BRANCH WATER PIPING AND WASHER CONNECTION BOXES TO BE DEMOLISHED.

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MORRISON HOTEL REHABILITATION
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REVISIONS:
DESCRIPTION

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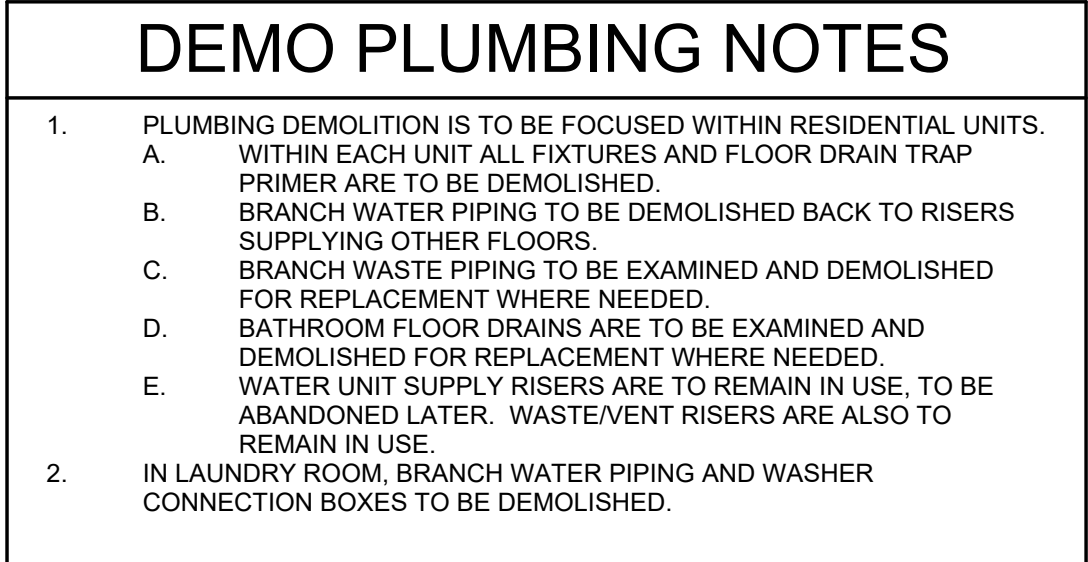
PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

PLUMBING - LEVEL 5 DEMO PLAN

SHEET
NUMBER:
PD2.05
SCALE:
1/8" = 1'-0"

1 PLUMBING - LEVEL 05 DEMO

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



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PROJECT: **MORRISON HOTEL REHABILITATION**
509 Third Avenue
Seattle, WA 98104

SHEET NAME:

PLUMBING - LEVEL 6 DEMO PLAN

SHEET NUMBER:

PD2.06

PROJECT NUMBER:

26-033

DATE:

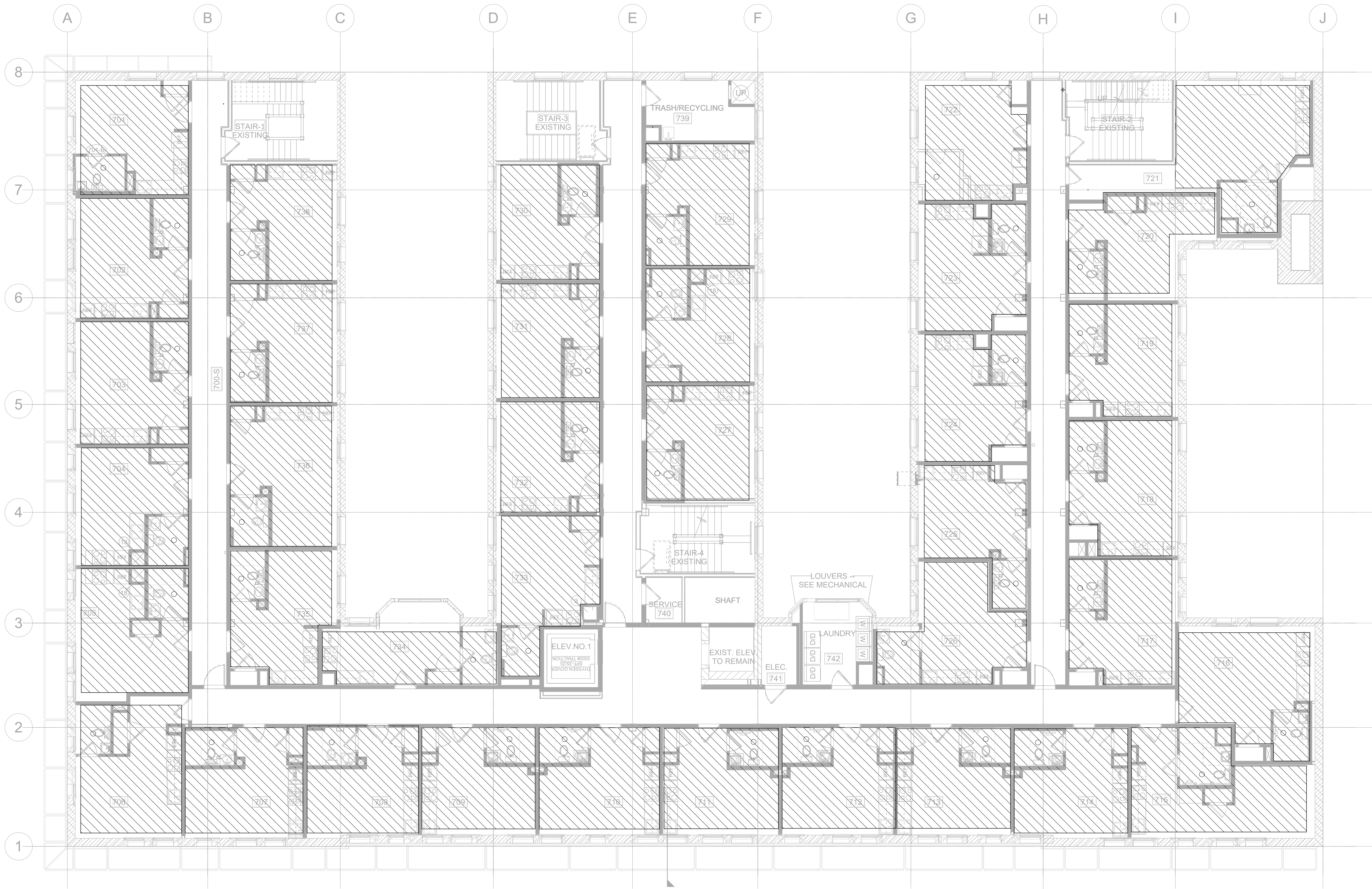
08/14/2026

PROJECT MANAGER:

DRAWN BY:

1 PLUMBING - LEVEL 06 DEMO

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



DEMO PLUMBING NOTES

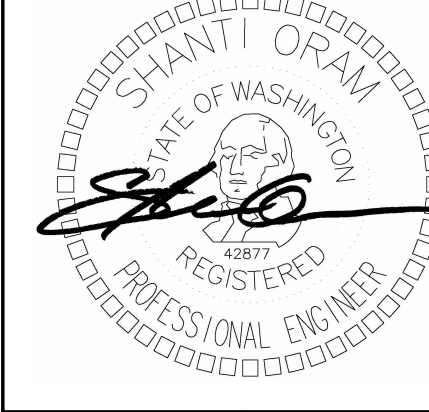
- PLUMBING DEMOLITION IS TO BE FOCUSED WITHIN RESIDENTIAL UNITS.
 - WITHIN EACH UNIT ALL FIXTURES AND FLOOR DRAIN TRAP PRIMER ARE TO BE DEMOLISHED.
 - BRANCH WATER PIPING TO BE DEMOLISHED BACK TO RISERS SUPPLYING OTHER FLOORS.
 - BRANCH WASTE PIPING TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - BATHROOM FLOOR DRAINS ARE TO BE EXAMINED AND DEMOLISHED FOR REPLACEMENT WHERE NEEDED.
 - WATER UNIT SUPPLY RISERS ARE TO REMAIN IN USE, TO BE ABANDONED LATER. WASTE/VENT RISERS ARE ALSO TO REMAIN IN USE.
- IN LAUNDRY ROOM, BRANCH WATER PIPING AND WASHER CONNECTION BOXES TO BE DEMOLISHED.

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08/14/2026

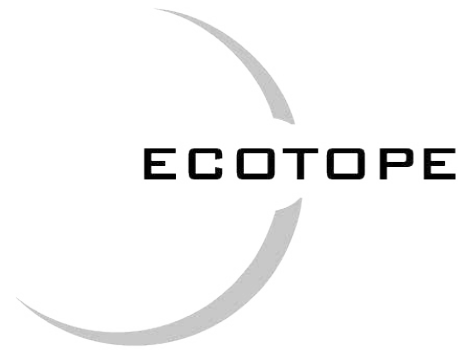
PROJECT NUMBER:
DATE:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

PLUMBING - LEVEL 7 DEMO PLAN

SHEET
NUMBER:
PD2.07
SCALE:
1/8" = 1'-0"

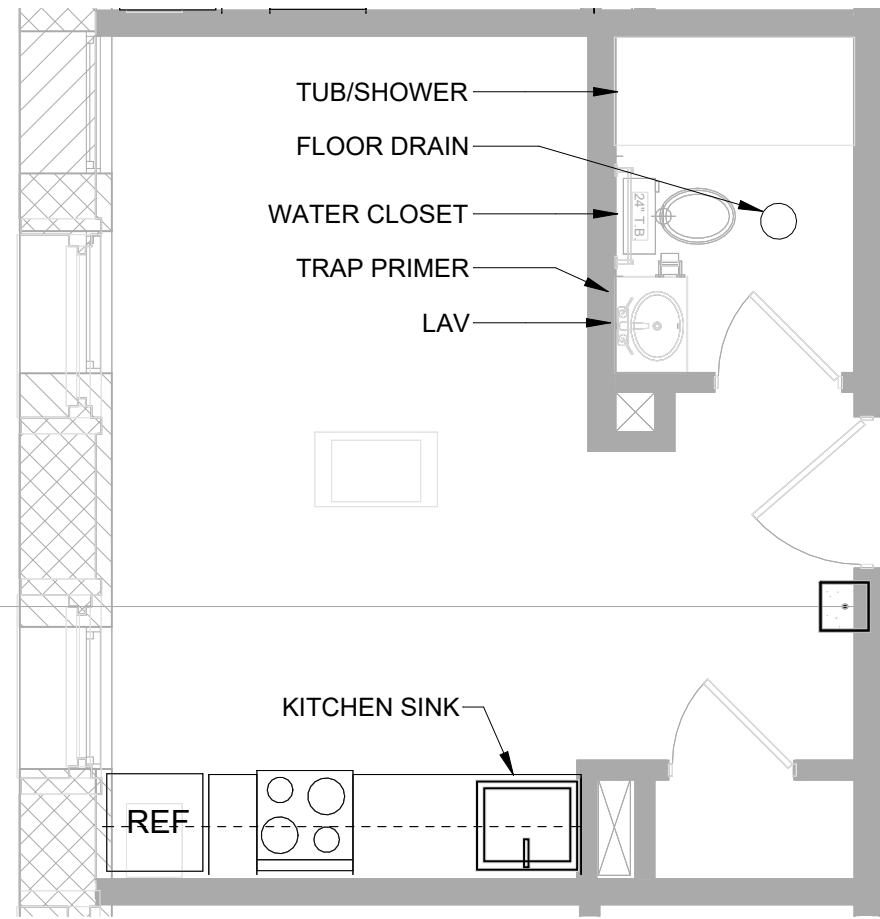
1 PLUMBING - LEVEL 07 DEMO

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



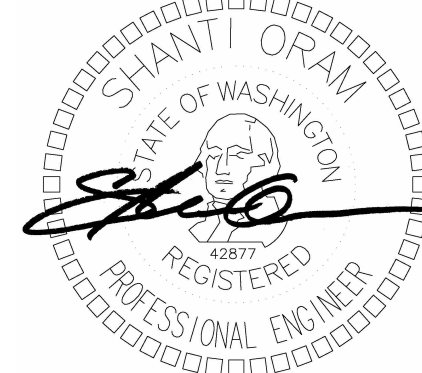
GENERAL NOTES

1. DEMOLISH SINK, LAVATORY, WATER CLOSET, BATHTUB, AND TRAP PRIMER FOR FLOOR DRAIN.
2. INSPECT ALL IN-UNIT WASTE AND VENT PIPING AND DEMOLISH ANY BRANCHES THAT NEED REPLACING.
3. DEMOLISH WATER PIPING AS FAR BACK TO THE VERTICAL WATER RISERS AS IS PRACTICAL; LEAVE WATER RISERS FUNCTIONAL TO UNITS ON OTHER FLOORS.



1 PLUMBING - STANDARD DEMO UNIT PLAN
1/4" = 1'-0"

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SHEET
NAME:
PLUMBING - STANDARD DEMO UNIT PLAN

PROJECT NUMBER: 26-033
DATE: 08/13/26
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

SHEET
NUMBER:
PD5.00
SCALE: As indicated